



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP24-03037

File Date: 9/20/2024

Applicant:

Nathan Watkins Birch Architecture Studio, Inc.
548 Market St, #651436
San Francisco, CA 94104
nathan@birchark.com
(917) 501-6040

Property Owner:

Patricia Rezende
14 N Rancho Ct
El Sobrante, CA 94803
PatyiTBA012@gmail.com
(510) 932-9547

Project Description:

Applicant requests approval of a Development Plan for the construction of a new 3,500 SF building with 5 residential units. The scope includes the removal of at least 2 code-protected trees, a new driveway and sidewalk work.

Project Location: (Address: 0 APPIAN WAY, EL SOBRANTE, CA 94803), (APN: 425123028)

Additional APNs:

General Plan Designation(s): M-11	Zoning District(s): P-1
Flood Hazard Areas: AE/X	AP Fault Zone:
60-dBA Noise Control: Yes	MAC/TAC: El Sobrante
Sphere of Influence: Richmond	Fire District: CONSOLIDATED FIRE
Sanitary District: WEST CO WASTEWATER	Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPS039A	Final Development Plan Review/New - DCD	002606-9660-REV-000-5B039A 0.931	5000.00	5000.00
DPS039AP	Final Development Plan Review/New - PW	000651-9660-REV-000-6L039A 0.931	2000.00	2000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			7162.00	7162.00

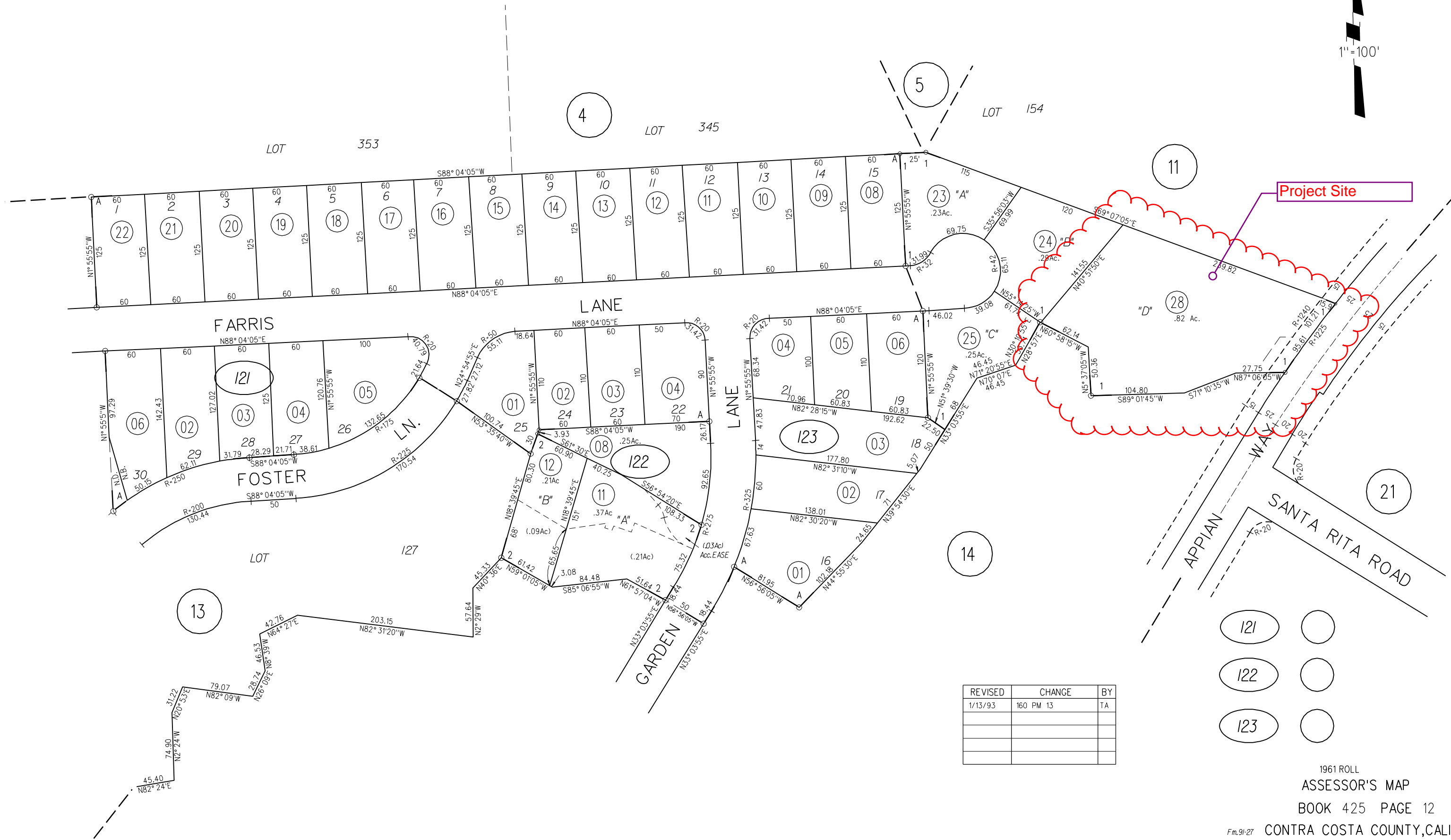
POR. LOT 127 SAN PABLO RANCHO

A-TRACT 2000 (FOSTER TRACT NO. 1) M. B. 60-41

1976-1 35 L.S.M.24 6-18-65

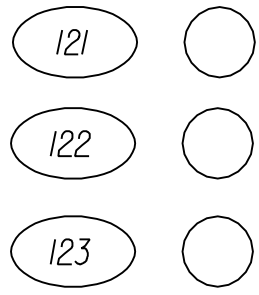
2-160 PM 13 11-16-92

TAX CODE AREA



Project Site

REVISED	CHANGE	BY
1/13/93	160 PM 13	TA









Aerial View



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
-  Unincorporated
-  Board of Supervisors' Districts
- Base Data**
-  Address Points











This map is a user generated, static output from an internet mapping application and is intended for reference use 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. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
-  R-6 (Single Family Residential)
-  R-7 (Single Family Residential)
-  P-1 (Planned Unit)
-  HE-C (Housing Element Consistency)
-  Unincorporated
-  Board of Supervisors' Districts
- Base Data**
-  Address Points

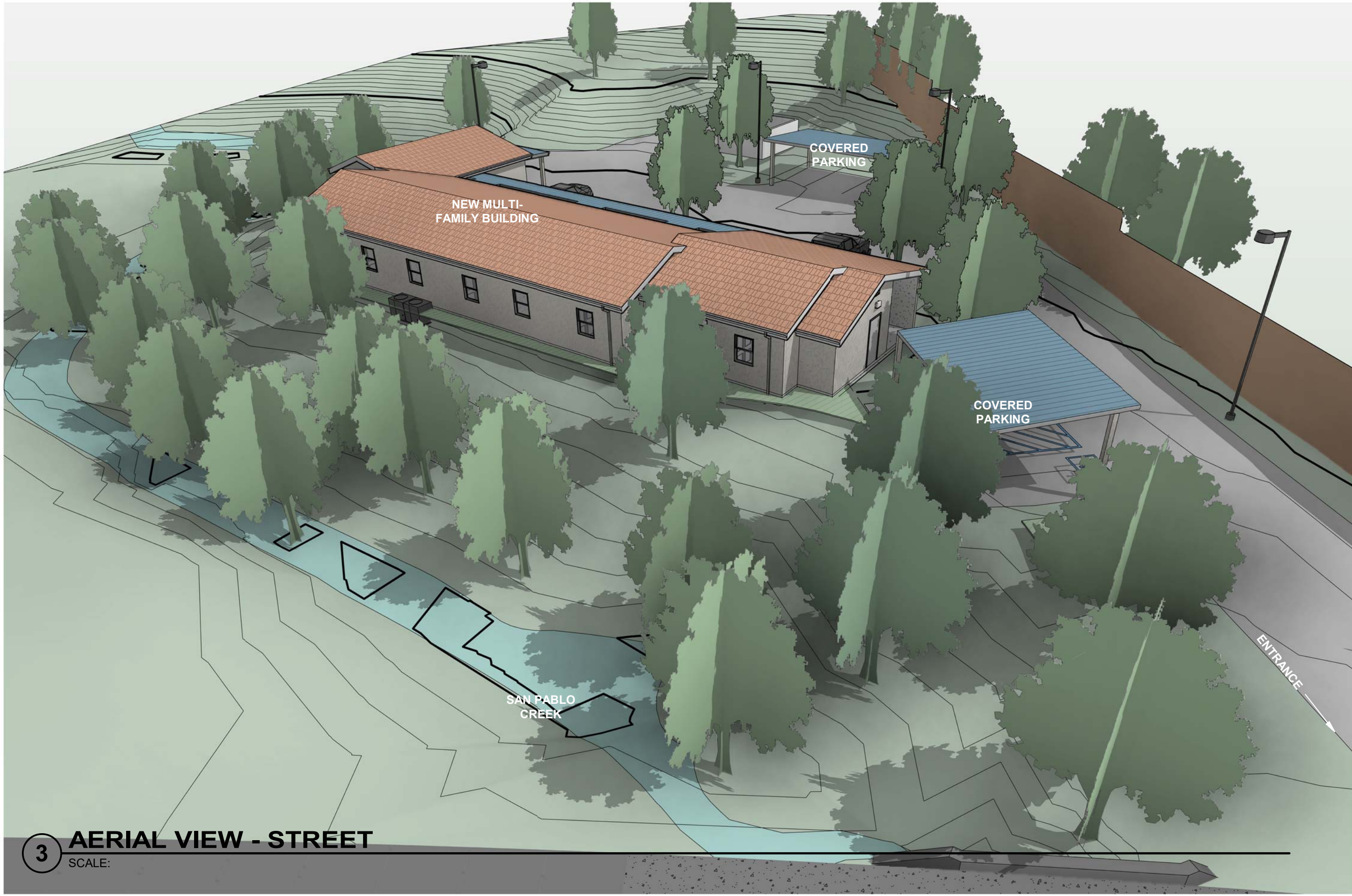


This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



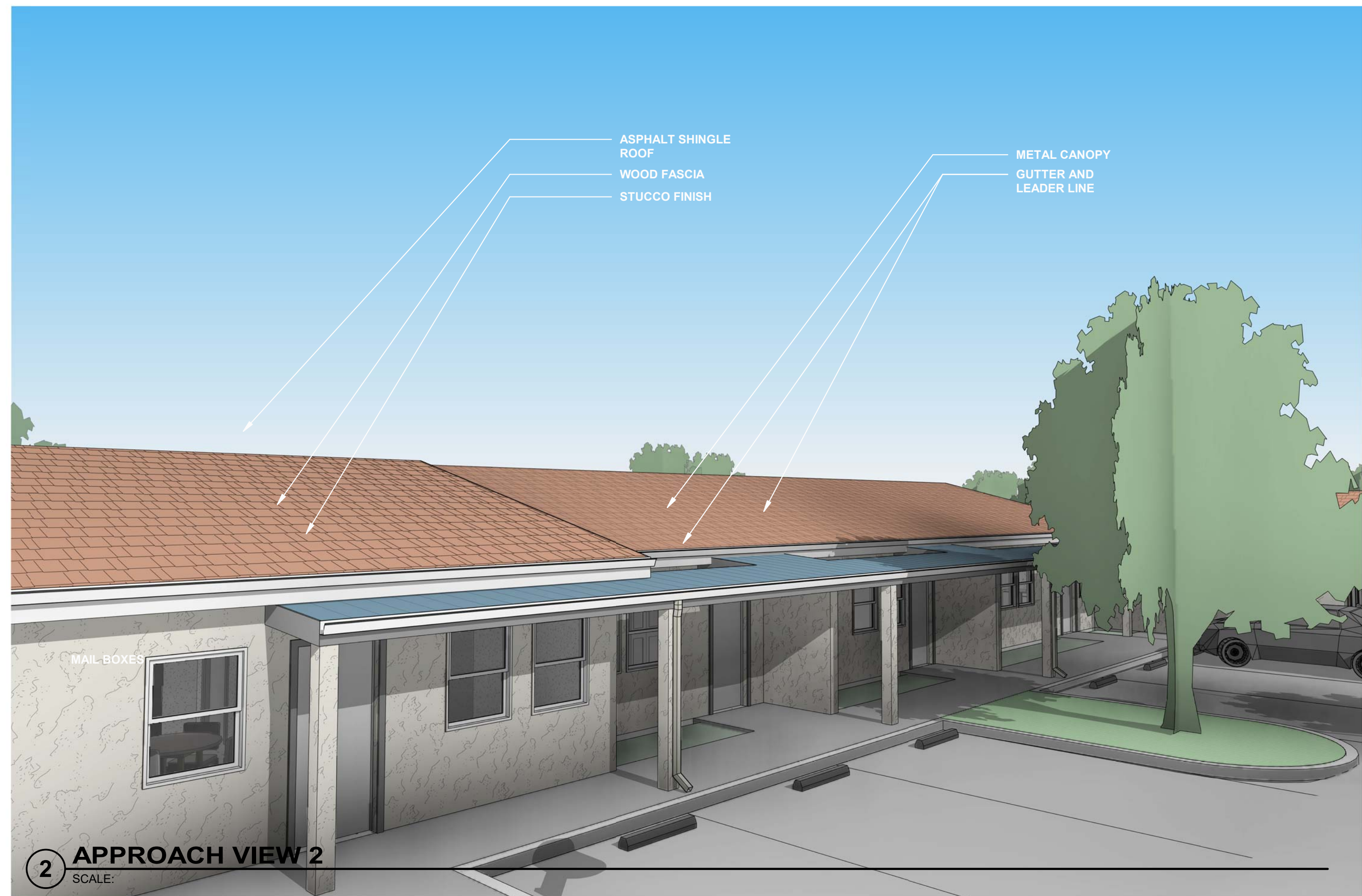
3 AERIAL VIEW - STREET
SCALE:



1 APPROACH VIEW
SCALE:



4 AERIAL VIEW - PARKING
SCALE:



2 APPROACH VIEW 2
SCALE:

**MULTI-FAMILY
RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803

STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

DATE: 8/27/2024
PROJECT NO.: 2024.02
DRAWN BY: NW

3D VIEWS



1 PHOTO 1 - NORTHEAST VIEW @ ENTRANCE TO PROPERTY
SCALE: NTS



2 PHOTO 2 - SOUTH VIEW @ ENTRANCE TO PROPERTY
SCALE: NTS



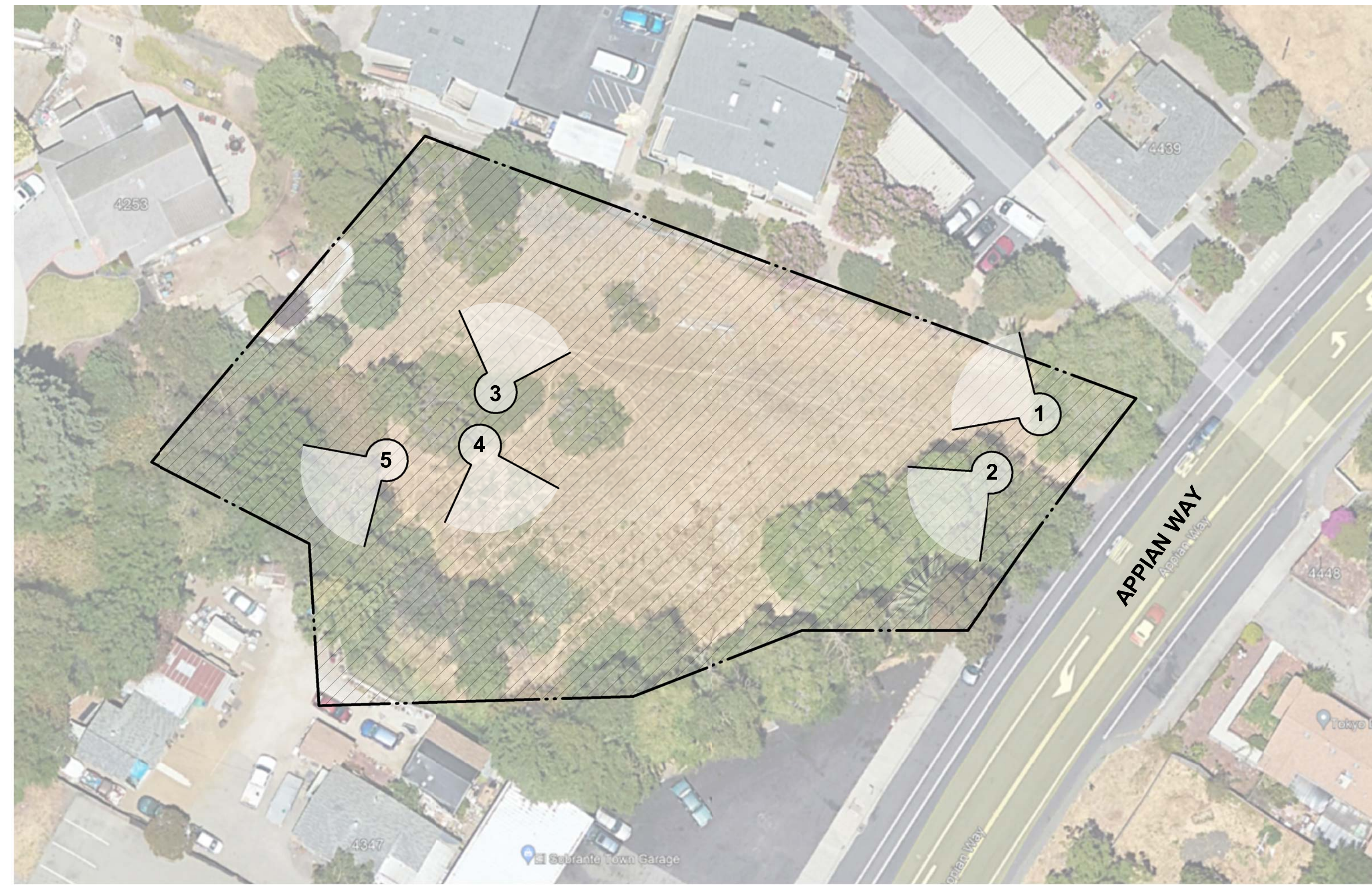
3 PHOTO 3 - NORTH VIEW @ CENTER OF PROPERTY
SCALE: NTS



4 PHOTO 4 - SOUTH VIEW @ CENTER OF PROPERTY
SCALE: NTS



5 PHOTO 5 - SOUTHWEST VIEW @ WEST END OF PROPERTY
SCALE: NTS



A KEY MAP - AERIAL VIEW
SCALE: NTS

**MULTI-FAMILY
RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803

STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

DATE: 8/27/2024
PROJECT NO.: 2024.02
DRAWN BY: NW

EXISTING SITE PHOTOS



**MULTI-FAMILY
 RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
 0 APPLAN WAY
 EL SOBRANTE, CA 94803

STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

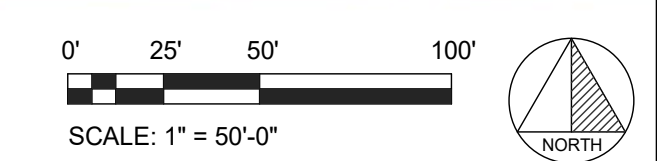
SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

DATE: 8/27/2024
 PROJECT NO.: 2024.02
 DRAWN BY: NW

CONTEXT MAP

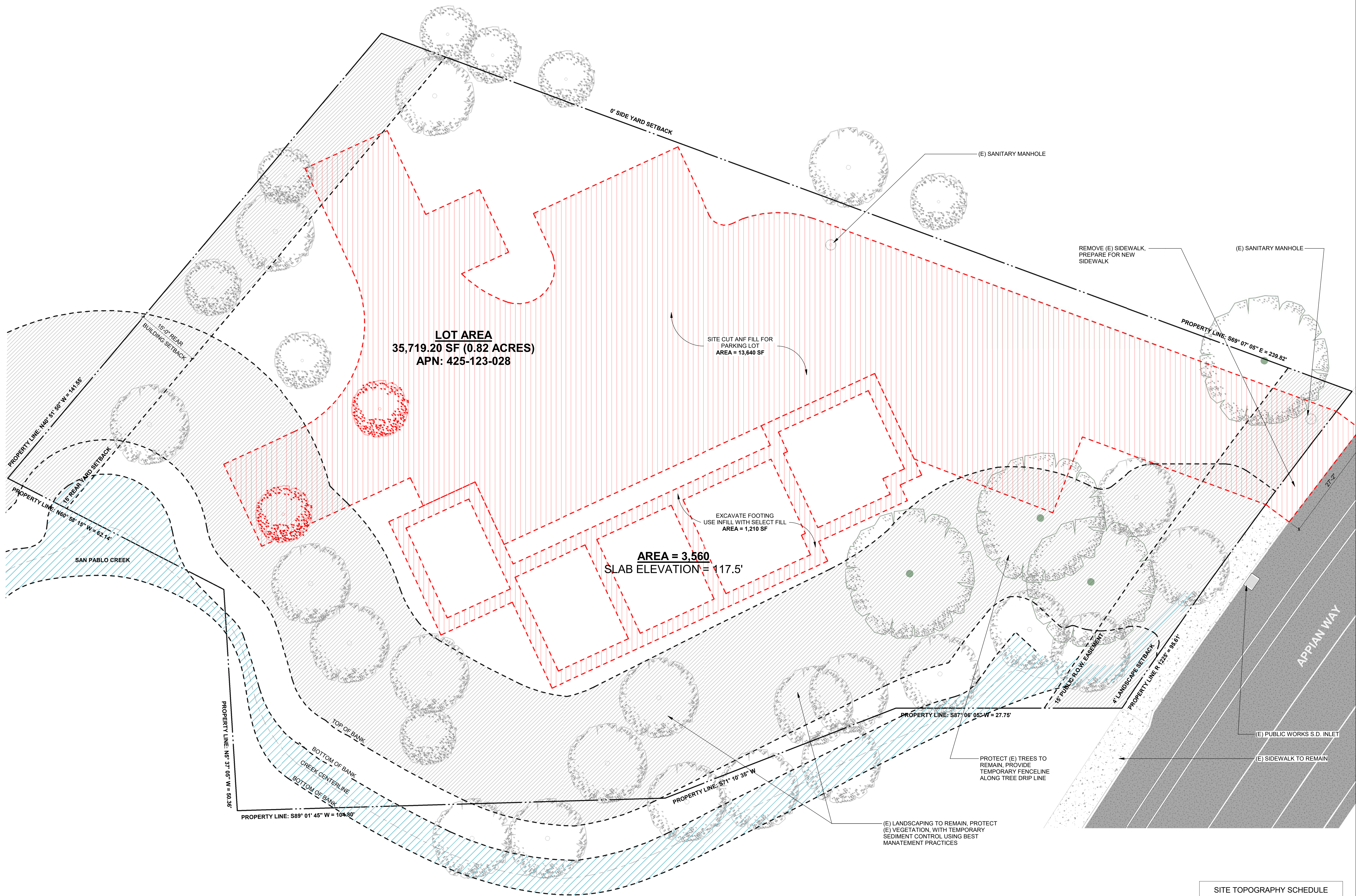
A1.0



**MULTI-FAMILY
RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

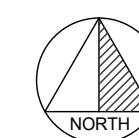
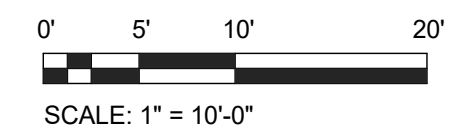
SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

DATE	8/27/2024
PROJECT NO.	2024.02
DRAWN BY	NW

SITE PLAN - REMOVALS

SITE TOPOGRAPHY SCHEDULE		
CUT	FILL	NET CUT/FILL
103.33 CY	282.11 CY	178.79 CY



1 SITE PLAN - REMOVALS

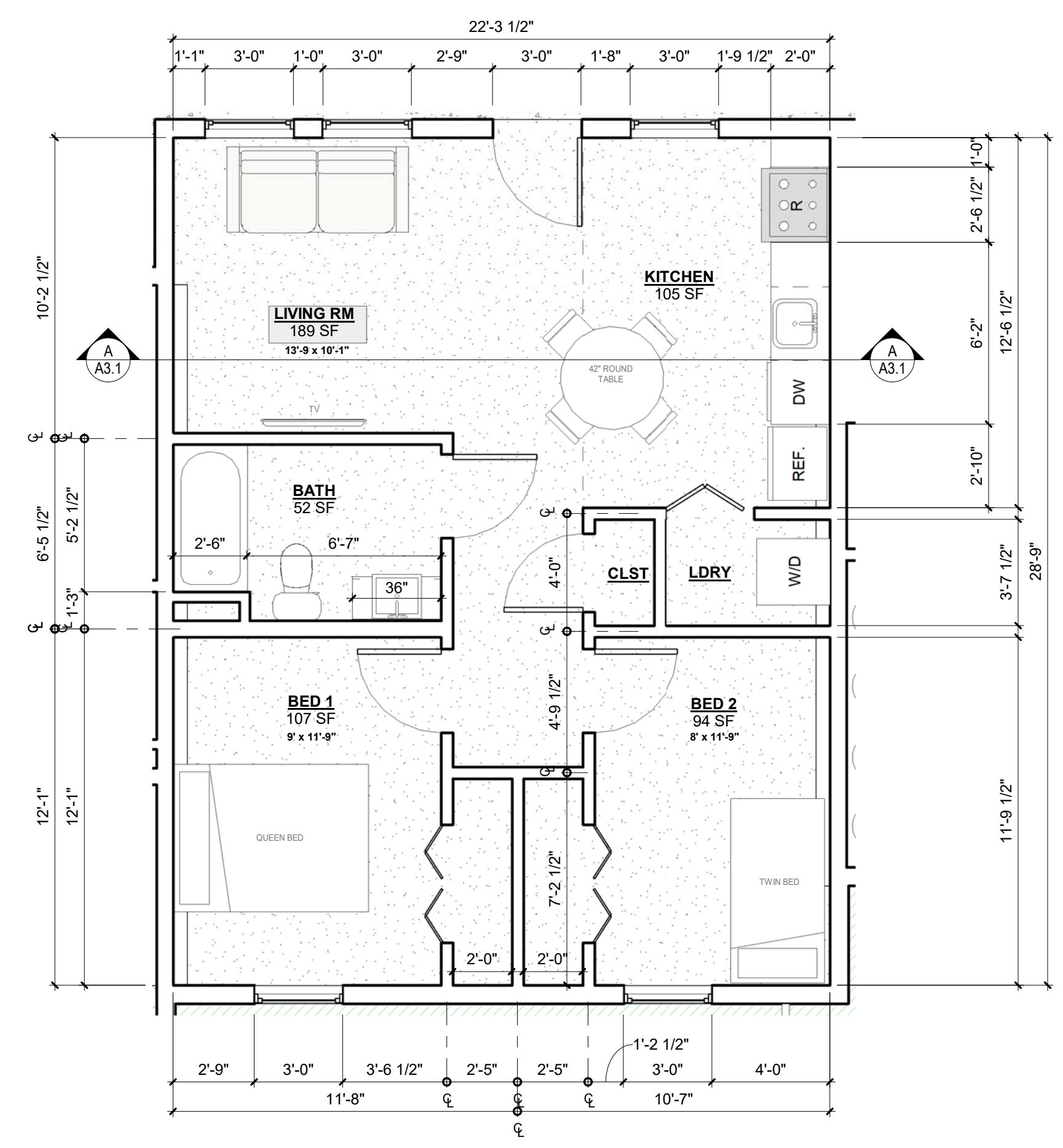
SCALE: 1" = 10'-0"

A1.2

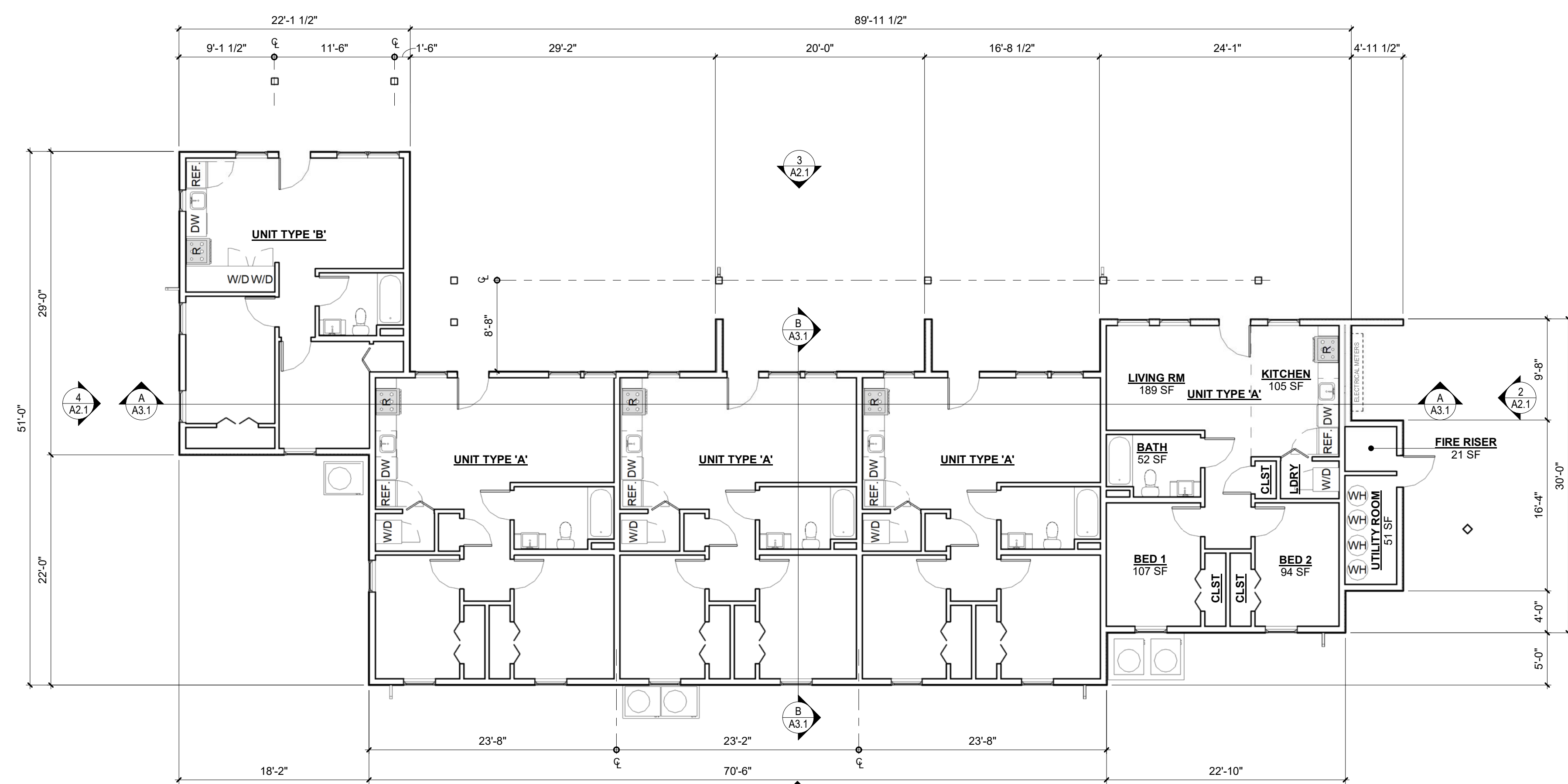
**MULTI-FAMILY
 RESIDENTIAL**

APN 425-123-028

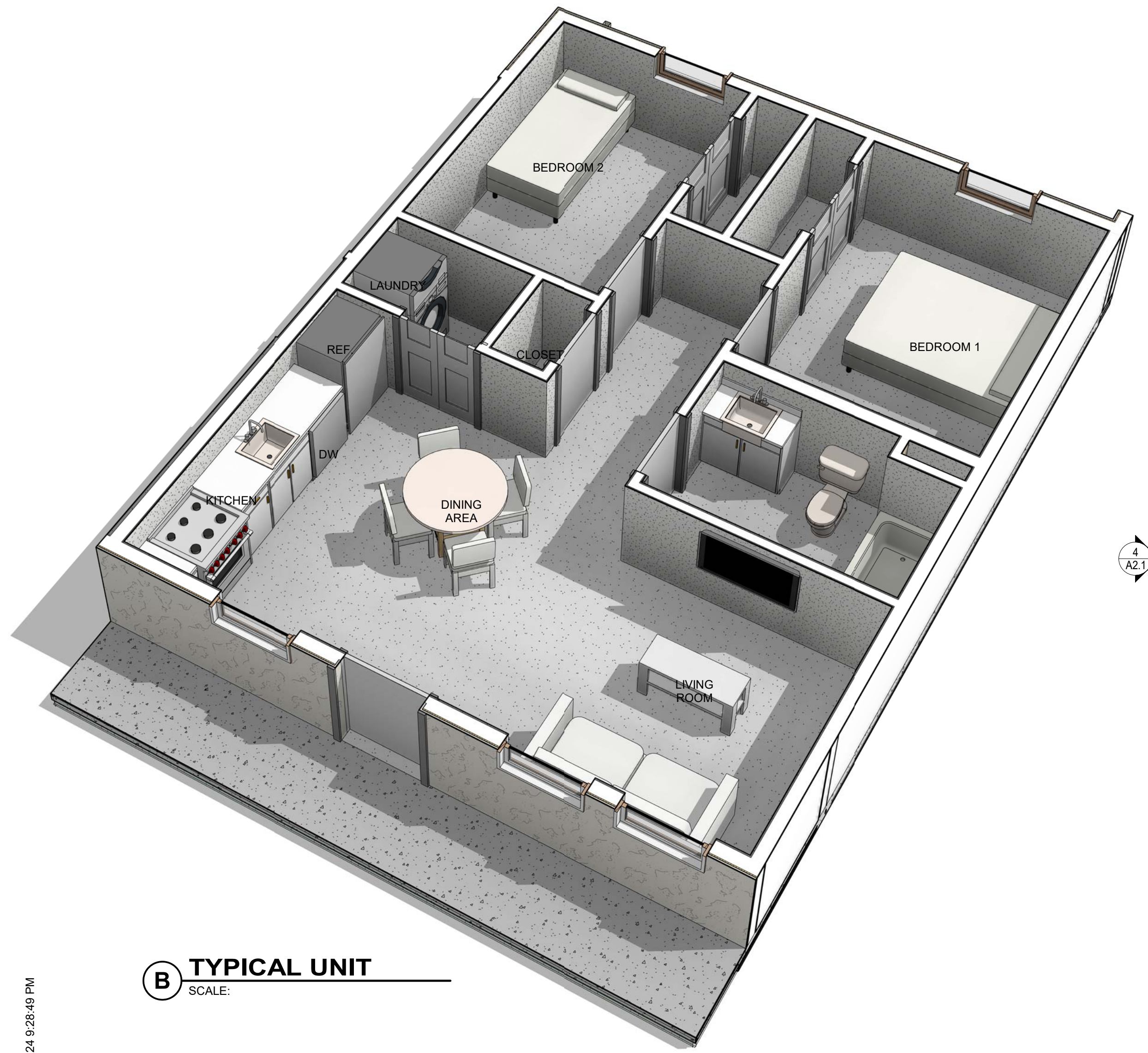
PROJECT ADDRESS
 0 APPIAN WAY
 EL SOBRANTE, CA 94803



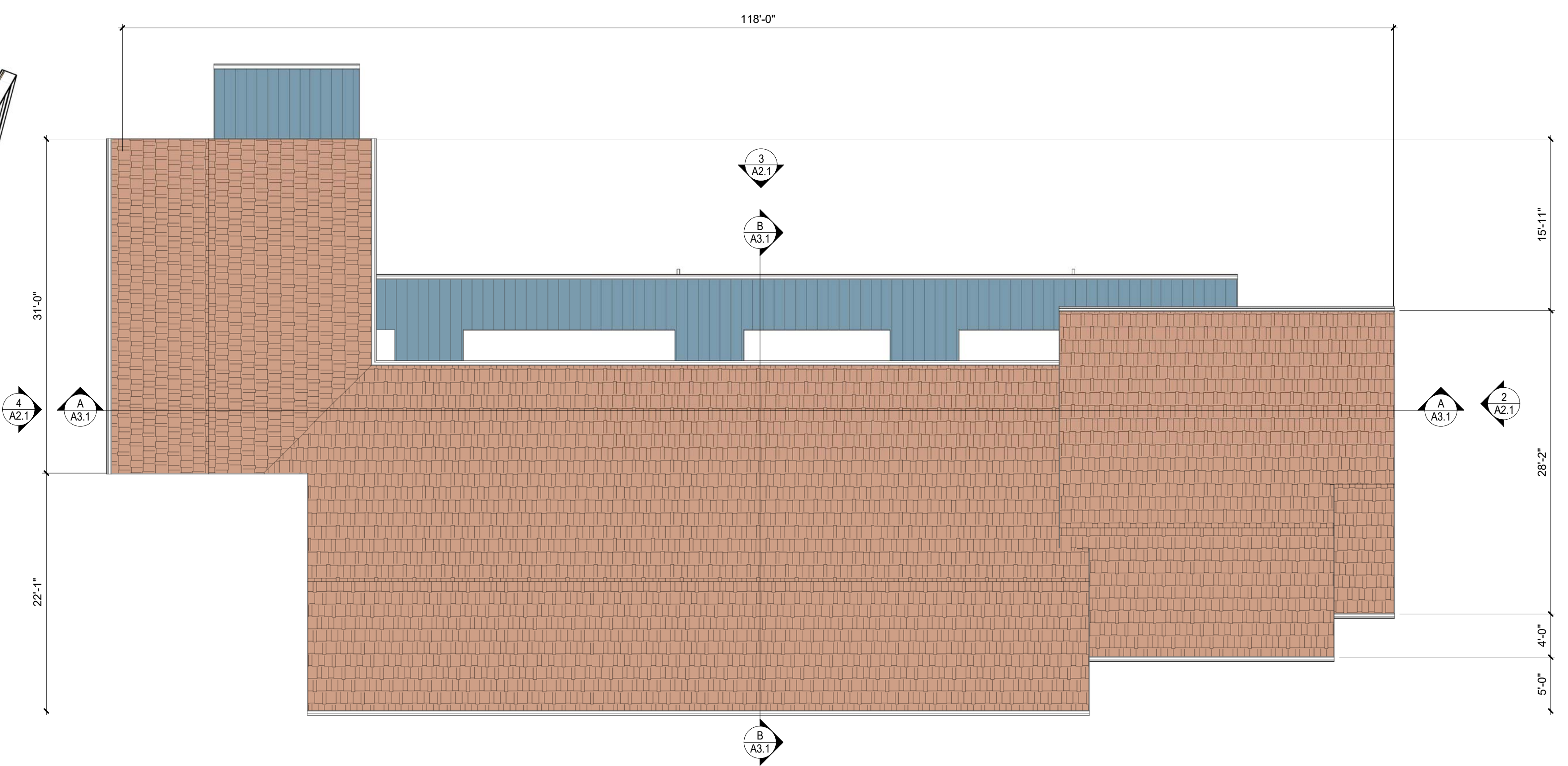
A TYPICAL UNIT 'A'
 SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



B TYPICAL UNIT
 SCALE:



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



STAMP
 ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

SUBMITTALS/REVISIONS

NO.	DESCRIPTION	DATE

DATE: 8/27/2024
 PROJECT NO.: 2024.02
 DRAWN BY: NW

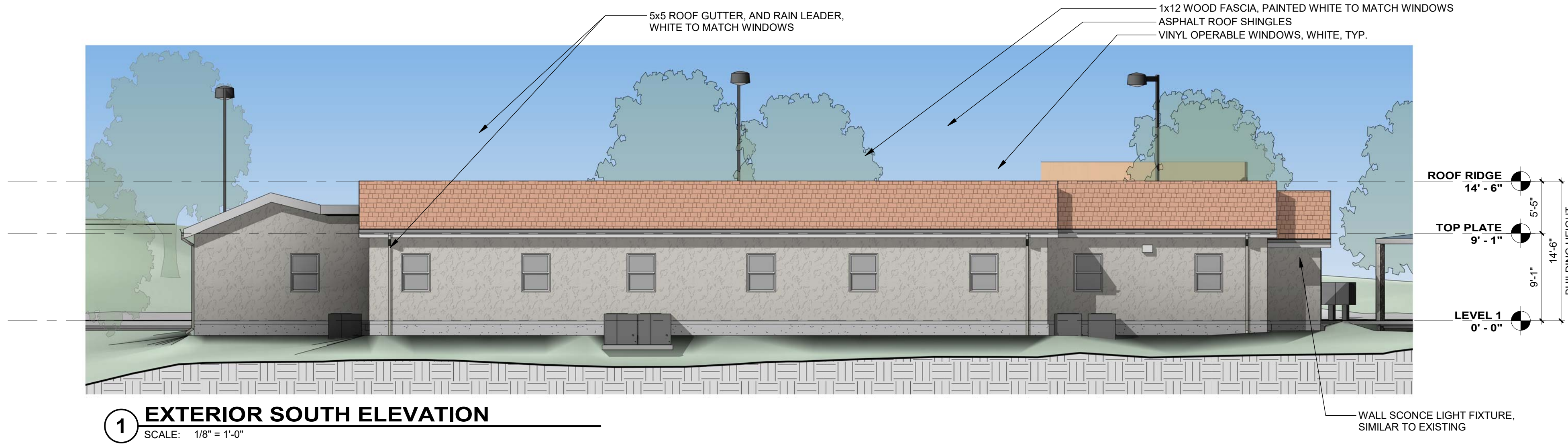
FLOOR PLANS

A1.4

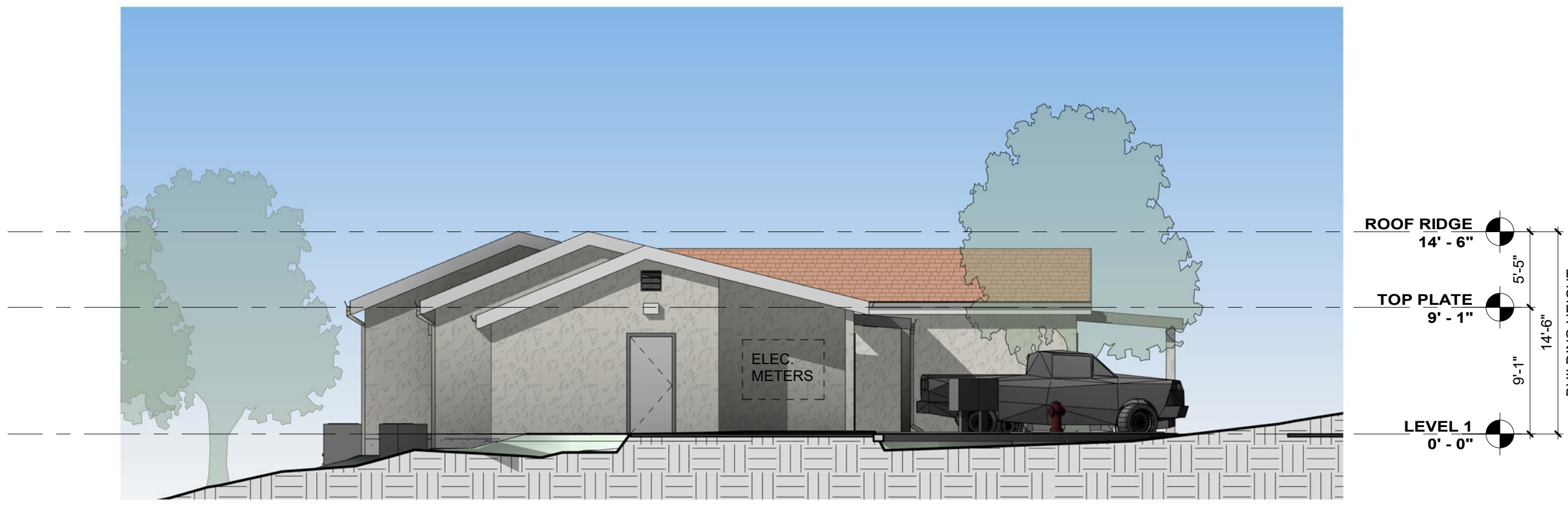
**MULTI-FAMILY
RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803



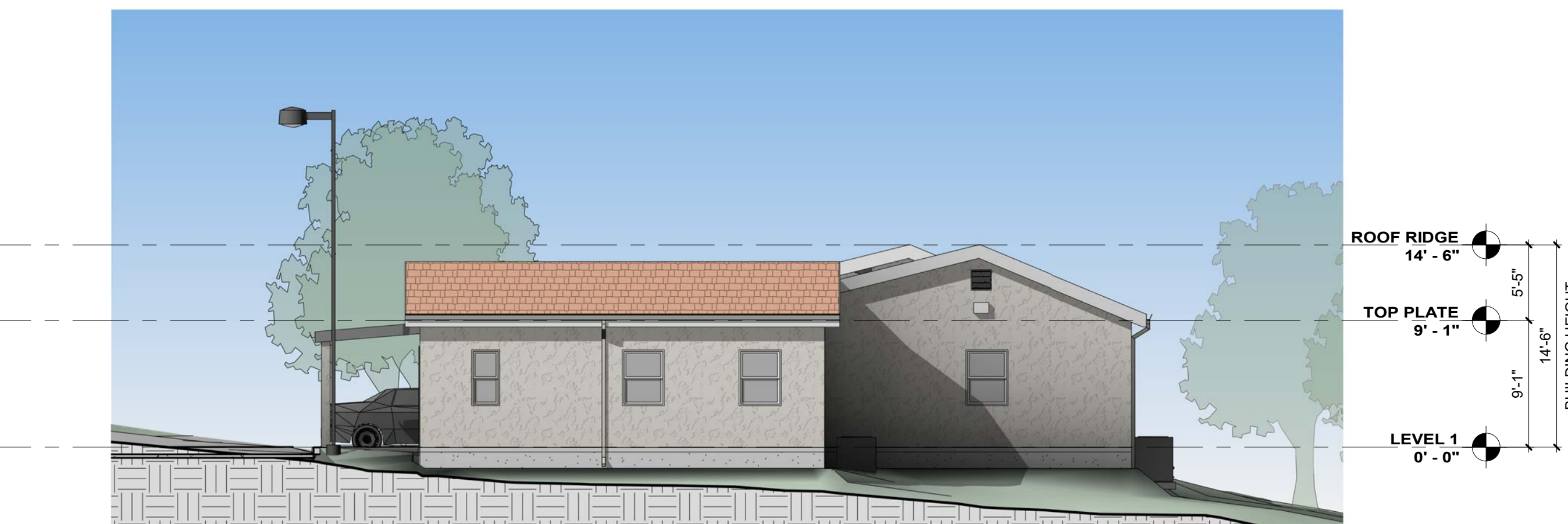
1 EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

STAMP

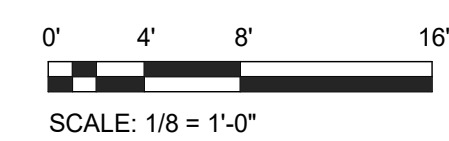
ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

DATE 8/27/2024
PROJECT NO. 2024.02
DRAWN BY NW

EXTERIOR ELEVATIONS



MULTI-FAMILY
 RESIDENTIAL

APN 425-123-028

PROJECT ADDRESS
 0 APPIAN WAY
 EL SOBRANTE, CA 94803

STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

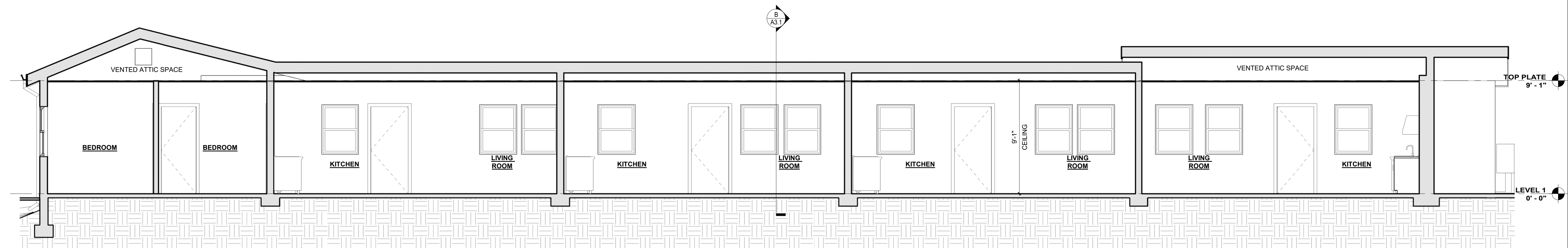
SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

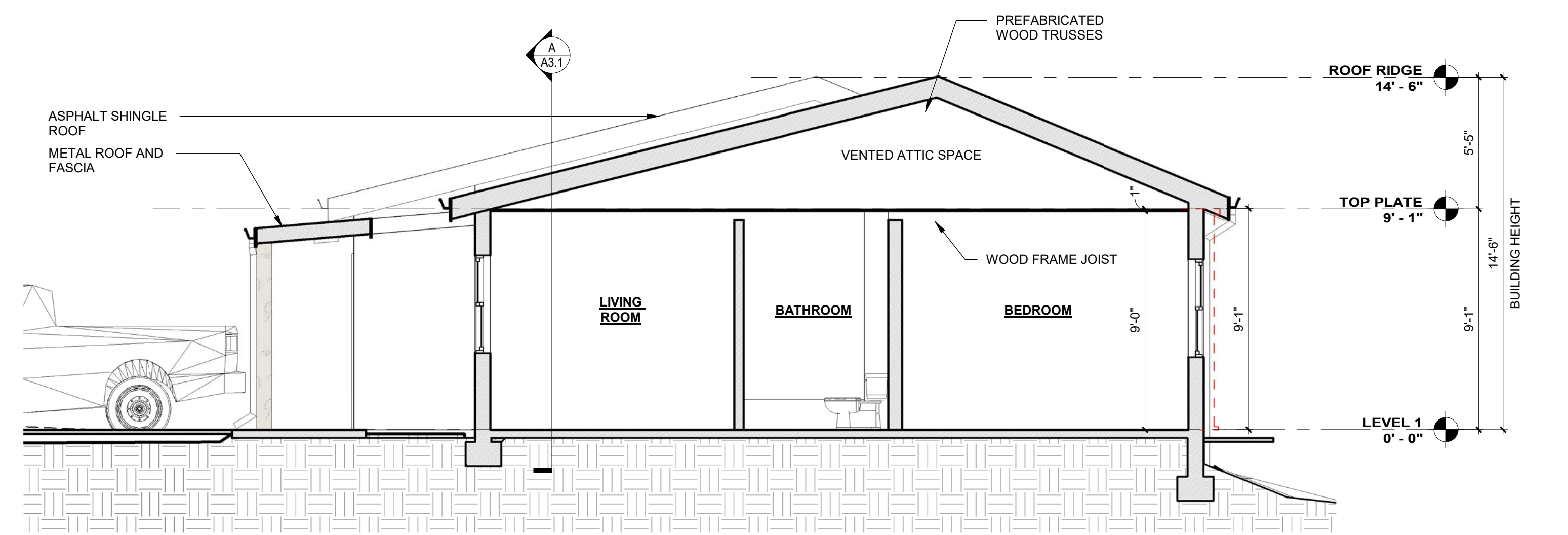
DATE 8/27/2024
 PROJECT NO. 2024.02
 DRAWN BY NW

BUILDING SECTIONS

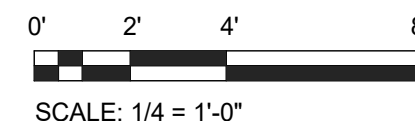
A3.1



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



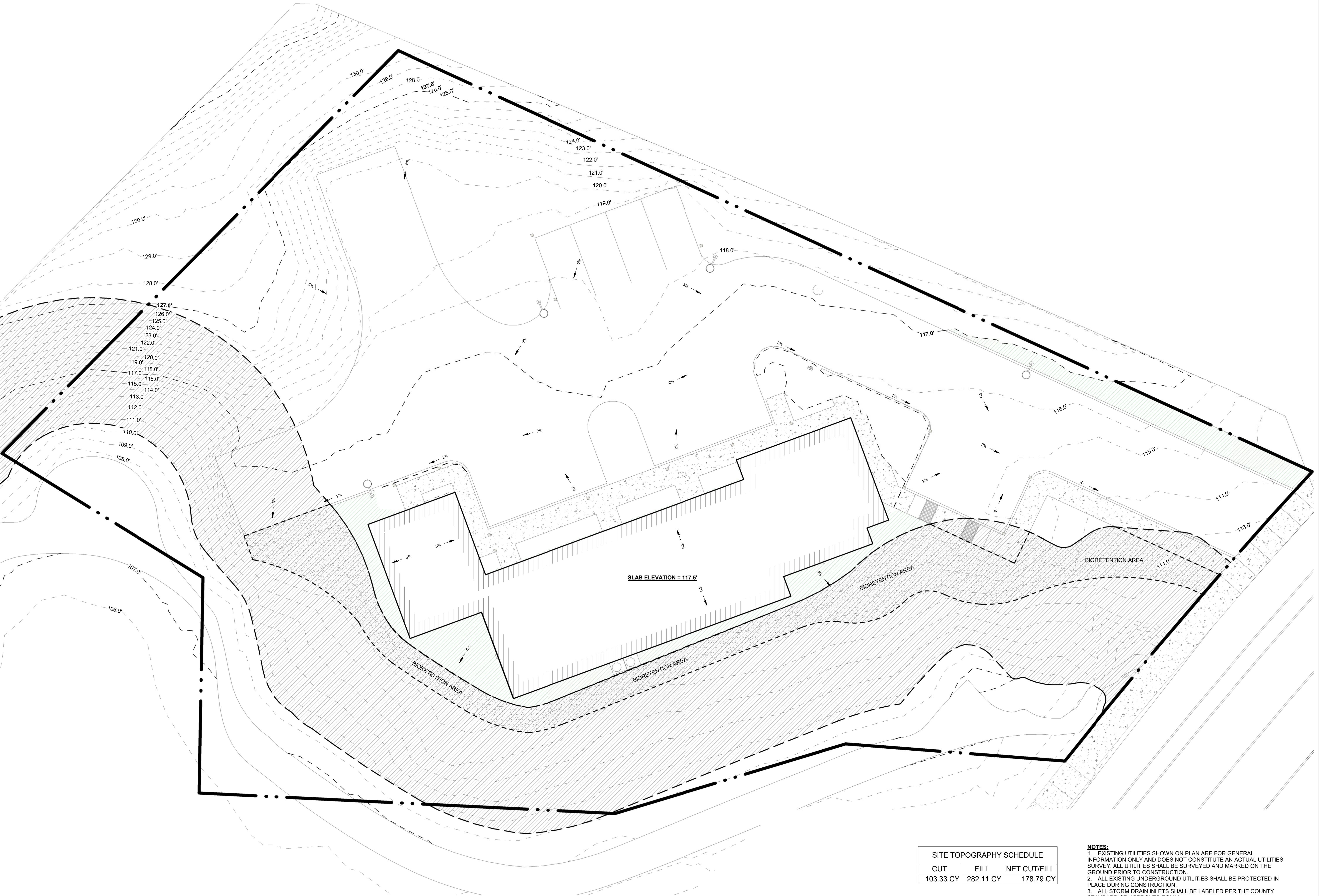
B BUILDING CROSS SECTION 'B-B'
 SCALE: 1/4" = 1'-0"



**MULTI-FAMILY
 RESIDENTIAL**

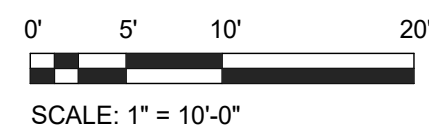
APN 425-123-028

PROJECT ADDRESS
 0 APPIAN WAY
 EL SOBRANTE, CA 94803



SITE TOPOGRAPHY SCHEDULE		
CUT	FILL	NET CUT/FILL
103.33 CY	282.11 CY	178.79 CY

- NOTES:**
- EXISTING UTILITIES SHOWN ON PLAN ARE FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN ACTUAL UTILITIES SURVEY. ALL UTILITIES SHALL BE SURVEYED AND MARKED ON THE GROUND PRIOR TO CONSTRUCTION.
 - ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION.
 - ALL STORM DRAIN INLETS SHALL BE LABELED PER THE COUNTY STANDARD OR APPROVED EQUAL.



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

SUBMITTALS/REVISIONS

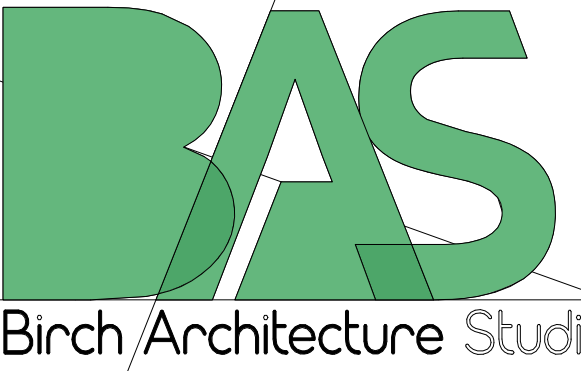
NO.	DATE	DESCRIPTION

DATE	8/27/2024
PROJECT NO.	2024.02
DRAWN BY	NW

**CONCEPTUAL GRADING +
 DRAINAGE PLAN**

C1.0

648 MARKET ST. #851438
SAN FRANCISCO CA 94104
M: 917.501.8040



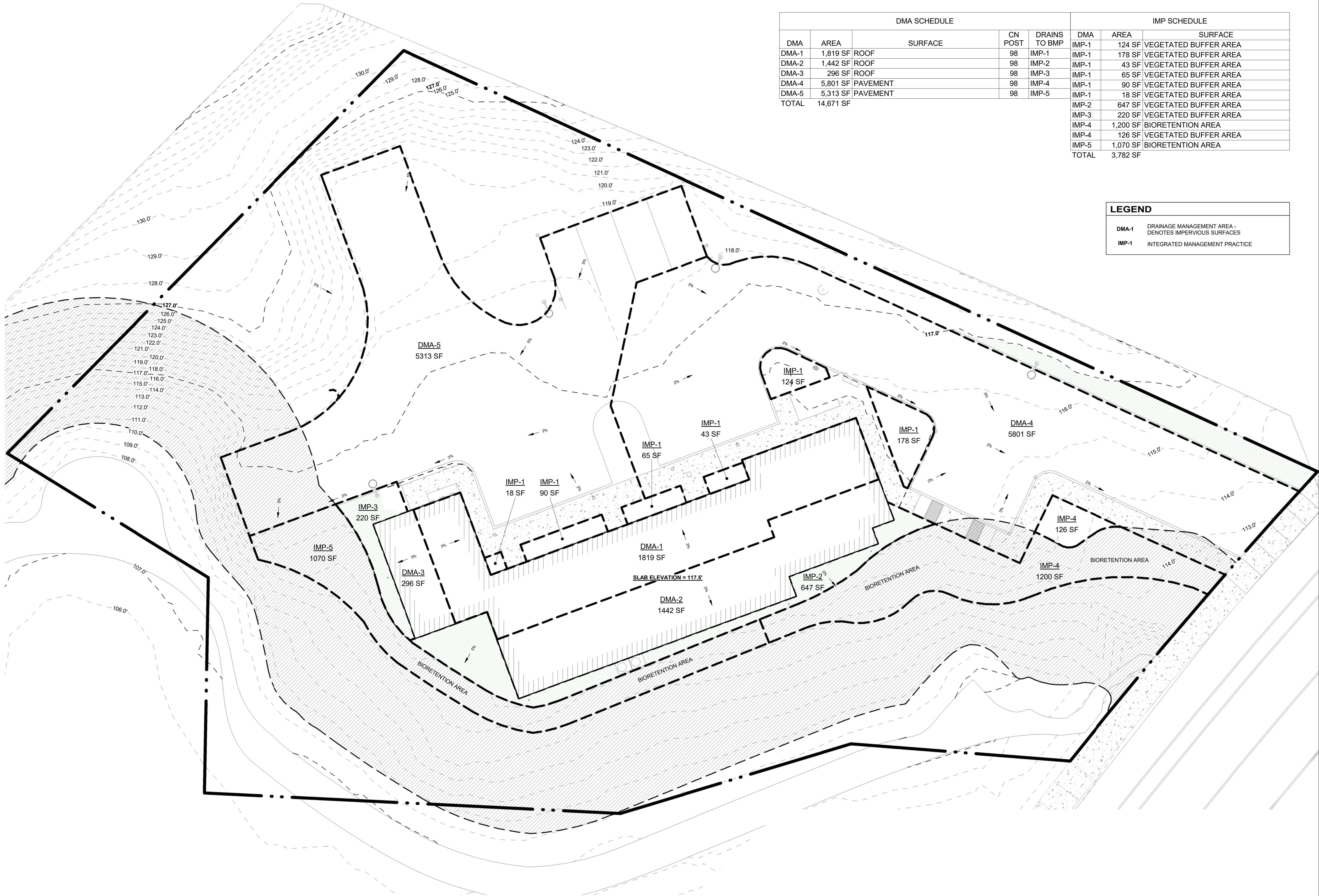
**MULTI-FAMILY
RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803

DMA SCHEDULE					IMP SCHEDULE		
DMA	AREA	SURFACE	CN POST	DRAINS TO BMP	DMA	AREA	SURFACE
DMA-1	1,819 SF	ROOF	98	IMP-1	IMP-1	124 SF	VEGETATED BUFFER AREA
DMA-2	1,442 SF	ROOF	98	IMP-2	IMP-1	178 SF	VEGETATED BUFFER AREA
DMA-3	296 SF	ROOF	98	IMP-3	IMP-1	43 SF	VEGETATED BUFFER AREA
DMA-4	5,801 SF	PAVEMENT	98	IMP-4	IMP-1	65 SF	VEGETATED BUFFER AREA
DMA-5	5,313 SF	PAVEMENT	98	IMP-5	IMP-1	90 SF	VEGETATED BUFFER AREA
TOTAL	14,671 SF				IMP-1	18 SF	VEGETATED BUFFER AREA
					IMP-2	647 SF	VEGETATED BUFFER AREA
					IMP-3	220 SF	VEGETATED BUFFER AREA
					IMP-4	1,200 SF	BIORETENTION AREA
					IMP-4	126 SF	VEGETATED BUFFER AREA
					IMP-5	1,070 SF	BIORETENTION AREA
					TOTAL	3,782 SF	

LEGEND	
DMA-1	DRAINAGE MANAGEMENT AREA - DENOTES IMPERVIOUS SURFACES
IMP-1	INTEGRATED MANAGEMENT PRACTICE



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

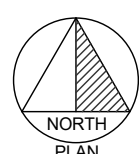
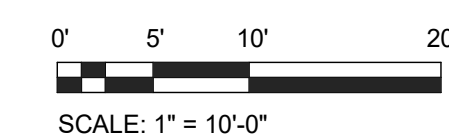
SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

DATE: 8/27/2024
PROJECT NO.: 2024.02
DRAWN BY: NW

**STORMWATER CONTROL
PLAN**

1 STORMWATER CONTROL PLAN
SCALE: 1" = 10'-0"



C1.1

8/26/2024 9:29:10 PM

**MULTI-FAMILY
RESIDENTIAL**

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803

STAMP

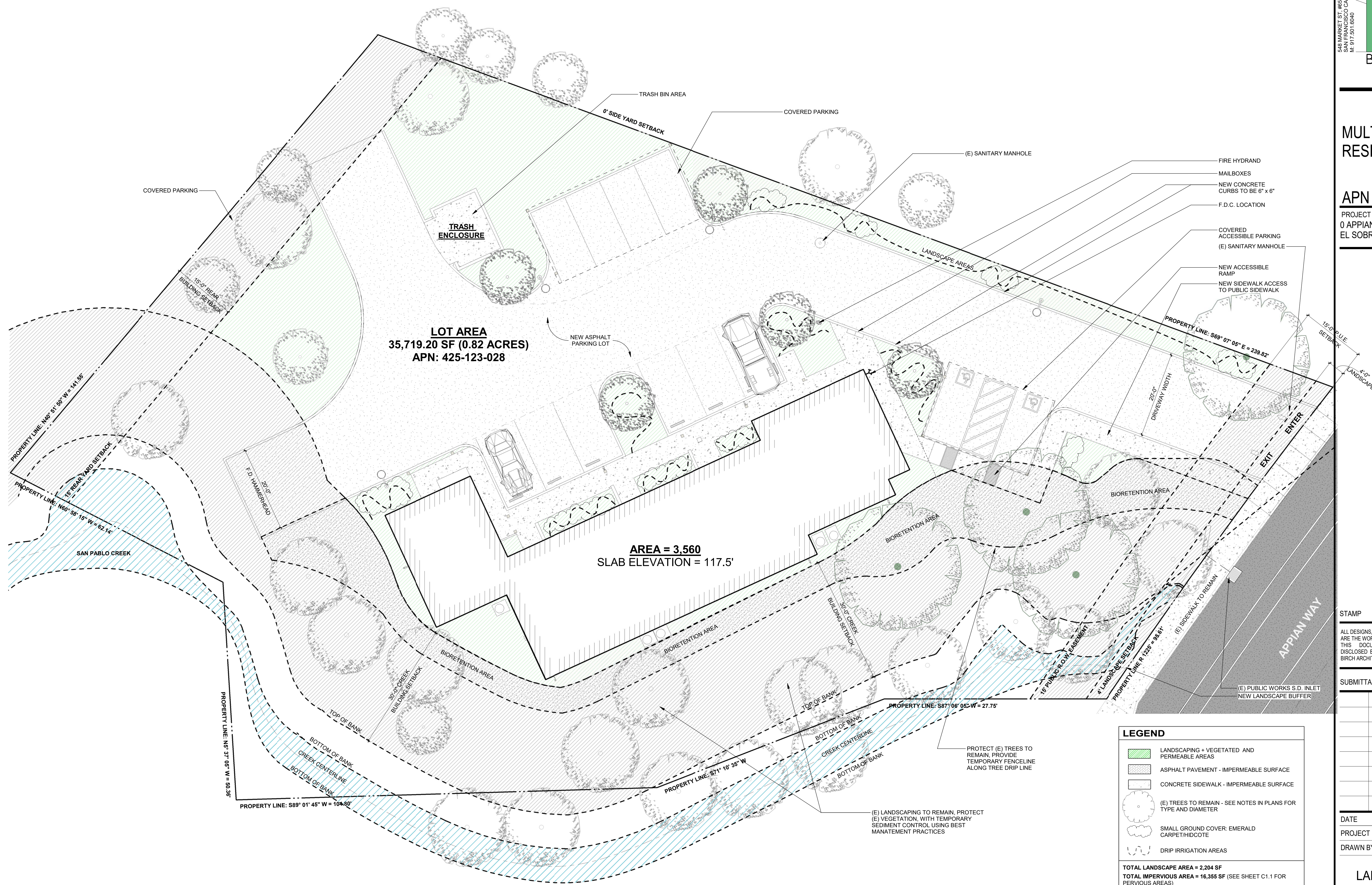
ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF BIRCH ARCHITECTURE STUDIO, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF BIRCH ARCHITECTURE STUDIO. ALL RIGHTS RESERVED.

SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION

**LANDSCAPE + IRRIGATION
PLAN**

L1.0



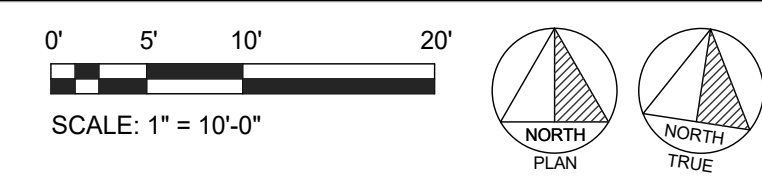
LOT AREA
35,719.20 SF (0.82 ACRES)
APN: 425-123-028

AREA = 3,560
SLAB ELEVATION = 117.5'

LEGEND

- LANDSCAPING + VEGETATED AND PERMEABLE AREAS
- ASPHALT PAVEMENT - IMPERMEABLE SURFACE
- CONCRETE SIDEWALK - IMPERMEABLE SURFACE
- (E) TREES TO REMAIN - SEE NOTES IN PLANS FOR TYPE AND DIAMETER
- SMALL GROUND COVER: EMERALD CARPET/HIDCOTE
- DRIP IRRIGATION AREAS

TOTAL LANDSCAPE AREA = 2,204 SF
TOTAL IMPERVIOUS AREA = 16,355 SF (SEE SHEET C1.1 FOR PERVIOUS AREAS)



1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

8/26/2024 9:29:45 PM