



**Department of Conservation and Development**  
**County Zoning Administrator**  
**Monday, May 6, 2024 – 1:30 P.M.**

**STAFF REPORT**

**Agenda Item # \_\_\_\_\_**

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<b>Project Title:</b>	Variance and Tree Removal Request for a Proposed New Single-Family Residence with Junior Accessory Dwelling Unit
<b>County File(s):</b>	CDVR23-01026
<b>Applicant:</b>	Carl Adams
<b>Owner:</b>	Carl Adams
<b>Zoning:</b>	R-6 Single-Family Residential District
<b>General Plan:</b>	Single-Family Residential-High Density (SH)
<b>Site Address/Location:</b>	2754 Limerick Road, San Pablo (APN: 403-152-020)
<b>California Environmental Quality Act (CEQA) Status:</b>	Categorical Exemption – Class 3: CEQA Guidelines, Section 15303(a), new construction of a single-family residence.
<b>Project Planner:</b>	Nai Saephan, Planner I, (925) 655-2874
<b>Staff Recommendation:</b>	Approve (See Section II for Full Recommendation)

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**I. PROJECT SUMMARY**

The applicant is requesting approval of variances for reduced front yard setbacks and approval of a tree permit for the removal of four (4) code-protected trees for the construction of a driveway platform, carport structure and a 5,104 square-foot two-story single-family residence with a 500 square-foot junior accessory dwelling unit on a vacant lot. The driveway platform will provide driveway access to the subject property from Dolan Way and the carport structure will provide off-street parking for the residence and junior accessory dwelling unit. The four trees are either in close proximity to the proposed driveway platform and carport structure or have poor structure and poor health and are recommended for removal.

## **II. BACKGROUND**

On December 6, 2023, staff mailed out a Notice of Intent to Render Administrative Decision letter to surrounding property owners within a 300-foot radius of the subject property. The notice provided information on the project including the variances and tree removal being requested 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 noticing period from December 6, 2023, to December 18, 2023, staff received several comments and requests for a public hearing from the surrounding neighbors. This public hearing on the Variance application is a response to the requests for a public hearing that were received during the noticing period.

## **III. RECOMMENDATION**

Staff recommends that the Zoning Administrator:

- A. APPROVE the variance request for a zero-foot front setback for a driveway platform structure.
- B. APPROVE the variance request for a 15-foot front setback for a driveway platform and carport structure.
- C. APPROVE the tree removal request for the removal of four (4) code-protected trees.
- D. APPROVE the findings in support of the project.
- E. APPROVE the project Conditions of Approval.
- F. DIRECT Staff to file a Notice of Exemption.

## **IV. GENERAL INFORMATION**

- A. General Plan: Single-Family Residential-High Density (SH)
- B. Zoning: R-6 Single-Family Residential District
- C. California Environmental Quality Act (CEQA): Categorical Exemption – Class 3: CEQA Guidelines Section 15303(a), new construction of a single-family residence.

D. Previous Zoning Applications:

1. CDTP22-00013: A Tree Permit Removal application for the removal of two code-protected trees. This application was withdrawn by the applicant.
2. CDMS06-00007: A Minor Subdivision to divide the subject parcel into two lots. This application was withdrawn by the applicant.

**V. SITE/AREA DESCRIPTION**

The subject property is located within the community of Tara Hills in the unincorporated San Pablo area of Contra Costa County. The subject property is bounded by Tara Hills Elementary School to the east, Dolan Way to the south, and residential properties to the south, west, and north. The trapezoid-shaped lot is half an acre in area and has a steep slope from the Dolan Way frontage downwards to the rear of the property. Although the property has a Limerick Road street address, the property does not have direct access to this street.

**VI. PROJECT DESCRIPTION**

The applicant is requesting approval of two variances for reduced front setbacks. The variances include a request for a zero-foot front setback, where 20 feet is the minimum required, for the construction of a driveway platform structure, and a 15-foot front setback, where 20 feet is the minimum required, for the construction of the driveway platform and a carport structure. The driveway platform will provide driveway access to the subject property from Dolan Way and the carport structure will provide off-street parking for the proposed residence and junior accessory dwelling unit.

The applicant is also requesting approval of a tree permit to remove four (4) code-protected trees, which include three (3) coast live oaks measuring 7.5 inches, 12.7 inches, and 27.1 inches in diameter, and one (1) red willow measuring 10 inches in diameter. Two of the three coast live oaks are near the driveway platform and one being near the proposed carport structure. The third coast live oak is 27 feet to the east of the proposed residence but is in poor health with poor structure and form. The red willow is 26 feet to the east of the proposed residence and also has poor structure (severe lean) and form. All four trees are recommended for removal by the consulting arborist.

## **VII. AGENCY COMMENTS**

- A. West County Wastewater (WCW): In a letter dated April 27, 2023, WCW staff indicated that wastewater service is available for this proposed development and provided a list of items that are needed for approval.
- B. Department of Conservation and Development, Housing and Community Improvement (HCI) Division: In an email dated May 3, 2023, HCI staff indicated that the project does not need to be reviewed by HCI staff for the Inclusionary Housing Ordinance as HCI staff typically review projects of 5 or more units.
- C. Contra Costa Mosquito & Vector Control District: Returned the Agency Comment Request form on May 4, 2023, with no comments.
- D. Contra Costa County Fire Protection District (CCCFPD): In a letter dated May 18, 2023, CCCFPD staff provided 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.
- E. East Bay Municipal Utility District (EBMUD): In a response form dated May 22, 2023, EBMUD staff commented that the subject property currently does not have water service and that the addition of an accessory dwelling unit with expanded water use may require payment of associated fees. EBMUD staff further stated that when development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Additional information regarding engineering and installation of water mains and meters, water meter restrictions, and EBMUD's Water Service Regulations were also provided in the comments.
- F. Comments were solicited from the following agencies but not received prior to the publishing of this staff report: Department of Conservation and Development, Building Inspection Division; Department of Conservation and Development, Grading Inspection Division; Contra Costa Environmental Health; and the City of Pinole, Building Division.



## **VIII. STAFF ANALYSIS AND DISCUSSION**

- A. Appropriateness of Use: The project site is within an established single-family residential neighborhood consisting mainly of existing single-story residences and a few existing two-story single-family residences. These one and two-story residences are located on lots adjacent to the subject property and in the general neighborhood. The residential nature of the neighborhood is further enhanced by a public elementary school directly to the east of the subject property. The proposed construction of a two-story single-family residence with a junior accessory dwelling unit is residential in nature and is therefore an appropriate use for the property.
- B. General Plan: The subject property has a Single-Family Residential-High Density (SH) General Plan land use designation. Primary and secondary land uses permitted in this designation include detached single-family homes and accessory buildings and structures. Secondary uses generally considered to be compatible with high density homes may be allowed, including home occupations, small residential care and childcare facilities, churches and other similar places of worship, accessory dwelling units, and other uses and structures incidental to the primary uses. In addition, in specified areas of the county with conventional zoning, attached single-family units (duplexes or duets) may be allowed. The proposed two-story single-family residence with a junior accessory dwelling unit meets the criteria for both the primary and secondary land uses as described above and is therefore consistent with the uses allowed with the SH General Plan land use designation.
- C. Zoning: The subject property is located within the R-6 Single-Family Residential District which is intended to promote the orderly development of high-density residential neighborhoods. The uses permitted in a R-6 district include a detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it, accessory dwelling units, and junior accessory dwelling units. No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot smaller than six thousand square feet in area, less than sixty feet in average width, on a lot less than ninety feet in depth, or exceed two and one-half stories or thirty-five feet in height. The subject property is 21,780 square feet in area, 121.51 feet in average width, and 179.24 feet in depth. The proposed single-family residence is two stories with a height of 28'-11". The subject property and the proposed project are therefore consistent with the type of development the R-6 district seeks to promote.

- D. Variance: A variance is granted based on findings that the variance authorized does not constitute a grant of special privilege, that reasonable development of the property is restricted due to its size, shape, topography, location, or surroundings, and that the variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located. Due to the steep slope of the property, a traditional driveway at grade that other properties enjoy would not be suitable as a means of accessing the subject property and the proposed residence from Dolan Way. The proposed driveway platform is a suitable alternative that will allow access to the property and the proposed residence. Therefore, approval of the variances requested will not be a grant of special privilege but will provide relief from the strict application of the required 20-foot minimum setback requirement due to the topography of the subject property and will substantially meet the intent and purpose of the R-6 District in which the property is located.
- E. Tree Removal: Due to the topography of the subject property, development is restricted to the area of the property where the two-story single-family residence is proposed. The number of trees proposed for removal is minimized due to this area of the property being relatively close to street access and generally void of any code-protected trees as compared to other areas of the property. However, two code-protected trees will need to be removed for the proposed driveway platform and carport structure. Two additional trees to the east of the proposed residence are also proposed for removal due to poor health with poor structure and form. Reasonable development of the property would therefore require removal of these four code-protected trees.
- F. Public Comments: The following areas of concern were raised by the public during the noticing of the variance and tree permit:
1. *Traffic impact and disruption from construction activity to Tara Hills Elementary School and neighbors along Dolan Way.*

Staff Response: Traffic impact from construction activity is expected to be temporary and will be subject to construction period restrictions and requirements of the attached Conditions of Approval. Once completed, the new single-family residence with a junior accessory dwelling unit is not expected to substantially increase the overall traffic volume on this segment of Dolan Way as the project is residential in nature and is similar to existing single-family residences in the neighborhood.

2. *Possible impact on wildlife from tree removal and development on subject property.*

Staff Response: The arborist report prepared by Michael Baefsky, Certified Arborist for Trees, Bugs, Dirt Landscape Consulting & Training, dated November 14, 2022, identifies 37 trees on and directly adjacent to the site. This suggests that the removal of 4 trees will not significantly impact the resource at this location.

3. *Possible impact on property values 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 with a junior accessory dwelling unit 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.

4. *Possible impact on views and natural sunlight from proposed development.*

Staff Response: The predominant views that the neighborhood enjoys are toward the southwest, west, northwest, and north. The proposed residence is located behind the residences along Limerick Road and Galway Road, thus there is no impact to existing views of the bay waters, Mt. Tamalpais, Marin headlands and Sonoma mountains for these residences. Due to the steep topography of the subject property, the proposed residence will be located at the bottom of a slope, thus, the portion of the residence visible on Dolan Way will be limited to the carport structure which has a visible height of approximately 11 feet as seen from the front of the property. This minimizes the impact on views for the neighbors along Dolan Way.

As for the impact to sunlight from the east for the adjacent properties directly to the west of the subject property, the proposed residence will not be any higher than the existing tree canopy along the top of the ridge above the subject property. Thus, there will be minimal impact to existing sunlight from the east for the adjacent properties to the west of the subject property.

*5. Access to property from Limerick Road.*

Staff Response: There is a 48' easement dedicated for public use of ingress and egress and for drainage shown on Subdivision Map 2668 for Lot 19 that would have provided the subject property direct access to Limerick Road, however Contra Costa County Public Works Department has stated that the County did not accept the offer of dedication and has no interest in the offer for that easement. Therefore, access to the subject property can only be from Dolan Way. As such, the project is proposing access from Dolan Way via the proposed driveway platform structure.

*6. Concerns over bulk and scale of proposed residence.*

Staff Response: The subject property is half an acre, or 21,780 square feet, in area and is located in an R-6 Single-Family Residential District where the minimum lot size required for development is 6,000 square feet in area. Due to the larger size of the subject property, a larger home is possible while still meeting side and rear yard requirements. The exception is the applicant's request for reduced front yard setbacks to allow for the construction of a driveway platform and carport structure to access the proposed residence and provide off-street parking.

Additionally, the proposed residence does not exceed two and one-half stories or 35' in height, which are the height limitations for any structure in the R-6 District. Furthermore, as discussed in the Zoning subsection above, the subject property meets the minimum lot area and average width requirements and is therefore not subject to a Small Lot Design Review in which the bulk and scale of development is considered in relation to the surrounding neighborhood.

*7. Hydrogeology, drainage, and prior unpermitted grading.*

Staff Response: As part of the development process, the applicant will need 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 the Building Inspection and Grading Inspection Divisions within the Department of Conservation and Development to show that the project meets all code requirements.

8. *Privacy concerns from adjacent property directly to the west of subject property.*

Staff Response: To improve privacy between the adjacent property immediately to the west and the subject property, Condition of Approval #7 herein will require the applicant to plant screening (privacy) trees along the shared property line. This tree planting will fill in a gap that is currently void of trees to protect privacy between the two properties. Once mature, the trees are expected to provide a level of privacy which is expected to address the neighbor's concern.

9. *Construction of sidewalk on northern side of Dolan Way.*

Staff Response: Pursuant to County Code Division 1016 – Sidewalks, *an adjacent owner is responsible for the maintenance of the sidewalk abutting the adjacent owner's property.* Therefore, the applicant will be required to maintain the sidewalk along the property frontage. The applicant will also be subject to the Contra Costa County Public Works Department requirements with regards to permitting of access improvements (curb cut) to the site.

10. *Concerns about a possible 3-story residence proposed for the subject property.*

Staff Response: The applicant's original design plans proposed a rooftop deck that included a partial roof thereby making it a three-story configuration. Staff worked with the applicant and the applicant's architect to revise the plans to remove the roof covering over the rooftop deck. The revision was sufficient in reducing what would have been a three-story configuration into a two-story configuration with an open rooftop deck. The applicant has submitted further revisions to the proposed single-family residence that removed the rooftop deck entirely. Additionally, the applicant will need Planning review and approval of final plans prior to the issuance of a building permit for the construction. Staff will not provide Planning stamp approval if the plans submitted for the issuance of a building are not consistent with that of this approval. Furthermore, a building inspector will be at the construction site to conduct inspections during the construction phase through to final inspection. If the building inspector finds that the construction of the residence has deviated from what was approved, the inspector will have the authority to halt all construction activity to resolve the issue.

## **IX. CONCLUSION**

According to all of the information available for this application, it appears that granting the requested variances for the driveway platform and carport structure does 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. Additionally, granting the requested variances to provide relief from the strict application of the 20-foot setback will allow the subject property to enjoy basic driveway access to the property similar to other properties within the identical land use district. Given the topographical constraints of the property, the requested tree removal is also reasonable in order to allow the property owner an opportunity to develop the site as other properties within the immediate vicinity.

Therefore, staff recommends that the Zoning Administrator approve the variance and tree removal request, based on the attached Findings and Conditions of Approval.

Attachments:

1. Findings and Conditions of Approval
2. Maps – Subdivision, Assessor's, General Plan, Zoning, Orthophotography
3. Agency Comments
4. Public Comments
5. Project Plans
6. Arborist Report

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR23-01026;  
CARL ADAMS (APPLICANT & OWNER):**

**I. Variance Findings**

1. ***Required Finding: 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 requested variances for a zero-foot setback for the construction of a driveway platform and a 15-foot setback for the construction of a driveway platform and carport structure provide the necessary driveway access from Dolan Way as well as off-street parking for the new single-family residence and junior accessory dwelling unit. Having basic driveway access to property from a public right-of-way is common on most, if not all, properties throughout the county that have residential development. Therefore, granting of a variance for a zero-foot front yard setback for a driveway platform structure and a 15-foot front yard setback for a driveway platform and carport structure is not a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.

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 the rights enjoyed by other properties in the vicinity and within the identical land use district.***

Project Finding: The subject property slopes steeply downward from the Dolan Way Street frontage towards the rear of the property. This steep slope makes it difficult to construct a standard driveway at natural grade to access the site. Having a variance for a zero-foot front setback for the construction of the driveway platform starting at the property line and extending to the new residence is the least intrusive design to access the property as compared to significant grading and retaining walls that would be needed for a standard driveway. Therefore, strict application of the R-6 standards is found to deprive the subject property of the rights enjoyed by other properties in the vicinity and within the identical land use district due to its steep topography.

3. ***Required Finding: 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: Generally speaking, the intent and purpose of the R-6 Single-Family Residential zoning district is to facilitate orderly development and maintenance of high-density single-family residential neighborhoods. The new single-family residence with a junior accessory dwelling unit on the subject property is consistent with the desired development mentioned above. Additionally, there is no element of the project that will inhibit future residential uses or development on the subject property or those in the surrounding neighborhood. Therefore, a variance authorized for the reduced setbacks substantially meets the intent and purpose of the R-6 zoning district in which the subject property is located.

## **II. Tree Permit Findings**

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:

- Project Finding: 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.
- Project Finding: Where the arborist or forester report has been required, the Zoning Administrator is satisfied that the issuance of a permit will not negatively affect the sustainability of the resource.

## **CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR23-01026:**

### **Project Approval**

1. **Variance Permit is APPROVED** to allow a zero-foot front yard setback, where 20 feet is the minimum required, to construct a driveway platform structure, and a 15-foot front yard setback, where 20 feet is the minimum required, to construct a driveway platform and carport structure to provide driveway access from Dolan Way and off-street parking for a new 5,104 square-foot two-story single-family residence with a 500 square-foot junior accessory dwelling unit on a vacant lot.



2. **Tree Permit is APPROVED** for the removal of four (4) code-protected trees, which include three (3) coast live oaks measuring 7.5 inches, 12.7 inches, and 27.1 inches in diameter, and one (1) red willow measuring 10 inches in diameter.
3. The Variance and Tree Permit approvals described above are based on and as generally shown on the following documents:
  - a) application materials received by the Department of Conservation and Development, Community Development Division (CDD) on April 24, 2023, and revised plans received on April 24, 2024.
  - b) arborist report received by the CDD on January 12, 2023.

#### **Arborist Expense**

4. The expenses associated with all required arborist services shall be borne by the property owner.

#### **Arborist Recommendations**

5. The applicant shall implement all recommended measures of the consulting arborist's report, which are intended to mitigate the impacts of construction activities.

#### **Timing of Tree Removal**

6. The four (4) code-protected trees approved for removal shall not be removed until a building or grading permit for construction of the residence has been obtained from the County.

#### **Tree Planting to Protect Privacy**

7. The applicant shall plant screening (privacy) trees along the western portion of the property bordering the adjacent property directly to the west where there are currently no existing trees. Photographic evidence shall be submitted to the CDD prior to final building inspection.

#### **General Provisions**

8. 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 Variance and/or Tree Permit.

## **Payment of Fees**

9. The application was subject to an initial deposit of \$3,250.00. The application is subject to time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to an application for a grading or 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 in the event that additional fees are due.

## **Construction Period Restrictions and Requirements**

All construction activity shall comply with the following restrictions:

10. 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.

The following conditions shall be included on the construction drawings:

11. 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.
12. 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.
13. Construction equipment and materials shall be stored onsite.
14. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
15. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows.

16. 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)  
Martin Luther King, Jr. Day (State and Federal)  
Washington's Birthday (Federal)  
Presidents' 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 \(www.opm.gov\)](http://www.opm.gov)

California Holidays: [State Holidays \(www.sos.ca.gov\)](http://www.sos.ca.gov)

17. Large trucks and heavy equipment shall be 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.

18. Tree Damage - The applicant shall notify the CDD of any unintended damage that occurs to any tree not approved for removal during construction or grading activity. The owner shall repair any damage as determined by an arborist designated by the Director of Conservation and Development.

Any tree not approved for removal that dies or is significantly damaged as a result of construction or grading shall be replaced with a tree or trees of equivalent size and of a species as approved by the Director of Conservation and Development to be reasonably appropriate for the particular situation.

## **ADVISORY NOTES**

**ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.**

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

Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

- 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 Fire Protection District
- Contra Costa County Public Works Department
- Contra Costa Health, Environmental Health Division
- East Bay Municipal Utility District
- West County Wastewater District



TARA HILLS-UNIT NO.2  
**TRACT 2668**  
CONTRA COSTA COUNTY, CALIFORNIA  
SCALE: 1"= 60' JANUARY, 1959  
PHIL R. JONES ENGINEERING CO.  
SAN PABLO CALIFORNIA

The undersigned being the parties having a record title interest in the lands delineated and embraced within the red lines upon this map, do hereby consent to the making and recordation of the same, and we do hereby dedicate to public use those portions of said lands designated on said map as "TARA HILLS DRIVE, LIMERICK ROAD, GALWAY ROAD, MAGEE AVENUE, SHANNON AVENUE, COLEEN COURT and KERRY COURT," and that portion designated as a Path.

The area marked "Drainage Easement" is dedicated to the County of Contra Costa or its designee, and to the public for use for storm water drainage, including construction, access or maintenance of works, improvements and structures, whether covered or open, or the clearing of obstructions and vegetation.

We also do hereby dedicate for public use, easements for public utilities under, on, and over those certain strips of land designated as "Public Utility Easements" or "P.U.E." as shown on said map within said subdivision.

The area marked "48' Easement" is dedicated for public use of ingress and egress and for drainage.

The map shows all easements on the premises and record hereunto set their hands on the 13<sup>th</sup> day of March 1959.

THE CALIFORNIA PACIFIC TITLE INSURANCE COMPANY  
A CORPORATION

W. T. Paasch  
VICE PRESIDENT  
H. P. Granger  
ASST. SECRETARY

STATE OF CALIFORNIA } S.S.  
COUNTY OF ALAMEDA

On this 13<sup>th</sup> day of March in the year 1959, before me A. W. Meiklejohn, a Notary Public, in and for said County and State, personally appeared W. T. Paasch and H. P. Granger, known to me to be the Vice President and Assistant Secretary of the Corporation that executed the foregoing statement, and also known to me to be the persons who executed it on behalf of such Corporation and acknowledged to me that they executed the same.

A. W. Meiklejohn  
Notary Public in and for  
the County of Alameda  
State of California.

My Commission Expires Feb. 22, 1963

STATE OF CALIFORNIA } S.S.  
COUNTY OF CONTRA COSTA

I, Walter T. Paasch, County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Contra Costa, State of California, do hereby certify that the above and foregoing map entitled "Tract 2668" was presented to said Board of Supervisors as provided by law, at a regular meeting thereof, held on the 30<sup>th</sup> day of MARCH, 1959, and that said Board of Supervisors did thereupon by resolution duly passed and adopted at said meeting, approve said map and did not accept on behalf of the public any of the streets, roads, avenues, courts or easements shown thereupon as dedicated to public use.

I further certify that all bonds as required by law to accompany the within map have been approved by the Board of Supervisors of Contra Costa County, State of California, and filed in my office.

In witness whereof I have hereunto set my hand this 30<sup>th</sup> day of MARCH, 1959.

W. T. PAASCH  
County Clerk and Ex-Officio  
Clerk of the Board of Super-  
visors of the County of  
Contra Costa, State of  
California.

By Vivian de Trentini  
Deputy Clerk

I, Victor W. Sauer, Road Commissioner Surveyor of Contra Costa County, State of California, hereby certify that I have examined the map of "Tract 2668" and that the subdivision is substantially the same as it appeared on the Tentative Map, and that all provisions of the State Laws and local ordinances governing the filing of subdivision maps have been complied with and I am satisfied that the same is technically correct.

March 30, 1959

Victor W. Sauer  
Road Commissioner Surveyor  
Contra Costa County, State  
of California

By [Signature]  
Deputy Road Commissioner  
Surveyor

I hereby certify that the Planning Commission of Contra Costa County, State of California, has approved the Tentative Map of this Subdivision, upon which this final map is based.

3-26, 1959

THOMAS G. HEATON  
Director of Planning  
Contra Costa County,  
State of California

By H. Russell Griffith  
Principal Planner

Recorded at the request of the  
California Pacific Title Company at 30  
minutes past 4 A.M., on the 31<sup>st</sup> day of March,  
1959, in the office of the County Recorder of the  
County of Contra Costa, State of California

W. T. Paasch  
County Recorder in and for  
the County of Contra Costa,  
State of California.

By [Signature]  
Deputy County Recorder

"Tract 2668" is a portion of Sections 20, 21, 28, and 29, Township 2, North, Range 4 West, Mount Diablo Base and Meridian, situated in the County of Contra Costa, State of California.

No part of this subdivision lies within the incorporated area of any city or town.

I certify that the subdivision shown on this map is made from a survey of the ground under my supervision during the month of January, 1959, and on the orders of THE CALIFORNIA PACIFIC TITLE INSURANCE COMPANY, A CORPORATION, the owners, that the monuments are of the nature and in the locations shown on the map and are sufficient to enable the survey to be retraced.

All bearings of this subdivision map are based on the California State Grid System Zone III.

Phillip R. Jones  
Registered Civil Engineer  
No. 4958

This map entitled "Tract 2668" is hereby accepted for recordation showing a clear title as per letter of title made by California Pacific Title Company, dated the 31<sup>st</sup> day of March, 1959; and after examining the same, I deem that said map complies in all respects with the provisions of State Laws and Local ordinances governing the filing of subdivision maps.

W. T. Paasch  
County Recorder in and  
for the County of Contra  
Costa, State of California

By [Signature]  
Deputy County Recorder



# TARA HILLS-UNIT NO.2

## TRACT 2668

CONTRA COSTA COUNTY, CALIFORNIA

SCALE: 1"=60'

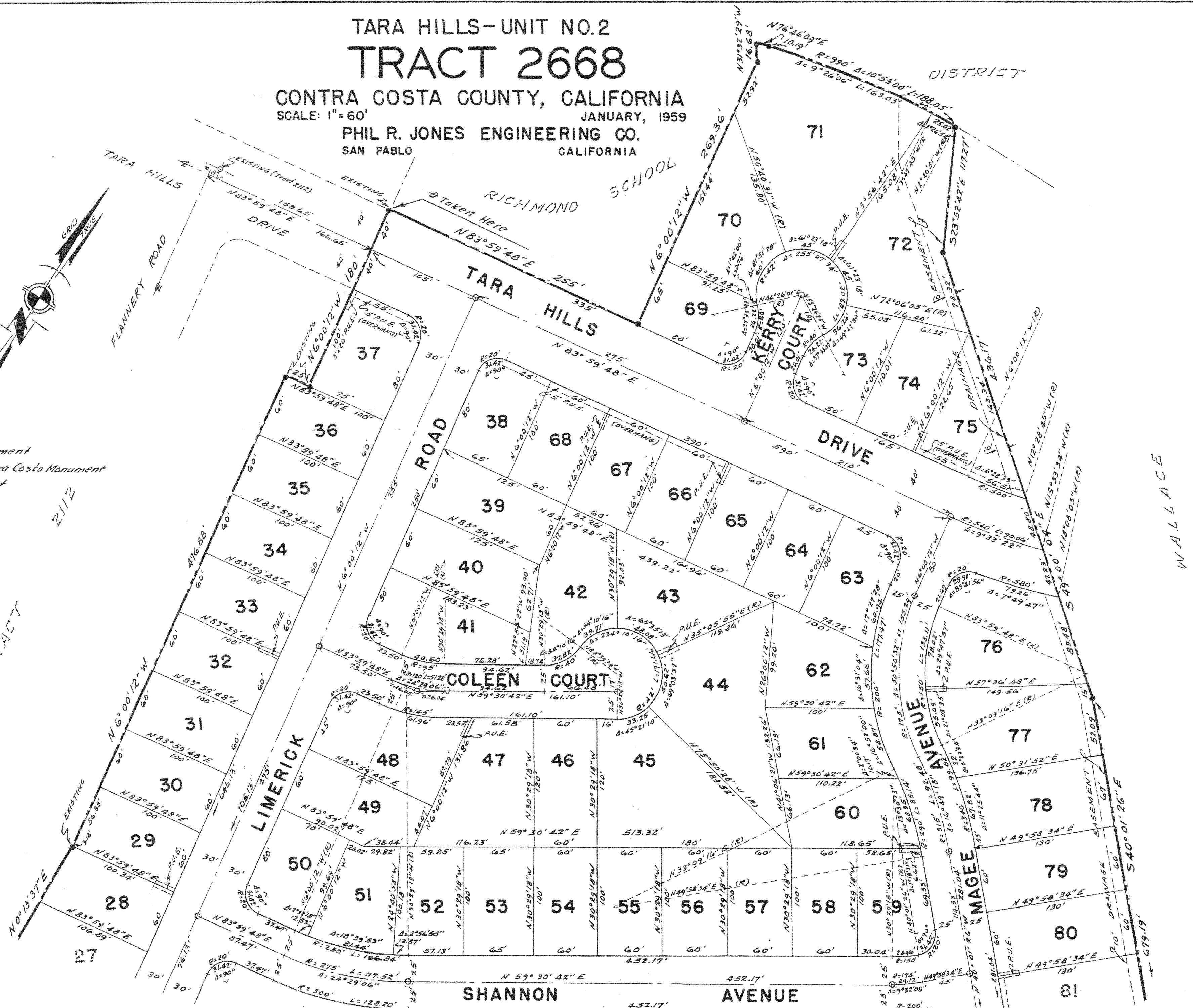
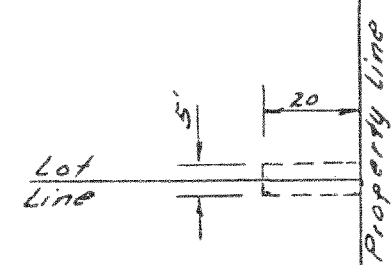
JANUARY, 1959

PHIL R. JONES ENGINEERING CO.  
SAN PABLO CALIFORNIA

$\theta = 1^{\circ}06'40''$

### LEGEND

- Indicates 2" I.P. Boundary Monument
- Indicates Standard County of Contra Costa Monument
- P.U.E. Indicates Public Utility Easement
- Indicates Tract Boundary



(SEE SHEET THREE(3) OF THREE(3) SHEETS)

SHEET NO. TWO(2) OF THREE(3) SHEETS



TARA HILLS-UNIT NO.2

# TRACT 2668

CONTRA COSTA COUNTY, CALIFORNIA

SCALE: 1"=60'

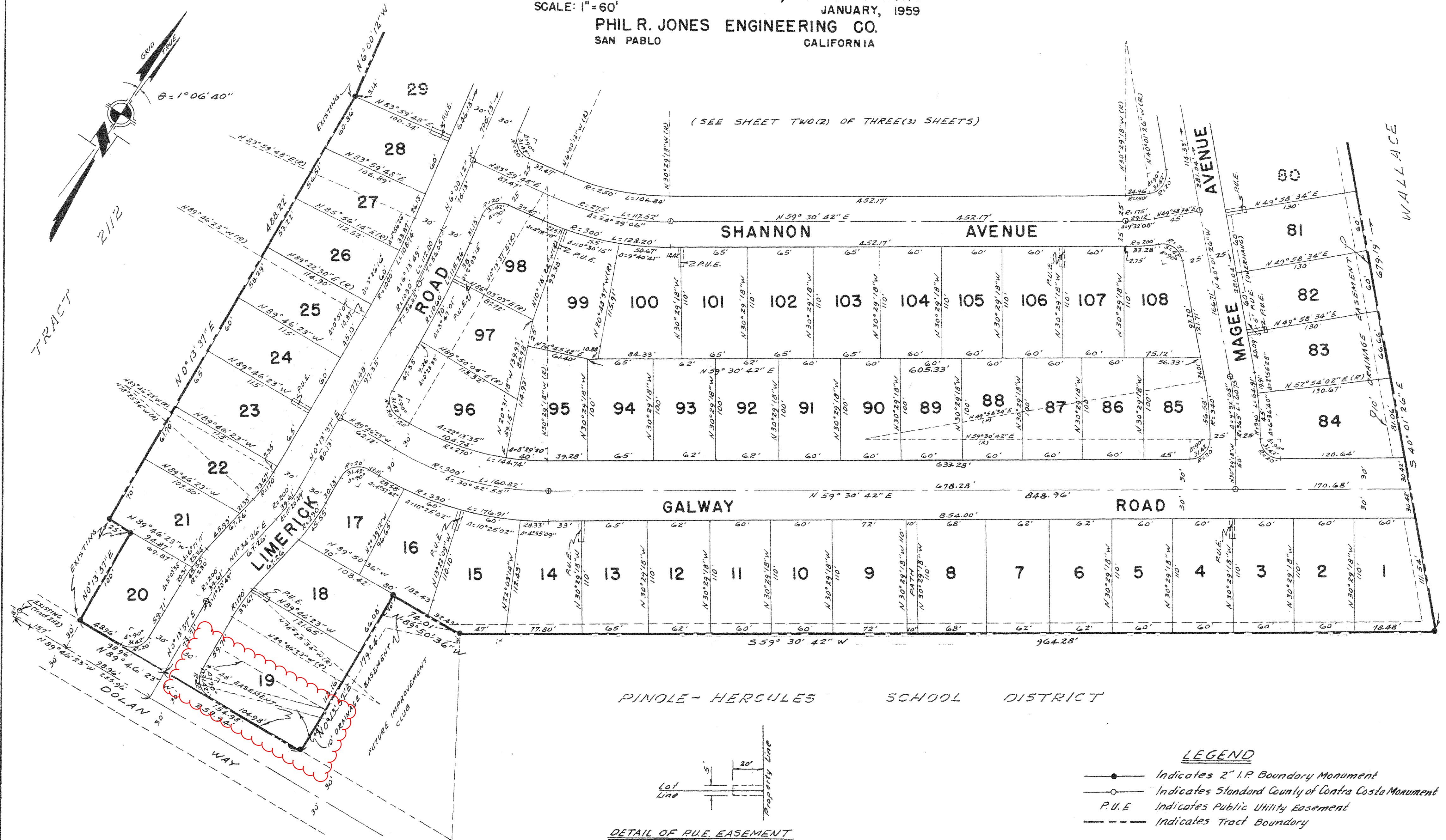
JANUARY, 1959

PHIL R. JONES ENGINEERING CO.

SAN PABLO

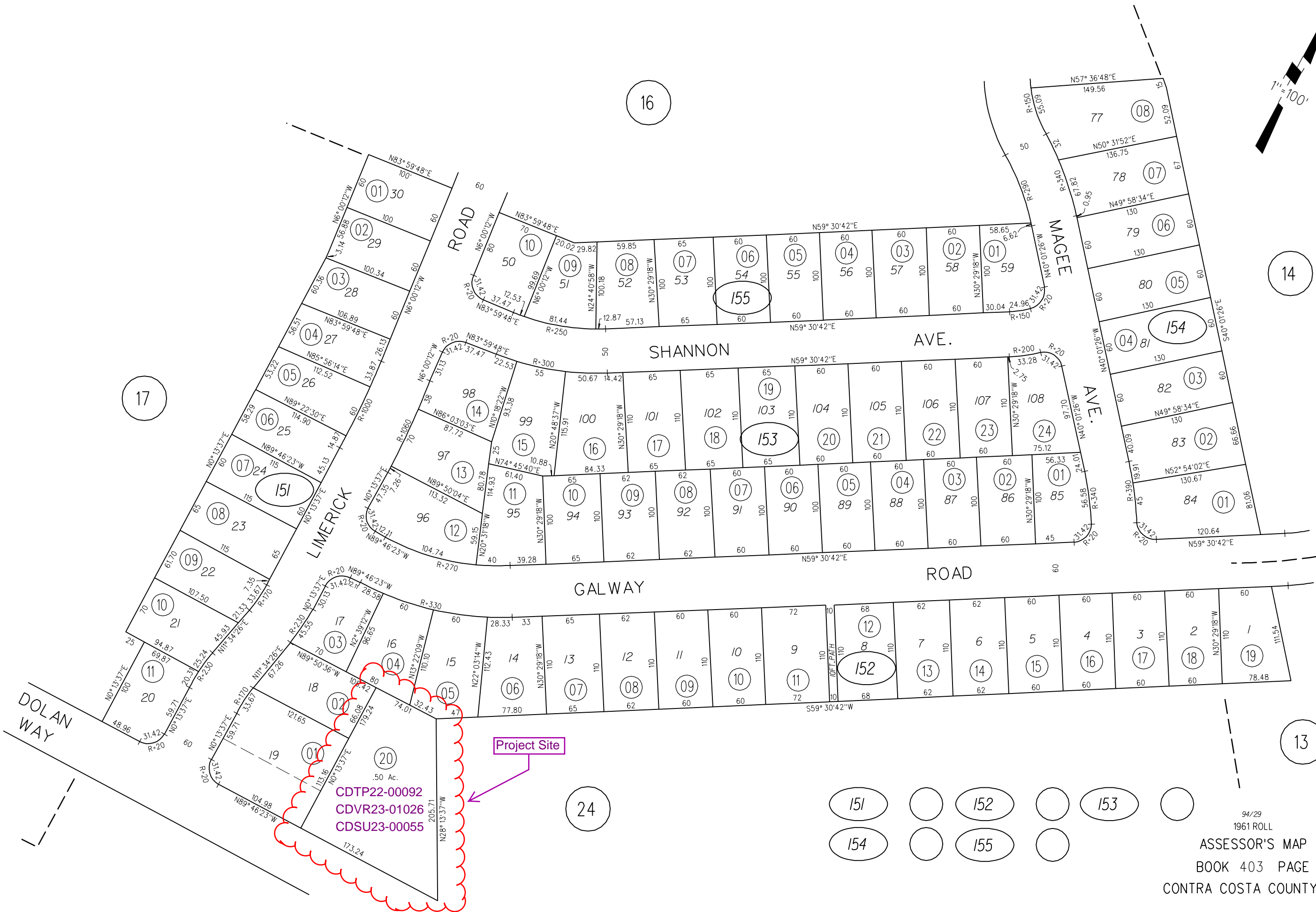
CALIFORNIA

(SEE SHEET TWO(2) OF THREE(3) SHEETS)





1" = 100'



Project Site

CDTP22-00092  
CDVR23-01026  
CDSU23-00055

94/29  
1961 ROLL



General Plan: Single-Family Residential-High Density (SH)



Legend

Building Outlines

City Limits

Unincorporated

Highways

Highways Bay Area

Streets

General Plan

SV (Single Family Residential - Ver

SL (Single Family Residential - Low

SM (Single Family Residential - Me

SH (Single Family Residential - Hig

ML (Multiple Family Residential - Lc

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

M-8 (Dougherty Valley Village Cent

M-9 (Montalvin Manor Mixed Use)

M-10 (Willow Pass Business Park M

M-11 (Appian Way Mixed Use)

M-12 (Triangle Area Mixed Use)

M-13 (San Pablo Dam Road Mixed

M-14 (Heritage Mixed Use)

CO (Commercial)

OF (Office)

BP (Business Park)

LI (Light Industry)

HI (Heavy Industry)

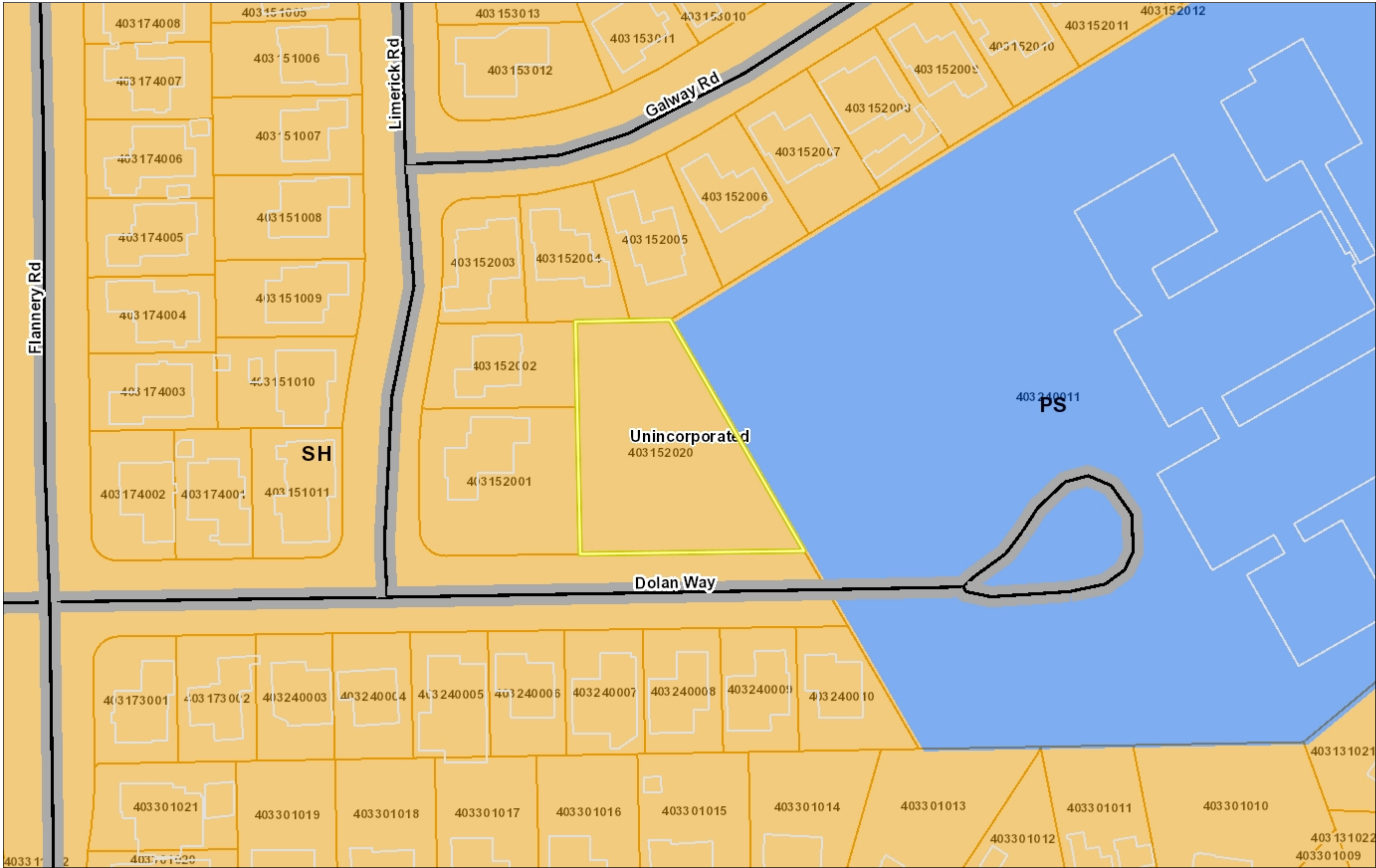
AL, OIBA (Agricultural Lands & Off

CR (Commercial Recreation)

1: 1,128



Notes



0.0 0 0.02 0.0 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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

Zoning: R-6 Single-Family Residential District



Legend

Building Outlines

City Limits

Unincorporated

Highways

Highways Bay Area

Streets

Zoning

R-6 (Single Family Residential)

R-6, -FH -UE (Flood Hazard and A

R-6 -SD-1 (Slope Density Hillside I

R-6 -TOV -K (Tree Obstruction anc

R-6, -UE (Urban Farm Animal Excl

R-6 -X (Railroad Corridor Combinir

R-7 (Single Family Residential)

R-7 -X (Railroad Corridor Combinir

R-10 (Single Family Residential)

R-10, -UE (Urban Farm Animal Exc

R-12 (Single Family Residential)

R-15 (Single Family Residential)

R-20 (Single Family Residential)

R-20, -UE (Urban Farm Animal Exc

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)

R-100 (Single Family Residential)

D-1 (Two Family Residential)

D-1 -T (Transitional Combining Dist

D-1, -UE (Urban Farm Animal Excl

M-12 (Multiple Family Residential)

M-12 -FH (Flood Hazard Combining

M-17 (Multiple Family Residential)

M-29 (Multiple Family Residential)

F-R (Forestry Recreational)

F-R -FH (Flood Hazard Combining I

F-1 (Water Recreational)

F-1 -FH (Flood Hazard Combining I

A-2 (General Agriculture)

A-2, -BS (Boat Storage Combining I

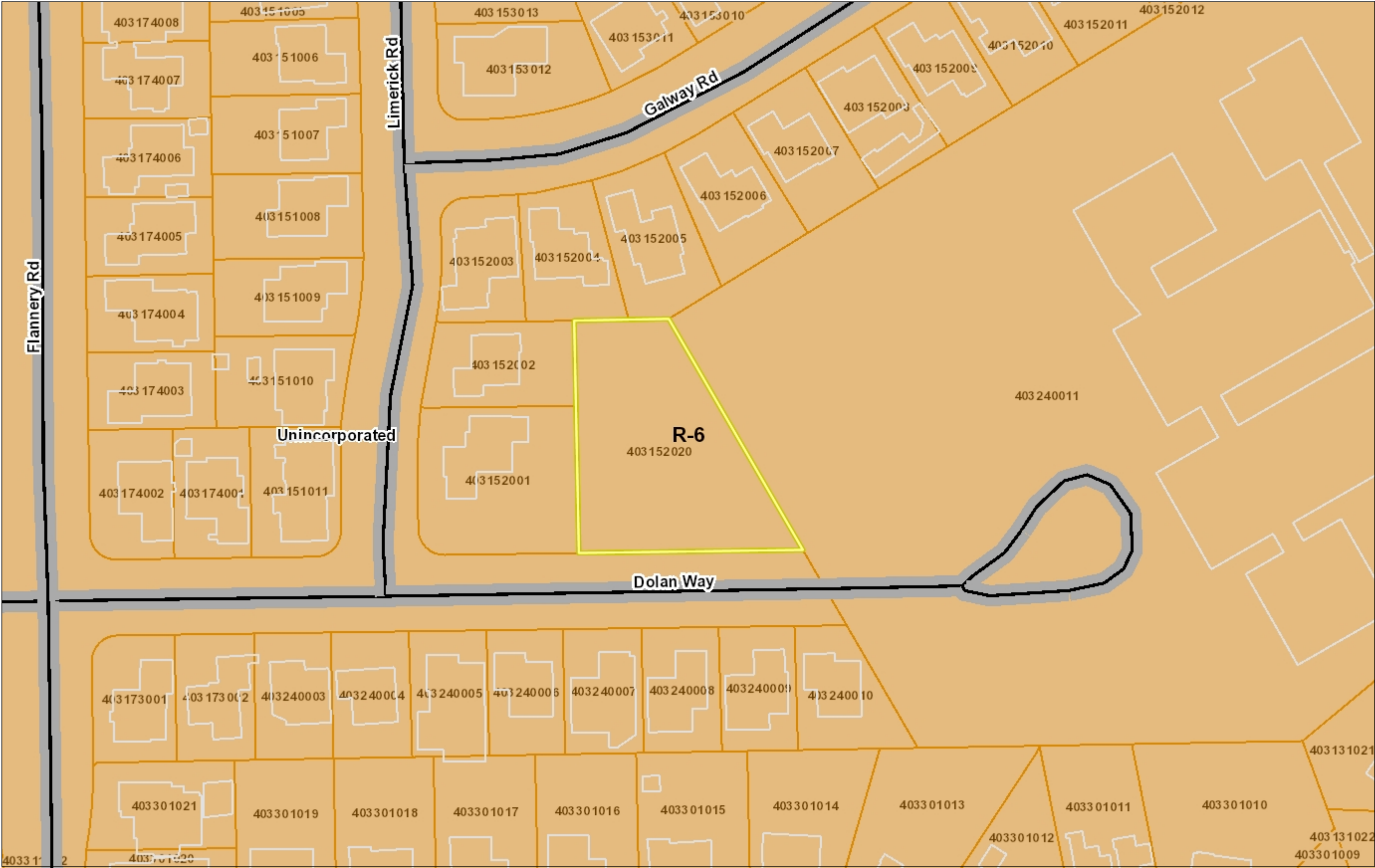
1: 1,128



Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere





Legend

- Building Outlines
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1: 1,128



Notes

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





EMBRACING THE FUTURE BY PLANNING TODAY...



April 27, 2023

Nai Saephan, Project Planner  
Contra Costa County Department of Conservation and Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553-4601

**Subject: County File No. CDVR23-01026**  
**2754 Limerick Road, San Pablo, CA 94806**  
**APN: 403-152-020**

Dear Nai,

West County Wastewater (WCW) appreciates this opportunity to comment on County File No. CDVR23-01026 located at 2754 Limerick Road, in San Pablo, California. The applicant is requesting approval for a variance to allow a 0-foot front yard setback (where 20 feet is the minimum) for the construction of a carport driveway structure related to the proposed construction of a new 5,104 sq. ft. single-family residence with a Junior ADU.

Wastewater service is available for this proposed development, subject to the Project Sponsor submitting and complying with the following:

1. Provide a plot plan, to scale, showing the following information:
  - a. Assessor's Parcel Number(s) (APNs)
  - b. Easement(s), if applicable
  - c. Location(s) of the structure(s) in relation to the parcel(s)
  - d. Location(s) of the parcel(s) in relation to the street(s)
  - e. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)

- f. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
  - g. North arrow
  - h. Sidewalk(s)
  - i. Street name(s)
- 2. Submit the plot plan directly to: [permits@wcwd.org](mailto:permits@wcwd.org) for WCW review and approval
  - 3. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above).

**Note:** If WCW has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCW for approval

If you have any questions, please contact me at (510) 222-6700, Option 3.

Sincerely,

*Armondo Hodge*

Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: [permits@wcwd.org](mailto:permits@wcwd.org)

Attachment(s):

- 1. WCW Schedule of Fees (02-01-23 to 06-30-23)
- 2. Map S-14

**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees (Effective February 1, 2023)**

**SEWER SERVICE CHARGE RATES**

**USER TYPE**

<b>A. <u>SINGLE FAMILY RESIDENTIAL</u></b>		
1 Flat rate		711.00
<b>B. <u>MULTI- FAMILY RESIDENTIAL</u></b>		
1 Flat rate		620.00
<b>C. <u>MOBILE HOME RESIDENTIAL</u></b>		
1 Flat rate		620.00
<b>D. <u>COMM. DOMESTIC STRENGTH</u></b>		
1 Flat rate		N/A
2 Min Charge		711.00
3 Flow Charge		7.62
4 BOD Charge		N/A
5 SS Charge		N/A
<b>E. <u>COMM. HIGH STRENGTH</u></b>		
1 Flat rate		N/A
2 Min Charge		711.00
3 Flow Charge		12.82
4 BOD Charge		N/A
5 SS Charge		N/A
<b>F. <u>INDUSTRIAL</u></b>		
1 Flat rate		N/A
2 Min Charge		711.00
3 Flow Charge		4.90
4 BOD Charge		0.50
5 SS Charge		0.60

**ANNEXATION FEES**

<b>Annexation Fees</b>	<b>(per parcel)</b>	<b>2,825.00</b>
------------------------	---------------------	-----------------

**PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION**

**USER TYPE**

**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees (Effective February 1, 2023)**

<b>A. <u>SINGLE FAMILY</u></b>		
1 Plan Approval	(per building)	215.00
2 Permit		430.00
<b>B. <u>MULTIPLE FAMILY DWELLINGS, TRAILER COURTS, GUEST DWELLINGS OR CONDOMINIUMS</u></b>		
1 Plan Approval	(per building)	250.00
2. Permit	(per building Sewer)	466.00
<b>C. <u>SCHOOL BUILDINGS OR CHURCHES</u></b>		
1 Plan Approval		250.00
2 Permit		466.00
<b>D. <u>COMMERCIAL INSTALLATIONS</u></b>		
1 Plan Approval		1,120.00
2 Permit		718.00
<b>E. <u>INDUSTRIAL INSTALLATIONS</u></b>		
1 Contributing Domestic Flow Only		
a Plan Approval		868.00
b Permit		361.00
2 Contributing Industrial Waste (Ordinance 1-12-71A, Sec. 5)		
a Plan Approval		796.00
b Permit		3,194.00
<b>F. <u>MISCELLANEOUS INSTALLATIONS</u></b>		
1 Plan Approval		108.00
2 Permit		457.00
<b>G. <u>MINOR REPAIRS, ALTERATIONS AND DEMOLITION</u></b>		
1 Plan Approval		178.00
2 Permit		322.00

**TENTATIVE MAP REVIEW**

Number of Proposed Lots in Subdivision	
1 20 lots and Under	3,912.00
2 21 + lots	4,202.00

**SEWER MAIN CONSTRUCTION PERMIT FEES**

1. Permit - District Maintained (per 1,500 l.f. or fraction thereof)	12,526.00
--	-----------

# WEST COUNTY WASTEWATER DISTRICT

## Schedule of User Fees (Effective February 1, 2023)

2. Permit – Privately Maintained (per 1,000 l.f. or fraction thereof)	7,843.00
3. Per Manhole (applies to all SME projects)	361.00

### CAPACITY CHARGES

#### USER TYPE

1 Single Family Residential	
Water meter size: 5/8"	2,381.00
3/4"	3,572.00
1"	5,953.00
1.5"	11,905.00
2"	19,048.00
Meters above 2" are individually assessed.	
2 Multi Family per unit	2,381.00
3 Commercial Domestic Strength	
Water meter size: 5/8"	2,344.00
3/4"	3,517.00
1"	5,861.00
1.5"	11,722.00
2"	18,755.00
Meters above 2" are individually assessed	
3 Commercial High Strength	
Water meter size: 5/8"	5,506.00
3/4"	8,259.00
1"	13,756.00
1.5"	27,531.00
2"	44,049.00
Meters above 2" are individually assessed.	

### ENVIRONMENTAL COMPLIANCE INSPECTIONS

#### Business Type

1 Food Service Establishment Inspection	344.00
2 Dental Facility Inspection	344.00
3 Permitted Industrial User - Inspection	681.00
4 Permitted Industrial User - Sampling	1,372.00
5 Auto Service Facility Sampling	509.00

The fee for construction re-inspection, non-compliance re-inspection or sampling shall be at the appropriate fee category listed above.



**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees (Effective February 1, 2023)**

**TEMPORARY DISCHARGE PERMIT**

Temporary Discharge Permit	597.00
----------------------------	--------

**OTHER FEES**

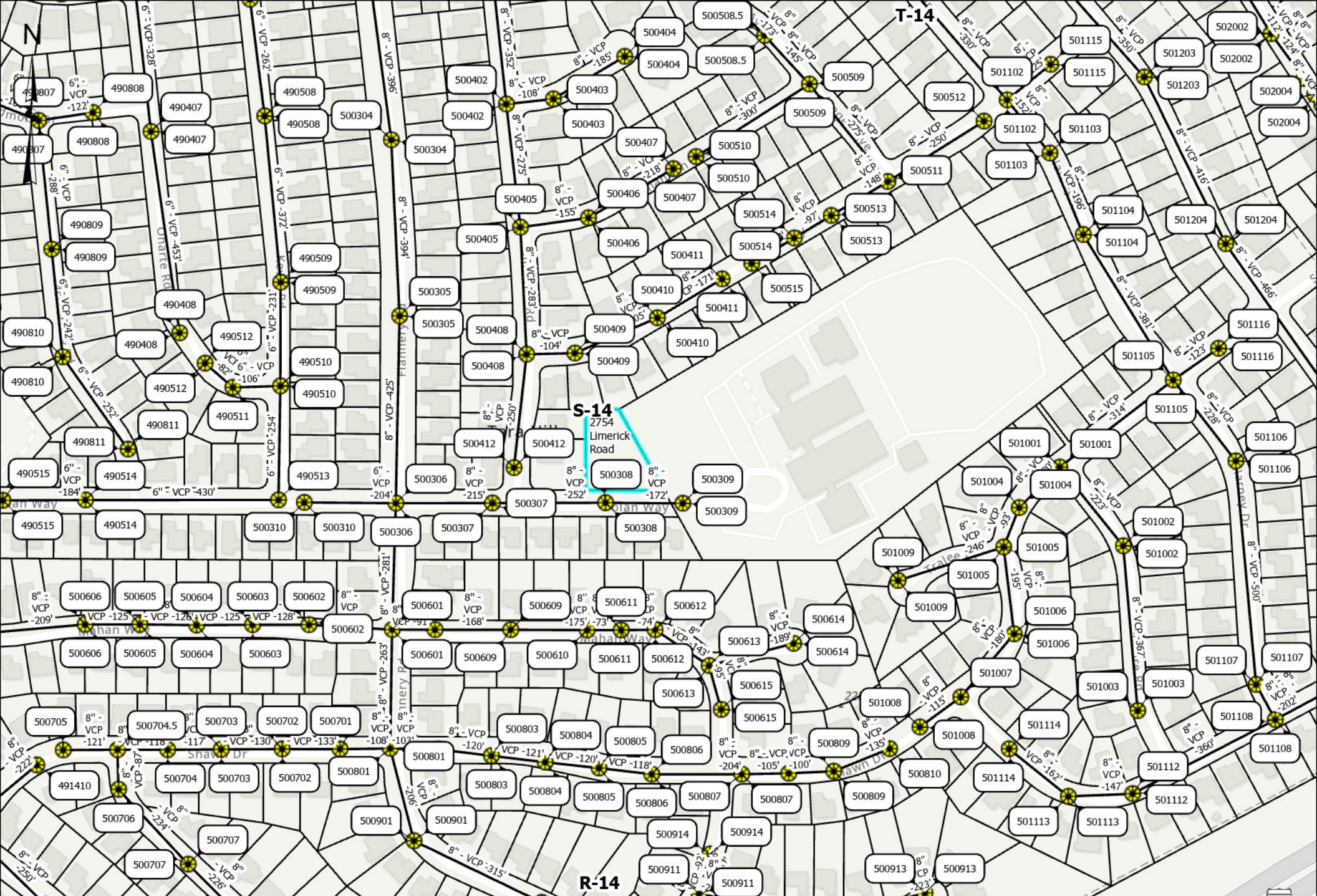
1 Dishonored Check Fee	10.00
2 Collection Fee	See Note
3 Variances	100.00

Note: The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.

**AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY  
WASTEWATER DISTRICT**





- Sewer Manhole
- Sewer Main
- Parcels
- Manhole Depths
- WCW Boundary

Map Page: S-14

Scale

0 95 190 Feet

**WEST COUNTY WASTEWATER**

This West County Wastewater ("WCW") Geographic Information System ("GIS") data was created for WCW use only and was not created for nor intended to be used by third parties. WCW is furnishing the attached GIS data, including any shapefiles, pursuant to the California Public Records Act, and expressly disclaims the accuracy of the data or its fitness for any particular purpose.





**From:** [Cathy Remick](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Gabriel Lemus](#)  
**Subject:** CDVR23-01026  
**Date:** Wednesday, May 3, 2023 12:41:15 PM

---

Hi Nai,

Housing was recently sent a new application to review for 2754 Limerick Road in San Pablo, and you were listed as the project planner. Because this application is for a variance and a single-family home, it does not need to be reviewed by us for the Inclusionary Housing Ordinance. We typically review applications of 5 or more units.

Please let me know if you have any questions.

Thank you,

Cathy Remick, Planner  
Housing and Community Improvement Division  
Department of Conservation and Development  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553  
925-655-2887



## AGENCY COMMENT REQUEST

Date \_\_\_\_\_

We request your comments regarding the attached application currently under review.

**DISTRIBUTION**

**INTERNAL**

☐ Building Inspection      ☐ Grading Inspection  
☐ Advance Planning      ☐ Housing Programs  
☐ Trans. Planning      ☐ Telecom Planner  
☐ ALUC Staff      ☐ HCP/NCCP Staff  
☐ APC PW Staff      ☐ County Geologist

**HEALTH SERVICES DEPARTMENT**

☐ Environmental Health    ☐ Hazardous Materials

**PUBLIC WORKS DEPARTMENT**

☐ Engineering Services (1 Full-size + 3 email Contacts)  
☐ Traffic  
☐ Flood Control (Full-size)    ☐ Special Districts

**LOCAL**

☐ Fire District \_\_\_\_\_  
     ☐ San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
     ☐ Consolidated – (email) [fire@cccfdp.org](mailto:fire@cccfdp.org)  
     ☐ East CCC – (email) [brodriguez@cccfdp.org](mailto:brodriguez@cccfdp.org)  
☐ Sanitary District \_\_\_\_\_  
☐ Water District \_\_\_\_\_  
☐ City of \_\_\_\_\_  
☐ School District(s) \_\_\_\_\_  
☐ LAFCO  
☐ Reclamation District # \_\_\_\_\_  
☐ East Bay Regional Park District  
☐ Diablo/Discovery Bay/Crockett CSD  
☐ MAC/TAC \_\_\_\_\_  
☐ Improvement/Community Association  
☐ **CC Mosquito & Vector Control Dist (email)**

**OTHERS/NON-LOCAL**

☐ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
☐ CA Fish and Wildlife, Region 3 – Bay Delta  
☐ Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_

\_\_\_\_\_

*Please submit your comments to:*

Project Planner \_\_\_\_\_

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

County File # \_\_\_\_\_

Prior to \_\_\_\_\_

\* \* \* \* \*

We have found the following special programs apply to this application:

☐ Active Fault Zone (Alquist-Priolo)  
☐ Flood Hazard Area, Panel # \_\_\_\_\_  
☐ 60-dBA Noise Control  
☐ CA EPA Hazardous Waste Site  
     High or Very High FHSZ

\* \* \* \* \*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None    ☐ Below    ☐ Attached

Print Name \_\_\_\_\_

*Jeremy Shannon*  
 Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

May 18, 2023

Nai Saephan  
Contra Costa Conservation and Development

**Subject:** New SFR with JADU  
2754 Limerick Rd, San Pablo  
Project # CDVR23-01026  
**CCCFPD Project No.: P-2023-002256**

Dear Nai Saephan:

We have reviewed the design review application to establish a new 5,104 sq. ft. SFR with a JADU 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:

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 16 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. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (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 a minimum of two (2) copies of full size, 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 2019 California Residential Code. Submit a minimum of two (2) sets of plans 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 2019-37.

5. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

Plans shall be submitted to the Fire District for review and approval **prior to** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

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: 2754 LIMERICK RD-PLN-P-2023-002256

## REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 05/22/2023	EBMUD MAP(S): 1476B548	EBMUD FILE:S-11404
AGENCY: Department of Conservation and Development Attn: Nai Saephan 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDVR23-01026	FILE TYPE: Variance
APPLICANT: Carl Adams 6333 Jerilynn Avenue  San Pablo, CA 94806		OWNER: Same as applicant
DEVELOPMENT DATA		
ADDRESS/LOCATION: 2754 Limerick Road    City:SAN PABLO    Zip Code: 94806-1462		
ZONING:R-6    PREVIOUS LAND USE: Vacant		
DESCRIPTION: Variance for a 0-ft. setback (where 20-ft. is required) for the construction of a carport driveway structure related to the proposed construction of a new 5,104 sq. ft. single-family residence with a Junior ADU.		TOTAL ACREAGE:0.51 ac.
TYPE OF DEVELOPMENT:  Multi Family Residential:2 Units		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 144-162	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 120-147
Part of development may be served from existing main(s) Location of Main(s):Dolan Way		
PRESSURE ZONE    SERVICE ELEVATION RANGE		None from main extension(s) Location of Existing Main(s):
A0A	0-200	PRESSURE ZONE    SERVICE ELEVATION RANGE
COMMENTS		
The property currently does not have water service. The addition of an accessory dwelling unit with expanded water use may require payment of associated fees. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.		
LJ		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
Chien Wang,Associate Civil Engineer;    DATE WATER SERVICE PLANNING SECTION		

DATE- 12/13/2023

TO: NAI SAEPHAN – PROJECT PLANNER – nai.saephan@dcd.cccounty.us

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

FROM: DAVE WALKER – OWNER – 2368 DOLAN WAY, SAN PABLO CA 94806

RE: CARL ADAMS – COUNTY FILE #CDVR23—01026

CC: JOHN KOPCHIK – DIRECTOR - john.kopchik@dcd.cccounty.us

UPON REVIEW OF VARIANCE APPLICATION BELOW ARE THE ISSUES I HAVE:

1. SITE PLAN A1.0 DOES NOT SHOW ENTIRE LOT FOR PROPERTY LINE AND ORIGINAL DRIVEWAY APPROACH AT 2754 LIMERICK DRIVE, NOR THE CROSS STREET LIMERICK.
2. THE DRIVEWAY NEEDS TO STAY ON ORIGINAL APPROACH NOT DOLAN WAY.
3. THE DRIVEWAY SHOULD BE LABELED BETTER TO REFLECT CHANGE FROM THE LIMERICK ADDRESS TO DOLAN WAY. OTHERWISE PUBLIC WOULD NOT KNOW OF THE LOCATION CHANGE.
4. PAGE A1.0 HAS NO MEASUREMENTS TO SHOW LOCATION OF DRIVEWAY OR SET BACK TO PROPERTY LINE. THE PLANS ARE NOT READABLE (TOO SMALL) AND INCOMPLETE.
5. REGARDING A5.0 THERE HAS NOT BEEN A SURVEYOR ON PROPERTY SO HOW ARE THEY GENERATING THE ELEVATIONS? IT LOOKS IT WOULD EXCEED MAXIMUM HEIGHT FROM GRADE (AGAIN TOO SMALL TO READ ELEVATIONS)
6. REGARDING A6.0 – TOO SMALL TO READ.
7. ARCHITECTURE DOES REFLECT ESTABLISHED (OVER 70 YEARS) NEIGHBORHOOD.
8. WOULD RUIN VIEW OF THE BAY AND SONOMA MOUNTAINS

IN REVIEW TO SEND THIS APPLICATION OUT LACKING ALL THE INFORMATION IS UNFAIR TO THE NEIGHBORS, THEY DO NOT KNOW HOW TO READ OR UNDERSTAND PLANS OR PROCEDURE ON REQUIRED CODES IS UNPROFESSIONAL.

IN CLOSING I REJECT THIS APPLICATION, IT DOES NOT MEET THE SAME REQUIREMENTS THAT CONTRA COSTA BUILDING DEPARTMENT HAS PLACED ON ME AS A 40 YEAR CONTRACTOR, LICENSE #564438.

DAVE WALKER - 510 918 7399

HOME OWNER & GENERAL CONTRACTOR

LORI WALKER

HOMEOWNER



**From:** [Stella Miranda](#)  
**To:** [Nai Saephan](#); [Ruben Hernandez](#)  
**Cc:** [Chris Hurst](#); [jamela.smith@wccusd.net](mailto:jamela.smith@wccusd.net); [shari.salinas@wccusd.net](mailto:shari.salinas@wccusd.net); [Stella Miranda](#)  
**Subject:** Carl Adams- County File#CDVR-23-10126  
**Date:** Thursday, December 14, 2023 11:09:20 AM

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December 14, 2023

Depart of Conservation and Development  
Attn: Nai Saephan & Ruben Hernandez  
30 Muir Road  
Martinez, CA

Re: Request by: Carl Adams  
County File #CDVR23-01026

Dear Ms Saephan,

I am writing to express my extreme opposition to building a single two-story residence with an ADU. While the local community maybe unable to prevent development, that in itself will be detrimental to the area, nearly all the residents on Dolan way and other neighboring streets are opposed to the addition of this unit and ADU. It will cause extreme hardship for residents. It will cause traffic and safety problems. It will create even more problems with the nearby elementary school that are already at capacity and causes extreme traffic issues throughout the day. It will also destroy local wildlife that live in the area. Potentially lowering property values of our community.

Traffic and safety of pedestrians and especially children are a huge concern. Frequently vehicles line the street to get to and from the elementary school causing increased traffic on Dolan Way and cross streets such as Limerick, Flannery and the top part of Dolan Way. It's a fact that the disproportionate surge of traffic mornings and afternoons when school lets out is a big issue. It will negatively impact the safety of the children. By allowing this project to be approved it would increase the volume of traffic with all the vehicles for construction (cranes, cement trucks, general construction of the building, sewage hook ups, water pumps and utility lines and all that new construction entails.

Currently we have wildlife that any development will destroy their habitat. Any planned development should consider the continuing impact to local wildlife. I am asking the planning commission to hold a special meeting to consider the appropriate agency to ensure this wildlife is not harmed or displaced due to this proposed development.

Further, I ask the planning department to consider the impact on our property values for existing taxpayers. This proposed two story building will encroach on our views of the water and Sonoma Mountain View.

I want to know if you sent out a notice to Tara Hills Elementary School or West Contra Costa Unified school district to inform them of these plans? Since this will directly impact their families, staff,

postal and other delivery trucks and vendors that deliver supplies (Food delivery services) to the school on a daily basis.

I also want to know if they property has been properly surveyed prior to sending this notice out to neighbors. (I would like to obtain a copy of those survey records or an address where this can be viewed.

Further, upon reviewing the map of the property I noticed it is not a complete map of the area and it also does not reflect the changes that have been made from a driveway on Limerick now changed to Dolan way. When did these changes occur and who approved these changes?

I urge you to **disapprove** the proposed request to build this project. I know my opinions are shared by many of my neighbors who may not be aware of the the impact this will create in our neighborhood. Dolan way is not equipped to handle the traffic nightmare this will cause.

I also want to point out that it is **extremely unfair** to residents and WCCUSD School to send this letter out during the busy holiday season. When many of the families may be out of town other family obligations that prevent them from providing their **opposition** to this request to build a two-story dwelling and ADU. Also the WCCUSD school district and school are on a Christmas break.

I believe that this matter should be **postponed** until after the holiday season to give residents and WCCUSD the opportunity a fair chance at **opposing this build**.

Also, I believe you need to provide a **working email for residents to respond. My email was rejected three times, and my neighbors were also rejected.** It makes one wonder if you really want the residents' input on this matter. I had to call your office to verify the correct emails.

Thank you for your time and consideration. I would like to request a return email acknowledging receipt of this email.

Best regards,

Stella Miranda  
2360 Dolan way  
San Pablo, CA 94806

In opposition:

John Miranda  
Mary Miranda  
Joseph Miranda  
Dominic Griffitts

Dr. Chris Hurst-WCCUSD Superintendent  
Shari Salinas-Principal-Tara Hills Elementary School

**From:** [Cyn Collins](#)  
**To:** [Nai Saephan](#)  
**Subject:** Public Hearing Request for file #CDVR23-01026 - Carl Adams (applicant&owner)  
**Date:** Thursday, December 14, 2023 12:27:46 PM

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Hello Mr. Saephan,

We are writing to you today to request a public hearing for county file #CDVR23-01026, Carl Adams (applicant & owner).

We oppose the building application due to these concerning factors:

- \* 0-foot front yard set back for driveway platform structure, where 20-feet is the county requirement
- \* 15-foot front yard set back for carport structure, where 20-feet is the county requirement
- \* water run off onto my home property and surrounding home properties
- \* total loss of bedroom privacy and backyard privacy. His bay windows would look directly into my bedroom and yard with no way for me to provide privacy from the height of projected home
- \* concern over ground movement from the illegal dumping of 53 truck loads of dirt over the hillside to where Mr Adams wants to put a driveway platform
- \* will a sidewalk have to be constructed as land improvements for projected home, and if so, and how will that affect my adjacent property? There is only a gutter drain, no sidewalk on that side of street.
- \* how will the underground spring be controlled with its constant water flow?
- \* concern over two large water drains that are sticking 3-4 feet out of the ground and look like they are tying into the county drain, which I don't believe was done legally.
- \* opposing the cutting down of oak trees
- \* opposing what looks to be a 3 story home, with having an ADU as the ground level of projected home
- \* vacant lot since 1958 that was never intended for a family home

Kind Regards,  
Ronald & Cynthia Collins

**From:** [J.C](#)  
**To:** [Nai Saephan](#)  
**Subject:** Comment on Carl Adams County File #CDVR23-1026  
**Date:** Monday, December 18, 2023 12:34:59 PM

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Dear Nai Saephan and Dept of Conservation and Development:

In regards to the variance request made by Carl Adams in County File #CDVR23-1026 related to proposed new home and ADU construction at 2754 Limerick Rd, San Pablo, CA 94806, please see our comments/concerns below, and, we do request a public hearing so that these proposed construction details can be better understood and commented on by us and other homeowners in the neighborhood.

Comments on proposed new home and ADU construction; 2754 Limerick Rd, San Pablo, CA; County File #CDVR23-1026

- Our concern with driveway and carport structure and the 0 ft setback variance request on Dolan Way is that there should be a better driveway location, given that we're thinking there is likely an existing easement connecting the property to Limerick Rd along the southern edge of the property specifically there for driveway access from Limerick Rd.
- The site plan doesn't show the corner of Dolan Way and Limerick Rd, so it would be difficult for any neighbors to see via the plans that a possible better driveway location could enter the property from Limerick Rd and not Dolan way.
- Having a driveway and carport on Dolan Way via the 0 ft variance request will create extra traffic due to the already-tight access for the high number of cars that travel to and from Tara Hills Elementary School which is at the end of Dolan Way, and especially if this new home will have guests that would then also need to park on Dolan Way. We already have challenges getting in and out of our driveway with the morning and afternoon school traffic. We request approval and revised design if possible with driveway access from Limerick Rd instead of Dolan, and, if we and neighbors aren't successful in persuading this change, we'd request that the distance from sidewalk to driveway entrance be at least 20 ft and not the 15 ft shown on page A5.0 Right Elevation.
- While we do understand an owner has the right to have a building size within building code, we see the total building area proposed of 5,104 sq ft and building height above 30 ft as out of character with this neighborhood, given most homes here are in the 1300-1500 Sq ft range and most are single story.
- We'd recommend and appreciate if a revised design would reduce the total square footage and lower the height of the building, given the proposed height would obstruct views of San Pablo Bay we and neighbors have here on Dolan Way. Also, this will likely negatively affect property values not only for us and neighbors on Dolan way, but the tall home looks like it will reduce privacy for neighbors on Limerick Rd since the second floor will look directly into the back yard of those homes and possibly to the rear of a few homes on Galway Rd.
- On page A6 of the design, the Left Elevation drawing shows 8 ft of height from the driveway up to the bottom of the carport eave, but it does not show what the height will be from the Dolan Way sidewalk grade level up to the highest point of the garage roof. This height is needed along with a land survey to know if and how the view of San Pablo Bay might be affected depending on carport and home roof height.
- We'd request limiting removal of protected trees as much as possible, especially if a

change in location of house footprint -- slightly towards the east, for example -- would help limit removal. We'd also request that the trees proposed to be removed be clearly shown on the plans so that we can understand which trees are being requested to be removed.

Regards and thank you,  
Jason Coolman and Patricia Juarez  
Homeowners at 2364 Dolan Way, San Pablo, CA 94806

**From:** [Vik P](#)  
**To:** [Nai Saephan](#)  
**Subject:** Request public hearing for County File #CDVR23-01026  
**Date:** Monday, December 18, 2023 2:02:59 PM

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Hello Nai Saephan & team,

I hope this email finds you well. I am writing in regards to the County file# CDVR23-01026. I am the property owner of 2746 Limerick Rd, San Pablo CA 94806. I looked at the mail from county and here are my concerns:

1. Hydrogeology: I do not see any relevant information on how the hydrogeology challenges are being addressed. There has been a concern with the water flowing into my backyard from the lot(2754 Limerick Road) behind my property.
2. Code protected tree removal: Potential risk for the bird habitat. Would like to better understand through clear demarcation of which trees from total number, are at risk of removal.
3. Elevation: Constructing a 30 plus feet high structure on a ground higher than my lot might be obstructing the natural sunlight for my property. I was wondering if the design team has taken any of these concerns into consideration.

Appreciate your time and consideration.

Thank you,  
Vikram Pandala



# ADAM's FAMILY RESIDENCE

2754 Limerick Road ,San Pablo.Ca 94806

APN: 403-152-020

**RECEIVED** on 04/24/2024 CDVR23-01026  
By Contra Costa County  
Department of Conservation and Development

## PROJECT DATA:

**22,108 LOT SIZE**  
**UPPER FLOOR AREA:**  
LIVING SPACE: 1,650 Sq Ft  
UNCONDITIONAL SPACE:  
BALCONY /DECK : 170 Sq Ft  
ENTRY DECK : 116 Sq Ft  
PARKING / CARPOT: 814 Sq Ft  
TOTAL  
(UPPER FLOOR) : 2,750 SQ FT

## LOWER FLOOR AREA:

1- MAIN HOUSE LOWER FLOOR  
LIVING SPACE: 1,230 Sq Ft  
2- ADU  
Unconditional space:  
UTILITY / STORAGES : 64 Sq Ft  
TOTAL  
(LOWER FLOOR) : 1,794 SQ FT

## RESUME :

1 - MAIN HOUSE  
UPPER FLOOR LIVING : 1,650 Sq Ft  
LOWER FLOOR LIVING: 1,230 Sq Ft

TOTAL LIVING: 2,880 Sq Ft

ADU's LEVEL  
-LOWER FLOOR: 500 Sq Ft

2- UNCONDITIONAL SPACE:  
BALCONY /DECK : 170 Sq Ft  
ENTRY DECK : 116 Sq Ft  
PARKING / CARPOT: 814 Sq Ft  
UTILITY / STORAGES: 64 Sq Ft

TOTAL UNCONDITIONAL SPACE :  
1,164 Sq Ft

**TOTAL BLDG AREAS:**  
**5,104 SQ FT.**

## OWNER & SITE INFORMATION:

OWNER: Carls Adams  
ADDRESS: 6333 Jerilynn Avenue,Richmond,Ca 94806  
PHONE: (510) 302-7567  
E-mail: cdadams1946@comcast.com  
DESIGN & PLANNING: ROBERTO PENA-Ranpel Designs  
2679 Kelley Avenue, San Pablo, Ca 94806  
Phone: (707) 384-3638 -ranpeldesigns@gmail.com

PARCEL: 403-152-020  
LOT SIZE: 22,108 SQ.FT.  
OCCUPANCY : R-3  
CONSTRUCTION TYPE: V-B  
ZONING : R0  
LAND USE: Single Family Residential  
NUMBER OF STORIES : THREE  
FLOOD HAZARD ZONE: NO  
PROVIDE A NFPA 13D FIRE SPRINKLER SYSTEM

## SCOPE WORK:

### 1-NEW TWO LEVELS HOUSE:

UPPER FLOOR -CARPOT 4 VEHICLES-LIVING, FAMILY, DINING RM & KITCHEN-TWO BALCONIES/DECK & BARBECUE AREA  
LOWER LEVEL: THREE BEDROOMS-ONE HOME OFFICE -TWO BATH & TWO STORAGE ROOMS  
**500 SQ ADU AND LOWER LEVEL**

### NEW ROOF OPEN DECK

**FIRE SPRINKLER PLANS DEFERRAL SUBMITTAL**  
**ENCROACHMENT PERMIT DEFERRAL SUBMITTAL**

## GENERAL NOTES

- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM CALIFORNIA RESIDENTIAL CODE 2019 EDITION ALONG WITH ANY OTHER APPLICABLE LOCAL ESTATE LAWS AND REGULATIONS.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL,PLUMBING, AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELDS APPLICABLE CODES AND STANDARDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITION BEFORE STARTING WORK AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CBC 2019 EDITION AND ALL APPLICABLE LOCAL AND STATE CODES.ORDINANCES AND REGULATIONS SHALL BE COMPLIED WITH IT IS THE RESPONSIBILITY OF ANY ONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE DESIGNER AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION,BRACING, SHORING TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF THE SHEAR WALLS,ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE OR SHE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.
- CONCRETE SLAB OR CRAWL SPACE ON GRADE HAS NOT BEEN DESIGNED BY THE STRUCTURAL ENGINEER UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
- THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS.
- REFER TO STRUCTURAL PLANS FOR ANY QUESTION REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTINGS AND SHEAR WALL REQUIREMENTS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS OR HER SUBCONTRACTORS DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
- NO FRAMING OF ANY TYPE SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT THE DESIGNER WHOSE SIGNATURE APPEARS HEREON.
- ALL OF A.S.T.M. DESIGNATIONS ARE TO BE OF THE LATEST EDITION.
- CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF ELECTRICAL SERVICES AND PLUMBING RUNS WITH ELECTRICAL AND PLUMBING CONTRACTORS BEFORE THE BEGINNING OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE EXISTING BUILDING AND ALL THE CONDITIONS PRIOR TO SUBMITTING BIDS TO THE OWNER SINCE PROPOSALS MUST TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS IT MAY AFFECT WORK.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ERRORS DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER OR ENGINEER OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- NO DEVIATIONS FROM THE STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR BY PROJECT CITY INSPECTOR.
- THE CONTRACTOR WARRANTS TO THE OWNER AND DESIGNER THAT HE OR SHE POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING & ARCHITECTURAL SERVICES , AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OR HER OWN COMPETENCE. THE CONTRACTOR OR OWNER HAS RESTRICTED THE DESIGNERS SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE THEOREM BUILDERS PLANS IN RECOGNITION OF THE CONTRACTORS SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE BUILDERS PLANS TO THE FIELD CONDITIONS ENCOUNTERED, MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE BUILDERS PLANS. IN THE EVENT, ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT , HE OR SHE SHALL IMMEDIATELY NOTIFY THE DESIGNER .

## APPLICABLE CODES:

**PLANS CONFORM CALIFORNIA BUILDING CODE (CBC) 2019 EDITION.**  
2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA ELECTRIC CODE (CEC)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA FIRE CODE (CFC)  
2019 CALIFORNIA GREEN BLDG. STANDARDS CODE ( CGBSC)  
2019 CALIFORNIA ENERGY CODE(2008 CAL ENERGY STANDARDS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION)  
& ALL APPLICABLE MUNICIPAL LOCAL & STATE CODES.

## INDEX:

### ARCHITECTURAL:

A1.0- TITLE BLOCK & SITE PLAN  
A2.0- UPPER FLOOR PLAN  
A3.0- LOWER FLOOR PLAN  
A4.0-ROOF DECK PLAN  
A5.0-(N) ELEVATIONS  
A6.0- (N)ELEVATIONS  
1/2-COLOR SAMPLE BOARD  
1/2-MATERIAL SAMPLE BOARD



**Ranpel Designs**

Roberto Pena  
DESIGN & PLANNING  
Phone: (707)384-3638  
ranpeldesigns@gmail.com

PLANS BY :

ROBERTO PENA

OWNER :

Carls Adams

April 2024

San Pablo,California

**ADAM's FAMILY RESIDENCE**

PROJECT NAME :

PROJECT LOCATION:  
2754 Limerick road, San Pablo , Ca. 94806  
APN: 403-152-020

CONTENTS :


- Site Plan
- Bldg. Areas Diagram

	11-23-22	Planning Set
	01-31-23	Planning Set
	04-24-24	Planning Set

DRAW: R-P	SHEET:
SCALE: AS SHOWN	<b>A1.0</b>
Project # 20210927	

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PLANS BY :  
  
ROBERTO PENA

OWNER :  
Carls Adams

April 2024  
San Pablo , California

PROJECT NAME :  
**ADAM'S FAMILY RESIDENCE**

PROJECT LOCATION:  
APN: 403-152-00- San Pablo , Contra Costa County , Ca.

CONTENTS :

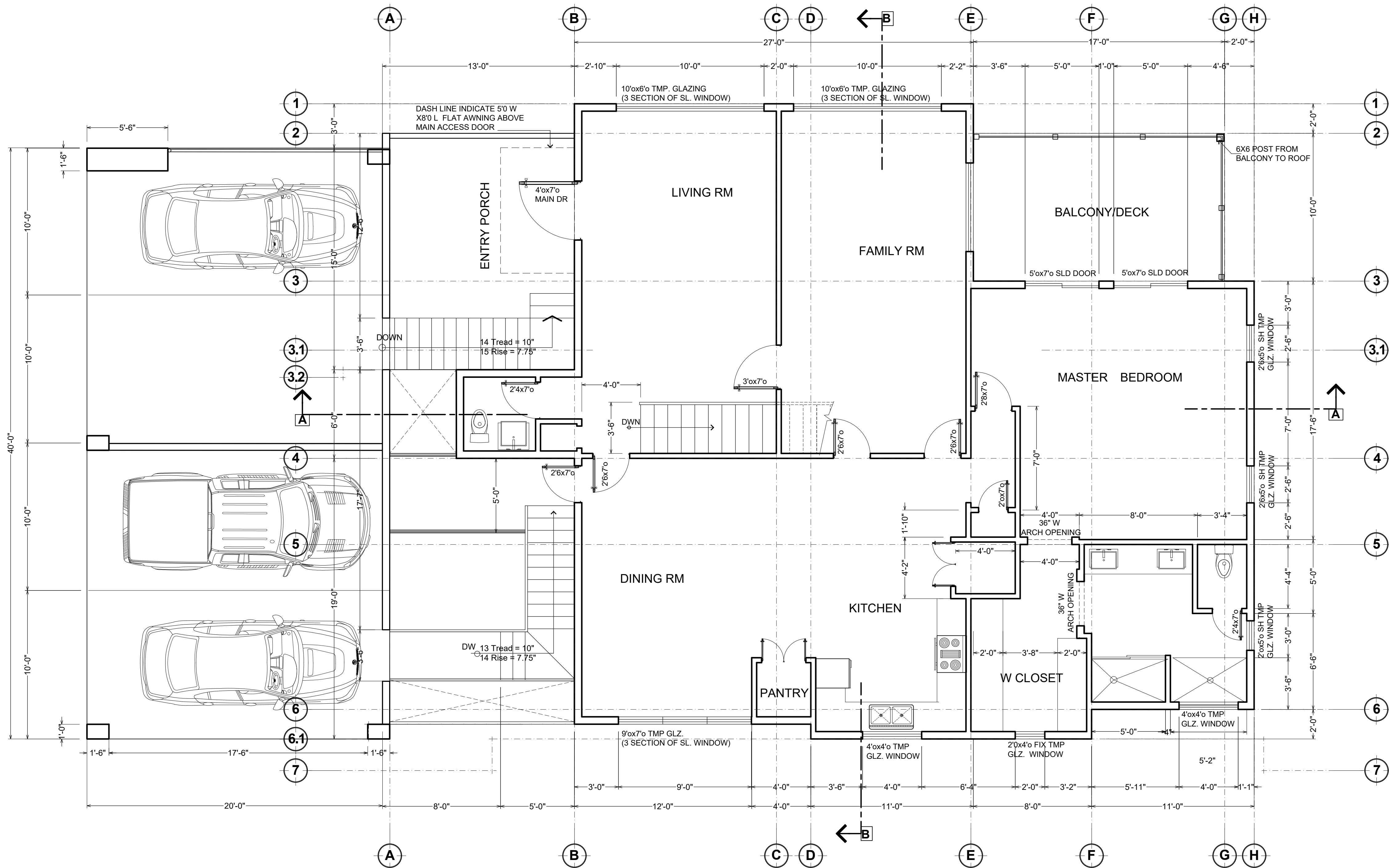
- Upper/Main Floor Plan

11-23-22	Planning Set
01-31-23	Planning Set
04-24-24	Planning Set

DRAW: R-P	SHEET: <b>A2.0</b>
SCALE: AS SHOWN	
Project # 20210927	

#### FLOOR PLAN KEY NOTES:

- ALL WINDOWS TO BE DUAL GLAZED ,PROVIDE SCREENS ON OPERABLE WINDOWS. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW MANUFACTURED
- PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE DE NEAREST EXPOSED EDGE OF THE GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A WALKING SURFACE & EXPOSED BOTTOM EDGE IS LESS THEN 18" ABOVE THE FLOOR FOR WINDOWS AND DOOR (PROVIDE TEMPERATE GLAZING)
- PROVIDE EMERGENCY EGRESS & RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE ARE OF 5.7 SQUARE FEET .THE MINIMUM NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 INCH. CBC-Section 1026.2 -PROVIDE AS MEANS OF ESCAPE OR RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR IN THE BEDROOM AS REQ'D. ((CRC-R 310.1)
- ALL EXTERIOR DOOR IS TO BE SOLID CORE 1 3/4" DOORS AND OF THE TYPE AND DESIGN SHOWN ON THE ELEVATIONS AND FLOORS PLANS WITH WEATHERPROOF TIGHT FIT.
- ALL STRUCTURAL ELEMENTS SUPPORTING THE FLOOR / CEILING ASSEMBLIES USED AS A FIRE RATED SEPARATION SHALL HAVE 5/8" GYPSUM BOARD PROTECTION. (CRC Table R302.6).
- EXTERIOR DOORS ONTO PORCHES SHALL BE PROVIDE 36" OUTSIDE LANDING .THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR WIDTH AND 36" MINIMUM DEPTH.LANDING AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 - 3/4" LOWER THAN THE TOP OF THRESHOLD. Exception: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7 3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. ( CRC R311.3.1 & R311.3.2)
- PROVIDE FIRE-BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENING (VERTICAL AND HORIZONTAL)TO FROM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES,AND BETWEEN A TOP STORY AND THE ROOF SPACE. ( CRC R302.11).
- PROVIDE BUILDING NUMBERS IDENTIFICATION PLACED IN A POSITION THAN IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH MINIMUM WIDTH OF 0.5 INCHES. CBC Section 501.2.
- DOORS, STAIRWAYS AND LANDINGS (INCLUDING DECKS) REQUIRED EGRESS DOOR SHALL BE SIDE HINGED AND HAVE A MINIMUM NET CLEAR WIDTH OF 32" AND A MINIMUM HEIGHT OF 78". (R311.2)THERE SHALL BE A LANDING AT EACH SIDE OF ALL DOORS NOT MORE THAN 1 1/2" LOWER THAN THE THRESHOLD AT THE REQUIRED EGRESS DOOR, AND NOT MORE THAN 7 3/4" FOR OTHER EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36" MINIMUM LENGTH MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS NOT REQUIRED AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR OF THE DOOR.
- STAIRWAY : RISE SHALL BE 4" MIN AND 7.75" MAX. RUN SHALL BE 10" MIN. HEADROOM SHALL BE 80" MINIMUM. WIDTH SHALL BE 36" MINIMUM. HANDRAILS SHALL PROVIDE GRASPABILITY AND BE 34"-38" ABOVE TREAD NOSING WITH OPENINGS LESS THAN 4 3/8" CLEAR, EXCEPT OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD MAY BE 8" MAXIMUM DIAMETER. (R 311.7 & R312.3 EX.
- ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD (R302.7) - FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (R302.11)
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.(R311.7.6)
- GUARDS: SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, LANDINGS, AND DECKS, THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE, MEASURED AT ANY POINT WITHIN 36" HORIZONTALLY. REQUIRED GUARDS SHALL BE NOT LESS THAN 42" ABOVE THE ADJACENT WALKING SURFACE. EXCEPT THAT HANDRAILS MAY BE CONSIDERED AS GUARDS AT STAIRWAYS. OPENINGS IN GUARDS SHALL NOT EXCEED 4". (R312)



MAIN FLOOR

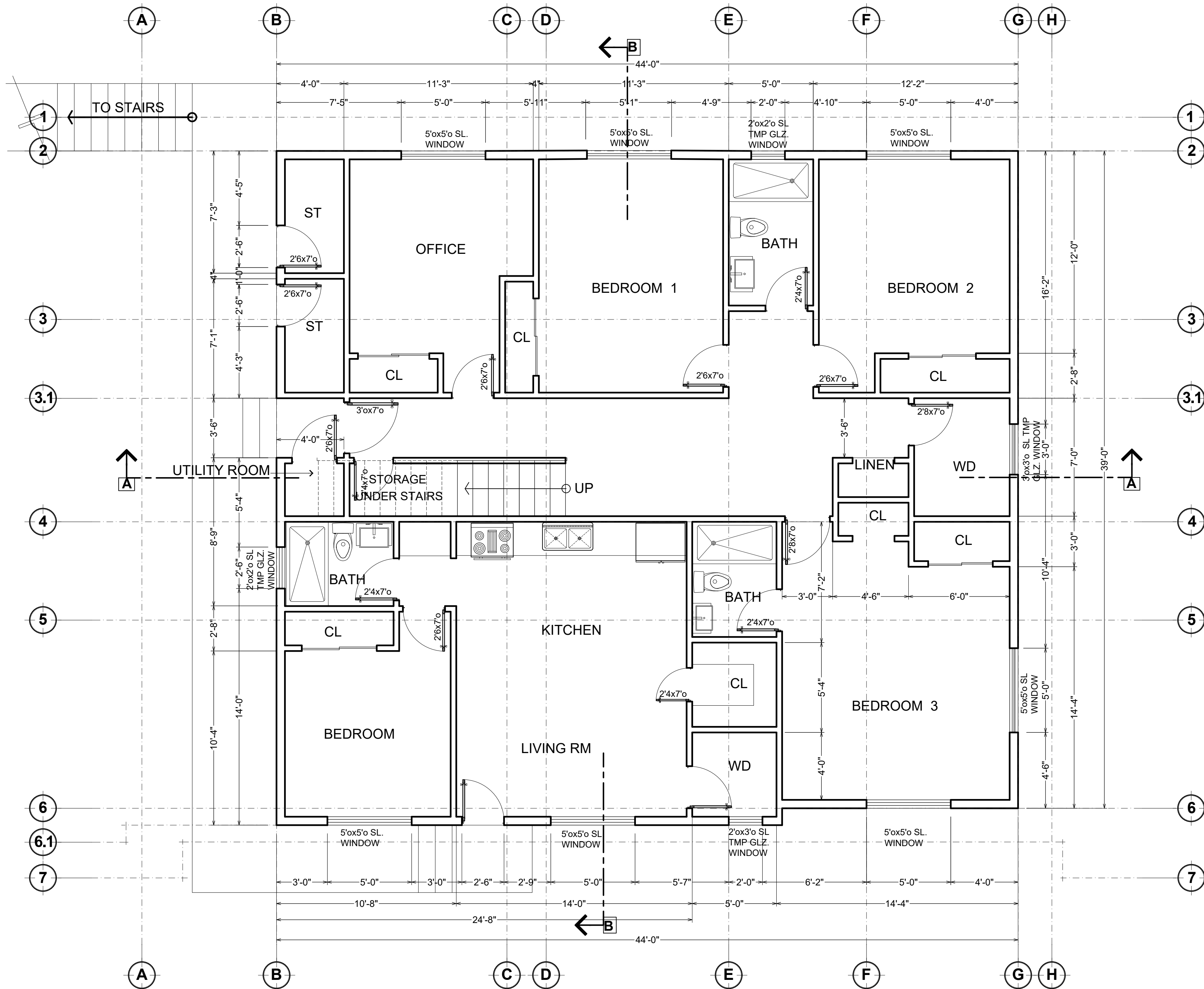
SCALE 1/4"=1'0"



11-23-22	Planning Set
01-31-23	Planning Set
04-24-24	Planning Set

**FLOOR PLAN KEY NOTES:**

- ALL WINDOWS TO BE DUAL GLAZED ,PROVIDE SCREENS ON OPERABLE WINDOWS, VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW MANUFACTURED
- PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE DE NEAREST EXPOSED EDGE OF THE GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A WALKING SURFACE & EXPOSED BOTTOM EDGE IS LESS THEN 18" ABOVE THE FLOOR FOR WINDOWS AND DOOR (PROVIDE TEMPERATE GLAZING)
- PROVIDE EMERGENCY EGRESS & RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE ARE OF 5.7 SQUARE FEET .THE MINIMUM NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 INCH. CBC-Section 1026.2 -PROVIDE AS MEANS OF ESCAPE OR RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR IN THE BEDROOM AS REQ'D. ((CRC-R 310.1)
- ALL EXTERIOR DOOR IS TO BE SOLID CORE 1 3/4" DOORS AND OF THE TYPE AND DESIGN SHOWN ON THE ELEVATIONS AND FLOORS PLANS WITH WEATHERPROOF TIGHT FIT.
- ALL STRUCTURAL ELEMENTS SUPPORTING THE FLOOR / CEILING ASSEMBLIES USED AS A FIRE RATED SEPARATION SHALL HAVE 5/8" GYPSUM BOARD PROTECTION. (CRC Table R302.6).
- EXTERIOR DOORS ONTO PORCHES SHALL BE PROVIDE 36" OUTSIDE LANDING .THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR WIDTH AND 36" MINIMUM DEPTH.LANDING AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 - 3/2" LOWER THAN THE TOP OF THRESHOLD. Exception: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7 3/2" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. ( CRC R311.3.1 & R311.3.2)
- PROVIDE FIRE-BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENING (VERTICAL AND HORIZONTAL)TO FROM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES,AND BETWEEN A TOP STORY AND THE ROOF SPACE. ( CRC R302.11).
- PROVIDE BUILDING NUMBERS IDENTIFICATION PLACED IN A POSITION THAN IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH MINIMUM WIDTH OF 0.5 INCHES . CBC Section 501.2.
- DOORS, STAIRWAYS AND LANDINGS (INCLUDING DECKS) REQUIRED EGRESS DOOR SHALL BE SIDE HINGED AND HAVE A MINIMUM NET CLEAR WIDTH OF 32" AND A MINIMUM HEIGHT OF 78". (R311.2)THERE SHALL BE A LANDING AT EACH SIDE OF ALL DOORS NOT MORE THAN 1 1/2" LOWER THAN THE THRESHOLD AT THE REQUIRED EGRESS DOOR, AND NOT MORE THAN 7 3/4" FOR OTHER EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36" MINIMUM LENGTH MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS NOT REQUIRED AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR OF THE DOOR.
- STAIRWAY : RISE SHALL BE 4" MIN AND 7.75" MAX. RUN SHALL BE 10" MIN. HEADROOM SHALL BE 80" MINIMUM. WIDTH SHALL BE 36" MINIMUM. HANDRAILS SHALL PROVIDE GRASPABILITY AND BE 34"-38" ABOVE TREAD NOSING WITH OPENINGS LESS THAN 4 3/8" CLEAR, EXCEPT OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD MAY BE 6" MAXIMUM DIAMETER. (R 311.7 & R312.3 EX.
- ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD (R302.7) - FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (R302.11)
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.(R311.7.6)
- GUARDS: SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, LANDINGS, AND DECKS,THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE, MEASURED AT ANY POINT WITHIN 36" HORIZONTALLY. REQUIRED GUARDS SHALL BE NOT LESS THAN 42" ABOVE THE ADJACENT WALKING SURFACE. EXCEPT THAT HANDRAILS MAY BE CONSIDERED AS GUARDS AT STAIRWAYS. OPENINGS IN GUARDS SHALL NOT EXCEED 4". (R312)



**LOWER FLOOR**

SCALE 1/4"=1'0"




*[Handwritten signature]*

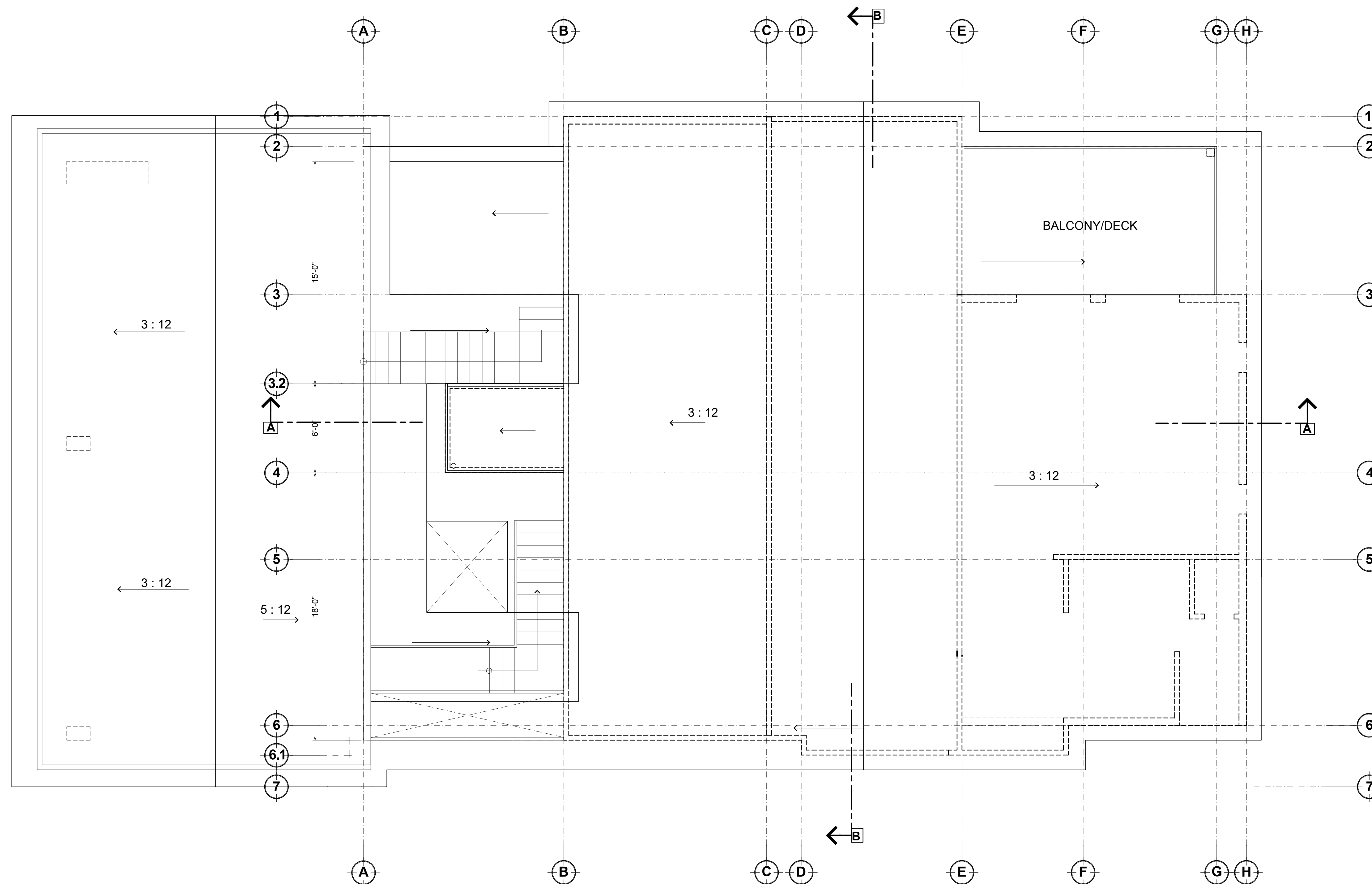
April 2024  
San Pablo , California

PROJECT LOCATION:  
APN: 403-152-00- San Pablo, Contra Costa County , Ca.


- Roof Deck Plans

	11-23-22	Planning Set
	01-31-23	Planning Set
	04-24-24	Planning Set

DRAW:	R-P	SHEET:	
SCALE:	AS SHOWN		
Project #	20210927		





PLANS BY :  
  
ROBERTO PENA

OWNER :  
Carls Adams

April 2024  
San Pablo , California

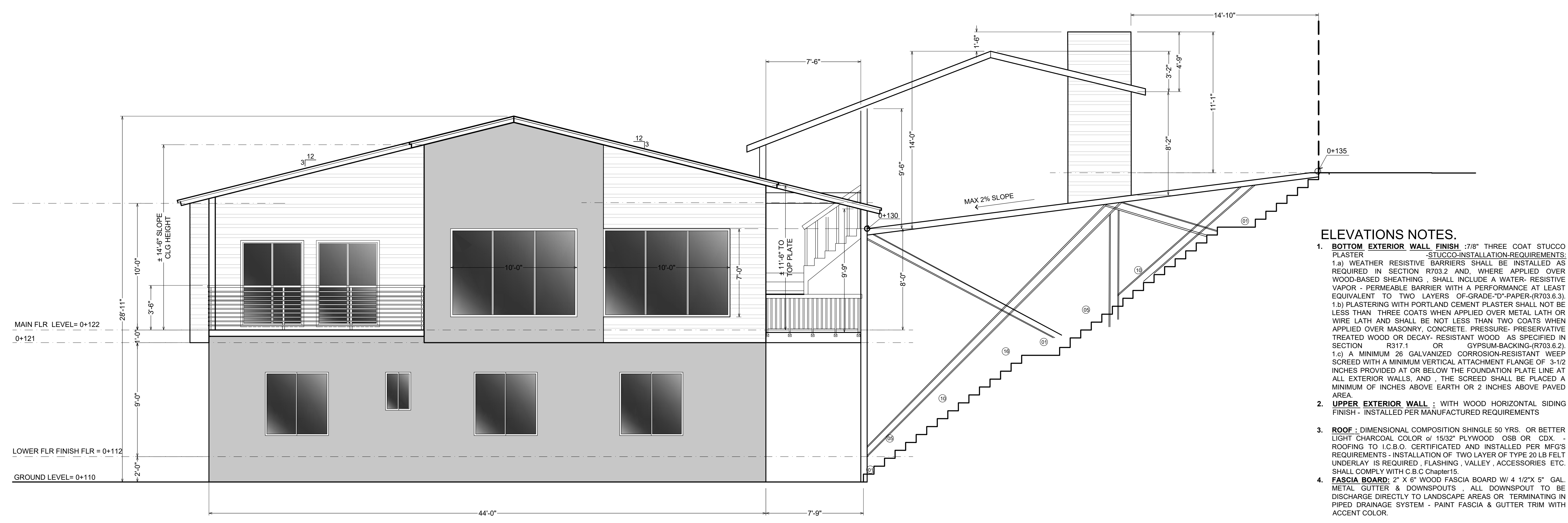
PROJECT NAME :  
**ADAM'S FAMILY RESIDENCE**

PROJECT LOCATION:  
APN: 403-152-00- San Pablo , Contra Costa County , Ca.

CONTENTS :

- Elevations

11-23-22	Planning Set
01-31-23	Planning Set
04-24-24	Planning Set



- ELEVATIONS NOTES.**
- BOTTOM EXTERIOR WALL FINISH** :7/8" THREE COAT STUCCO PLASTER -STUCCO-INSTALLATION-REQUIREMENTS: 1.a) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING , SHALL INCLUDE A WATER- RESISTIVE VAPOR - PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF-GRADE-"D"-PAPER-(R703.6.3). 1.b) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE. PRESERVATIVE TREATED WOOD OR DECAY- RESISTANT WOOD , AS SPECIFIED IN SECTION R317.1 OR GYPSUM-BACKING-(R703.6.2). 1.c) A MINIMUM 26 GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS, AND , THE SCREED SHALL BE PLACED A MINIMUM OF INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
  - UPPER EXTERIOR WALL** : WITH WOOD HORIZONTAL SIDING FINISH - INSTALLED PER MANUFACTURED REQUIREMENTS
  - ROOF** : DIMENSIONAL COMPOSITION SHINGLE 50 YRS. OR BETTER LIGHT CHARCOAL COLOR o/ 15/32" PLYWOOD OSB OR CDX. - ROOFING TO I.C.B.O. CERTIFICATED AND INSTALLED PER MFG'S REQUIREMENTS - INSTALLATION OF TWO LAYER OF TYPE 20 LB FELT UNDERLAY IS REQUIRED , FLASHING , VALLEY , ACCESSORIES ETC. SHALL COMPLY WITH C.B.C Chapter 15.
  - FASCIA BOARD**: 2" X 6" WOOD FASCIA BOARD W/ 4 1/2"X 5" GAL. METAL GUTTER & DOWNSPOUTS , ALL DOWNSPOUT TO BE DISCHARGE DIRECTLY TO LANDSCAPE AREAS OR TERMINATING IN PIPED DRAINAGE SYSTEM - PAINT FASCIA & GUTTER TRIM WITH ACCENT COLOR.
  - ALL WINDOWS & GLASS DOOR**: WINDOWS DOUBLE GLASS PANEL - VINYL & TEMPERATE GLAZING FOR BATHROOM WINDOWS & SLIDING GLASS DOORS - AND WINDOWS LESS TO 18" TO FINISH FLOOR LEVEL AND LESS OF 24" OF ANY CORNER WALL SHALL BE TEMPERATE GLAZING.
  - GSM FLASHING o/2"X6" BARGE RAFTER W/ACCENT COLOR.
  - WATERPROOF EXTERIOR DOWN LIGHT / STYLE BY OWNER - PROVIDE HIGH EFFICACY OR CONTROLLED BY MOTION SENSOR PLUS PHOTO-CONTROL .

**RIGHT ELEVATION**

SCALE 1/4"=1'0"

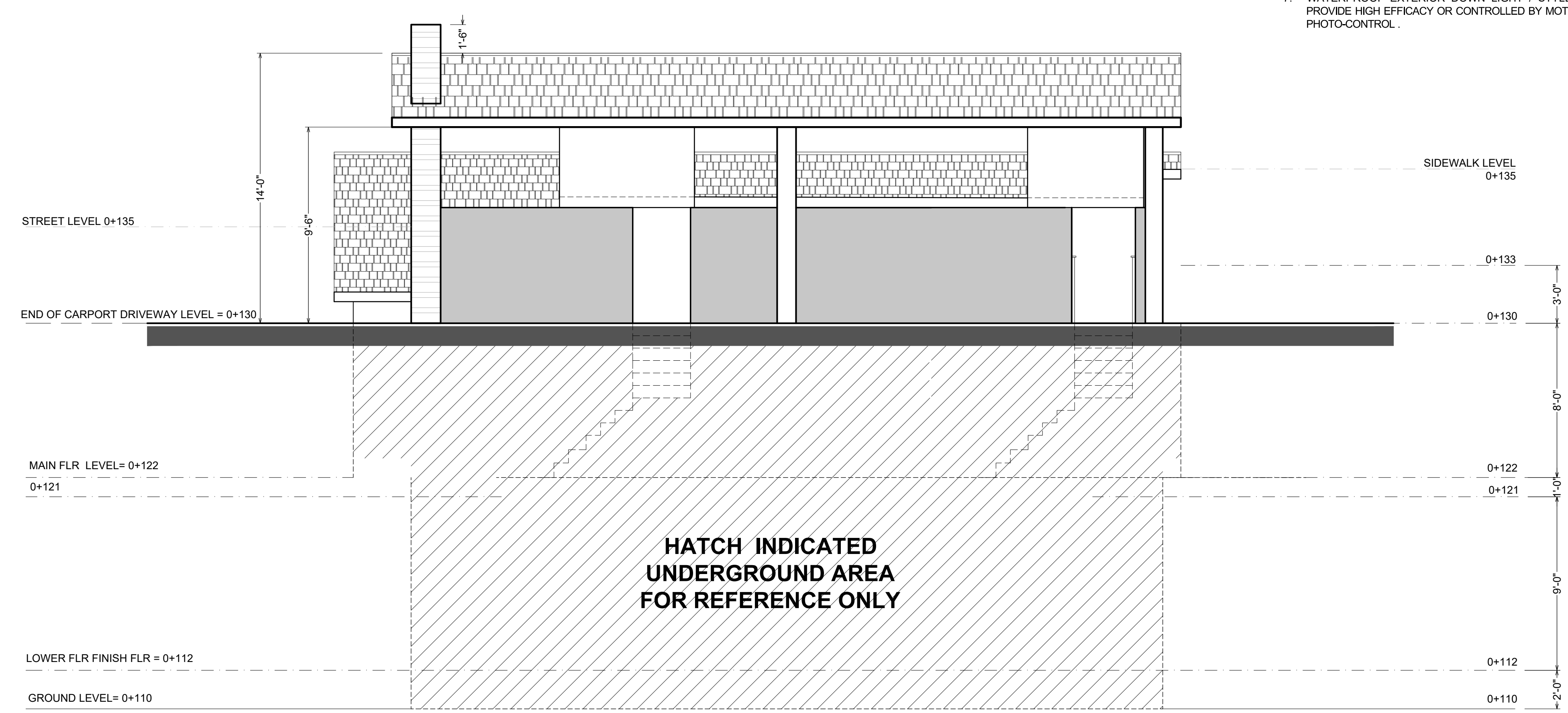
**Main Entry Upper Floor Awing**

- METAL STRUCTURE SUPPORT W/ STEEL CABLE TO WALL PAINTED WITH ACCENT COLOR MATCH WITH FASCIA BOARD COLOR ( REFER TO COLOR EXHIBIT)



**Wood Siding Wall**

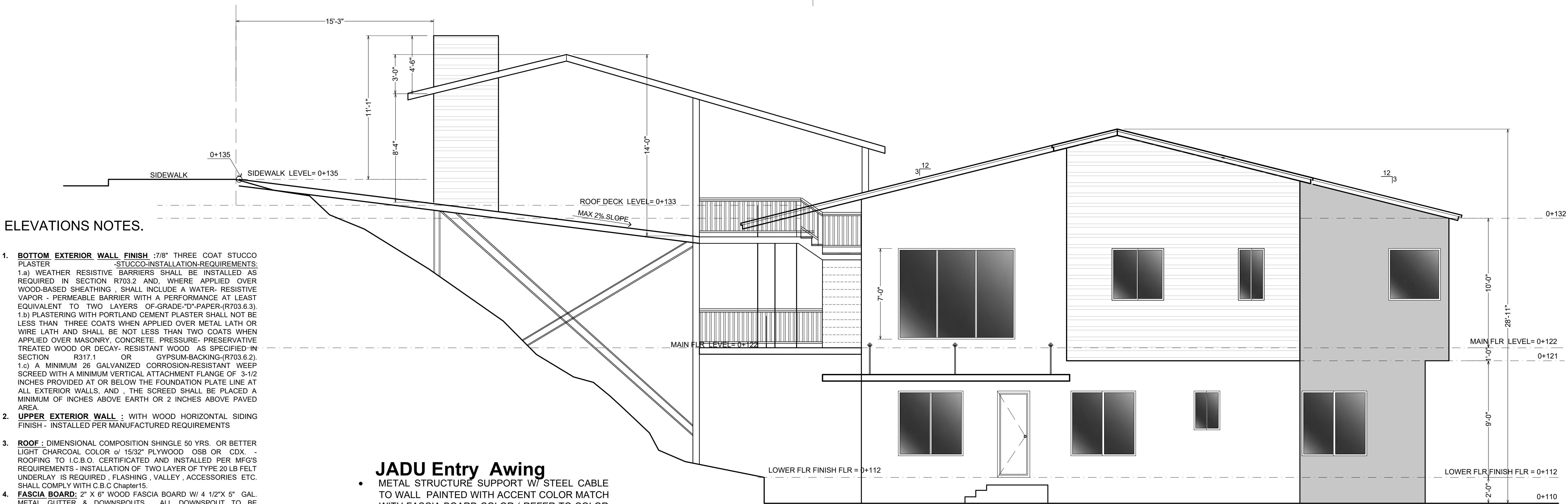
- DARK GREY COLOR (LEFT SIDE OF BUILDING ) PROVIDE HORIZONTAL WOOD SIDING -PAINT WITH WEATHERPROOF STAIN NATURAL COLOR



**FRONT ELEVATION**

SCALE 1/4"=1'0"





### ELEVATIONS NOTES.

- BOTTOM EXTERIOR WALL FINISH** :7/8" THREE COAT STUCCO PLASTER -STUCCO-INSTALLATION-REQUIREMENTS:  
1.a) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING , SHALL INCLUDE A WATER- RESISTIVE VAPOR - PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF-GRADE-"D"-PAPER-(R703.6.3).  
1.b) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE- PRESERVATIVE TREATED WOOD OR DECAY- RESISTANT WOOD AS SPECIFIED-IN SECTION R317.1 OR GYPSUM-BACKING-(R703.6.2).  
1.c) A MINIMUM 26 GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS, AND , THE SCREED SHALL BE PLACED A MINIMUM OF INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
- UPPER EXTERIOR WALL** : WITH WOOD HORIZONTAL SIDING FINISH - INSTALLED PER MANUFACTURED REQUIREMENTS
- ROOF** : DIMENSIONAL COMPOSITION SHINGLE 50 YRS. OR BETTER LIGHT CHARCOAL COLOR o/ 15/32" PLYWOOD OSB OR BDX. - ROOFING TO I.C.B.O. CERTIFICATED AND INSTALLED PER MFG'S REQUIREMENTS - INSTALLATION OF TWO LAYER OF TYPE 20 LB FELT UNDERLAY IS REQUIRED, FLASHING, VALLEY , ACCESSORIES ETC. SHALL COMPLY WITH C.B.C Chapter15.
- FASCIA BOARD**: 2" X 6" WOOD FASCIA BOARD W/ 4 1/2"X 5" GAL. METAL GUTTER & DOWNSPOUTS , ALL DOWNSPOUT TO BE DISCHARGE DIRECTLY TO LANDSCAPE AREAS OR TERMINATING IN PIPED DRAINAGE SYSTEM - PAINT FASCIA & GUTTER TRIM WITH ACCENT COLOR.
- ALL WINDOWS & GLASS DOOR**: WINDOWS DOUBLE GLASS PANEL - VINYL & TEMPERATE GLAZING FOR BATHROOM WINDOWS & SLIDING GLASS DOORS - AND WINDOWS LESS TO 18" TO FINISH FLOOR LEVEL AND LESS OF 24" OF ANY CORNER WALL SHALL BE TEMPERATE GLAZING.
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### JADU Entry Awing

- METAL STRUCTURE SUPPORT W/ STEEL CABLE TO WALL PAINTED WITH ACCENT COLOR MATCH WITH FASCIA BOARD COLOR ( REFER TO COLOR EXHIBIT)



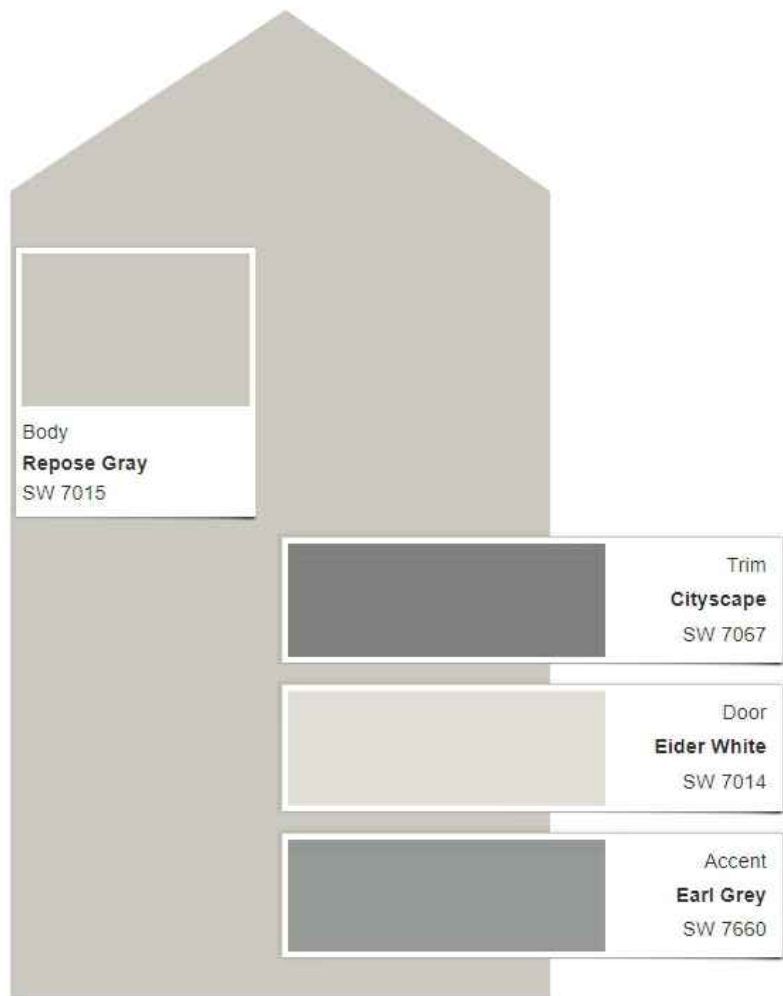
### Wood Siding Wall

- DARK GREY COLOR (LEFT SIZE OF BUILDING ) PROVIDE HORIZONTAL WOOD SIDING -PAINT WITH WEATHERPROOF STAIN NATURAL COLOR



### Roof Material

- DARK GREY COLOR COMPOSITION SHINGLE 50 YRS

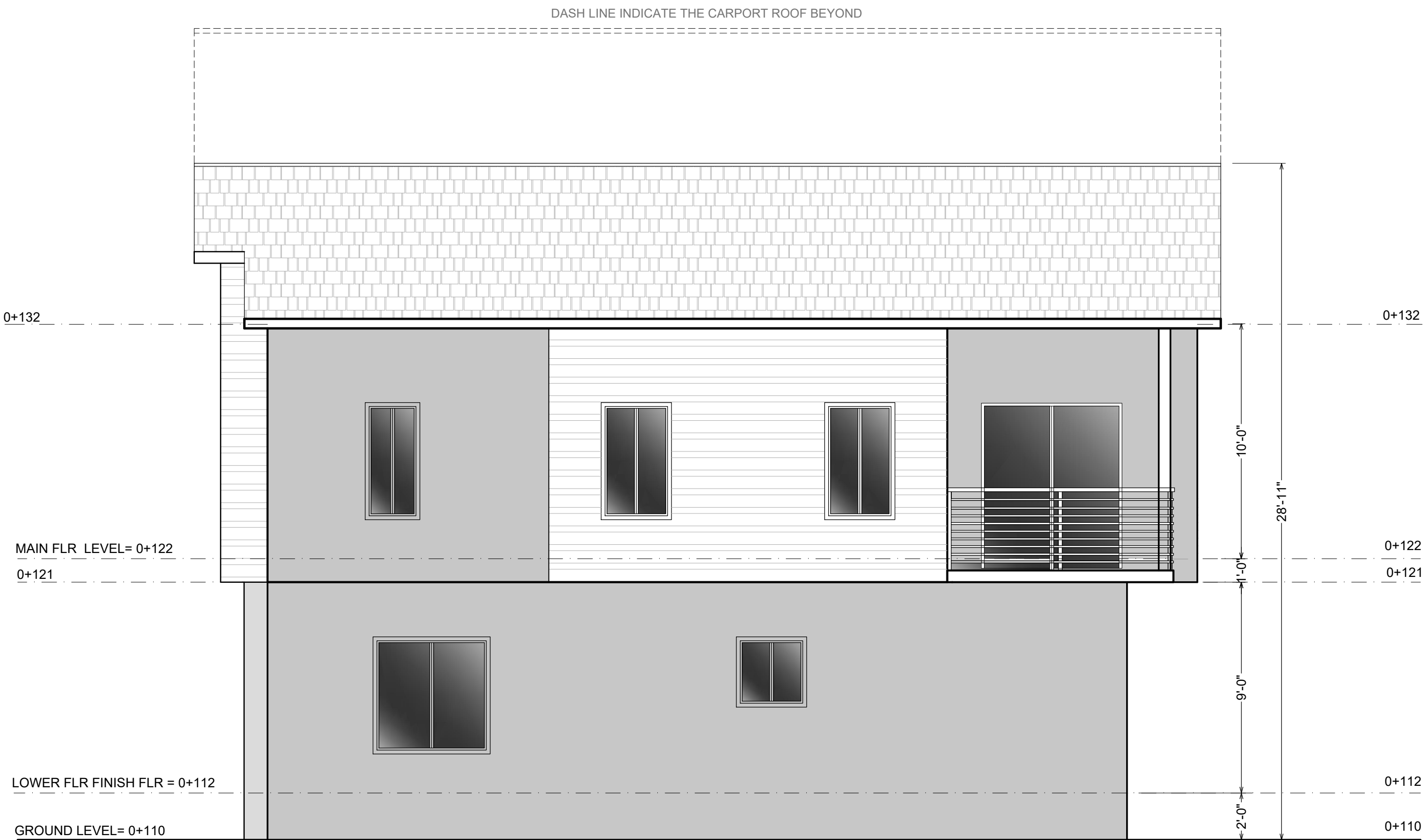


### Color Sample

- ALL EXTERIOR WALLS SMOOTH STUCCO FINISHED WITH:  
1. BODY OF BUILDING WALLS REPOSE GREY ( SW7015) SHERWIN WILLIAMS COLOR ).
- ALL WOOD SIDING AND TRIMS WITH CITYSCAPE (SW 7067 -SHERWIN WILLIAMS COLOR).
- FASCIA BOARD, GUTTER & DOWNSPOUT PAINTED CITY SCAPE (SW 7067-SHERWIN WILLIAMS COLOR).
- ALL DOORS DOOR PAINTED W/ EIDER WHITE (SW 7014 -SHERWIN WILLIAMS COLOR).

### LEFT ELEVATION

SCALE 1/4"=1'0"



### REAR ELEVATION

SCALE 1/4"=1'0"





*Rinfa 15*

ROBERTO PENA

Carls Adams

April 2024  
San Pablo , California

## ADAM'S FAMILY RESIDENCE

PROJECT LOCATION:

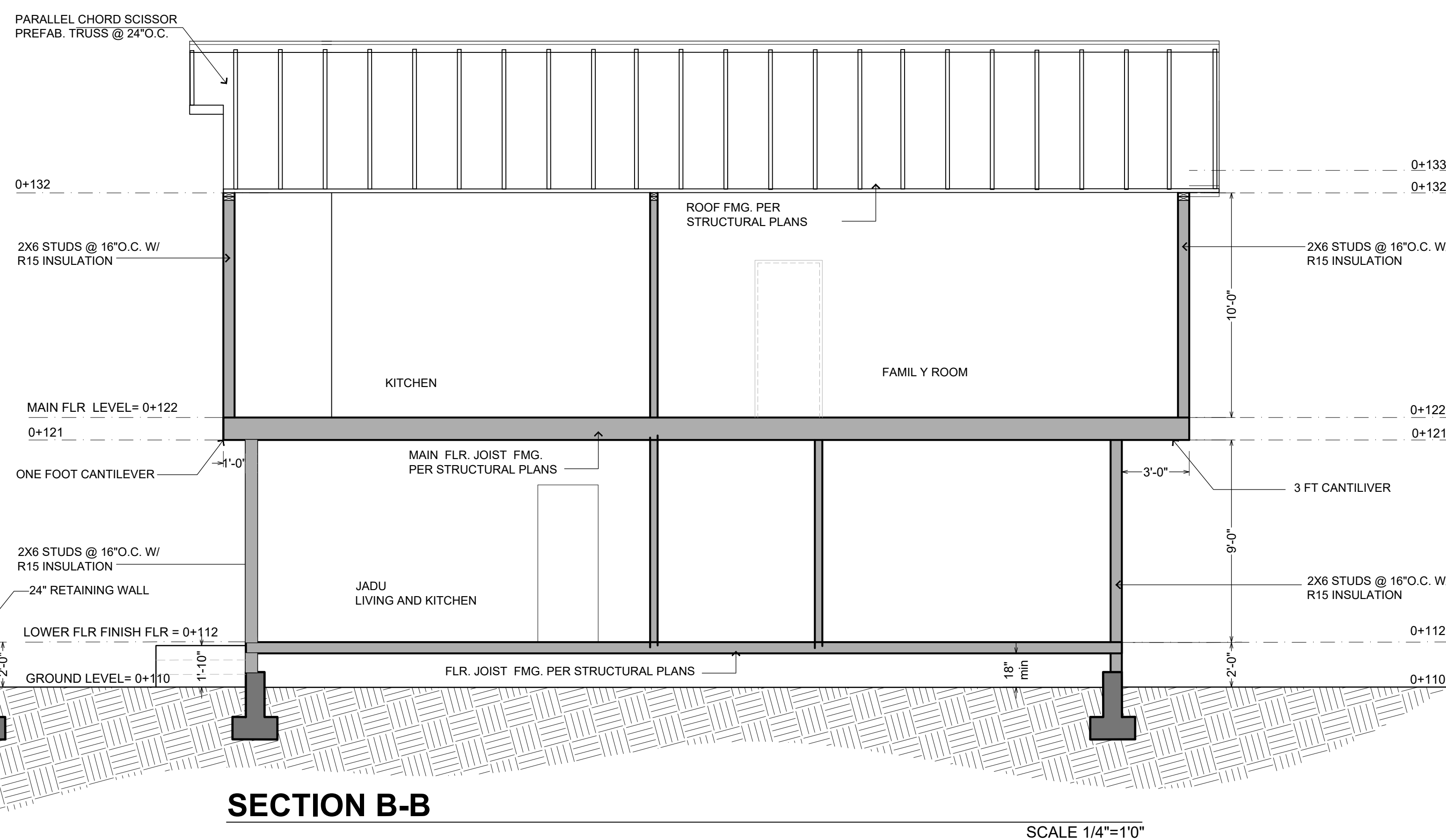
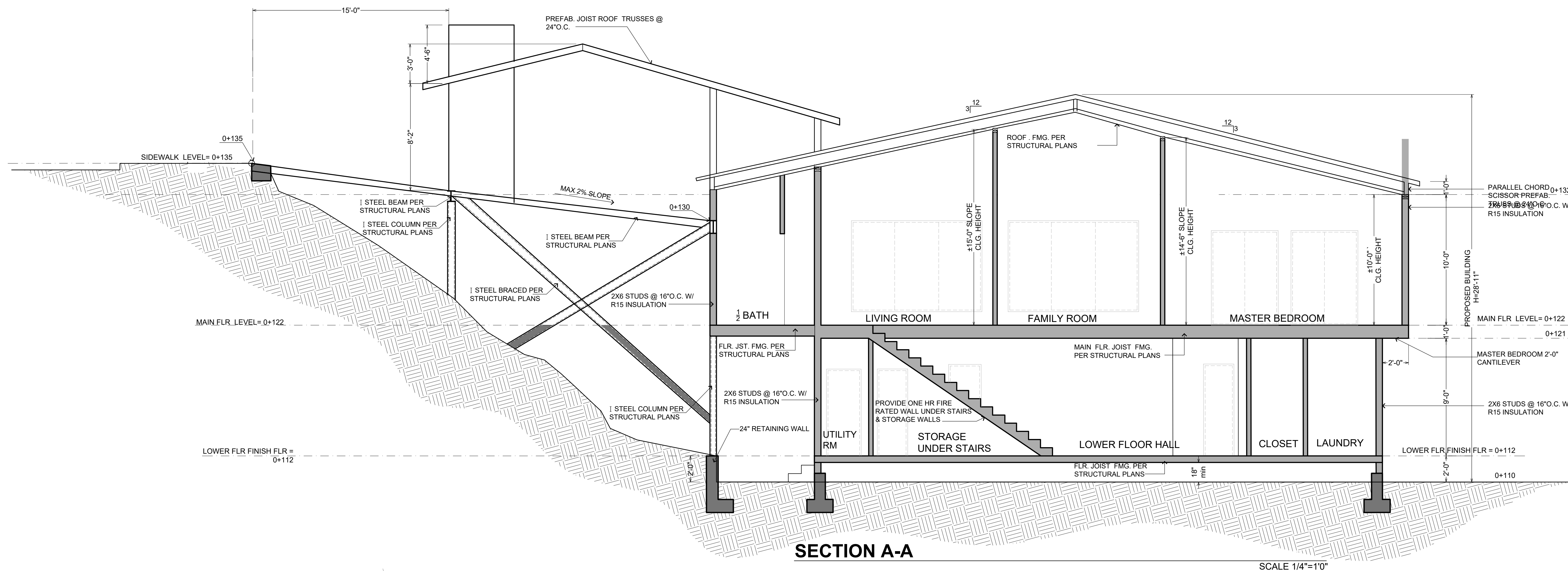
APN: 403-152-00- San Pablo ,Contra Costa County , Ca.

- As Built Plans

	11-23-22	Planning Set
	01-31-23	Planning Set
	04-24-24	Planning Set

Project #	20210927
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## A7.0



**r a n p e l**  
Roberto Antonio Pena Lopez

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Project #	20210927
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## A7.0



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# TREES, BUGS, DIRT

LANDSCAPE CONSULTING & TRAINING

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## DRAFT 2 - ARBORIST REPORT

2754 Limerick Road, *unincorporated* San Pablo CA

November 14, 2022



Prepared For: Carl Adams  
6333 Jerilynn Ave.  
Richmond CA 94806

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## SUMMARY

I located thirty seven (37) protected trees on and directly adjacent to the site, which is a sloping property that has groves of trees concentrated along the perimeter, with an open area in the middle. The trees evaluated are protected in Contra Costa County. Coast live oak (*Quercus agrifolia*) is the main species on site. Trunk diameters range from 7.5 to 90 inches, averaging 19.1 inches. Health ranges from poor to good, averaging fair-poor. Structure ranges from very poor to fair, averaging poor. Form ranges from very poor to good, averaging fair. Trunk distances from construction range from 0 to 72 feet, averaging 41 feet. Direct construction impacts are minor for most trees & may not be measurable or visible, however one will not survive, and others will have reduced light & water, increased heat, water, increased heat, and possible root loss. Consequences include loss of one tree (#474), decline of one tree (#473), reduced health, and slower growth rate of others. To minimize negative impacts I recommend installing and maintaining tree protection fence as an enclosed, interconnected tree protection zone (TPZ), prohibiting access to the TPZ including foot & vehicle traffic, no storage of materials or clean outs within TPZ. I am also recommending the removal of two trees with poor structures and form (#487 & #488) that are leaning towards the building. To improve tree health prior to construction I recommend that soil be removed from tree trunks (root crown excavation), along with any ivy growing up the trees.

## INTRODUCTION

### ASSIGNMENT

I was hired by Carl Adams (Client), to measure, map, tag, digitally image, inventory & evaluate trees at 2754 Limerick Road in unincorporated San Pablo, CA, and to provide an Arborist Report that includes a summary of my observations, a tree location map, and other relevant information. Trees within the area to be developed, and those likely to be impacted by construction are evaluated in this report.

### LIMITS OF ASSIGNMENT

- Trees not evaluated below ground or aerially, or invasive or destructive methods used to assess health.
- Negative impact assessment based on site plan with building area diagram.
- Tree trunks locations estimated visually in the field.
- Several trees located offsite, far from proposed construction were not evaluated.

### PURPOSE AND USE

This report is intended to provide information for the Client and Contra Costa County as part of a development permit process.

### BACKGROUND

The Contra Costa County Code, Chapter 816-6, Tree Protection & Preservation Ordinance protects single trunk trees on undeveloped properties that are 6.5 inches in diameter and greater, and requires permitting for their removal or alteration. Multiple trunk trees that are 12.7 inches (cumulatively) in diameter are also protected on undeveloped sites, along with trees in groves of four or more trees of any size. The site is considered undeveloped, but is bounded by properties that are considered developed, with trees on them that overhang the site and may be affected by proposed development.



## OBSERVATIONS

### LOCATION

2754 Limerick Road, San Pablo, CA, unincorporated Contra Costa County.

### SETTING

The site slopes steeply downhill below Doyle Road and a school property. It also adjoins single family dwellings on two other sides. A recently built set of temporary wooden stairs and access track built on piers extends below Doyle Dr. in one corner of the site. Dense groves of trees, shrubs, and tall reeds line the property on three sides, with an large opening in the middle. Wooded areas are covered with English ivy (*Hedera helix*). There is a large patch of giant reed (*Arundo donax*) and scattered coyote brush (*Baccharis pilularis*), an toyon (*Heteromeles arbutifolia*), and willow (*Salix spp.*) shrubs. Soils on site are primarily mapped as cut and fill slopes, with some Diablo series, a well drained silty clay textured soil, with variable runoff qualities, slow permeability, and most roots in the top six inches. Altamont series soils is also mapped and is well drained, and clay textured, with most roots in the top seven inches.

### METHODS

On November 2, 2022 I met with the Client and walked the site, discussing proposed construction plans, and the history of the site & trees. Then Identified tree species, measured **trunk circumferences** at 4.5 feet above grade, tagged trunks, located trees visually on site maps, digitally imaged trees and assessed their **health, structural quality** and **form**. Trees with trunks not located on the site were not tagged or measures, but . their trunk diameters were estimated. I also measured and estimated distances from tree trunks and the closest property lines on site. In the office I assessed the impacts of construction on trees based on the proposed building outline, tree location, and species tolerances of construction. Recommendations are provided for preservation and removal.

### Documents & References used:

- Adam's Family Residence, Site Plan, Building Area Diagram, 9/22/22, Ranpel Designs
- US Soil Survey, Standard Soil Series Descriptions, Oregon State University
- Contra Costa County Code, Chapter 816-6, Tree Protection & Preservation Ordinance
- ANSI A300 (Part 5) - 2019 Management of Trees & Shrubs During Site Planning, Site Development, and Construction, Tree Care Industry Association
- Best Management Practices Managing Trees During Construction, 2008, Smite & Smiley, International Society of Arboriculture (ISA)
- Trees and Development, 1998, Matheny & Clark, ISA

### Measurements & Calculations

- Trunk circumferences measured at 4.5 feet above grade, unless otherwise noted due to access problems
- Multiple trunks are combined and reported as (cumulative) diameter
- Trunk circumferences are divided by 3.14 to calculate diameter, and rounded off to one significant digit
- Distances from property lines are estimated and measured
- Driplines in four cardinal directions (north, south, east, west) are estimated and measured

### Health Structure & Form Evaluation Standards

- +numerical rating; zero (dead), one (very poor), two (poor), three (fair), four (good), five (excellent)
- + form assessed by rating specimens on their deviance from the norm for the species in this region, visual qualities such as attractiveness, and engineering functions such as screening, shading and creating views
- +qualitative descriptions and items assessed for health & structure include
  - rooting zone - bare, mulched, limited space, weeds, competing vegetation, moisture, debris
  - root crown region (trunk & root junction) - buried, clear, pests, diseases, wet, wounds, cavities
  - trunk - taper, lack of taper, wounds, lean, growth cracks, stress cracks, pests, diseases, wounds
  - scaffold (major) branches - taper, distribution branches, strength of branch connections, wounds, pests
  - smaller branches - distribution, size, amount, strength of connections, pests, diseases
  - twigs - annual growth, color, size, distribution, dead/live
  - foliage - color, size, distribution, pests, diseases, leaf fall

DATA - See Appendix A for complete data set

### NUMBER OF TREES

- 37 trees evaluated
  - 33 with trunks on site
  - 4 with trunks off site

### SPECIES

3 different species of trees were identified and are distributed as follows:

Name	Genus species	#
silver maple	<i>Acer saccharinum</i>	1
coast live oak	<i>Quercus agrifolia</i>	34
red willow	<i>Salix laevigata</i>	2
	<b>TOTAL</b>	<b>37</b>

### SIZE

Trunk diameters range from 7.5 to 90 inches, averaging 19.1 inches.

### HEALTH, STRUCTURE, AND FORM

- Health ranges from poor to good, averaging fair
- Structure ranges from very poor to fair, averaging poor
- Form ranges from very poor to good, averaging poor

### PROTECTED STATUS

- All trees evaluated are protected

## **ANALYSIS**

*SEE APPENDIX B FOR FULL DATA SET*

### **TRUNK DISTANCES FROM BUILDING OUTLINE**

Trunk distances range from 0 to 72 feet, averaging 41 feet.

### **DIRECT CONSTRUCTION IMPACTS**

These are projected damages based on trunk locations relative to proposed building.

- loss (1)
- reduced water (1)
- reduced water with possible root loss (1)
- reduced light & increased heat (2)
- reduced light & water, increased heat (2)
- no impacts (6)
- reduced water, increased heat (8)
- reduced light (16)

### **CONSEQUENCES OF CONSTRUCTION IMPACTS**

These are the result of above noted damages, tree health, and species tolerances of construction.

- loss (1)
- reduced health (1)
- decline (3)
- none (8)
- reduced growth rate (24)

### **RECOMMENDATIONS - See Appendix B, C, D & E for details**

#### **REMOVE**

- #473 coast live oak, 27.1" diameter, due to poor health, structure form, and proximity to construction
- #474 coast live oak, 12.7" diameter; due to proposed construction, given the tree's location - a parking area is proposed in its location
- #487 red willow in fair health, with poor structure (severe lean) and form, 26 feet from building
- #488 coast live oak in poor health, with poor structure and form, 27 feet from building

#### **PRESERVE & PROTECT ALL OTHER TREES**

#### **ESTABLISH & INSTALL FENCING OUTSIDE OF TREE PROTECTION ZONES & FENCE**

A tree protection zone is recommended for each tree to be preserved. Inside the fenced zone no foot, vehicle, storage, or any other intrusion is allowed during all construction phases.

#### **REMOVE IVY & SOIL FROM TRUNKS & ROOT CROWNS OF ALL TREES TO BE PRESERVED**

## APPENDIX A - DATA

tag or tree #	locale	name	Genus species	circumference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
473	lower slope, below Doyle	coast live oak	<i>Quercus agrifolia</i>	50,35	27.1	7	9,25,12,6	poor	poor	poor	suppressed, very steep slope, stairs near trunk, unbalanced, multi trunk
474	lower slope below Doyle	coast live oak	<i>Quercus agrifolia</i>	40	12.7	35	12,20,12,12	fair	poor	poor	very steep slope, ivy up root crown, root crown buried, trunk leaning up & corrected
475	lower fence, edge	coast live oak	<i>Quercus agrifolia</i>	25	8.0	12	1,5,7,5	fair	poor	poor	edge of grove, minimal taper, low branches, ivy at root crown & trunk
476	next to 475	coast live oak	<i>Quercus agrifolia</i>	24	7.6	12	5,9,6,7	fair	poor	poor	interior grove, codominant scaffolds with included bark
477	next to 476	coast live oak	<i>Quercus agrifolia</i>	23.5	7.5	15	9,1,5,3	poor	poor	poor	suppressed, leaning trunk, codominant scaffolds with included bark
478	next to 477	coast live oak	<i>Quercus agrifolia</i>	23.5	7.5	16	3,4,9,1	poor	poor	poor	suppressed, leaning trunk, codominant scaffolds with included bark
479	next to 478, edge	coast live oak	<i>Quercus agrifolia</i>	39.5	12.6	16	4,9,12,0	fair	poor	poor	edge of grove, leaning trunk, codominant scaffolds with included bark, ivy at root crown

tag or tree #	locale	name	Genus species	circum- ference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
480	edge	coast live oak	<i>Quercus agrifolia</i>	26,16,56	31.2	18	25,20,2 5,9	poor	fair	fair	edge of grove, leaf & twig dieback, 15' from storm drain inlet, root crown buried, trunk attacked by boring insects, leaning, trunk & scaffolds codominant with included bark, crown thin; leaf & twig disease
481	near fence	coast live oak	<i>Quercus agrifolia</i>	29,21.5	16.1	11	7,18,7, 6	poor	poor	poor	5 feet from storm drain cover, interior suppressed, unbalanced, recent trunk wound, root crown buried, ivy at root crown, branches over neighbors fence
482	next to fence, ? neighbors	coast live oak	<i>Quercus agrifolia</i>	42.5	13.5	1.5	5,15,7, 18	fair	poor	fair	ivy up trunk, root crown buried, trunk leaning downhill, branches over neighbors fence, one sided unbalanced



tag or tree #	locale	name	Genus species	circum- ference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
483	toe of slope near school property	coast live oak	<i>Quercus agrifolia</i>	43,47	28.7	8	35,30,3 0,30	good	fair	good	edge of grove, 1/2 rooting zone with netting, root crown 1/2 buried, trunk codominant with included bark
484	toe of slope near school property	coast live oak	<i>Quercus agrifolia</i>	31,26	18.2	23	9,12,15 ,15	good	fair	fair	edge, suppressed, codominant trunks with included bark
485	toe of slope near school property	coast live oak	<i>Quercus agrifolia</i>	40.5	12.9	25	20,18,3 ,20	fair	fair	fair	edge suppressed, root crown buried, one sided
486	edge of slope	coast live oak	<i>Quercus agrifolia</i>	103,73,54	73.2	22	35,35,3 5,35	good	fair	good	dominant tree, root crown partially buried upslope, multi trunk with included bark
487	below 486	red willow	<i>Salix laevigata</i>	31.5	10.0	37	0,18,0, 25	fair	poor	poor	suppressed, one sided, no trunk taper
488	below 486	coast live oak	<i>Quercus agrifolia</i>	23.5	7.5	33	0,8,0,9	poor	poor	poor	suppressed, trunk leaning downhill, unbalanced, no trunk taper
489	above 486	coast live oak	<i>Quercus agrifolia</i>	39.5	12.6	10	30,0,0, 0	fair	very poor	poor	severe lean uphill, root crown buried

tag or tree #	locale	name	Genus species	circum- ference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
490	above 486	coast live oak	<i>Quercus agrifolia</i>	27	8.6	5	30,0,0, 0	poor	poor	poor	uphill lean, suppressed, unbalanced, root crown buried
491	above 486	coast live oak	<i>Quercus agrifolia</i>	44	14.0	0	25,0,0, 0	fair	poor	poor	uphill lean, suppressed, unbalanced, root crown buried
492	side of 486 upslope	coast live oak	<i>Quercus agrifolia</i>	38.5	12.3	32	9,12,15 ,0	poor	poor	poor	suppressed, root crown buried, codominant trunks with included bark
493	mid slope below school	coast live oak	<i>Quercus agrifolia</i>	34.5	11.0	4	18,0,0, 0	poor	poor	poor	suppressed leaning uphill, root crown buried, ivy up trunk
494	mid slope below school	coast live oak	<i>Quercus agrifolia</i>	48	15.3	12	20,9,7, 15	fair	fair	fair	interior grove, codominant scaffolds with included bark , root crown partially buried
495	near toe of slope	red willow	<i>Salix laevigata</i>	40	12.7	15	9,15,18 ,12	poor	very poor	poor	interior grove no trunk taper, ivy dominated
496	above willow, mid slope	coast live oak	<i>Quercus agrifolia</i>	26.5,53	25.3	12	20,30,2 5,15	fair	fair	fair	root crown buried, ivy up trunk

tag or tree #	locale	name	Genus species	circum- ference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
497	near toe of slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	59	18.8	40	20,6,3, 25	fair	poor	fair	root crown buried, trunk leaning downhill, codominant scaffolds with included bark, one sided
498	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	39	12.4	40	0,0,0,2 5	poor	very poor	very poor	suppressed, severe lean downhill, eroding slope
499	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	45	14.3	35	25,0,0, 35	fair	poor	poor	suppressed, root crown buried, very steep eroding slope, unbalanced , ivy up trunk
500	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	35,53	28.0	30	25,30,2 5,20	fair	poor	poor	stump sprout, root crown buried, ivy up trunk unbalanced, very steep slope
501	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	26	8.3	25	15,0,0, 0	poor	very poor	very poor	suppressed, trunk leaning downhill on very steep eroding slope, root crown buried
502	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	49	15.6	20	20,20,2 0,30	fair	poor	fair	interior grove some trunk taper, ivy dominated, very steep slope eroding, root crown buried codominant with 503

tag or tree #	locale	name	Genus species	circum- ference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
503	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	48	15.3	18	3,20,20 ,5	fair	fair	fair	edge grove codominant with 502, root crown buried, very steep slope, ivy up trunk
504	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	28.5	9.1	38	20,0,0, 0	poor	very poor	very poor	eroding steep slope, root crown buried, stump leaning downhill severely, top crown only
505	on slope below Dolan	coast live oak	<i>Quercus agrifolia</i>	32	10.2	33	0,15,12 ,0	fair	poor	poor	edge grove, steep eroding slope, root crown buried, unbalanced
A	neighbor, top of slope, near Doyle	coast live oak	<i>Quercus agrifolia</i>	25.1, 12.6, 18.8	18.0	15	15,20,1 5,20	fair	fair	fair	edge, grove tree, very steep slope, upper root crown buried
B	neighbor, near toe of slope, below Doyle	coast live oak	<i>Quercus agrifolia</i>	81.6	26.0	5	25,20,1 5,25	fair	fair	fair	multi trunk with included bark, torn branch, trunk leaning downhill, unbalanced

tag or tree #	locale	name	Genus species	circum- ference(s) inches	cumulative diameter (inches)	distance from property line (feet)	dripline (feet)	health	structure	form	notes
C	neighbor, below fence	silver maple	<i>Acer saccharin um</i>	78.5, 78.5, 125.6	90.0	10	25,35,3 5,25	poor	fair	good	steep slope below fence, root crown buried, multiple trunks with included bark, cavities on trunk, scaffolds & smaller branches, sparse growth, stunted growth, top dieback
D	next to fence, neighbor below property	coast live oak	<i>Quercus agrifolia</i>	103.62	33.0	1	30,30,3 0,35	fair	fair	good	below lower corner neighbors fence, live tops & ends, interior shaded dieback, large hazardous deadwood over neighbors structure



## APPENDIX B - PRELIMINARY CONSTRUCTION IMPACTS

tag or tree #	name	cumulative diameter (inches)	dripline (feet)	health	closest item	distance from bldg. (feet)	direct impacts	consequences
473	coast live oak	27.1	9,25,12 ,6	poor	parking	11	reduced water, increased heat	decline
474	coast live oak	12.7	12,20,1 2,12	fair	parking	0	loss	loss
475	coast live oak	8.0	1,5,7,5	fair	building	17	reduced water, increased heat	reduced health
476	coast live oak	7.6	5,9,6,7	fair	building	21	reduced water, increased heat	slower growth rate
477	coast live oak	7.5	9,1,5,3	poor	building	20	reduced water, increased heat	slower growth rate
478	coast live oak	7.5	3,4,9,1	poor	building	21	reduced water, increased heath	slower growth rate
479	coast live oak	12.6	4,9,12, 0	fair	building	22	reduced water, increased heat	slower growth rate
480	coast live oak	31.2	25,20,2 5,9	poor	building	28	none	none
481	coast live oak	16.1	7,18,7, 6	poor	building	37	none	none
482	coast live oak	13.5	5,15,7, 18	fair	building	49	none	none
483	coast live oak	28.7	35,30,3 0,30	good	building	55	none	none
484	coast live oak	18.2	9,12,15 ,15	good	building	35	none	none
485	coast live oak	12.9	20,18,3 ,20	fair	building	29	none	none
486	coast live oak	73.2	35,35,3 5,35	good	building	34	reduced light & water, increased heat	slower growth rate

tag or tree #	name	cumulative diameter (inches)	dripline (feet)	health	closest item	distance from bldg. (feet)	direct impacts	consequences
487	red willow	10.0	0,18,0,25	fair	building	26	reduced water, increased heat	decline
488	coast live oak	7.5	0,8,0,9	poor	building	33	reduced water, increased heat	decline
489	coast live oak	12.6	30,0,0,0	fair	building	46	reduced light	slower growth rate
490	coast live oak	8.6	30,0,0,0	poor	building	51	reduced light	slower growth rate
491	coast live oak	14.0	25,0,0,0	fair	building	57	reduced light	slower growth rate
492	coast live oak	12.3	9,12,15,0	poor	building	43	reduced light	slower growth rate
493	coast live oak	11.0	18,0,0,0	poor	building	51	reduced light	slower growth rate
494	coast live oak	15.3	20,9,7,15	fair	building	41	reduced light	slower growth rate
495	red willow	12.7	9,15,18,12	poor	building	56	reduced light	slower growth rate
496	coast live oak	25.3	20,30,25,15	fair	building	70	reduced light	slower growth rate
497	coast live oak	18.8	20,6,3,25	fair	parking	36	reduced light & water, increased heat	slower growth rate
498	coast live oak	12.4	0,0,0,25	poor	parking	54	reduced light	slower growth rate
499	coast live oak	14.3	25,0,0,35	fair	parking	59	reduced light	slower growth rate
500	coast live oak	28.0	25,30,25,20	fair	parking	62	reduced light	slower growth rate

<b>tag or tree #</b>	<b>name</b>	<b>cumulative diameter (inches)</b>	<b>dripline (feet)</b>	<b>health</b>	<b>closest item</b>	<b>distance from bldg. (feet)</b>	<b>direct impacts</b>	<b>consequences</b>
<b>501</b>	coast live oak	8.3	15,0,0, 0	poor	parking	62	reduced light	slower growth rate
<b>502</b>	coast live oak	15.6	20,20,2 0,30	fair	parking	69	reduced light	slower growth rate
<b>503</b>	coast live oak	15.3	3,20,20 ,5	fair	parking	69	reduced light	slower growth rate
<b>504</b>	coast live oak	9.1	20,0,0, 0	poor	parking	72	reduced light	slower growth rate
<b>505</b>	coast live oak	10.2	0,15,12 ,0	fair	parking	37	reduced light	slower growth rate
<b>A</b>	coast live oak	18.0	15,20,1 5,20	fair	parking	6	increased heath, reduced water	slower growth rate
<b>B</b>	coast live oak	26.0	25,20,1 5,25	fair	parking	26	increased heath, reduced water	slower growth rate
<b>C</b>	silver maple	90.0	25,35,3 5,25	poor	deck	24	reduced water, possible root reduction	none
<b>D</b>	coast live oak	33.0	30,30,3 0,35	fair	building	58	reduced water	none

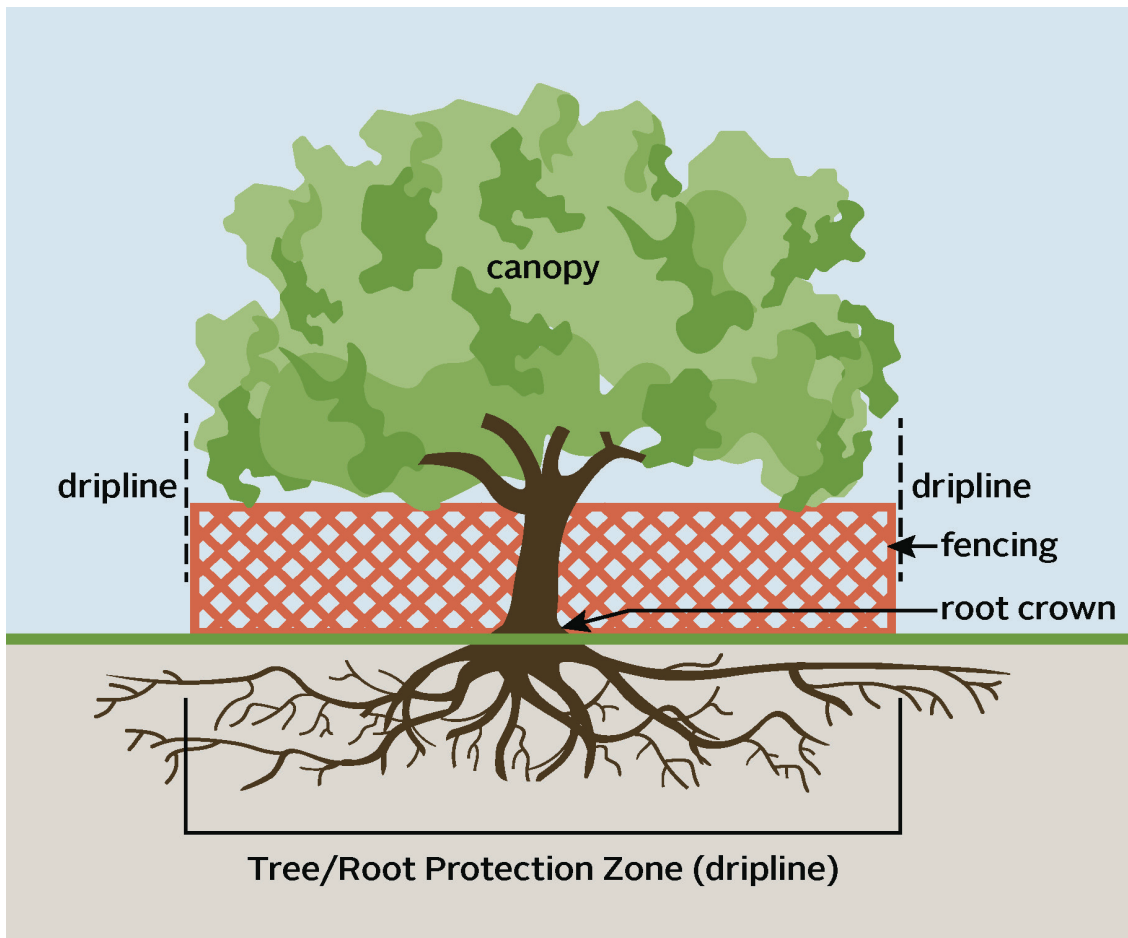
## APPENDIX C - TREE PROTECTION ZONE (TPZ) DETAIL FOR OUTSIDE OF DRIPLINES

### Permitted Within TPZ

- Mulching – should be used during construction to protect the soil from compaction, conserve soil moisture, and moderate soil temperature. Spread wood chips to a depth of 4 (four) inches, leaving the trunk clear of mulch.
- Irrigation, aeration, or other beneficial practices that have been specifically approved for use by the Project Consulting Arborist

### Prohibited Within TPZ

- Storage of construction materials, debris, or excavated material.
- Parking vehicles or equipment.
- Foot traffic.
- Erection of sheds or structures.
- Drainage changes or impoundment of water.
- Cutting tree roots by utility trenching, foundation digging, placement of curbs, trenches and other miscellaneous excavation or other digging.
- Soil disturbance, soil compaction or grade change.
- Washout activities





## APPENDIX D - ROOT CROWN EXCAVATION DETAIL

### 1. REMOVE SOIL & DEBRIS FROM CONTACT WITH TREE TRUNK

- One foot minimum clearance from trunk
- Stockpile cleared material outside of rooting zone
- Remove glass, cans, concrete, and other foreign material from rooting zone

### 2. CLEAR SOIL FROM TOPS OF BUTTRESS ROOTS

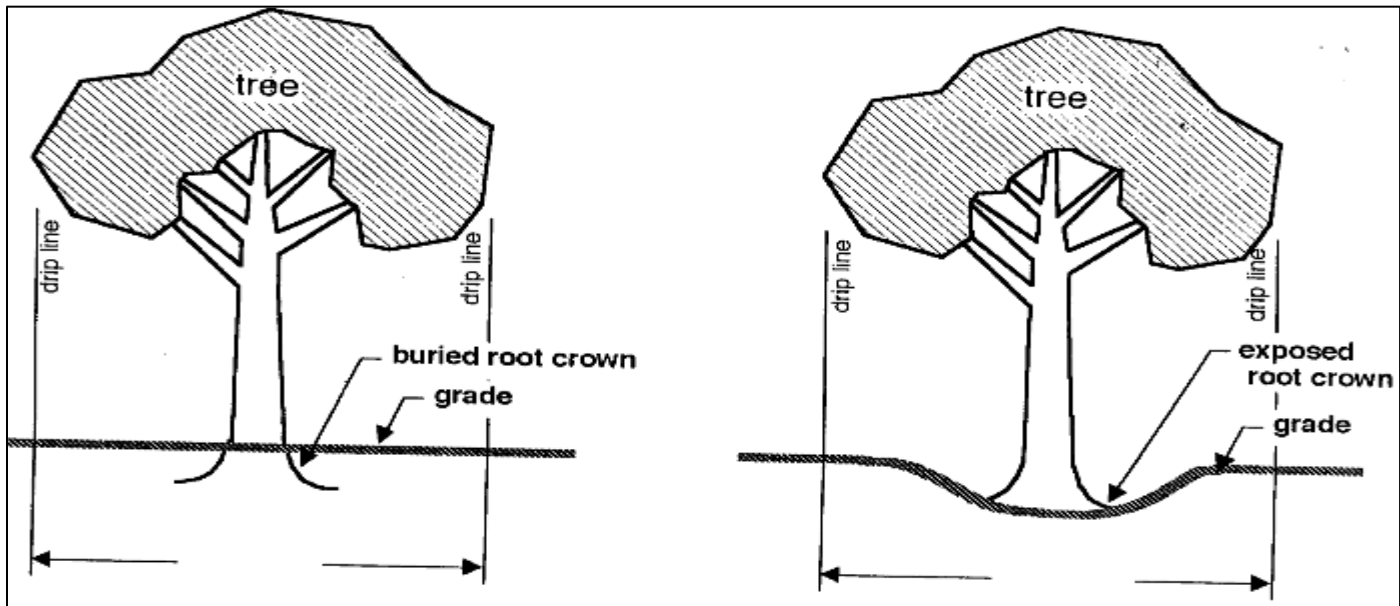
- Excavation within six (6) inches of trunk should be done with great care.
- Trunk should not be touched during the excavation.

### 3. WIDEN EXCAVATION AS NEEDED TO SUPPORT SOIL

- Expanding concentric circles of one-foot intervals should be the direction of excavation
- Height of excavated soil will be determined by slope, soil texture, soil moisture, and soil structure

### 3. CLEAR LOWER END (DOWNHILL) SIDE OF EXCAVATION FOR DRAINAGE

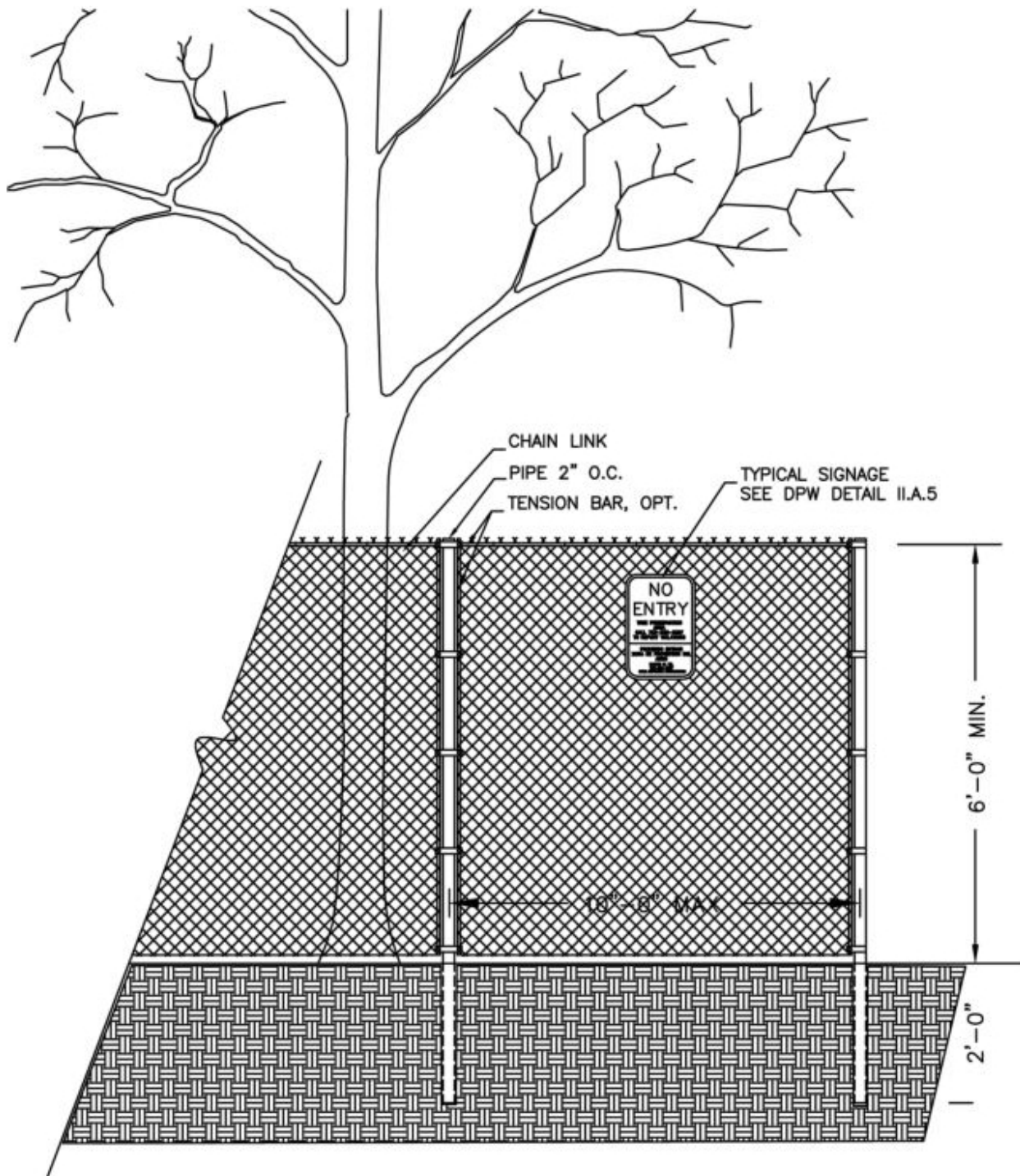
- Water (in the future) draining into temporary tree well should be directed away from tree trunk or through the well and out.



- Upslope trenches or downslope drainage swale construction may be necessary

## APPENDIX E - FENCING DETAIL

- Tree protection fence is required along the edge of all Tree Protection Zones, outside of tree driplines
- Orange vinyl construction fencing, snow fencing or other similar fencing should be at least 4 feet high and supported at a maximum of 10 foot intervals by metal T-posts or approved methods sufficient enough to keep the fence upright and in place. T-posts shall be a minimum of 2 feet in the ground. *Wooden stakes and rebar posts are not considered as an approved method sufficient enough to keep the fence upright and in place.*



## **APPENDIX F - GLOSSARY**

**dripline** - region underneath tree canopy

**form** - genetically determined appearance that includes spread, height & configuration

**health** - tree growth as expressed by foliage, twigs, branches & trunks including resistance to pests

**root crown** – region where trunk and root system meet, also called ‘buttress’ or ‘butt’

**rooting zone** – area where roots are likely to survive, beginning at the trunk and extending up to three times the radius of a tree’s dripline region

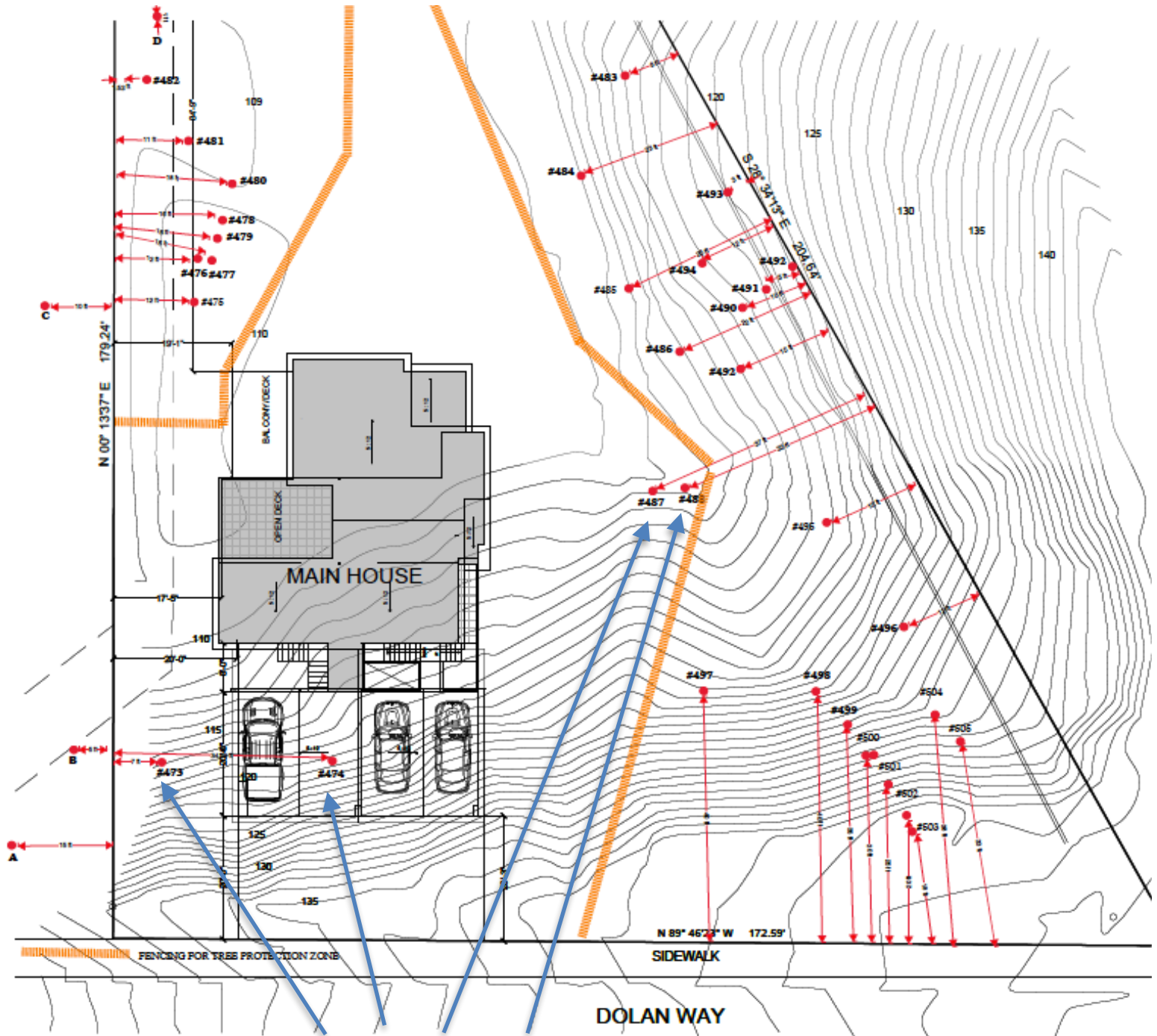
**scaffold** – large, structural branch

**structure** - physical and mechanical qualities of tree

**trunk circumference** – measurement of trunk, distance around

**trunk diameter** - trunk circumference divided by 3.14

**APPENDIX G - TREE LOCATION MAP WITH TREE PROTECTION ZONE FENCE OUTLINE**



**TREE #473, 474, 487 & 488 ARE PROPOSED FOR REMOVAL,  
THE REST OF THE TREES WILL BE PRESERVED WITHOUT ALTERATION**

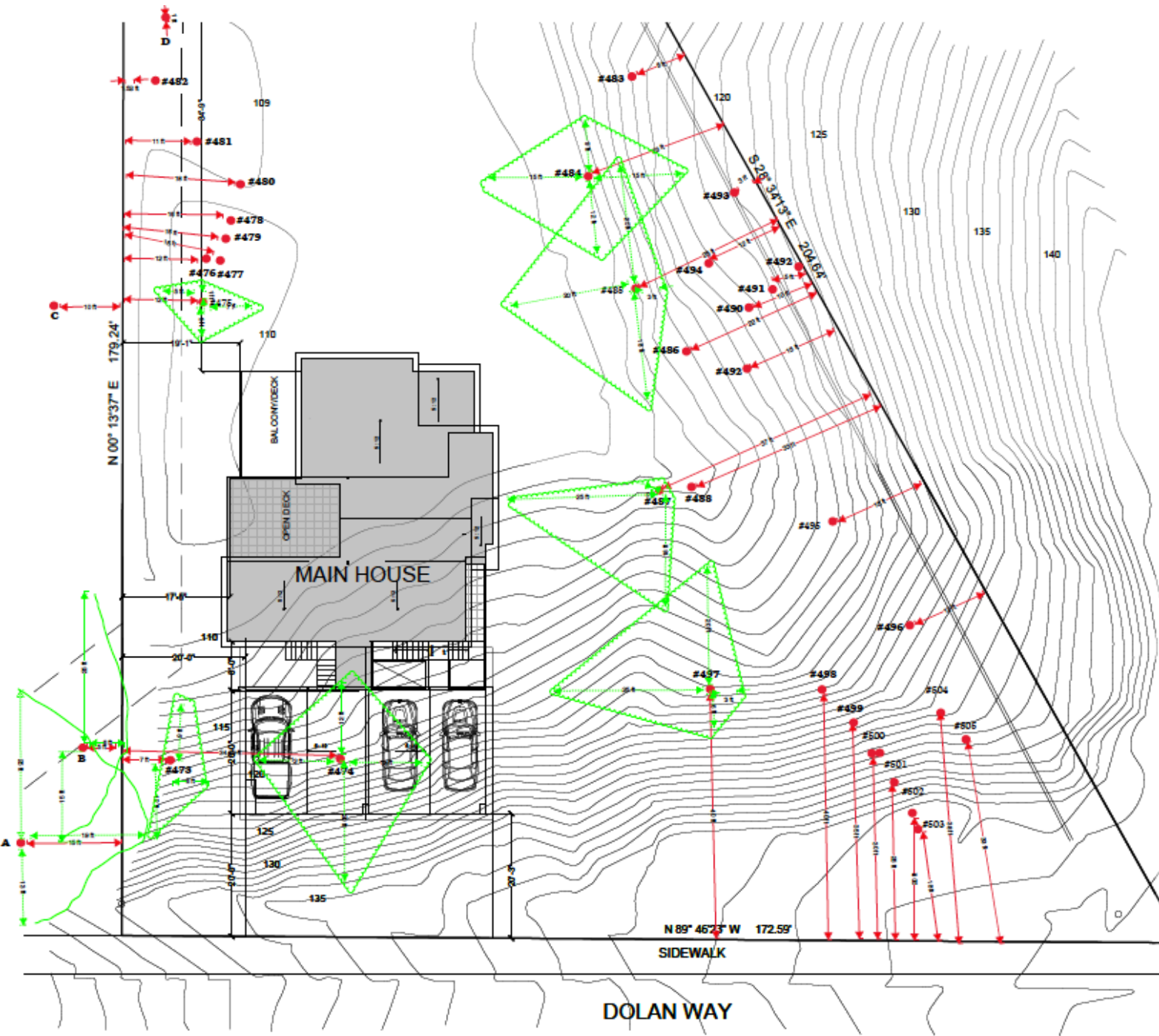
## APPENDIX H - TREE DISPOSITION TABLE

tag or tree#	name	circum- ference(s) inches	cumulative diameter (inches)	health	DISPOSITION
473	coast live oak	50,35	27.1	poor	REMOVED
474	coast live oak	40	12.7	fair	REMOVED
475	coast live oak	25	8.0	fair	NOT ALTERED OR OTHERWISE AFFECTED
476	coast live oak	24	7.6	fair	NOT ALTERED OR OTHERWISE AFFECTED
477	coast live oak	23.5	7.5	poor	NOT ALTERED OR OTHERWISE AFFECTED
478	coast live oak	23.5	7.5	poor	NOT ALTERED OR OTHERWISE AFFECTED
479	coast live oak	39.5	12.6	fair	NOT ALTERED OR OTHERWISE AFFECTED
480	coast live oak	26,16,56	31.2	poor	NOT ALTERED OR OTHERWISE AFFECTED
481	coast live oak	29,21.5	16.1	poor	NOT ALTERED OR OTHERWISE AFFECTED
482	coast live oak	42.5	13.5	fair	NOT ALTERED OR OTHERWISE AFFECTED
483	coast live oak	43,47	28.7	good	NOT ALTERED OR OTHERWISE AFFECTED
484	coast live oak	31,26	18.2	good	NOT ALTERED OR OTHERWISE AFFECTED
485	coast live oak	40.5	12.9	fair	NOT ALTERED OR OTHERWISE AFFECTED
486	coast live oak	103,73,54	73.2	good	NOT ALTERED OR OTHERWISE AFFECTED
487	red willow	31.5	10.0	fair	REMOVED
488	coast live oak	23.5	7.5	poor	REMOVED
489	coast live oak	39.5	12.6	fair	NOT ALTERED OR OTHERWISE AFFECTED
490	coast live oak	27	8.6	poor	NOT ALTERED OR OTHERWISE AFFECTED
491	coast live oak	44	14.0	fair	NOT ALTERED OR OTHERWISE AFFECTED
492	coast live oak	38.5	12.3	poor	NOT ALTERED OR OTHERWISE AFFECTED
493	coast live oak	34.5	11.0	poor	NOT ALTERED OR OTHERWISE AFFECTED
494	coast live oak	48	15.3	fair	NOT ALTERED OR OTHERWISE AFFECTED
495	red willow	40	12.7	poor	NOT ALTERED OR OTHERWISE AFFECTED
496	coast live oak	26.5,53	25.3	fair	NOT ALTERED OR OTHERWISE AFFECTED
497	coast live oak	59	18.8	fair	NOT ALTERED OR OTHERWISE AFFECTED



tag or tree#	name	circum- ference(s) inches	cumulative diameter (inches)	health	DISPOSITION
498	coast live oak	39	12.4	poor	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
499	coast live oak	45	14.3	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
500	coast live oak	35,53	28.0	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
501	coast live oak	26	8.3	poor	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
502	coast live oak	49	15.6	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
503	coast live oak	48	15.3	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
504	coast live oak	28.5	9.1	poor	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
505	coast live oak	32	10.2	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
A	coast live oak	25.1, 12.6, 18.8	18.0	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
B	coast live oak	81.6	26.0	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
C	silver maple	78.5, 78.5, 125.6	90.0	poor	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>
D	coast live oak	103.62	33.0	fair	<i>NOT ALTERED OR OTHERWISE AFFECTED</i>

APPENDIX I - TREE DRIPLINE OUTLINES NEAR BUILDING



## APPENDIX J - CERTIFICATE OF PERFORMANCE

I, Michael Baefsky certify:

- That I have reviewed the Contra Costa County Code, Chapter 186-6 Tree Protection & Preservation
- That I have evaluated the subject trees, and stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted professional practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I certify that I am Registered Consulting Arborist #456, a member of the American Society of Consulting Arborists, and am Certified Arborist & Qualified Risk Assessor #WE0222A, Agricultural Pest Control Advisor #074617, Qualified Applicator #99864, Licensed Landscape Contractor (inactive) #931410, and have been involved in the practice of Arboriculture, Integrated Pest Management, Plant Health Care and Ecological Soils Management, and the study of soils and horticulture for over thirty years.