

AGENDA

REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

Tuesday, February 24, 2015
6:30 p.m.
Oakley City Council Chambers
3231 Main Street, Oakley, CA

MISSION STATEMENT: The City of Oakley exists to build and enhance a quality community and to serve the public in a friendly, efficient, responsive manner.

VISION STATEMENT: The City of Oakley will be recognized as a model of civic participation and a vibrant delta community where families live, work, play, shop and visit.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website www.ci.oakley.ca.us.

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley City Council and/or City Council Acting as the Successor Agency to the Oakley Redevelopment Agency meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council or Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561.

Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, contact the Receptionist at (925) 625-7000.

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

(Please keep cell phones/pagers turned off during the meeting.)

1.0 OPENING MATTERS

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

- 1.1 Call to Order and Roll Call of the Oakley City Council and Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency**
- 1.2 Pledge of Allegiance to the Flag**
- 1.3 Introduction/Presentation from Owners and Operators of Oakley Grocery Outlet**
- 1.4 Introduction of Police Officers Casey Minister and Jeff Jackson (Dan Gomez, Chief of Police)**

2.0 PUBLIC COMMENTS

At this time, the public is permitted to address the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency on non-agendized items. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3). Members of the public should submit any Speaker Cards for Public Comments in advance of the Mayor calling for Public Comments.

3.0 CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency with one single action. Members of the audience, Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor remove the item. Members of the public should submit any Speaker Cards related to the Consent Calendar in advance of the Consent Calendar being considered.

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

- 3.1 Approve the Minutes of the Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting of February 10, 2015 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.2 Adopt a Resolution Accepting as Complete Work Performed for Capital Improvement Project 155-Fiscal Year 2014-2015 Traffic Safety Improvement Project (Kevin Rohani, Public Works Director/City Engineer)**
- 3.3 Adopt a Resolution Designating the Chief of Police as Responsible for the Determination of Public Convenience or Necessity, if required pursuant to any request for licensure through the State of California Department of Alcoholic Beverage Control (Bryan Montgomery, City Manager)**

4.0 PUBLIC HEARINGS

Oakley City Council

4.1 Cedar Glenn Estates Design Review (DR 09-14) (Ken Strelo, Senior Planner)

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Specify to Staff any amendments to the Resolution during Motion
- Adopt the Resolution

4.2 3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14) (Ken Strelo, Senior Planner)

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Specify to Staff any amendments to the Resolution during Motion
- Adopt the Resolution

5.0 REGULAR CALENDAR

REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY HELD TUESDAY, FEBRUARY 24, 2015

Oakley City Council

5.1 General Plan Scoping Report (Ken Strelo, Senior Planner and Joshua McMurray, Senior Planner)

5.2 Adopt an Urgency Ordinance Temporarily Banning New Massage Businesses (4/5 vote required) (William Galstan, Special Counsel)

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

6.2 OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Comments

(b) Requests for Future Agendas

7.0 WORK SESSION

Oakley City Council

7.1 Public Input Session regarding Police Services (Bryan Montgomery, City Manager and Paul Abelson, Finance Director)

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

**Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency
February 10, 2015**

1.0 OPENING MATTERS

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

1.1 Call to Order and Roll Call of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

Mayor Hardcastle called the meeting to order at 6:31p.m in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Doug Hardcastle, Kevin Romick, Randy Pope, Sue Higgins and Vanessa Perry were present.

1.2 Pledge of Allegiance to the Flag

Mayor Hardcastle led the Pledge of Allegiance to the Flag.

2.0 PUBLIC COMMENTS

Online Comment Forms

No online comment forms were received for Public Comments.

Public Comment Cards

No public comment cards were submitted for Public Comments.

3.0 CONSENT CALENDAR

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

3.1 Approve the Minutes of the Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting of January 27, 2015 (Libby Vreonis, City Clerk)

Oakley City Council

3.2 Adopt a Resolution Accepting as Complete Work Performed for Capital Improvement Project 151-Fiscal Year 2014-2015 Street Repair and Resurfacing Project (Kevin Rohani, Public Works Director/City Engineer)

- 3.3 Adopt a Resolution Accepting as Complete Work Performed for Capital Improvement Project 156-Fiscal Year 2014-2015 Storm Drain Improvement Project (Kevin Rohani, Public Works Director/City Engineer)**
- 3.4 Adopt a Resolution Approving a Subdivision Improvement Agreement with Clyde Miles Construction Company, Inc. for Subdivision 8985 (Quicksilver) located at 1500 West Cypress Road on the Northwest Corner of West Cypress Road and Lois Lane (Kevin Rohani, Public Works Director/City Engineer)**
- 3.5 Adopt a Resolution Approving Parcel Map MS 14-979 regarding property located at the Southeast Corner of Empire Avenue and Neroly Road (Kevin Rohani, Public Works Director/City Engineer)**
- 3.6 Adopt a Resolution Approving a New Employee Position Classification of Planning Manager (Bryan Montgomery, City Manager)**
- 3.7 Adopt a Resolution Approving the Fiscal Year 2014-2015 Mid-Year Budget Review and Adopting Its Recommendations for Revising the Fiscal Year 2014-2015 Operating and Capital Budgets (Paul Abelson, Finance Director)**
- 3.8 Accept Quarterly Investment Report (2nd Quarter Fiscal Year 2014-2015) (Paul Abelson, Finance Director)**
- 3.9 Receive the Recommendation of the Auditor Selection Sub-Committee on the Selection of the City's Independent Auditor and Adopt a Resolution Authorizing the City Manager to Execute a Contract with Maze & Associates for Professional Audit Services for Fiscal Years 2014-2015 through 2016-2017, with Two Additional One-Year Extensions Exercisable at the City's Option (Paul Abelson, Finance Director)**
- 3.10 Adopt a Resolution Authorizing the City Manager to Submit an Application to the California Department of Housing and Community Development's (HCD) Housing-Related Parks Program (HRP Program) and if Awarded Funding, Execute an Agreement and any Related Documents Necessary to Participate in the HRP Program (Joshua McMurray, Senior Planner)**
- 3.11 Adopt a Resolution Approving an Extension to the Exclusive Option Agreement for the Purchase of Undeveloped Real Property located at 101 and 111 Carol Lane, Oakley, California (APNs 037-132-038 and 037-132-037) (Dwayne Dalman, Economic Development Manager)**

Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

- 3.12 Adopt a Resolution Approving the Final Form of Certain Documents Relating to the Issuance and Sale of Tax Allocation Refunding Bonds to Refund the Former Oakley Redevelopment Agency's 2003 Bonds, and Approving Related Matters and Official Actions (Paul Abelson, Finance Director)**
- 3.13 Adopt a Resolution Approving the Mid-Year Financial Status Report (Paul Abelson, Finance Director)**
- 3.14 Accept the Quarterly Investment Report (2nd Quarter Fiscal Year 2014-2015) (Paul Abelson, Finance Director)**
- 3.15 Adopt a Resolution Approving a Recognized Obligations Payment Schedule for the Six Month Period July to December 2015 (Paul Abelson, Finance Director)**

Online Comment Forms

No online comment forms were received for the Consent Calendar.

Public Comment Cards

No public comment cards were submitted for the Consent Calendar.

Mayor Hardcastle pulled Item 3.12 from the Consent Calendar.

It was moved by Vice Mayor Romick and seconded by Councilmember Pope to approve the remainder of the Consent Calendar. Motion was unanimous and so ordered. (5-0)

Item 3.12

Mayor Hardcastle inquired what happens after year 6 for debt service.

Finance Director Paul Abelson explained that the debt service is more aggressive in earlier years and must be at least \$1 less after year 6.

It was moved by Mayor Hardcastle and seconded by Councilmember Pope to approve Item 3.12. Motion was unanimous and so ordered. (5-0)

4.0 PUBLIC HEARINGS

Oakley City Council

4.1 Bella Estates Minor Subdivision 14-978 located at 1289 Laurel Road, APN 034-080-034 (TPM 03-14, VA 02-14) (Ken Strelo, Senior Planner)

Senior Planner Ken Strelo presented the staff report.

Councilmember Perry inquired if only one home could be developed on each one-acre lot.

Mr. Strelo explained that the AL designation could allow a second unit as part of the main unit and limited in size (i.e., an in-law unit).

Mayor Hardcastle inquired if livestock is allowed on the lots with less than one acre.

Mr. Strelo confirmed livestock is allowed on these lots.

Councilmember Pope requested clarification of ingress and egress access to the properties which Mr. Strelo provided.

Councilmember Higgins inquired if traffic exists to support the need for Daniel Drive to be expanded and improved.

City Manager Bryan Montgomery explained that expanding and improving the road now will prevent a future cost to the City to have to purchase it later and that an approximate 10% variance is not uncommon.

Councilmember Pope inquired if Daniel Drive will connect to Kay Lane in the future and Mr. Strelo confirmed it will connect.

Vice Mayor Romick requested clarification regarding the guidelines for variances.

Mr. Strelo explained that variances are subjective; staff must look at the required findings and confirm they can be supported.

Councilmember Pope requested clarification regarding when the dedication would be taken for the road.

Mr. Strelo responded that the dedication is taken when the parcel map is approved.

Online Comment Forms

No online comment forms were submitted for Item 4.1

Public Comment Cards

Bert McElvain inquired if the Council's decision would impact all five parcels or only parcels A and B. He also inquired how the remainder parcel would be regulated with regard to structures on the property and if all of the lots are currently in excess of the AL designation.

Vice Mayor Romick replied that all five parcels are being considered and if two homes exist currently exist on any of the parcels, they would be legal non-conforming.

Mr. Strelo added that the homes would be legal, non-conforming. He mentioned a secondary dwelling unit would have to be owner occupied, not leased. He also mentioned that the remainder parcel has an existing home, trailer and shed.

Applicant Charles Capp with Bellecci and Associates, Inc. commented that the remainder lot has a dwelling, shed and an existing trailer on it, but it is uncertain whether or not the trailer is occupied. He mentioned the driveways on parcels A and B will be positioned in the middle of the lots.

Mayor Hardcastle read into the record a letter submitted by Steve and Linda Tucker dated February 8, 2015 who opposed the variance on lot size.

It was moved by Vice Mayor Romick and seconded by Mayor Hardcastle to adopt the resolution. Motion was unanimous and so ordered. (5-0)

5.0 REGULAR CALENDAR

City Council

5.1 Adopt a Resolution Approving the 2015 Oakley City Council Committee Appointment List as Amended (Libby Vreonis, City Clerk)

City Clerk Libby Vreonis presented the staff report.

Mayor Hardcastle requested amendments to the existing list including: Mayor Hardcastle will be the Tri Delta Transit appointee, Mayor Hardcastle will be the TRANSPAN (Planning Commission Representative), and Vice Mayor Romick will be the TRANPLAN (City Council Representative). Councilmember Pope mentioned he is an appointee to the Ad Hoc Ag Conservation Committee and requested that information be included on the list.

Online Comment Forms

No online comment forms were received for Item 5.1.

Public Comment Cards

No public comment cards were submitted for Item 5.1.

It was moved by Vice Mayor Romick and seconded by Councilmember Pope to adopt the resolution. Motion was unanimous and so ordered. (5-0)

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery announced that the East County Little League will be holding its opening day parade on March 14 and the spring Oakley Recreation Guide will be released on March 13.

City Clerk Libby Vreonis announced that future meeting agendas and notices will be posted in three locations: the Oakley Library at Freedom High School, at City Hall, and in front of the gym at Delta Vista Middle School. She mentioned the prior posting location at 204 Second Street was weathered and the posting location at Delta Vista will replace it.

Mayor Hardcastle suggested posting at the post office.

6.2 OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Comments

Councilmember Pope announced the East Contra Costa Fire Protection District Board will review the Engineer's Report for the benefits assessment which is available to the public on the District's website. He mentioned he will attend the Habitat Conservancy meeting on February 23 in Clayton where he will be appointed as Chair of the Board.

Councilmember Perry announced she attended the Ironhouse Sanitary District (ISD) meeting on February 3 and Black Bear Diner was awarded the Clean Business Award for keeping fats and oils out of sewage. She mentioned ISD has banned use of brine water softeners effective March 5.

Mayor Hardcastle announced he held "Mayor at the Market" this past Saturday and he received compliments on the City's police department, fire services and code enforcement efforts. He mentioned he spoke with one person who expressed interest in assisting the homeless in Oakley and it is encouraging to know there are members of the community wanting to help.

(b) Requests for Future Agendas

Mayor Hardcastle requested the City Council review the process for a Councilmember leaving office to appoint his or her successor.

7.0 WORK SESSIONS

7.1 Work Session Regarding Community Garden Project (Councilmember Higgins)

Shawn Horrocks, Vice Chair of the Community Garden Project (CGP), requested the City Council consider allowing the CGP to use potable water available from the Oakley Recreation Buildings (ORB) and consider extending the current lease term to a 10-year lease term. She explained that the CGP is willing to pay for its proportionate share of water usage (she estimates it to cost approximately \$50.00 per month) and can provide a deposit to the City. She also explained that a longer lease term would be more favorable to the CGP when seeking grant funding and donations. She mentioned the parking lot is too expensive (estimated \$36,000) for the CGP to improve.

Online Comment Forms

Two online comment forms (Lynne O'Neil and Sonia Perez) were submitted for Item 7.1. Both expressed support for the Community Garden Project and requested the City Council consider allowing CGP access to the City's water source.

Public Comment Cards

Paul Seger submitted a comment card to be read into the record, requesting the City allow the CGP to use the ORB water, extend the lease term and allow the CGP and Moura Farm group to be stewards of the entire undeveloped portions of the property. He commented that several California cities have used CEQA exemptions to allow for community gardens and farming.

Lonni Cronin submitted a comment card to be read into the record, explaining she has traveled many places and community gardens in places she visited were part of City property. She mentioned the CGP is willing to pay for the water for the garden plots only if the City will grant access. She requested the City provide support for water access or the parking lot.

Julie Vazquez commented other properties that were offered for the CGP were in detention basins which are unhealthy and they flood. She mentioned the farm gives the community a place to grow and learn about the land. She requested a longer lease term. She explained that the school district was only willing to offer water access for the farm because of its charitable purpose, but not for the plots.

Feli Paul submitted a comment card to be read into the record, requesting the City Council to work with the CGP and provide water access.

Shelley Somerset, Chair of Slow Food Delta Diablo, mentioned most cities with community gardens offer water and the City of Oakley should be proud of the CGP for its willingness to pay for the water. She also mentioned the lease for the farm is for no more than one acre.

Gail Wadsworth, Executive Director of the California Institute for Rural Studies and Slow Food Delta Diablo participant, commented that state laws support farming; California encourages urban farming by offering tax breaks. She mentioned for every \$1 invested in farming, \$6 of vegetables are grown. She also mentioned positive impacts of farming include healthier diets, people eat, self-sufficiency, and money spent on farmed food is free to spend on other consumer products. She commented that in 1996, the United Nations recognized urban agriculture for its contributions to health and human welfare.

The City Council discussed the lease term and potential alternate sites for the CGP. The City Council also discussed accessing the City's water through the ORB. It was the consensus of the City Council that although they do not oppose the CGP paying for water, the community garden is an interim use on the property and when the City has funding for the property's ultimate use, the garden will have to be relocated. The City Council requested staff work with the CGP to locate potential alternate sites for the CGP and then discuss an extension of the lease and water access further. Councilmember Pope reiterated that the CGP use was an interim one. Mayor Hardcastle and Vice Mayor Romick both expressed concern of making a decision to extend the lease term this evening as other interest groups (i.e., Library, baseball and soccer organizations, community center proponents) were not present to comment.

7.2 Long-Term Delivery of Police Services (Bryan Montgomery, City Manager and Paul Abelson, Finance Director)

City Manager Bryan Montgomery and Finance Director Paul Abelson presented the staff report and explained the research that had been conducted. They commented that the County's cost to provide officers under the current contract is increasing substantially and while the City is able to maintain the current staffing level of officers, it should review options for future years to maintain and increase staffing levels as the City's population grows. They mentioned that the savings of bringing police services in-house would allow for future growth of police services.

It was the consensus of the City Council that continued public input is desired and that staff should encourage more public participation before a final decision is made. Councilmember Pope also requested that staff research options other than CalPERS and alternative retiree health benefits.

Online Comment Forms

No online comment forms were received for Item 7.2.

Public Comment Cards

No public comment cards were submitted for Item 7.2.

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk



STAFF REPORT

Date: Tuesday, February 24, 2015
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, Public Works Director/City Engineer

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

SUBJECT: Acceptance of work associated with CIP 155 – FY 2014/15 Traffic Safety Improvement Project

Introduction

The City's adopted FY 2014/15 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

Background and Analysis

The City's CIP included the FY 2014/15 - Traffic Safety Improvement Project. CIP No. 155 includes the installation of flashing beacon signs, advanced electronic warning signs, speed radar feedback signs, ADA curb ramp, pedestrian barricades, and striping.

The project installed flashing advanced warning and cross-walk signs on O'Hara Avenue in front of O'Hara Park School. Likewise, the same advanced warning and flashing signs were also installed on Carpenter Road near Almond Grove School. Additionally, flashing signs on Carpenter Road and Vineyard Drive replaced old flashing cross-walk beacons at the mid-block cross-walk that were not working and out dated. The new flashing signs are push button activated and flash high intensity LED lights to warn vehicles that pedestrians may be crossing the street. Also, two electronic radar feedback signs were installed on Brownstone Road.

Summary

Prior to construction staff discussed the project with school officials and residents of Brownstone Road to let them know that the flashing signs and radar feedback signs would be installed as part of the City's Traffic Safety Improvement project. The flashing cross-walk signs installed in front of O'Hara Park School and Almond Grove School will bring awareness to the vehicles that pedestrians may be crossing the street as they approach the cross-walk. The flashing signs at the mid-block cross-walk on Carpenter Road at Vineyard Drive also provide the same function and will alert vehicles as they approach the cross-walks.

Electronic radar feedback signs were installed on Brownstone Road in both the east and west bound directions between O'Hara Ave and Main Street. Brownstone Road is a narrow roadway with a speed limit of 40 mph that receives a concentration of traffic during the morning and afternoon peak hours when school is in session. These signs are multifunctional and alert drivers of their speed as they travel down the roadway, flash when they reach a certain speed, and have a high speed cut-off function. They also provide staff with data to help monitor vehicle speeds along Brownstone Road.

Fiscal Impact

City Council approved the safety improvement project with an authorized budget including contingency of \$131,442. The construction contract was successfully completed under the authorized budget for \$119,442.

Pursuant to the contract documents, 5% of the accrued costs were withheld from the amount paid to the contractor. These funds are called "retention", and are held until the end of the project to ensure that the contractor completes the project in a timely manner. Approval of this item will authorize the release of the retention payment to the contractor. The retention was already budgeted as part of the contract and change order approvals, so there is no additional fiscal impact associated with this action.

Recommendation

Staff recommends that the City Council Adopt the Resolution accepting CIP Project No. 155 - Traffic Safety Improvement Project as constructed by Bear Electrical Solutions, Inc. to be complete, and to direct the City Clerk to file a Notice of Completion for the project with the County Recorder.

Attachments

- 1) Resolution
- 2) Notice of Completion

RESOLUTION NO. __-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AS COMPLETE THE WORK PERFORMED BY BEAR ELECTRICAL SOLUTIONS, INC. FOR CIP PROJECT NO. 155 – FY 2014/15 TRAFFIC SAFETY IMPROVEMENT PROJECT

WHEREAS, the City of Oakley prepared plans, special provisions, and cost estimates related to CIP Project No. 155 – FY 2014/15 Traffic Safety Improvement Project; and

WHEREAS, on June 30, 2014, by adopting Resolution No. 59-14, the City Council awarded a construction contract to Bear Electrical Solutions, Inc., for the construction of CIP No. 155 – FY 2014/15 Traffic Safety Improvement Project; and

WHEREAS, during the life of the project no change orders were issued, and the final invoiced amount is \$119,442; and

WHEREAS, Bear Electrical Solutions, Inc., has satisfied the contractual requirements necessary for the acceptance of CIP No. 155 – FY 2014/15 Traffic Safety Improvement Project as complete.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that CIP Project No. 155 – FY 2014/15 Traffic Safety Improvement Project is hereby accepted as complete.

BE IT FURTHER RESOLVED AND ORDERED, that the City Clerk is hereby directed to file a Notice of Completion for CIP No. 155 – FY 2014/15 Traffic Safety Improvement Project with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 24th of February, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date

PURSUANT TO GOVERNMENT
CODE §6103 NO FEE IS REQUIRED
FOR THE RECORDATION OF THIS
DOCUMENT

WHEN RECORDED MAIL TO:

City Clerk
City Of Oakley
3231 Main Street
Oakley, Ca 94561

RECORDING REQUESTED BY:

City Of Oakley
3231 Main Street
Oakley, Ca 94561

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF COMPLETION

CIP 155 – FY 2014/15 Traffic Safety Improvement Project

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on June 24, 2014, enter into an agreement with Bear Electrical Solutions, Inc., for construction of Capital Improvement Program Project Number 155 – FY 2014/15 Traffic Safety Improvement Project.

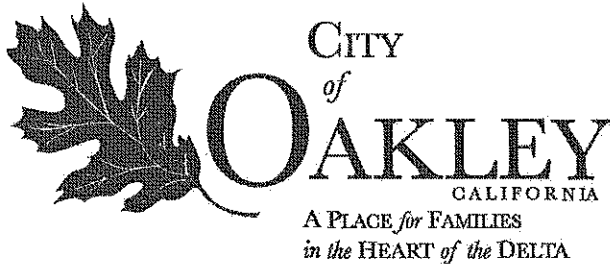
The work described in the contract documents was to furnish all material, labor, and equipment necessary to complete CIP No. 155 – FY 2014/15 Traffic Safety Improvement Project. The project limits are located on O'Hara Avenue at Chianti Way, Carpenter Road at Vineyard Drive, Carpenter Road at Amaryllis Street, and Brownstone Road between O'Hara Avenue to Main Street.

On February 24, 2015 said contract, as a whole was completed and the work was accepted by the City Council of the City of Oakley.

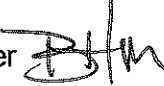
I hereby certify under penalty of perjury that the facts set forth in the foregoing Notice of Completion are true and correct.

Executed at Oakley, Contra Costa County, State of California, on _____.

By: _____
Libby Vreonis, City Clerk
City of Oakley, California



MEMORANDUM

Date: February 24, 2015
To: City Council
From: Bryan H. Montgomery, City Manager 
Subject: Resolution designating the Chief of Police as Responsible for the Determination of Public Convenience or Necessity, if required pursuant to any request for licensure through the State of California Department of Alcoholic Beverage Control.

Summary and Background

The State of California Department of Alcoholic Beverage Control (ABC) is charged with the responsibility under State law to review and issue licenses for the sale and/or manufacture of alcoholic beverages. ABC is authorized to deny an application for a license if the issuance of that license would either create a law enforcement problem, or result in or add to an undue concentration of licenses, unless a determination is made that "Public Convenience or Necessity" would be served by the issuance of that license.

State law grants authority to the City to make determinations of Public Convenience or Necessity for all applications, except for non-retail, hotel, motel, restaurant, and manufacturing establishments, if the proposed license is located in an area of high crime or overconcentration of licenses. It is very common in other cities for the Chief of Police to be the City official that makes these determinations, with a potential appeal to the City Council. The attached resolution would formally designate the Chief of Police to serve in this role in Oakley.

Fiscal Impact

None.

Recommendation

Adopt the resolution designating the Chief of Police as responsible for the determination of Public Convenience or Necessity if required for an ABC license.

Attachment

1. Resolution

RESOLUTION NO. __-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA DESIGNATING THE OAKLEY CHIEF OF POLICE AS RESPONSIBLE FOR THE DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY, IF REQUIRED PURSUANT TO ANY REQUEST FOR LICENSURE THROUGH THE STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

WHEREAS, the State of California Department of Alcoholic Beverage Control (ABC) is charged with the responsibility under State statute to review and issue licenses for the sale and/or manufacture of alcoholic beverages; and

WHEREAS, State law provides that ABC shall deny an application for a license if the issuance of that license would either create a law enforcement problem, or result in or add to an undue concentration of licenses, unless a determination is made that "Public Convenience or Necessity" would be served by the issuance of that license; and

WHEREAS, State law grants authority to the City to make determinations of Public Convenience or Necessity for all applications except for non-retail, hotel, motel, restaurant, and manufacturing establishments, if the proposed license is located in an area of high crime or overconcentration of licenses; and

WHEREAS, the Oakley City Council believes it is in the City's best interest to designate the Oakley Chief of Police as the individual within the City organization to make a determination of Public Convenience or Necessity; and

WHEREAS, the Oakley City Council acknowledges that any written appeal of a decision made by the Chief of Police relating to this authority may be forwarded to the City Council in a timely manner for its final consideration.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that the Oakley Chief of Police be designated as the individual responsible for making determinations of Public Convenience or Necessity within the City of Oakley.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 24th day of February 2015, by Councilmember _____, who moved its adoption, which motion being duly seconded by Councilmember _____, was upon voice vote carried and the resolution adopted by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

ATTEST:

Doug Hardcastle, Mayor

Libby Vreonis, City Clerk Date



STAFF REPORT

Approved and forwarded to City Council


Bryan H. Montgomery, City Manager

Date: February 24, 2015
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelow, Senior Planner
SUBJECT: Cedar Glenn Estates Design Review (DR 09-14)

Summary

This is a request by John Kiper of Kiper Development Inc. ("Applicant") for design review approval of house plans and architecture, and a development plan (neighborhood plotting plan) for 20 entitled lots located within proposed Final Map 9104 (approved Tentative Map 9104) on the property known as "Cutino Property." The 4.74 acre project is located north of Cedar Glenn Drive in Live Oak Ranch, and abuts the west edge of Shady Oak Community Park. The project site is zoned P-1 (Planned Development) District. APN: 034-250-008.

Staff recommends the City Council adopt the resolution approving Cedar Glenn Estates Design Review (DR 09-14), as conditioned.

Background and Project Description

General Plan and Zoning

The project site is designated "Single Family Residential, High (SH)" density, which allows for a maximum density of 5.5 dwelling units per gross acre. The site is zoned P-1 (Planned Development) District, which was adopted as part of the approval for the original subdivision project titled, "Subdivision 9104-Cutino Property."

Existing Entitlements and Development

In 2006, Ryder Homes received the following entitlements for "Subdivision 9104-Cutino Property," all through adoption of City Council Resolution 141-06:

- Rezone from A-2 (General Agriculture) District to P-1(Planned Development) District for Single Family Residential;
- Vesting Tentative Map 9104 subdividing 4.74-acres into 20 single family residential lots; and

- Adoption of a Mitigated Negative Declaration

Project Layout

The approved Vesting Tentative Map 9104 results in two new cul-de-sacs that spur off of the north side of Cedar Glenn Drive. The easterly cul-de-sac will have six homes lining the west side of the street. The east side of the street will complete improvements along the western edge of Shady Oak Community Park. A portion of the northeast corner of the project area will be dedicated for an expansion of Shady Oak Community Park (see "Development Plan" of applicant's plans). The westerly cul-de-sac will include 14 new homes (seven on each side).

The project's P-1 District requires minimum 20 foot front yard setbacks (reduced to 15 feet for living areas), five foot side yard setbacks with an aggregate of 15 feet, 15 foot rear yard setbacks, and 10 foot street side yard setbacks. The three houses adjacent to Cedar Glenn Drive (Lots 1, 14, and 15) are 22, 22 and 20 feet from the right of way line. The two houses adjacent to the existing homes to the north (Lots 7 and 8) share side property lines with those homes and are 22 and 25 feet from those respective property lines. Also, all homes are at least 15 feet apart from an adjacent home.

Proposed Design Review Plans

Complete design review plans are attached for reference. There are 20 lots approved with the existing tentative map. Out of those 20 lots, there will be four floor plans, including one 1-story and three 2-story plans. Table 1 provides a summary of the proposed plans.

Table 1. Summary of Proposed House Plans.

	<i>Livable Square Feet</i>	<i>Beds/Baths (w/ options)</i>	<i>No. of Floors</i>	<i>California Room/Expanded Master Option</i>	<i>Garage Spaces Standard</i>
Plan 1	2,331	4/3	1	Yes/Yes	2
Plan 2	2,702	5/3	2	Yes/No	2
Plan 3	2,904	5/3	2	Yes/No	3 (tandem) or 2 w/ expanded great room
Plan 4	3,282	6/4	2	Yes/No	3 (tandem)

All four floor plans share the same three options for architectural elevations. Plan A ("Traditional") features flat concrete tile roofing, horizontal siding on gables, stucco exterior walls, and brick veneer accents. Plan B ("Cottage") includes the same roofing and stucco exterior as Plan A, but with board and batten siding on the gables and stone veneer (rather than brick) accents. Plan C ("Tuscan") uses S-tile, rather than flat, concrete roofing,

replaces front gables with hip elements, also includes stucco exterior walls, and uses a different style stone veneer accent than Plan B. Figure 1 shows the Street Scene provided on the applicant's plans.

Figure 1. Street Scene.



Environmental Review

The request for design review approval does not constitute changes to the physical impacts associated with, and falls within the scope of, the adopted "Subdivision 9104 – Cutino Property" Mitigated Negative Declaration (SCH# 2006092007).

Analysis

The project plans were analyzed for consistency with the adopted [City of Oakley Residential Guidelines](#) ("Guidelines"). Since, the Vesting Tentative Map was previously analyzed and approved, Staff has focused this analysis on residential siting and lot design of the neighborhoods, and architectural character and details of each house.

Residential Siting and Lot Design

Overall, the applicant has taken into account many of the residential guidelines when plotting and designing the homes, and varying setbacks, resulting in a diverse and interesting streetscape. Staff analyzed the variation in setbacks for front yards and between adjacent homes on side yards. The home footprints are designed in a manner that provides front yard setback variations between 15 feet and approximately 25 feet for living areas. This variation in front yard setbacks and house designs will help avoid long, straight "walls" of buildings along the street frontages and create visual interest within the front yards. The homes are plotted so that no two homes are closer than 15 feet from each other. Doing this not only provides for ample space between adjacent footprints, but also compliance with the Residential Guideline that adjacent two-story elements be at least 15 feet apart.

The Oakley Residential Guidelines require at least 20% of a subdivision's homes and 50% of the corner lots be 1-story designs. The proposed development plan includes 25% 1-story

homes (Plan 1), and two out of three corner lots with the one-story home. Therefore, the guideline is sufficiently implemented.

Building mass is an element of lot siting and design. The covered porches, projecting architectural elements, and varying roof plans within the same footprints all add to the diversity of the house styles. Corner lot driveways are located on the interior side of the lots, and at least 25 feet from the curb returns on Cedar Glenn Drive. Overall, the applicant has taken into account many of the residential guidelines when plotting and designing the homes, and varying setbacks, resulting in a diverse and interesting streetscape.

Architectural Character

The architectural character and design of the proposed homes have several consistencies with the guidelines. The homes include window muntins, different exterior siding or veneer for gables, porches, and some garage elements, and false shutters on some windows. However, there has been a trend by home builders to enhance only the front elevations of homes with some of those enhancements carried over to “visible” sides or the rear of the home in order to save cost. Staff has been working with developers and architects to carry these design elements over to all four sides of the homes, especially for second story elements. In order to remain consistent the Residential Guidelines and with recent design review approvals and “360 degree” architecture, Staff recommends the Council adopt conditions of approval requiring:

- Final house designs to include window muntins with the same design as the respective front elevation on all second story elevation windows for all homes;
- Final house designs to include full gable siding with the same design as the respective front elevation on side and rear gables as follows: Plan 2A (rear), Plan 2B (sides and rear), Plan 3B (sides), and Plan 4B (sides).
- Final house designs to include false shutters on appropriate windows on all second story side and rear elevations.

With the implementation of the proposed conditions, the house designs will meet the intent of the Residential Guidelines. The impact will result in added window muntins and shutters to 15 of the 20 homes, and added gable siding to six of the 20 homes. These additional design elements will increase the architectural interest of the homes not only from all public view angles, but also to residents within and adjacent to the new development, resulting in a higher quality product design.

Findings

Draft findings are included in the attached resolution.

Subject: Cedar Glenn Estates Design Review (DR 09-14)
Date: February 24, 2015
Page 5 of 5

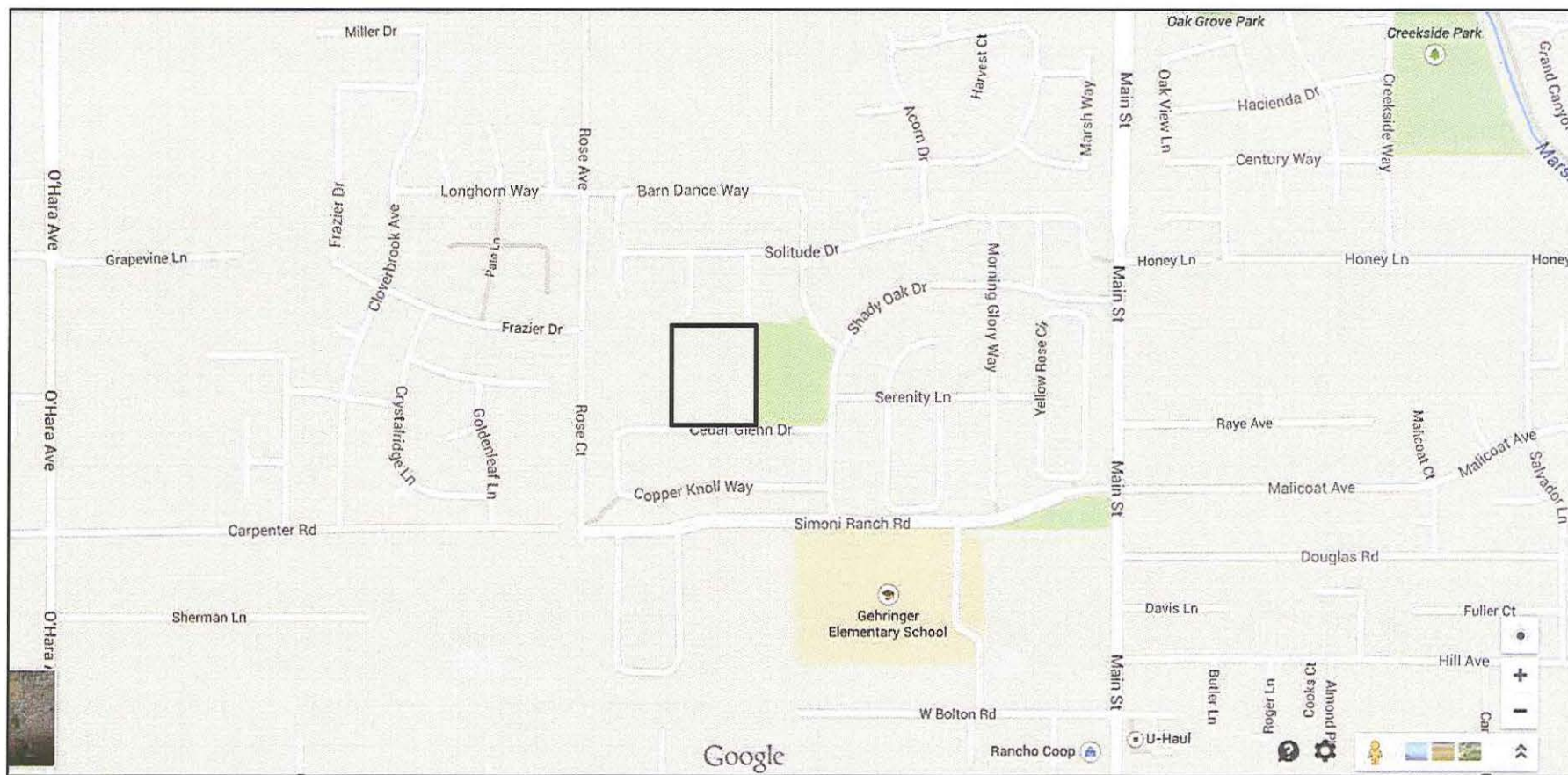
Recommendation

Staff recommends the City Council adopt the resolution approving Cedar Glenn Estates Design Review (DR 09-14), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans
4. Draft Resolution

VICINITY MAP
Cedar Glenn Estates Design Review (DR 09-14)
(APN 034-250-008)





City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on February 24, 2015 at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for design review approval.

Project Name: Cedar Glenn Estates Design Review (DR 09-14).

Project Location: The project is located north of Cedar Glenn Drive in Live Oak Ranch, and abuts the west edge of Live Oak Ranch Neighborhood Park. APN: 034-250-008.

Applicant: John Kiper of Kiper Development Inc., 1646 N. California Blvd. Suite #680, Walnut Creek, CA 94596. (925) 648-8888; jkiper@kiperinc.com

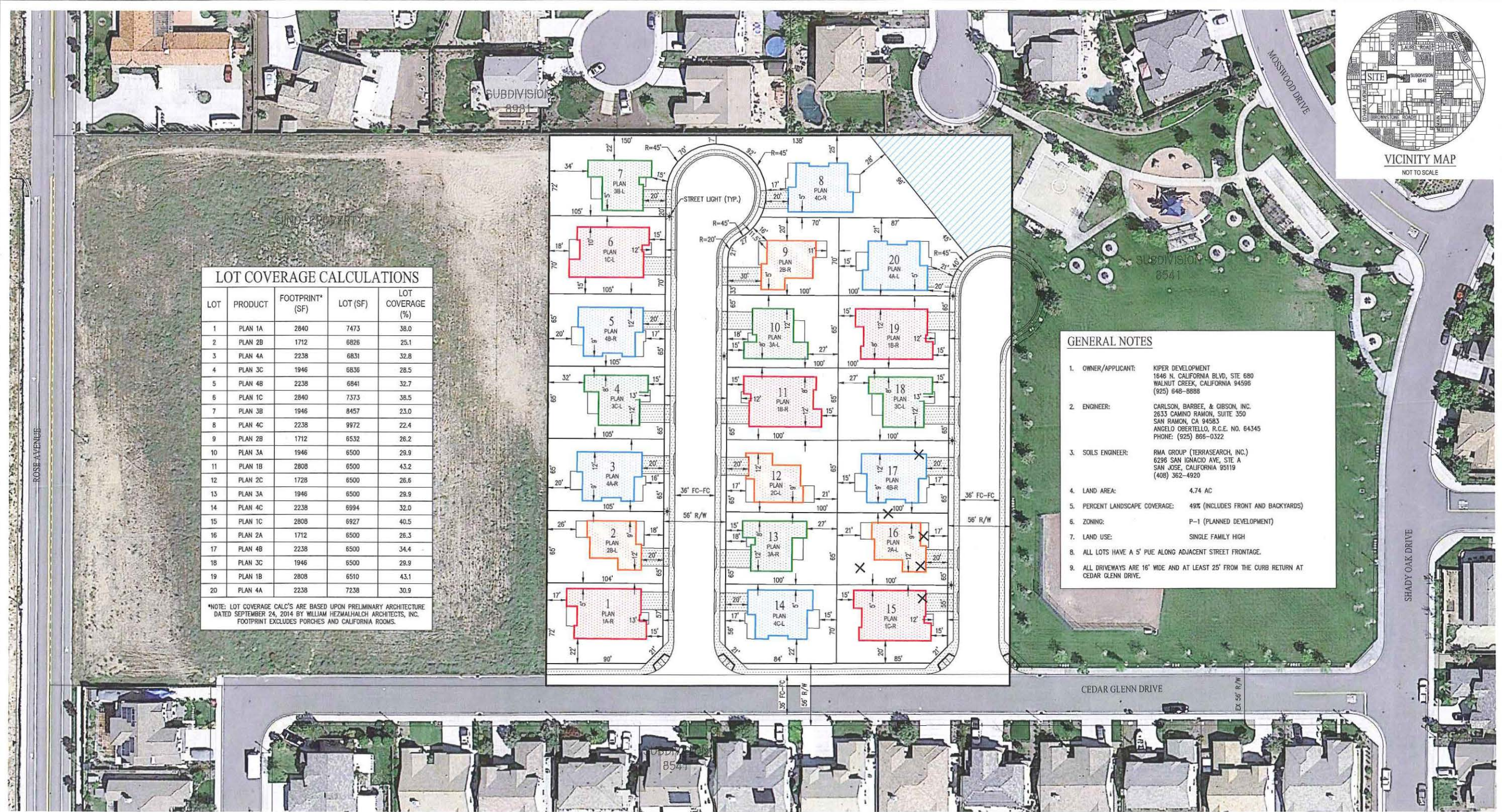
Request: This is a public hearing on a request for design review approval of house plans and architecture, and a development plan (neighborhood plotting plan) for 20 entitled lots located within proposed Final Map 9104 (approved Tentative Map 9104) on the property known as "Cutino Property." The project site is zoned P-1 (Planned Development) District.

California Environmental Quality Act (CEQA): Approval of this design review falls within the scope of the previously adopted Mitigated Negative Declaration for "Subdivision 9104 – Cutino Property" (SCH#: 2006092007).

The Staff Report and its attachments will be available for public review, on or after February 20, 2015 at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com.

Interested persons are invited to submit written comments prior to and may testify at the public hearing. **Written comments may be submitted to Ken Strelo, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.**

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Council Secretary at, or prior to, the Public Hearing.



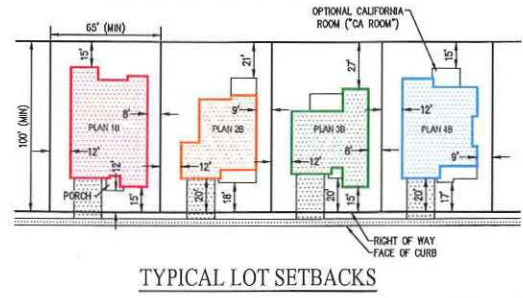
LOT COVERAGE CALCULATIONS

LOT	PRODUCT	FOOTPRINT* (SF)	LOT (SF)	LOT COVERAGE (%)
1	PLAN 1A	2840	7473	38.0
2	PLAN 2B	1712	6826	25.1
3	PLAN 4A	2238	6831	32.8
4	PLAN 3C	1946	6836	28.5
5	PLAN 4B	2238	6841	32.7
6	PLAN 1C	2840	7373	38.5
7	PLAN 3B	1946	8457	23.0
8	PLAN 4C	2238	9972	22.4
9	PLAN 2B	1712	6532	26.2
10	PLAN 3A	1946	6500	29.9
11	PLAN 1B	2808	6500	43.2
12	PLAN 2C	1728	6500	26.6
13	PLAN 3A	1946	6500	29.9
14	PLAN 4C	2238	6994	32.0
15	PLAN 1C	2808	6927	40.5
16	PLAN 2A	1712	6500	26.3
17	PLAN 4B	2238	6500	34.4
18	PLAN 3C	1946	6500	29.9
19	PLAN 1B	2808	6510	43.1
20	PLAN 4A	2238	7238	30.9

*NOTE: LOT COVERAGE CALC'S ARE BASED UPON PRELIMINARY ARCHITECTURE DATED SEPTEMBER 24, 2014 BY WILLIAM HEZMALHALCH ARCHITECTS, INC. FOOTPRINT EXCLUDES PORCHES AND CALIFORNIA ROOMS.

GENERAL NOTES

- OWNER/APPLICANT: KIPER DEVELOPMENT
1646 N. CALIFORNIA BLVD, STE 680
WALNUT CREEK, CALIFORNIA 94596
(925) 848-8888
- ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
- SOILS ENGINEER: RMA GROUP (TERRASEARCH, INC.)
6296 SAN IGNACIO AVE, STE A
SAN JOSE, CALIFORNIA 95119
(408) 352-4920
- LAND AREA: 4.74 AC
- PERCENT LANDSCAPE COVERAGE: 49% (INCLUDES FRONT AND BACKYARDS)
- ZONING: P-1 (PLANNED DEVELOPMENT)
- LAND USE: SINGLE FAMILY HIGH
- ALL LOTS HAVE A 5' PUE ADJACENT STREET FRONTAGE.
- ALL DRIVEWAYS ARE 16' WIDE AND AT LEAST 25' FROM THE CURB RETURN AT CEDAR GLENN DRIVE.



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FACE OF CURB
- PROPOSED NEIGHBORHOOD PARK
- EXISTING TREE TO BE REMOVED

PRODUCT MIX

ELEV	A	B	C	TOTAL	% OF TOTAL
PLAN 1	1	2	2	5	25
PLAN 2	1	2	1	4	20
PLAN 3	2	1	2	5	25
PLAN 4	2	2	2	6	30
TOTAL	6	7	7	20	100

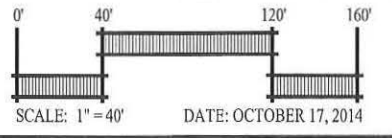
LAND USE TABLE

AREA (AC)	# OF LOTS	DENSITY
4.74	20	4.22

MINIMUM LOT SIZE = 6,500 SF

CUTINO PROPERTY DEVELOPMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



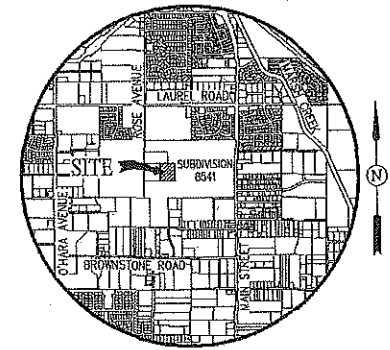
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
www.cbng.com

CUTINO PROPERTY GRADING PLAN SUBDIVISION 9104

CITY OF OAKLEY CONTRA COSTA COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- OWNER/SUBDIVIDER: KIPER DEVELOPMENT
1646 N. CALIFORNIA BLVD, STE 680
WALNUT CREEK, CALIFORNIA 94596
PHONE: (925) 648-8888
CONTACT: JOHN KIPER
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
- SOILS ENGINEER: NEIL O. ANDERSON & ASSOCIATES
5051 COMMERCIAL CIRCLE, UNIT B
CONCORD, CA 94520
PHONE: (925) 609-7224
CONTACT: RYAN KING
- BENCH MARK:** CONTRA COSTA COUNTY BENCHMARK # 508 "W. 484, 1951"
U.S.G.S. BRONZE DISK SET IN THE TOP OF A CONCRETE POST IN THE
NORTHWEST CORNER OF THE INTERSECTION OF WEST BOLTON ROAD AND STATE
ROUTE 4 (MAIN STREET).
ELEVATION: 43.14 (NGVD 29)
PROJECT SITE APN'S: 034-250-008
- THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS OR
HER DESIGN CONTAINED HEREIN.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE
THERE TO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE
CONTRACTOR SHALL CONTACT ANGELO OBERTELLO WITH CARLSON, BARBEE &
GIBSON, INC. AT (925) 866-0322 FOR SUCH FURTHER EXPLANATION AS MAY
BE NECESSARY.
- CITY OF OAKLEY OR CONTRA COSTA COUNTY STANDARD DRAWINGS AND
SPECIFICATIONS, SPECIFIC NOTES AND DETAIL DRAWINGS HEREON AND IN THE
SOILS REPORT, TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS
UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY DEVIATION FROM THE
APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE TWO (2) WORKING DAYS
PRIOR NOTICE TO THE ENGINEER AND APPROVAL BY THE CITY ENGINEER. AT
LEAST ONE (1) SET OF APPROVED PLANS SHALL BE KEPT ON THE SITE AT ALL
TIMES FOR INSPECTION.
- ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE PUBLIC WORKS AND
ENGINEERING DIVISION PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY
SHOWN ON REVISED PLANS STAMPED AND DISTRIBUTED PRIOR TO ACCEPTANCE
OF WORK AS COMPLETE.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR
JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT,
INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT
SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS,
AND THE CONSTRUCTION CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD
THE OWNER, THE ENGINEER, AND THE CITY OF OAKLEY HARMLESS FROM ANY
AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE
OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE
NEGLECT OF THE OWNER, OR THE ENGINEER OR THE CITY OF OAKLEY.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK DONE FROM PLANS
THAT ARE NOT APPROVED BY THE CITY OF OAKLEY. ALL CORRECTIVE ACTION
RESULTING FROM CHANGES TO THE PLANS PRIOR TO APPROVAL IS THE
RESPONSIBILITY OF THE DEVELOPER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEETED SO THAT
THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING
IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY
DAMAGE RESULTING FROM THE LACK OF ADEQUATE SHORING, BRACING, AND
SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL
EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE.
WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE, AND/OR BORING
AND JACKING PIT IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR
SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE
DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE
CONTRACTOR SHALL ALWAYS COMPLY WITH O.S.H.A. REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY, AND CITY LAWS
AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL
RELATIONS, O.S.H.A., THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL
CONSTRUCTION ORDERS, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO
THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.

- ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE
ORDINANCES, SPECIFICATIONS, AND STANDARDS OF THE CITY OF OAKLEY.
- ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER
OR LICENSED LAND SURVEYOR. THE NUMBER AND LOCATION OF STAKES
REQUIRED SHALL BE DETERMINED BEFORE CONSTRUCTION BEGINS. ALL STAKING
REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF TWO (2)
WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR
RE-STAKING WILL BE DONE ONLY AS DIRECTED AND AUTHORIZED BY THE OWNER
OR HIS AUTHORIZED AGENT. THE CITY ENGINEER HAS THE AUTHORITY TO
REQUIRE THE OWNER OR HIS AUTHORIZED AGENT TO PLACE ADDITIONAL STAKES
OR RE-STAKES AS HE DEEMS NECESSARY FOR PROPER CONSTRUCTION OR TO
AVOID CONFLICTS.
- ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS
OTHERWISE NOTED.
- ALL CURB DATA REFERS TO THE "FACE OF CURB" AND STATIONING REFERS TO
THE INDICATED CENTERLINE EXCEPT WHERE SHOWN IN PARENTHESES () WHERE
THE STATIONING REFERS TO THE FACE OF CURB.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY
ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED
ON THESE PLANS OR AS DIRECTED BY THE ENGINEER.
- NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE
REMOVED ON THE GRADING PLANS. IF ANY TREES ARE REMOVED, THE PLANS
MUST BE REVIEWED AND ACKNOWLEDGED BY THE COMMUNITY DEVELOPMENT
DEPARTMENT. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER
IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM
A NUISANCE OR HAZARD, SHALL BE TRIMMED, PROPERLY TREATED AND SEALED.
- ALL EXISTING WELLS LOCATED ON THE PROPERTY SHALL BE SEALED, FILLED,
AND ABANDONED PRIOR TO THE START OF GRADING OPERATIONS, AS DIRECTED
BY THE CITY ENGINEER AND THE COUNTY HEALTH DEPARTMENT. EXISTING
SEPTIC TANKS, HOLDING TANKS, AND IRRIGATION LINES SHALL BE REMOVED AND
BACKFILLED WITH ENGINEERED FILL AS DIRECTED BY THE CITY ENGINEER AND
THE COUNTY HEALTH DEPARTMENT.
- ALL GRADING, SITE PREPARATION, AND PLACING AND COMPACTION OF FILL
SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLEY GRADING
ORDINANCE AND PER THE RECOMMENDATIONS OF THE SUBJECT SOILS REPORT,
UNDER THE OBSERVATION OF THE CITY SOILS ENGINEER. SUBSEQUENT TO
COMPLETION OF WORK, THE SOILS ENGINEER SHALL SUBMIT A REPORT TO THE
CITY ENGINEER STATING THAT ALL WORK HAS BEEN DONE TO HIS SATISFACTION
AND BEFORE UNDERGROUND WORK BEGINS.
- ROUGH GRADING AND DIRT BALANCE TO BE COMPLETED PRIOR TO PAD
FINISHING SO THAT PADS MAY BE ADJUSTED TO FINAL BALANCE.
- IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING,
OR OTHER EXCAVATION; EARTHWORK WITHIN 100 FEET OF THESE MATERIALS
SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHEOLOGIST, CERTIFIED BY THE
SOCIETY OF CALIFORNIA ARCHEOLOGY (SCA) AND/OR THE SOCIETY OF
PROFESSIONAL ARCHEOLOGY (SOPA), HAS HAD AN OPPORTUNITY TO EVALUATE
THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION
MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS
AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR
TO THE START OF WORK.
- NO GRADING OR RELATED WORK SHALL BE DONE PRIOR TO THE ISSUANCE OF A
GRADING PERMIT.
- GRADING OPERATIONS SHALL ONLY BE PERMITTED BETWEEN APRIL 15 AND
OCTOBER 15 UNLESS APPROVED BY THE CITY OF OAKLEY WITH ADEQUATE
EROSION CONTROL. SEE THE EROSION CONTROL PLAN AND SEPARATE STORM
WATER POLLUTION PREVENTION PLAN (SWPPP).
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE FROM THE SITE
ALL MATERIALS RESULTING FROM THE CLEARING, GRUBBING, AND DEMOLITION
OPERATIONS. ALL ABANDONED IRRIGATION LINES SHALL BE REMOVED FROM THE
SITE, BACKFILLED, AND PROPERLY COMPACTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL
NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

- THE LOCATIONS OF THE CATCH BASINS AND OTHER STORM DRAINAGE
APPURTENANCES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE
PURPOSES ONLY. SEE THE IMPROVEMENT PLANS FOR EXACT LOCATIONS.
- THIS SET OF PLANS IS FOR THE ROUGH GRADING OF THE SITE ONLY. ALL
OTHER IMPROVEMENTS ARE SHOWN FOR REFERENCE PURPOSES.
- ALL WORK SHALL BE PERFORMED BETWEEN THE NORMAL WORKING HOURS OF
7:30 AM TO 5:30 PM, MONDAY THROUGH FRIDAY, EXCLUDING SATURDAY,
SUNDAY, AND CITY HOLIDAYS EXCEPT OTHERWISE APPROVED BY THE CITY
ENGINEER IN WRITING.
- THE CONTRACTOR SHALL CONDUCT HIS OR HER OPERATIONS IN ACCORDANCE
WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF
THE SWPPP MUST BE KEPT ON THE SITE AT ALL TIMES.
- ALL CONSTRUCTION EQUIPMENT SHALL USE PROPERLY OPERATING MUFFLERS,
AND NO COMBUSTION EQUIPMENT SUCH AS PUMPS OR GENERATORS SHALL BE
ALLOWED TO OPERATE WITHIN 500 FEET OF ANY OCCUPIED RESIDENCE DURING
CONSTRUCTION HOURS, UNLESS THE EQUIPMENT IS SURROUNDED BY A NOISE
PROTECTION BARRIER ACCEPTABLE TO THE COMMUNITY DEVELOPMENT
DEPARTMENT.
- ALL STREET SECTIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY.
- ALL MASONRY WALL AND RETAINING WALL DETAILS AS SHOWN ON THESE PLANS
ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CITY OF OAKLEY BUILDING
DEPARTMENT APPROVAL AND PERMIT.
- TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO
CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND TO PROVIDE FOR
THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER
FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE CITY
ENGINEER AND IN PLACE PRIOR TO THE START OF GRADING.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS, AND
PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
(NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS
PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD
OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS. WQID NUMBER TO
BE ON GRADING PLAN PRIOR TO ISSUANCE OF PERMIT.
- CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO PRIVATE PROPERTY
ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SANITARY FACILITIES AT
THE SITE DURING ALL PHASES OF CONSTRUCTION.
- NO WORK SHALL BE PERFORMED WITHOUT INSPECTION BY THE CITY. IF ANY
WORK THAT REQUIRES INSPECTION MUST BE PERFORMED OUTSIDE OF NORMAL
WORKING HOURS, CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR
INSPECTION SERVICES TO THE CITY ENGINEER TWO (2) WORKING DAYS IN
ADVANCE OF THE TIME SUCH SERVICES WILL BE REQUIRED.
- ALL CUT, FILL AND TRENCH BACKFILL MUST BE
TESTED UNDER THE SUPERVISION OF A LICENSED
SOILS ENGINEER WHO WILL PROVIDE CERTIFICATION
THAT THE WORK CONFORMS TO THE
REQUIREMENTS OF CITY AND STATE CODES.
- SILT AND EROSION CONTROL PLANS ARE
REQUIRED FOR WORK YEAR ROUND. SEDIMENT
CONTROL BMPs SHALL BE IMPLEMENTED YEAR
ROUND.
- CONTRACTOR SHALL MAINTAIN ALL SITES OF
WORK DURING CONSTRUCTION SO AS TO KEEP
THEM REASONABLY NEAT AND FREE OF TRASH,
RUBBISH, AND OTHER DEBRIS. UPON COMPLETION
OF WORK, CONTRACTOR SHALL REMOVE FROM
SITES OF WORK, AND FROM PUBLIC OR PRIVATE
PROPERTY, ALL TEMPORARY STRUCTURES,
RUBBISH AND WASTE MATERIAL, AND SHALL
PROPERLY DISPOSE OF EXCAVATED MATERIALS
BEYOND THAT NEEDED TO BRING THE SITE TO
THE ELEVATIONS SHOWN.
- CONTRACTOR SHALL PROPERLY COORDINATE HIS
WORK WITH WORK UNDER OTHER CONTRACTS
THAT MAY BE UNDERWAY CONCURRENTLY WITH
THIS PROJECT.

SHEET INDEX

- GENERAL NOTES, SHEET INDEX, & VICINITY MAP
- GENERAL NOTES (CONTINUED), TYPICAL STREET SECTIONS, EARTHWORK SUMMARY, DETAILS, & PAVEMENT DESIGN CHART
- GRADING PLAN
- EROSION CONTROL PLAN, DETAILS, & NOTES

WDID #5S07C371127

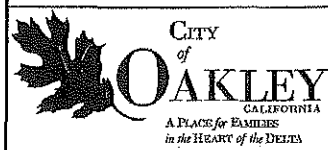
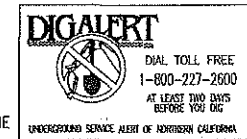
THIS PLAN HAS BEEN REVIEWED BY NEIL O. ANDERSON AND ASSOCIATES AND APPEARS TO BE
IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF RMA GROUP'S REPORT DATED
AUGUST 17, 2006. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS,
MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF DESIGN.

Ryan R. King, P.E. 11/18/2014
DATE

REVIEWED FOR CONFORMANCE WITH CITY OF OAKLEY STANDARDS AND REQUIREMENTS.
APPROVAL FOR CONSTRUCTION IS SUBJECT TO THE INFORMATION SHOWN HEREIN. THE CITY
OF OAKLEY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ANY ERRORS OR
OMISSIONS THAT MAY EXIST ON THESE PLANS.

Kouros Rohani 11-18-14
DATE

KOUROSH ROHANI, CITY ENGINEER
RCE 61138



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CALIFORNIA 94583
TEL: (925) 866-0322
FAX: (925) 866-0375

CUTINO PROPERTY
GENERAL NOTES, SHEET INDEX,
& VICINITY MAP
CITY OF OAKLEY CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:
Angelo Oberello 11/11/2014
DATE

ANGELO OBERTELLO
R.C.E. No. 64845

DESIGN: KEJ DATE: NOVEMBER, 2014
DRAWN: KEJ DATE: NOVEMBER, 2014
CHECKED: AJO DATE: NOVEMBER, 2014

SHEET
1
OF
4
SHEETS

GENERAL NOTES:

(CONTINUED FROM SHEET 1)

- 56. RETAINING WALLS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL BE MASONRY AND BE INSPECTED BY THE PUBLIC WORKS AND ENGINEERING DIVISION.
- 57. A BUILDING PERMIT SHALL BE REQUIRED FOR RETAINING WALLS OUTSIDE OF PUBLIC ROAD RIGHT-OF-WAY THAT ARE 4 FT. OR HIGHER (3 FT. OR HIGHER WITH SURCHARGE). PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS AS COMPLETE, VERIFICATION THAT THE BUILDING DIVISION HAS SIGNED OFF ON THE PERMIT SHALL BE PROVIDED TO THE CONSTRUCTION INSPECTOR.
- 58. RETAINING WALLS UNDER 4 FT. HIGH (UNDER 3 FT. HIGH WITH SURCHARGE) OUTSIDE OF PUBLIC ROAD RIGHT-OF-WAY WILL BE INSPECTED BY PROJECT GEOTECHNICAL ENGINEER. A LETTER STATING THAT ALL WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL AND SOILS ENGINEERS' RECOMMENDATIONS, IF APPLICABLE, MUST BE SUBMITTED TO THE PUBLIC WORKS AND ENGINEERING DIVISION.
- 59. ALL RELATIVE COMPACTION TESTS OF SUB-GRADE SOILS, AGGREGATE SUB-BASE AND BASE COURSE MATERIALS WILL BE SUBJECT TO THE FOLLOWING:
 - ANY SCHEDULED RELATIVE COMPACTION TEST THAT IS NOT READY FOR TESTING WITHIN 15 MINUTES OF ARRIVAL OF MATERIALS TESTING PERSONNEL SHALL BE REQUIRED TO BE RESCHEDULED. A FEE WILL BE CHARGED FOR ALL RESCHEDULING.
 - SHOULD ANY RELATIVE COMPACTION TEST FAIL AND IT CANNOT BE RETESTED WITHIN A 15 MINUTE TIME PERIOD FROM THE TIME ALL IN-PLACE MATERIAL HAS BEEN TESTED FOR THAT DAY, A RETEST SHALL BE REQUIRED. A FEE WILL BE CHARGED FOR RETESTING.
- FEES FOR RESCHEDULING AND RETESTING WILL BE AT CURRENT RATE ESTABLISHED BY THE CITY.
- 60. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS, WHICH CONTROL SUBDIVISIONS, TRACES, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL, WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTORS' WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PER BUSINESS AND PROFESSIONS CODE SECTION 8771.
- 61. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPE, LOW SPOTS, OR HAZARDOUS CONDITIONS.
- 62. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS ON EXISTING SANITARY AND STORM SEWERS, AND CLEARANCES OF KNOWN UTILITY CROSSINGS, BEFORE CONSTRUCTING SUCH UTILITIES. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS AND WATER MAINS.

HAUL ROUTE:

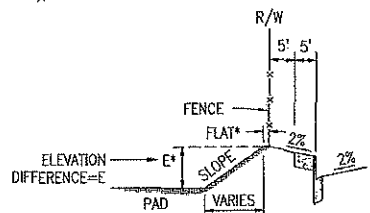
ALL CONSTRUCTION AND DELIVERY TRAFFIC SHALL USE CEDAR GLENN DRIVE TO ACCESS THE SITE. CONSTRUCTION RELATED TRAFFIC SHALL NOT USE TIPTON OR SWEETWATER COURT. THE DEVELOPER SHALL COORDINATE DELIVERIES AND CONSTRUCTION ACTIVITIES IN A MANNER TO MINIMIZE THE EFFECT OF THESE ACTIVITIES ON THE TRAFFIC IN THE NEIGHBORHOOD. THE GENERAL HAUL ROUTE FOR THE SITE SHALL BE: CEDAR GLENN DRIVE, TO SHADY OAKS DRIVE, TO SIMONI RANCH ROAD (CARPENTER ROAD), TO MAIN STREET.

***NOTES REGARDING E AND FLAT:**

1. FOR ELEVATION DIFFERENCES LESS THAN 1', PROVIDE 2:1 MAX SLOPE WITH 1' FLAT SPACE BETWEEN THE PROPERTY LINE AND TOP OF SLOPE.
2. FOR ELEVATION DIFFERENCES 1' TO 4', PROVIDE 2:1 MAX SLOPE WITH 2' FLAT SPACE BETWEEN THE PROPERTY LINE AND TOP OF SLOPE.
3. FOR ELEVATION DIFFERENCES GREATER THAN 4', PROVIDE 3:1 MAX SLOPE WITH 2' FLAT SPACE BETWEEN THE PROPERTY LINE AND TOP OF SLOPE.
4. IF ELEVATION DIFFERENCES WILL BE ACCOMMODATED BY A MASONRY RETAINING WALL, PROVIDE 1' FLAT BEHIND THE WALL.
5. THE TOP OF SLOPE MAY BE SET AT THE PROPERTY LINE WITH A 5:1 MAX SLOPE.

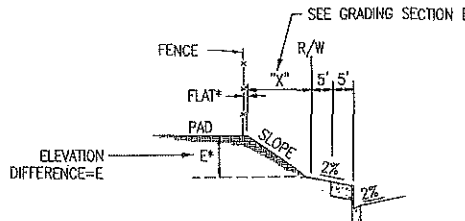
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CURB, GUTTER, SIDEWALK, & PARKWAY
		TOP OF CURB
		CENTERLINE
		SLOPE EMBANKMENT
		STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		CATCH BASIN
		TREE AND TREE TO BE REMOVED
		CONTOURS
		SPOT ELEVATIONS
		PAD ELEVATION
		ADJOINING PAD ELEVATION
		LOT NUMBER
		ADJOINING LOT NUMBER
		MASONRY WALL
		SUBDIVISION BOUNDARY
		EX FENCE
		EARTH SWALE



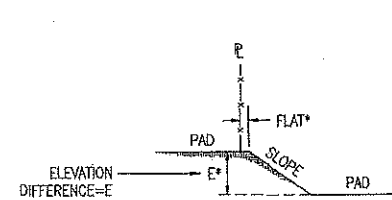
TYPICAL SIDERYARD SECTION (PADS LOWER THAN TC)

NOT TO SCALE



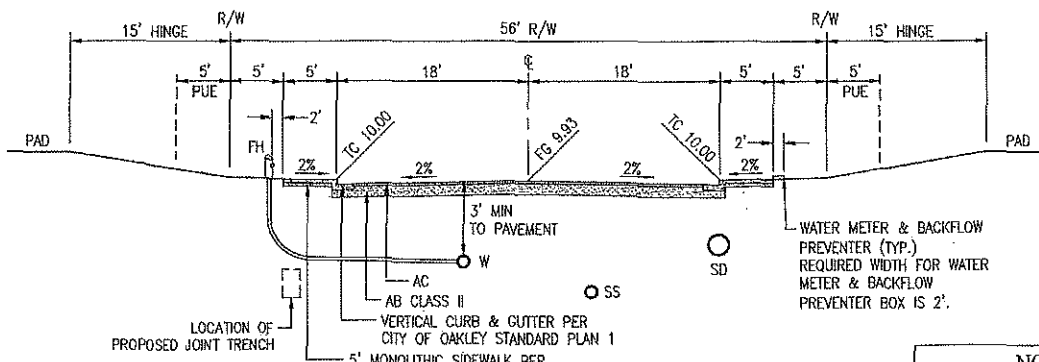
TYPICAL SIDERYARD SECTION (PADS HIGHER THAN TC)

NOT TO SCALE



PAD RELATIONSHIP AT SIDE/REAR LOT LINES

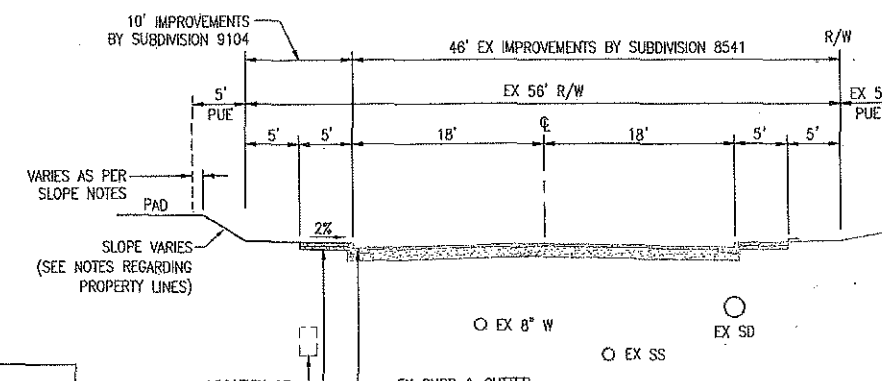
NOT TO SCALE



RUSTIC COURT & 'A' COURT (56' R/W)

NOT TO SCALE

NOTE:
PER DIABLO WATER DISTRICT, JOINT TRENCH UTILITIES SHALL BE LOCATED UNDER ALL WATER LINES AT CROSSINGS.



CEDAR GLENN DRIVE (EX 56' R/W)

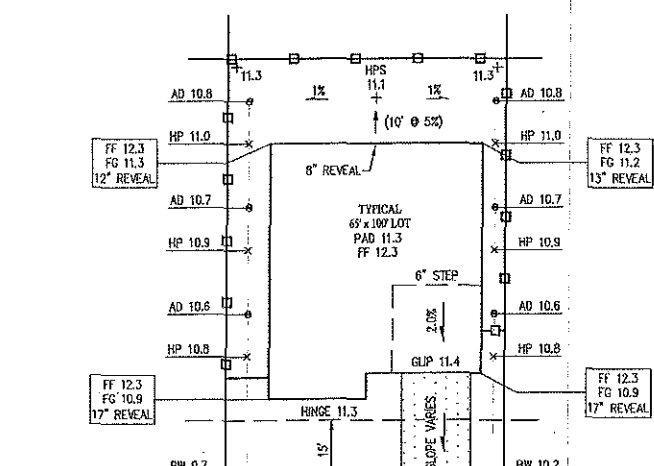
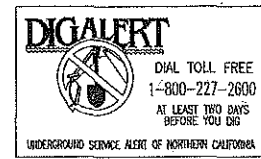
NOT TO SCALE

EARTHWORK SUMMARY

DESCRIPTION	(CY)
CLEAR	400
CUT	8,000
FILL	800
SHANK	1,600
IMPORT	0
EXPORT	5,300

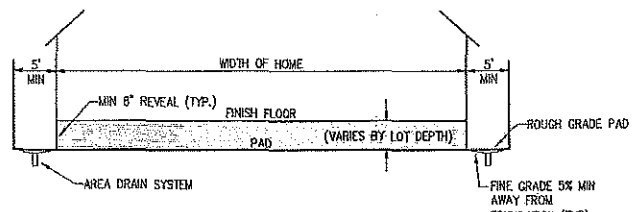
ABBREVIATIONS:

- BC BEGINNING OF CURVE
- C & G CURB & GUTTER
- C/L CENTERLINE
- CB CATCH BASIN
- CR CURB RETURN
- CY CUBIC YARD
- EC END OF CURVE
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- GB GRADE BREAK
- HP HIGH POINT
- HPS HIGH POINT ON SWALE
- LF LINEAR FEET
- LT LEFT
- LP LOW POINT
- P PAD
- P/L PROPERTY LINE
- PCC POINT OF CONCENTRIC CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT OF WAY
- RT RIGHT
- S SLOPE
- SD STORM DRAIN
- TB TOP OF BANK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- TMC TOP OF MEDIAN CURB
- TP TYPICAL



TYPICAL LOT GRADING

NOTE:
ALL SWALES WITHIN 10' OF THE BUILDING FOOTPRINT (SIDERYARDS) SHALL BE 2% MIN. FINE GRADING OF SWALES TO BE COMPLETED AFTER HOUSE CONSTRUCTION.



TYPICAL LOT CROSS-SECTION

NOT TO SCALE

PAVEMENT DESIGN CHART

STREET	TI	R	MIN AC	MIN AB
RUSTIC COURT AND 'A' COURT (56' R/W) (UP TO NECK OF THE BULB)	5	25	3"	3.5"
CUL-DE-SACS (THIS SECTION SHALL BEGIN AT THE NECK OF THE BULB)	5	25	4.2"	18"

NOTE: THE 'R' VALUE IS BASED ON AN ESTIMATE OF THE SOIL CONDITIONS AT THE SITE. FINAL STREET SECTIONS WILL BE DETERMINED BASED ON AN ACTUAL 'R' VALUE OF SUBGRADE AS DETERMINED BY THE SOILS ENGINEER AND WILL BE SUBMITTED TO THE CITY OF OAKLEY.



Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAJON BLVD, SUITE 300
SAN PABLO, CALIFORNIA 94806
TEL (925) 858-4322
FAX (925) 856-2875

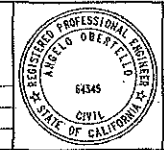
CUTINO PROPERTY
GENERAL NOTES (CONTINUED), TYPICAL STREET SECTIONS, EARTHWORK SUMMARY, DETAILS, & PAVEMENT DESIGN CHART
CITY OF OAKLEY CALIFORNIA

SUBDIVISION 9104

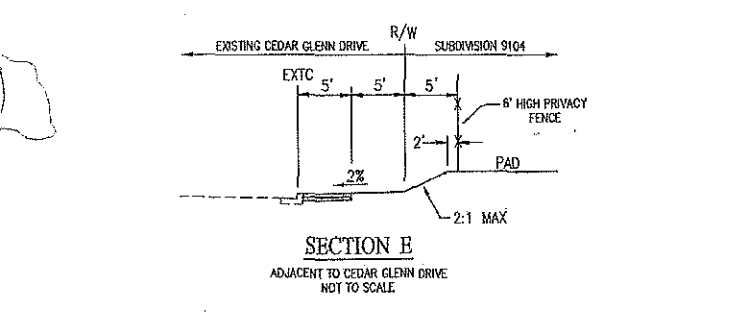
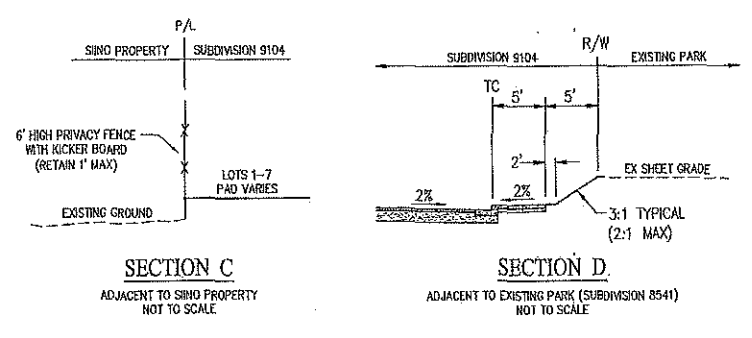
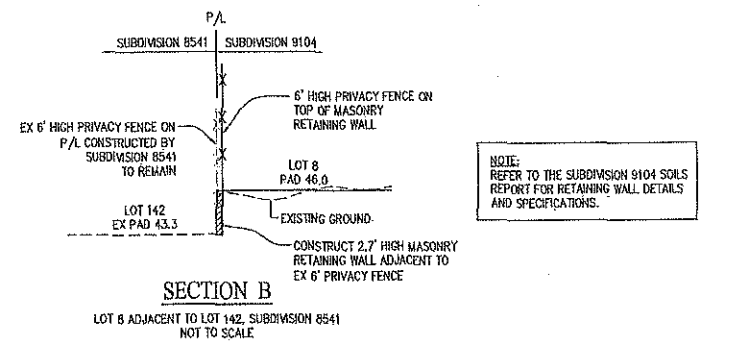
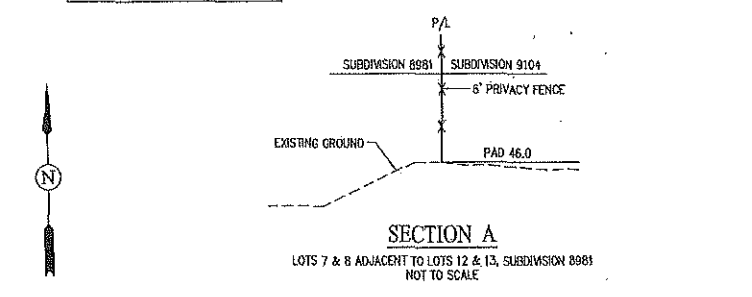
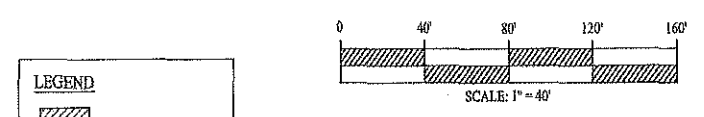
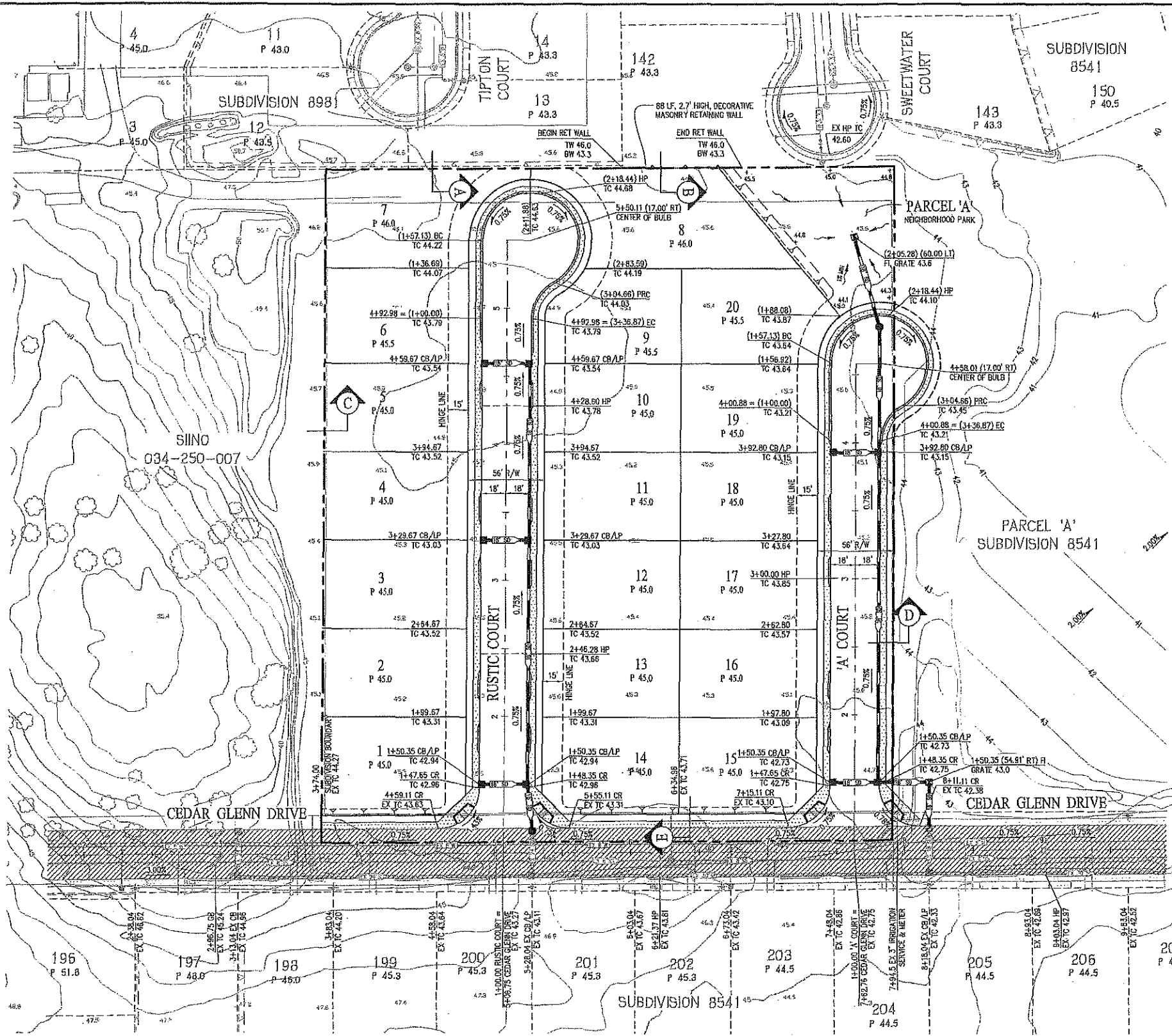
NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

ANGELO DIBERTELLO
P.C.E. No. 64945
DATE: NOVEMBER, 2014
DESIGN: KEJ
DRAWN: KEJ
CHECKED: AJO
DATE: NOVEMBER, 2014



SHEET
2
OF
4
SHEETS



DIGALERT
 DIAL TOLL FREE
 1-800-227-2600
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 ANGELO BERTELLO
 F.O.E. No. 44945

DATE: NOVEMBER, 2014
 DATE: NOVEMBER, 2014
 DATE: NOVEMBER, 2014

CHECKED: AJO

REGISTERED PROFESSIONAL ENGINEER
 ANGELO BERTELLO
 6845
 CIVIL
 STATE OF CALIFORNIA

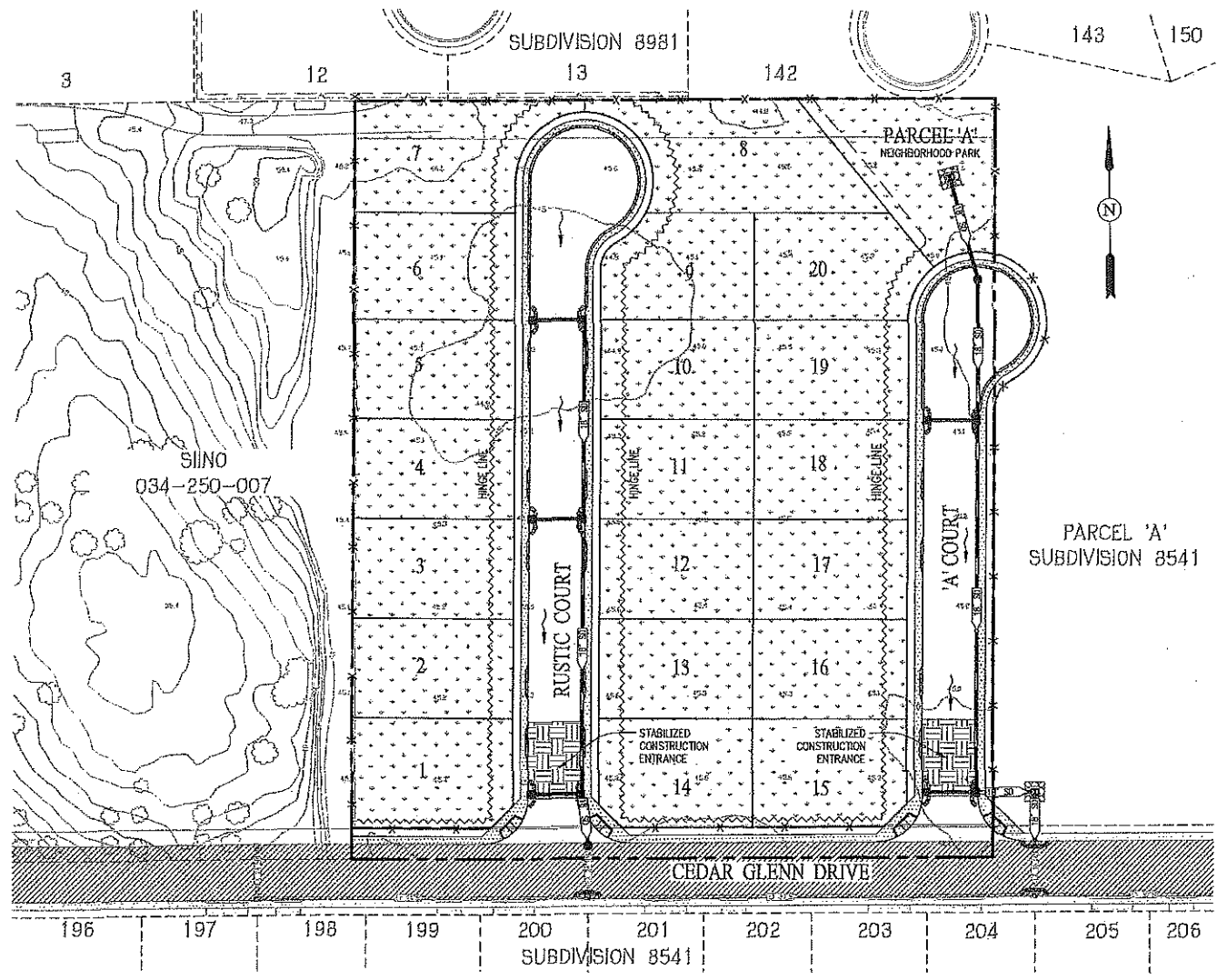
SHEET
3
 OF
4
 SHEETS



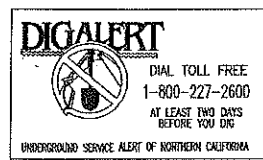
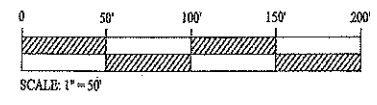
cbs Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 2655 CHINO RIVIER, SUITE 330
 SAN RAFAEL, CALIFORNIA 94583
 TEL (925) 884-8382
 FAX (925) 884-8375

CUTINO PROPERTY
GRADING PLAN
SUBDIVISION 9104
CITY OF OAKLEY
CALIFORNIA

NO.	REVISIONS	BY	APP	DATE



EROSION CONTROL PLAN
SCALE: 1"=50'



LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION - (SE-10)
- CURB INLET PROTECTION - (SE-10)
- STRAW WATTLE (FIBER ROLLS) - (SE-5)
- SILT FENCE (SE-1)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (1C-1)
- HYDROSEED MIX
- CATCH BASIN
- FIELD INLET
- PROPOSED STORM DRAIN

GENERAL NOTES:

1. NO PART OF TEMPORARY PERIMETER FENCING OR EROSION CONTROL MEASURES SHALL ENCR OACH INTO PUBLIC RIGHT-OF-WAY OR ADJACENT PRIVATE PROPERTY.
2. NO GRADING TO OCCUR UNDER SAVED TREES CANOPY, ONLY REMOVAL OF IMPERVIOUS SURFACES MAY OCCUR UNDER THE SUPERVISION OF PROJECT ARBORIST. CONTACT PROJECT ARBORIST FIVE BUSINESS DAYS PRIOR TO PERFORMING WORK.
3. SEE LANDSCAPE PLAN FOR TREE PROTECTION BY VANDER TOOLEN LANDSCAPE ARCHITECTS.
4. ALL ON-SITE AREA DRAINS AND CATCH BASINS, EXISTING OR PROPOSED, SHALL BE EQUIPPED WITH INLET PROTECTION.

EROSION CONTROL NOTES:

SUMMARY OF MONITORING REQUIREMENTS						
RISK LEVEL	VISUAL INSPECTIONS			SAMPLE COLLECTION		
	QUARTERLY NON-STORMWATER DISCHARGE	PRE-STORM EVENT BASELINE	PRE-STORM EVENT REAP	DAILY STORM BMP	POST STORM	STORMWATER DISCHARGE RECEIVING WATER
1						

- RISK LEVEL 1 SITES:**
1. RISK LEVEL 1 SITES ARE NOT SUBJECT TO A NUMERIC EFFLUENT STANDARD.
 2. RISK LEVEL 1 SITES DO NOT REQUIRE A RAIN EVENT ACTION PLAN.
 3. RISK LEVEL 1 SITE MONITORING AND REPORTING REQUIREMENTS:
- ALL SITES:**
1. IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LPP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0008 DRW, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
 2. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
 3. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARI SE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
 4. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
 5. DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
 6. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
 7. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
 8. EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
 9. INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
 10. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
 11. DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
 12. CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
 13. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
 14. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
 15. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.

APPLICABLE (BUT NOT LIMITED TO) CURRENT CASQA STORMWATER BMP CONSTRUCTION GUIDELINES

- EC-4 HYDROSEED
- NS-8 VEHICLE & EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- SE-1 SILT FENCE
- SE-5 FIBER ROLLS
- SE-10 DI PROTECTION TYPE 1
- SE-10 DI PROTECTION TYPE 2
- SE-10 DI PROTECTION TYPE 3
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 ENTRANCE & CULLET TIRE WASH
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

16. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BUPS.
17. IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
18. PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
19. TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
20. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOOLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
21. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
22. EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
23. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
24. SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
25. ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
26. ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
27. IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
28. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
29. INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.
30. GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

SWPPP MANAGER TO MARK KNOWN LOCATIONS

- MATERIALS AND EQUIPMENT STORAGE AREA
- SANITARY FACILITY
- VEHICLE MAINTENANCE/ FUELING AREA
- CONCRETE/WASTE WASHOUT

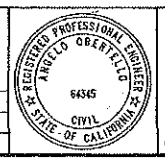


Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CANTO RANCHO, SUITE 350
SAN RAMON, CALIFORNIA 94583
TEL (925) 866-0322
FAX (925) 866-0323

CUTINO PROPERTY SUBDIVISION 9104
EROSION CONTROL PLAN, DETAILS, & NOTES
CITY OF OAKLEY CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:
Angel O. Bertello
ANGEL O. BERTELLO
R.O.E. No. 64845
DATE: NOVEMBER, 2014
DESIGN: KEJ
DATE: NOVEMBER, 2014
DRAWN: KEJ
DATE: NOVEMBER, 2014
CHECKED: AJO



SHEET **4** OF **4** SHEETS

CITY OF OAKLEY
Planning Department
DEC 16 2014
RECEIVED



PLAN 1C (TUSCAN)

PLAN 4AR (TRADITIONAL)

PLAN 3B (COTTAGE)

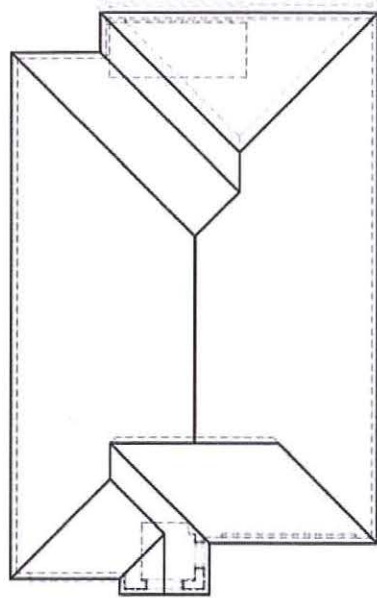
PLAN 2AR (TRADITIONAL)

STREET SCENE

CEDAR GLENN ESTATES
OAKLEY, CALIFORNIA
KIPER DEVELOPMENT

0 4 8 12 16
1/16" SCALE
2014332.00
Sept 30, 2014

WILLIAM HEZMALHALCH
ARCHITECTS INC.

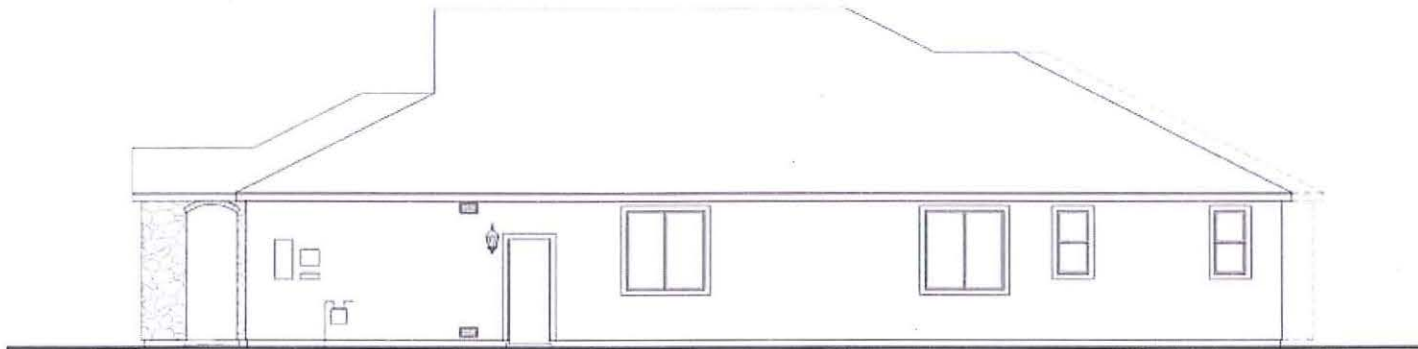


ROOF PLAN SCALE: 1/8" = 1'-0"

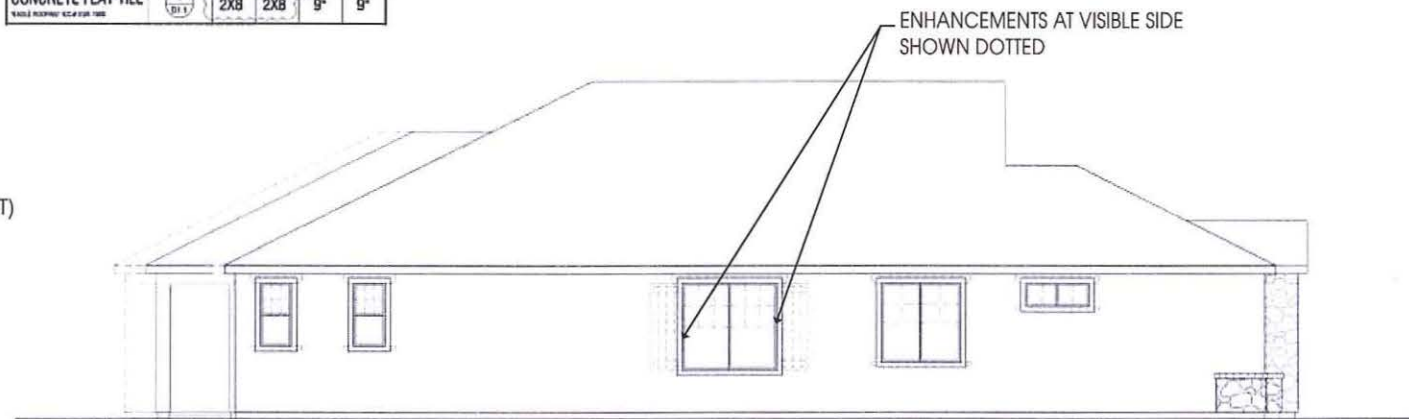
COTTAGE ("B") ELEVATION

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO
- GABLE: BATTS OVER PANEL (WOOD OR FIBER CEMENT)
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOW

ELEVATION NUMBER	ELEVATION STYLE	ROOF	FASCIA	GABLE	TRIM	SHUTTERS	MASONRY	GARAGE DOOR
B	COTTAGE	CONCRETE FLAT TILE	WOOD	BATTS OVER PANEL	STUCCO	PREFABRICATED OR WOOD	MANUFACTURED STONE VENEER	METAL SECTIONAL WITH OPT. WINDOW

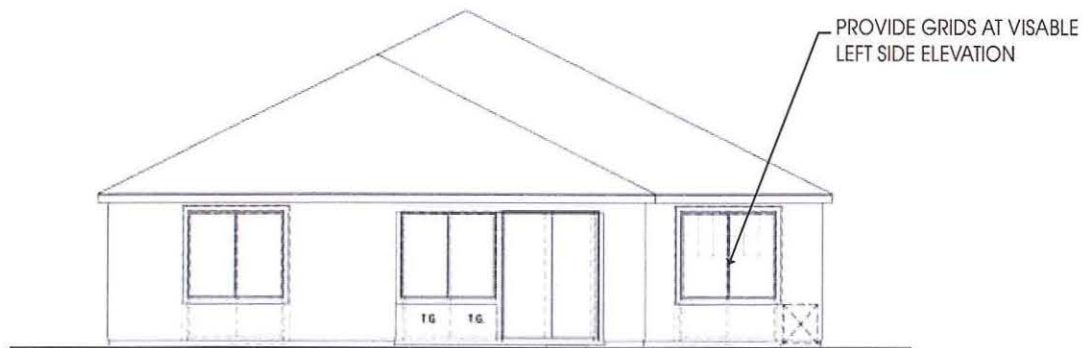


RIGHT



ENHANCEMENTS AT VISIBLE SIDE SHOWN DOTTED

LEFT



PROVIDE GRIDS AT VISIBLE LEFT SIDE ELEVATION

REAR

EXTERIOR ELEVATIONS



FRONT

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

WILLIAM HEZMAHALCH ARCHITECTS INC.
 200 RICHILL AVENUE SUITE 200 SANTA ANA CA 92705-5503
 949 250 0527 www.whezmaharch.com fax 949 250 1529
 800 ELIZABETH PARKWAY SUITE 275 SAN RAFAEL CA 94903-4210
 415 462 5726 fax 415 250 1529

S.F.D.

ELEVATIONS - PLAN 1B - COTTAGE

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA

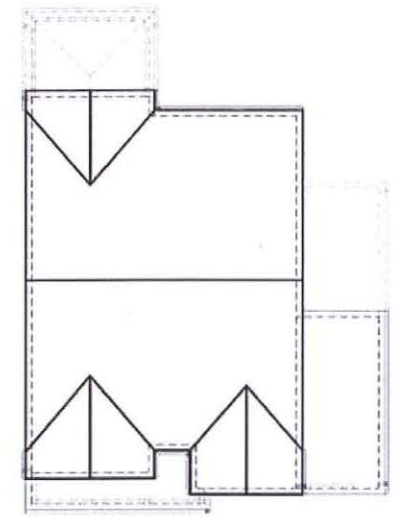
KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

© 2014 WILLIAM HEZMAHALCH ARCHITECTS, INC.
 WILLIAM HEZMAHALCH ARCHITECTS, INC. EXPRESSLY DISCLAIMS ANY LIABILITY FOR CONSTRUCTION DEFECTS AND OTHER DEFECTS ARISING FROM THE USE OF THESE PLANS AND NOT FOR APPROXIMATE QUANTITIES OF COSTS IN ANY FORM OR MANNER WHATSOEVER. ANY USE NOT AS INTENDED IS A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND SHALL BE CONSIDERED A BREACH OF THE ARCHITECT'S PROFESSIONAL ETHICS. WILLIAM HEZMAHALCH ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THESE PLANS BY A THIRD PARTY. THE THIRD PARTY SHALL HOLD WILLIAM HEZMAHALCH ARCHITECTS, INC. HARMLESS.

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER	
DESIGNER	
DRAWN BY	
REVIEWED BY	
1ST BLOC DEPT SUBMITTAL	
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2014102
DRAWING NAME	A101
DATE	09/30/14
SHEET	A1.4

S.F.D.

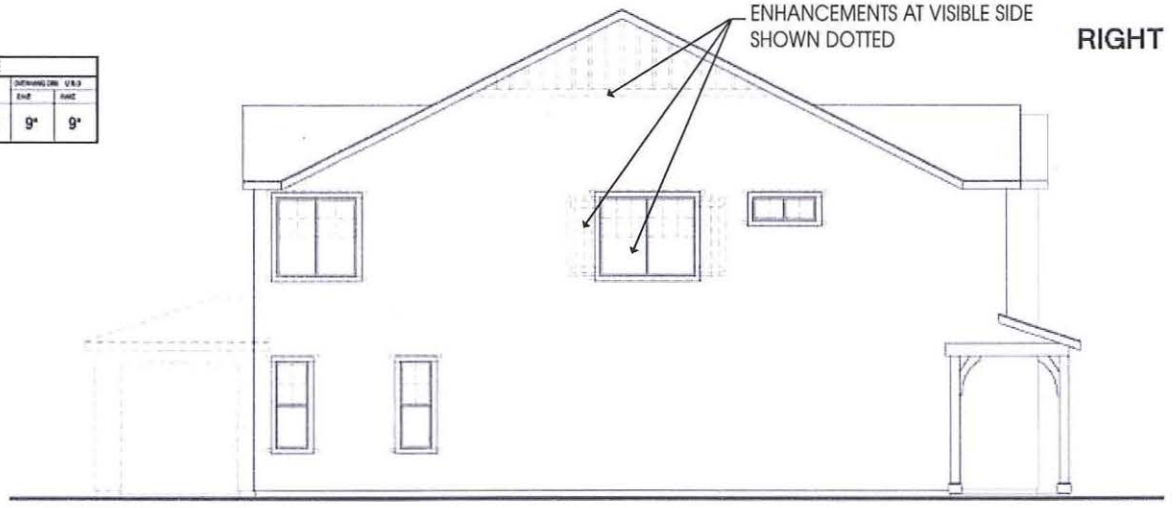


ROOF PLAN SCALE: 1/8" = 1'-0"

COTTAGE ("B") ELEVATION

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO
- GABLE: BATTS OVER PANEL (WOOD OR FIBER CEMENT)
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOW

ELEVATION REFERENCE	B	WALL TYPE	COTTAGE
ROOF MATERIAL		FASCIA	WOOD
CONCRETE FLAT TILE		ROOF	2X8
TABLE ROOFING: 1/2" FOR 100'		ROOF	2X8
		ROOF	9"
		ROOF	9"



REAR EXTERIOR ELEVATIONS



FRONT EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

ELEVATIONS - PLAN 2B - COTTAGE

CEDAR GLENN ESTATES
OAKLEY, CALIFORNIA

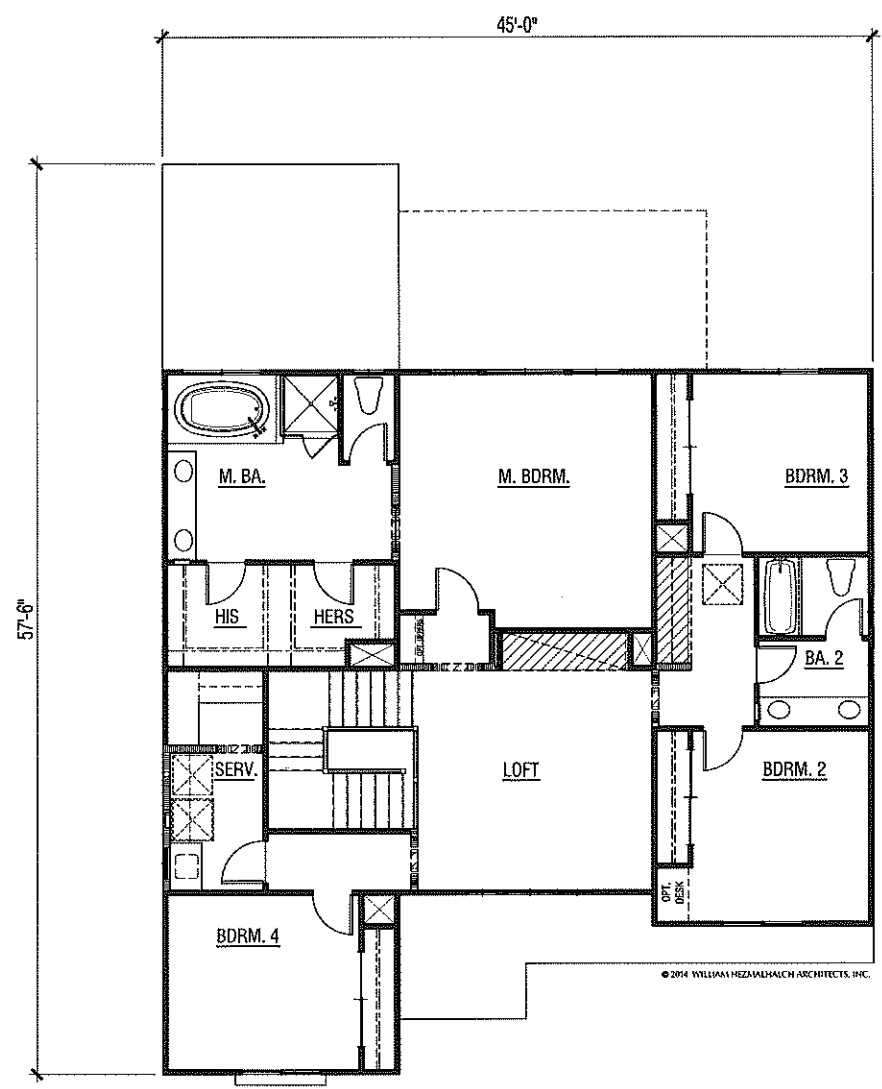
KIPER DEVELOPMENT
WALNUT CREEK, CALIFORNIA

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY DISCLAIMS ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
 EVD NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER	
DESIGNED BY	WH
DRAWN BY	
REVIEWED BY	
15' HEAD DEPTH SUBMITTAL	
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2014022
CUSTOMER NAME	KIPER
DATE	09/30/14
SHEET	A2.6


WILLIAM HEZMALHALCH ARCHITECTS INC.
 200 HEZMALHALCH DRIVE, SUITE 200, SAN FRANCISCO, CA 94104
 415 774 2007 www.hezmalhalch.com fax 415 774 1529
 100 EXCLUSIVE PARKWAY, SUITE 115 SAN RAFAEL, CALIFORNIA 94903
 925 468 1100 fax 925 204 1529



UPPER FLOOR PLAN - PLAN 3A

FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	1297 SQ. FT.
UPPER FLOOR PLAN	1507 SQ. FT.
TOTAL	2804 SQ. FT.
GARAGE	649 SQ. FT.
COVERED ENTRY/PORCH	57 SQ. FT.
OPTIONAL CALIFORNIA ROOM	195 SQ. FT.
OPTIONAL EXPANDED GREAT ROOM	+173 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

FLOOR PLAN - PLAN 3A - TRADITIONAL

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA

KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

S.F.D.

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY DISCLAIMS
 ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REPAIRS
 TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED,
 COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN
 AND EXCLUSIVE PERMISSION OF WILLIAM HEZMALHALCH
 ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF
 THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD
 WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

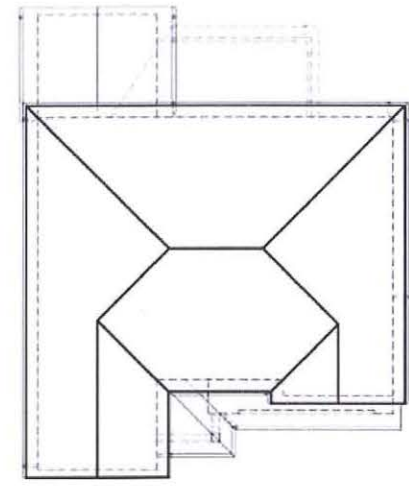
NO SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: AM
 DESIGNER: -
 DRAWN BY: RL
 REVIEWED BY: -
 ISSUED FOR CONSTRUCTION: -
 JOB NUMBER: 2014122
 CAD FILE NAME: A012

DATE: 09/30/14
 SHEET: A3.2

S.F.D.



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

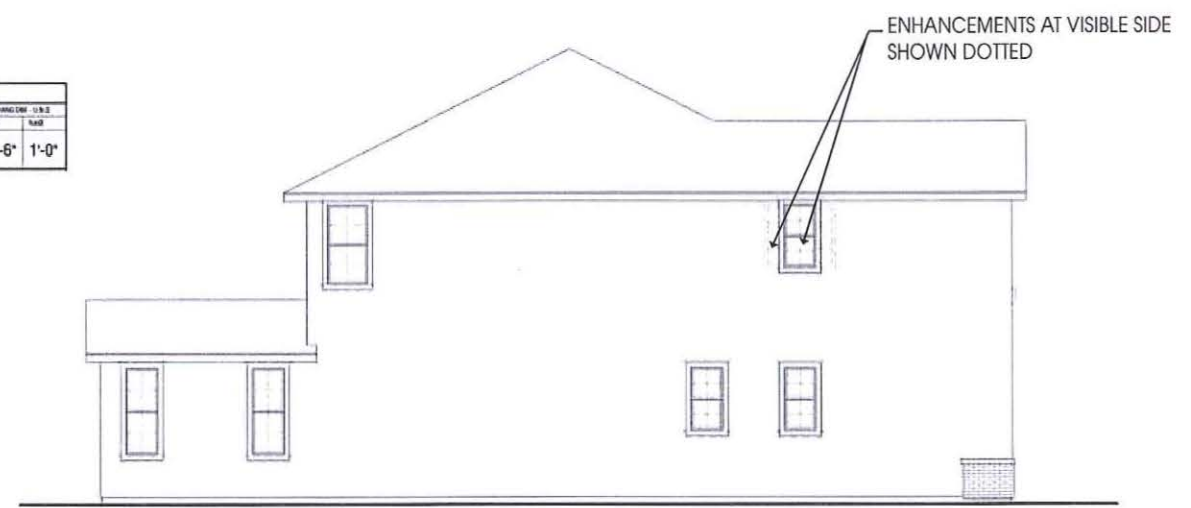
SECTION NUMBER	A	DESCRIPTION	TRADITIONAL
ROOF BY TYPE		STANDARD ROOF	TRADITIONAL
		CONCRETE FLAT TILE	2X8 2X8 1'-6" 1'-0"

TRADITIONAL ("A") ELEVATION

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- GABLE: FIBER CEMENT LAP SIDING (6" EXPOSURE) WITH CORBELS
- WALL: STUCCO
- TRIM: STUCCO
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- MASONRY: BRICK VENEER
- PORCH: BOXED FIBER CEMENT OR WOOD COLUMNS
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOWS



RIGHT



LEFT



REAR EXTERIOR ELEVATIONS



FRONT

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

CEDAR GLENN ESTATES
OAKLEY, CALIFORNIA

KIPER DEVELOPMENT
WALNUT CREEK, CALIFORNIA

ELEVATIONS - PLAN 3A - TRADITIONAL

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF WILLIAM HEZMALHALCH ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

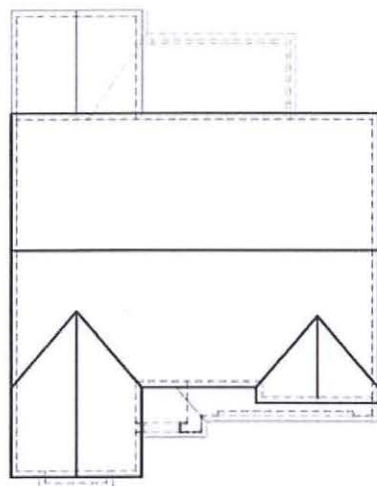
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER	
DESIGNER	
DRAWN BY	
1ST BLOCK DESK SUBMITTAL	
READY FOR CONSTRUCTION	
JOB NUMBER	201402
CAD FILE NAME	A301

DATE	09/30/14	SHEET	A3.3
------	----------	-------	------


S.F.D.



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

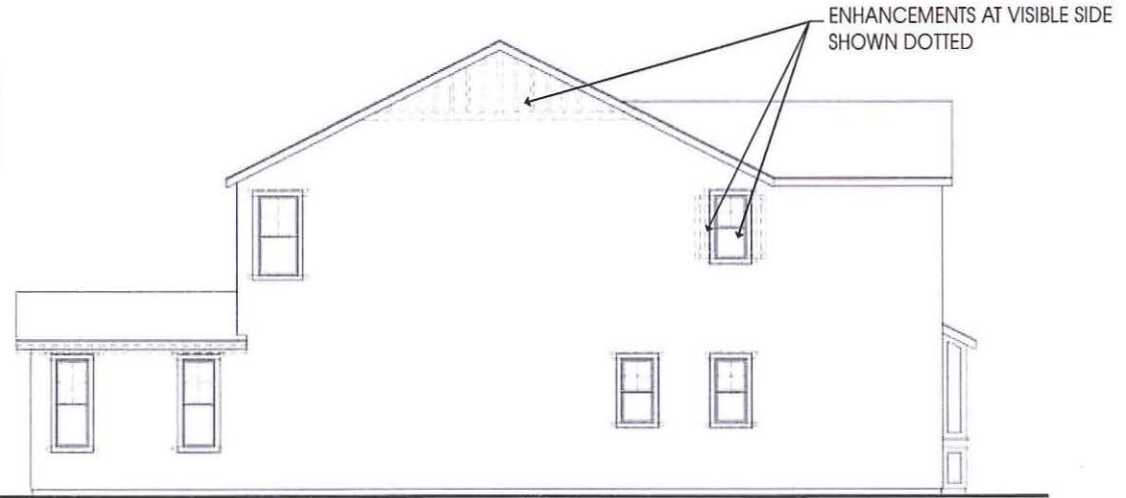


RIGHT

ELEVATION REFERENCE	B	ELEVATION STYLE	COTTAGE			
ROOF MATERIAL	STANDING SEAM DETAIL S.F.D.	FASCIA S.F.D.	RAFTER S.F.D.	DORMER S.F.D.	GABLE S.F.D.	
CONCRETE FLAT TILE		2XB	2XB	9"	9"	

COTTAGE ("B") ELEVATION

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO
- GABLE: BATTS OVER PANEL (WOOD OR FIBER CEMENT)
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOW



LEFT

PROVIDE GRIDS AT VISABLE LEFT SIDE ELEVATION



REAR EXTERIOR ELEVATIONS



FRONT

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

ELEVATIONS - PLAN 3B - COTTAGE

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA

KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY DISCLAIMS
 ITS COMMON LAW CONTRACT AND OTHER PROPERTY RIGHTS
 IN THIS PLAN. THIS PLAN AND ALL RIGHTS IN THIS PLAN
 SHALL BE ASSIGNED TO THE PARTY WHOM THEY ARE
 TRANSFERRED AND CONVEYED BY WILLIAM HEZMALHALCH
 ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED RELEASE OF
 THIS PLAN TO A THIRD PARTY, THE THIRD PARTY SHALL HOLD
 WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
 DO NOT SCALE PLANS

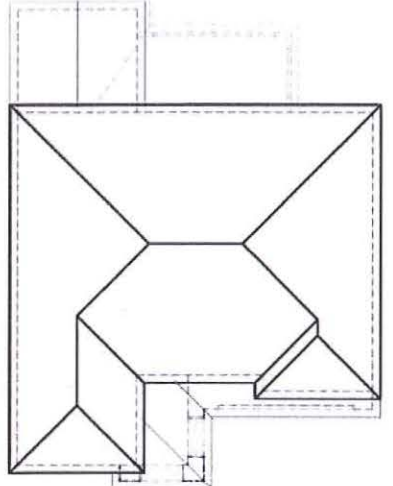
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER: _____
 DESIGNER: _____
 DRAWN BY: _____
 REVIEWED BY: _____
 EST. BLDG. DEPT. SUBMITTER: _____
 JOB NUMBER: 2014032
 C&E FILE NAME: A3B1

DATE: 09/30/14 SHEET: A3.6

S.F.D.



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

TUSCAN ("C") ELEVATION

- ROOF: "S" SHAPED CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOWS

REVISION NUMBER	DESCRIPTION	DATE	BY	APP'D
1	CONCRETE 'S' TILE	2/11		



RIGHT



LEFT



REAR EXTERIOR ELEVATIONS



FRONT

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

CEDAR GLENN ESTATES
OAKLEY, CALIFORNIA

KIPER DEVELOPMENT
WALNUT CREEK, CALIFORNIA

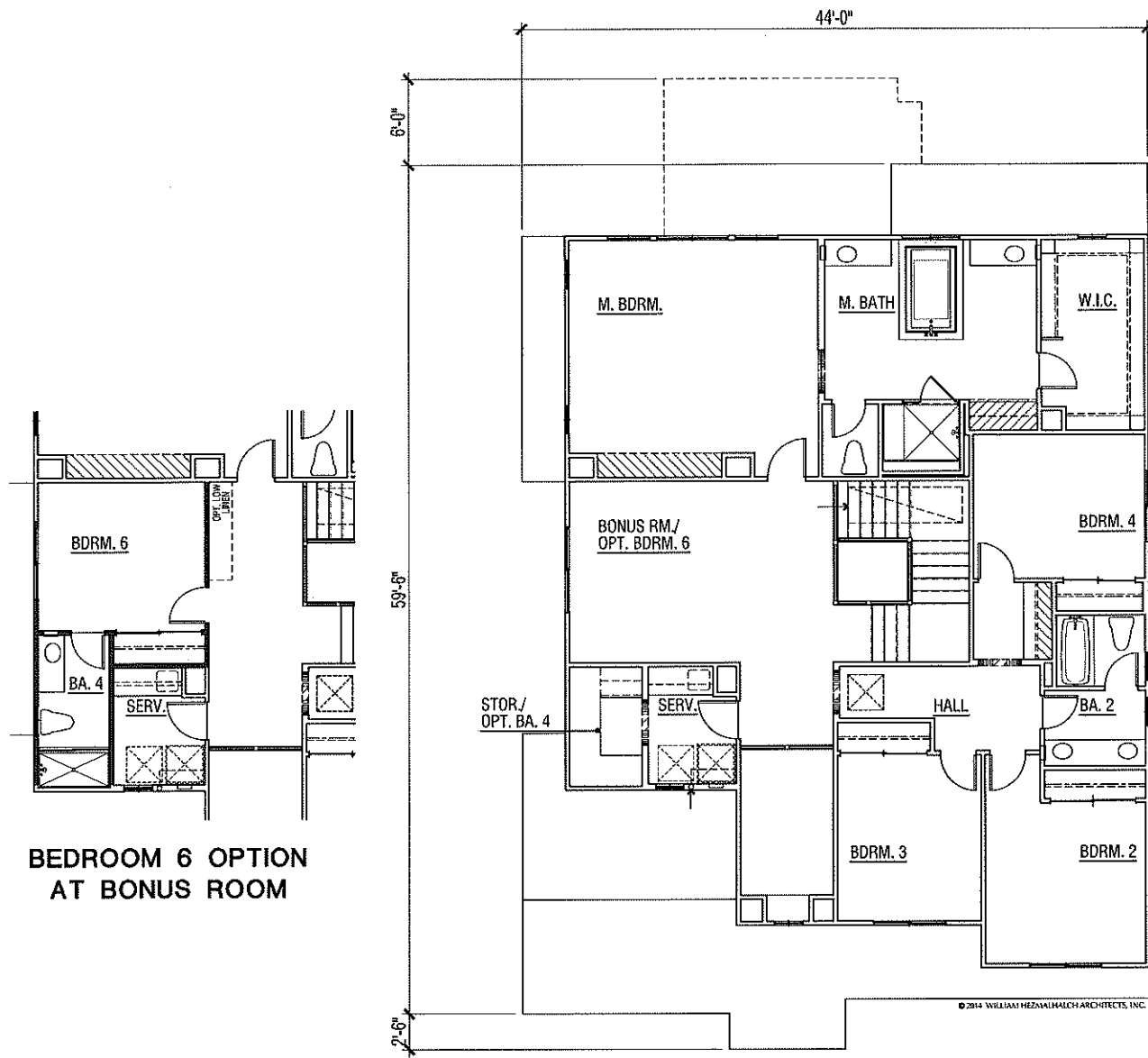
ELEVATIONS - PLAN 3C - TUSCAN

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF WILLIAM HEZMALHALCH ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR CIRCULATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER PLAN, THIS PLAN SHALL CONTROL.

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: []
 DESIGNER: []
 DRAWN BY: []
 REVIEWED BY: []
 1ST BAC DEPT. ADMIN.: []
 2ND BAC DEPT. ADMIN.: []
 JOB NUMBER: 2014032
 DATE FILED: 03/01

DATE: 09/30/14 SHEET: A3.9



BEDROOM 6 OPTION AT BONUS ROOM

UPPER FLOOR PLAN - PLAN 4A

S.F.D.

FLOOR PLAN - PLAN 4A - TRADITIONAL
CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA
 KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL INDEMNIFY WILLIAM HEZMALHALCH ARCHITECTS, INC. THEREAFTER.

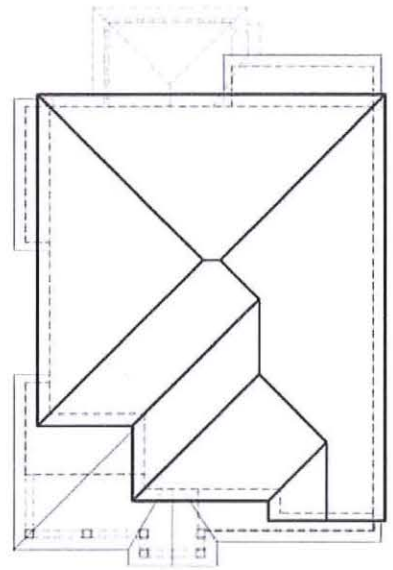
NO.	DATE	DESCRIPTION

FLOOR AREA TABLE	PLAN 4A
LOWER FLOOR PLAN	1585 SQ. FT.
UPPER FLOOR PLAN	1717 SQ. FT.
TOTAL	3302 SQ. FT.
GARAGE	672 SQ. FT.
PORCH	190 SQ. FT.
OPTIONAL CALIFORNIA ROOM	179 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PROJECT NUMBER:	
DESIGNER:	
APPROVED BY:	
DATE:	09/30/14
SHEET:	A4.2



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

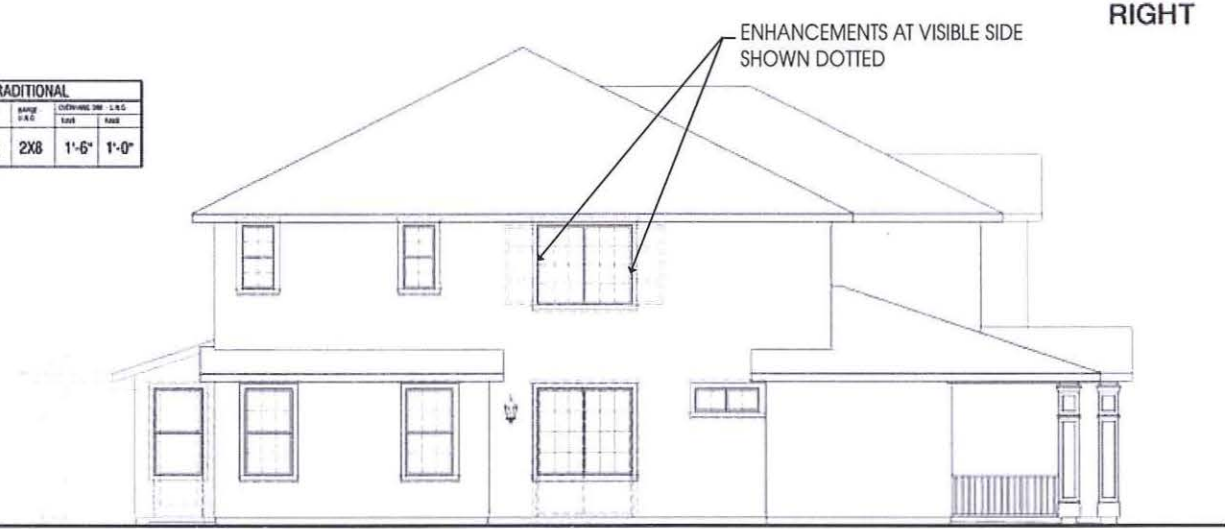


RIGHT

ELEVATION REFERENCE	A	ELEVATION STYLE	TRADITIONAL			
ROOF MATERIAL	STANDARD ROOF PITCH (S/D)	FASCIA (L/S)	GABLE (S/D)	TRIM (S/D)	DOOR/SHUTTER (S/D)	W.C. (S/D)
CONCRETE FLAT TILE	12/12	2X8	2X8	1'-6"	1'-0"	

TRADITIONAL ("A") ELEVATION

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- GABLE: FIBER CEMENT LAP SIDING (6" EXPOSURE) WITH CORBELS
- WALL: STUCCO
- TRIM: STUCCO
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- MASONRY: BRICK VENEER
- PORCH: BOXED FIBER CEMENT OR WOOD COLUMNS & WOOD RAILING
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOWS



ENHANCEMENTS AT VISIBLE SIDE SHOWN DOTTED



PROVIDE GRIDS AT VISABLE LEFT SIDE ELEVATION

REAR EXTERIOR ELEVATIONS



LEFT

FRONT

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

ELEVATIONS - PLAN 4A - TRADITIONAL

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA

KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

S.F.D.

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ALL RIGHTS IN THESE PLANS AND SETS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY ANY PARTY, THE USER PARTY SHALL BE LIABLE TO WILLIAM HEZMALHALCH ARCHITECTS, INC. FOR DAMAGES.

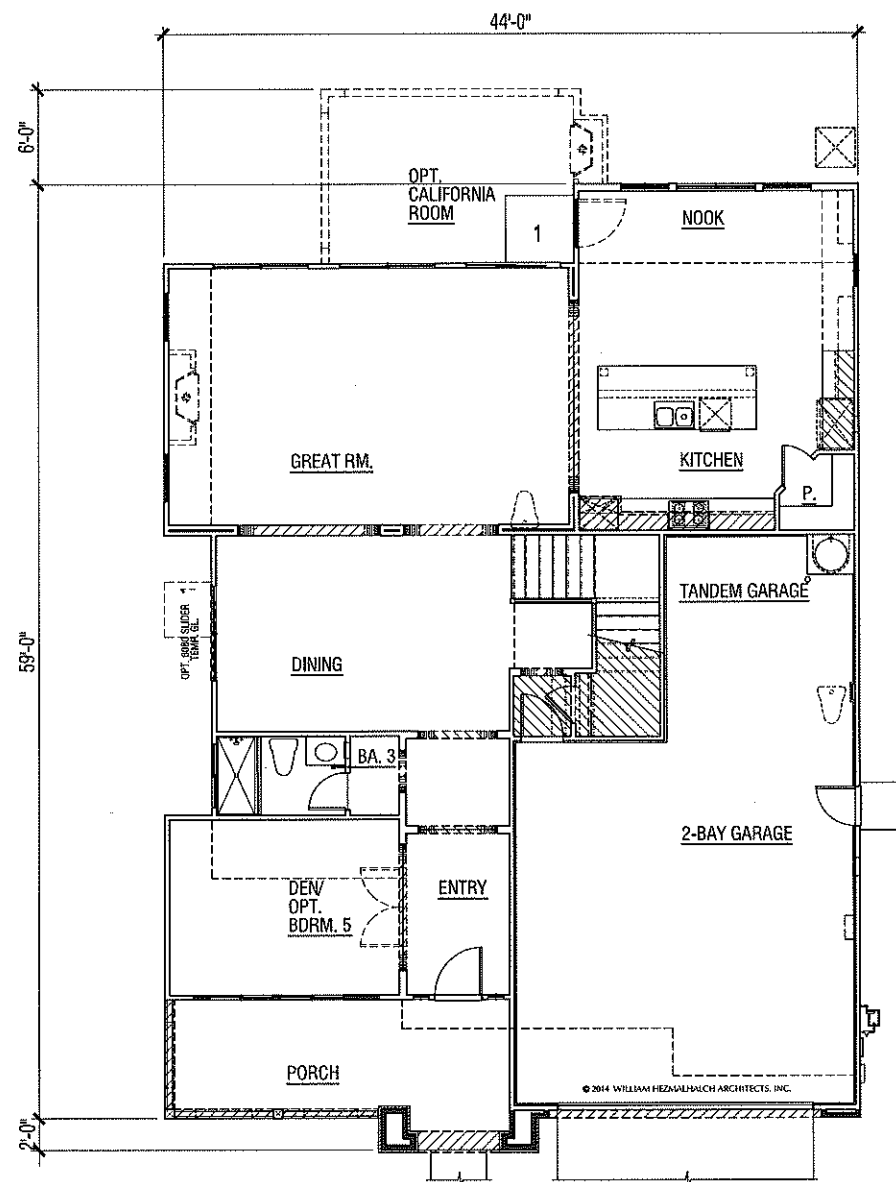
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: _____
 DESIGNER: AM
 DRAWN BY: _____
 REVIEWED BY: PL
 1ST BLOCK DATE SUBMITTED: _____
 ISSUED FOR CONSTRUCTION: 2/15/14
 JOB NUMBER: 2014003
 CAD FILE NAME: A4.1

DATE: 09/30/14 SHEET: A4.3



WILLIAM HEZMALHALCH
ARCHITECTS INC.
205 NICHOLS AVENUE SUITE 200 SAN ANTONIO TEXAS 78204
949 250 0957 www.wheh.com Tel: 949 250 1123
100 EXECUTIVE PARKWAY SUITE 375 SAN FRANCISCO CALIF 94131
949 463 1100 Tel: 949 250 1529



LOWER FLOOR PLAN - PLAN 4B

S.F.D.

FLOOR PLAN - PLAN 4B - COTTAGE
CEDAR GLENN ESTATES
OAKLEY, CALIFORNIA
KIPER DEVELOPMENT
WALNUT CREEK, CALIFORNIA

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES
ITS SOLE AND EXCLUSIVE RIGHT TO REPRODUCE, COPY, REPRODUCE,
OR TRANSMIT THESE PLANS AND ANY PART THEREOF. THESE PLANS
AND ANY PART THEREOF ARE NOT TO BE REPRODUCED, COPIED,
CHANGED, OR USED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE
EVENT OF UNAUTHORIZED REPRODUCTION OF THESE PLANS BY
A THIRD PARTY, THE THIRD PARTY SHALL BEAR ALL LIABILITY
TO WILLIAM HEZMALHALCH ARCHITECTS, INC. WITHOUT
LIMIT.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

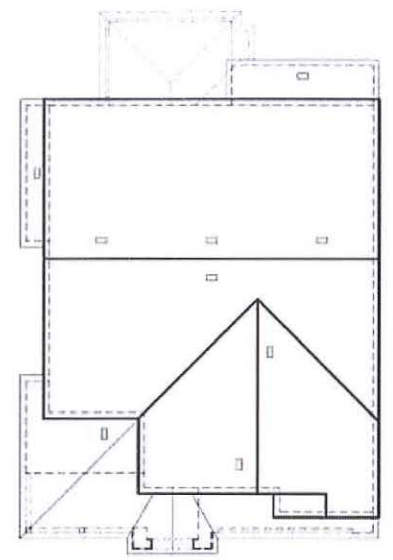
FLOOR AREA TABLE	PLAN 4B
LOWER FLOOR PLAN	1565 SQ. FT.
UPPER FLOOR PLAN	1717 SQ. FT.
TOTAL	3282 SQ. FT.
GARAGE	672 SQ. FT.
PORCH	184 SQ. FT.
OPTIONAL CALIFORNIA ROOM	178 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PROJECT MANAGER:	AM
DESIGNER:	-
PREPARED BY:	TL
ESTIMATOR/BOQ/ADMINISTRATIVE:	-
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	201412
CAD FILE NAME:	4001
DATE:	09/30/14
SHEET:	A4.4

S.F.D.



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

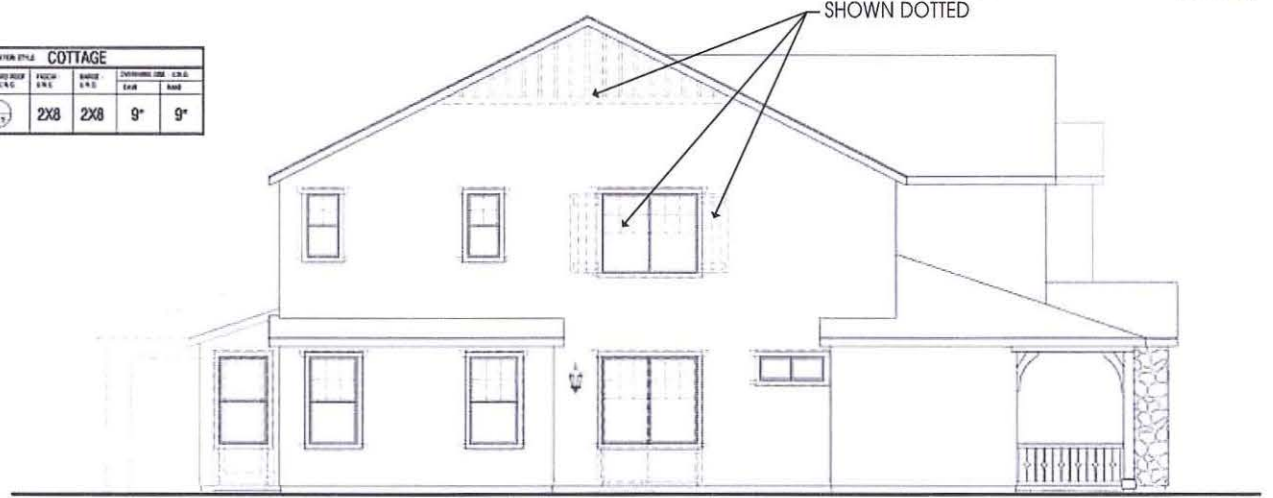


ENHANCEMENTS AT VISIBLE SIDE SHOWN DOTTED **RIGHT**

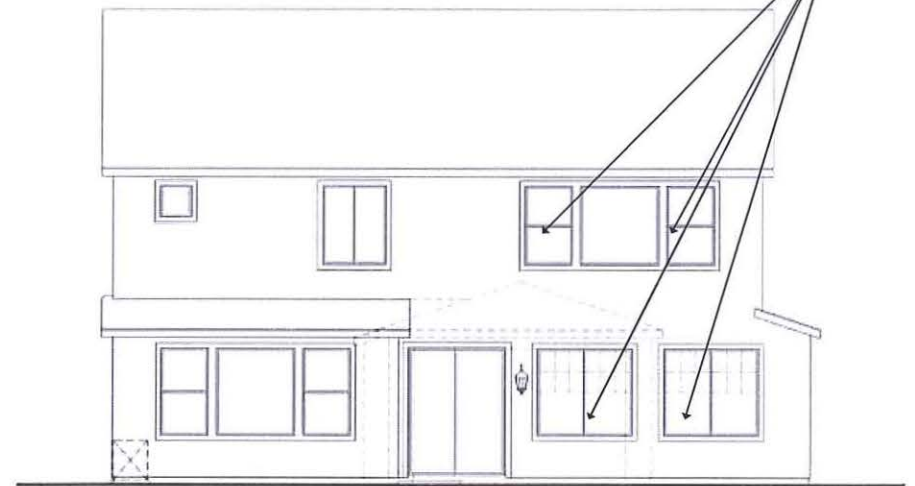
ELEVATION REFERENCE	B	ELEVATION STYLE	COTTAGE
ROOF MATERIAL		STANDARD ROOF STYLE (S.R.S.)	FACED S.F.S.
		CONCRETE FLAT TILE	2X8
			2X8
			9"
			9"

COTTAGE ("B") ELEVATION

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO
- GABLE: BATTS OVER PANEL (WOOD OR FIBER CEMENT)
- WINDOW: WHITE VINYL
- SHUTTERS: PREFABRICATED OR WOOD
- PORCH: FIBER CEMENT OR WOOD COLUMN WITH SHAPED BRACE AND WOOD RAILING
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL WITH OPT. WINDOW



PROVIDE GRIDS AT VISABLE LEFT SIDE ELEVATION



REAR EXTERIOR ELEVATIONS



LEFT

FRONT

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

ELEVATIONS - PLAN 4B - COTTAGE

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA

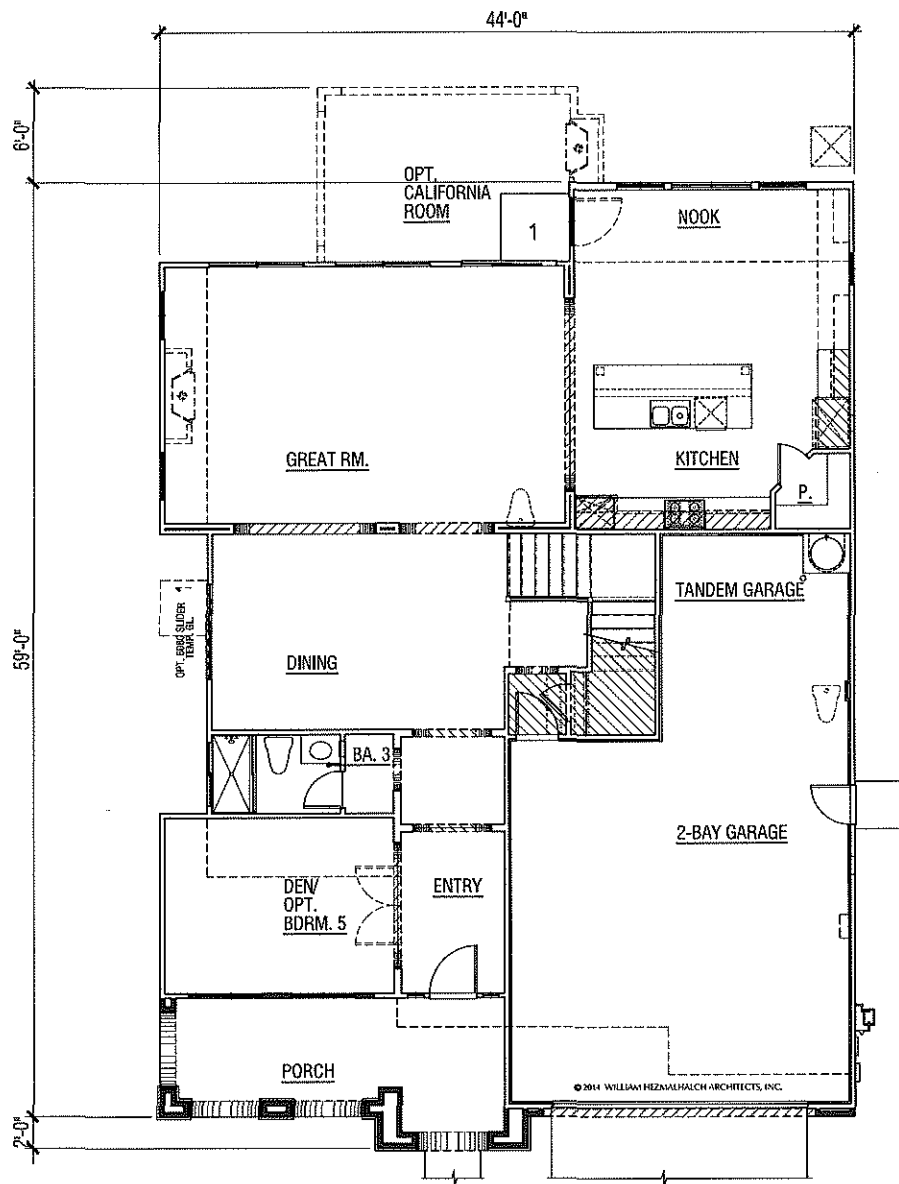
KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE
 ARCHITECTURAL PLANS AND ANY OTHER DOCUMENTS
 HEREBY PRODUCED OR REPRODUCED IN ANY MANNER.
 NO PART OF THESE PLANS OR ANY PART THEREOF
 SHALL BE REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
 INFORMATION STORAGE AND RETRIEVAL SYSTEM,
 WITHOUT THE WRITTEN PERMISSION AND CREDIT OF
 WILLIAM HEZMALHALCH ARCHITECTS, INC.
 WILLIAM HEZMALHALCH ARCHITECTS, INC. WARRANTS
 NO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER	AM
DESIGNER	AM
DRAWN BY	PL
REVIEWED BY	PL
DATE FOR CONSTRUCTION	201409
DATE FOR CONSTRUCTION	201409
CAD FILE NAME	A001
DATE	09/30/14
SHEET	A4.6


WILLIAM HEZMALHALCH ARCHITECTS, INC.
 2050 REDWOOD AVENUE SUITE 200 SANTA ANITA CA 95054
 949 250 1887 www.hezmalhalch.com tel 949 250 1820
 1500 DUBLUFE PARKWAY SUITE 105 SAN ANTONIO CA 78240-1410
 512 493 9700 tel 949 250 1820



LOWER FLOOR PLAN - PLAN 4C

S.F.D.

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA
 KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

FLOOR PLAN - PLAN 4C - TUSCAN

FLOOR AREA TABLE	PLAN 4C
LOWER FLOOR PLAN	1565 SQ. FT.
UPPER FLOOR PLAN	1717 SQ. FT.
TOTAL	3282 SQ. FT.
GARAGE	672 SQ. FT.
PORCH	184 SQ. FT.
OPTIONAL CALIFORNIA ROOM	179 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC. WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY ASSUMES ITS OBLIGATION, LIABILITY AND RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, AND ARE TO BE USED ONLY AS A PART OF THE PROJECT FOR WHICH THEY WERE PREPARED. WILLIAM HEZMALHALCH ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE PLANS BY ANY OTHER PARTY. WILLIAM HEZMALHALCH ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE PLANS BY ANY OTHER PARTY.

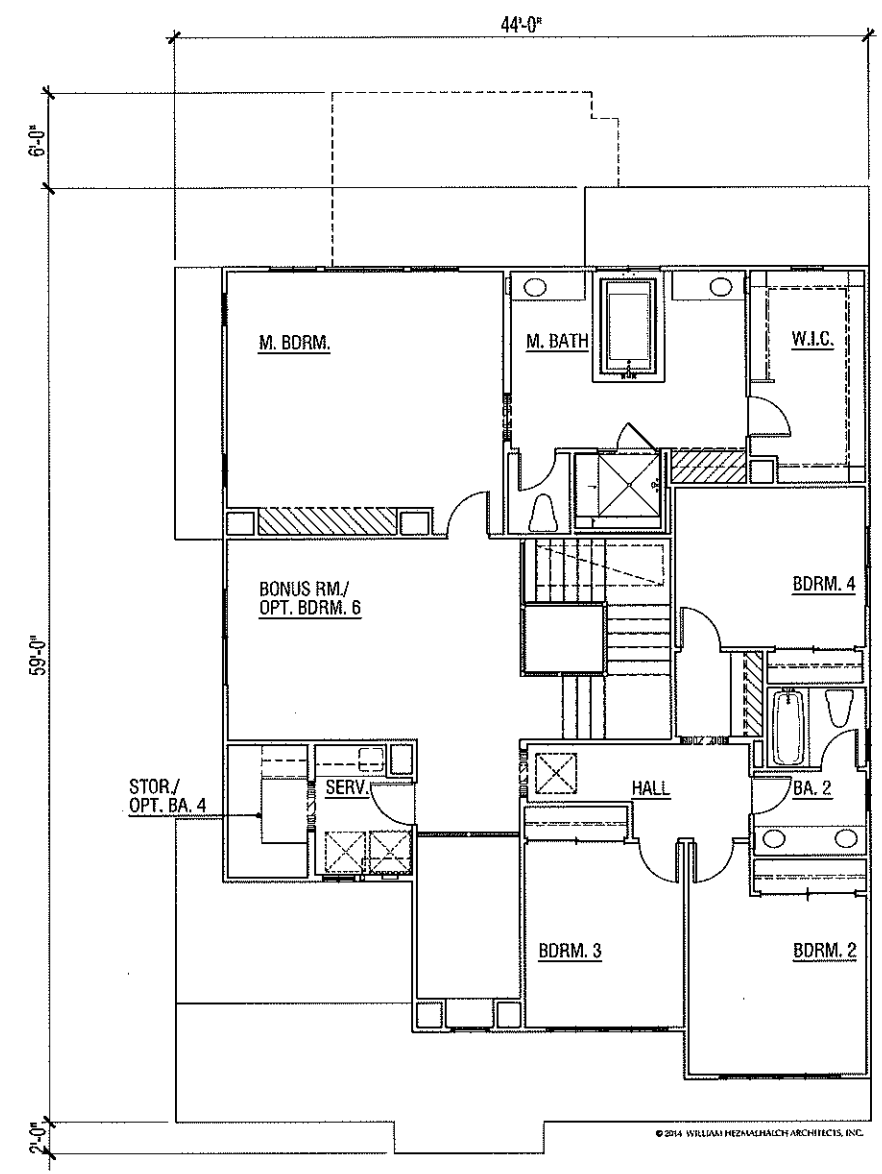
NO. NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NUMBER: AM
 DESIGNED BY: AM
 CHECKED BY: PL
 PREPARED BY: PL
 DATE FOR CONSTRUCTION: -
 JOB NUMBER: 140002
 CDD FILE NAME: 4401

DATE: 09/30/14
 SHEET: A4.7


WILLIAM HEZMALHALCH ARCHITECTS INC.
 2800 REDWOOD AVENUE SUITE 200 SANTA ANA CA 92705-3543
 949 250 9007 www.hezmalhalch.com fax 949 250 1229
 500 EXECUTIVE PARKWAY SUITE 375 SAN RAYMOND CA 94583-4110
 925 483 9170 fax 949 250 9529



© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC.

UPPER FLOOR PLAN - PLAN 4C

S.F.D.

CEDAR GLENN ESTATES
 OAKLEY, CALIFORNIA
 KIPER DEVELOPMENT
 WALNUT CREEK, CALIFORNIA

FLOOR PLAN - PLAN 4C - TUSCAN

FLOOR AREA TABLE	PLAN 4C
LOWER FLOOR PLAN	1905 SQ. FT.
UPPER FLOOR PLAN	1717 SQ. FT.
TOTAL	3262 SQ. FT.
GARAGE	672 SQ. FT.
PORCH	184 SQ. FT.
OPTIONAL CALIFORNIA ROOM	179 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

© 2014 WILLIAM HEZMALHALCH ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF WILLIAM HEZMALHALCH ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IS STRICTLY PROHIBITED. WILLIAM HEZMALHALCH ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.
 DO NOT SCALE PLANS

REVISIONS

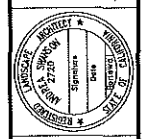
NO.	DATE	DESCRIPTION

PROJECT MANAGER: AM
 DESIGNER: AM
 DRAWN BY: PL
 CHECKED BY: PL
 1ST BLOCK DEPT. SUBMITTAL: +
 ISSUED FOR CONSTRUCTION: +
 JOB NUMBER: 2014332
 CAD FILE NAME: 4077

DATE: 09/30/14
 SHEET: A4.8

NO.	DESCRIPTION

Thomas Baak & Associates, LLP
 Landscape Architects
 1409 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583

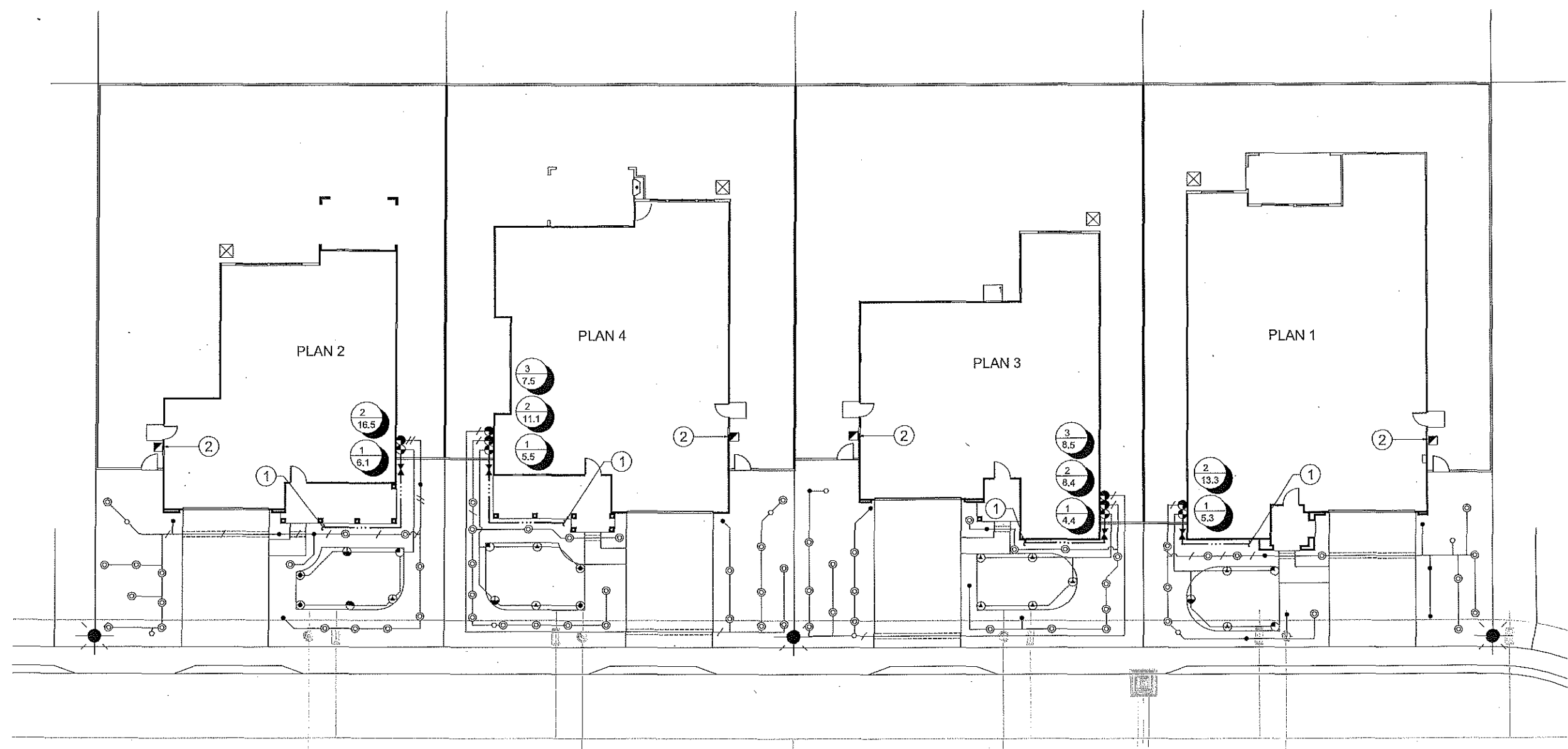


LANDSCAPE TYPICALS
 CUTINO PROPERTY
 OAKLEY, CALIFORNIA
 KIPER DEVELOPMENT

FRONT YARD
 IRRIGATION
 PLAN

DESIGNED: AS	DRAWN: RC
CHECKED: []	JOB NO: []
DATE: 10-29-14	
SCALE: NOTED	

SHEET
 L-1
 OF SHEETS



**WATER EFFICIENT LANDSCAPE WORKSHEET
 PLAN 2 INTERIOR LOT**

MAXIMUM APPLIED WATER ALLOWANCE: ESTIMATED TOTAL WATER USE:

MAWA = (ET_o)(0.62)[(0.7 x LA) + (0.3 x SLA)] ETWU = (ET_o)(0.62)[(PF x HA) / IE + SLA]
 MAWA = (48.3)(0.62)[(0.7 x 1,333) + (0.3 x 0)] ETWU = (48.3)(0.62)[(483.9) / 0.71 + 0]
 MAWA = (29,946)[(557.2) + (0)] ETWU = (29,946)[681.5492]
 MAWA = 27,942 GALLONS PER YEAR ETWU = 20,410 GALLONS PER YEAR

ETWU ≤ MAWA

HYDROZONE INFORMATION TABLE

VALVE NO.	PLANT WATER USE TYPE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SQUARE FEET)	PF x HA (SQUARE FEET)
1	HIGH	0.7	SPRAY	210	147
2	LOW	0.3	DRIP	1123	336.9
TOTAL:				1333	483.9

LANDSCAPE IRRIGATION AUDITS:

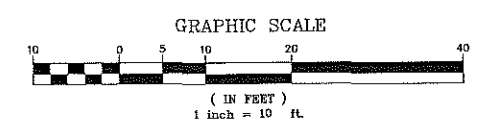
WATER AUDITS FOR THE LANDSCAPE IRRIGATION SYSTEM SHALL BE CONDUCTED ONCE EVERY FIVE YEARS (60 MONTHS) AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPE INSTALLATION. THE AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.

IRRIGATION LEGEND:

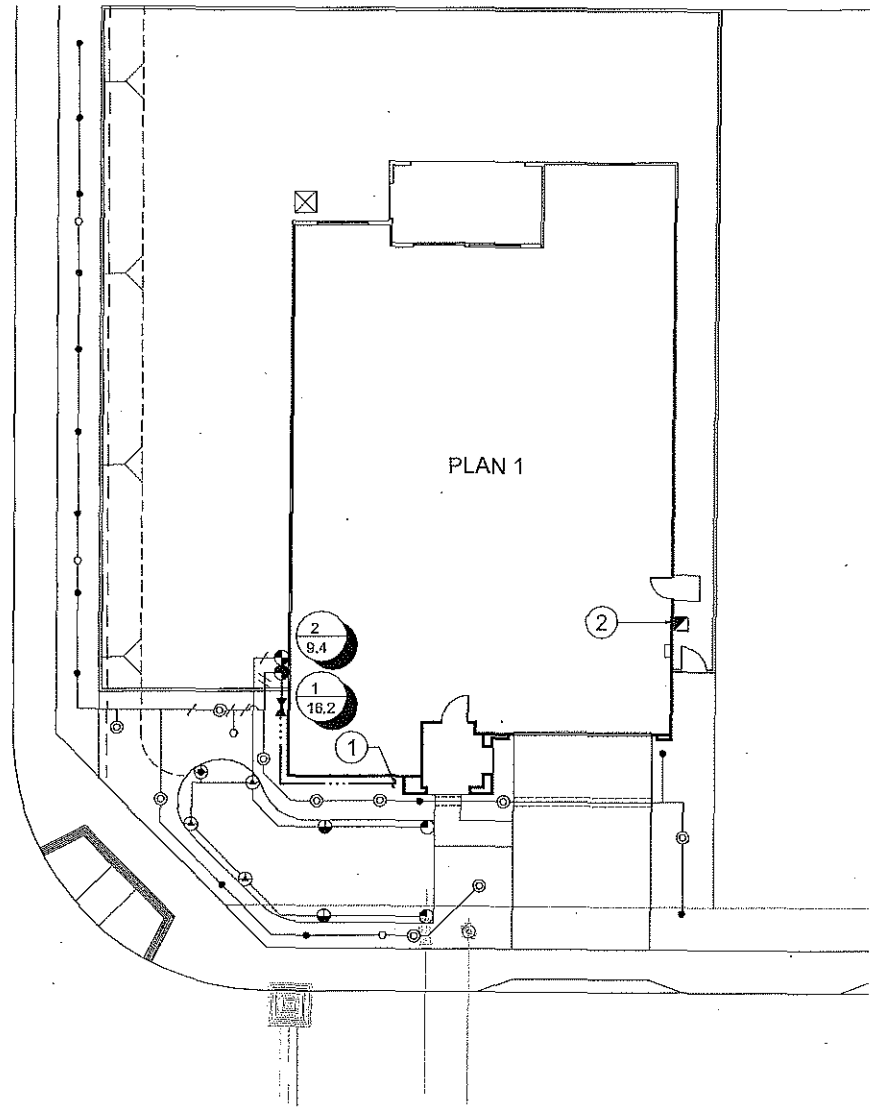
- ☑ 'IRRITROL' #SD600-EXT 6 STATION EXTERIOR WALL-MOUNT CONTROLLER WITH WEATHERTRAK TECHNOLOGY
- ✂ 'KING BROS' SCHEDULE 80 PVC BALL VALVE; LINE SIZE
- ⊕ 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE
- ⊕ 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE AND 'AMIAD' FILTER WITH #150 MESH SCREEN
- MAIN LINE: 1-1/4" CLASS 315 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; ALL CUTS TO BE SQUARE, PRIMER TO BE USED, PROVIDE 18" (MIN.) COVER
- LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD 3/4" FITTINGS; SEE PLAN FOR LINE SIZE. ALL CUTS TO BE SQUARE, PRIMER 1" TO BE USED. PROVIDE 12" (MIN.) COVER
- 4" SCHEDULE 40 PVC PIPE SLEEVES UNDER PAVING (6" FOR SHARED PIPES GROUPED IN SLEEVES); PROVIDE 24" (MIN.) COVER BELOW FINISH BASE ROCK GRADE
- XX CONTROLLER STATION NUMBER
- 0.007 GALLONS PER MINUTE
- ⊕ 'RAINBIRD' #1804 SAM 15H, 15Q, 15VAN LAWN 4" POP-UP SPRAY HEAD
- ⊕ 'RAINBIRD' #1804 SAM 12H, 12Q, 12VAN " " "
- ⊕ 'RAINBIRD' #1804 SAM 10Q, 10VAN " " "
- ⊕ 'PEPCO' #856 OCTABUBBLER (BLACK, 0.80 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
- 'PEPCO' #5633 QUADRABUBBLER (BLACK, 0.40 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
- 'PEPCO' #9633 QUADRABUBBLER (RED, 0.65 GPM HEAD) EMITTER SCHEDULE: (1) HEAD PER TREE
- ① POINT-OF-CONNECTION TO WATER SUPPLY: PROVIDE CONNECTION TO DOMESTIC WATER SERVICE WITH COMPRESSION TEE AND ADAPT TO NEW 1-1/4" PVC MAIN LINE. VERIFY LOCATION WITH PROJECT SUPERINTENDENT IN FIELD. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 70 PSI; IF EXCEEDS 85 PSI INSTALL 'WILKINS' #600 PRESSURE REGULATOR IN 10" ROUND VALVE BOX. VERIFY A MINIMUM AVAILABLE FLOW OF 16.2 GPM.
- ② EXTERIOR WALL-MOUNT CONTROLLER: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION ON WALL TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO EXTERIOR WALL.

GRAPHIC NOTE:

IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.



REFER TO SHEET L-2 FOR NOTES AND DETAILS



WATER EFFICIENT LANDSCAPE WORKSHEET
PLAN 1 CORNER LOT

MAXIMUM APPLIED WATER ALLOWANCE: ESTIMATED TOTAL WATER USE:
 MAWA = (ET_o)(0.82)[(0.7 x LA) + (0.3 x SLA)] ETWU = (ET_o)(0.62)[(PF x HA) / IE + SLA]
 MAWA = (48.3)(0.82)[(0.7 x 1,602) + (0.3 x 0)] ETWU = (48.3)(0.62)[(621.4) / 0.71 + 0]
 MAWA = (29,946)[(1,121.4) + (0)] ETWU = (29,946)(875.2112)
 MAWA = 33,581 GALLONS PER YEAR ETWU = 26,209 GALLONS PER YEAR
 ETWU ≤ MAWA

HYDROZONE INFORMATION TABLE

VALVE NO.	PLANT WATER USE TYPE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SQUARE FEET)	PF x HA (SQUARE FEET)
1	LOW	0.3	DRIP	1250	375
2	HIGH	0.7	SPRAY	352	246.4
TOTAL:				1602	621.4

LANDSCAPE IRRIGATION AUDITS:

WATER AUDITS FOR THE LANDSCAPE IRRIGATION SYSTEM SHALL BE CONDUCTED ONCE EVERY FIVE YEARS (60 MONTHS) AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPE INSTALLATION. THE AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.

IRRIGATION NOTES:

GENERAL NOTES: Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been considered in the design of the system. Such obstructions or differences should be brought to the attention of the Landscape Architect. Notify Landscape Architect of any aspects of layout, which will provide incomplete or insufficient water coverage of plant material and do not proceed until the instructions are obtained. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revisions necessary. It is the responsibility of the Irrigation Contractor to familiarize himself with all the grade differences, location of walls, retaining walls, etc. prior to construction. It shall be the Contractor's responsibility to protect in place (by all means necessary) all existing utilities unless otherwise specified on the plans. City standard drawings, specifications, specific notes & detail drawings and the soils report take precedence over general drawings and plans unless otherwise directed. Any deviation from approved plans during construction will require 48 hours prior notice to the Landscape Architect. At least one set of plans shall be on the site at all times for inspection. Irrigation Contractor shall comply with all State, County and City laws and ordinances; and regulations of the Department of Industrial Relations, O.S.H.A. and Industrial Accident Commission relating to the safety and character of work, equipment and labor personnel. The Irrigation Consultant assumes no responsibility beyond the adequacy of the design contained herein.

DRAWINGS: Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall also carefully investigate the structural and finished conditions affecting all of his work, plan his work accordingly and furnish such fittings, etc. as may be necessary to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation system, planting and architectural features. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas where possible.

CONTROLLER: Irrigation Contractor is to program timing of stations on controller to irrigate in the most efficient, water conserving manner possible. It is the responsibility of the Landscape Maintenance Contractor and/or the owner to program the Irrigation Controller to provide the minimum amount of water needed to sustain proper plant health. This includes making adjustments to the program for seasonal weather changes, plant material needs, water requirements, changes in elevation, sun, shade and wind exposures. Contractor shall assume responsibility for any damage, erosion, puddling, etc. due to improper programming. Electrical Contractor to supply 120-VOLT A.C. (2.5 AMP) service & disconnect, junction box and conduit, as necessary, to controller location. Irrigation Contractor to make final connection from electrical stub-out to controller. Install new 9-VOLT Duracell battery(s) in controller (if required) to retain program in memory during temporary power failures. Controller shall have ground wire as per manufacturer's instructions.

VALVES: Backflow Device, Isolation and Control Valve locations shown are diagrammatic. Install in groundcover/shrub areas where possible (not in lawn area), and at the edges of the planting areas so as to not interfere with plant hole excavation. Install valve boxes 12 inches from and perpendicular to walks, curbs, etc. and each box shall be 12 inches apart. The short side of valve box shall be parallel to walk, curb, edge, etc. Install (1) valve per rectangular box inline with the length of the box. Locate Quick Coupling Valves 2 inches from landscape area. Irrigation Contractor to notify all local jurisdictions for inspection and testing of installed Backflow Device. If pressure exceeds 80 PSI, Contractor shall install Pressure Reducing equipment as required.

WIRING: Control wires shall be U.L. approved for direct burial in ground, Copper size #14-1. Common ground wire shall have white insulation jacket. Control wire shall have insulation jacket of color other than white. Splicing shall be done with 3M #357 Scotchlok seal packs. Splicing of 24-VOLT wires will not be permitted except in valve boxes. Leave a 24 inch coil of excess wire at each splice and at 100 feet on center along wire run. Tape wire in bundles at 10 feet on center. No taping permitted in sleeves. Install a control wire for each extra station left on the controller and a spare control wire of a different color along the entire main line. Loop 24 inches of excess wire into each single valve box and into one valve box in each group of valves.

HEADS: The Irrigation Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray on walks, roadways, buildings and fences. This shall include selecting the best degree of arc to fit the site conditions and to provide the best flow control at each valve to obtain the optimum operating pressure for each system. Head layout and quantity is as close as possible at the scale of the drawing, the contractor shall adjust and add heads as necessary to provide optimum performance and coverage of all planted areas. At heads where low head drainage will occur, use manufacturer's integral h-head check valve or approved in-line check valve. All sprinkler heads shall be set perpendicular to the finish grade of the area to be irrigated unless otherwise designated on the plans. Heads shall be set 1/2" below and 2" away from adjacent walks, curbs or headers.

DRIP HEADS: Contractor shall install drip heads in plastic cans per detail; install port plug in any and all unused drip emitter ports; dislusion tubing shall not extend beyond manufacturer's recommendations (6 feet max.). Secure distribution tubing to grade with tubing metal staples at a maximum spacing of 24 inches. Provide plastic stake supports at distribution tubing terminus to anchor and secure emitter(s) over rootball; evenly space multiple emitter installations around plant rootball. Install "bug plugs" in every distribution tubing terminus.

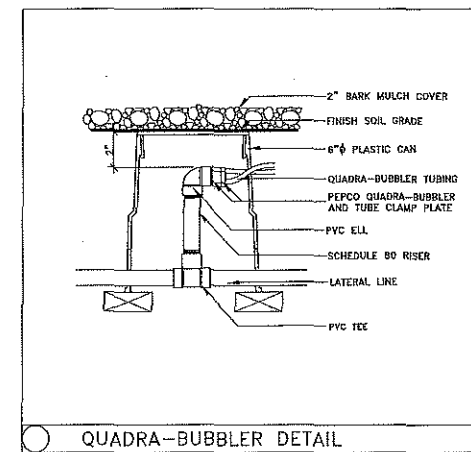
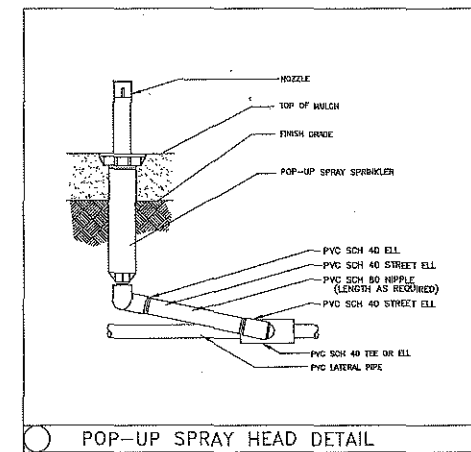
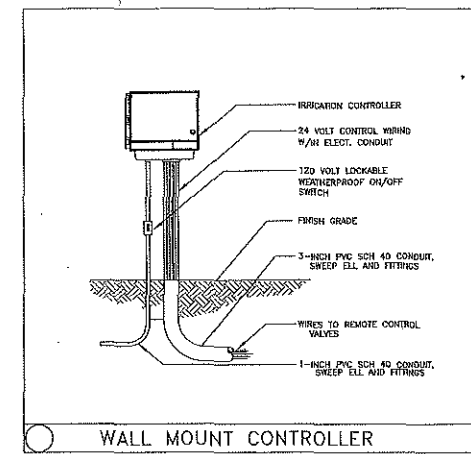
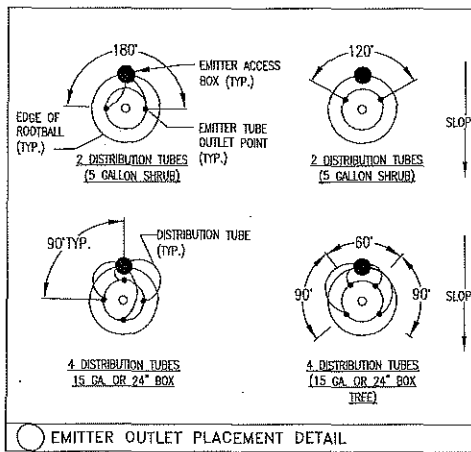
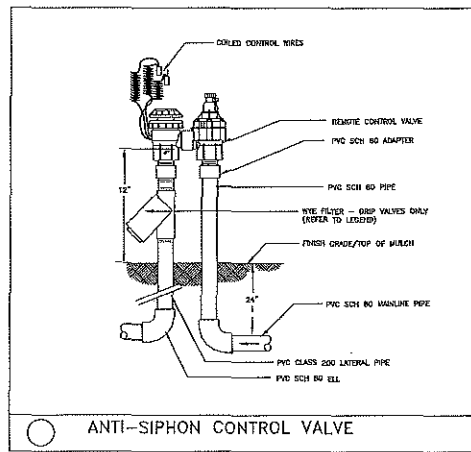
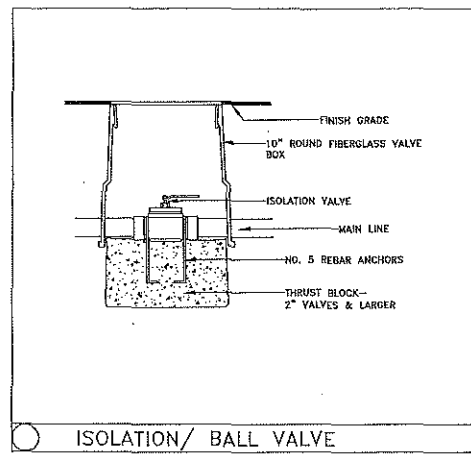
PIPING/TRENCHING: Install main line piping with concrete thrust blocks as per manufacturer's recommendation. Main and lateral lines shall be surrounded with a minimum of 2" of sand or rock free soil. Pipe sealant compound shall be Rector Seal T+2, Permaseal S1 or Lasso #905305. Pressure the Main Line @ 150 PSI for 2 hours and the Lateral lines @ 100 PSI for 2 hours, where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees, and tree root systems. Excavation in area where two (2) inch and larger roots exist shall be done by hand. Cut roots one (1) inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with wet burlap or canvas.

SLEEVES: The Irrigation Contractor shall coordinate with the General Contractor and other Subcontractors for the location and the installation of sleeves, conduit or pipe through walls, under roadways, paving, structures, etc. prior to construction. In addition to the sleeves and conduits shown on the drawings, the Irrigation Contractor shall be responsible for the coordination and/or installation of sleeves and conduits of sufficient size under all paved areas.

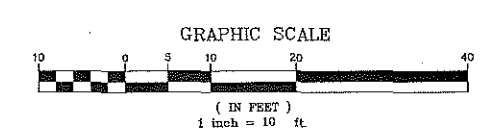
IRRIGATION SYSTEM: The irrigation system design is based on a minimum operating pressure (PSI) and a flow demand (GPM) as noted on plan. The Irrigation Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the Irrigation Point-of Connection to the Landscape Architect. Failure to do so will result in the contractor being responsible for any necessary changes due to this difference.

GUARANTEE: All construction, parts and products by the Landscape Contractor and/or his subcontractors shall be guaranteed for one (1) full year after the beginning of the maintenance period. The contractor shall replace (at no expense to the Owner) any and all irrigation products that are in an unacceptable condition for the life of use. Replacement of any items shall match original description of items on construction plans and shall be installed per specification. The Contractor shall not be held liable for loss of irrigation parts or products due to vandalism, accidental causes, or acts of neglect by others than the Contractor, his agents or employees.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.

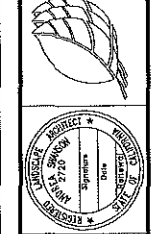


GRAPHIC NOTE:
IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.



REVISIONS

Thomas Baak & Associates, L.P.
Landscape Architects
1420 North Main Street, Suite 4
Walnut Creek, CA 94596
PH: 925-933-5261

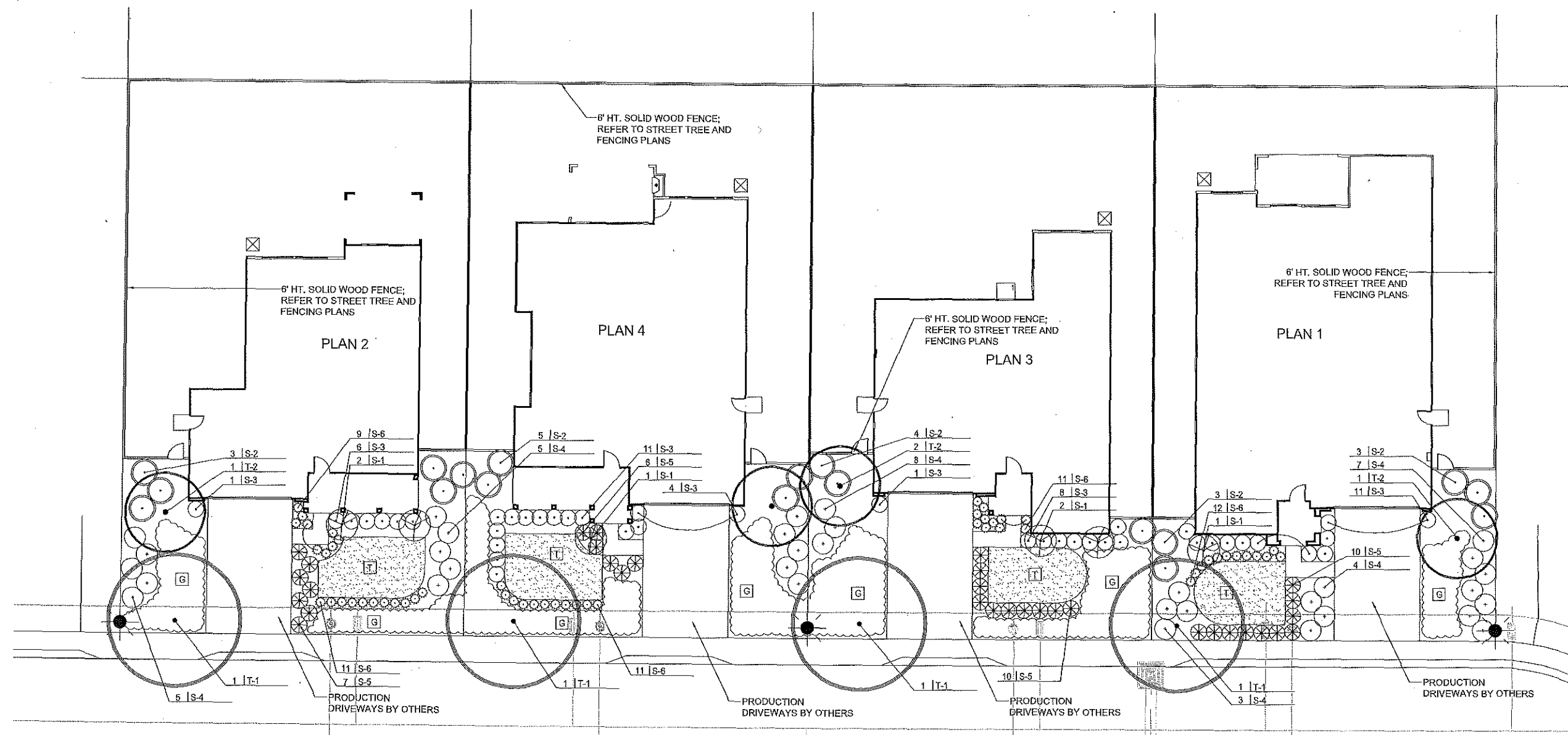


LANDSCAPE TYPICALS
CUTINO PROPERTY
OAKLEY, CALIFORNIA
KIPER DEVELOPMENT

FRONT YARD
IRRIGATION
PLAN

DESIGNED: AS
CHECKED: RC
DATE: 10-29-14
SCALE: NOTED

SHEET
L-2
OF SHEETS



**SUGGESTED PLANT MATERIALS LIST:
FRONT YARD LANDSCAPE**

- TREES: TO BE 15 GAL. SIZE**
 T-1 STREET TREE; REFER TO STREET TREE AND FENCING PLAN
 T-2 ARBUTUS 'MARINA' (ARBUTUS)
 PRUNUS CER. 'KRAUTER VESUVIUS' (FLOWERING PLUM)
- SHRUBS:**
 S-1 STANDARD SHRUB: TO BE 5 GAL. SIZE
 LAVATERA ASSURGENTIFLORA (TREE MALLOW)
 RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN)
- S-2 LARGE SHRUBS: TO BE 5 GAL. SIZE
 COTONEASTER LACTEUS (COTONEASTER)
 ELAEAGNUS P. 'MACULATA' (GOLDEN SILVERBERRY)
 FEJJOA SELLOWIANA (PINEAPPLE GUAVA)
- S-3 HEDGING SHRUBS: TO BE 5 GAL. SIZE
 LIGUSTRUM TEXANUM (WAX LEAF PRIVET)
 NERIUM O. 'PETITE PINK' (DWARF OLEANDER)
 RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)

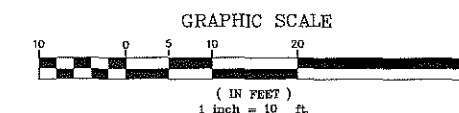
- S-4 MEDIUM SHRUBS: TO BE 5 GAL. SIZE
 ABELIA 'EDWARD GOUCHER' (ABELIA)
 COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
 NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)
- S-5 SMALL SHRUBS: TO BE 5 GAL. SIZE
 BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
 ESCALLONIA 'COMPACTA' (DWARF ESCALLONIA)
 PUNICA GRANATUM 'NANA' (COMPACT POMEGRANTE)
- S-6 SMALL ACCENT SHRUBS: TO BE 1 GAL. SIZE
 ASPARAGUS D. 'SPRENGER' (ASPARAGUS FERN)
 DIETES IRIDOIDES (FORTNIGHT LILY)
 PHORMIUM T. 'BRONZE BABY' (DWARF FLAX)
- G GROUNDCOVER: TO BE 1 GAL. SIZE
 COPROSMA 'VERDE VISTA' (COPROSMA) @ 30" O.C.
- T TURF FROM DWARF TALL FESCUE SOD ROLLS

NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS LOT TO LOT SO THAT THE PLANT PALETTE FOR ADJOINING LOTS IS DIFFERENT ESPECIALLY AT THE FRONT ENTRIES.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS (EXCEPT LAWNS) SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.



REFER TO SHEET L-4 FOR NOTES AND DETAILS

NO.	REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 1200 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph. 925.931.5283

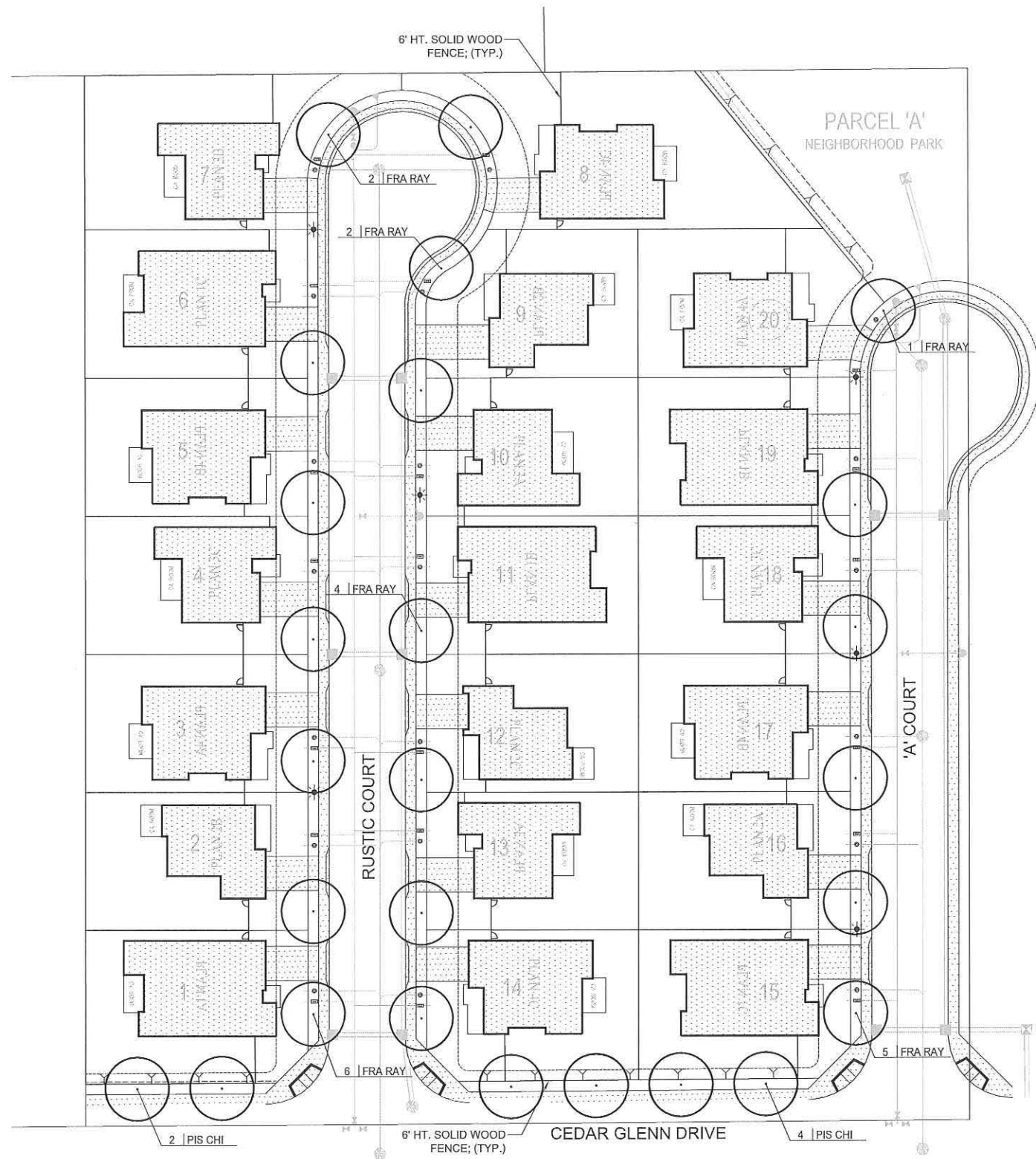


**LANDSCAPE TYPICALS
CUTINO PROPERTY
OAKLEY, CALIFORNIA
KIPER DEVELOPMENT**

**FRONT YARD
PLANTING PLAN**

DESIGNED: AS	DRAWN: RC
CHECKED:	JOB NO.:
DATE 10-29-14	
SCALE NOTED	

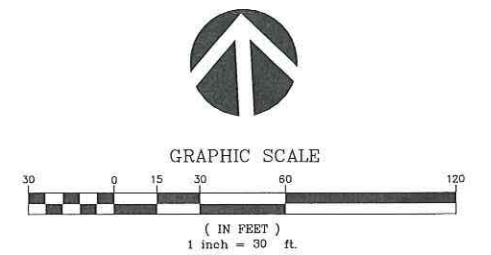
SHEET
L-3
 OF SHEETS



PLANT MATERIAL LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER NEEDS
TREES:	TO BE 15 GAL. SIZE		
FRA RAY	FRAXINUS 'RAYWOODII'	RAYWOOD ASH	MEDIUM
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW

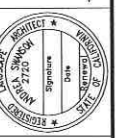
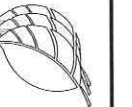
CITY OF OAKLEY
 Planning Department
 JAN 06 2015
 RECEIVED



REFER TO SHEET L-2 FOR NOTES AND DETAILS

REVISIONS

Thomas Baak & Associates, L.L.P.
 Landscape Architects
 1620 North Main Street, Suite 4
 Oakland, CA 94612
 Ph: 925.933.2383



CUTINO PROPERTY
 OAKLEY, CALIFORNIA
 KIPER DEVELOPMENT

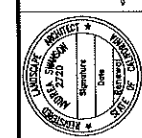
**STREET TREE AND
 FENCING PLAN**

DESIGNED: AS	DRAWN: RC
CHECKED:	JOB NO:
DATE 10-23-14	
SCALE NOTED	

SHEET
L-1
 OF SHEETS

REVISIONS	

Thomas Baak & Associates, LLP
 Landscape Architects
 1420 North Main Street, Suite 4
 Walnut Creek, CA 94596
 PH: 925.932.6283

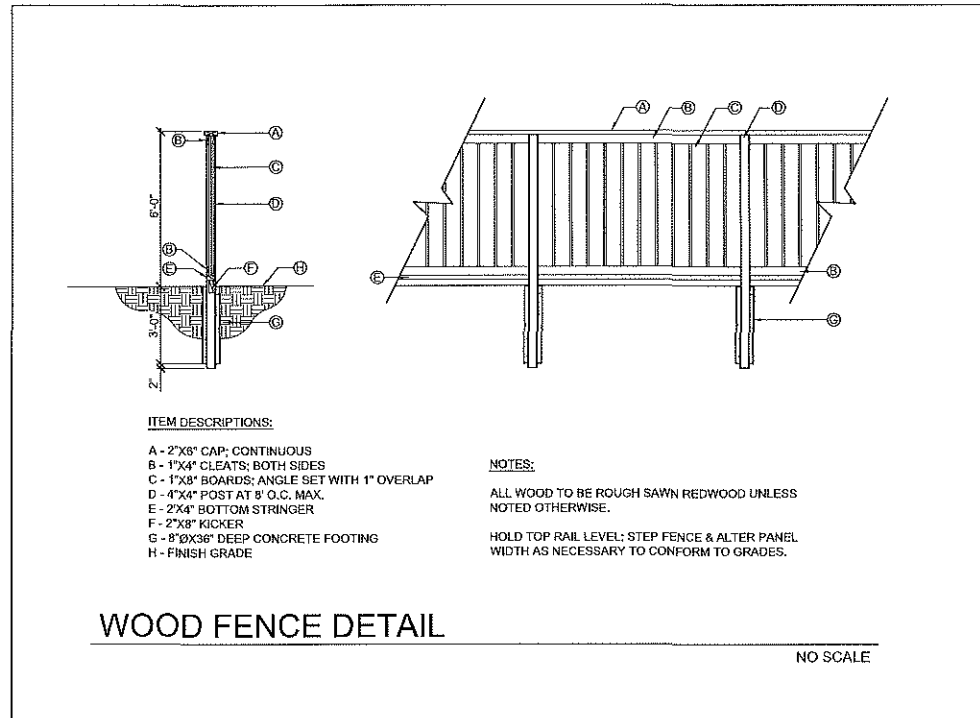


CUTINO PROPERTY
 OAKLEY, CALIFORNIA
 KIPER DEVELOPMENT

LANDSCAPE NOTES
 AND DETAILS

DESIGNER: AS	DRAWN: RC
CHECKED:	JOB NO.:
DATE: 10-29-14	
SCALE: NOTED	

SHEET
 L-2
 OF SHEETS



- ITEM DESCRIPTIONS:**
- A - 2"x6" CAP; CONTINUOUS
 - B - 1"x4" CLEATS; BOTH SIDES
 - C - 1"x8" BOARDS; ANGLE SET WITH 1" OVERLAP
 - D - 4"x4" POST AT 8' O.C. MAX.
 - E - 2"x4" BOTTOM STRINGER
 - F - 2"x8" KICKER
 - G - 8"ØX36" DEEP CONCRETE FOOTING
 - H - FINISH GRADE

- NOTES:**
- ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
 - HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

PLANTING NOTES:

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design, such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate backfill soil mixes in planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

BACKFILL SOIL MIXES: The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. 'nitrofed' soil conditioner (with a PH of 6.5-7.5) and 15 lbs. granular fertilizer (12-12-12) per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above. Acid Backfill Mix: 1/2 pit planting mix, 1/2 sphagnum peat moss (premoistened), "40er Brand Acid Food" (4-6-5) at 1/2 manufacturer's suggested application rate. Planter and Pot Mix: 1/3 topsoil, 1/3 organic amendment, 1/3 sand, 1 lb. fertilizer (6-20-20) per cu. yd. of mix and 2 lbs. iron sulphate per cu. yd. of mix.

TREE PLANTING: The trees are to be planted as per detail on plan. Tree backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive (4) Agriform 21 gram (20-20-5) fertilizer tablets. All Plantdrops shall receive root barrier installation for any trees within 10 ft. of walls or paved surfaces.

ROOT BARRIERS: All trees within 5 ft. of paved surface or wall, shall receive root barrier installation of 'Deep Root' Barrier #UB-18-2 linear panels; install panels extending 6 ft. in either direction from tree trunk along adjacent paving edges.

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes', Azaleas, Camellias and fern varieties shall receive the 'Acid backfill mix'. All shrubs shall receive 'Agriform' 21 gram (20-20-5) fertilizer tablets at the following rates: For 15 gallon shrubs: 4 tablets, for 5 gallon shrubs: 3 tablets, for 1 gallon shrubs: 1 tablet. Thoroughly water shrubs immediately after planting.

VINE PLANTING: The vines shall be planted similar to the shrubs. All vines shall be removed from stakes and fastened to climbing surface by means of vine ties for each major leader.

MULCHING & PRE-EMERGENT: All planting areas are to be treated with a pre-emergent. Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of 1/2"-3/4" recycled wood bark, dyed with color fast dye, with a PH of no higher than 5.0, and free of noxious weeds and foreign materials.

SOD LAWN: Sod shall be as specified on drawings and installed as per suppliers specifications. Remove from all turf areas, stones (1" or larger), mortar, concrete, asphalt, rubbish, debris and any materials harmful to plant life. Remove or spray as required to eradicate noxious weed growth and roots. Thoroughly mix and pulverize the following proportions of materials (lightly compacted measurements) to a minimum depth of 6-8 inches while in a moist, friable condition: 5 inches of topsoil 15 lbs. fertilizer/1,000 sq. ft. Inorganic (16-16-8) 6 cu. yd. Nitrogen stabilized soil amendment per 1,000 sq. ft. soil.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary, spraying for insects and disease shall be performed. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Furnish Owner with typed maintenance manual outlining watering, fertilizing, weeding, and pruning schedules.

TREE PRUNING NOTE: THE OWNER SHALL NOT PRUNE ANY TREES WITHIN THE PUBLIC RIGHT-OF-WAY. Such pruning shall only be performed pursuant to an arborist's recommendation and/or as part of the County's regular street tree maintenance program.

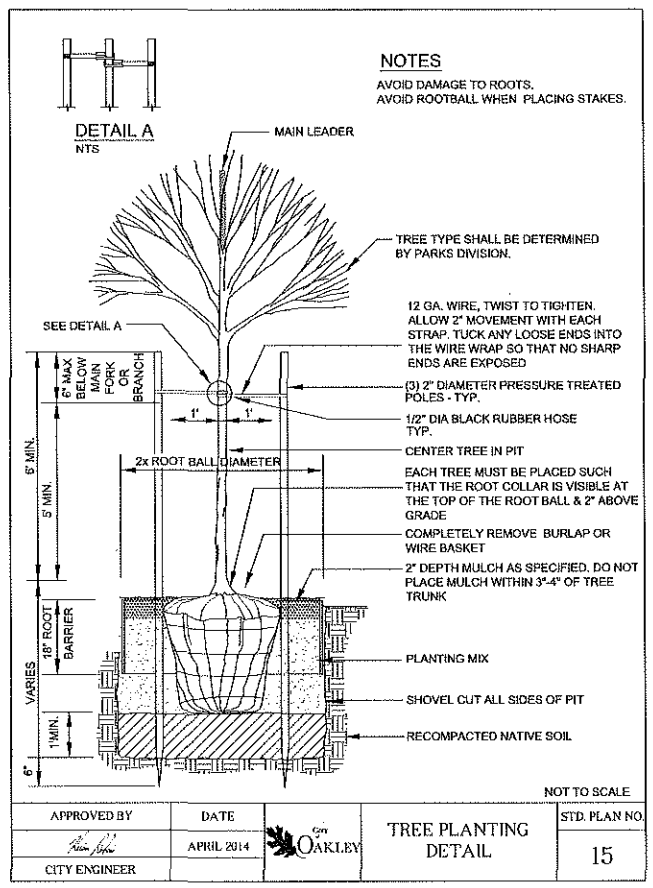
SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

EXISTING TREES TO REMAIN: Provide temporary fencing, barricades or guards as necessary to protect existing trees or other plants which are to remain, from above grade damage. Protect root systems from smothering. Do not store construction materials, debris or excavated material within drip line (outer perimeter of tree branches). Restrict vehicular and foot traffic within drip line to prevent excessive compaction of soil over root systems. Arborist's report, when present, takes precedent over these notes.

JUTE MESH: Install jute mesh uniformly in contact with soil. The top and bottom edges shall be folded tightly over and shall be anchored with 'U' shaped staples 6" long at 3' o.c. Overlap strips 5" and staple at 3' o.c. For each strip of mesh 3 rows of staples and one row alternately spaced in the middle.



APPROVED BY	DATE	CITY OF OAKLEY	TREE PLANTING DETAIL	STD. PLAN NO.
<i>[Signature]</i>	APRIL 2014			15
CITY ENGINEER				

TREE SPECIFICATIONS

- All 15 gal. trees must meet the following minimum specifications:
- HEIGHT: 7 - 8 feet high planted in the ground.
 - CALIPER: 1-1/2 inches, measured 6 inches from the base.
 - BRANCHING NEED: Minimum spread of 2 - 3 feet.
 - CENTRAL LEADER: Single, relatively straight

Any exception to the above must be approved by the City.
 All planting stock must have the approval of the City.
 City reserves the right to reject trees that do not meet quality nursery stock.

PLANTING SEQUENCE

- Dig the hole twice as large in diameter and 1-1/2 times as deep as the container in which the plant was delivered. Provide a 6 inch minimum clearance all around the rootball.
- The existing soil area is to be removed to a depth of 2 feet and replaced with U.C. Ag. mix or approved equivalent. U.C. Ag. mix shall be combined with existing soil, 1/3 mix, 2/3 native soil.
- Fill hole with the backfill mix to a level 1 inch below the curb.
- Place 3 Agriform Planting Tablets per tree at equidistant spacing. Tablets shall be 21 grams each with a guaranteed test analysis of 20-10-5.
- Remove the rootball carefully from the container by supporting it from below. Sever any circling roots (3/16 inch or greater) with sharp shears or knife. If the rootball is dense or compacted, carefully loosen the roots at the side and bottom of the rootball. Do not pull the rootball apart. The severing of large roots will encourage new roots initiating at the cuts.
- Fill around the rootball with backfill and pack the soil with the shovel handle as you fill. Be careful not to disturb the rootball itself.
- Use the remaining native soil to create a basin appropriate to the site.

APPROVED BY	DATE	CITY OF OAKLEY	TREE PLANTING SPECIFICATIONS	STD. PLAN NO.
<i>[Signature]</i>	APRIL 2014			16
CITY ENGINEER				

RESOLUTION NO. XX-15**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW FOR "CEDAR GLENN ESTATES DESIGN REVIEW" LOCATED ON THE NORTH SIDE OF CEDAR GLENN DRIVE WITHIN SUBDIVISION 9104 (DR 07-14)****FINDINGS**

WHEREAS, on December 16, 2014, John Kiper of Kiper Development, Inc. ("Applicant") filed an application for design review approval of house plans and architecture, and a development plan (neighborhood plotting plan) for 20 entitled lots located within proposed Final Map 9104 (approved Tentative Map 9104) on the property known as "Cutino Property" ("Project"). The 4.74 acre project is located north of Cedar Glenn Drive in Live Oak Ranch, and abuts the west edge of Shady Oak Community Park. The project site is zoned P-1 (Planned Development) District. APN: 034-250-008.

WHEREAS, the applicant's plans include house floor plans and architectural elevations, color and material palettes, conceptual landscaping, street tree selections, neighborhood plot plan map ("development plan"), and grading plan ("Plans"); and

WHEREAS, on January 6, 2015 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated Single Family High (SH) on the Oakley 2020 General Plan Land Use Map, and zoned P-1 (Planned Development) District; and

WHEREAS, the project does not constitute changes to the physical impacts associated with, and falls within the scope of, the adopted "Subdivision 9104 – Cutino Property" Mitigated Negative Declaration (SCH# 2006092007) adopted as part of City Council Resolution 141-06 on November 13, 2006; and

WHEREAS, on February 13, 2015, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 300-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and; and

WHEREAS, on February 24, 2015, the City Council opened the public hearing and received a report from City Staff, oral and written testimony from the applicant and public, and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning Ordinance, Vesting Tentative Map 9104, City Council Resolution 141-06, and the information submitted to the City Council at its February 24, 2015 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Subdivision (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above Findings and the entire Record, the City Council makes the following additional findings in support of the recommended approvals:

- A. Regarding the application requesting design review approval for project titled, "Cedar Glenn Estates Design Review (DR 09-14)", the City Council finds that:
1. The proposed design review plans are consistent with the applicable General Plan designation and approved Vesting Tentative Map 9104. The proposed use was anticipated in the General Plan and the Vesting Tentative Map 9104 was approved on November 13, 2006; and
 2. The proposed design review plans comply with project's P-1 District zoning regulations, as incorporated in these conditions of approval through reference to City Council Resolution 141-06; and.
 3. The proposed design and materials of the single-family homes, as well as the typical front yard landscaping and street trees are compatible with the applicable adopted City of Oakley Residential Design Guidelines standards, as modified through implementation of this resolution's conditions of approval.
- B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves the applicant's request for design review approval of "Cedar Glenn Estates Design Review (DR 09-14)", subject to the following conditions:

Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval from City Council Resolution No. 141-06, unless otherwise stipulated in this resolution. Conditions of Approval are based on the plans received by the Community Development Department and made a part of the City Council's meeting packet for February 24, 2015.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Planning Department on February 24, 2015, and as conditioned below.
2. This approval shall be effectuated within a period of one (1) year from the effective date of this resolution and if not effectuated shall expire on February 24, 2016. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.
3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on February 24, 2015 and conditioned herein.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
7. All mitigation measures contained in the Mitigated Negative Declaration adopted for Vesting Tentative Map 9104 and associated entitlements (available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented, as applicable.
8. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

9. Any model home complex shall have a copy of the City of Oakley's General Plan Land Use Map posted within the sales office or included with the informational material provided to prospective home buyers.

Architecture:

10. Final house designs shall include window muntins with the same design as the respective front elevation on all second story elevation windows for all homes, subject to the review and approval of the Planning Division.
11. Final house designs shall include full gable siding with the same design as the respective front elevation on side and rear gables as follows: Plan 2A (rear), Plan 2B (sides and rear), Plan 3B (sides), and Plan 4B (sides), subject to the review and approval of the Planning Division.
12. Final house designs shall include false shutters on appropriate windows on all second story side and rear elevations, subject to the review and approval of the Planning Division.

Development Regulations:

13. Development of the subdivision shall be subject to the P-1 District adopted in conjunction with City Council Resolution 141-06, adopted on November 13, 2006.

Landscaping:

14. Front yard and right-of-way landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 82-26 and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.
15. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.
16. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director.
17. The applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

18. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

19. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

"This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase.

Energy Efficiency:

20. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.
21. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

22. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

23. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy requirements from the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625-7005.
24. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Public Works Division and the Planning Division place Conditions of Approval on the project, those divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

Public Works and Engineering Conditions

All Public Works and Engineering Conditions of Approval adopted with City Council Resolution No. 141-06 (Subdivision 9104 approval) shall apply, as applicable.

Advisory Notes

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.
- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.

- G. This project may be subject to the requirements of the Department of Fish and Wildlife. It is the applicant's responsibility to notify the Department of Fish and Wildlife, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 24th of February, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

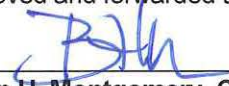
Libby Vreonis, City Clerk

Date



STAFF REPORT

Approved and forwarded to City Council


Bryan H. Montgomery, City Manager

Date: February 24, 2015
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: 3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14)

Summary

This is a request by Stephen Cockman ("Applicant") for approval of a tentative parcel map (MS 14-977) to split one 2.64-acre lot into two lots of 0.98-acres and 1.18-acres (after dedications). The project is located on the southwest corner of Doyle Road and Hill Avenue ([3351 Doyle Road](#)), and is zoned R-40 (Single Family Residential) District. APN: 033-080-017.

Staff recommends the City Council adopt the resolution approving TPM 02-14, as conditioned.

Background

General Plan and Zoning

The General Plan Land Use Designation for the project site is *Single Family Very Low* ("SV") as depicted in the [Oakley 2020 General Plan](#) Figure 2-2 (Land Use Diagram). The SV designation allows for a maximum density of 1.0 dwelling units per gross acre, per General Plan Table 2-1 (Land Use Designations Densities and Intensities). The site is zoned [R-40 \(Single Family Residential\) District](#), which allows for one detached single family dwelling unit per parcel as a permitted use (Oakley Municipal Code ("OMC") section 9.1.404(b)(1)). Also, General Plan Table 2-6 (General Plan/Zoning Compatibility Matrix) shows the R-40 District to be consistent with the SV land use designation.

Surrounding Uses

The uses surrounding the property are residential. The residential uses are further broken down into some rural residential properties to the east, south and west, and tract homes

north of Hill Avenue, which represents a clear division between the higher density single family residential to the north, and the lower density single family to the south. An approximately 2-acre developed neighborhood park lies just east of the project site and adjacent to Hill Avenue's southern edge (see Figure 1. Aerial Photo of Project Site).

Figure 1. Aerial Photo of Project Site



Project Description

Tentative Parcel Map

The proposed tentative parcel map (MS 14-977) shows the approximately 2.64-acre property subdivided into two parcels. Parcel A is proposed at approximately 0.98-acres (42,689 square feet), and Parcel B is proposed at approximately 1.18-acres (51,401 square feet). Those sizes represent the net areas after dedication of Doyle Road.

Road Improvements and Dedications

Per proposed conditions of approval on the tentative parcel map, the applicant will be required to improve and dedicate a portion of Doyle Road and Hill Avenue prior to acceptance of the final parcel map. Doyle Road currently ends in a cul-de-sac approximately 110 feet south of Hill Avenue. After dedications and improvements of right-of-way, Doyle Road will continue north to Hill Avenue, and both streets will result in a 28 foot wide half width, which includes street, curb, gutter and sidewalk.

Nonconforming Structure Status of Existing Home

The site currently has one single family residence. The existing house does not meet the current side yard setback (on the western property line) for the R-40 District, which is 20 feet minimum. Assuming the map is approved and eventually recorded, that same western property line will become the rear property line for Parcel A, and a portion of the house will not meet the rear setback for the R-40 District, which is 15 feet minimum. Pursuant to [OMC section 9.1.1502 "Nonconforming Structure Regulations"](#), the nonconforming residence may be repaired or altered so long as the repairs or alterations do not expand the nonconformity. In other words, the floor area of the house may be expanded, so long as the new floor area meets the required setbacks for the R-40 District.

Environmental Review

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 – Minor Land Divisions) of the State CEQA Guidelines. This project can be classified as Class 15 in that:

- The project is a division of land in an urbanized area zoned for residential use into four or fewer parcels;
- The division is in conformance with the General Plan and zoning ordinance, and no variances or exceptions are required; and
- All services and access to the proposed parcels to local standards are available, and the parcel was not involved in a larger subdivision within the last two years.

Required Findings

The tentative parcel map was analyzed in relation to the required findings found in the City's subdivision ordinance (adopted County ordinance by reference), which generally state, "the City Council shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general plan required by law. When approving the tentative map for a minor subdivision, the advisory agency shall make findings as required concerning the fulfillment of construction requirements. The proposed parcels must also comply with the regulations set forth in the R-40 District.

Analysis and Findings

Tentative Parcel Map

The proposed tentative parcel map represents a subdivision of land that is consistent with the applicable General Plan policies and guidelines in that it results in a gross density of one dwelling unit per acre, which is at the maximum allowable gross density for the Single Family Very Low land use designation. Also, the subdivision will result in the completed

improvements to, and connection of, Hill Avenue and Doyle Road in a manner consistent with Oakley's right of way improvement design standards.

Findings

Complete draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the resolution approving 3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans
4. Draft Resolution

VICINITY MAP

3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14)

3351 Doyle Road (APN 033-080-017)





City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on February 24, 2015 at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for design review approval.

Project Name: 3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14).

Project Location: The project is located at 3351 Doyle Road. APN 033-080-017.

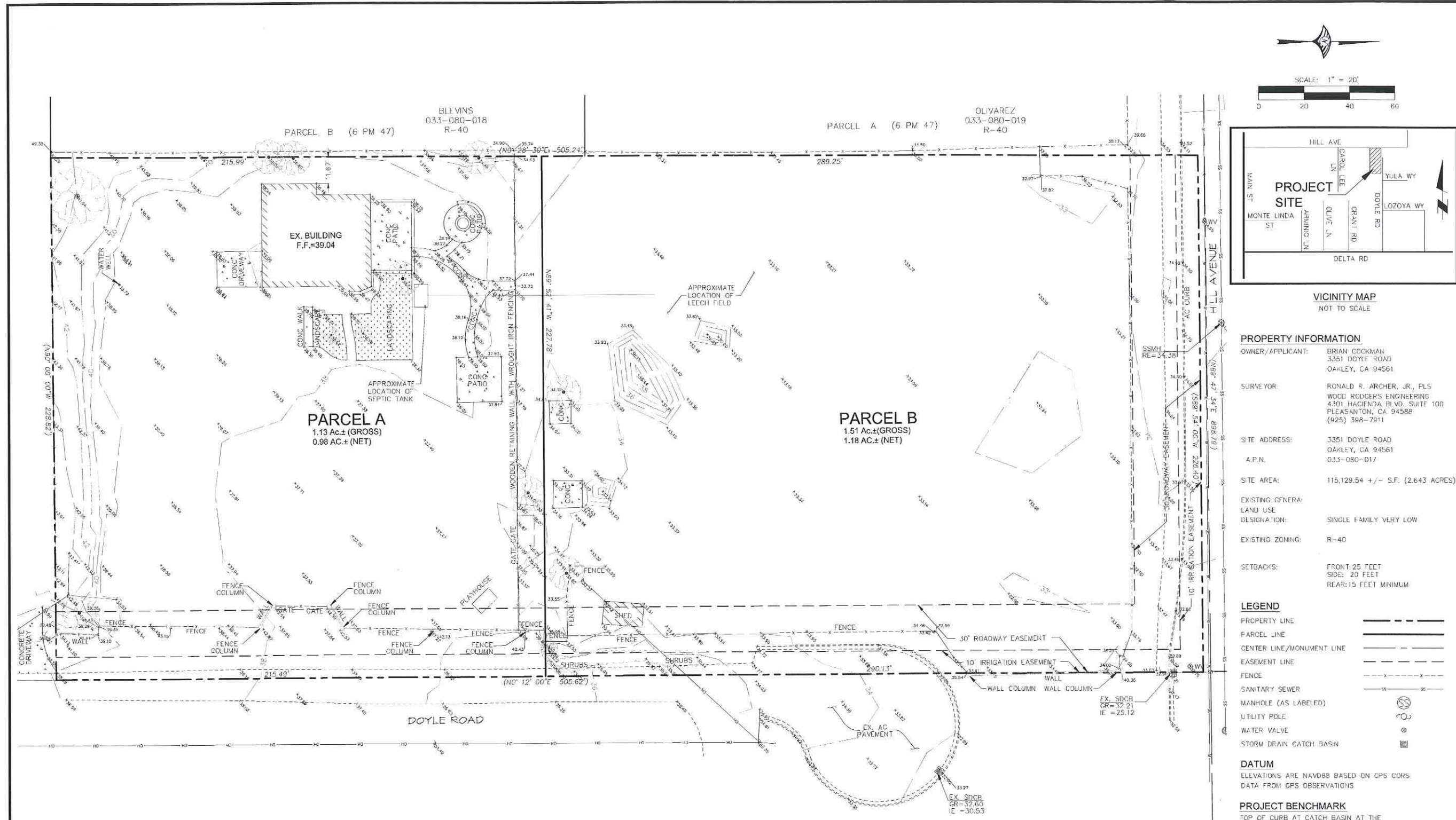
Applicant: Stephen Cockman (owner). bcockman@mocproducts.com

Request: This is a public hearing on a request for approval of a tentative parcel map (MS 14-977) to split one 2.64-acre lot into two lots of 0.98-acres and 1.18-acres (after dedications). The site currently has one single family home. Subdivision would allow for a separate single family home to be developed, as a permitted use, on the resulting 1.18-acre site. The project is located on the southwest corner of Doyle Road and Hill Avenue (3351 Doyle Road), and is zoned R-40 (Single Family Residential) District. APN: 033-080-017.

The Staff Report and its attachments will be available for public review, on or after February 20, 2015 at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com.

Interested persons are invited to submit written comments prior to and may testify at the public hearing. **Written comments may be submitted to Ken Strelo, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.**

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Council Secretary at, or prior to, the Public Hearing.



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION
OWNER/APPLICANT: BRIAN COCKMAN
3351 DOYLE ROAD
OAKLEY, CA 94561

SURVEYOR: RONALD R. ARCHER, JR., PLS
WOOD RODGERS ENGINEERING
4301 HACIENDA BLVD. SUITE 100
PLEASANTON, CA 94588
(925) 398-7911

SITE ADDRESS: 3351 DOYLE ROAD
A.P.N. 033-080-017

SITE AREA: 115,129.54 +/- S.F. (2.643 ACRES)

EXISTING GENERAL LAND USE DESIGNATION: SINGLE FAMILY VERY LOW

EXISTING ZONING: R-40

SETBACKS: FRONT: 25 FEET
SIDE: 20 FEET
REAR: 15 FEET MINIMUM

LEGEND

PROPERTY LINE: ————

PARCEL LINE: ————

CENTER LINE/MONUMENT LINE: ————

EASEMENT LINE: - - - - -

FENCE: ————

SANITARY SEWER MANHOLE (AS LABELED): (S)

UTILITY POLE: (P)

WATER VALVE: (V)

STORM DRAIN CATCH BASIN: (CB)

DATUM
ELEVATIONS ARE NAVD88 BASED ON GPS COORDINATES
DATA FROM GPS OBSERVATIONS

PROJECT BENCHMARK
TOP OF CURB AT CATCH BASIN AT THE
NORTHEAST EDGE OF CUL-DE-SAC
TAKEN AS 33.27 FROM GPS OBSERVATIONS

BASIS OF BEARINGS
RECORD OF SURVEY 42 LSM 43.

CITY OF OAKLEY
Planning Department
JAN 20 2015
RECEIVED

NOTES
PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE A GRAPHIC DEPICTION OF VARIOUS INFORMATION COLLECTED FROM RECORD DOCUMENTS, RECORD MAPS AND MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET AND NO TITLE RESEARCH WAS PERFORMED BY SDG ARCHITECTURE + ENGINEERING. ALL SKETCHES, DRAWINGS, TRACINGS, CALCULATIONS, FIELD NOTES, COMPUTER FILES AND OTHER ORIGINAL DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF THE CONSULTANT, EXCEPT WHERE BY LAW OR PRECEDENT THESE DOCUMENTS BECOME PUBLIC PROPERTY. SO LONG AS THE CLIENT IS NOT IN DEFAULT HEREIN, THE CONSULTANT SHALL MAKE ACCESSIBLE AND AVAILABLE TO THE CLIENT INFORMATION AND DATA PERTINENT TO THE CLIENT'S ACTIVITIES ON THE PROJECT. ALLOWING FOR REASONABLE FEES FOR COPYING COSTS, THE CONSULTANT SHALL MAKE AVAILABLE TO THE CLIENT ORIGINALS OF ANY OF THE FOREGOING. HOWEVER, IN NO EVENT SHALL THE CLIENT BE ENTITLED TO THE COMPUTER PROGRAMS, FORMULAS, SPREADSHEETS, CAD FILE OR CAD DRAWINGS EMPLOYED BY THE CONSULTANT IN THE PREPARATION OF WORK, SUCH ITEMS BEING PROPRIETARY AND CONFIDENTIAL TO THE CONSULTANT.

SURVEYOR'S STATEMENT
THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION ON JULY 29, 2013 IN CONFORMANCE WITH THE STATE OF CALIFORNIA LAND SURVEYOR'S ACT.

RON ARCHER JR
PLS 8427
EXP. DEC 31, 2015

WOOD RODGERS
LICENSED LAND SURVEYOR
RONALD R. ARCHER, JR.
NO. 8427
Exp. 12/31/15
STATE OF CALIFORNIA

DATE: JANUARY 2015	SCALE: 1" = 20'	DRAWN BY: V.SAFDOR	DESIGNED BY: R. ARCHER, JR.
PROJECT NO. 410.398	DRAWING 1	DATE: _____	BY: _____
VESTING TENTATIVE PARCEL MAP PARCEL C R/S 42 L.S.M. 43 MS 14-977 3351 DOYLE ROAD		CITY OF OAKLEY	
SHT 1 OF 1			

RESOLUTION NO. XX-15

**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS
AND APPROVING A TENTATIVE PARCEL MAP FOR "3351 DOYLE ROAD MINOR
SUBDIVISION 14-977" LOCATED AT 3351 DOYLE ROAD
APN 033-080-017 (TPM 02-14)**

FINDINGS

WHEREAS, on September 18, 2014, Stephen Cockman ("Applicant") filed an application requesting approval of a tentative parcel map (MS 14-977) to split one 2.64-acre lot into two lots of 0.98-acres and 1.18-acres (after dedications). The project is located on the southwest corner of Doyle Road and Hill Avenue (3351 Doyle Road), and is zoned R-40 (Single Family Residential) District. APN: 033-080-017; and

WHEREAS, the site currently has one single family home, which would continue to occupy proposed Parcel "A"; and

WHEREAS, the applicant's plans include the Tentative Parcel Map titled "Vesting Tentative Parcel Map MS 14-977 3351 Doyle Road," updated and received on January 20, 2015, and attached to the project staff report ("Plans"); and

WHEREAS, on January 20, 2015 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated "Single Family Very Low" on the Oakley 2020 General Plan Land Use Map, and zoned R-40 (Single Family Residential) District; and

WHEREAS, the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315 (Class 15 – Minor Land Divisions); and

WHEREAS, on February 13, 2015, the Notice of Public Hearing for the project was posted in the Contra Costa Times, at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 300-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on February 24, 2015, the City Council opened the public hearing and received a report from City Staff, oral and written testimony from the applicant and public, and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning and Subdivision Ordinances, and the information submitted to the City Council at its February 24, 2015 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the project (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above Findings and the entire Record, the City Council makes the following additional findings in support of the recommended approvals:

A. Regarding the application requesting approval of Minor Subdivision 14-977 for the project titled, "3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14)", the City Council finds that:

1. The proposed tentative parcel map represents a subdivision of land that is consistent with the applicable General Plan policies and guidelines in that it results in a gross density of one dwelling unit per acre, which is at the maximum allowable gross density for the "Single Family Very Low" land use designation; and
2. The subdivision will result in the completed improvements to, and connection of, Hill Avenue and Doyle Road in a manner consistent with Oakley's right of way improvement design standards.

B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves the applicant's request for approval of a Tentative Parcel Map for "3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14)", subject to the following conditions:

Applicant shall comply with the requirements of the Oakley Municipal Code, unless otherwise stipulated in this resolution. Conditions of Approval are based on the plans received by the Planning Division and made a part of the City Council's meeting packet for February 24, 2015.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Division Conditions

General:

1. This tentative parcel map is approved, as shown on the revised plans, date stamped by the Planning Division on January 20, 2015, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.
2. This approval shall be effectuated within a period of three (3) years from the effective date of this resolution by the recording of a final map and if not effectuated shall expire on February 24, 2018. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.
3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on February 24, 2015.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
7. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).
8. The applicant shall post a copy of the City of Oakley General Plan 2020 Land Use Diagram, in a conspicuous place, within the model homes or sales office.

Landscaping:

9. A mix of evergreen and deciduous trees as well as shrubs and ground cover shall be planted along the street frontage as specified in the Residential Design Guidelines per the review and approval of the Community Development Director.
10. A landscaping and irrigation plan for all areas of the right of way to be landscaped shall be submitted for review and approval of the Community Development Director prior to the issuance of building permits. Landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 82-26 and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.
11. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of fifteen-gallon and 24" box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.
12. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director.

Subdivision Disclosures:

13. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

14. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

"This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase.

Waste Management Plan:

15. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Public Works and Engineering Conditions

THE FOLLOWING PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE APPROVAL OF A FINAL MAP UNLESS OTHERWISE NOTED:

General:

16. Submit improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and pay the appropriate processing costs in accordance with the Municipal Code and these conditions of approval. The plans shall be consistent with the Stormwater Control Plan for the project, include the drawings and specifications necessary to implement the required stormwater control measures, and be accompanied by a Construction Plan C.3 Checklist as described in the Stormwater C.3 Guidebook. In lieu of submitting the improvement plans, the applicant shall be allowed to enter into a deferred improvement agreement to be approved by the City Council prior to filing of the parcel map.
17. Submit a final parcel map prepared by a licensed land surveyor or qualified registered civil engineer to the City Engineer and pay appropriate fees in accordance with the Code and these conditions of approval.
18. Submit grading plans including erosion control measures and revegetation plans prepared by a registered civil engineer to the City Engineer for review and pay appropriate processing costs in accordance with the Code and these conditions of approval. Consistent with Condition No. 16, the applicant shall be allowed to enter into a deferred improvement agreement for submitting grading plans.
19. Submit landscaping plans for publicly maintained landscaping, including planting and irrigation details, as prepared by a licensed landscape architect to the City Engineer for review and pay appropriate processing costs in

accordance with the Code and these conditions of approval. Consistent with Condition No. 16, the applicant shall be allowed to enter into a deferred improvement agreement for submitting landscaping plans.

20. Execute any agreements required by the Stormwater Control Plan which pertain to the transfer of ownership and/or long term maintenance of stormwater treatment mechanisms required by the plan prior to the final inspection of the first house within the subdivision.
21. Building permits for house construction shall not be issued until the subdivision streets serving the lots have been paved.

Roadway Improvements:

22. Construct the frontage of Doyle Road and Hill Avenue to City public road standards for a 36-foot wide roadway within a 56-foot right-of-way, including curb, five-foot monolithic sidewalk (width measured from curb face), necessary longitudinal and transverse drainage, pavement widening to a minimum of 28 feet, and conforms to existing improvements. The face of curb shall be located 18 feet from the centerline and any conforms to existing improvements must take place outside of the limits of the project.
23. Design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.

Road Alignment/Sight Distance:

24. Submit a preliminary plan and profile to the City Engineer for review showing all required improvements to Doyle Road and Hill Avenue. The sketch plan shall be to scale, show horizontal and vertical alignments, transitions, curb lines, lane striping and cross sections and shall provide sight distance for a design speed of 25 miles per hour. The plan shall extend a minimum of 150 feet ± beyond the limits of the proposed work.

Road Dedications:

25. Convey to the City, by offer of dedication, the right of way for Doyle Road and Hill Avenue for the planned future half width of 28-feet along the project frontages.
26. Relinquish abutter's rights of access along the Hill Avenue frontage to the satisfaction of the City Engineer.
27. Furnish necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, utility and drainage improvements.

Street Lights:

28. Install streetlights along the Doyle Road and Hill Avenue frontages. The City Engineer shall determine the final number and location of the lights, and the lights shall be on an LS2-A rate service. The lights on the frontage streets shall be decorative per City standards

Grading:

29. Submit a geotechnical report to the City Engineer for review that substantiates the design features incorporated into the subdivision including, but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections.
30. At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.
31. Dust control measures shall be provided for all stockpiling per the review and approval of the City Engineer. Submit a dust and litter control plan to the City Engineer prior to beginning any construction activities.
32. Grade all pads so that they drain directly to the public street at a minimum of one percent without the use of private drainage systems through rear and side yards.
33. Grade any slopes with a vertical height of four feet or more at a slope of 3 to 1. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.
34. Submit a haul route plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan the City Engineer shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be

responsible to repair to their pre-construction condition any roads along the utilized routes.

35. Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.
36. Submit an updated erosion control plan reflecting current site conditions to the City Engineer for review and approval no later than September 1st of every year while the Notice of Intent is active.
37. Grade all pad elevations or install levees to satisfy Chapter 914-10 of the City's Municipal Code, including the degree of protection provisions.
38. The burying of any construction debris is prohibited on construction sites.

Utilities/Undergrounding:

39. Underground all new and existing utility distribution facilities, including those along the frontage of Doyle Road and Hill Avenue. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.
40. All utility boxes shall be installed underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.
41. Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

Drainage Improvements:

42. Collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse consistent with the plans for Drainage Area 30B and Drainage Area 130 as prepared by the Contra Costa County Flood Control and Water Conservation District.

43. Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system and stormwater pond to the City Engineer for review and approval.
44. Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.
45. Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

Landscaping in the Public Right of Way:

46. Install public right of way landscaping along Doyle Avenue and Hill Avenue concurrently with the construction of the frontage improvements along Doyle Road and Hill Avenue.

National Pollutant Discharge Elimination System (NPDES):

47. Comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley - Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org.

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.

Fees/Assessments:

48. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.
 - a. Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03);
 - b. Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);
 - c. Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03);
 - d. Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03);
 - e. Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);
 - f. Fire Facilities Impact Fee, collected by the City (adopted by Ordinance No. 09-01);
 - g. South Oakley Infrastructure Master Plan Fee (adopted by Resolution No. 52-03); and
 - h. General Plan Fee (adopted by Resolution No. 53-03)

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

49. The applicant shall be responsible for paying the County Recorder's fee for the Notice of Determination as well as the State Department of Fish and Game's filing fee.
50. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide landscaping and park maintenance, subject to an assessment for maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to approval of the final map. The Applicant shall apply for annexation and provide all information and

- documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
51. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide street lighting costs and maintenance, subject to an assessment for street light maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to filing of the final map. The applicant shall apply for annexation and provide all information and documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
 52. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for project specific landscaping maintenance, subject to an assessment for landscape operation and maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to filing of the final map. The applicant shall apply for annexation and provide all information and documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
 53. Participate in the provision of funding to maintain police services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to filing of the final map. Should the homes be occupied prior to the City receiving the first disbursement from the tax bill, the project proponent shall be responsible for paying the pro-rata share for the remainder of the tax year prior to the City conducting a final inspection.
 54. Participate in the formation of a mechanism to fund the operation and maintenance of the storm drain system, including storm water quality monitoring and reporting, stormwater ponds and any proposed pump stations, as well as any levees proposed to be maintained by the City. The appropriate funding mechanism shall be determined by the City and may include, but not be limited to, an assessment district, community services district, or community facilities district. The funding mechanism shall be formed prior to filing of any final or parcel map, and the project proponent shall fund all costs of the formation.
 55. Applicant shall comply with the drainage fee requirements for Drainage Area 30B and Drainage Area 130 as adopted by the County Board of Supervisors.

The applicant shall pay the fee in effect at the time of final map approval. Certain improvements required by the Conditions of Approval for this development or the Code may be eligible for credit or reimbursement against the drainage area fee. The developer should contact the City Engineer to personally determine the extent of any credit or reimbursement for which they might be eligible. Any credit or reimbursements shall be determined prior to filing the final map or as approved by the Flood Control District.

56. Participate in the City's South Oakley Infrastructure Master Plan both by cooperating with the City's consultant team in the design and implementation of specific infrastructure projects and by providing this project's fair share contribution to the costs of preparing the study. The fair share contribution shall be paid in accordance with Resolution 52-03.

ADVISORY NOTES

THE FOLLOWING ADVISORY NOTES ARE PROVIDED TO THE APPLICANT AS A COURTESY BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.
- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

J. The applicant shall obtain an encroachment permit from Caltrans for construction within the State right of way.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 24th day of February, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date



Agenda Date: 02/24/2015

Agenda Item: 5.1

STAFF REPORT

Date: Tuesday, February 24, 2015
To: Bryan H. Montgomery, City Manager
From: Joshua McMurray, Senior Planner
Kenneth W. Strelo, Senior Planner
Subject: **General Plan and Zoning Code Update Scoping Report**

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Background

The Oakley 2020 General Plan (Plan) was adopted, after City incorporation, in December of 2002. A General Plan is the policy of acceptable land uses in each jurisdiction. Each city and county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. The General Plan is the foundation for establishing goals, policies, zoning and activities allowed on each land parcel to provide compatibility and continuity to the entire region as well as each individual neighborhood. The Oakley 2020 General Plan was adopted in 2002 and extends through to 2020. General Plans are updated periodically in-between the time period of the Plan. The last update to several elements in the General Plan was in 2010.

The General Plan, as specified in State law, is required to have seven mandatory elements consisting of: Land Use, Circulation (traffic), Housing, Open Space, Conservation, Parks and Recreation, Health and Safety, and Noise. The Oakley 2020 General Plan has two option elements: Growth Management and Economic Development. The current Plan is intended to help guide the development of the City through 2020, so there are several years of life left. Typically, as a City nears the end of the Plan period, there is an evaluation done to see what, if any changes (small or large) are necessary. The City has started this evaluation with the hiring of a consultant to prepare a General Plan and Zoning Update Scoping Report as outlined below.

Scoping Report

During the May 27, 2014 Fund Balance discussion the City Council allocated \$20,000 to conduct a General Plan and Zoning Code Scoping Report. The City contracted with Placeworks in August 2014 to prepare the report. Placeworks specializes in land use, design and environmental projects for both the public and private sector, and Placeworks has prepared similar reports for other jurisdiction of a comparable size to Oakley. The intent of the report was to take a real time look at the General Plan and Zoning Code and provide recommendations, both required by law and optional updates that could be considered. The report concludes that although there are a limited number of targeted updates required to bring the Oakley

Subject: General Plan and Zoning Code Scoping Report

Date: February 24, 2015

Page 2

2020 General Plan into compliance with recent State legislative updates, there are no wholesale changes needed as well as no updates required to the City's Zoning Code.

As the attached report explains, there is one change requiring an amendment to the General Plan as a result of recently passed State legislation dealing with flood protection requirements. This item is the most critical in terms of when it needs to be completed. There are several other items addressed in the report that identify areas in which the City may want to update the General Plan including adding language regarding greenhouse gas (GHG) reduction, traffic level of service measurement, streamlined environmental review for infill projects, and Complete Streets. Lastly, Placeworks has identified General Plan "Assists and Opportunities". They have provided a menu of optional actions related to each the General Plan and the Zoning Code.

Fiscal Impact

The attached scoping report includes a budget and schedule. The most immediate update needed, Task A dealing with flood legislation, is estimated to cost around \$12,000 and take around three months to complete. The original \$20,000 contract with Placeworks has ended up costing less than expected with a little less than half of the remaining budgeted funds left. It would be possible to complete Task A with an additional \$3,000 to \$4,000 and using the remaining fund balance from the original contract. The other optional items are broken out separately as Tasks B through F in Attachment 2 of this report.

Recommendation

Staff recommends that the City Council of the City of Oakley receive the Staff Report and presentation by Placeworks and provide comments and direction to Staff.

Attachments

1. Placeworks Memo dated December 17, 2014
2. Placeworks Memo dated February 13, 2015



MEMORANDUM

DATE December 17, 2014
TO City of Oakley
FROM Carey Stone and Charlie Knox, PlaceWorks
SUBJECT Potential General Plan and Zoning Update Key Issues

The purpose of this memorandum is to summarize our review of the Oakley 2020 General Plan (adopted 2002) and Zoning Ordinance for compliance with recent State legislative updates and to describe issues and opportunities that a future update could address. We have concluded that **no update of the Zoning Ordinance is required**, but we do offer several optional additions the City may wish to consider, along with more numerous needed additions to the General Plan.

PROJECT BACKGROUND

Oakley's history as a settled community extends from the late 1800s. The city is known for its small town, rural character with easy access to the recreational amenities of the Sacramento/San Joaquin Delta. Following incorporation in 1999, one of the City's first priorities was to prepare a General Plan to guide development through 2020. The General Plan still serves the City well, and our review indicates that a minor "tune-up" to address recent State legislation requirements will allow the General Plan to continue to serve Oakley's needs.

LEGAL COMPLIANCE

PlaceWorks has reviewed the 2020 General Plan and Zoning Ordinance for compliance with recent State legislation. **General Plan updates are needed only to address flood protection requirements.** The City may wish to consider adding language regarding greenhouse gas (GHG) reduction, traffic level of service measurement, streamlined environmental review for infill projects, and complete streets.

Flood Legislation

Passed in 2007, AB 5, SB 17, and AB 162 require that by 2015 urban and urbanizing areas in California achieve, or make adequate progress toward achieving, protection for areas prone to the 200-year flood (a 0.5% chance of occurring in any year) in order to be able to continue to approve development in the floodplain. The legislation was primarily focused on communities in the Sacramento Valley and San Joaquin Valley, but some components also affect all cities in California. Most of these requirements went into effect in 2008 and 2009, or upon the adoption of the 2007-2014 Housing Element. Government Code Section 65302 now requires that:

- » The Land Use Element identify areas subject to flooding and commit to an annual review of the boundaries of those areas. The land use designation map must consider the location of water resources and open space areas that are used for groundwater recharge and stormwater management.
- » The Open Space and Conservation Element identify areas that may accommodate floodwater for the purposes of groundwater recharge and stormwater management. Policies and implementation programs that address water resources must be developed in coordination with the local flood protection agency (Contra Costa County Water Conservation and Flood Control District).
- » The Safety Element provide information on flood hazard areas and include goals, policies, and implementation programs to protect communities from unreasonable risk of flooding based on the most current and accurate available information regarding flood hazard areas.

Required General Plan Actions

Flood hazards are addressed primarily in the Oakley General Plan Growth Management and Health and Safety Elements, and Land Use Element Policies 2.6.5-2.6.7 address procedures for development proposed within flood zones. While these provisions address protecting people and development from flood risk, they need to be augmented as follows to comply with the complete range of legislative requirements:

- » Policies relating to flood safety, groundwater recharge, and stormwater management should be added under Goal 6.3 in the Open Space and Conservation Element, along with a map showing areas available for groundwater recharge and stormwater management.
- » Policies should be added under Health and Safety Element Goal 8.2 to:
 - maintain the structural and operational integrity of essential public facilities during flooding, and
 - locate new public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communication.
- » A program should be added under the Health and Safety Element Goal 8.3 to require annual reviews and updates of flood hazard area mapping, and Figure 8-3, 100-Year Floodplain Locations, should be updated using the most current Flood Insurance Rate Maps.

Greenhouse Gas Emission Reduction

SB 375, the Sustainable Communities and Climate Protection Act (2008) ties local land use activities to statewide GHG emissions reduction targets. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excluding emissions associated with goods movement) by aligning regional long-range transportation plans and land use planning to reduce vehicle travel. SB 375 required the California Air Resources Board (CARB) to



establish GHG emissions reduction targets for each of the 18 metropolitan planning organizations (MPOs), including the Metropolitan Transportation Commission (MTC), which is the MPO for the nine-county San Francisco Bay Area region. Based on a 2005 baseline, MTC has established a 7-percent per capita reduction target by 2020, and a 15 percent reduction target by 2035. A primary strategy to achieve these targets is focusing growth in Priority Development Areas (PDAs), such as the three planned PDAs in Oakley.

Optional General Plan Actions

As part of a General Plan Tune-up, the City may wish to consider programs to support growth within the planned PDAs, such as:

- » Work with the Ironhouse Sanitary District to prioritize wastewater infrastructure upgrades listed in the District Sewer Master Plan to serve areas where development is most likely to occur.
- » Update Economic Development Element Policy 5.1.5 to call for the City to target economic development activities within the planned PDAs.

Traffic Level of Service

Level of Service (LOS) is the traditional way to describe delays at intersections and along roadway segments. LOS ranges from A, or free-flow conditions, to F, jammed conditions with excessive delays. Circulation Element Policy 3.1.1 requires all signalized intersections in Oakley to perform at LOS D or better. If a roadway fails to meet the LOS standard, improvements are triggered, typically street widening (which encourages increased auto use and greenhouse gas emissions). The goal of SB 743 (passed in 2013) is to shift the focus of transportation metrics from traffic flow to emission reduction, and State Office of Planning and Research guidance on SB 743 issued in August 2014 recommends vehicle miles traveled (VMT) to replace LOS. VMT measures the number of vehicle miles generated by a project, which can be offset by transit and walking and biking.

Optional General Plan Actions

Depending on whether the State has adopted a new metric at the time of a General Plan Tune-up, the City may desire to add a program for adopting the new metric to analyze proposed development, either in addition to or instead of the current LOS standard. Another program could be considered that would require new development to support transit, walking and/or biking to reduce VMT through features like carpooling incentives, bike parking and on-site showers, car sharing services, and subsidized Tri-Delta Transit passes.

Streamlined Review for Infill Projects

Adopted in 2011, SB 226 provides an option for abbreviated California Environmental Quality Act (CEQA) review for infill projects that meet criteria regarding location (e.g. proximity to transit) and consistency with a qualified regional GHG reduction plan. While the General Plan supports infill development, a tune-up could confirm



whether the General Plan Land Diagram satisfies these criteria and could include an assessment of future infill sites to facilitate utilization of SB 226 streamlining in the future.

Complete Streets

The California Complete Streets Act (AB 1358; enacted in 2008 in effect as of 2011), requires the City, upon any substantial revision of the Circulation Element, to modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

MTC has published additional requirements indicating what cities must do to be eligible to receive regional transportation grant funding. The City is already eligible for funding by having adopted the MTC-recommended Complete Streets resolution in January 2013.

The current Oakley General Plan already embraces the concept of Complete Streets, although it does not use this term. The concept that Oakley's streets should be attractive and safe not only for cars, but also for pedestrians and cyclists, is already well-integrated throughout the document and demonstrates a clear understanding of the links between land use, circulation, and community character. Land Use Element Goals 2.7 and 2.8 and Circulation Element Goal 3.2 call for cohesive bicycle and pedestrian network and pleasant walking environments. Land Use Element policies 2.7.1, 2.8.2, 2.8.3, 2.8.6, 2.8.7 support enhanced walking and biking infrastructure, while Circulation Element policy 3.2.1 seeks "maximum opportunities for bicycle and pedestrian circulation on existing and new roadway facilities" and program 3.2.B calls for developing a "Bicycle and Pedestrian Master Plan, including design standards, for bicycle and pedestrian facilities." Policies 3.3.1, 3.3.2, and 3.3.3 focus on expanding transit and providing transit amenities.

Optional General Plan Actions

In conjunction with the countywide Complete Streets effort, the City may desire to bolster conformance with the Complete Streets Requirements by:

- » Referencing transit users, seniors, children, and persons with disabilities in goals, policies, and programs, particularly under Circulation Element Goals 3.2 and 3.3.
- » Adding a program under Circulation Element Goal 3.7 requiring Complete Streets features in street design in appropriate locations, including sidewalks and curbs, bicycle or shared lanes, bicycle parking, transit accessibility and transit priority measures, lighting, and shade trees and planting strips (as listed in the OPR guidance document).

GENERAL PLAN ASSETS



The 2020 General Plan is a cohesive and thorough document. The City is continually making strides to enhance Oakley's character and to guide future development that accommodates the community's needs and desires. This is evident in recent planning efforts such as the Downtown Specific Plan, River Oaks Crossing Specific Plan, and East Cypress Corridor Specific Plan. The following paragraphs identify some of the City's key assets that could be afforded special attention under a General Plan Tune-up should the City choose to expand the scope of the Tune-up beyond compliance with State legislation.

Tourism

Oakley enjoys a prime location adjacent to the recreational amenities of the San Joaquin River Delta. The new East Bay Regional Park District's Big Break Regional Shoreline is an enormous asset to Oakley and is already drawing a significant amount of visitors. The City could use a General Plan Tune-up to bolster Oakley's position as a Delta recreation area with policies and actions to strengthen Delta-related tourism.

Much of the northern Oakley City limit follows the San Joaquin River Delta shoreline. While access to the waterfront is currently limited in Oakley, there is a major opportunity with the redevelopment of the DuPont site to provide both passive and active waterfront access to the community. Waterfront access has the potential to draw visitors to Oakley and increase economic activity. Creating a vital waterfront with public (and perhaps some additional limited commercial) uses could raise Oakley's profile as a recreation destination, helping to draw new visitors and businesses to the city.

In addition, the City has active vineyards that contribute grapes to some of the region's most renowned wineries, and there is interest in establishing tasting rooms and distilleries. A General Plan Tune-up could provide an opportunity to encourage wine-related tourism as a land use policy matter.

Optional General Plan Actions

The City could consider adding a policy to promote tourism associated with the San Joaquin River Delta and wineries, as well as a program to create a tourism development strategy.

Optional Zoning Ordinance Action

Should the City desire some limited tourist related uses at the DuPont site or others, the Zoning Code could be amended to streamline review of such uses or allow them by right.

Specific Plans

The City has adopted several specific plans to help define the vision for major development opportunities. These plans provide added guidance for residents and the development community about how Oakley should grow and change in the future. A General Plan Tune-up could review the purpose and goals of these Specific Plans, identify potential policy conflicts, and incorporate the major goals of the Specific Plans as appropriate:



- » **Downtown Specific Plan.** The goal of this Specific Plan is to make Downtown the heart of the city by expanding retail opportunities, improving pedestrian, bicycle, and vehicular circulation, and encouraging mixed-use development within the Downtown core.
- » **River Oaks Crossing Specific Plan.** The Specific Plan includes an approved Development Plan for new commercial uses and roadway and infrastructure improvements for a 76-acre triangle between Bridgehead Road, Main Street, and the railroad right-of-way.
- » **East Cypress Corridor Specific Plan.** This Specific Plan seeks to create a complete community with parks, open space, commercial uses, and schools on 2,060 acres east of Jersey Island Road.

Optional General Plan Actions

The City could consider the following potential General Plan updates to help realize the goals of the Specific Plans:

- » Add a program to prioritize infrastructure improvements called for in the Downtown and East Cypress Corridor Specific Plans, as well as related infrastructure improvements listed in the 2004 Ironhouse Sanitary District Master Plan.
- » Add a policy encouraging certain uses along the Bridgehead Road corridor to promote implementation of the River Oaks Crossing Specific Plan and compatibility with development of the DuPont site.

GENERAL PLAN OPPORTUNITIES

As discussed above, the 2020 General Plan lays a solid foundation for land use planning and policy direction in Oakley. However, the General Plan was prepared at the City's inception and there are new realities and planning priorities that did not exist at the time it was adopted. This section identifies Tune-up opportunities for the General Plan to continue to serve the City for the next 20 years.

Implementation Programs

Many of the implementation programs in the current General Plan have been completed, others are dependent upon funding yet to be obtained, and still others may no longer be relevant (such as programs that reference the Redevelopment Agency). During a General Plan Tune-up, all implementation programs could be reviewed for relevancy and status of completion. Implementation programs could be categorized into long- and short-term timeframes to prioritize the most needed actions. Although there are no implementation programs (other than in the Housing Element) that must be completed due to State law, the City may want to consider confirming whether the following implementation programs are still appropriate:

- » **Development Review Process.** Multiple implementation programs establish requirements for the development review process. To the extent that these programs have not already been codified, the City could consider requiring compliance with these programs in the development review process: Guidelines for

the Fiscal Analysis of Development Proposals (2.1.C and 2.1.D), General Plan Compliance Procedure (2.2.A), Historic Resources Modification Procedure (2.5.A), Waterfront Access Procedure (2.6.B), Trail Dedication (2.7.B), Community Entry Monumentation Requirement (2.9.B), Multi-Modal Infrastructure and Access (3.1.C, 3.2.A, 3.3.A, 3.3.C, 3.7.C), Street Circulation (3.4.A), Public Facilities and Infrastructure Requirements (4.2.D, 4.2.F, 4.8.A, and 4.9.A), Defensible Space Guidelines (4.5.C), Park Dedication (7.1.E), and Park Facilities Impact Fee (7.7.J).

- » **Planning Studies.** A variety of implementation programs call for additional planning studies including: Trail Plan (Program 2.7.A), Bicycle and Pedestrian Master Plan (Program 3.2.B), Traffic Management Guidelines (Program 3.4.D), Streetscape Design Standards (3.7.F), Education Facilities Plan (4.6.C), Drainage Plan for areas north and east of the BNSF Railroad (4.10.D), Marsh Creek Management Study (4.10.H), Community Preservation and City Beautification Ordinance (5.3.B), Expand Drainage Easements (6.3.G), Design Guidelines (2.2.B, 2.2.C, 2.2.D, 2.3.A, 2.4.B, 2.8.C, 6.7.A), Drainage Master Plan (8.2.B), and Emergency Response Plan (8.4.C).

Projected Growth

An important component of a General Plan Tune-up could be to ensure that the City can accommodate projected future growth. Two ways to measure whether the General Plan has sufficient land for future growth involve assessing (1) if the City can meet its Regional Housing Needs Allocation (RHNA), and (2) if the City can accommodate regional growth projections.

Regional Housing Needs Allocation

The 2014-2022 Regional Housing Needs Allocation for Oakley includes 158 extremely low income housing units, 157 very low units, 174 low units, 175 moderate units, and 502 above moderate units for a total of 1,168 housing units. The Administrative Draft Oakley Housing Element indicates that the City can accommodate its RHNA allocation through entitled projects either under or pending construction. The City is proposing to apply the Affordable Housing Overlay (AHO) zone to several sites to accommodate the extremely low, very low, and low allocations. The General Plan Tune-up could reexamine any constraints to developing affordable housing and assess whether obstacles identified in the 2014-2022 Housing Element need to be addressed at a wider policy level – for example, by offering education regarding affordable housing and density in advance of the next Housing Element cycle.

Regional Growth Projections

As detailed in Table 1, ABAG and MTC project that there will be an additional 19,968 people, 2,930 jobs and 5,713 households in Oakley by 2040.

TABLE 1 2040 PROJECTIONS

	2010	2040	2010-2040	% Growth	Average Annual Growth Rate
Population	35,432	55,400	19,968	56%	1.50%
Jobs	3,750	6,680	2,930	78%	1.94%
Households	10,727	16,440	5,713	53%	1.43%

Optional General Plan Actions

To help accommodate this projected growth, the General Plan Tune-up could:

- » Review past development trends to determine if the projections reflect past growth trends and/or desired growth management.
- » Consider whether the Sphere of Influence (SOI) is large enough to accommodate this projected growth.
- » Review the General Plan Land Use Diagram to ensure there is the right mix of land uses to accommodate projected growth.

Special Study Areas

A General Plan Tune-up could focus on several study areas to help support Oakley's economic needs, providing basic design guidance for these areas, identifying appropriate land uses, and assessing any potential infrastructure improvements needed to facilitate development:

DuPont Site

The former DuPont site, located next to Big Break Regional Shoreline and across from the River Oaks Crossing Specific Plan area, is a 150-acre major opportunity area for the city. DuPont is in the process of site remediation and is in the initial planning stages for the site. The site will likely be developed with office, light industrial, and/or R&D uses. There is also the potential for a 22 acre natural gas power generation plant. As discussed above, there are opportunities for a General Plan Tune-up to ensure that redevelopment of the DuPont site takes into consideration waterfront access as well as ensuring synergy with surrounding uses and adjacent planned development.

Neroly Road Light Industrial Area

The Neroly Road Light Industrial Area, roughly the area between Neroly Road and Live Oak Avenue along Oakley Road, is an area of the city that contains light industrial uses as well as a mix of non-conforming uses, including



residential lots and agricultural parcels. A General Plan Tune-up could consider ways to resolve potential conflicts with non-conforming uses as the area transitions to a more light industrial format.

Southeast Oakley Pending PDA

The Southeast Oakley Pending Priority Development Area (PDA) encompasses 235 acres along and surrounding Main Street. Regional projections estimate that the PDA could generate 4,303 new residents, 1,264 new households, and 588 new jobs. Existing uses in this area are predominantly single family homes with interspersed vacant parcels. A General Plan Tune-up could help determine land uses and a policy framework that would respect the existing single family neighborhoods, while providing additional neighborhood serving and other job-generating uses.

Other Opportunity Sites

In addition to the sites discussed above, there are others that could also be studied under a General Plan Tune-up, such as the southeast corner of Empire Avenue and Laurel Road. The City could explore whether existing General Plan land use designations are appropriate given site context and expected future uses and whether any policies are needed to help encourage appropriate future development.



MEMORANDUM

DATE February 13, 2014
TO City of Oakley
FROM Carey Stone and Charlie Knox, PlaceWorks
SUBJECT General Plan Update Key Issues

SUMMARY

The purpose of this memorandum is to summarize the estimated costs and schedule associated with a potential future update (or “tune-up”) of the 2020 Oakley General Plan. Based on the analysis presented in our December 17, 2014 memorandum to the City, compliance with recent flood legislation (Task A listed below) is the only action that necessitates an update; however, the City may also wish to consider the additional optional tasks listed below to achieve planning objectives in certain areas of Oakley.

REQUIRED TUNE-UP TASK

As described in the December memo, text and map revisions and additions are needed in the Health and Safety and Open Space and Conservation Elements of the General Plan to achieve compliance with several State flood protection and control legislation requirements with 2015 progress deadlines.

Tasks

Compliance with State requirements would consist of one Task.

Task A. Incorporate Flood Legislation Requirements

Estimated Schedule – 3 months

Estimated Budget – \$12,000

The estimated Schedule and Budget assume the following subtasks:

- Kick-Off Meeting with City Staff
- Submission of Draft Policy and Map Updates
- City Council Meeting for Review and Direction
- Revisions to Draft Policies and Maps
- One City Council Hearing for Adoption



OPTIONAL TUNE-UP TASKS

As outlined in the December memo, the City may wish to consider additional text and map revisions in order to position the City to be able to accommodate potential anticipated growth and change in Oakley in a strategic and streamlined manner.

Tasks

Optional actions associated with preparing for and accommodating appropriate future change in the city include refinement of Land Use Element policies, a process to address Special Study Areas, zoning map and/or ordinance revisions if needed, and environmental review if required by State law.

Optional Task B. Targeted Policy Updates

Estimated Schedule – 3-9 months depending on City’s desired scope of work

Estimated Budget – \$15,000-\$35,000 depending on scope of work

The estimated Schedule and Budget assume the following subtasks:

1. Kick-off Meeting with City Staff
2. Submission of Policy Options Memorandum
3. City Council Meeting for Review and Direction
4. Submission of Draft Policies related to:
 - a. Traffic Level of Service and Measurement
 - b. Complete Streets
 - c. Tourism
 - d. Incorporation of Specific Plans
 - e. Greenhouse Gas Emission Reduction
5. City Council Meeting for Review and Direction
6. Submission of Final Policies
7. One City Council Hearing for Adoption

Optional Task C. Special Study Areas

Estimated Schedule – 9-12 months

Estimated Budget – \$70,000

The estimated Schedule and Budget assume the following subtasks:

1. Kick-off Meeting with City Staff
2. Confirmation of Objectives and Boundaries of Study Special Areas:



- DuPont Site, Neroly Road Light Industrial Area
 - Southeast Oakley Pending PDA
 - Southeast corner of Empire Avenue and Laurel Road
3. Identify land use alternatives for each area
 4. Review General Plan Land Use Diagram to Accommodate Projected Growth
 - SOI revisions
 - Buildout
 - Potential infill sites
 5. Conduct Public Workshop
 6. Revise Land Use Alternatives for each area
 7. Submit Preferred Land Use Alternative
 8. City Council Review of Preferred Land Use Alternative
 9. Submit Public Review Draft General Plan Tune-Up
 - Land Use Diagram revisions, if any
 - Goals, Policies and Programs
 10. City Council Review of Draft General Plan Tune-Up
 11. Revise Draft General Plan Tune-Up
 12. City Council Hearing for Adoption
 13. Submit Final Updated General Plan

Optional Task E. Zoning Ordinance Update

A zoning ordinance update would only be necessary if there are revisions to the General Plan Land Use Diagram, or if zoning text provisions are modified to allow tourism-related uses by right in certain areas.

Estimated Schedule – 3 months

Estimated Budget – \$15,000

The estimated Schedule and Budget assume the following subtasks:

- Kick-Off Meeting with City Staff
- Submission of Draft Zoning Text and Map Updates
- City Council Meeting for Review and Direction
- Revisions to Draft Standards and Maps
- One City Council Hearing for Adoption



Optional Task F. Environmental Review

Depending on the City's desired project scope, the General Plan Tune-Up may require review pursuant to the California Environmental Quality Act. The policy updates outlined in Task B above could require an Initial Study/Mitigated Negative Declaration (IS/MND). More significant land use or zoning changes, if desired, could necessitate an Environmental Impact Report (EIR).

Estimated IS/MND Schedule – 4 months

Estimated IS/MND Budget – \$35,000

Estimated EIR Schedule – 12 months

Estimated EIR Budget – \$105,000

The estimated Schedule and Budget assume the minimum required scoping, noticing, and response to comment subtasks established in the CEQA Guidelines, as well as:

- Kick-Off Meeting with City Staff
- Submission of One Administrative Draft EIR
- City Council Meeting for Review and Direction
- Revisions to the Draft EIR
- City Council Hearing for Adoption
- Submission of the Final EIR



STAFF REPORT

Date: February 9, 2015
To: Mayor and Members of City Council
From: William R. Galstan, Special Counsel *William R. Galstan*
Cc: Bryan Montgomery, City Manager; Derek P. Cole, City Attorney; Dan Gomez, Chief of Police; Joshua McMurray, Senior Planner; Ken Strelo, Senior Planner
Subject: Urgency ordinance temporarily banning new massage businesses

FOR CONSIDERATION AT THE CITY COUNCIL MEETING OF FEBRUARY 24, 2015

Background and Analysis

Since 2009, Oakley has had an ordinance regulating massage parlors and outcall massage service businesses. These regulations are found at Oakley Municipal Code Chapter 8 of Title 5. That ordinance implemented state law that was in effect at the time, SB 731. SB 731 allows cities to have limited regulations regarding the internal operations of massage parlors, but prohibited cities from enacting zoning and land use restrictions that were not similar to other personal and professional services. Thus, for example, zoning regulations for massage parlors had to be the same as zoning regulations for dental offices or nail salons.

Recently, the State has enacted AB 1147, which became law on January 1, 2015. This statute amends the old state law and now gives cities the power to enact zoning regulations for massage businesses that are different than those for other professional and personal service uses.

It is an unfortunate but common experience in other Bay Area cities that some massage businesses are fronts for illicit activity. Many cities believe that it would be good practice to establish special zoning regulations—such as the need for a conditional use permit—for future massage businesses to ensure that all such businesses are legitimate.

Because this is a new era of opportunity for zoning regulations, cities throughout the State are studying what types of new regulations would be best. Various professional organizations, such as city clerks, city managers, police chiefs, city planners and city attorneys, are also looking at this issue. For example, massage parlor regulation will be a topic at the upcoming annual city attorneys' conference in early May.

In this type of situation, cities have the power to declare an interim moratorium on new businesses that might be the subject of the new regulations. This is done by the adoption of an urgency ordinance declaring the interim moratorium, which requires a 4/5 affirmative vote. In this case, the ordinance goes into effect immediately, without the normal 45-day waiting period for effectiveness.



Such urgency ordinances are valid for an initial period of 45 days. After a noticed public hearing, the ordinance can be extended for a longer period. Upon adoption of the proposed interim ordinance, staff's intention would be to schedule a public hearing in the near future and to recommend extension of the Oakley ordinance. When sufficient data has been received about what a permanent ordinance should contain, staff would bring back an permanent regulatory ordinance for your consideration, probably later this year.

The urgency ordinance will apply to any massage business not lawfully operating at the time that the urgency ordinance is adopted. It will prevent any new such business from beginning operation until the permanent regulations are established.

Fiscal Impact

None perceived.

Recommendation and Alternatives

Adopt the urgency ordinance (4/5 vote required). An alternative would be to do nothing, but this would allow new massage businesses to come into town while staff is studying possible zoning regulations, and the new business could very well not comply with the zoning regulations recommended in the future.

Attachment

Urgency ordinance prohibiting issuance of permits, etc. for operation of massage businesses.

ORDINANCE NO. _____

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY
PROHIBITING THE ISSUANCE OF PERMITS, LICENSES OR APPROVALS FOR
CONSTRUCTION, ESTABLISHMENT OR OPERATION OF MASSAGE PARLORS
ON AN INTERIM BASIS**

The City Council of the City of Oakley does ordain as follows:

SECTION 1. Interim Urgency Zoning Ordinance. This ordinance is adopted pursuant to the authority of Section 65858 of the California Government Code and other applicable law.

SECTION 2. Findings. The Oakley City Council hereby finds, determines and declares as follows:

- A. Since 2009, the City of Oakley has had in effect ordinances regulating the establishment and operation of massage parlors and outcall massage services, such regulations being codified in Chapter 8 of Title 5 of the Oakley Municipal Code. Such regulations were adopted to protect the public health, safety and welfare, and to ensure that no illicit or illegal activities occur.
- B. Oakley's ordinance implements SB 731, adopted by the State Legislature in 2008, which prohibited cities from imposing special zoning and land use requirements not applicable to other personal and professional services on massage parlors.
- C. The State Legislature adopted AB 1147, which became effective on January 1, 2015, which amended SB 731 to once again allow cities to use land use powers to regulate massage establishments differently than other personal or professional service establishments.
- D. The City Council hereby finds it timely, important, and in the interest of public health, safety and welfare for City staff to undertake a comprehensive study of current massage establishment regulations and the City's options for improving the effectiveness of those regulations.
- E. The establishment and operation of any new massage establishment prior to completion of such study and possible adoption of new regulations would create a current and immediate threat to the public health, safety and welfare, in that such operations could cause adverse impacts to surrounding residents and businesses, including but not limited to over-concentration of such businesses, parking, traffic, noise, sanitation, and property values.

SECTION 3. Imposition of Moratorium.

1. During the term of this temporary moratorium, no new massage establishment, as defined in Chapter 8 of Title 5 of the Oakley Municipal Code, including massage parlors and outcall massage services, and also including any such service or business operating as a home occupation, shall be opened and/or operated in any zoning district within the City. The term "new" shall mean any such business not lawfully operating prior to the adoption of this Ordinance.
2. City staff is directed to undertake a comprehensive study to review the existing regulations dealing with massage businesses, present and potential impacts on the community with the creation of new massage businesses, and possible new ordinance proposals for the regulation of new massage businesses.
3. This interim urgency ordinance shall expire and be of no further force or effect 45 days from and after the date of its adoption; provided, however, that after notice and hearing, the City Council may extend this interim urgency ordinance for an additional period of time as authorized by state law.
4. The City Council declares and determines that this interim urgency ordinance is necessary to preserve the public health, safety and welfare of the community.

SECTION 4. CEQA Findings.

The City Council finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this ordinance may have a significant effect on the environment, since this ordinance does not authorize construction or installation of any facilities. This ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act ("CEQA").

SECTION 5. Effective Date.

This ordinance is hereby declared to be an urgency measure and shall become effective immediately upon its adoption by an affirmative vote of at least four-fifths (4/5) of the members of the City Council. The City Clerk is directed to publish a copy of this Ordinance in accordance with state law.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on _____, 2015 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Doug Hardcastle, Mayor


ATTEST:

Libby Vreonis, City Clerk

Date



WORKSESSION MEMO

Date: February 24, 2015
To: City Council
From: Bryan Montgomery, City Manager 
Paul Abelson, Finance Director

SUBJECT: **Work Session and Public Input Session regarding the ongoing Police Services Study**

Background and Analysis

At the last City Council Meeting, the Council received another update and presentation regarding the ongoing Police Services Study that was undertaken to determine how to best position the City in providing for the long-term delivery of police services. Further public input has been sought through social media, the City's website, the weekly F.Y.I., and the *Oakley Outreach* email blast. Residents have been encouraged to send comments, suggestions and questions to info@ci.oakley.ca.us.

In addition to this work session discussion tonight, there are two other public input sessions planned this week which have been broadly publicized. These additional meetings will be on **Wednesday, February 25th from 4:00pm to 6:00pm**, and on **Thursday, February 26th from 6:00pm until 8:00pm** – both in the City Council Chambers.

Also, attached is a Frequently Asked Questions document that has been published on social media, the City's website and sent out through the *Oakley Outreach* email blast.

Staff will gather in the public input and report back to the City Council at the March 10th City Council Meeting.

Attachment

1. Frequently Asked Questions regarding the Police Services Study

POLICE SERVICES STUDY

Frequently Asked Questions

Q: Who currently provides police services in Oakley?

A: While some non-sworn staff members are City employees and the vehicles and equipment are owned by the City, the sworn police officers serving Oakley are actually County employees. The City has contracted with the County for these staffing services since its Incorporation.

Q: What is the Police Services Study and why is it being conducted?

A: With the clear acknowledgement of how critical police services are to the community (really the highest priority of City operations), the City Council asked staff to conduct an analysis to determine whether, over the long-term, service levels can be better maintained financially by establishing a mostly "in-house" Police Department or by remaining with the County contract.

While the services provided by the County have been outstanding, the costs of these services have increased dramatically over the last several years. In fact, this current fiscal year alone the County has increased costs by \$650,000 – just to maintain the existing service levels (i.e. these funds weren't to hire additional staff); it is estimated that another \$350,000 in costs will be added this coming fiscal year, but again with no additional staffing. These ever-increasing costs could threaten Oakley's ability to maintain, let alone improve, police services over time.

Q: What changes are being considered as a result of the Study and why?

A: The potential change would be to establish a City Police Department where the police officers are City employees; however, there are other components of the police services function that could continue to be contracted out, such as dispatch, forensics, information systems, records, evidence/property storage, etc. This combination of City staffing and other contracted services is what we are calling the City "hybrid" model.

The Study has found that, due to what are essentially staffing overhead costs charged by the County, the City could save money by bringing the staffing component "in-house." While a portion of these savings would need to be used to offset some increased costs associated with supporting the in-house/hybrid operations, a portion could be used to better maintain and eventually improve police services. Most importantly, a key determination of the Study is that the ability to add police officers over time is greatly improved under the City hybrid model.

Q: Would the Sheriff's Office deputies currently serving in Oakley be given an opportunity to work with the City should the City break away from the County contract?

A: Yes, we believe that many of these deputies currently serving, as well as many of those that have previously served in Oakley, will want to become part of the in-house Police Department. The goal is to provide a compensation and benefits package that will retain and attract these quality officers.

Q: What would the compensation and benefits package be if the City hired its own police officers?

A: To help prepare a draft package, the City hired an experienced set of consultants that surveyed other cities and also met with some of the existing staff in focus group settings. The cost estimates that have been prepared include the common and customary pay differentials along with competitive salaries and benefits. Some adjustments to the overall package are still likely and the package wouldn't be finalized until the required meet and confer activities take place with staff and final agreements with other service providers are reached.

Q: What changes would residents see if the City went with the hybrid model?

A: The residents would not really notice any change at all and the goal would be that the transition be as seamless as possible. Over time, we believe the City will be able to hire the additional officers needed to maintain or improve the police services provided to Oakley residents.

Q: What would be the consequences of not changing the way police services are delivered?

A: The fear is that with the rising costs under the current County contract model, the City would not be able to afford the additional police officers that will be needed to maintain or improve the services level in Oakley.

Q: What are the estimated cost savings if the City left the County contract?

A: Current and conservative estimates are that the City would save about \$600,000 per year under the City hybrid model. Initial transition costs are estimated to be about \$600,000, so it would be just one year to recover these one-time transition costs. Thereafter, the City Council could determine to utilize these savings to hire additional officers and/or provide other important community services.

Q: Would any additional taxes or fees be charged if the City left the County contract?

A: As stated above, the City hybrid model is expected to cost significantly less than the County model, so no additional taxes or fees are proposed. In fact, making the transition could very well avoid the need for additional taxes to pay for the additional police officers that will be needed over time. (Many cities have asked voters to increase sales tax or add a parcel tax for police services. This has not been contemplated and one reason for a transition would be to help avoid the need for additional taxes). There are police assessments currently charged to new development, and they have increased over the years, as they are indexed to the changes in County costs; future increases to those assessments are expected to be much smaller under the City hybrid model.

Q: What would the staffing levels be under the City hybrid model?

A: While adjustments could be made to specific titles and functions, the proposed organizational chart adds one additional police officer overall and one additional Police Services Assistant. The Department structure also includes two Lieutenant positions that currently do not exist in the County structure, and some non-sworn staff to help with administration and records. The proposed organizational chart can be viewed on the City's website at www.oakleyinfo.com There are

impacts to other City departments (primarily Human Resources, Finance and Legal) with the City hybrid model and those estimated costs have been included in the analysis.

Q: Does the City have adequate office space to handle increases in staffing?

A: Yes, there is expansion space within City Hall for the Police Department.

Q: What about helicopter and other police-related services that the County currently provides to Oakley?

A: They would all continue, without change. The Air Command Unit (helicopter) and Marine Patrol are two examples of services the County provides at no direct cost to all law enforcement agencies in the County (all residents in the County pay taxes to the County to help cover these costs). There are other mutual aid services that are provided at no-cost, and of course, other services that the City currently participates in for a fee.

Q: Why consider the transition now and is time of the essence?

A: The Study has been ongoing now for over a year and there has not been any rush; however, the estimated cost savings are significant enough that further delays would only cost the City more money and potentially delay the time within which the City can add officers to match the City's growth. If the decision were made to leave the County contract, it is estimated that the transition time would be 12-14 months.