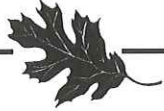


OAKLEY



CALIFORNIA

STAFF REPORT

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Date: December 13, 2016
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16)

Summary

This is an application by Mark Dirato of Hayworth – Fabian, LLC. (“Applicant”) requesting approval a Conditional Use Permit and Design Review to expand an existing RV and boat storage facility by installing an additional 30,585 square feet of covered RV and boat storage spaces. This project would complete development of the 11.7 acre site and also result in covering two existing canopies and all new canopies with solar power generating panels, as approved by PG&E. The site is zoned LI (Light Industrial) District and is located at 5220 Neroly Road: APN 037-060-011.

Staff recommends the City Council adopt the resolution approving Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16), as conditioned.

Background

General Plan and Zoning

The site’s General Plan Land Use Designation and zoning classification are as follows:

- General Plan – *Light Industrial (LI)*; and
- Zoning – LI (Light Industrial) District.

Conditional Use Permit Required

Phase 2 is considered an expansion of Phase 1. As with Phase 1 of this RV and boat storage project, Phase 2 requires approval of a conditional use permit (CUP) pursuant to Oakley Municipal Code Section 9.1.602 Light Industrial District (LI), because it is similar to both “Large-Scale Boat Storage Facilities”, and “Mini-Storage Facility”, both of which require a CUP to operate in the LI District (OMC sections 9.1.602(C) 4 and 5).

Existing Development and Entitlements

The Oakley Executive RV and Boat Storage project (previously referred to as “iPark Oakley RV and Boat Storage”) was originally approved on March 8, 2011 through adoption of City Council Resolution No. 33-11. This approval consisted of a conditional use permit, design review and sign height exception to construct and operate a covered RV and boat storage facility, including a 2,185 square foot office building to run the facility (Phase 1), and included a conceptual future development (Phase 2) on an 11.7 acre lot. In addition to approving a conditional use permit, design review and sign height exception to operate and construct Phase 1 of the project, the City Council also adopted the Mitigated Negative Declaration for the project (SCH 2011022004) pursuant to the California Environmental Quality Act (CEQA). That CEQA document not only covered Phase 1, but also Phase 2 if it fell within certain thresholds in relation to the project’s total greenhouse gas emissions (GHG) and peak hour vehicle trips. Both impacts are further discussed in the “Environmental Analysis” section of this Staff Report.

Project Description

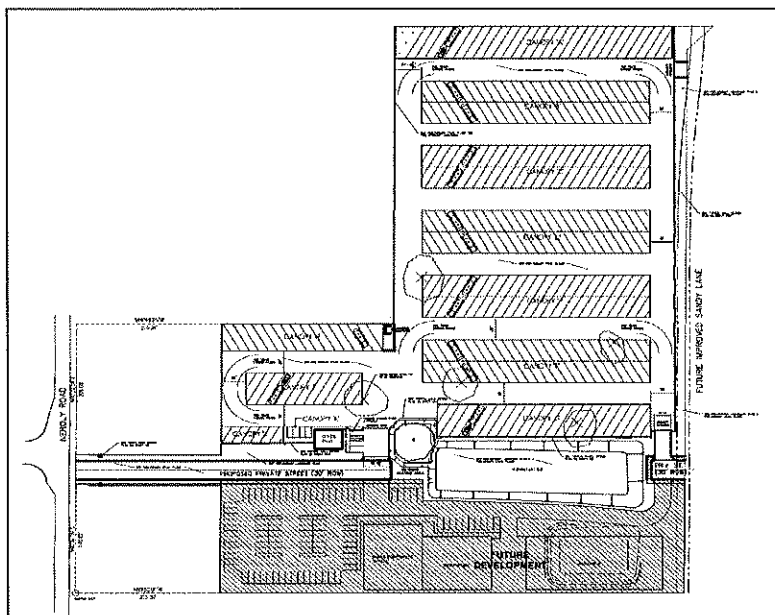
Phase 2 was originally planned to include industrial office space (See Figure 1 – Phase 1 Approved Site Plan); however, after several years of operation, the owner/operator found a need for additional RV and boat storage, especially for travel trailers of medium length that are currently using up larger spaces than needed. Phase 2, which makes up the remaining 2.34 acres of the 11.50 acre site, will provide up to 67 additional covered spaces at 12 feet wide and ranging from 24 to 38 feet in length. The site plan shows 14 spaces that are 24 feet in length; 31 spaces that are 30 feet in length, and 22 spaces that are 38 feet in length. The canopies will total approximately 30,585 square feet of coverage.

Phase 1 includes 316 covered spaces totaling approximately 172,505 square feet. Of those 316 spaces, 216 are 12 feet by 32 feet; 27 range between 31 and 17 feet long; 15 range between 40 and 50 feet long; and 56 are over 50 feet long (the remaining two spaces are 33 and 36 feet long).

Originally Proposed Site Plan and On-site Circulation

As proposed on the Applicant’s Plans, Phase 2 will be accessed by a separate security gate from Phase 1 and

Figure 1. Phase 1 Approved Site Plan



the two phases will not be accessible to each other without exiting and entering each gate. Once inside the gate of Phase 2, drivers of vehicles may loop in either direction depending on their space location and orientation to allow them to either pull-through Canopies B and D, or parking front facing or rear facing in Canopies A, C, and E. The Striping Plan and Details sheet of the Applicant's Plans shows directional arrows, which indicate the fire truck turning radius. The Applicant has stated that with the low volume of users accessing spaces at any given time, restricting direction would not allow for adequate flexibility in vehicle to space matching.

Canopy Design

The proposed canopies will match those existing for Phase 1. They are designed to provide a minimum vertical clearance of 14 feet (incorrectly shown as 13 feet on Applicant's Plans), are supported by boxed column posts. The roofs are aligned to slightly slope to the south to allow runoff and increase solar intensity. At their peak height, the deepest canopies will max out at 16 feet high. The Applicant has indicated that the striping on Canopy C will be re-oriented to match the angle of striping on Canopy B. This will allow access to the two western most spaces of Canopy C.

Fencing and Wall Plan

The proposed fencing for Phase 2 will match the existing fencing and walls for Phase 1. An eight foot high green wrought iron fence is proposed around the overflow retention basin, at the entry gate, and between the two phases within the entry gates. The entry gate will include decorative stone veneer CMU columns. The 14 foot high security wall to match Phase 1 consists of stucco embossed and tan painted vertical metal panels with a green wall cap. The security wall is proposed along the entry drive to the gates, and along the storage area's western, southern, and eastern sides, per A1.0 of the Applicant's Plans. Figure 2 shows images of the existing wrought iron fencing and wall, both with the columns.

Figure 2. Existing Fencing and Wall



Alternative Fencing and Wall Plan

The Applicant submitted an alternative Fencing and Wall Plan that would also impact on-site circulation. The plan would replace the eight foot tall wrought iron fencing currently proposed around the south and east sides of the overflow retention basin with the 14 foot high wall resulting in the placement of the wall along the southeast corner and continuing north to the existing wall. Stone columns with column caps are proposed every 21 feet on center along the future Sandy Lane right of way and a portion of the wall in the storage area. This alternative would encompass all storage and retention basin areas with the security wall. As a result, it would allow for an access road between Phases 1 and 2, without existing and entering the security gates, that would run between the existing and proposed retention basins and up through an existing access gate on the east side of the existing basin. A marked up illustration of the alternative plan is included as an attachment to this Staff Report.

Environmental Review

Pursuant to California Environmental Quality Act (CEQA) regulations, a Notice of Determination for adoption of a Mitigated Negative Declaration for the original project was filed with the Contra Costa County Clerk and Office of Planning and Research on March 10, 2011 (SCH 2011022004). The Initial Study for that project considered the future Phase 2 and mitigation measures were adopted to determine whether impacts associated with Phase 2 would require additional mitigation or fall within the scope and mitigation of the original project. At the time, Phase 2 was conceptualized to be an industrial office type product. The mitigation measures that required additional analysis were related to Greenhouse Gas (GHG) Emissions and Transportation/Circulation.

Greenhouse Gas Emissions

For GHG Emissions, at the time of a development plan submittal for Phase 2, a recalculation of the project GHG emissions was to be performed and reviewed by City Staff, which included Phase 1 and the proposed Phase 2. The calculation was to take into consideration any GHG emission reductions from the existing and proposed solar panels as well. If the net emissions was found to be less than 1,100 metric tons (MT) of carbon dioxide equivalent per year (CO₂e/yr), no further mitigation would be necessary. However, if the recalculation exceeded that amount, additional measures were to be implemented. The potential additional mitigation was to show that the solar panels for both Phases were sufficient to generate at least 1.345 million kilowatt-hours (kWh) per year, plus the project was to utilize Solar Water Heater and Tankless Water Heater in Phase 1 and 2 if needed.

Table 2 of the original Initial Study (GHG Modeling Results), showed the total GHG emissions from Phase 1 (existing canopies, office building, and transportation related emissions), plus the conceptual Phase 2 (approximately 81,000 sf. of additional industrial office type uses) to generate approximately 1,857 MT of CO₂e/yr prior to reductions from the solar panels. With reduction calculations, the estimated GHG emissions were calculated at 1,099.73 MT of CO₂e/yr. This very close estimate to the threshold is what spurred the

recalculation mitigation for Phase 2. In Table 2, Phase 1 was estimated to create 974.25 MT of CO₂e/yr, and by deduction it can be seen that Phase 2 was estimated to create 882.74 MT of CO₂e/yr. Since the current Phase 2 is a replica of Phase 1, but without the office building and much of the other ancillary equipment, it can be seen with certainty that the currently proposed Phase 2 would result in substantially less GHG emissions than the previously conceptualized Phase 2. Furthermore, as part of this project, the remaining canopies in Phase 1 without solar panels will receive them, as will all canopies in Phase 2.

Given the additional solar panels and large reduction in anticipated GHG emissions from Phase 2, the two phases will result in less than the 1,100 MT of CO₂e/yr threshold. Also, in 2015, Phase 1 generated over 2.6 million kWh, and as of November 2016, the facility has generated over 2.4 million kWh (Cenergy Power. RV Oakley (CA). Forecast vs. Actual Reports. 2015 and 2016). With current solar capacity, the facility is generating nearly double the kWh/year that would be required by the mitigation if Phase 1 and 2 exceeded 1,100 MT of CO₂e/yr. Staff sees this as a redundancy that even though the GHG emission thresholds requiring additional mitigation are not being exceeded, the project's existing solar panels already greatly exceed the required energy production needed to mitigate that potential impact. Therefore, in relation to GHG Emissions, the project as a whole does not create a significant impact and falls within the scope of the original Initial Study and Mitigated Negative Declaration.

Traffic/Circulation

The mitigation related to Traffic/Circulation required a traffic analysis of Phase 2 to ensure the whole project would not create over 100 peak hour trips (AM or PM). Phase 1 of the project was analyzed to generate nominal peak hour trips (approximately 36 AM and 46 PM), but that was using the "Mini-Warehouse" use from the ITE Trip Generation Manual. For Phase 2, the Applicant has provided traffic counts for an autumn week day (November 21, 2016) and over a 12 hour period between 7:00 AM and 7:00 PM, 38 vehicles accessed the site. A second traffic count was provided for June 30, 2016, which showed less daily vehicle trips at 32. A majority of those vehicles came and went during off-peak hours of the day. Even if it was assumed that on the busier of those two days, all vehicles entered and exited during the peak hour it would result in 76 peak hour trips, which is still well below the 100 peak hour trip threshold. Phase 2 is approximately 18% of the canopy space of Phase 1. If the conservative calculation of 76 peak hour trips was increased by 18%, it would still result in less than 90 peak hour trips. Even when assuming all vehicle trips in a given day were to be during one of the peak hours, the whole project would not be expected to generate over 100 peak hour trips. Therefore, in relation to Transportation/Circulation, the project as a whole does not create a significant impact and falls within the scope of the original Initial Study and Mitigated Negative Declaration.

For all impact categories, the project as a whole falls within the scope of the original project's California Environmental Quality Act (CEQA) analysis and adopted Mitigated Negative Declaration, and no further environmental analysis is required. All mitigation measures contained in the "iPark Oakley RV and Boat Storage" Initial Study and Mitigation and

Monitoring Plan adopted by the project's Mitigated Negative Declaration (SCH 2011022004) available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.

Analysis

The project plans were analyzed for consistency with the existing project, which was originally analyzed for consistency with the adopted [City of Oakley Commercial and Industrial Guidelines](#) ("Guidelines"). Since, the original project was previously analyzed and approved, Staff has focused this analysis on whether the use is appropriate to expand (Conditional Use Permit) and how Phase 2 ties in with Phase 1 (Design Review).

Conditional Use Permit

When the project was originally approved, Phase 2 was conceptualized as consisting of approximately 81,000 sf. of industrial office space. The RV and boat storage portion of Phase 1 has been successful to the point of lacking spaces for the demand. Also, the owner has indicated they are trying to meet demand for smaller trailers by renting larger spaces at reduced rates. Phase 2 would allow for an Oakley business to provide additional RV and boat storage spaces at more varying lengths to accommodate the size and price point of rising demand. In addition to the business meeting demand, it has shown to be a well operated business in its upkeep, design, and commitment to solar power generation. The use is well fit with numerous security cameras, and it has not been a nuisance on police services or other emergency-related calls.

Since, an industrial office type product for Phase 2 has not been feasible, and there is an existing demand to provide more covered RV and boat storage spaces, Staff believes an ideal place for that type of use is as an expansion to a successfully established current use. Findings are able to be made to support approval of the conditional use permit, and can be found in the attached resolution for approval. Staff recommends approval of a conditional use permit application to expand the RV and Boat Storage use into Phase 2 of the project.

Design Review

As previously stated, the original project was analyzed for consistency with the adopted Guidelines. The proposed Phase 2 continues the same design as existing in Phase 1. The fencing, walls, canopies, and entry gate are all the same design as the existing project. As for the site plan, Staff believes the alternative fencing and wall plan should be implemented. This will result in a more secure site and better screen the storage from surrounding properties and public rights of way. Also, the alternative design will allow for internal circulation of RV and boat owners so that those renting spaces in Phase 2 can use the dump site and other ancillary uses located in Phase 1. Otherwise, customers would need to exit and re-enter the other gate which not only be burdensome to customers, but potentially create issues for the business trying to keep track of entries and exits each day.

There is one discrepancy with the development regulations for the LI District. The side yard setback is required to be a minimum aggregate of 10 feet with a 0 foot setback for one side. Since the existing canopies on the northern property lines are already at approximately 0 feet, the canopies proposed along the southern property line will need to meet the 10 foot required setback. Since the canopies are open structures, they can have overhang into the required setback, which for the side yard is four feet. A condition has been added that requires the canopies along the southern property line to be at least 10 feet back from the property line as measured to the support beams and at least six feet as measured to the closest portion of the canopy. This may result in slightly shorter canopies if the setback results in insufficient fire truck turning radii.

With the implementation of the alternative fencing and wall plan and on-site circulation, plus moving the southern canopies to meet the required side yard setback, Staff recommends approval of the project's design review application.

Citizen Planning Advisors

The Oakley Citizen Planning Advisors received copies of the Applicant's Plans via email on October 3, 2016.

One advisor stated: "From all the information I have seen, this is one of the premier facilities of its type in Contra Costa County. The plans are for expanding the facility to include more covered RV and Boat Storage spaces. Since I feel that this facility has indeed been a great addition to the city of Oakley, I feel the plans should be approved as they were provided to you." Another advisor stated: "The RV park addition looks good to me. I really don't have additional comments on this particular project."

In addition to the two written comments above, Staff conducted additional training with the CPA on November 9, 2016. The proposed project was used as a practice exercise. The consensus of the group was that since the project was matching Phase 1 that it was designed well and didn't require significant modifications.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the resolution approving Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans
4. Alternative Fencing and Wall Plan
5. Draft Resolution

Vicinity Map

Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16)





Attachment 2
City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **December 13, 2016** 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 a **Conditional Use Permit and Design Review**.

Project Name: Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16).

Project Location: 5220 Neroly Road, Oakley, CA 94561. APN 037-060-011.

Applicant: Mark Dirato of Hayworth – Fabian, LLC. 223 Foster Street, Martinez, CA 94553.

Request: Application requesting approval a Conditional Use Permit and Design Review to expand an existing RV and boat storage facility by installing an additional 30,585 square feet of covered RV and boat storage spaces. This project would complete development of the site and also result in covering two existing canopies and all new canopies with solar power generating panels, as approved by PG&E. The site is zoned LI (Light Industrial) District.

The Staff Report and its attachments will be available for public review on or after **December 8, 2016** at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com. Project plans are available at the Planning and Zoning "[Current Projects](#)" link on the City's website.

Interested persons are invited to submit written comments prior to, and may testify at, the public hearing. **Written comments may be submitted to Kenneth W. Strelor, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelor@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 Clerk at, or prior to, the Public Hearing.

Phase II Executive RV & Boat Storage

OAKLEY, CALIFORNIA

ISIDRO FARIAS
ARCHITECT
ARCHITECTURE & CONSTRUCTION MANAGEMENT

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Martinez, CA 94553
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Tel: 925-639-8855
Contact: Isidro Farias, Principal

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Fax: 707-745-9436
Contact: Dan Cullen, Engineer

Structural Engineering (Canopies):
BAJA Construction Co., Inc.
223 Foster Street
Martinez, CA 94553
Tel: 1-800-366-9800
Fax: 925-229-0161
Contact: Rob Preddy, Engineer

Landscape Architect:
Borreco/Kilian & Associates, Inc.
1241 Pine Street
Martinez, CA 94553
Tel: 925-372-5308
Fax: 925-372-5308
Contact: Brian Kilian, Principal

OWNER INFORMATION & PROJECT DATA

BUILDING & SITE INFORMATION:

PROJECT ADDRESS: 259 SANDY LANE
OAKLEY, CALIFORNIA
APN: 037-060-011
YEAR BUILT: NA
LOT AREA: 11.5 ACRES TOTAL PROPERTY
(Phase II Development Area @ 2.34 Acres)
OCCUPANCY: U (CANOPIES)
CONSTRUCTION TYPE: TYPE V-A
APPROXIMATE BUILDING AREA: 30,585 SF

PROJECT OWNER:

COMPANY: HAYWORTH-FABIAN, LLC
CONTACT: ROBERT HAYWORTH
PHONE NUMBER: TEL: 925-229-0732
FAX: 925-229-0161

BUILDING & SITE INFORMATION:

ZONING: LI (REDEVELOPMENT AREA)
PARKING REQUIREMENTS: 1 PARKING SPACE PER 50 UNITS
TOTAL PARKING SPACES REQ'D: 1
ACTUAL PARKING SPACES: 1 (1 INSIDE THE GATE)

LOT AREA: PHASE II DEVELOPMENT AREA @ 2.34 ACRES
LOT COVERAGE: 30%
NEW AREA (CANOPIES): 30,585 SF

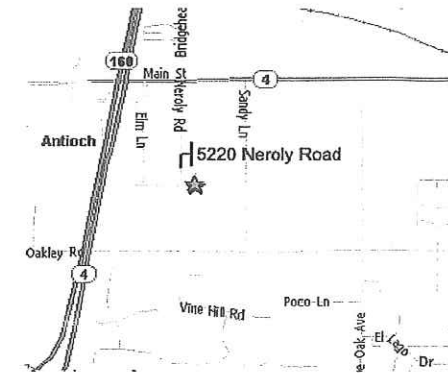
SETBACK & HEIGHT REQUIREMENTS

BUILDING HEIGHT: 50' FEET MAXIMUM
FLOOR AREA RATIO: 67% MAXIMUM
LOT COVERAGE: 50% MAXIMUM
FRONT YARD SETBACK: 10 FEET MINIMUM
SIDE YARD SETBACK: 10 FEET AGGREGATE (0' ONE SIDE)
REAR YARD SETBACK: 20 FEET WHEN ABUTTING RESID. STRUCTURES (N/A)

SPECIAL REQUIREMENTS

REDEVELOPMENT AREA

VICINITY MAP



INDEX OF DRAWINGS

CIVIL PLANS:

- C1 SITE PLAN & NOTES
- C2 GENERAL NOTES CONTINUED
- C3 EXISTING TOPOGRAPHY & DEMOLITION PLAN
- C4 CIVIL SITE PLAN: OVERALL PROJECT
- C5 GRADING & UTILITY PLAN
- C6 SECTIONS / DETAILS
- C7 PUBLIC STORM & PUBLIC SEWER PROFILES
- C8 EROSION CONTROL PLAN
- C9 DRAINAGE AREA MAP, CALCULATION, C3 COMPLIANCE

STRUCTURAL PLANS (CANOPIES):

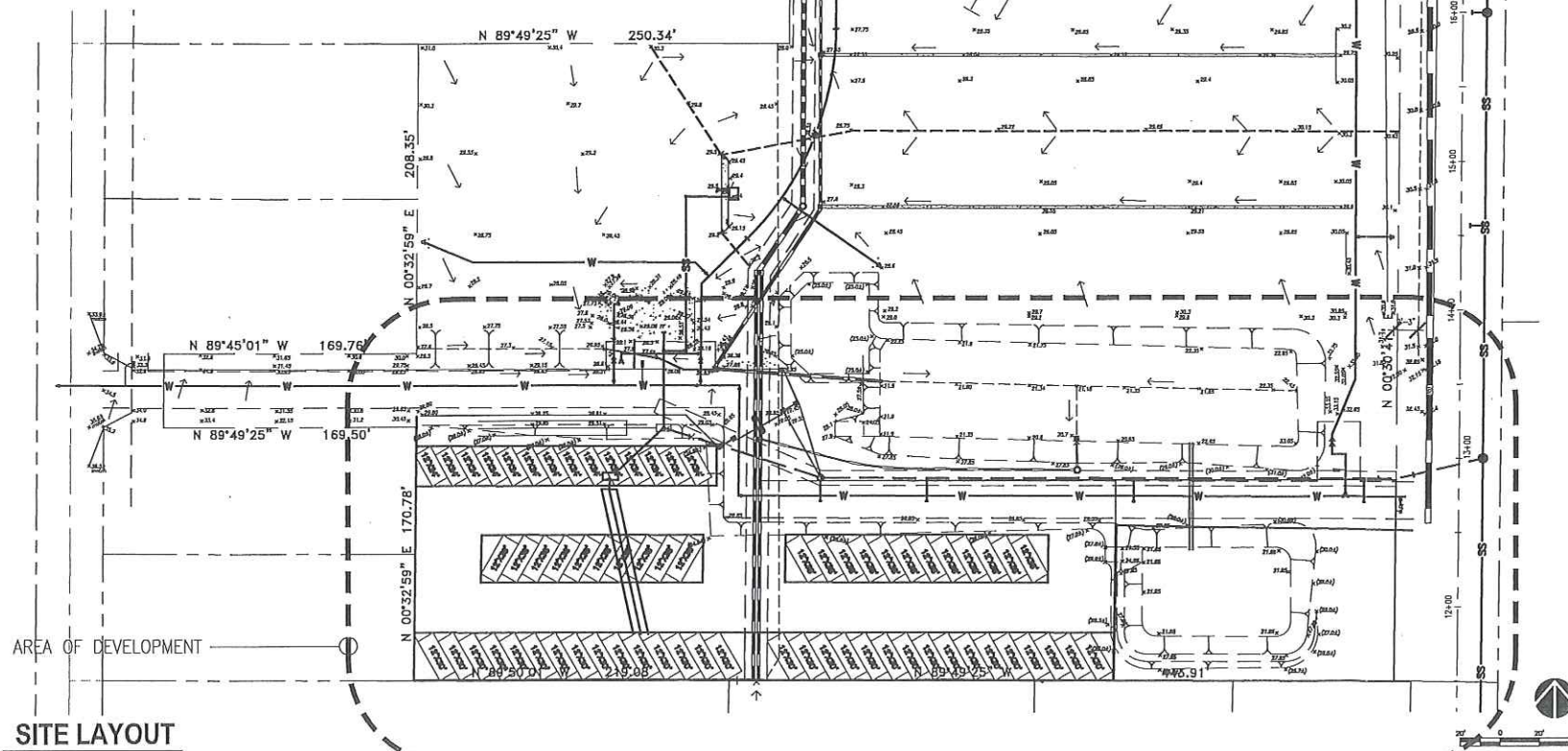
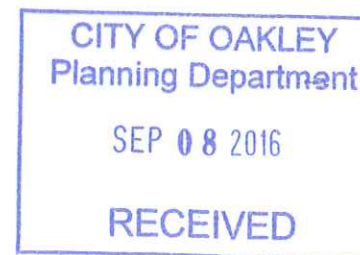
- S1 GSN, SCHEDULE, SITE PLAN
- S2 ROOF FRAMING PLAN CANOPY A, B, C, D, E & F
- S3 ROOF FRAMING PLAN CANOPY G & H
- S4 ROOF FRAMING PLAN CANOPY I, J, K & TE
- S5 CROSS SECTIONS ALL CANOPIES
- S6 TYPICAL ELEVATIONS PERIMETER WALL
- S7 DETAILS

LANDSCAPE PLANS:

- L-1 SPECS
- L-2 SPECS
- L-3 LANDSCAPE PLAN
- L-4 DETAILS
- L-5 IRRIGATION PLAN

ARCHITECTURAL PLANS:

- A0.1 COVER SHEET
- A0.2 CODE COMPLIANCE
- A0.3 GENERAL NOTES & SPECIFICATIONS
- A0.4 SPECIFICATIONS
- A1.0 SITE PLAN
- A1.1 STRIPING PLAN & DETAILS
- A1.2 WALL/FENCING PLAN
- A2.0 CANOPY PLANS & ELEVATIONS
- A7.0 TYPICAL WALL DESIGN



Approval Stamp



Revisions

No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
5220 Neroly Road
Oakley, CA 94561

Sheet Title:
COVER SHEET

Scale: As Noted

Proj No.: 2015-0X

Owner's No.: N/A

Date: April, XX, 2016

Sheet Number:

A0.1

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 Contact: Rob Preddy, Engineer

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 Fax: 925-372-5308
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Approval Stamp



Revisions

No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
 5220 Neroly Road
 Oakley, CA 94561

Sheet Title:

SITE PLAN

Scale: As Noted

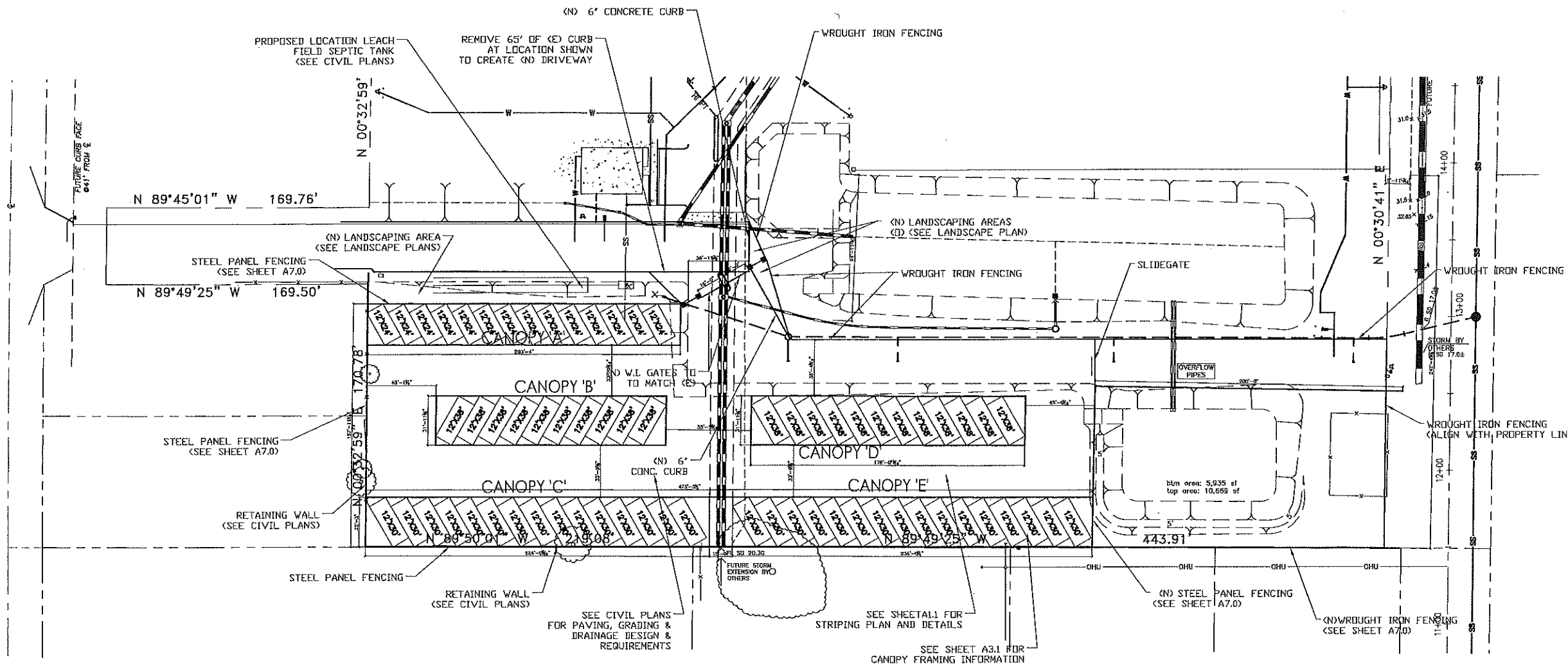
Proj No.:
 2015-0X

Owner's No.:
 N/A

Date:
 May 27, 2016

Sheet Number:

A1.0



SITE PLAN
 SCALE: NTS

Project Team:
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Revisions

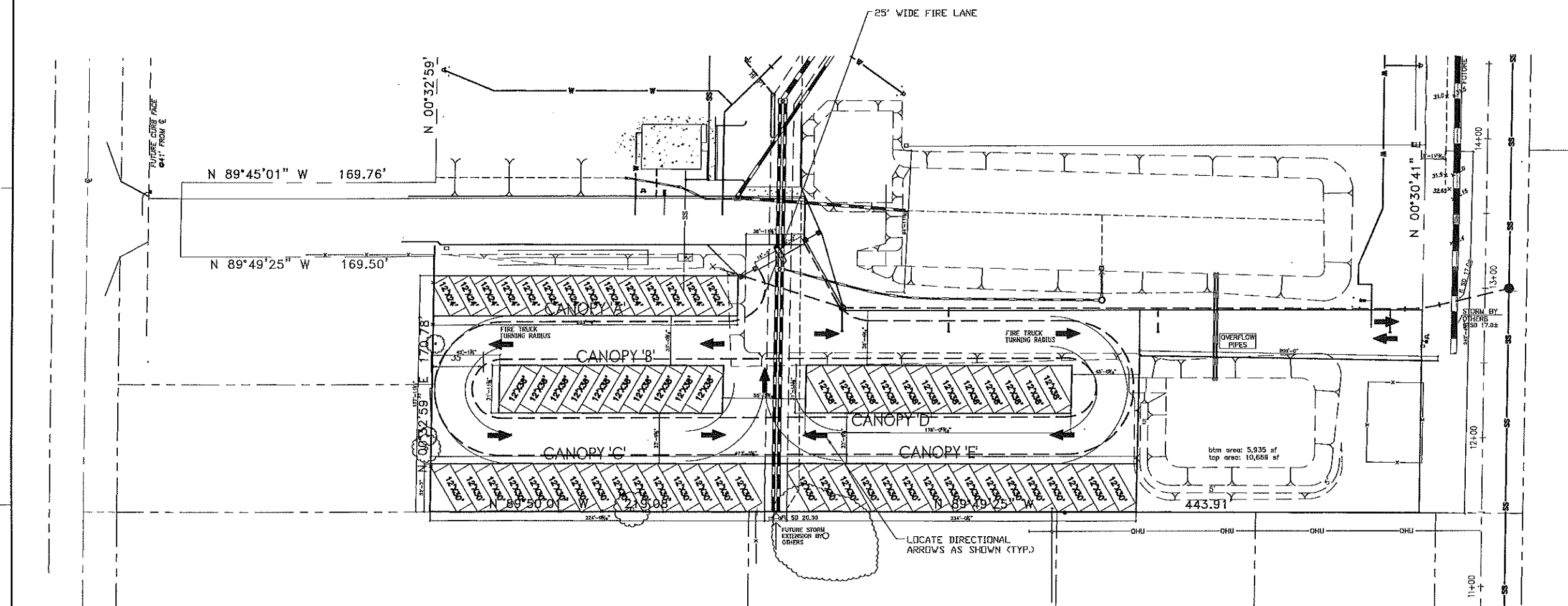
No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
 5220 Neroly Road
 Oakley, CA 94561

Sheet Title:
STRIPING PLAN & DETAILS

Scale: As Noted

Proj No.: 2015-0X	Sheet Number:
Owner's No.: N/A	A1.1
Date: May 27, 2016	



OWNER
 HAYWORTH-FABIAN, LLC
 223 FOSTER STREET
 MARTINEZ, CA 94553
 CONTACT: ROBERT HAYWORTH
 925-229-0732

ARCHITECT
 ISIDRO FARIAS, ARCHITECT
 871 VINE HILL WAY
 MARTINEZ, CA 94553
 CONTACT: ISIDRO FARIAS
 925-639-8855

CANOPY AREAS:

CANOPY 'A':	5,447	SQ. FT.
CANOPY 'B':	4,786	SQ. FT.
CANOPY 'C':	7,159	SQ. FT.
CANOPY 'D':	5,689	SQ. FT.
CANOPY 'E':	7,504	SQ. FT.
TOTAL:	30,585	SQ. FT.

GROSS BUILDING DEVELOPMENT AREA TOTAL: 30,585 SQ. FT.

PROJECT DATA

GROSS SITE AREA (Executive RV Storage Phase II): 102,114 SQ. FT. (2.34 ACRES)

SITE COVERAGE:

CANOPY FOOTPRINTS	30,585	SQ. FT.	(30%)
LANDSCAPE FRONTAGE	3,654	SQ. FT.	(4%)
LANDSCAPE RETENTION BASIN	21,910	SQ. FT.	(21%)
PAVEMENT/HARDSCAPE	45,965	SQ. FT.	(45%)
TOTAL	102,114	SQ. FT.	(100%)

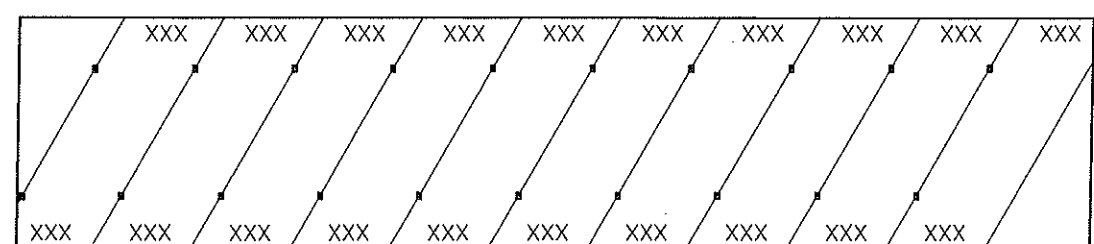
FLOOR AREA RATIO - 0.30

PARKING REQUIREMENTS:

	PARKING SPACES REQUIRED
RV & BOAT CANOPIES (U)	67
	67/50 = 1.34 (1 SPACE)
TOTAL:	1 SPACES
PROVIDED:	1 INSIDE

COVERED RV STORAGE:

CANOPY 'A':	14 SPACES
CANOPY 'B':	10 SPACES
CANOPY 'C':	15 SPACES
CANOPY 'D':	12 SPACES
CANOPY 'E':	16 SPACES
TOTAL:	67 SPACES



CANOPY STRIPING PLAN

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 Tel: 707-745-3219
 Fax: 707-745-9436
 Contact: Dan Cullen, Engineer

Structural Engineering (Canopies):
 BAJA Construction Co., Inc.
 223 Foster Street
 Martinez, CA 94553
 Tel: 1-800-386-9600
 Fax: 925-229-0161
 Contact: Rob Freddy, Engineer

Landscape Architect:
 Borreco/Kilian & Associates, Inc.
 1241 Pine Street
 Martinez, CA 94553
 Tel: 925-372-5306
 Fax: 925-372-6306
 Contact: Brian Kilian, Principal

Approval Stamp



Revisions

No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
 5220 Neroly Road
 Oakley, CA 94561

Sheet Title:

WALL FENCING PLAN

Scale: As Noted

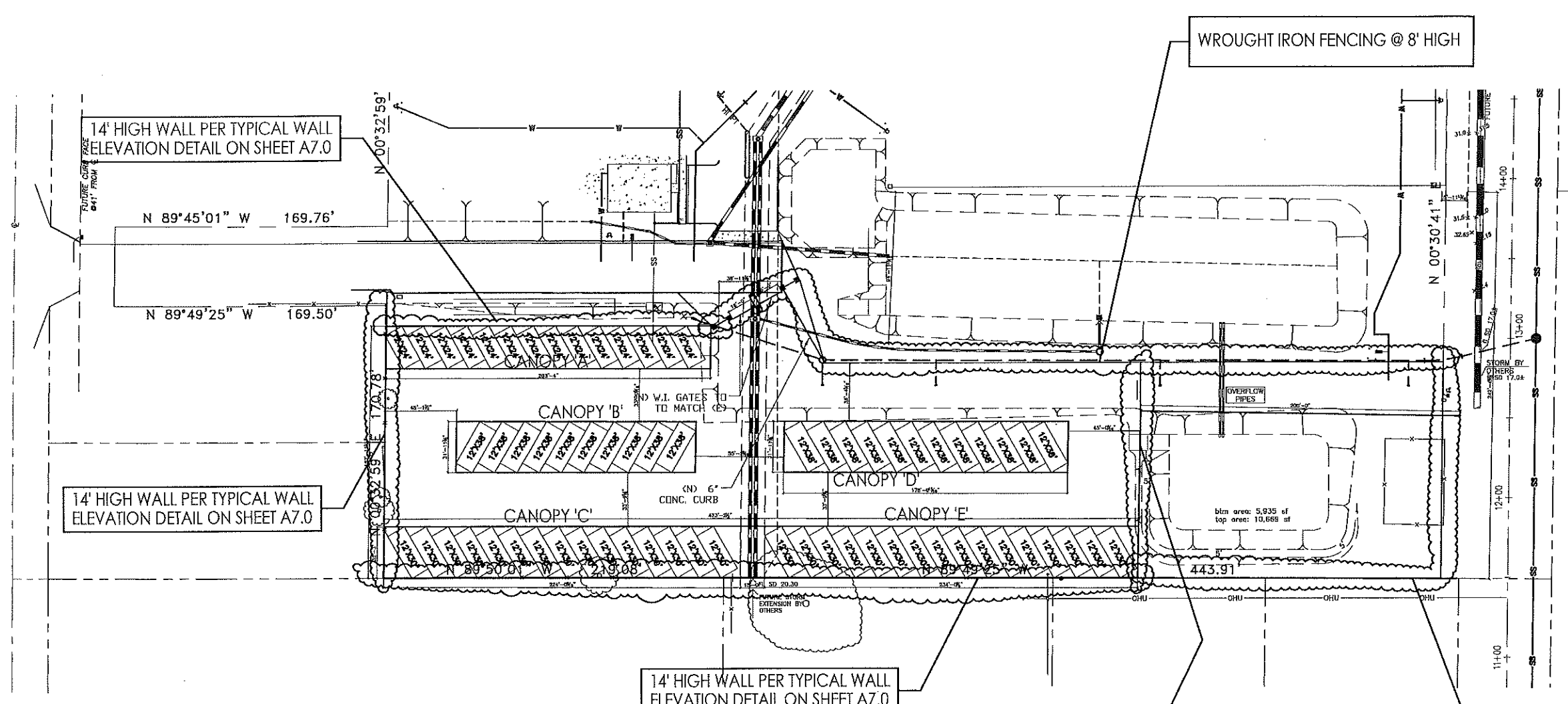
Proj No.:
 2015-0X

Sheet Number:

Owner's No.:
 N/A

A1.2

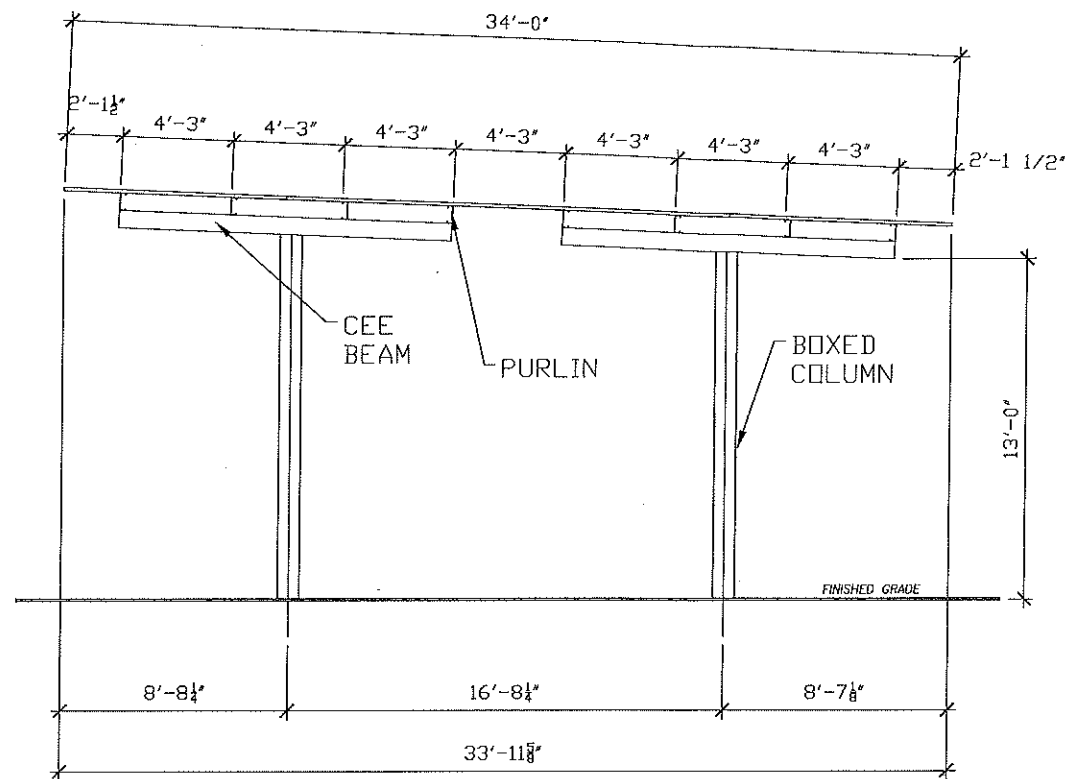
Date:
 May 27, 2016



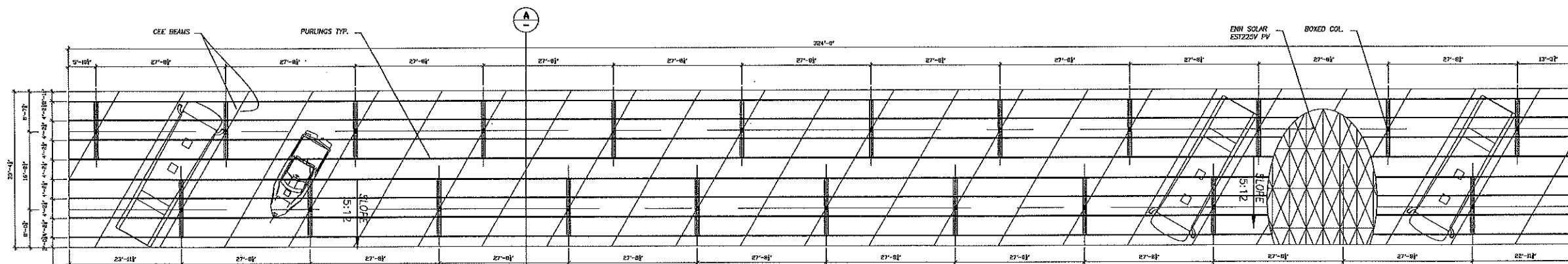
NORTH

WALL FENCING PLAN

SCALE: NTS



TYPICAL CANOPY SECTION A-A



TYPICAL FLOOR PLAN (VARIES PER CANOPY)

Approval Stamp



Revisions

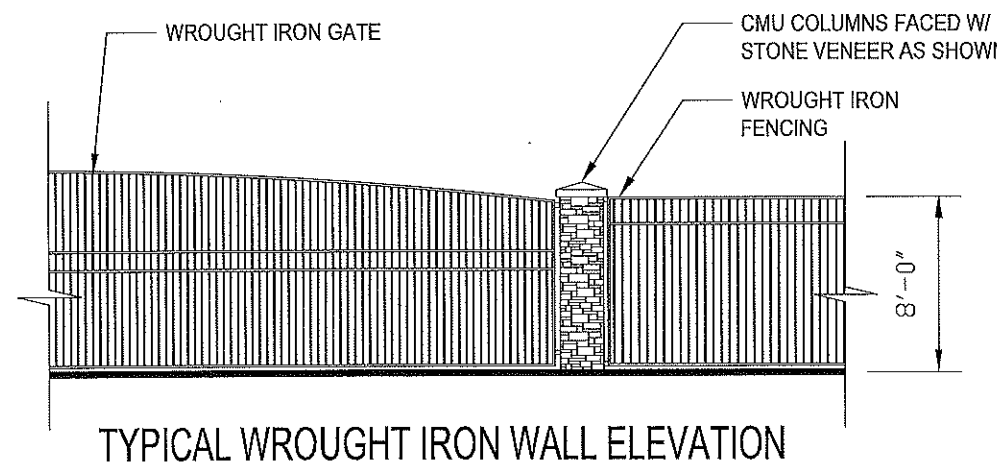
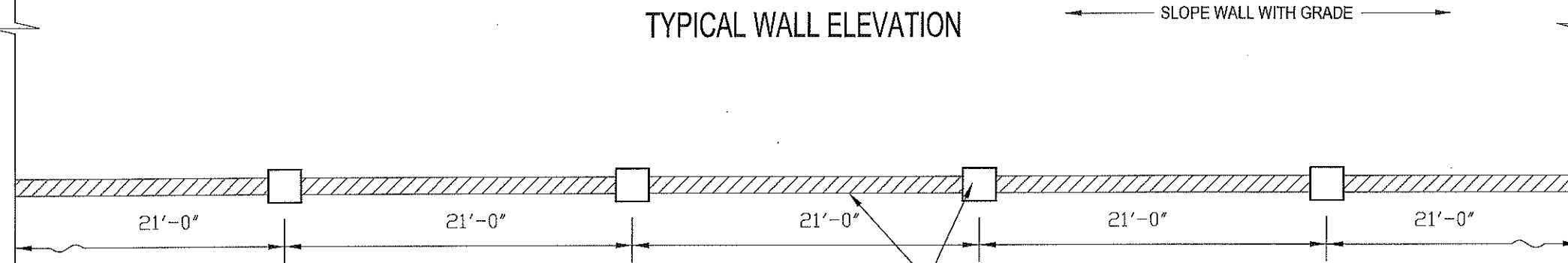
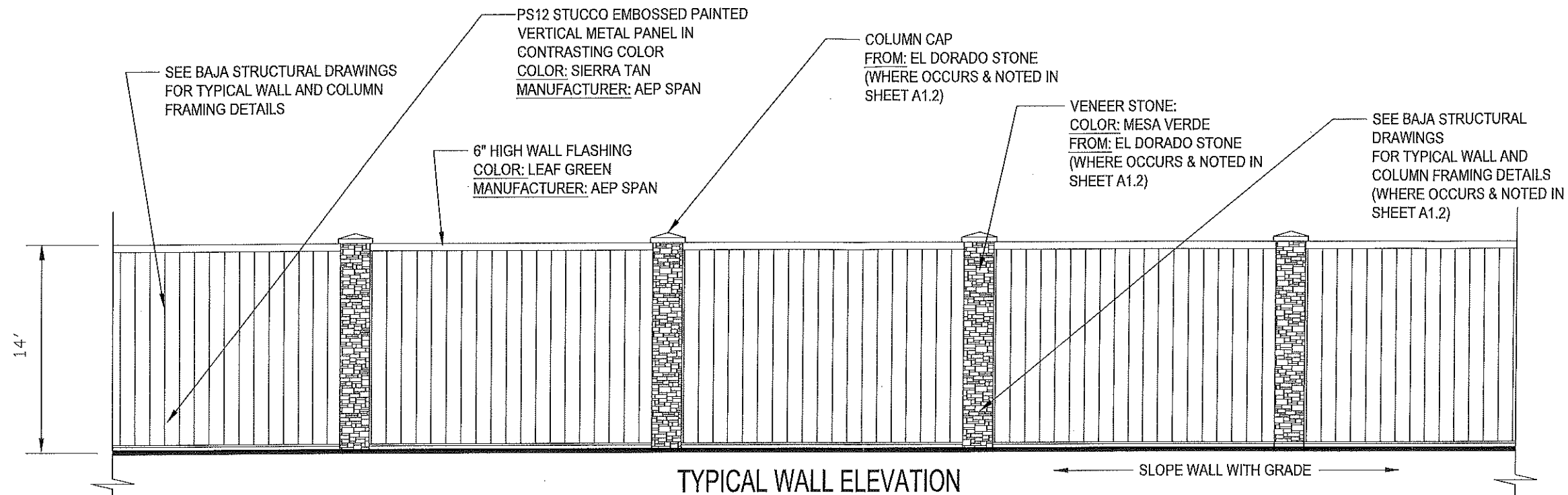
No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
5220 Neroly Road
Oakley, CA 94561

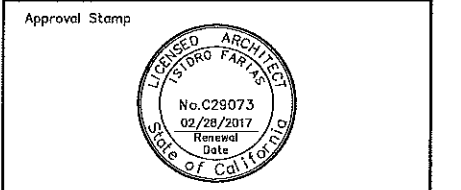
Sheet Title:
CANOPY DESIGN

Scale: As Noted

Proj No.: 2015-GX	Sheet Number: A3.1
Owner's No.: N/A	
Date: May 27, 2016	



NOTE: WROUGHT IRON FENCING AND METAL WALL FENCING TO MATCH WALL CONSTRUCTED IN PHASE I.



No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
 5220 Neroly Road
 Oakley, CA 94561

Sheet Title:
TYPICAL WALL DESIGN

Scale: AS NOTED

Proj No.: 2015-0X	Sheet Number: A7.0
Owner's No.: N/A	
Date: May 27, 2016	

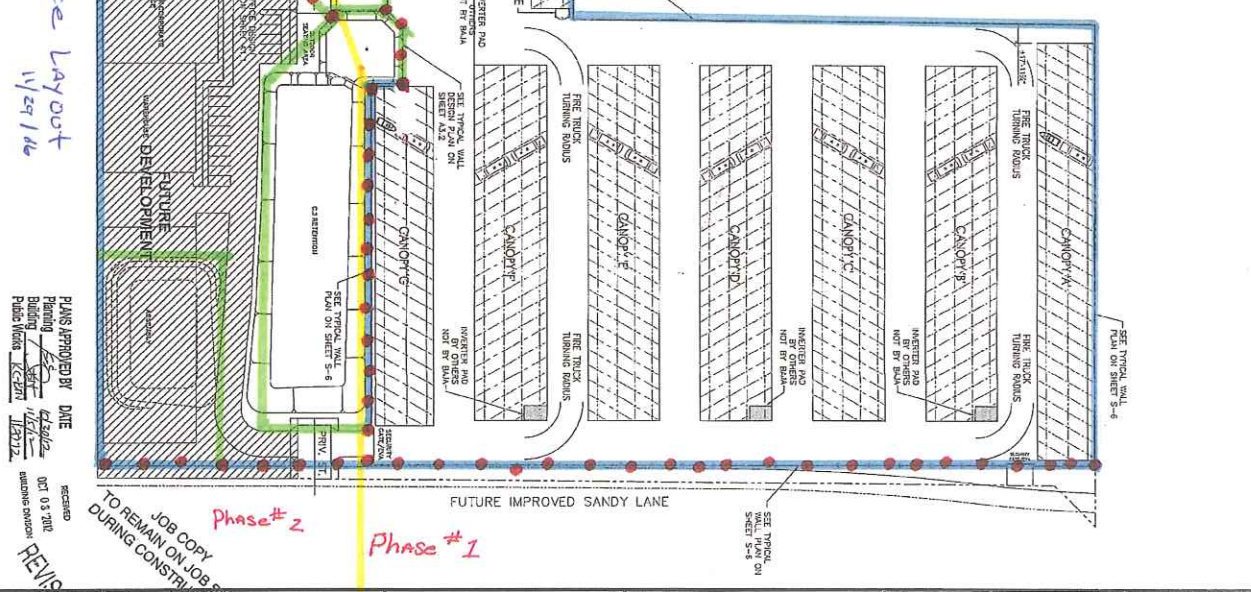
SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD ³	120.00	12,000.00
2	STEEL	100	LB	0.50	50.00
3	WOOD	100	LF	1.00	100.00
4	PAINT	100	GA	1.00	100.00
5	LABOR	100	HR	15.00	1,500.00
6	EQUIPMENT	100	HR	10.00	1,000.00
7	PERMITS	1	SET	500.00	500.00
8	INSURANCE	1	MONTH	1,000.00	1,000.00
9	TRAVEL	100	MI	0.50	50.00
10	UTILITIES	100	HR	10.00	1,000.00
11	TESTING	100	HR	15.00	1,500.00
12	CONTINGENCY	100	HR	15.00	1,500.00
13	TOTAL				22,000.00

GENERAL STRUCTURAL NOTES

- CODE: 2010 EDITION OF THE CALIFORNIA BUILDING CODE AND 2010 ASH-HAS COLD-FORMED STEEL DESIGN MANUAL.
- LOADS: ROOF LIVE LOAD = 20 PSF. REDUCED: BASE WIND SPEED (3-SECOND DURATION) = 85 MPH. DCF = 0.8. EXPOSURE CATEGORY = 1.0. G = 0.85. ZONE 1: 21-111/487 PSF. ZONE 2: 24-214/230 PSF. ZONE 3: 28-214/248 PSF. ZONE 4: 32-214/290 PSF.
- FOUNDATION: PER FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF AND PASSIVE PRESSURE OF 400 PSF/FT PER ASH-HAS. PROVIDER'S SOIL REPORT RECOMMENDATIONS, ASH-HAS 67-2101.
- CONCRETE: ALL CONCRETE REQUIRED HEREIN SHALL BE DONE IN ACCORDANCE WITH ACI 308.1-11R-02. SPECIFICATIONS FOR STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE FOLLOWING MODIFICATIONS: PARA 2.1.2: CONCRETE SHALL BE TYPE I. PARA 3.2.2: Fc SHALL BE 2800 PSI AT 28 DAYS FOR ALL CONCRETE. PARA 4.1.1: THE USE OF EXACT CUTS FOR FORMS IS FORBIDDEN. PARA 5.2: REINFORCING SHALL BE NEW BILLET STEEL COMPLIANT WITH ASTM A615, GRADE 60.
- STEEL ROOF DESIGN: STEEL ROOF DECK SHALL BE 48" SPAN "48-36" (CFS 58M-141-4) OR EQUIVALENT, PROVIDING THE SPECIFICATIONS OF THE STEEL DECK MANUFACTURER. THE STEEL DECK SHALL BE PROVIDED WITH A MINIMUM TENSILE STRENGTH OF 82 KSI.
- LIGHT GAUGE STRUCTURAL STEEL MEMBERS: ALL LIGHT GAUGE STRUCTURAL STEEL MEMBERS TO BE SUPPLIED BY AISC OR EQUIVALENT. ALL STRUCTURAL STEEL FRAMING MEMBERS AND DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC DESIGN GUIDE (SERIES 10) OR OTHER MANUFACTURER'S VENDOR SPECIFICATIONS AND STEEL INSTITUTE SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE STRUCTURAL STEEL MEMBERS. ALL MEMBERS SHALL BE PROVIDED WITH A MINIMUM TENSILE STRENGTH OF 82 KSI AND A MINIMUM YIELD STRENGTH OF 48 KSI.
- WELDING: ALL WELDING TO BE PERFORMED BY WELDERS HOLDING A VALID CERTIFICATE OF QUALIFICATION IN ACCORDANCE WITH THE AISC WELDING QUALIFICATION QUALIFICATION AND TESTING PROCEDURE. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE AISC WELDING QUALIFICATION QUALIFICATION AND TESTING PROCEDURE. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE AISC WELDING QUALIFICATION QUALIFICATION AND TESTING PROCEDURE.
- FASTENERS: ALL FASTENERS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC. ALL FASTENERS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC.

9. EXISTING OF RECORD: THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.



PLANS APPROVED BY DATE

Approved: *[Signature]* 10/13/2010

Checked: *[Signature]* 10/13/2010

Reviewed: *[Signature]* 10/13/2010

BAJA CONSTRUCTION CO., INC.

223 FOSTER ST., MARTINEZ CA 94553

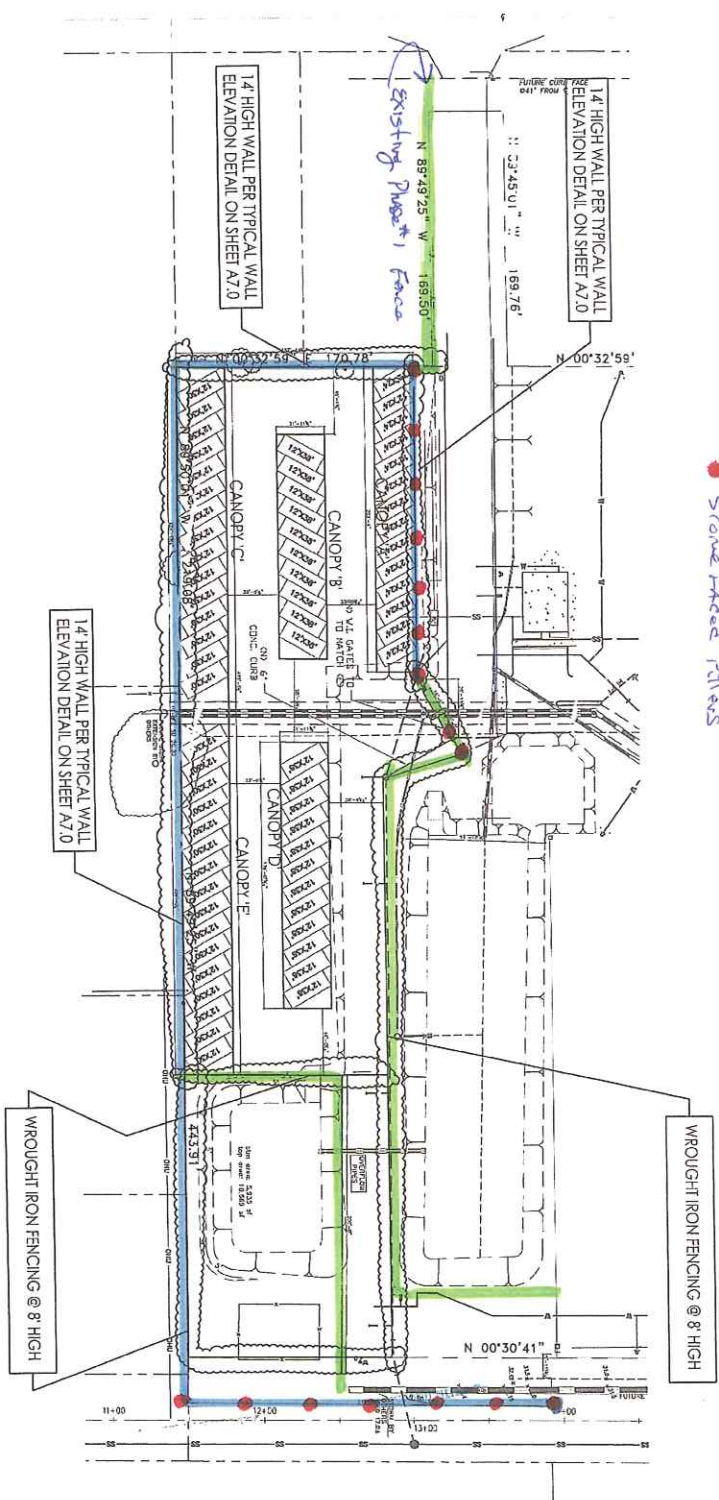
1-800-366-9800 FAX: (925) 223-0161

Solar Support Structures

EXECUTIVE RV STORAGE

CAKLEY, CA

for: eEnergy



- 14' High wall
- 8' wrought iron
- Stone faced Pillars

*14' fence layout
11/29/16*

ISIDRO FARIAS
ARCHITECT
ARCHITECTURE & CONSTRUCTION MANAGEMENT

1071 Vine Hill Way
Merittville, CA 94553

PHONE: 925-339-8553
FAX: 925-339-8553
EMAIL: farias@isidrofarías.com

Project Name:
Phase II - Executive RV & Boat Storage
5220 Neroly Road
Oakley, CA 94561

Architect:
Isidro Farias, Architect
1071 Vine Hill Way
Merittville, CA 94553
Phone: 925-339-8553
Fax: 925-339-8553
Email: farias@isidrofarías.com

Professional Engineer:
Dennis J. Gentry, P.E.
1071 Vine Hill Way
Merittville, CA 94553
Phone: 925-339-8553
Fax: 925-339-8553
Email: dgentry@isidrofarías.com

Professional Engineer:
Dennis J. Gentry, P.E.
1071 Vine Hill Way
Merittville, CA 94553
Phone: 925-339-8553
Fax: 925-339-8553
Email: dgentry@isidrofarías.com



Project Name:	Phase II - Executive RV & Boat Storage
Address:	5220 Neroly Road, Oakley, CA 94561
Scale:	As Noted
Proj. No.:	2015-02
Drawn by:	M/A
Date:	May 27, 2016
Sheet Number:	A1.2

RESOLUTION NO. XX-16

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO EXPAND AN EXISTING RV AND BOAT STORAGE FACILITY BY INSTALLING AN ADDITIONAL 30,585 SQUARE FEET OF COVERED RV AND BOAT STORAGE FOR THE PROJECT KNOWN AS "OAKLEY EXECUTIVE RV AND BOAT STORAGE PHASE 2 (CUP 03-16, DR 02-16)" LOCATED AT 5220 NEROLY ROAD. APN 037-060-011

FINDINGS

WHEREAS, on September 8, 2016, Mark Dirato of Hayworth – Fabian, LLC. ("Applicant") filed an application requesting approval a Conditional Use Permit and Design Review to expand an existing RV and boat storage facility by installing an additional 30,585 square feet of covered RV and boat storage spaces ("Project"). This project would complete development of the 11.7 acre site and also result in covering two existing canopies and all new canopies with solar power generating panels, as approved by PG&E. The site is zoned LI (Light Industrial) District and is located at 5220 Neroly Road: APN 037-060-011.

WHEREAS, the applicant's plans include a cover sheet, site plan, striping plan and details, wall fencing plan, canopy design, typical wall design, and an alternative wall and fencing ("Plans"); and

WHEREAS, on October 10, 2016 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated *Light Industrial (LI)* on the Oakley 2020 General Plan Land Use Map, and zoned LI (Light Industrial) on the City of Oakley Zoning Map; and

WHEREAS, the proposal for Phase 2 falls within the scope of the original California Environmental Quality Act (CEQA) analysis and approved Mitigated Negative Declaration done for the original project known as "iPark Oakley RV and Boat Storage" (SCH 2011022004), and no further environmental analysis is required; and

WHEREAS, on or before December 2, 2016, the Notice of Public Hearing for the project was 1) 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, 2) published in the Contra Costa Times, and 3) mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on December 13, 2016, 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, and the information submitted to the City Council at its December 13, 2016 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. For all impact categories, the project as a whole falls within the scope of the original project's California Environmental Quality Act (CEQA) analysis and adopted Mitigated Negative Declaration, and no further environmental analysis is required. All mitigation measures contained in the "iPark Oakley RV and Boat Storage" Initial Study and Mitigation and Monitoring Plan adopted by the project's Mitigated Negative Declaration (SCH 2011022004) available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.
- B. Regarding the application requesting approval of a Conditional Use Permit for "Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16)", the City Council finds that:
 1. The site for the proposed use is adequate in size and shape to accommodate the use in a manner complementary with the land and uses in the neighborhood in that there is adequate size to construct a significant number of RV and boat storage spaces, while leaving room for landscaping, safe trailer and RV maneuverability, and emergency vehicle access;
 2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use in that the site will be accessed off of Neroly Road, which is able to handle the traffic generated by the existing use and proposed expansion;
 3. The proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the intended character of the area and will not change the essential character of the area that is intended by

the General Plan and the applicable zoning ordinances in that the passive nature of the RV and Boat storage will blend seamlessly with the existing use, and well with the existing uses in the vicinity, which are a mix of commercial and light industrial uses, along with legal, non-conforming (“grandfathered”) residential. The wall proposed in the “Alternative Fence and Wall Plan,” which is conditioned to be implemented herein, will surround most of the site and will visually screen the RV’s and boats from public view;

4. The proposed use provides for continued growth and orderly development of the community and is consistent with the various elements and objectives of the General Plan. The development of the site will have a positive impact in that it will complete development of the subject site, and facilitate development of additional light industrial sites in this area by expanding on a well-established light industrial use. The General Plan’s vision for this area is one that allows for a mix of light industrial uses like the proposed use, as well as more employment-intense types of uses.

C. Regarding the application requesting Design Review for “Oakley Executive RV and Boat Storage Phase 2 (DR 02-16), the City Council finds that:

1. The proposed design review plans are consistent with the applicable General Plan designation of *Light Industrial*. The proposed use was anticipated in the General Plan and the overall plan for Vesting Tentative Map 9027 approved on May 8, 2006 (City Council Resolution No. 76-06); and
2. The proposed design review plans comply with the LI District development regulations with the exception of the southern property line setback, which is required to be addressed prior to issuance of building permits. That requirement is incorporated in these conditions of approval; and
3. The proposed design of the canopies, wrought iron fence, entry gate, and security wall all match in colors and materials to what is currently existing at the existing use.

D. 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 Conditional Use Permit and Design Review for the project titled, “Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16)”, subject to the following conditions:

Applicant shall comply with the requirements of the Oakley Municipal Code (“OMC”). Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the applicant’s plans received by the Community Development Department on September 8, 2016.

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 Project is approved, as shown on the plans, date stamped by the Community Development Department on September 8, 2016, and as conditioned herein.
2. This approval shall be effectuated within a period of two (2) years from the effective date of this resolution by pulling a building permit and if not effectuated shall expire on December 13, 2018. Prior to said expiration date, the applicant may apply for an extension of time pursuant to Oakley Municipal Code section 9.1.1602(h).
3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council in relation to this resolution and as 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. This project shall implement all applicable conditions of approval from City Council Resolution 33-11, which approved the original project titled, "iPark Oakley RV and Boat Storage."
8. All mitigation measures contained in the iPark Oakley RV and Boat Storage Initial Study and Mitigated Negative Declaration (SCH 2004022004 - available

at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.

9. 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).

Site Plan:

10. The applicant shall design the project consistent with the "Alternative Wall and Fencing Plan" presented to the City Council and attached to the Staff Report dated December 13, 2016. The design shall also allow internal trailer and RV circulation between the existing RV and boat storage area and Phase 2 without requiring vehicles to exit and re-enter through the main security gates.
11. Canopy C, as shown on the applicant's plans, shall be redesigned so the parking stalls and striping match the angle of Canopy B.
12. Canopies C and E, as shown on the applicant's plans, shall meet the LI District's side yard aggregate setback of 10 feet since the canopies on the northern property line in the existing development are at a zero (0) foot setback. The 10 foot minimum setback shall apply to the support posts, and any overhang may project into the setback by no more than four (4) feet.

Waste Management Plan:

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

Building Division Conditions

14. 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.
15. 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

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.
17. 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.
18. Design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.
19. Provide a minimum outside turning radius of 45 feet and a minimum inside turning radius of 28 feet within the parking lot.
20. 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.
21. Submit a dust and litter control plan to the City Engineer prior to beginning any construction activities.
22. 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.
23. 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.
24. The burying of any construction debris is prohibited on construction sites.

25. 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 29H as prepared by the Contra Costa County Flood Control and Water Conservation District.

Fees/Assessments:

26. 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 Resolution No. 09-01);
 - g. General Plan Fee (adopted by Resolution No. 53-03); and
 - h. East Contra Costa County Habitat Conservation Plan Fee (adopted by Resolution No. 112-07 & 124-07).

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. 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.

27. Applicant shall comply with the drainage fee requirements for Drainage Area 29H as adopted by the County Board of Supervisors. The applicant shall pay

the fee in effect at the time of building permit issuance. 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.

28. 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 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 December 13, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Sue Higgins, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date