



PLANNING COMMISSION REGULAR AGENDA

DATE: June 25, 2024
TIME: 7:00 PM
PLACE: Council Chamber

INFORMATION FOR THE PUBLIC

Information regarding meetings, including agenda materials, schedules and more, please visit the City's Meetings & Agendas webpage: <https://www.cityofmartinez.org/government/meetings-and-agendas>.

REMOTE PARTICIPATION

This meeting will be conducted in-person in the City Hall Council Chamber and shall be aired in real time via Zoom. The City cannot guarantee the public's access to teleconferencing technology, nor guarantee uninterrupted access as technical difficulties may occur from time to time. If attending via Zoom, please join us by choosing any of the following options:

Via Mobile Phone or Desktop, using the Zoom App direct link:
<https://cityofmartinez-org.zoom.us/j/95400423258>

1. **Via Web Browser**, from <https://zoom.us/join>
 - a. Webinar ID: **954 0042 3258**
 - b. Passcode: **871769**

2. **Via Phone** by calling **(669) 900-6833** and enter the provided meeting details above.

PUBLIC COMMENTS

Public comments can be made in person at the meeting or submitted in writing. Written comments must be received by 12pm, the day of the meeting. For information on how to submit written comments, please visit the City's Meetings & Agendas webpage linked above.

ADA ACCOMODATIONS

In accordance with the Americans with Disabilities Act and California law, the Council Chamber is wheelchair accessible and disabled parking is available at City Hall. If you are a person with a disability and require modifications or accommodation to attend and/or participate in this meeting, please contact the City Clerk's Office at (925) 372-3512. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

AGENDA CONTINUED TO PAGE 2

PLANNING COMMISSION REGULAR AGENDA

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL - Commissioners Jonathan Bash, Joseph Evans, Susan Gustofson, Rochelle Johnson, Jason Martin, John Klopp (Alternate); Vice Chair Tracey Casella and Chair Sean Trambley

CIVILITY STATEMENT - As your appointed Governing Board, we will treat each other and the public with patience, civility, and courtesy as a model of the same behavior we wish to reflect in Martinez for the conduct of all City business and community participation. This includes respect for everyone's First Amendment Right to voice their opinion on matters within the City's subject matter jurisdiction, even if that opinion is different from our own. The decisions made tonight will be for the benefit of the Martinez community and not for personal gain.

PUBLIC COMMENT - For items not on the agenda. Non-agenda public comment is limited to matters which are within the subject matter jurisdiction of the Commission, and which are not action items listed elsewhere on the agenda.

CONSENT

1. Approve the Planning Commission Meeting Action Minutes, dates May 14, 2024.
[Action Minutes, dated May 14, 2024](#)

REGULAR

2. Determine who shall serve as Chair and Vice Chair of the Planning Commission from July 1, 2024 through June 30, 2025.
[Staff Report - Chair and Vice Chair Selection](#)
3. Conduct a public hearing and adopt Planning Commission Resolution No. 24-04, approving the Design Review application for a new 3,779 square foot single-family dwelling, located at 140 Glendora Drive, Assessor's Parcel Number 370-140-003-2, subject to conditions of approval.
[Staff Report - 140 Glendora Drive Design Review](#)
[Attachment A - Planning Commission Resolution No. 24-04](#)
4. Conduct a public hearing and adopt Planning Commission Resolution No. 24-05, forwarding a recommendation to the City Council to approve amendments to the Growth Management Element of the General Plan.
[Staff Report - Growth Management Element Update](#)
[Attachment A - Planning Commission Resolution No. 24-05](#)
[Exhibit A - Draft Growth Management Element Update](#)

COMMISSION ITEMS


PLANNING MANAGER UPDATES

PLANNING COMMISSION REGULAR AGENDA

COMMUNICATIONS

ADJOURNMENT - Adjourn to a Planning Commission Regular Meeting on Tuesday, July 9, 2024, at 7:00 p.m.

By June 21, 2024, a true and correct copy of this agenda was posted on the City Hall Kiosk, located at 525 Henrietta Street, Martinez, CA 94553, and on the City website at www.cityofmartinez.org.

 ,Administrative Aide III



Action Minutes

Planning Commission Regular Meeting
 Tuesday, May 14, 2024 at 7:00 p.m.
 Via Video/Teleconference

https://martinez.granicus.com/MediaPlayer.php?view_id=7&clip_id=1590&meta_id=124002*

Full details are available via audio/video recording on our [website](#). *Microsoft Internet Explorer browser is recommended for video-viewing compatibility or enable Adobe Flash on your default browser.*

Commissioners on Video Conference		City Staff on Video Conference
Chair Sean Trambley	Present	Michael P. Cass, Planning Manager
Vice Chair Tracey Casella	Present	Brandon Northart, Associate Planner
Commissioner Jonathan Bash	Present	Dee Dee Fendley, Administrative Aide III
Commissioner Joseph Evans	Present	Teresa Highsmith, City Attorney
Commissioner Susan Gustofson	Present	
Commissioner Rochelle Johnson	Present	
Commissioner Jason Martin	Present	
Commissioner John Klopp (Alternate)	Present	

Call to Order
Meeting called to order at 7:00 p.m.

Public Comment (01:52 in video)
None

Consent Calendar (02:10 in video)				
1. Approval of the April 9, 2024 Planning Commission Action Minutes				
Speakers:	None			
Public Comment:	None			
Closing Comments:	None			
Motion to:	Approve			
Motion by:	Commissioner Martin		Seconded By: Vice-Chair Casella	
Motion passed 7-0	Sean Trambley	Aye	Susan Gustofson	Aye
	Tracey Casella	Aye	Rochelle Johnson	Late
	Jonathan Bash	Aye	Jason Martin	Aye
	Joseph Evans	Aye	John Klopp (Alternate)	Aye

Regular Items (02:53 in video)
2. Conduct a public hearing and adopt Resolution No. 24-03, recommending the City Council approve a Zoning Text Amendment to amend the Martinez Municipal Code (“MMC”) by 1) amending Chapter 22.04 (Definitions) to add definitions for “Concessions” and “Waivers” and 2) establishing new and amending existing regulations for California State Density Bonus Law

(“SDBL”) by revoking Chapter 22.57 (Density Bonus) and adding Chapter 22.80 (Density Bonus).				
Speakers:	<ul style="list-style-type: none"> • Brandon Northart, Associate Planner, gave a presentation outlining the project. • Planning Manager Michael P. Cass clarified the three non-substantive edits outlined in the presentation do not change the meaning of what was previously presented. The edits are intended to use exact language and reference the Government Code for clarification purposes only. • Vice-Chair Casella clarified that changes made to the presentation due to the public comment were only for clarification purposes. 			
Public Comment:	None			
Closing Comments:	<ul style="list-style-type: none"> • Commissioner Gustofson asked how the City maintains the qualifications for the low- and very low-income and special needs housing. How does the City ensure the tenants in these properties continue to qualify for the special housing. • Vice-Chair Casella asked how the City determines the qualifications. She questioned if the parking requirements were based on the number of bedrooms. • Commissioner Johnson asked how converting legal language to layman’s terms affects future updates to the Municipal Code and how that would impact applicants. 			
Motion to:	Adopt Resolution No. 24-03, recommending the City Council approve a Zoning Text Amendment to amend the Martinez Municipal Code (“MMC”) by 1) amending Chapter 22.04 (Definitions) to add definitions for “Concessions” and “Waivers” and 2) establishing new and amending existing regulations for California State Density Bonus Law (“SDBL”) by revoking Chapter 22.57 (Density Bonus) and adding Chapter 22.80 (Density Bonus), including the three amendments staff included in the oral presentation.			
Motion by:	Vice-Chair Casella		Seconded By: Commissioner Martin	
Motion passed 7-0	Sean Trambley	Aye	Susan Gustofson	Aye
	Tracey Casella	Aye	Rochelle Johnson	Aye
	Jonathan Bash	Aye	Jason Martin	Aye
	Joseph Evans	Aye	John Klopp (Alternate)	N/A

Commission Items (23:39 in video)	
Comments/ Updates	None

Planning Manager Items (23:44 in video)

Comments/ Updates	<p>Planning Manager Cass provided the following updates:</p> <ul style="list-style-type: none"> • The Zoning Ordinance Amendment presented at the previous Planning Commission meeting, including uses and conditional uses, industrial zoning incentives, temporary use permit regulations, and food truck regulations, was introduced by the City Council and is scheduled for a second reading tomorrow evening. If adopted, the new regulations will go into effect in 30 days. • City staff is working with the Department of Housing and Community Development (“HCD”) on our Housing Element and believe we are nearing certification. An update will be provided after certification is official. • The City has two larger policy initiatives in the works, including 1) development incentives and community benefit program, and 2) lot consolidation and project phasing incentives. The City Council will provide feedback on both items at upcoming study sessions in June. This will be followed by bringing draft regulations to the Planning Commission for consideration and feedback. • As a reminder, the City will suspend all Council and Commission meetings during the month of August.
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Communications (27:27 in video)	
Comments/ Updates	None

Adjournment (27:37 in video)	
Chair Trambley adjourned the meeting at 7:27 p.m.	

Sean Trambley, Chair

Dee Dee Fendley, Administrative Aide III



STAFF REPORT

Planning Commission

Date: June 25, 2024
To: Planning Commission
From: Michael P. Cass, Planning Manager
Prepared By: Michael P. Cass, Planning Manager
Subject: Selection of Chair and Vice Chair

Recommendation

Determine who shall serve as Chair and Vice Chair of the Planning Commission from July 1, 2024 through June 30, 2025.

Background

The Planning Commission's policy is to select, in June of each year, a member of the Planning Commission to serve as Chair and Vice Chair for a period of one year.

The Chair shall preside at all meetings to ensure meeting management of matters set forth on the relevant agenda. To this end, the Chair must exert sufficient control of the meeting to ensure that public and Commission discussion stay on agenda topic and fall within the subject matter jurisdiction of the Commission, while also providing an opportunity for all viewpoints to be heard and considered in a fair and impartial manner. The Vice-Chair shall preside in the absence of the Chair.

Environmental Review

The selection of the Chair and Vice Chair is exempt from the requirements of the California Environmental Quality Act ("CEQA") as it does not constitute a project pursuant to Public Resources Code Section 21065, and CEQA Guidelines Section 15060(c), 15061(b)(3), and/or 15378.

Fiscal Impact

None

Attachments

None



STAFF REPORT

Planning Commission

Date: June 25, 2024
To: Planning Commission
From: Michael P. Cass, Planning Manager
Prepared By: Brandon Northart, AICP, Associate Planner
Subject: 140 Glendora Drive – Design Review for a New Single-Family Dwelling
Planning Application No. 2023PLN-0038

Recommendation

Conduct a public hearing and adopt Planning Commission Resolution No. 24-04, approving the Design Review application for a new 3,779 square foot single-family dwelling, located at 140 Glendora Drive, Assessor's Parcel Number 370-140-003-2 (the "subject site"), subject to conditions of approval.

Background

Site Description

The subject site is an approximately 10.03-acre (436,907 square feet) undeveloped lot in the mixed Environmental Conservation District R-40 Single Family Residential ("ECD-R-40") zoning district. The project is also located within the Protected Open Space and Parks Overlay ("POPO Overlay") and is subject to the City's hillside development regulations. The subject site also includes a portion of a City-owned scenic easement at the southeastern part of the parcel, but the proposed project does not propose to encroach or modify the easement.

The project site is surrounded by the following land uses:

- North: Undeveloped and multi-family (ECD-R-40 zoning)
- West: Open space (ECD-R-40 zoning)
- South: Open space (ECD-R-40 zoning)
- East: Single-family homes (R-6.0 zoning)

See Figure 1 for an aerial photo of the subject site and surrounding properties.

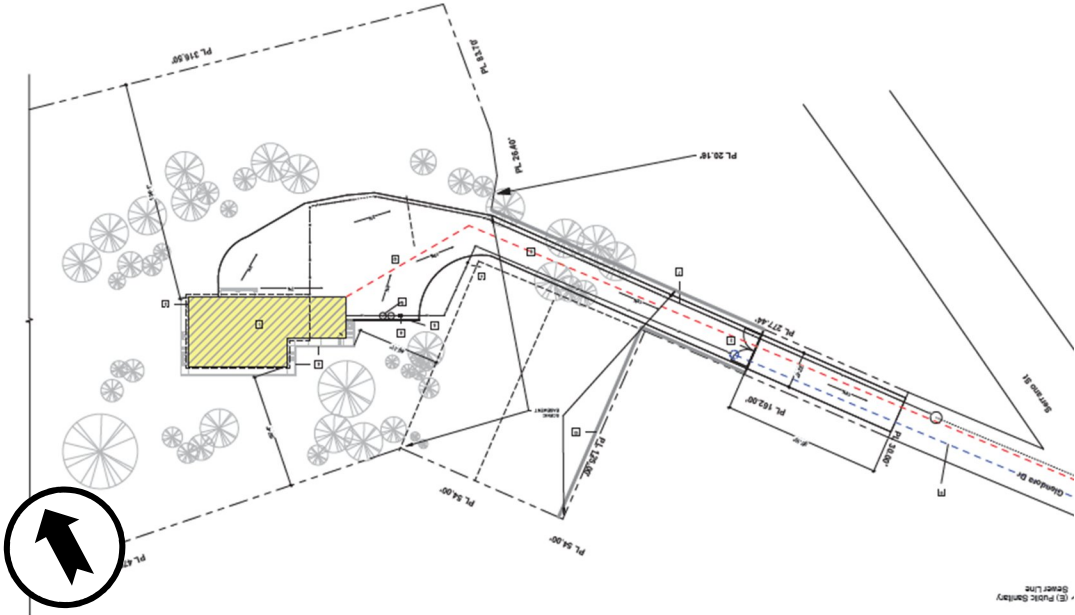
Figure 1 – Project Location



Project Description

The proposed project includes the construction of one new 3,779 square foot single-family dwelling. The project would have a total site coverage of 4,314 square feet, including the proposed dwelling and outdoor stairs, and only accounts for approximately one percent coverage of the 436,907 square feet lot. The proposed site plan is provided in Figure 2 below.

Figure 2 – Proposed Site Plan



The proposed dwelling would consist of four bedrooms, three bathrooms, an outdoor patio, and an attached three-car garage. The proposed dwelling is designed in the Mediterranean architectural style and the proposed exterior materials would be primarily painted with a white smooth stucco with white painted trim. The roof material would be an orange, Spanish-style tile. Elevations of the proposed home are provided in Figures 3 through 5 below.

Figure 3 – Proposed North Elevation



Figure 4 – Proposed East Elevation

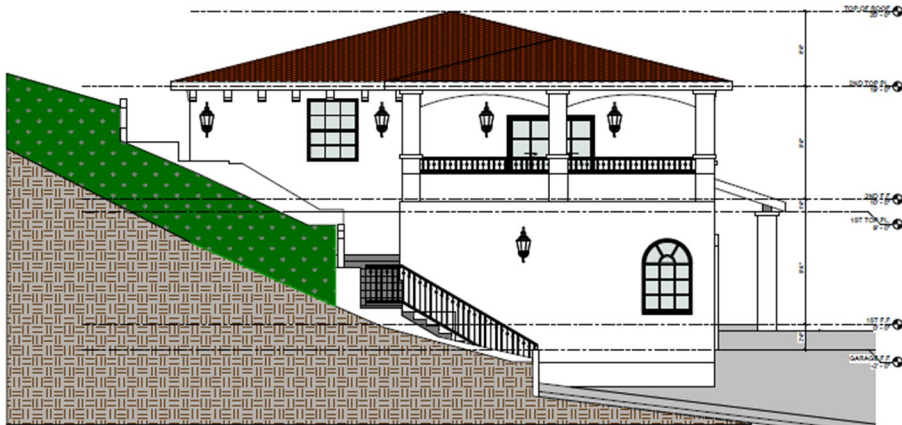
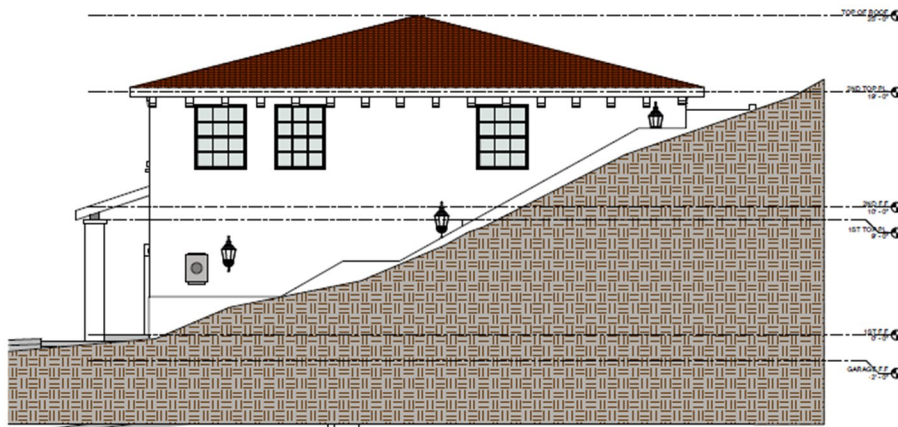


Figure 5 – Proposed West Elevation



Discussion

The proposed project is consistent with all General Plan and Zoning requirements, as described below.

General Plan Consistency

On November 22, 2022, the City Council adopted General Plan 2035, which was subsequently amended on December 20, 2023. The subject site has a General Plan land use designation of Environmentally Sensitive Land (“ESL”), which applies to areas that are environmentally sensitive due to a variety of factors including steep terrain, soils instability, earthquake susceptibility, wildlife habitat and wildfire risk. These areas are suitable for open space, agriculture, parks and recreation, trails, and very-low-density residential development.

Approval of this project would be consistent with the General Plan’s goals, such as Goal LU-G-1, which aims to “promote a balanced land use pattern, a mix of which enhances community character and serves the needs of existing and future residents.” The proposed use is consistent with this goal as the parcel is undeveloped and would provide additional housing consistent with the intended size and density. The proposed project is also subject to Policy LU-P-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l of General Plan 2035, which are related to the POPO Overlay and discussed in detail below.

POPO Overlay

In 2017, Martinez voters approved Measure I, establishing the POPO Overlay, which regulates allowable land uses and densities on certain open space designations that were applicable as of June 6, 2018. The General Plan 1973, as amended, was the applicable general plan during this time and the subject site maintained the land use designation of ESL.

The subject site was also located within the Franklin Hills sub-area of the General Plan 1973. In 1987, the Franklin Hills sub-area was further studied in the Franklin Hills Specific Plan and was adopted by the City Council as an amendment to the Martinez General Plan 1973.

Under the Martinez General Plan 1973, and as amended with the Franklin Hills Specific Plan, single-family dwellings at a density of one dwelling unit per acre and a site area of 20,000 square feet per unit are permitted in the ESL designation. The proposed project would consist of one residential unit on a 10.03-acre (436,907 square foot) lot, and would

be consistent with the use and density requirements of the ESL land use designation, and therefore the POPO Overlay.

Zoning Consistency

The subject site is in the mixed ECD-R-40 zoning district. The ECD zoning district only regulates permitted uses and residential density and defers all other development standards to the companion zoning district. The R-40 zoning district also regulates permitted uses and density but provides prescribed development standards. Both zoning districts permit single-family dwellings but have unique residential density requirements. As demonstrated in Table 1 below, the proposed project is consistent with all applicable density and development standards for both the ECD and the R-40 zoning districts.

Table 1 – Zoning District Development Standards

Criteria	R-40 Requirement	ECD Requirement	Existing	Proposed	Consistent
Lot size	40,000 sq. ft.	N/A	436,907 sq. ft.	No change	Y
Density	1 dwelling per 40,000 sq. ft. of lot area	1 dwelling on sites up to 20 acres	0	1	Y
Front setback	25 ft.	N/A	N/A	134 ft. 1 in.	Y
Side setbacks	1 st Story: 15 ft. 2 nd Story: 25 ft.	N/A	N/A	East: 49 ft. 11 in. West: >100 ft.	Y
Rear setback	25 ft.	N/A	N/A	69 ft. 4 in.	Y
Lot coverage	20 percent	N/A	0 percent	1 percent	Y
Height	25 ft.	N/A	N/A	25 ft.	Y
Parking	2 covered	N/A	N/A	3 covered	Y

Hillside Development Regulations

Martinez Municipal Code (“MMC”) Chapter 22.33 (Hillside Development Regulations) requires projects which are proposed in areas which exceed a slope of 10 percent be subject to additional requirements, including the preparation of a slope and hazard map (included in Exhibit C of Attachment A). Projects are also required to demonstrate consistency with additional development standards as provided in MMC Section 22.33.040, which generally are intended to preserve natural views for the public and surrounding neighbors, minimize disturbances to hillsides and landscaping, and ensure high-quality residential design. The proposed project would comply with these standards as described below:

- A. The proposed development contains minimal grading aside from some associated with the driveway and under the building footprint, and minimizes disruption to the natural topography. No excessive retaining walls or cuts to the hillside are proposed. Any graded areas will be landscaped to minimize erosion.
- B. Areas of slope instability are not proposed for development.
- C. The proposed development preserves the appearance of scenic ridgelines as much as is feasible with the development of the parcel. Natural features like trees and rock/land formations are being retained to the maximum extent possible.
- D. The proposed development is similar in style to other existing residences in the vicinity. No existing residents' views will be negatively impacted. Massing, roof lines, exterior materials and colors, and decking blend well with the topography and natural landscape.
- E. The minimum lot area complies with the ECD-R-40 zoning district development standards and can accommodate the proposed development.
- F. A portion of a scenic easement is located at the subject site, but no encroachment or modification to the easement is proposed.
- G. The proposed development includes a landscaping plan that maintains the natural landscape by retaining all the existing landscaping and vegetation at the site. No additional modifications to landscaping are proposed.

Design Review Findings

For the design review approval to be granted, the Planning Commission must affirmatively make all the required findings outlined in MMC Section 22.34.045.

Following the first submittal by Joel Diaz (the "Applicant"), staff shared concerns that the proposed design had an inconsistent architectural style. Staff have worked closely with the Applicant to revise the proposed dwelling's design to reflect a modern Mediterranean style. Pursuant to staff's recommendations, the Applicant provided symmetry of the main entrance, removed the front entry half wall, revised color and materials for the dwelling and roof, provided symmetry in window design, revised garage door design and materials, revised railing materials, and revised column designs. A comparison of the proposed dwelling's initial and current proposed design, respectively, is provided in Figure 6 below.

With modifications recommended by staff and implemented by the Applicant, staff believes all the required findings may be affirmatively made as shown in Exhibit A of Attachment A and subject to the conditions of approval outlined in Exhibit B.

Figure 6 – Initial and Current Proposed North Elevation



Noticing Requirements/Public Outreach

In compliance with MMC Section 22.40.040 and Government Code Section 65091, a public hearing notice was published in the *Contra Costa News Register*, was posted at City Hall and at the subject site; and was mailed via first class or electronic mail to the Applicant, property owner(s), owners of property located within 300 feet of the subject site, local service agencies whose services might be affected by the project, and individuals who had previously filed written request for such notice a minimum of 10 days in advance of the original public hearing date. No public comments were received at the time this staff report was prepared.

Environmental Review

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. The project site is located within the Franklin Hills Specific Plan of the General Plan 1973, for which an Environmental Impact Report (“EIR”) was prepared in 1987. The EIR anticipated development at the subject site for which the project would be consistent with and there are no project-specific significant effects which are peculiar to the project or its site. As such, no additional environmental review is required for the project. Mitigation measures from the Franklin Hills Specific Plan EIR remain applicable to the project and are included as conditions of approval in Exhibit B of Attachment A.

Fiscal Impact

Approval of the project would not result in any significant financial impacts, other than those normally collected for impact fees.

Attachments

- Attachment A – Planning Commission Resolution No. 24-04
 - Exhibit A – Design Review Findings
 - Exhibit B – Conditions of Approval
 - Exhibit C – Project Plans

RESOLUTION NO. 24-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ APPROVING THE DESIGN REVIEW APPLICATION FOR A NEW 3,779 SQUARE FOOT SINGLE-FAMILY DWELLING, LOCATED AT 140 GLENDORA DRIVE, APN 370-140-003-2, SUBJECT TO CONDITIONS OF APPROVAL PLANNING APPLICATION NO. 2023PLN-0038

WHEREAS, on July 12, 2023, Joel Diaz (“the Applicant”) submitted Planning Application No. 2023PLN-0038, requesting design review approval for a new single-family dwelling, located at 140 Glendora Drive, Assessor’s Parcel Number (“APN”) 370-140-003-2; and

WHEREAS, the proposed project is regulated as set forth in the Martinez Municipal Code (“MMC”) Title 22 “Zoning,” establishing permit requirements and Government Code Section 65800, et seq. providing for the administration of local zoning and permitting laws; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 25, 2024 to consider the application, receive public testimony, and consider all other substantial evidence in the record in compliance with Government Code Section 65091; and

WHEREAS, the proposed project satisfies the requirements of the Protected Open Space and Parks Overlay imposed by Martinez voters when Measure I was approved; and

WHEREAS, the proposed project satisfies the Hillside Development Regulations imposed by MMC Chapter 22.33; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission determined this project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”), pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan or Zoning), as the project was previously analyzed in the Franklin Hills Specific Plan Environmental Impact Report (“EIR”); and

WHEREAS, the Record of Proceedings (“Record”) upon which the Planning Commission bases its decision regarding the planning application includes, but is not limited to: (1) all staff reports, City files and records, and other documents prepared for and/or submitted to the City relating to the application; (2) the evidence, facts, findings, and other determinations set forth in this resolution and the Exhibits attached hereto and incorporated herein; (3) the General Plan 2035 and the MMC; (4) the Franklin Hills

Specific Plan EIR; (5) all designs, plans, studies, data, and correspondence submitted by the Applicant in connection with the planning application; (6) all documentary and oral evidence received at public hearings or submitted to the City relating to the planning application; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City and its surrounding areas.

NOW THEREFORE, the Planning Commission of the City of Martinez does hereby ordain as follows:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Martinez does hereby adopt this Resolution approving Planning Application No. 2023-0038, subject to conditions of approval and the project plans, attached hereto as Exhibits B and C respectively, and incorporated herein by reference.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a Regular Meeting of said Commission held on the 25th day of June, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Trambley, Planning Commission Chair

ATTEST:

Michael P. Cass, Planning Manager

EXHIBIT A
DESIGN REVIEW FINDINGS

The Planning Commission hereby makes the following findings with respect to Design Review as required by Martinez Municipal Code (“MMC”) Section 22.34.045:

A. Complies with all other applicable provisions of the Martinez Municipal Code involving the physical development of buildings, structures, and property, including use restrictions;

The general provisions of Title 22 – Zoning, require orderly development to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare. The proposed project complies with all residential development standards and other provisions regarding development of new residential dwellings.

B. Provides desirable surroundings for occupants as well as for neighbors. Emphasis is placed upon exterior design with regard to height, bulk, and area openings; breaks in the facade facing on a public or private street; line and pitch of the roof; and arrangement of structures on the parcel;

The subject site is located at a relatively secluded site with no adjacent neighbors. The exterior design of the project, including height, bulk, area openings, breaks in facades, roof pitch, and arrangement of structures is appropriate and harmonious for the overall design. The project’s architectural features also create an aesthetically appropriate dwelling for the occupants and surrounding neighbors.

C. Has a harmonious relationship with existing and proposed neighboring developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;

The proposed project is a modern Mediterranean style dwelling that is neither novel nor overrepresented in the immediate vicinity. The subject site is relatively secluded and isolated from neighboring properties due to the topography of the site and large setbacks of approximately 70 and 135 feet; therefore, compatibility with surrounding developments is not a concern.

D. Uses a limited palette of exterior colors; those colors must be harmonious and architecturally compatible with their surrounding environment;

The proposed color palette includes neutral colors that are consistent with the Mediterranean architectural style and compatible with the surrounding environment.

- E. Uses a limited number of materials on the exterior face of the building or structure. In addition, all interior surfaces normally visible from public property shall be finished;**

The proposed structure utilizes a variety of materials in neutral colors to provide visual interest. Exterior materials include a white smooth stucco; white trim; orange, Spanish-style tile roofing; and black metal railings. No interior surfaces will be visible from public property based on the building pad's location, but nonetheless all surfaces will be finished.

- F. Has exterior lighting appropriately designed with respect to convenience, safety, and effect on occupants as well as neighbors;**

The proposed project will be required to comply with a condition of approval requiring exterior lighting be directed such that lights create as little off-site glare and nuisance as is feasible. The same condition will require all fixtures to be glare-shielded, also referred to as dark-sky compliant.

- G. Effectively conceals work areas, both inside and outside of buildings, in the case of non-residential facilities;**

Not applicable since the proposed project will not include any work areas inconsistent with its intended residential use.

- H. Undergrounds all utility boxes unless it can be shown that they can be effectively screened from the view of the general public;**

The proposed project will be required to comply with a condition of approval requiring all new utility distribution services on-site and off-site be installed underground.

- I. Designs the type and location of planting with respect to the preservation of specimen and landmark trees, water conservation as set forth in Chapter 22.35, and maintenance of all planting;**

The proposed project will be required to comply with a condition of approval requiring efficient irrigation, appropriate landscape design, and proper maintenance to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides, consistent with MMC Chapter 22.35. Further, the proposed landscape is required to comply with the State's Model Efficient Landscape Ordinance.

- J. Establishes a circulation pattern, parking layout and points of ingress and egress (both vehicular and pedestrian), designed to maximize pedestrian safety and convenience and to minimize traffic congestion resulting from the impediment of vehicular movement. When applicable, access for handicapped individuals should be considered;**

Not applicable since the proposed project involves a low-intensity single-family use that typically does not generate a high volume of vehicular or pedestrian traffic.

- K. Ensures that all signs be designed so that they are in scale with the subject development, and will not create a traffic hazard. Emphasis is placed upon the identification of the use or building rather than the advertising of same; and**

Not applicable since the proposed project is intended for a single-family residential use which only include an address sign, unlike larger multifamily, commercial, and office developments which require additional signage.

- L. Substantially preserves views from nearby properties where this can be done without severe or undue restrictions on the use of the site, balancing the property rights of the Applicant and the affected property owner(s)**

The proposed project's secluded nature, large setbacks, topography, and surrounding vegetation prevents it from being seen by any adjacent neighbors; therefore, views from nearby properties would be preserved.

EXHIBIT B
CONDITIONS OF APPROVAL

These conditions apply to and constitute Design Review approval for a new single-family dwelling, located at 140 Glendora Drive.

1. Duplicate Conditions in Project Plans: The Conditions of Approval will be incorporated as the first or second sheet in the plan set submitted for building permit(s) application.
2. Substantial Conformance: The proposed project will be constructed substantially in conformance with the plans presented to the Planning Commission on June 25, 2024. Minor changes may be approved by the Planning Manager or designee. All improvements shall be constructed and installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
3. Failure to Conform to Conditions: If the Applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of project approvals, or any other remedies available to the City.
4. Exterior Lighting: Exterior lighting shall be directed such that lights create as little off-site glare and nuisance as is feasible. All fixtures shall be glare-shielded, also referred to as dark-sky compliant.
5. Easement Statement: The Applicant shall revise the project plans to include a statement from the project engineer verifying review of easement descriptions in the title report and the proposed dwelling, retaining walls, or any other structures are not located within any of the specified easements.
6. Soils Report: Prior to issuance of a Building Permit, the Applicant shall submit

an application for a Soils Report Peer Review with the Engineering Division and pay all associated fees.

7. Successors in Interest: These Conditions of Approval shall apply to any successor in interest in the property and the Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
8. Expiration of Approval: The permits and approval shall expire in one year from the date on which they became effective unless the Applicant obtains a building permit and begins construction. The effective date of this planning approval is June 25, 2024.
9. Extension of Approval: Extension of the expiration date of a permit or approval can be considered if an application with required fee is filed prior to the expiration date. Extensions are not automatically approved; the Planning Manager or designee may consider changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law when evaluating the continuation request.
10. Relevant Ordinances and Regulations: Nothing contained herein shall be construed to permit any violation of relevant regulations of the City, or other public agency having jurisdiction.
11. Fees and Deposits: All fees, bonds, and deposits required by City and other agencies having jurisdiction shall be paid prior to City approval of the Building Division. Prior to approval of the plans and issuance of permits, the Applicant shall pay all applicable fees and deposits including, but not limited to, plan check, inspection, drainage, and development impact mitigation fees. The actual fees shall be in accordance with the City's fee schedule in effect at the time of payment.
12. Indemnification: The Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or

proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision to approve the application and any environmental document approved in connection therewith. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, the City, and/or the parties initiating or bringing such action.

13. Notification Claims/Actions: The City shall promptly notify the Applicant of any claim, action, or proceeding, which may be filed and shall cooperate fully in the defense, as provided for in Government Code Section 66474.9. In the event the Applicant is required to defend the City in connection with any said claim, action, or proceeding, the City shall retain the right to: (i) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not unreasonably be withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding, and the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that the fees and expenses of the City Attorney shall be paid by the Applicant.

14. Notification of Fees, Dedications, Reservations, and Exactions: The Conditions of Approval set forth herein include certain fees, dedication requirements, reservation requirement, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions which may or may not be subject to the Mitigation Fee Act (Government Code Section 6000, et seq.). The Applicant is hereby further notified that the 90-day approval period in which the Applicant may protest these

fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the Applicant fails to file a protest within this 90-day period complying with all the requirements of Government Code Section 66020, the Applicant will be legally barred from later challenging such exactions.

15. Electrical and Mechanical Equipment: The Applicant shall submit plans for added electrical and mechanical equipment to the Building Division prior to commencement of work.

16. Building Codes: Construction shall comply with all applicable City and State building codes and requirements.

17. Conditions for Construction Activity:

- a. Noise Control and Work Hours: All construction activities shall conform to the Martinez Municipal Code Chapter 8.34 (Noise Control). Construction activities on private property are limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday; and 9:00 a.m. to 5:00 p.m. Saturday and Sunday. The permittee shall post a sign on the site notifying all workers of these restrictions.

Construction activities on public property shall be limited to the hours stipulated in the encroachment permit if one is required.

- b. Quiet Equipment: Contractor shall be required to employ the quietest construction equipment available, and to muffle noise from construction equipment and to keep all mufflers in good working order in accordance with State law.
- c. Dust Control: Adequate dust control measures shall always be employed, including weekends and holidays, and throughout all grading and construction periods. The Applicant shall regularly water areas that are exposed for extended periods to reduce wind erosion. Measures to be incorporated may include, but are not limited to, the following: keeping dust on the site, use of

water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after the completion of each day's activities, use of water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site, wetting down the construction area after work is completed for the day and whenever winds exceed 15 mph, having site watered at least once each day including weekends and/or holidays when winds exceed 15 mph, and covering soil stockpiled for more than two days or treating with soil binders to prevent dust generation.

The Applicant shall consider using recycled water for dust control, soil compaction, and plant establishment, as part of the Central Contra Costa Sanitary District's [Commercial Recycled Water Truck Fill Program](#), which is free of charge for the first 100,000 gallons. The automated commercial truck fill station is located off Imhoff Drive in Martinez, on the opposite side of the street from 5501 Imhoff Drive.

- d. Streets Clear of Debris: The Contractor shall ensure that surrounding streets stay free and clear of silt, dirt, dust, tracked mud, and other debris coming in from or in any way related to project construction. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- e. Equipment Speed: Speeds of construction equipment shall be limited to 10 miles per hour on site and 15 miles per hour on adjacent public right-of-ways. This includes equipment traveling on local streets to and from the site.
- f. Driveway Access: Access shall always be maintained to all driveways.
- g. Parking on Surrounding Streets: There shall be no construction vehicles or equipment parking on the surrounding residential streets, including all workers vehicles, except if an encroachment permit is issued by the City.
- h. Truck Routes: Truck routes for the import or export of cut/fill material shall be identified and approved by the City Engineer or designee prior to the issuance

of any permits.

- i. Property Damage: The Applicant shall be responsible for the repair of any damage to public streets caused by the import or export of soils materials necessary for the project, prior to final inspection.

18. Fees and Deposits:

- a. All required fees and security deposits required by the City shall be submitted prior to approval of the plans and issuance of the Building, Encroachment, Grading, or Site Development Permit, whichever comes first. Security deposit(s) shall be refunded after the project is complete and accepted by the City. The actual fees shall be determined per the City's fee schedule at the time of payment.
- b. The Applicant shall pay all applicable fees and security deposits including, but not limited to, plan check, inspection, drainage fee (either City or Contra Costa Flood Control District and Water Conservation District, depending on project location), and development impact mitigation fees. The actual fees shall be in accordance with the City's User Fee Schedule in effect at the time of payment.
- c. All fees and deposits required by other agencies having jurisdiction shall be paid prior to City approval of the Plans or issuance of the Site Development or Building Permit, whichever comes first.

19. Site Improvement Plans: The Site Improvement Plans are subject to review and approval by the City Engineer or designee and shall include the following:

- a. Runoff: Site Improvement Plans shall demonstrate that runoff that is collected and conveyed (including runoff from the slope above the proposed dwelling) to adequate downstream facilities with no diversion.

- b. Driveway Improvements: Provide curb and gutter on south side of the driveway to collect runoff and show the curb and gutter for the driveway on a typical section.
- c. Driveway Profile: The maximum driveway slope, from the garage's finished floor is 10 percent for a minimum distance of 10 feet.
- d. Finished Grade: The on-site finish grading shall require drainage to be directed away from all building foundations at a minimum slope of two percent to a maximum slope of 20 percent and shall be directed towards approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of one percent. Unless otherwise approved by the City, the Applicant shall provide a minimum four-foot wide clear access around the building.
- e. Natural Contours: Contour grading techniques with spot elevations shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements.
- f. Erosion Control: Erosion control measures shall be implemented per plans approved by the City Engineer or designee for all grading activities between October 1st and April 15th. All graded slopes exceeding five feet in height shall be hydroseeded or landscaped no later than September 15th and irrigated (if necessary) to ensure establishment prior to the onset of the rainy season.
- g. Grading on Adjacent Properties: Any grading or work on adjacent properties will require written approval of those property owners potentially affected.
- h. Cultural Resources: If cultural resources are discovered during subsurface excavations, the Contractor shall cease construction, obtain authorization from the Planning Manager or designee, and shall implement the

recommendations and mitigation measured suggested by a qualified archeologist prior to continuing excavation or grading activities.

- i. Boundary Treatment: The plans shall include the boundary treatment shown on cross sections, drawn to scale, for retaining walls, fencing, and drainage.
- j. Easements and Right-of-Way: No structure(s) shall be constructed within the right-of-way or over existing easements(s).
- k. Underground Utilities: All new utility distribution services on-site and off-site shall be installed underground.
- l. Frontage Improvement: Pursuant to Martinez Municipal Code Chapter 12.30, damaged street pavement along the frontage of the property shall be constructed or replaced to center line of the street (on Glendora Drive) to the satisfaction of the City Engineer or designee, even if the pavement is damaged prior to construction.
- m. Damage to Right-of-Way: Damages to improvements within the public right-of-way as a result of the construction operations shall be restored to its condition prior to construction, or replaced to the satisfaction of the City Engineer or designee.
- n. Driveway: The driveway shall be contained and constructed along the frontage of the property. No part of the driveway shall be allowed on adjacent property or adversely impact existing driveways. The driveway profile shall conform to City Standard Detail# CC203. The driveway plan and profile shall be shown on the improvement plans. The plan and profile shall be subject to the City Engineer or designee's approval.
- o. Trees: Existing trees shall be shown on the grading plan. Trees to be removed shall be clearly noted on the plans.
- p. Neighboring Properties: Any work on adjacent properties will require written

approval of those property owners potentially affected.

20. Utilities Services:

- a. Undergrounding: All new utility distribution services on-site and off-site shall be installed underground.
- b. Water System:
 - I. Flow Requirements: The subject site is located within the City water service area. The water system shall be designed and constructed to meet the requirements of the City water service agency, and the fire flow requirements of the Contra Costa County Fire Protection District.
 - II. Water Service Standards: Water system connection, including installation of the water meter, shall be made in accordance with the City's water service agency standards. Prior to obtaining water service, all required water fees shall be paid in accordance with the water fee schedule in effect at time of payment.
 - III. Backflow Prevention: Backflow prevention device, required as part of the water service installation, must be completed before occupancy of the building.
- c. Sanitary Sewer:
 - I. Standard Detail and Specifications: The site is within Central Contra Costa Sanitary District ("CCCSD") service area. The sewer system shall be designed and constructed in accordance with CCCSD standard details, specifications, and requirements.
 - II. Placement of Private Sewer Lateral: No private sewer lateral shall be installed along the street right-of-way.

III. CCCSD Permit Required: CCCSD permit is required prior to City issuing a Site Development or Encroachment Permit.

21. Weed Abatement: The Applicant shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property to the satisfaction of the City Engineer or designee and the Contra Costa County Fire Protection District.

22. Retaining Walls: The Applicant shall obtain a Building Permit(s) for retaining walls, as required by the Building Code.

23. Storm Drain:

d. Stormwater Collection: The Applicant shall collect and convey storm water runoff to existing drainage system, adequate storm drain facilities, or natural defined water course, to the satisfaction of the City Engineer or designee.

e. City Criteria: The storm drain system shall be designed per City standards criteria.

f. Stormwater Runoff to Adjacent Lots: The Applicant shall not increase storm water runoff to adjacent downhill lots unless either: (1) a Drainage Release is signed by the property owner(s) of potentially affected downhill lots and recorded in the office of the County Recorder; or (2) site drainage is collected and conveyed in approved adequate drainage facilities within a private drainage easement through a downhill property. This condition may require collection of on-site runoff and construction of an off-site storm drainage system. All required releases and/or easements shall be obtained prior to issuance of the Building, Encroachment, Grading or Site Development Permit, whichever comes first.

24. National Pollutant Discharge Elimination System (NPDES):

a. Clarifications in Project Plans and Stormwater Control Plan: The surface

calculation table shown on Sheet C-2 of the project plans, provided as Exhibit C, shall be revised to resolve any inconsistencies between the plans and the Stormwater Control Plan. The project's impervious surface area should include all new areas and removed and replaces areas of the driveway. All impervious and pervious pavement surfaces shall be shown on the drainage area map of the Stormwater Control Plan.

- b. General: The Applicant shall comply with all rules, regulations, and procedures of the NPDES as per the California Regional Water Quality Control Board, San Francisco Bay Region, Municipal Regional Stormwater Permit ("MRP"); and the City's Stormwater Management regulations.
- c. C.3 Guidebook: If the project creates and/or replaces impervious surface area equal to or greater than 2,500 square feet, then the Applicant shall submit a Stormwater Control Plan as per the recent edition of the Contra Costa County Clean Water Program ("CCCWP") C.3 Guidebook for small project requirements.
- d. Impervious Surfaces: Minimize the amount of impervious surface area to the satisfaction of the City Engineer or designee.
- e. Landscape and Irrigation: Efficient irrigation, appropriate landscape design, and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.

25. General Requirements:

- a. Building Codes: Construction shall comply with all applicable City and State building codes and requirements including handicapped requirements, energy conservation requirements, grading regulations, and erosion control regulations.
- b. Design Standards and Specifications: Design of all public improvements

shall conform to the City's Design Guidelines, Standard Special Provisions, and Standard Drawings. Prior to preparation of improvement plans, the developer or their representative should contact the Engineering Division.

- c. Fees, Agreements, and Plans: Prior to City approval of the Plans, all required fees and deposits shall be paid, all agreements shall be executed, and all grading and improvement plans shall be approved by the City Engineer and Community and Economic Development Director or designee(s). No construction shall take place until the issuance of the appropriate Encroachment, Site, Grading, and/or Building Permits.
- d. Grading, Site, and Improvement Plans: Complete grading, site and improvement plans, specifications and calculations shall be submitted to and approved by the City Engineer, Community and Economic Development Director, and/or other agencies having jurisdiction over improvements within the proposed development prior to issuance of a Building, Site, Grading, and/or Encroachment Permit whichever comes first. Approved plans shall become the property of the City upon being signed by the City Engineer and Community and Economic Development Director or designee(s).
- e. All-Weather Surface and Fire Hydrants: Prior to issuance of the Building Permit, the access to building sites shall be graded and improved to at least an all-weather surface condition, and operating fire hydrants shall be in place.
- f. Encroachment Permit and Site Development Permit: The Applicant shall obtain an Encroachment Permit from the Engineering Division for any work within the City right-of-way. The Applicant shall obtain a Site Development Permit from the Engineering Division for work onsite.
- g. Other Agencies Approval: Approval by the CCCSD, the Contra Costa County Fire Protection District, and the water agency of all improvements is

required prior to City approval of construction plans.

- h. Solar System Required: Applicant is required to install a solar photovoltaic system that complies with the requirements listed in the California Building Energy Efficiency Standards.
26. Approved Plans: Complete grading plan, site development plans, erosion control plan, specifications and calculations shall be submitted to and approved by the City Engineer, the Community and Economic Development Director, and/or other agencies having jurisdiction over all improvements within the proposed development prior to issuance of a Building, Site, Grading, or Encroachment Permit, whichever comes first. Approved plans shall become the property of the City upon being signed by the City Engineer and Community and Economic Development Director or designee(s).
27. Address Assignment: The Applicant shall submit an address assignment application, along with the required application fee, for the new residence prior to issuance of a building permit.
28. Planning Final Inspection: A final inspection by the Planning Division is required, prior to issuance of certificate of occupancy. Contact the Planning Division at least two weeks prior to Occupancy, to request a site inspection of all exterior improvements including buildings, driveways, parking lots, landscaping, irrigation, lighting, and walls.
29. Contra Costa County Fire Protection District Conditions:
- a. Access Requirements: Modify plans to clearly state the concrete driveway will be designed to support a minimum of 37 tons for fire apparatus and be constructed with grooved concrete, per Fire Protection District standards, in all areas exceeding 16 percent slope. The project engineer shall confirm the proposed permeable concrete design will support the required load in a letter with a stamp.

- b. Grade: Plans should show which sections of the driveway and access road exceed 16 percent clearly.
- c. WUI Area: Project located in a Very High Fire Severity Zone. Please note that Chapter 7A of the building for building in a Wildland Urban Interface (“WUI”) area shall apply.
- d. Access Roadways: Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words: “NO PARKING – FIRE LANE” clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have “NO PARKING – FIRE LANE” signs posted, allowing for parking on one side only or curbs painted red with the words “NO PARKING – FIRE LANE” clearly marked. (22500.1) CVC, (503.3) CFC
- e. Turnaround: The project as proposed shall require the installation of an approved Fire Protection District turnaround. Dead-end emergency apparatus access roadways exceeding 150 feet in length shall be provided with approved provisions for the turning around of Fire Protection District apparatus. Contact the Fire Protection District for approved designs. (503.2.5) CFC
- f. Access Gate: Access gate for the Fire Protection District apparatus shall be a minimum of 16 feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire Protection District lock. Contact the Fire Protection District for information on ordering the key-operated switch. (D103.5) CFC.
- g. Water Supply: The Applicant shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1)

CFC

- h. Minimum Flow: The Applicant shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 875 GPM. Required flow must be delivered from not more than one hydrant flowing simultaneously for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
- i. Land Development Permit Required: A land development permit from the Fire Protection District is required for access and water supply review and approval prior to submitting building construction plans. The Applicant shall submit a minimum of two copies of full size, scaled site improvement plans indicating:
- I. All existing or proposed hydrant locations
 - II. Fire apparatus access to include slope and road surface
 - III. Elevations of building
 - IV. Size of building and type of construction
 - V. Gates, fences, retaining walls, bio-retention basins, any obstructions to access
 - VI. Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor
 - VII. Striping and signage plan to include "NO PARKING-FIRE LANE" markings

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

- j. Emergency Access Roadways and Hydrants: Emergency apparatus access

roadways and hydrants shall be installed, in service and inspected by the Fire Protection District prior to construction or combustible storage on site. (501.4) CFC (Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.)

- k. Automatic Fire Sprinkler System Required: The dwelling as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 130 or Section R313.3 of the 2022 California Residential Code. Submit a minimum of two (2) sets of plans to Fire Protection District office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan/ Contra Costa County Ordinance 2019-37.
- l. Combustible Liquid Storage Tanks Prohibited: Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire Protection District. (3401.4) CFC
- m. Removal of Flammable Plant Material: The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
- n. Fire Protection District Review: Plans shall be submitted to the Fire Protection District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
- o. Preliminary Review Only: Preliminary review comments shall not be

construed to encompass the complete project. Additional plans and specifications may be required after further review.

EXHIBIT C

PROJECT PLANS

[see following sheets]

SITE PLAN NOTES

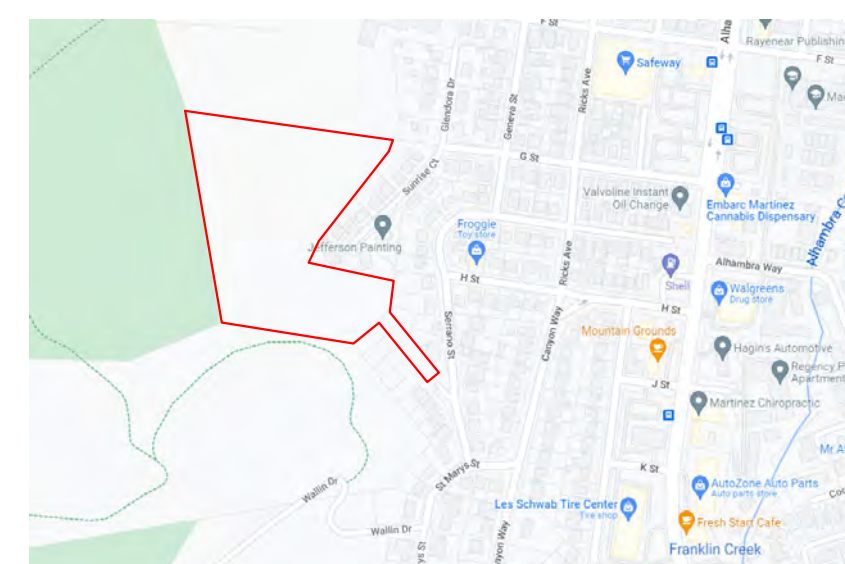
VICINITY MAP

GENERAL NOTES

PROJECT DATA

SHEET INDEX

1. DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETED TO BROOM FINISH. EXISTING MATERIALS AND/OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO DESIGNER/ENGINEER AS REQUIRED.



2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOIL WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, METERPENCANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

4. PROVIDE LIGHTED HOUSE NUMBERS AT DRIVEWAY ENTRANCE COMPLYING WITH MARTINEZ MUNICIPAL CODE CHAPTER.

5. ALL NEW UTILITY SERVICES SHALL BE PLACED UNDERGROUND.

PARKING REQUIREMENT

TOTAL PARKING REQUIRED	
(N) MAIN HOUSE:	2 STALLS
TOTAL:	2 STALLS (PROVIDED: 3)

17. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.

18. CONCRETE 3000PSI

19. PARALLEL BEAM E.2.0 PSL

20. UFER GROUND IS REQUIRED AT NEW ELECTRICAL SERVICE.

21. UNDERGROUND UTILITIES REQUIRED ON SITE PLAN AND SHOW FOR ELECTRICAL, CABLE TV, AND TELEPHONE

22. ARC FAULT CIRCUIT INTERRUPTION PROTECTION IS REQUIRED FOR ALL BRANCH CIRCUITS PER 2019 NEC210.12 SHALL BE AFCI PROTECTED

23. BATHROOMS, KITCHEN, GARAGE & OUTSIDE OUTLETS WILL BE GFCI PROTECTED RECEPTACLE OUTLETS.

24. WATER SAVING WATER CLOSET w/1.28 GALLONS PER FLUSH.

25. PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS WITHOUT OPENABLE WINDOW.

26. GLAZING WHICH IS LESS THAN 60 INCHES FROM A FLOOR AND WITHIN A 24" ARC OF A DOORWAYS VERTICAL EDGE MUST COMPLY WITH CH.3 CRC

27. LANDINGS AT DOOR, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER.

28. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH A NATURAL LIGHT IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDE AN AVERAGE ILLUMINATION OF 6 FEET-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

29. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS, SURVEY THE PROPERTY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COST SUBMITTED SHALL BE BASED ON A THROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIALS OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ENGINEER OF RECORD.

30. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. **RV2_CLOUD4a#_02182024**

31. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND THE DESIGNER/ENGINEERS SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY.

32. FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY OCEA AND AN APPROVED PLANS SHALL BE INCLUDED IN THE CONSTRUCTION PACKAGE PRIOR TO BUILDING PERMIT ISSUANCE.

33. VERIFY WITH AQMD FOR ASBESTOS REMOVAL PROCEDURE AND SUBMIT ASBESTOS REPORT TO BUILDING DIVISION PRIOR TO DEMOLITION PERMIT ISSUANCE.

34. TRUSS PACKAGE WITH AN APPROVED STAMP FROM THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

35. LINE AND GRADE CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

36. SOIL COMPACTION REPORT IS REQUIRED FOR ALL NEW SFD HOUSE OR ADU AT THE TIME OF FOUNDATION INSPECTION.

37. WHEN SOLAR PANEL IS REQUIRED, SOLAR PLANS SHALL BE REVIEWED AND APPROVED BY BUILDING DIVISION PRIOR TO ROOF SHEATHING INSPECTION.

JURISDICTION HAVING AUTHORITY: CITY OF MARTINEZ, CA 94553

ASSESSORS PARCEL NO. APN: 370-140-003

CONSTRUCTION TYPE: V-B

ZONING: ECD-R-40

OCCUPANCY GROUP: R3U1

SPRINKLERS: NO

NUMBER OF STORIES: 2 STORY

BUILDING MAX HEIGHT: 25'-0" (ALLOWABLE: 25 FT)

(THE PROJECT IS LOCATED WITHIN THE PROTECTED OPEN SPACE AND PARKS(POPO))

REQUIRED SETBACKS:

FRONT: 25 FT

REAR: 25 FT

SIDE: 5 FT

SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES. CONTRACTOR TO VERIFY ON SITE.

LOT SIZE: 436907 SF

OPEN SPACE: 433466 SF

(E) IMPERVIOUS SURFACE AREA: 9071 SF

NEW:

(N) 1ST FLOOR LIVING AREA: 1353 SF

(N) GARAGE AREA: 845 SF

(N) FRONT YARD: 247 SF

(N) 2ND FLOOR LIVING AREA: 2522 SF

(N) 2ND UNCOVERED PATIO: 899 SF

(N) 1ST FLOOR FOOTAGE: 2445 SF

(N) IMPERVIOUS SURFACE AREA (INCLUDING BUILDING AND OUTDOOR STAIRS FOOTPRINT): 4314 SF

NEW TOTAL: 58865 SF

MAXIMUM LOT COVERAGE: 20%

OVERALL LOT COVERAGE: 2445 SF / 436,907 SF = 0.6% OK

D1-ARCHITECTURE
A0 COVER PAGE
A0.1 EXISTING SITE PLAN
A0.2 DEVELOPMENT PLAN
A0.3 SLOPE AND HAZARD AREA MAP
A1 PARTIAL SITE PLAN
A1.1 PARTIAL LANDSCAPE
A1.2 TOPOGRAPHY SITE PLAN
A1.3 FIRE DESIGN PLAN
A2.0 1ST FLOOR PLAN
A2.1 2ND FLOOR PLAN
A2.2 ROOF PLAN
A3 ELEVATIONS
A3.1 ELEVATIONS
A4 SECTIONS
A5 DOOR/WINDOW ELEVATION & SCHEDULE
A6 STORMWATER CONTROL PLAN1
A6.1 STORMWATER CONTROL PLAN2
AD.10 ARCHITECTURAL DETAILS
D2-CIVIL
C-1 TITLE SHEET
C-2 PRECISE GRADING & DRAINAGE PLAN
C-3 SECTIONS & DETAILS
C-4 EROSION & SEDIMENT CONTROL PLAN
C-5 EROSION & SEDIMENT CONTROL DETAILS

SCOPE OF WORK

- NEW TWO-STORY HOUSE, INCLUDING:
 1ST FLOOR: 353 SQ. FT. (TWO BEDROOMS AND ONE BATHROOM)
 3-CAR GARAGE: 845 SQ. FT.
 2ND FLOOR: 2522 SQ. FT. (THREE BEDROOMS, TWO BATHROOMS, ONE LIVING ROOM, ONE DINING ROOM AND ONE KITCHEN)

PROJECT INFORMATION

OWNER: Joel Diaz
 PHONE: 707-333-4049
 EMAIL: Diazjoel@live.com

DESIGNER: LEI ZHENG
 COMPANY: CECILIA HOME
 PHONE: (510) 909-1933
 EMAIL: ENGINEER.LEI@GMAIL.COM

PROFESSIONAL ENGINEER: LEI ZHENG
 COMPANY: CECILIA HOME
 PHONE: (510) 909-1933
 EMAIL: ENGINEER.LEI@GMAIL.COM

APPLICABLE CODE

LEGAL JURISDICTION : CITY OF MARTINEZ, CA

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS
 REGULATION OF THE STATE AND LOCAL FIRE MARSHALS & CITY ORDINANCE
 CITY OF MARTINEZ MUNICIPAL CODE.

SYMBOL LEGEND

- DRAINAGE DIRECTION AND SLOPE
- PROPERTY LINE CORNER POINTS AND ELEVATION DATUM
- KEYNOTE CALLOUTS
- EXISTING TO BE REMAINED AND NEW CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- (E) TREE

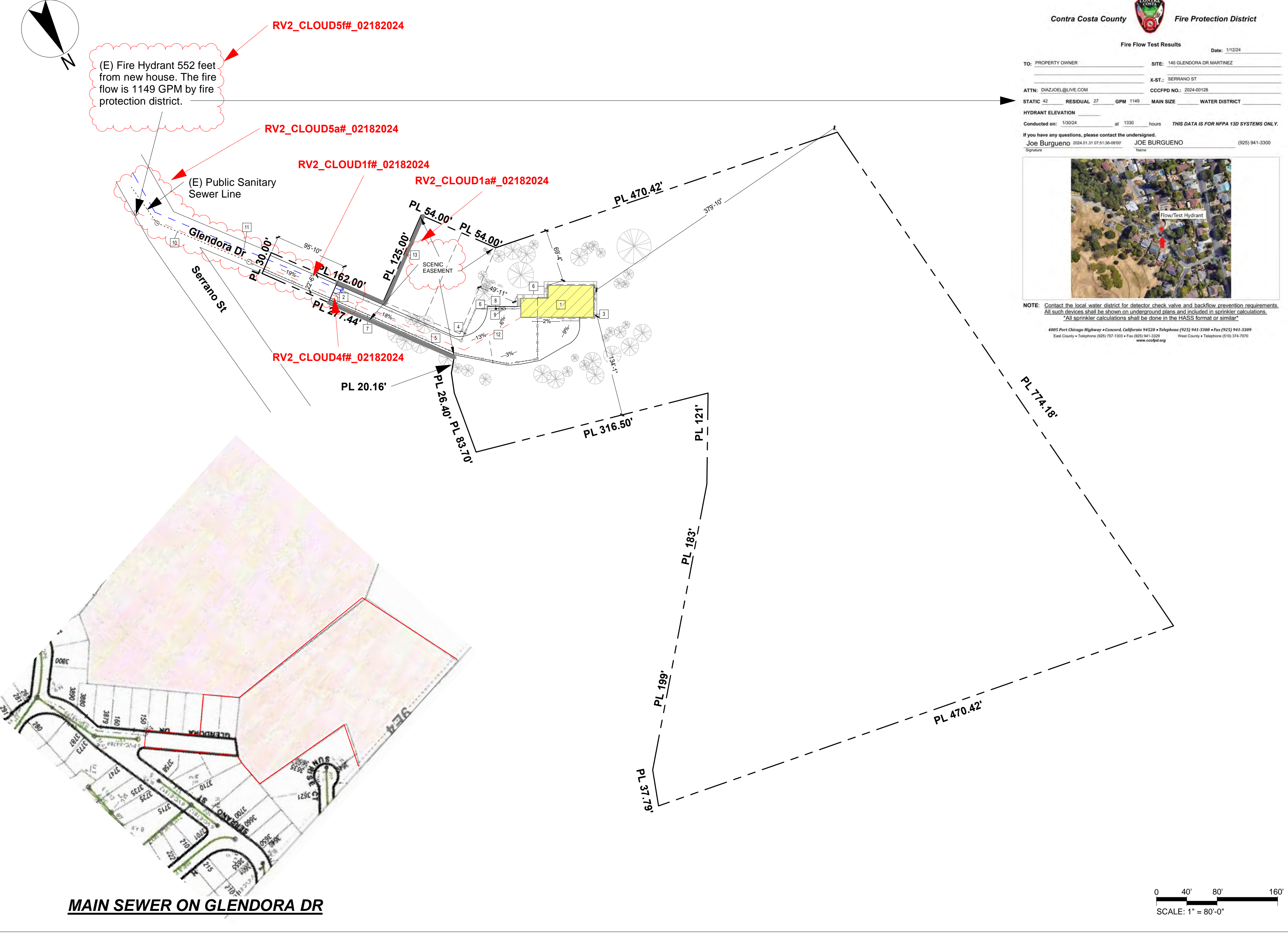
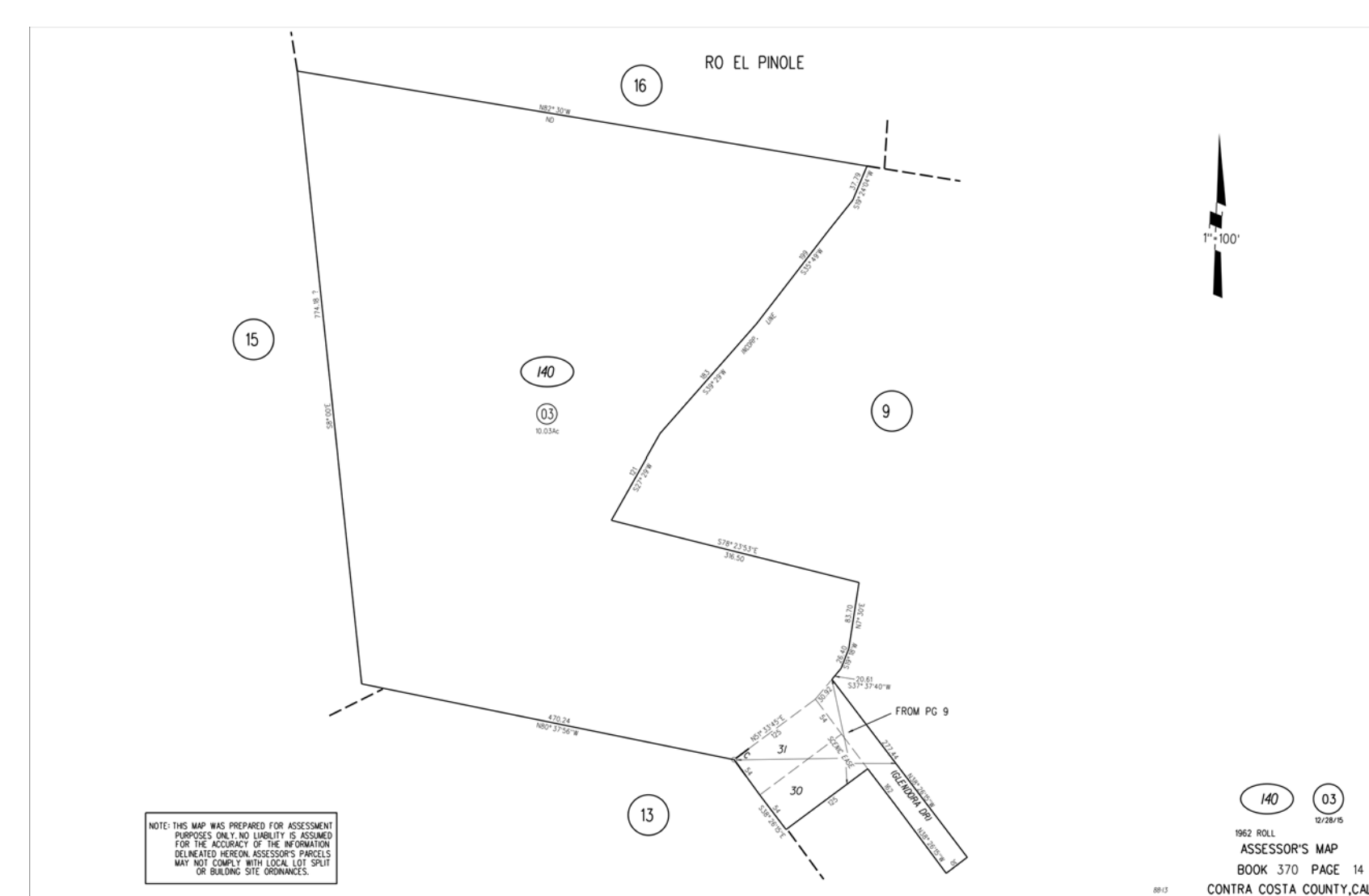
SITE PLAN KEYNOTE

- 1 (N) 2ND-FLOOR RESIDENCE
- 2 (N) GATE
- 3 (N) ELECTRIC METER AND 200 AMPS MAIN PANEL
- 4 (N) WATER METER
- 5 DRIVEWAY
- 6 (N) RETAINING WALL
- 7 (N) SEWER LINE
- 8 (N)Water Pump
- 9 (N)Water Supply Tank
- 10 (E)Public Sanitary Sewer Line
- 11 (E)Public Water Line
- 12 Distance Line From Existing Fire Hydrant To The New House Is 552 Feet.
- 13 (N)Fence

DEFERRED SUBMITTALS

PV SYSTEM WILL BE UNDER A SEPARATE PERMIT
FIRE SPRINKLER SYSTEM PLAN

PARCEL MAP



Contra Costa County Fire Protection District

Fire Flow Test Results Date: 1/12/24

TO: PROPERTY OWNER SITE: 140 GLENDORA DR MARTINEZ

FROM: DIAZJOEL@LIVE.COM X-RT: SERRANO ST

ATTN: DIAZJOEL@LIVE.COM CCCCPO NO.: 2024-02128

STATIC 42 RESIDUAL 27 GPM 1149 MAIN SIZE WATER DISTRICT

HYDRANT ELEVATION @ 1330 THIS DATA IS FOR NFPA 130 SYSTEMS ONLY.

Conducted on: 1/12/24 at 1330 hours

If you have any questions, please contact the undersigned.

Joe Burgueno 2024-01-31 01:54:49PM Signature: JOE BURGUEÑO (925) 941-3300

NOTE: Contact the local water district for detector, check valve and backflow prevention requirements. All such devices shall be shown on underground plans and included in sprinkler calculations. All sprinkler calculations shall be shown in the HASS format or similar.

1405 Port Chicago Highway • Concord, California 94520 • Telephone: (925) 941-3300 • Fax: (925) 941-3309
 Head Office • Telephone: (925) 941-3300 • Fax: (925) 941-3309
 www.cccfd.org

MAIN SEWER ON GLENDORA DR

WWW.CECILIA123.COM
 CHIEF ENGINEER: LEI ZHENG (MASON)
 PHONE: (510) 909-1933
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DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY. IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

140 GLENDORA DR, MARTINEZ, CA 94553

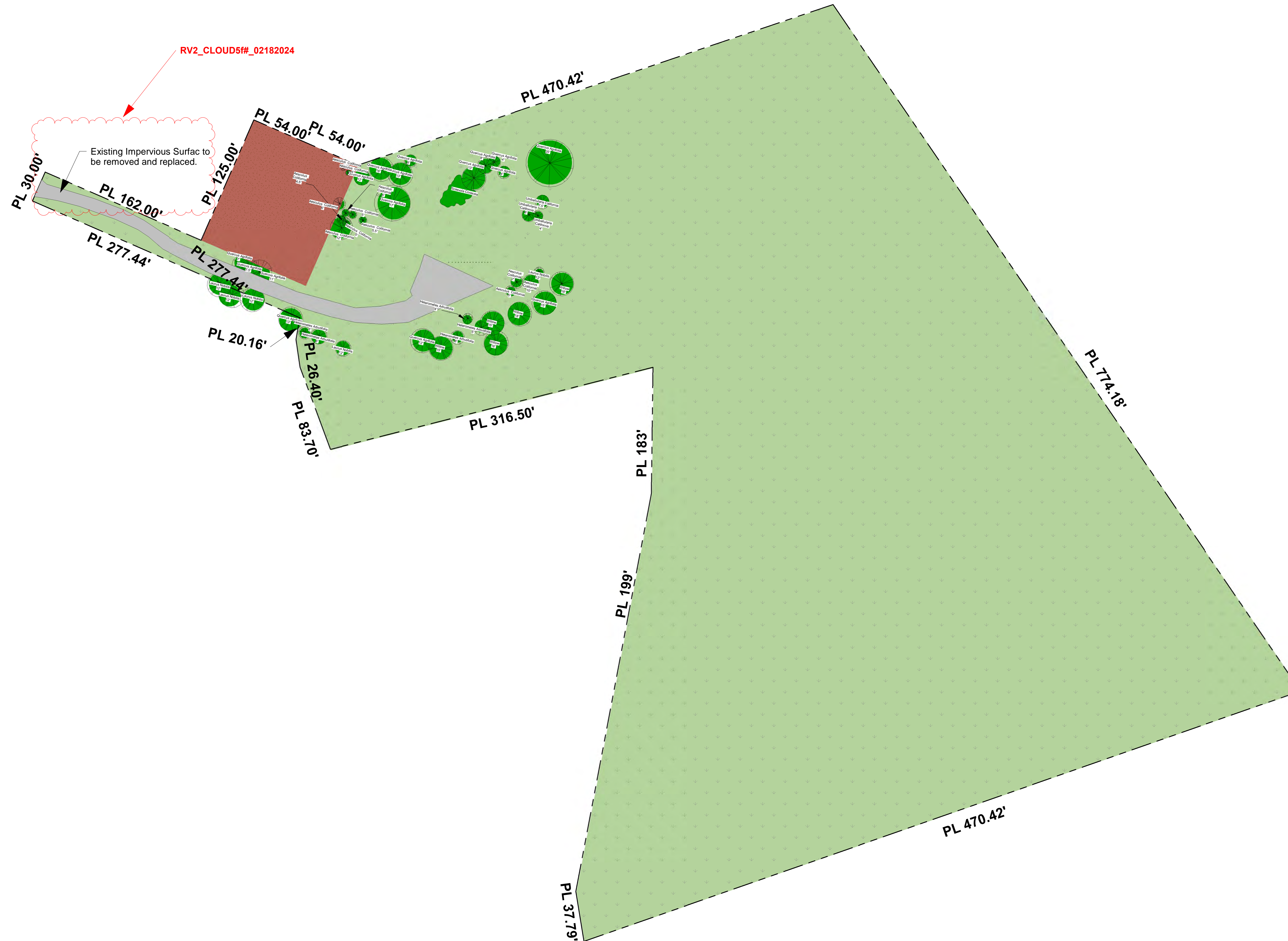
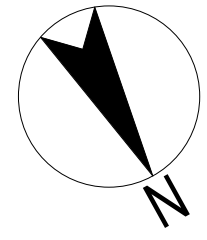
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
2	2ND PLAN CHECK	01/10/2024

Jurisdiction:

Licenser:

SHEET TITLE:
COVER PAGE

SHEET NUMBER:
A0



0 25' 50' 100'
SCALE: 1" = 50'-0"

EXISTING SITE PLAN 1" = 50'-0" 1



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94553

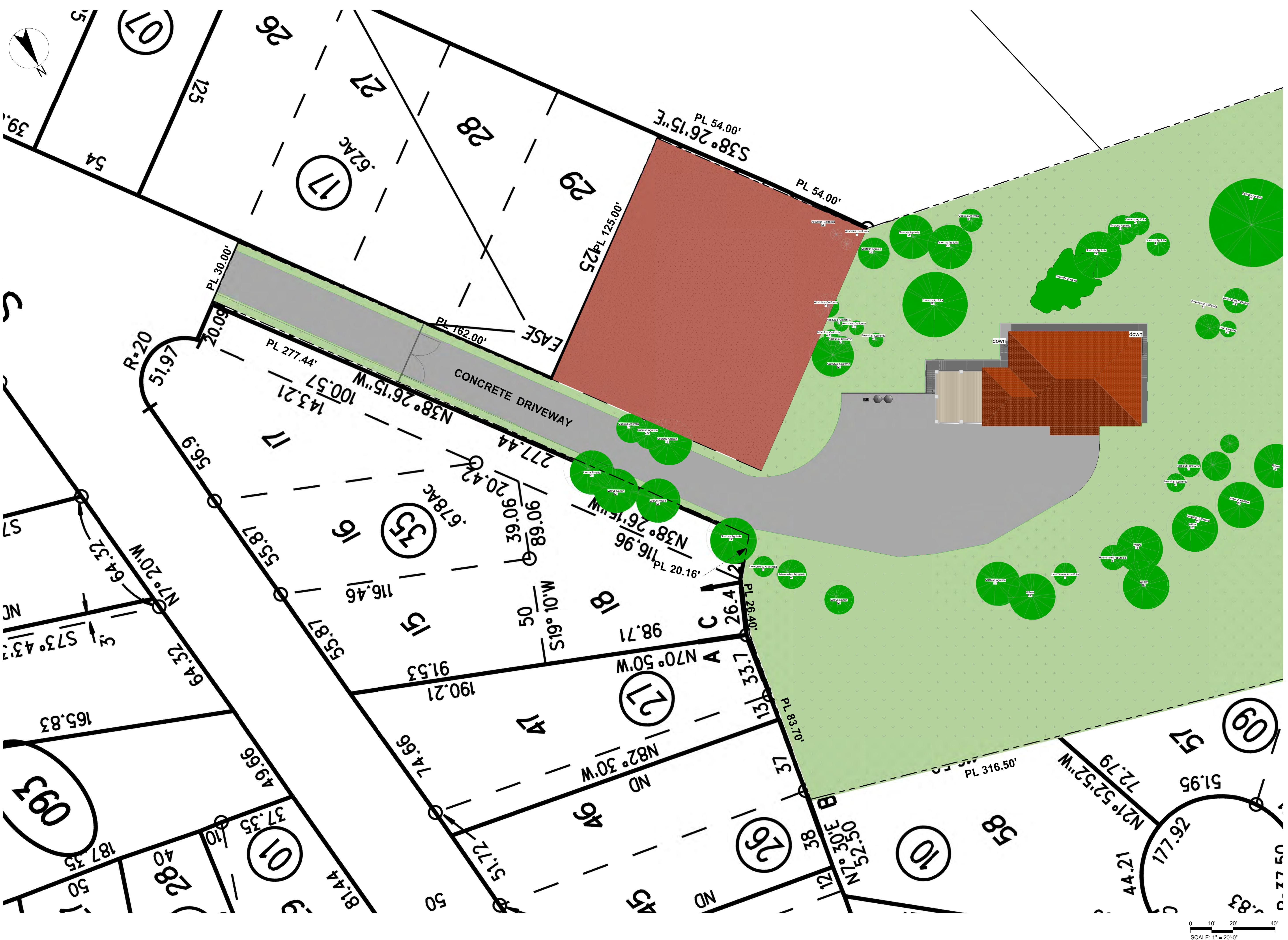
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
2	2ND PLAN CHECK	01/10/2024

Jurisdiction:



SHEET TITLE:
EXISTING SITE PLAN

SHEET NUMBER:
A0.1



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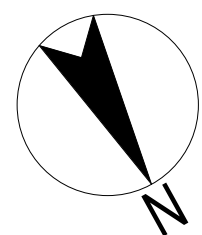
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
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Jurisdiction:



SHEET TITLE:
DEVELOPMENT PLAN

SHEET NUMBER:
A0.2



NOTES

1. THE NEW HOUSE IS BUILT NEXT TO AN EXISTING ROAD WITH MINIMAL CHANGE TO THE TOPOGRAPHY.
2. PROVIDE AN ADEQUATE AREA IN FRONT OF THE HOUSE FOR TRAFFIC.
3. THE SECOND FLOOR HAS A PROTRUSION BEHIND THE FIRST FLOOR THAT SITS ON THE HILLSIDE.



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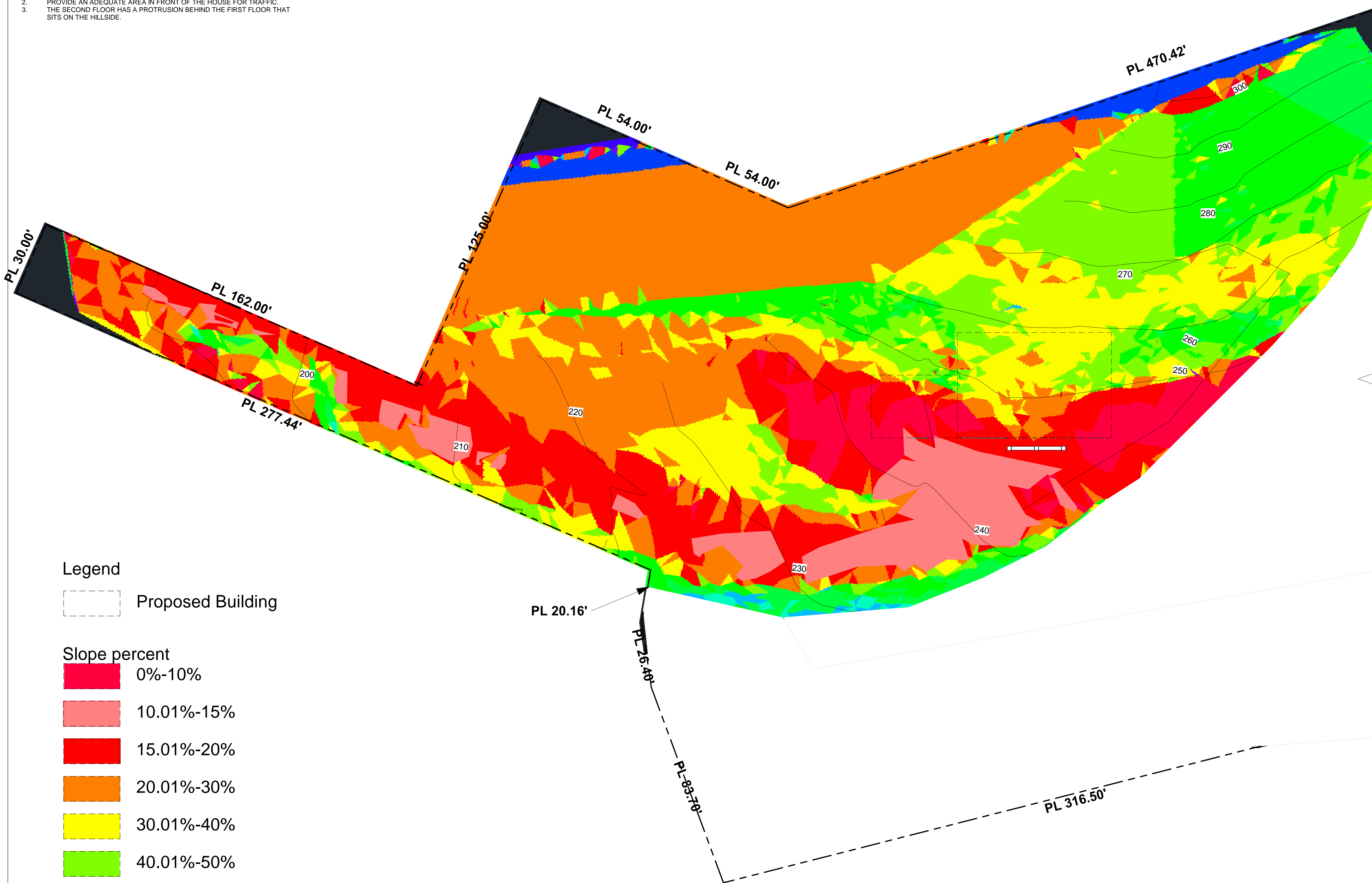
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	08/16/23
1	1ST PLAN CHECK	09/27/2023
2	2ND PLAN CHECK	01/10/2024

Jurisdiction:



SHEET TITLE:
SLOPE AND HAZARD AREA MAP

SHEET NUMBER:
A0.3



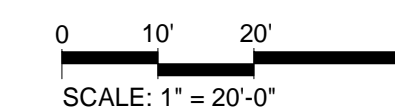
Legend

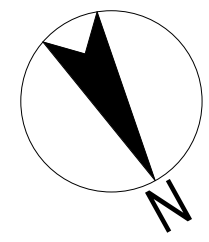
Proposed Building

Slope percent

- 0%-10%
- 10.01%-15%
- 15.01%-20%
- 20.01%-30%
- 30.01%-40%
- 40.01%-50%
- Others >50%

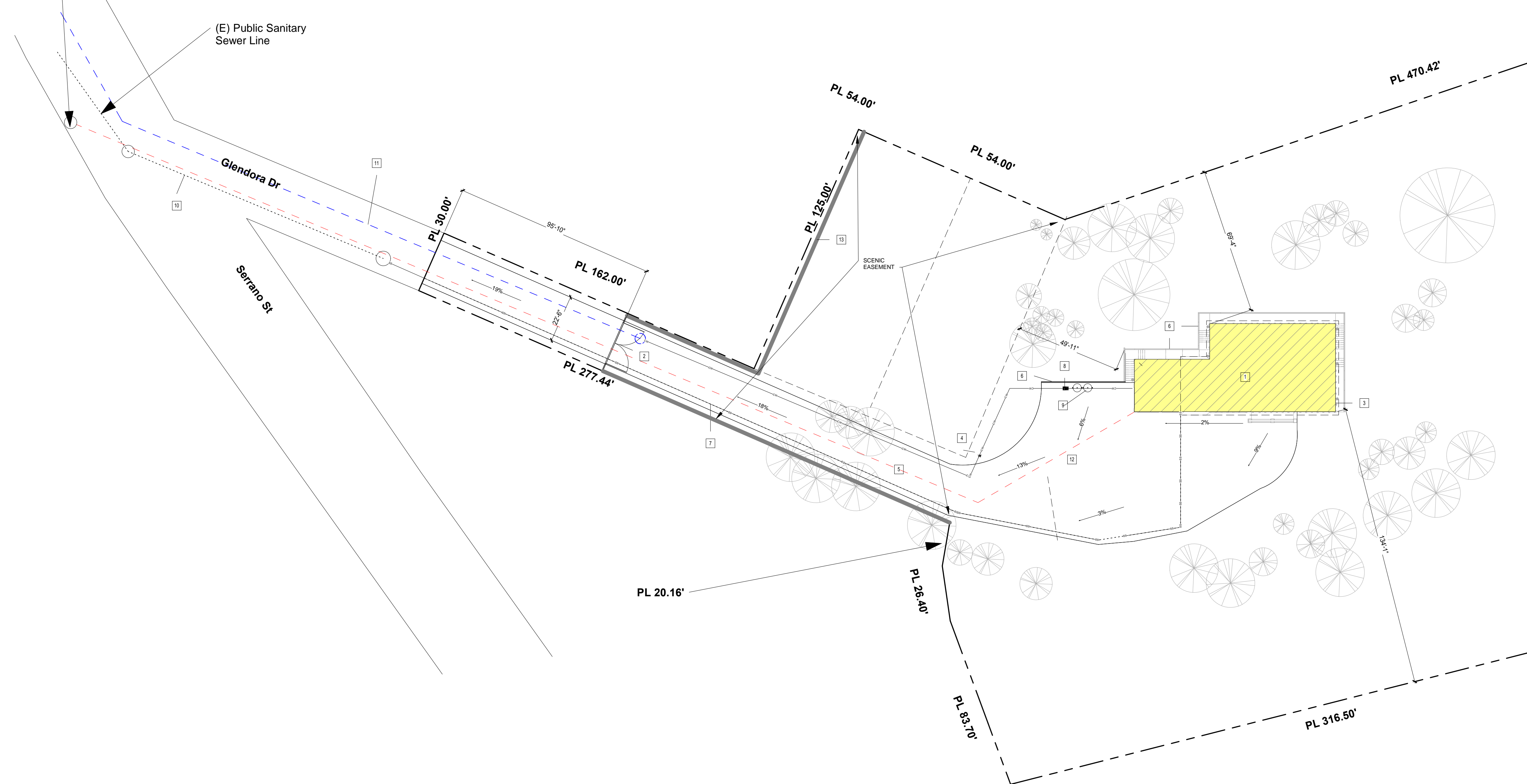
SLOPE AND HAZARD AREA MAP 1" = 20'-0" **1**





(E) Fire Hydrant 552 feet from new house. The fire flow is 1149 GPM by fire protection district.

(E) Public Sanitary Sewer Line



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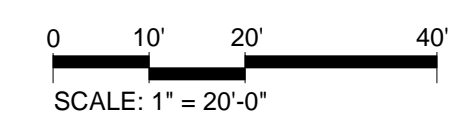


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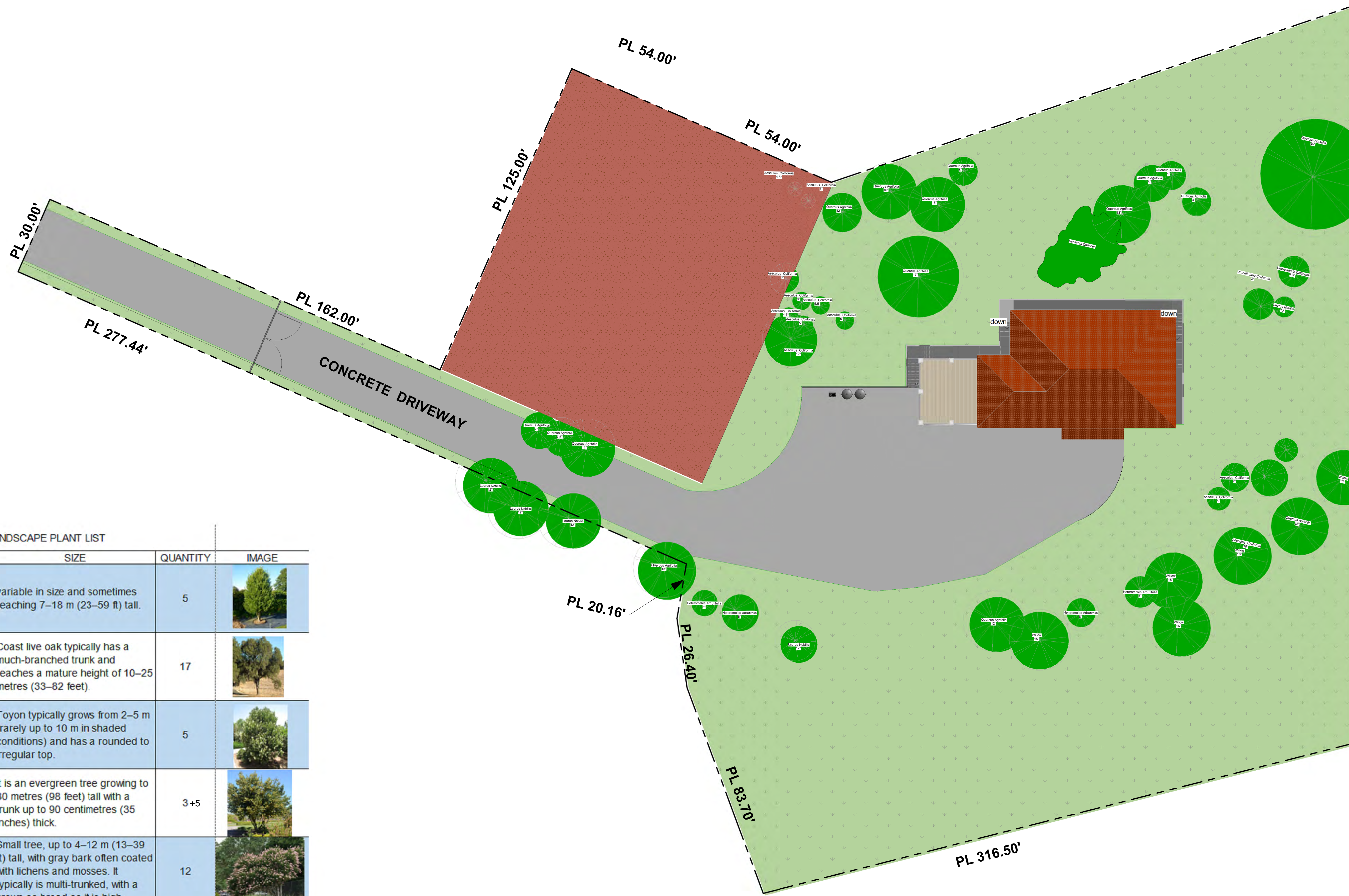
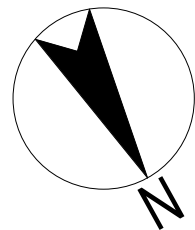
**PARTIAL SITE
 PLAN**

SHEET NUMBER:

A1

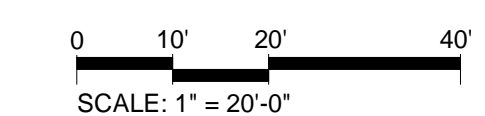


PARTIAL SITE PLAN 1" = 30'-0" 1



LANDSCAPE PLANT LIST

ITEM	NAME	SIZE	QUANTITY	IMAGE
1	Laurus Nobilis	variable in size and sometimes reaching 7-18 m (23-59 ft) tall.	5	
2	Quercus Agrifolia	Coast live oak typically has a much-branched trunk and reaches a mature height of 10-25 metres (33-82 feet).	17	
3	Heteromeles Arbutifolia	Toyon typically grows from 2-5 m (rarely up to 10 m in shaded conditions) and has a rounded to irregular top.	5	
4	Umbellularia California	It is an evergreen tree growing to 30 metres (98 feet) tall with a trunk up to 90 centimetres (35 inches) thick.	3+5	
5	Aesculus Coliformia	Small tree, up to 4-12 m (13-39 ft) tall, with gray bark often coated with lichens and mosses. It typically is multi-trunked, with a crown as broad as it is high.	12	
6	Willow	Willow oak is a medium-sized tree growing to 20-30 meters(65-100 feet) tall (exceptionally to 39m, 128ft), with a trunk up to 1-1.5m (3-5ft) in diameter.	5	
7	Scaevola Coriacea			



LANDSCAPE 1" = 20'-0" 1



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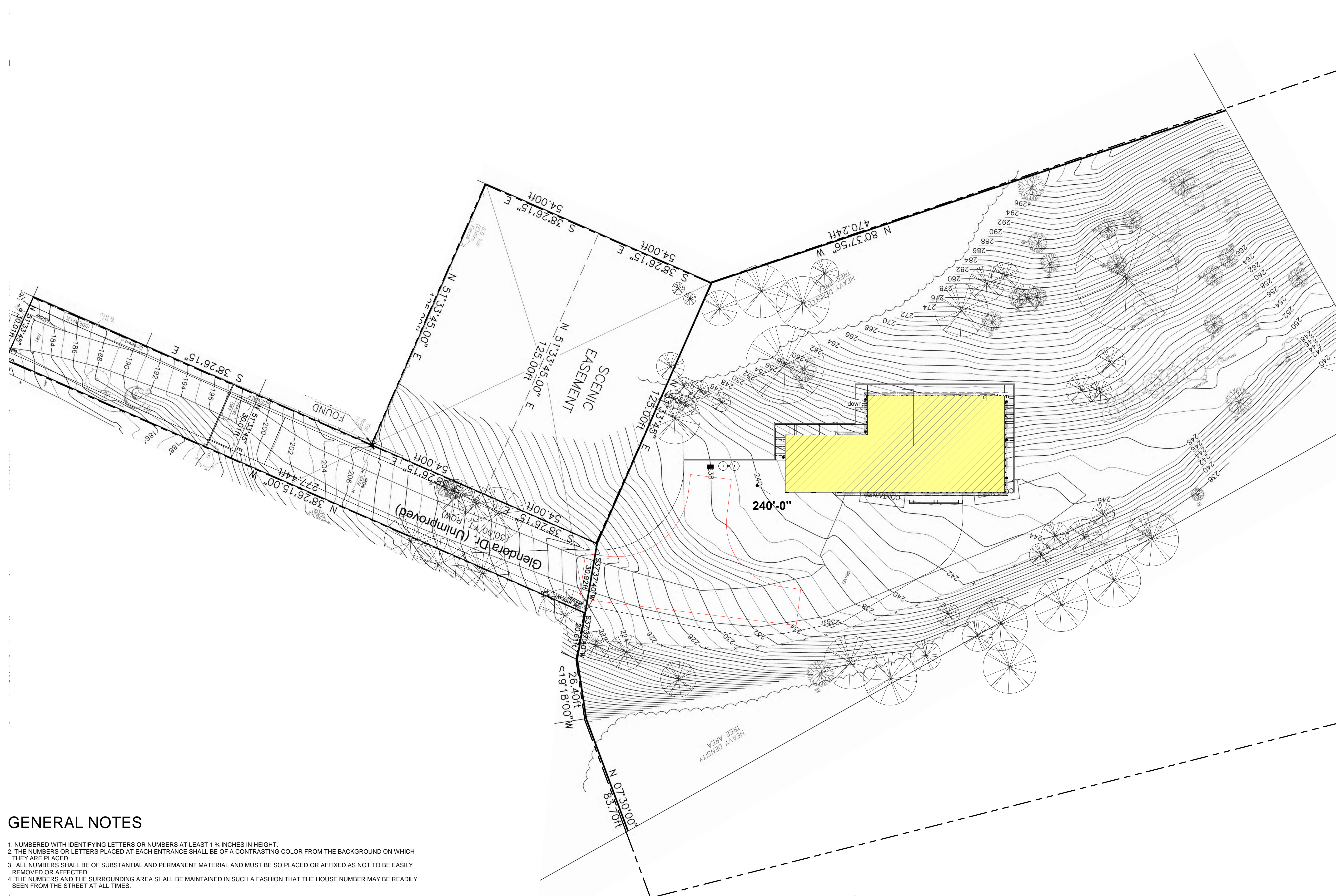
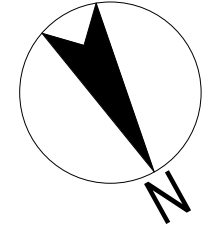
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Jurisdiction:



SHEET TITLE:
**PARTIAL
 LANDSCAPE**

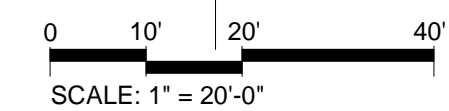
SHEET NUMBER:
A1.1



GENERAL NOTES

1. NUMBERED WITH IDENTIFYING LETTERS OR NUMBERS AT LEAST 1/8" INCHES IN HEIGHT.
2. THE NUMBERS OR LETTERS PLACED AT EACH ENTRANCE SHALL BE OF A CONTRASTING COLOR FROM THE BACKGROUND ON WHICH THEY ARE PLACED.
3. ALL NUMBERS SHALL BE OF SUBSTANTIAL AND PERMANENT MATERIAL AND MUST BE SO PLACED OR AFFIXED AS NOT TO BE EASILY REMOVED OR AFFECTED.
4. THE NUMBERS AND THE SURROUNDING AREA SHALL BE MAINTAINED IN SUCH A FASHION THAT THE HOUSE NUMBER MAY BE READILY SEEN FROM THE STREET AT ALL TIMES.

TOPOGRAPHY SITE PLAN 1" = 20'-0" 1



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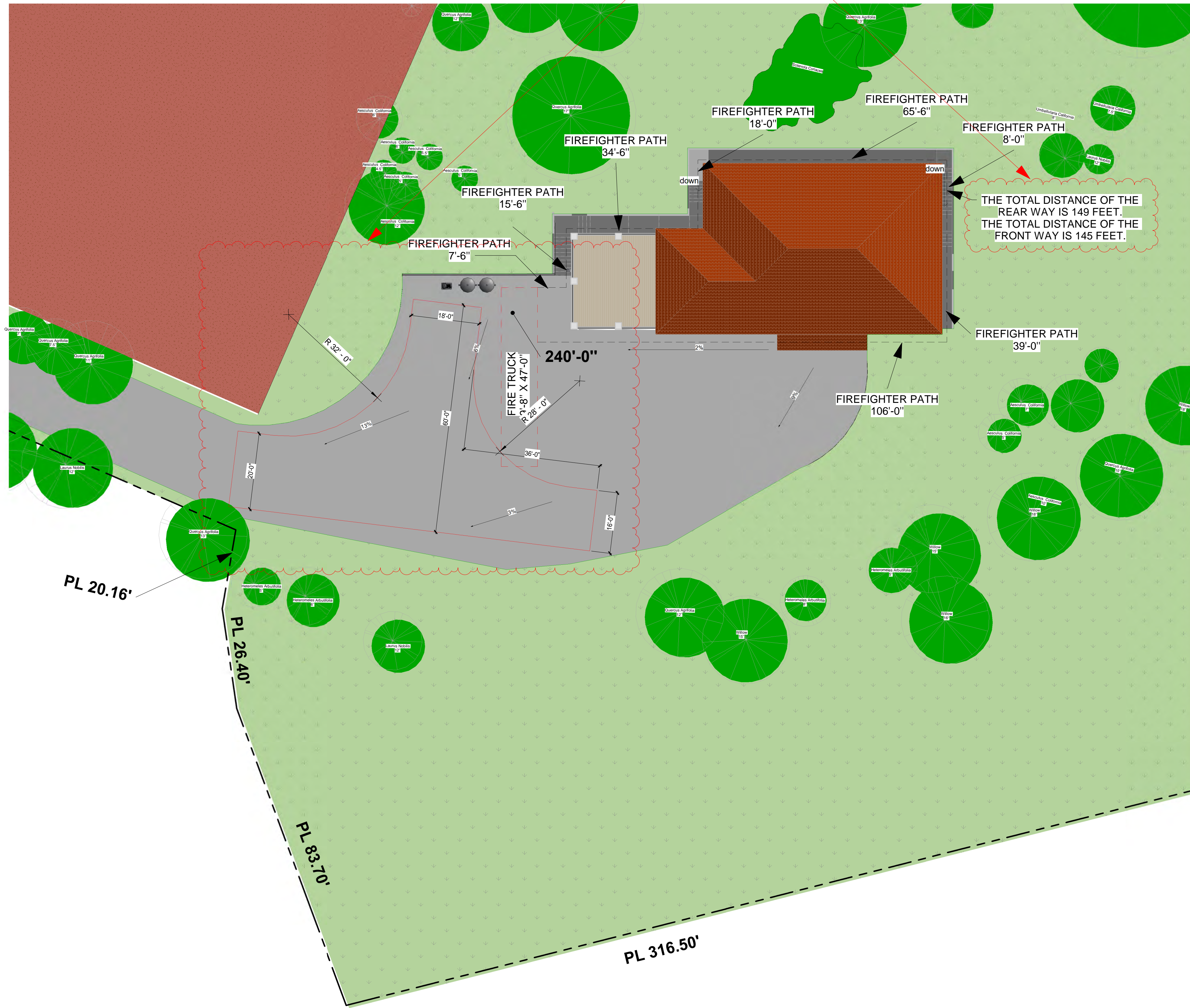
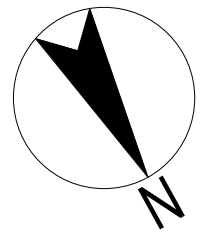
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Jurisdiction:



SHEET TITLE:
**TOPOGRAPHY
 SITE PLAN**

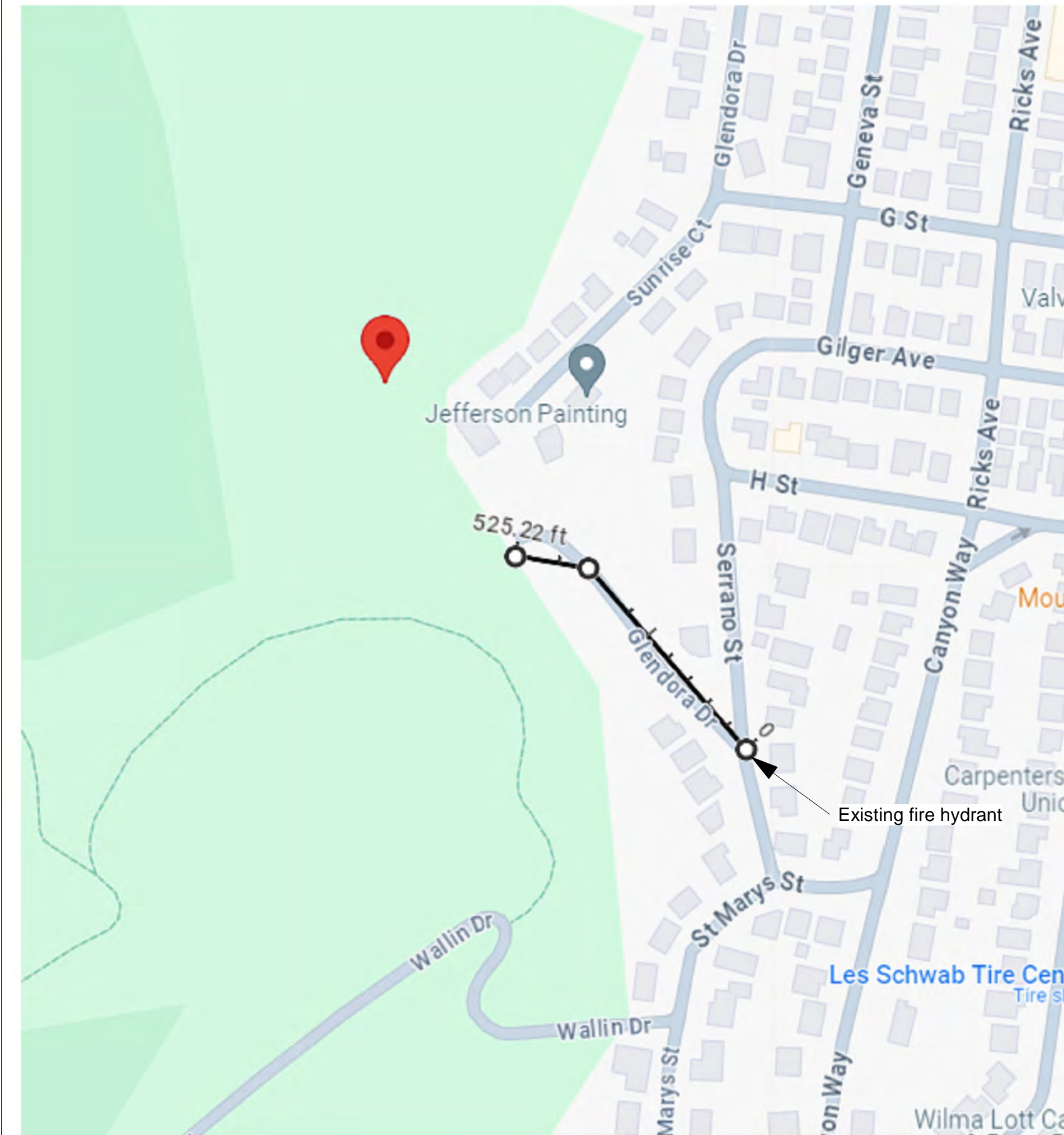
SHEET NUMBER:
A1.2



- RV2_CLOUD2#_02182024
- GRADES EXCEEDING 16% SHALL BE CONSTRUCTED OF GROOVED CONCRETE PER THE FIRE DISTRICT STANDARD. (503)CFC
 - ACCESS ROADWAYS OF LESS THAN 28-FEET UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH THE WORDS: NO PARKING-FIRE LANE CLEARLY MARKED. ACCESS ROADWAYS OF 28 FEET OR GREATER, BUT LESS THAN 36-FEET UNOBSTRUCTED WIDTH SHALL HAVE NO PARKING-FIRE LANE SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH THE WORDS NO PARKING-FIRE LANE CLEARLY MARKED. (22500.1)CVC, (503.3) CFC
 - THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 875 GPM. REQUIRED FLOW MUST BE DELIVERED FROM NOT MORE THAN 1 HYDRANT FLOWING FOR A DURATION OF 120 MINUTES WHILE MAINTAINING 20-POUNDS RESIDUAL PRESSURE IN THE MAIN. (507.1), (B105) CFC
 - THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION AS SET FORTH IN THE CALIFORNIA FIRE CODE. (507.1) CFC.
 - EMERGENCY APPARATUS ACCESS ROADWAYS AND HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE. (501.4) CFC
 - A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 37 TONS.
 - FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS SHALL NOT BE LOCATED ON THE SITE WITHOUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT. (3401.4) CFC
 - THE OWNER SHALL CUT DOWN AND REMOVE ALL WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY. (304.1.2) CFC
 - PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE BUILDING OR INSTALLATION OF THE SYSTEMS TO ENSURE COMPLIANCE WITH MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFETY. PLAN REVIEW AND INSPECTION FEES SHALL BE SUBMITTED AT THE TIME OF PLAN REVIEW SUBMITTAL. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-9413300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.
 - STRIPING AND SIGNAGE PLAN TO INCLUDE 'NO PARKING-FIRE LANE' MARKINGS.
- RV2_CLOUD1#_02182024
- THE TOTAL DISTANCE OF THE REAR WAY IS 149 FEET.
THE TOTAL DISTANCE OF THE FRONT WAY IS 145 FEET.

FIRE PROTECTION NOTES

DISTANCE TO THE CLOSEST EXISTING FIRE HYDEANT



NOTE: THE DISTANCE TO THE CLOSEST EXISTING FIRE HYDRANT IS 525 FEET.



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SHEET TITLE:
**FIRE DESIGN
PLAN**

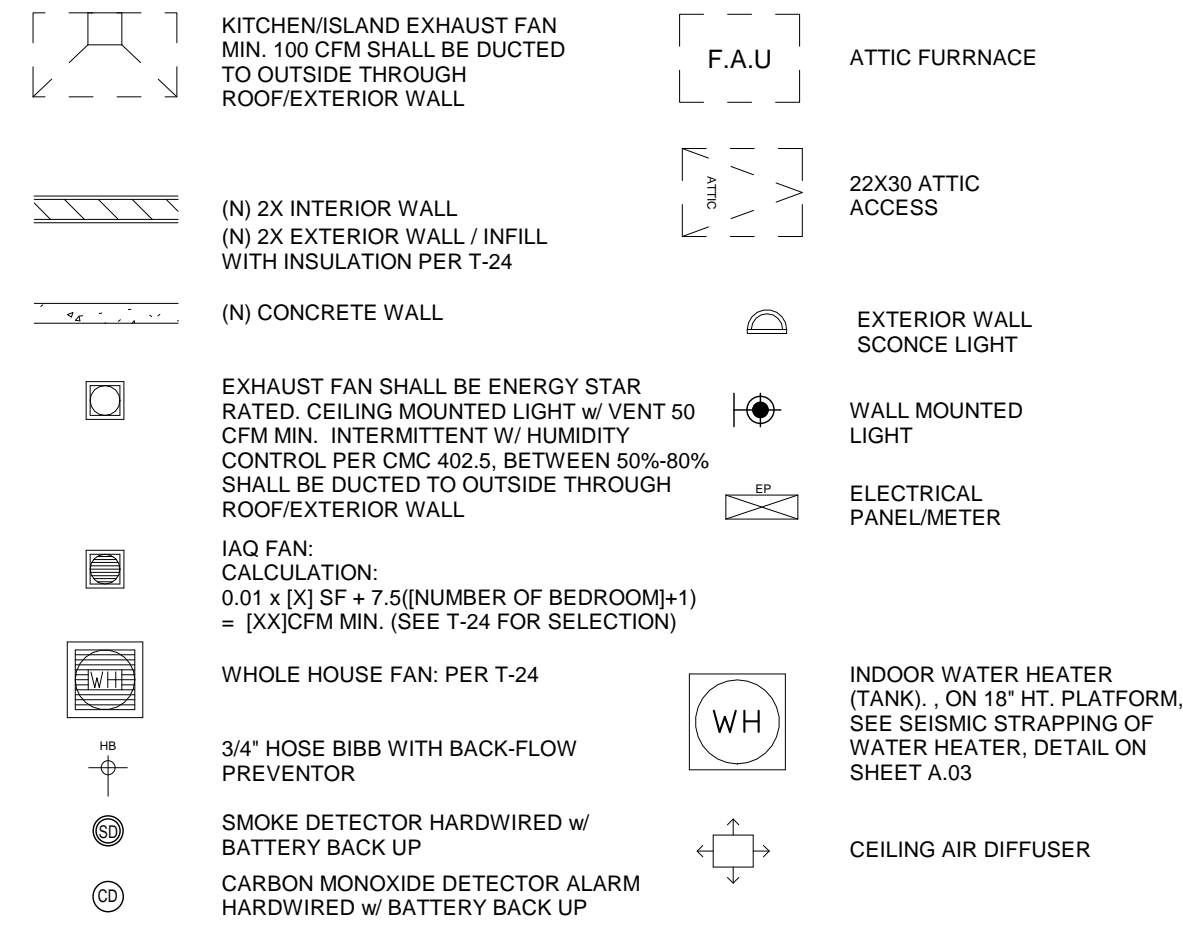
SHEET NUMBER:
A1.3

FLOOR PLAN NOTES

- VERIFY ALL APPLIANCE EQUIPMENT AND FIXTURE DIMENSIONS AND INSTALLATION REQUIREMENTS PRIOR TO CASEWORK FABRICATION INSTALLATION.
- FINISH END WALLS OF CABINETS FLANKING OPENING TO MATCH CABINET FACE. PRIME & PAINT EXPOSED GYP. BD. WALL TO MATCH WALLS. INSTALL MATCHING BASE BD.
- EXTEND FLOORING UNDER APPLIANCES RESTING ON FLOOR.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
- OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4" FROM PERPENDICULAR WALL, UNO.
- CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH.
- SMOKE DETECTORS WILL BE PROVIDED PER CHAPTER 3 CRC. THE SMOKE DETECTOR WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, HALLWAYS OUTSIDE BEDROOMS, AND ON EACH STORY. SMOKE DETECTOR ALARM SOUND MUST BE AUDIBLE IN SLEEPING AREAS WHICH MAY REQUIRE INTERCONNECTED SMOKE DETECTORS WITHIN THE UNIT. SEE UTILITY PLANS FOR LOCATIONS. INSTALL AND LOCATE PER MFR. LISTED REQUIREMENTS.
- PROVIDE CARBON MONOXIDE DETECTOR ALARMS ON CEILINGS OR WALLS OUTSIDE SLEEPING ROOMS PER CHAPTER 3 CRC.
- BATHROOM FANS MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING
- ALL NEW WINDOWS TO BE DUAL PANES TO MEET CURRENT ENERGY STANDARD REQUIREMENTS.
- USE 2x6 STUDS FOR PLUMBING WALL IF NECESSARY.
- PROVIDE BACKING FOR ALL ACCESSORIES, FIXTURES AND WINDOW COVERINGS.
- NO HEATING, COOLING, OR INSULATION IN GARAGE.
- PROVIDE TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER OVER ALL WOOD BASE SHEATHING AT EXTERIOR WALLS.
- A MINIMUM 26 GAUGE, CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL FLANGE OF 3/4 INCHES SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREED SHALL BE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC 7103.7.2.1)
- ACCESS TO ATTIC FURNACE MUST BE WITHIN 20' OF UNIT AND SHALL HAVE A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE. A SWITCH CONTROL IS ALSO REQUIRED (CMC 304.4.1)
- PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED AT OUTDOORS, IN BATHROOM, AT COUNTER TOP SURFACES AND GARAGES. (CEC2108(a))
- PROVIDE GFCI RECEPTACLES AT BATHROOMS, KITCHEN COUNTERTOP SURFACES, LAUNDRY / WET BAR AREA WITHIN 6FT FROM EDGE OF THE SINKS (CEC 210-9)

NOTE:
FACTORY - BUILT FIREPLACES CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS

FLOOR PLAN LEGEND



WHOLE HOUSE FAN SPEC. (PER T-24)

Air Vent 3,500 CFM Whole House Fan 24" Direct Drive
Model Number WH524ML1, Message "SCL-1475882"

FINAL PRICE: **\$216.95**

Not sure what to buy? Check out our buying guide.

Specification	Value
Brand Name	Home Depot
Color/Finish	White
Material	Aluminum
Mounting Style	Direct Drive
Capacity	3500 CFM
Warranty	1 Year
Weight	15.5 lbs
Dimensions	24" x 24" x 10"
Installation	See Instructions
Energy Star	Yes
Smart Home	No
Remote Control	No
Programmable	No
Timer	No
Speed Settings	3
Quiet Mode	Yes
Filter	None
Accessories	None

FLOOR PLAN KEYNOTES

- (N) MAIN ELECTRICAL PANEL, DUAL-METERS 200AMP
- (N) ADU ELECTRICAL SUB-PANEL 100AMP
- (N) WATER HEATER ON 18" HT. PLATFORM. SEE SEISMIC STRAPPING OF WATER HEATER, DETAIL ON SHEET A.03
- (N) 22X30 ATTIC ACCESS
- (N) LANDING, 1 1/2" BELOW THRESHOLD MINIMUM 30" IN DEPTH, MIN. 2% SLOPE AWAY FROM BUILDING.
- MIN. 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATIONS AND APPROVED BY THE BUILDING OFFICIAL (EXHAUST THROUGH EXTERIOR WALL/ROOF)
- (N) AC UNIT
- INVERTER AND METERING EQUIPMENT AND PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL. 1-INCH CONDUIT LINE SHALL BE PROVIDED.
- PIPE BOLLARD POST OR OTHER PROTECTIVE MEASURE WHEN APPLIANCES ARE SUBJECT TO DAMAGE; 3" MIN. DIA.
- PHOTOCELL CONTROL / MOTION SENSOR
- 120-V WATERPROOF RECEPTACLE W/COVER
- TEMPERED GLASS
- OBSURED, TEMPERED GLASS
- 5/8" TYPE "X" GYPSUM BOARD ALL WALLS, CEILINGS, BEAMS, POSTS AND COLUMNS, SMOOTH FINISH TYPICAL AT GARAGE
- DOOR BETWEEN GARAGE AND LIVING AREA SHALL BE 20 MIN. RATED 3/8" SOLID CORE WOOD DOOR WITH CLOSER AND LATCHING HARDWARE, SMOKE SEAL @ JAMB, HEAD @ METAL THRESHOLD
- 2" SHOWER CURB
- 8" GARAGE CURB, SEE STRUCTURAL DWGS
- PROVIDE 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING OF ENCLOSED USEABLE SPACE UNDER STAIRS

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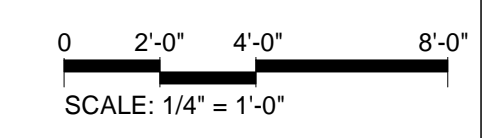
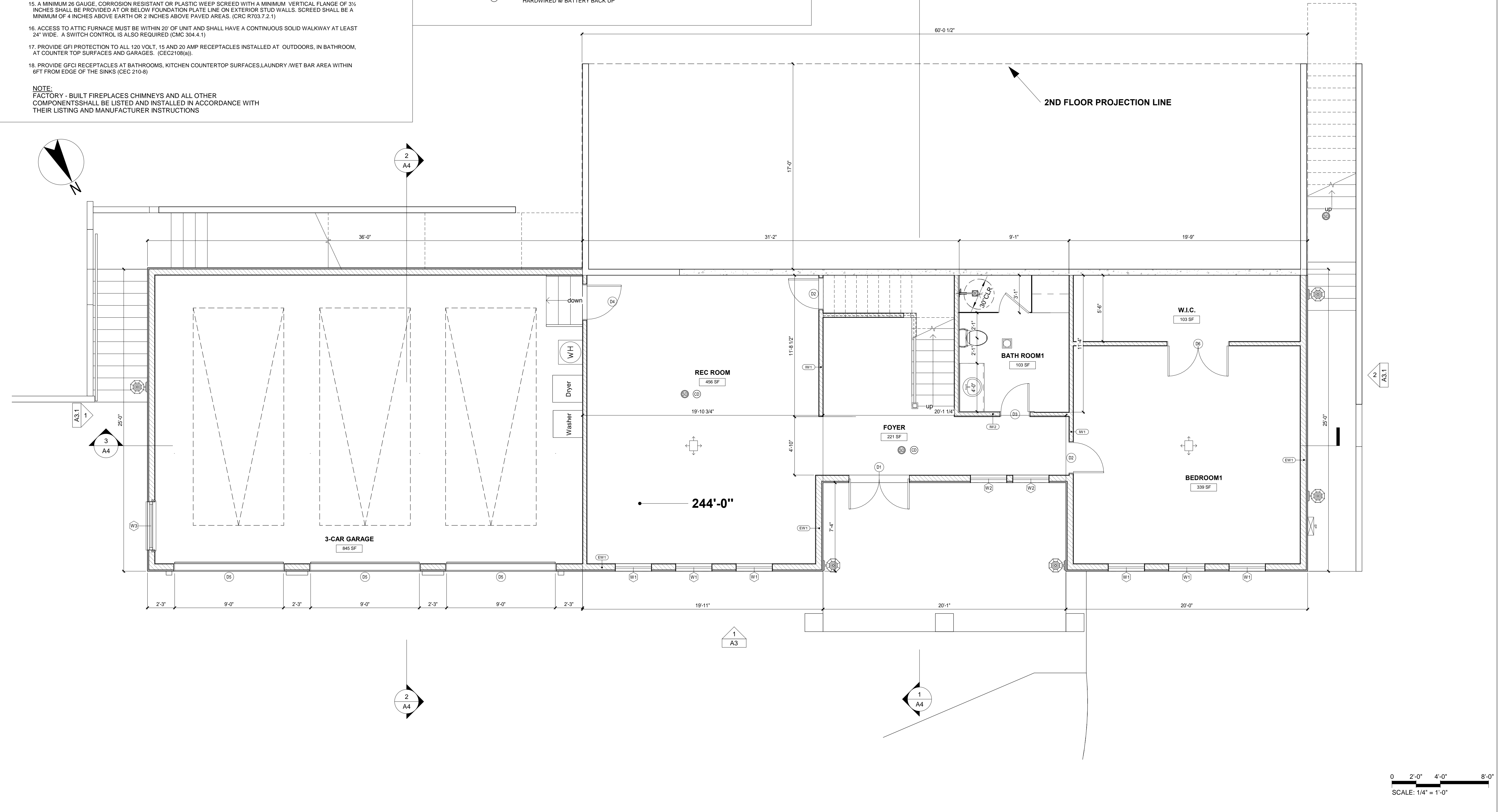
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1	1ST PLAN CHECK	09/27/2023

Jurisdiction:

Licenser:

SHEET TITLE:
1ST FLOOR PLAN

SHEET NUMBER:
A2.0



FLOOR PLAN NOTES

- VERIFY ALL APPLIANCE EQUIPMENT AND FIXTURE DIMENSIONS AND INSTALLATION REQUIREMENTS PRIOR TO CASEWORK FABRICATION INSTALLATION.
- FINISH END WALLS OF CABINETS FLANKING OPENING TO MATCH CABINET FACE. PRIME & PAINT EXPOSED GYP. BD. WALL TO MATCH WALLS. INSTALL MATCHING BASE BD.
- EXTEND FLOORING UNDER APPLIANCES RESTING ON FLOOR.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
- OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4" FROM PERPENDICULAR WALL, UNO.
- CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH.
- SMOKE DETECTORS WILL BE PROVIDED PER CHAPTER 3 CRC. THE SMOKE DETECTOR WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, HALLWAYS OUTSIDE BEDROOMS, AND ON EACH STORY. SMOKE DETECTOR ALARM SOUND MUST BE AUDIBLE IN SLEEPING AREAS WHICH MAY REQUIRE INTERCONNECTED SMOKE DETECTORS WITHIN THE UNIT. SEE UTILITY PLANS FOR LOCATIONS. INSTALL AND LOCATE PER MFG. LISTED REQUIREMENTS.
- PROVIDE CARBON MONOXIDE DETECTOR ALARMS ON CEILINGS OR WALLS OUTSIDE SLEEPING ROOMS PER CHAPTER 3 CRC.
- BATHROOM FANS MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING.
- ALL NEW WINDOWS TO BE DUAL PANES TO MEET CURRENT ENERGY STANDARD REQUIREMENTS.
- USE 2x6 STUDS FOR PLUMBING WALL IF NECESSARY.
- PROVIDE BACKING FOR ALL ACCESSORIES, FIXTURES AND WINDOW COVERINGS.
- NO HEATING, COOLING, OR INSULATION IN GARAGE.
- PROVIDE TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER OVER ALL WOOD BASE SHEATHING AT EXTERIOR WALLS.
- A MINIMUM 26 GAUGE, CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL FLANGE OF 3/4 INCHES SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREED SHALL BE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1)
- ACCESS TO ATTIC FURNACE MUST BE WITHIN 20' OF UNIT AND SHALL HAVE A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE. A SWITCH CONTROL IS ALSO REQUIRED (CMC 304.4.1)
- PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED AT OUTDOORS, IN BATHROOM, AT COUNTER TOP SURFACES AND GARAGES. (CEC2108(a))
- PROVIDE GFCI RECEPTACLES AT BATHROOMS, KITCHEN COUNTERTOP SURFACES/LAUNDRY /WET BAR AREA WITHIN 6FT FROM EDGE OF THE SINKS (CEC 210-8)

FLOOR PLAN KEYNOTES

- (N) MAIN ELECTRICAL PANEL, DUAL-METERS 200AMP
- (N) ADU ELECTRICAL SUB-PANEL 100AMP
- (N) WATER HEATER ON 18" HT. PLATFORM; SEE SEISMIC STRAPPING OF WATER HEATER, DETAIL ON SHEET A.03
- (N) 22X30 ATTIC ACCESS
- (N) LANDING, 1 1/2" BELOW THRESHOLD MINIMUM 36" IN DEPTH. MIN. 2% SLOPE AWAY FROM BUILDING.
- MIN. 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATIONS AND APPROVED BY THE BUILDING OFFICIAL (EXHAUST THROUGH EXTERIOR WALL/ROOF)
- (N) AC UNIT
- INVERTER AND METERING EQUIPMENT AND PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL. 1-INCH CONDUIT LINE SHALL BE PROVIDED.
- PIPE BOLLARD POST OR OTHER PROTECTIVE MEASURE WHEN APPLIANCES ARE SUBJECT TO DAMAGE; 3" MIN. DIA.
- PHOTOCELL CONTROL / MOTION SENSOR
- 120-V WATERPROOF RECEPTACLE W/COVER
- TEMPERED GLASS
- OBSCURED,TEMPERED GLASS
- 5/8" TYPE "X" GYPSUM BOARD ALL WALLS, CEILINGS, BEAMS, POSTS AND COLUMNS, SMOOTH FINISH TYPICAL AT GARAGE
- DOOR BETWEEN GARAGE AND LIVING AREA SHALL BE 20 MIN. RATED 3/8" SOLID CORE WOOD DOOR WITH CLOSERS AND LATCHING HARDWARE, SMOKE SEAL @ JAMB, HEAD @ METAL THRESHOLD
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FLOOR PLAN LEGEND

- KITCHEN/ISLAND EXHAUST FAN MIN. 100 CFM SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL
- (N) 2X INTERIOR WALL / INFILL WITH INSULATION PER T-24
- (N) CONCRETE WALL
- EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT w/ HUMIDITY CONTROL PER CMC 402.5. BETWEEN 50%-80% SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL
- IAQ FAN: CALCULATION: 0.01 x [X] SF + 7.5([NUMBER OF BEDROOM+1]) = [XX]CFM MIN. (SEE T-24 FOR SELECTION)
- F.A.U. ATTIC FURNACE
- 22X30 ATTIC ACCESS
- WHOLE HOUSE FAN: PER T-24
- 3/4" HOSE BIBB WITH BACK-FLOW PREVENTOR
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP
- CARBON MONOXIDE DETECTOR ALARM HARDWIRED w/ BATTERY BACK UP
- CEILING AIR DIFFUSER



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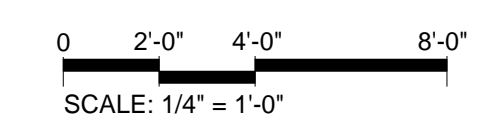
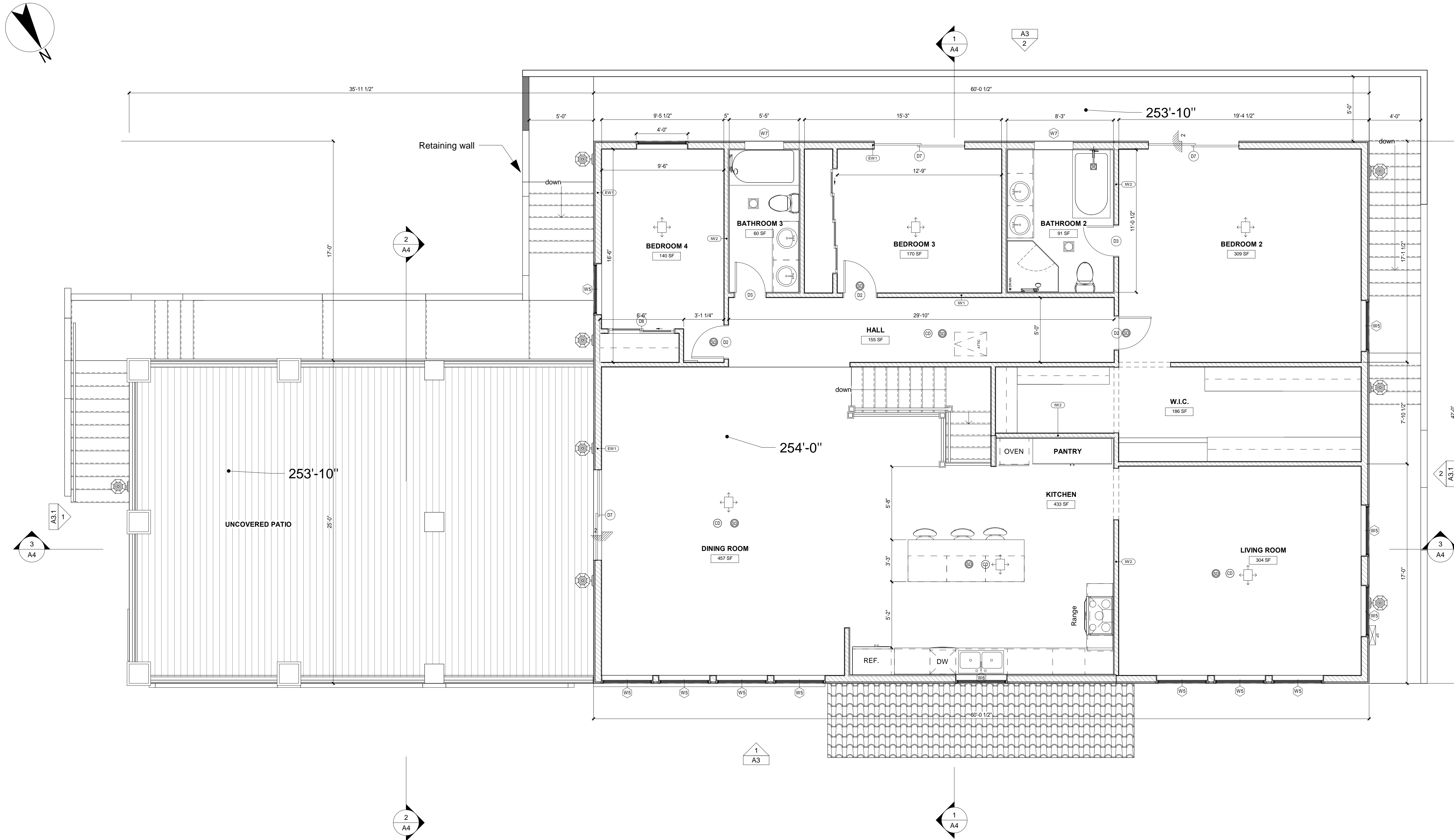
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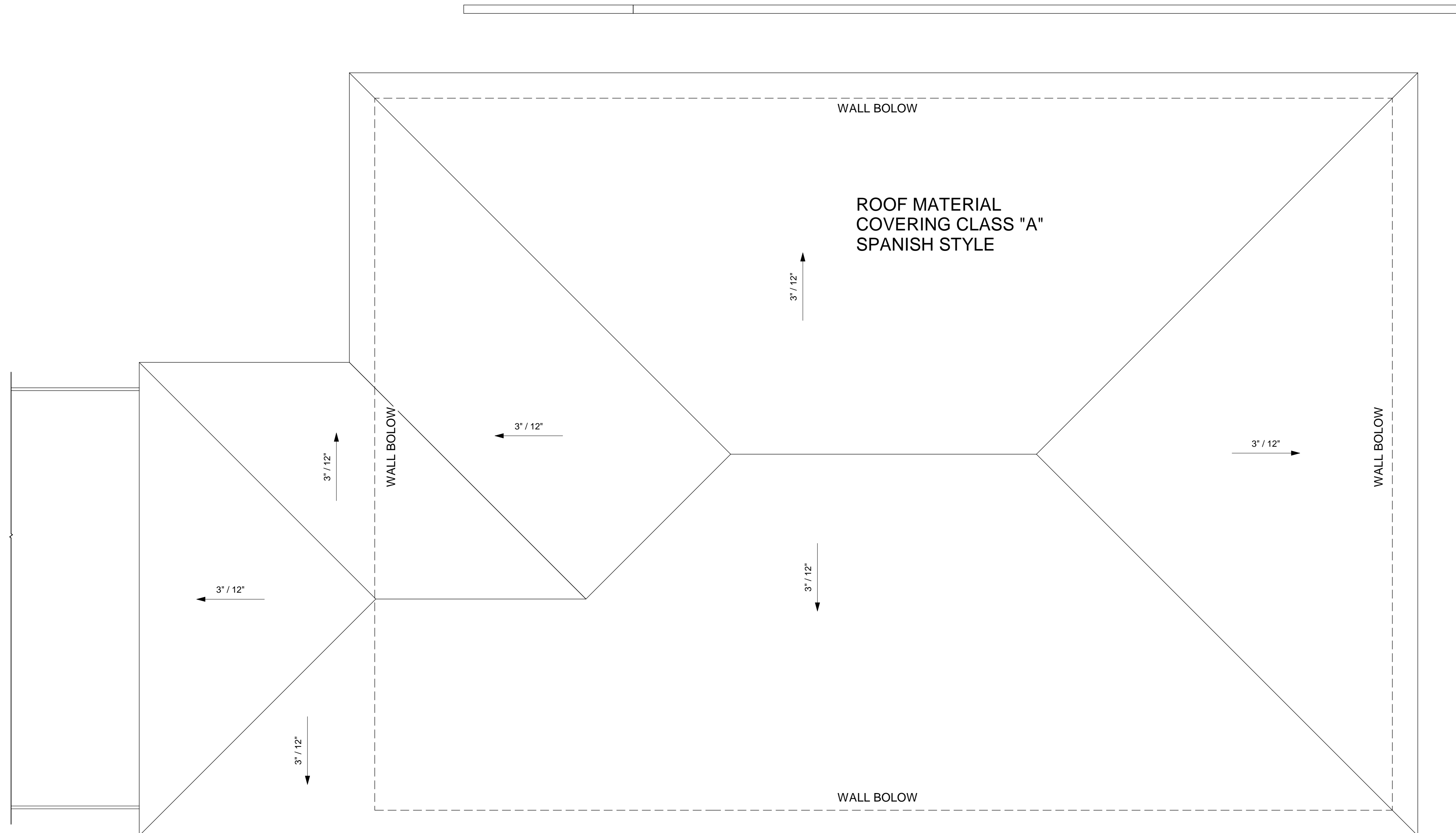
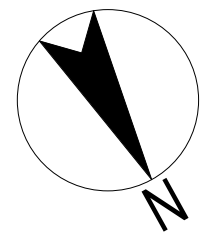
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SHEET TITLE:
2ND FLOOR PLAN

SHEET NUMBER:
A2.1





0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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

ROOF VENTILATION NOTES: (CRC R806)

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE AT LEAST DIM. OF 1/16" MIN. AND 1/4" MAX. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED W/ CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIM. OF 1/16" MIN. AND 1/4" MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQTS. OF CRC R802.7. REQUIRED VENTILATING OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 IF ONE OR MORE OF THE FOLLOWING ARE MET: 1. IN CLIMATE ZONES 14 & 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. 2. AT LEAST 40% AND MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST OF THE SPACE SHALL BE PERMITTED.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHTG. AND AT THE LOCATION OF THE VENT.
- VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MFG.'S INSTALLATION INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE W/ THE REQTS. OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE W/ THE REQTS. OF SECTION R703.1.
- UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBER/RAFTERS) AND THE STRUCTURAL ROOF SHTG. AT THE TOP OF THE ROOF FRAMING MEMBER/RAFTERS) SHALL BE PERMITTED IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
 - NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MIN. 1/4" VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHTG.
 - IN CALIFORNIA CLIMATE ZONES 14 & 16, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT W/ THE UNDERSIDE OF THE INSULATION (SEE TITLE 24, PART 6, FIG. 100.1-A)
 - EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHTG. (NO INSULATION SHALL BE REQD. WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONT. UNDERLAYMENT IS INSTALLED. A CONT. LAYER SHALL BE CONSIDERED TO EXIST IF SHTG., ROOFING PAPER OR ANY CONT. LAYER WHICH HAS A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.);
 - AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT W/ THE UNDERSIDE OF THE STRUCTURAL ROOF SHTG.
 - AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHTG., RIDGE BOARD OR SHEET INSULATION W/ AN-R-VALUE OR R-4 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHTG. FOR CONDENSATION CONTROL.
 - AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT W/ THE UNDERSIDE OF THE STRUCTURAL ROOF SHTG. FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
 - WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONT. LAYER.

ROOF PLAN GENERAL NOTES

- ROOF MATERIAL COVERING CLASS "A" ASPHALT SHINGLES BY CERTAINTEE ICC-ESR# 3537. COLOR & PER THE INSTALLATION OF ROOF COVERING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CHIMNEY TO BE 2FT ABOVE ROOF WITHIN 10'-0" WITH SPARK ARRESTOR AND SHROUD 12" MAX. HEIGHT, TYP.
- PROJECTIONS LESS THAN 3'-0" (HOUSE WITH SPRINKLER) OR 5'-0" (HOUSE WITH NO SPRINKLER) TO PROPERTY LINE TO BE 1-HOUR CONSTRUCTION, TYP.
- ROOF VENT : SEE ROOF VENTILATION CALCULATION.
- PROVIDE MIN. 2% SLOPE AT FLAT ROOF AND DECK.

ROOF VENTILATION CALCULATION

ATTIC AREA: 2426 SF
 USE BALANCE METHOD
 NET VENT AREA REQUIRE : 2426/300 x 144 SQ.IN. = 1165 SQ.IN
 1/2 OF VENT AREA WILL BE PLACED AT HIGH PART OF ROOF (EXHAUST VENT)
 1/2 OF VENT AREA WILL BE PLACED AT LOW PART OF ROOF (INTAKE VENT)
 LOW: USE 9 UNITS O'HAGIN VENT (72 SQ.IN/UNIT)
 HIGHT: USE 9 UNITS O'HAGIN VENT (72 SQ.IN/UNIT)



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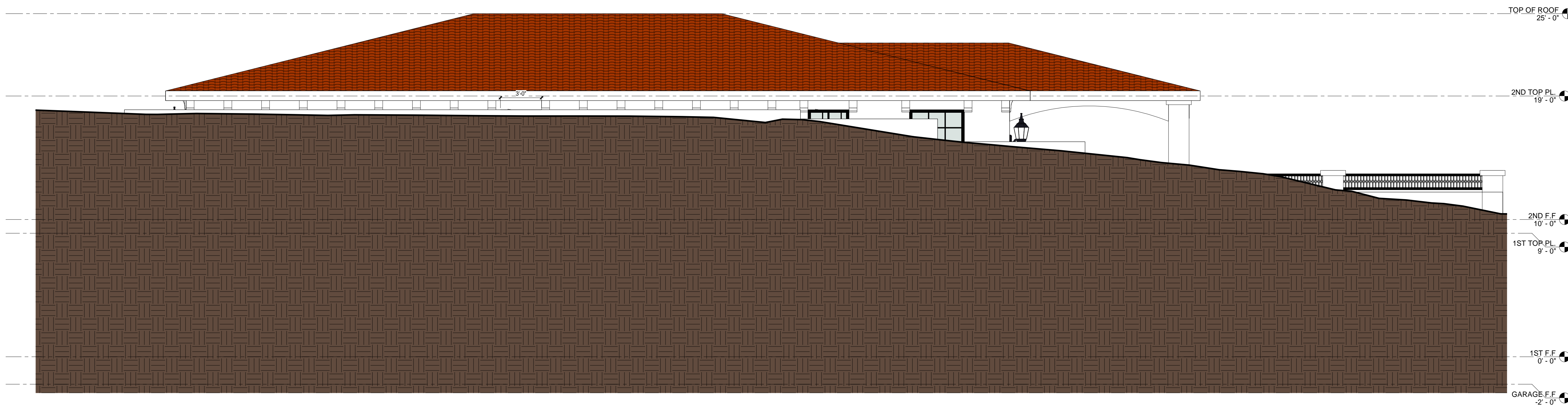
ROOF PLAN

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Front Elevation 1/4" = 1'-0" 1



Rear Elevation 1/4" = 1'-0" 2



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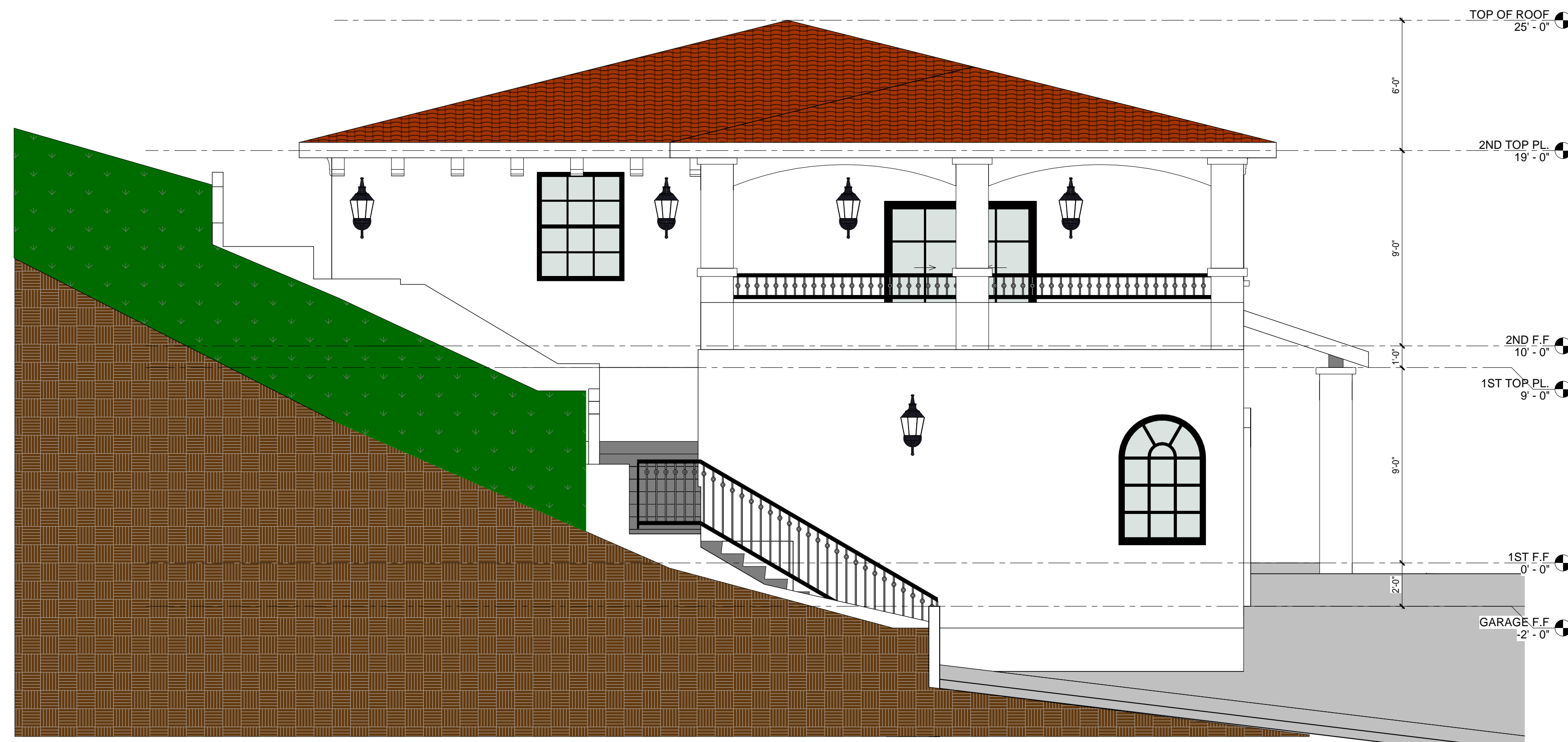
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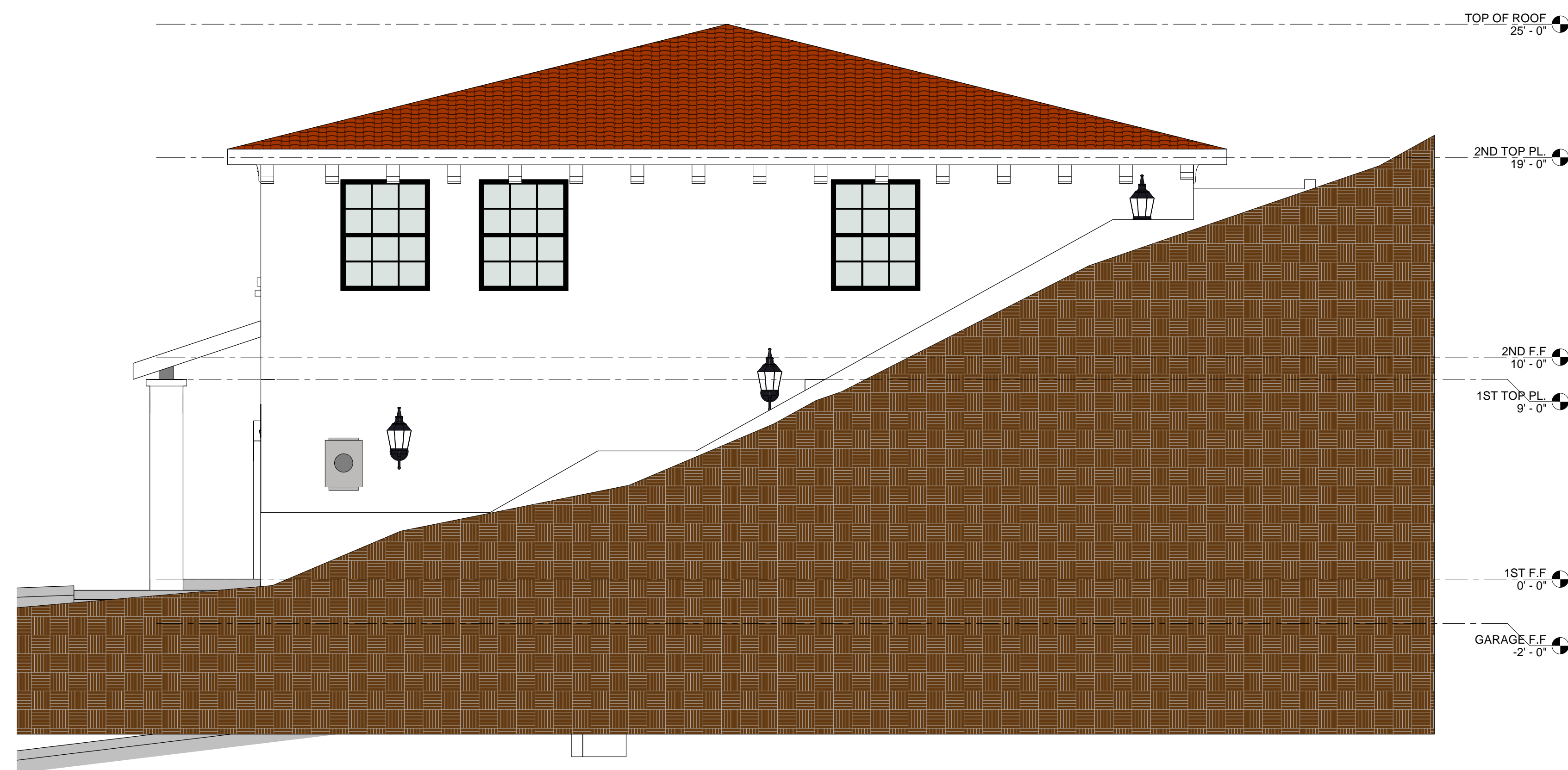


SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3



Left Elevation 1/4" = 1'-0" 1



Right Elevation 1/4" = 1'-0" 2

COLOR & MATERIALS BOARD

Item	Color	Image	Material
1 Exterior Wall	White		Smooth Stucco
2 Roof	Orange		Spanish-Style Tile
3 Fascia	Polar bear 75		Paint
4 Column	White		Stucco
5 Exterior Door	Walnut		Paint
6 Interior Door	Wood, White		Vinyl, Wood (Milgard Brand)
7 Window	Black, Transparent		Vinyl, GLASS (Milgard Brand)
8 Outside Step	Concrete		Concrete

RV2_CLOUD13a#_02182024

EXTERIOR LIGHTING SCHEDULE

Item	Picture	Detail	Material	Total
1 Exterior Wall Lighting		Uses (1) 100-Watt max medium base bulb	East Haven Collection 1-Light Textured Black Clear Seeded Glass Transitional Outdoor Large Wall Lantern Light	11

*Note: Interior lighting fixtures depends on the electrical plan. Electrical plan will be provided later.

Cloud 1#_01102024



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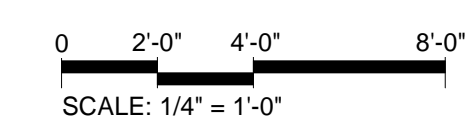
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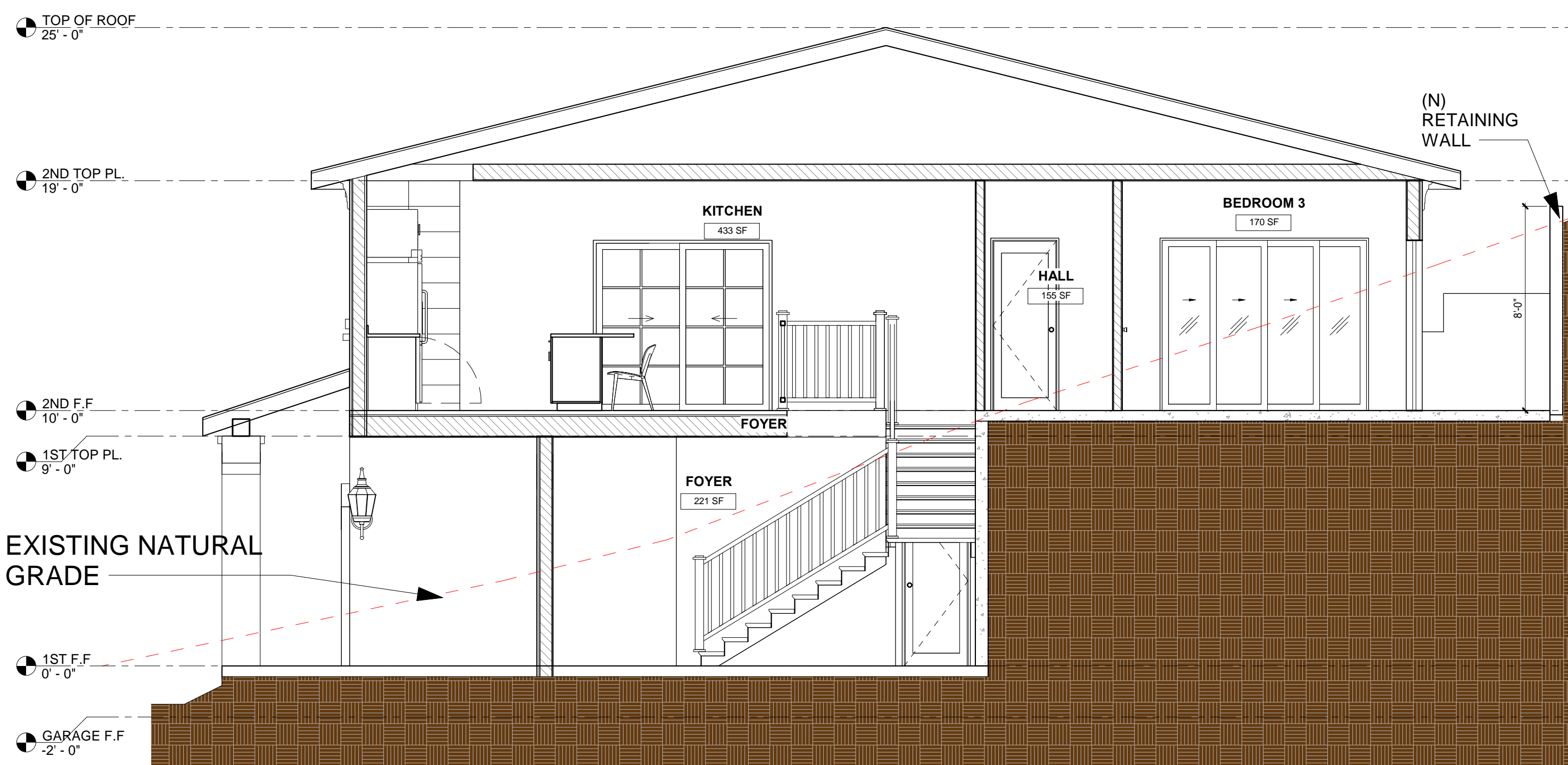
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2	2ND PLAN CHECK	01/10/2024

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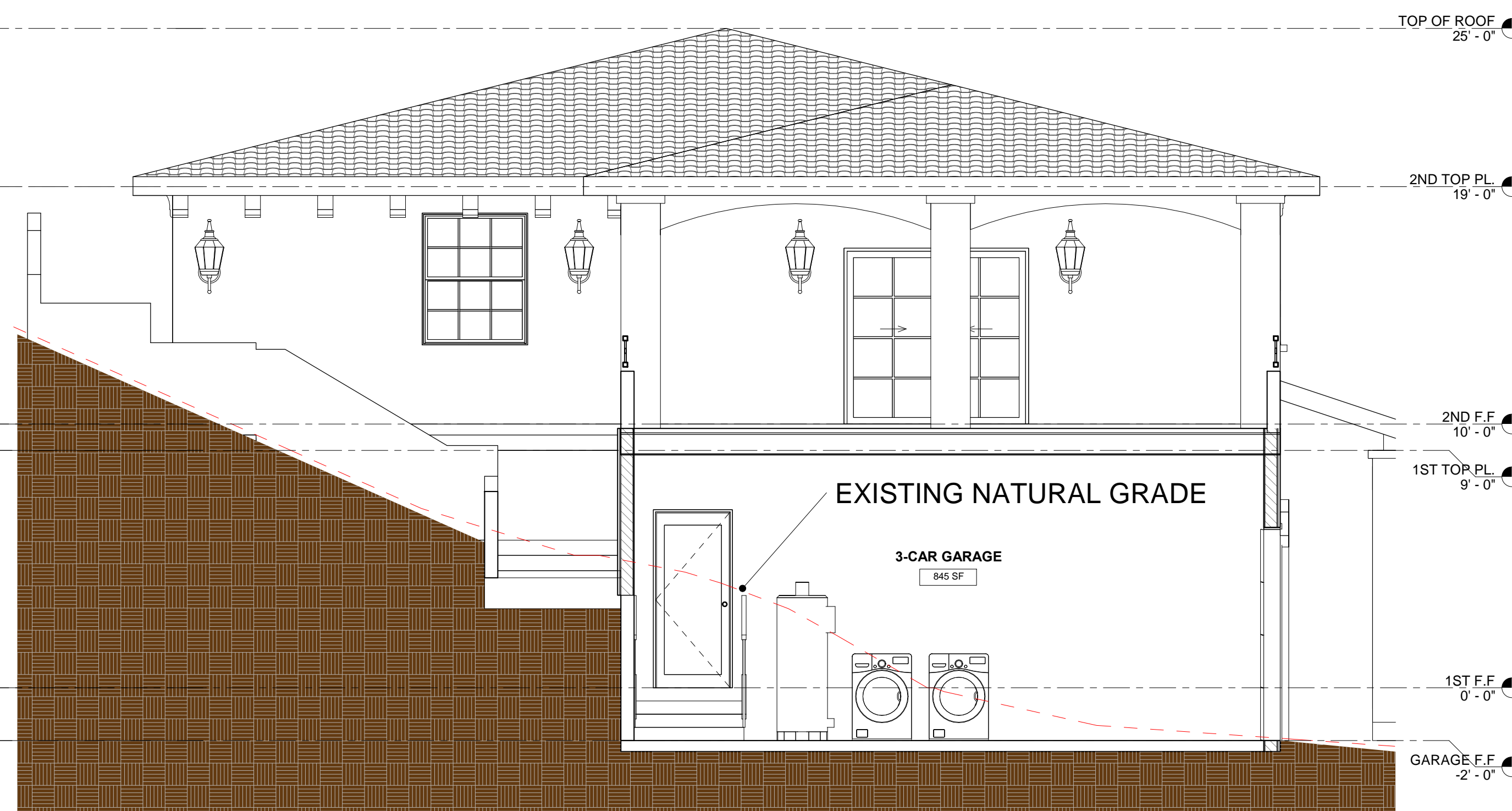


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SECTIONS

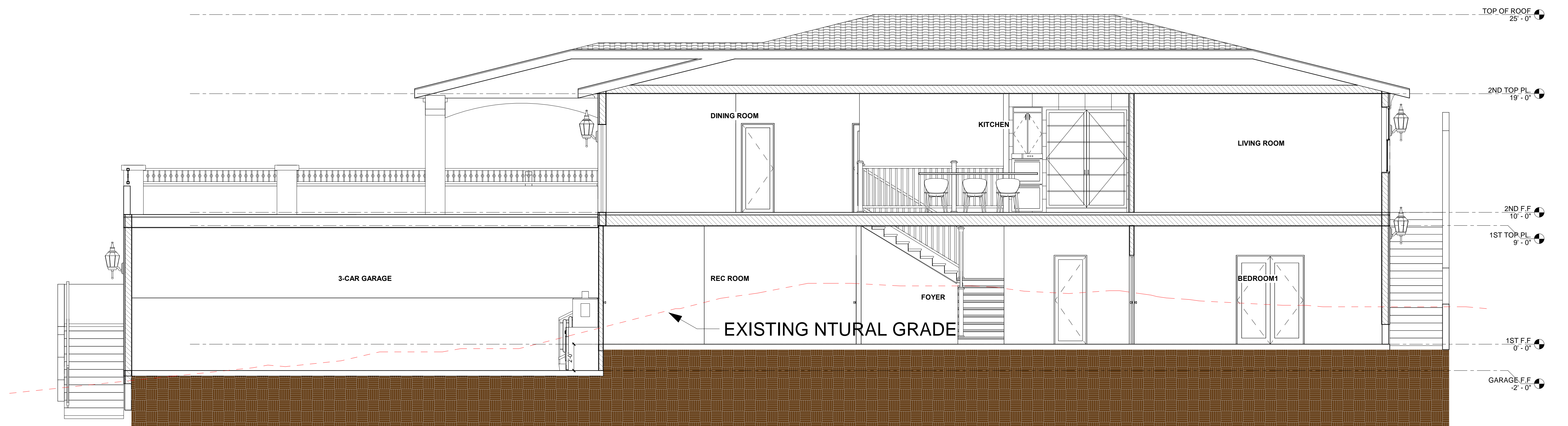
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A4



Section 0 1/4" = 1'-0" 1



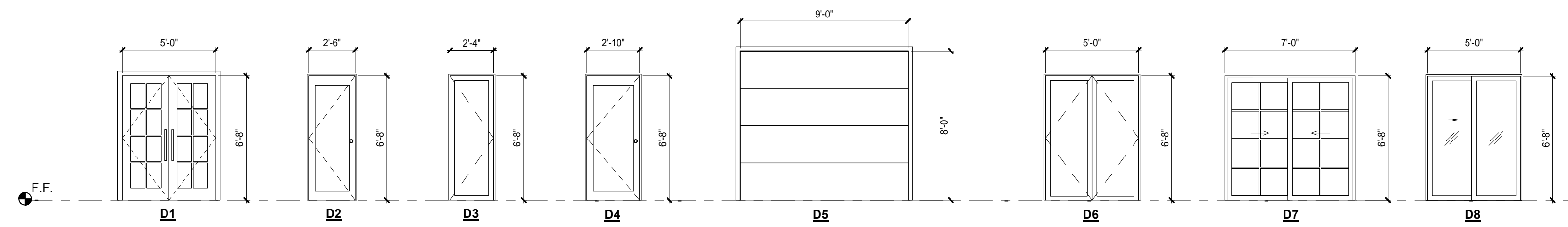
Section 1 1/4" = 1'-0" 2



Section 2 1/4" = 1'-0" 3

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

DOOR ELEVATION & SCHEDULE



NUMBER	DOOR SIZE	QTY	DESCRIPTION	HEAD HEIGHT
D1	5' - 0" x 6' - 8"	1	Front Entry Door, Wood Frame/Glass Panel, See Elev.	6' - 8"
D2	2' - 6" x 6' - 8"	5	Interior Door, Bedroom, Wood Frame/Panel, See Elev.	6' - 8"
D3	2' - 4" x 6' - 8"	3	Interior Door, Bathroom, Wood Frame/Panel, See Elev.	6' - 8"
D4	2' - 10" x 6' - 8"	1	Interior Door, Wood Frame/Panel, Garage Door	6' - 8"
D5	9' - 0" x 8' - 0"	3	GARAGE DOOR	8' - 0"
D6	5' - 0" x 6' - 8"	1	Interior Door, Closet Door, Wood Frame/Panel, See Elev.	6' - 8"
D7	7' - 0" x 6' - 8"	3	Exterior Sliding Door, Bedroom/ Living Room, Wood Frame/ Glass Panel, See Elev.	6' - 8"
D8	5' - 0" x 6' - 8"	1	Interior Sliding Doo, Bedroom, Wood Frame/Panel, See Elev.	6' - 8"
Grand total: 18				

DOOR/WINDOW NOTES

- ALL DOORS AND WINDOWS SHALL MEET CITY'S SECURITY ORDINANCE.
- ALL EXTERIOR DOORS & WINDOWS SHALL BE WEATHER TIED AND PROVIDE WITH INSECT SCREEN-METAL. DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI. STD. A13 OR A1342.
- THE MANUFACTURED WINDOWS AND SLIDING DOOR SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONALS FENESTRATION RATING COUNCIL (NFRC) AND COMPLIANCE WITH THE ENERGY CALCULATIONS.
- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.
- ALL TEMPERED GLASS (T.G.) SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC-FIRED, LASER-ETCHED, OR EMBOSSED PER CRC 2406.3.
- GLAZING AND INSULATION SHALL CONFORM TO THE STATE ENERGY INSULATION STANDARD.
- DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR DOORS (INCLUDING HOUSE TO GARAGE)
- GLAZING SHALL BE SAFETY GLAZING IF LESS THAN 72" ABOVE BATHROOM FINISH FLOOR
- SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKING SECURELY. MOVEABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.
- ALL MAIN OR FRONT ENTRY TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE WITHOUT OPENING DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEW, A VIEW PORT, WINDOW, OR OTHER OPENING.
- ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1 INCH AND AN EMBEDMENT OF NOT LESS THAN 5/8 INCH.
- THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.
- NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.
- UNFRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/2" THICK.
- NARROW-FRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/4" THICK.
- ANY GLASS WHICH IS LOCATED WITHIN 40 INCHES OF THE BLOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED, OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.
- IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM DOOR/WINDOW ROUGH OPENING DIMENSIONS WITH THE MANUFACTURE/SUPPLIER PRIOR TO BEGIN CONSTRUCTION
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- EMERGENCY EGRESS:
 - MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET.
 - MIN. SET CLEAR HEIGHT OF 24 INCHES.
 - WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.



DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY. IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

**140 GLENDORA
DR, MARTINEZ, CA
94553**

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
2	2ND PLAN CHECK	01/10/2024

Jurisdiction:

Licenser:



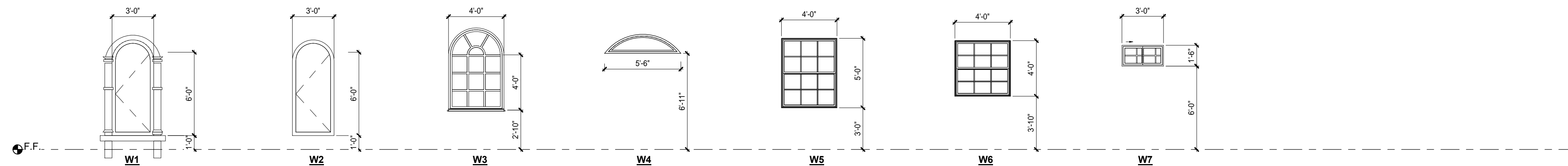
SHEET TITLE:

**DOOR/WINDOW
ELEVATION &
SCHEDULE**

SHEET NUMBER:

A5

WINDOW ELEVATION & SCHEDULE



ID	QTY	WINDOW SIZE	DESCRIPTION	SILL HEIGHT	HEAD HEIGHT
W1	6	3' - 0" x 6' - 0"	Casement Window, Aluminium Frame/ Glass Panel, Radius Top, See Elev.	1' - 0"	7' - 0"
W2	2	3' - 0" x 6' - 0"	Casement Window, Aluminium Frame/ Glass Panel, Radius Top, See Elev.	1' - 0"	7' - 0"
W3	1	4' - 0" x 4' - 0"	Casement Window, Aluminium Frame/ Glass Panel, Radius Top, See Elev.	2' - 10"	6' - 10"
W4	1	5' - 6" x -	Fixed Window, Aluminium Frame/ Glass Panel, Radius Top, See Elev.	6' - 11"	-
W5	12	4' - 0" x 5' - 0"	Single Hung, Dual Glass/ Fiberglass Frame, Finish Per Elev.	3' - 0"	8' - 0"
W6	1	4' - 0" x 4' - 0"	Single Hung, Dual Glass/ Fiberglass Frame, Finish Per Elev.	3' - 10"	7' - 10"
W7	2	3' - 0" x 2' - 0"	SLIDER, TEMPERED GLASS/ FIBERGLASS FRAME, SOLID CORE, FINISH PER MFRG.	6' - 0"	8' - 0"
Grand total: 25					



Preparing a Stormwater Control Plan for a Small Land Development Project

Instructions and template for preparing a submittal for a project creating or replacing more than 2,500 square feet but less than 5,000 square feet of impervious area (10,000 square feet for one single-family residence that is not a part of a larger plan of development)

The template is available in Word format on the Contra Costa Clean Water Program website.



Preparing a Stormwater Control Plan for a Small Land Development Project

► INTRODUCTION

Development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate one or more specified measures to reduce runoff. The type and extent of runoff-reduction measures required for any specific project will be determined by local staff consistent with a maximum extent practicable standard.

Projects that create or replace 5,000 square feet or more (the threshold is 10,000 square feet or more for one single-family home that is not part of a larger plan of development) of impervious surface are "Regulated Projects," and require a more comprehensive Stormwater Control Plan. See the Contra Costa Clean Water Program (CCCWP) *Stormwater C.3 Guidebook*.

These requirements are part of municipalities' comprehensive effort to reduce runoff pollution. The "Small Projects" requirement is mandated by Provision C.3.i. in the California Regional Water Quality Control Board for the San Francisco Bay Region's *Municipal Regional Stormwater Permit*.

It is fairly easy to achieve compliance with the stormwater requirements for small land development projects. Compliance for each project must be carefully documented. Please complete the following form and submit it as directed by municipal staff.

► STEP-BY-STEP INSTRUCTIONS

- Fill out the Project Data Form (below) and select one or more runoff reduction measures.
- Prepare a site plan or sketch. Specify and design the runoff reduction measures you will use to meet the stated minimum requirements.
- Complete your submittal, which will include:
 - Project Data Form
 - Site Plan or Sketch
 - Completed checklist for each Runoff Reduction Measure selected

APPENDIX C 8th Edition — DECEMBER 23, 2022 C-1

► STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

Complete all fields.

Project Name/Number	140 Glendora Dr, Martinez, CA 94553
Application Submittal Date [to be verified by municipal staff]	03/04/2024
Project Location [Street Address if available, or intersection and/or APN]	140 Glendora Dr, Martinez, CA 94553 APN:370-140-003
Name of Owner or Developer	OWNER: Joel Diaz
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residence
Total Project Site Area (acres)	436,907 SF
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,183 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	0 SF
Total Pre-Project Impervious Surface Area	9,071 SF
Total Post-Project Impervious Surface Area	12,254 SF
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

► STEP 2: DELINEATE IMPERVIOUS AREAS AND LOCATIONS OF RUNOFF REDUCTION MEASURES

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

APPENDIX C 8th Edition — DECEMBER 23, 2022 C-2

Indicate the location and kind of runoff reduction measure you have selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

► STEP 3: COMPLETE AND SUBMIT YOUR PLAN

Consult with municipal staff about when and how to submit your Stormwater Control Plan for Small Projects.

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.



Connecting a roof leader to a vegetated area. The head from the curb height makes it possible to route roof drainage some distance away from the building.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

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Option 2: Permeable Pavement

This option can be easy to install and maintain, cost-effective, and can add aesthetic value to your project. Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings, open pavers with gravel, or solid pavers.

Show on your site plan:

- Location, extent and types of pervious pavements.



Confirm the following standard specifications are met:

- No erodible areas drain on to permeable pavement.
- Subgrade compaction is minimal.
- Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- Rigid edge is provided to retain granular pavements and unit pavers.
- Solid unit pavers, if used, are set in sand or gravel with minimum 3/8-inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

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Option 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement is subject to municipality approval. Planning and Building Permits may be required for larger systems.

Show on your site plan:

- Impervious areas tributary to each cistern or rain barrel.
- Location of each cistern or rain barrel.

Confirm the following standard specifications are met:

- Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- Gutters tributary to rain barrels are screened with a leaf guard or maximum 1/2-inch to 1/4-inch-minimum corrosion-resistant metallic hardware fabric.
- Water collected will be used for irrigation only.
- Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- Large openings are secured to prevent entry by children.
- Rain barrels and gutters are to be cleaned annually.
- The Contra Costa Mosquito and Vector Control District (District) is informed of the installation. The District will be provided additional information and/or rights of entry if requested.

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Option 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

Detailed design guidance for planter boxes and bioretention areas is in the CCCWP *Stormwater C.3 Guidebook*.

Show on your site plan:

- Impervious areas tributary to the planter box.
- Location and footprint of planter box.
- Reservoir depth is 4 to 6-inch minimum.
- 18-inch depth soil mix with minimum long-term infiltration rate of 5 inches per hour. See *Stormwater C.3 Guidebook - Contra Costa Clean Water Program (cccleanwater.org)* for a list of soil mix suppliers.
- Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- "Class 2 perm" drainage layer 12 inches deep.
- No filter fabric.
- Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- Connection with sufficient head to storm drain or discharge point.
- Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4 inches and a watertight cap.
- Overflow outlet connected to a downstream storm drain or approved discharge point.
- Planter is set level.
- Emergency spillage will be safely conveyed overland.
- Plantings are suitable to the climate, exposure, and a well-drained soil.
- Irrigation system with connection to water supply, on a separate zone.



Flow through planter into a bilk. Flows from the underdrain and overflow must be directed in accordance with local requirements.

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Useful Resources

The following references may be useful for design. Designs must meet the minimum standard specifications in this supplement to the *Stormwater C.3 Guidebook*.

- Contra Costa Clean Water Program Stormwater C.3 Guidebook*. Available at *Stormwater C-3 Guidebook - Contra Costa Clean Water Program (cccleanwater.org)*.
- Start, At Its Source: Design Guidelines Manual for Stormwater Quality*. Bay Area Stormwater Management Agencies Association, 1999. Available at <https://www.cccleanwater.org>.
- Site It, Spread It, Sink It: A Homeowner's Guide to Turning Runoff into a Resource*. Resource Conservation District of Santa Cruz County, 2nd Ed., 2015. https://www.rcdscruzcounty.org/images/stories/pdfs/HomeDrainageGuide_v25.pdf
- National Ready Mix Concrete Association <http://www.perviouspavement.org/>
- Interlocking Concrete Pavement Institute <http://www.icpi.com/>
- Porous Pavement*, by Bruce K. Ferguson, 2005. ISBN 0-8493-2670-2

APPENDIX C 8th Edition — DECEMBER 23, 2022 C-7



WWW.CECILIA123.COM
CHIEF ENGINEER: LEI ZHENG (MASON)
PHONE: (510)909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

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140 GLENDORA
DR, MARTINEZ, CA
94553

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
2	2ND PLAN CHECK	01/10/2024

Jurisdiction:

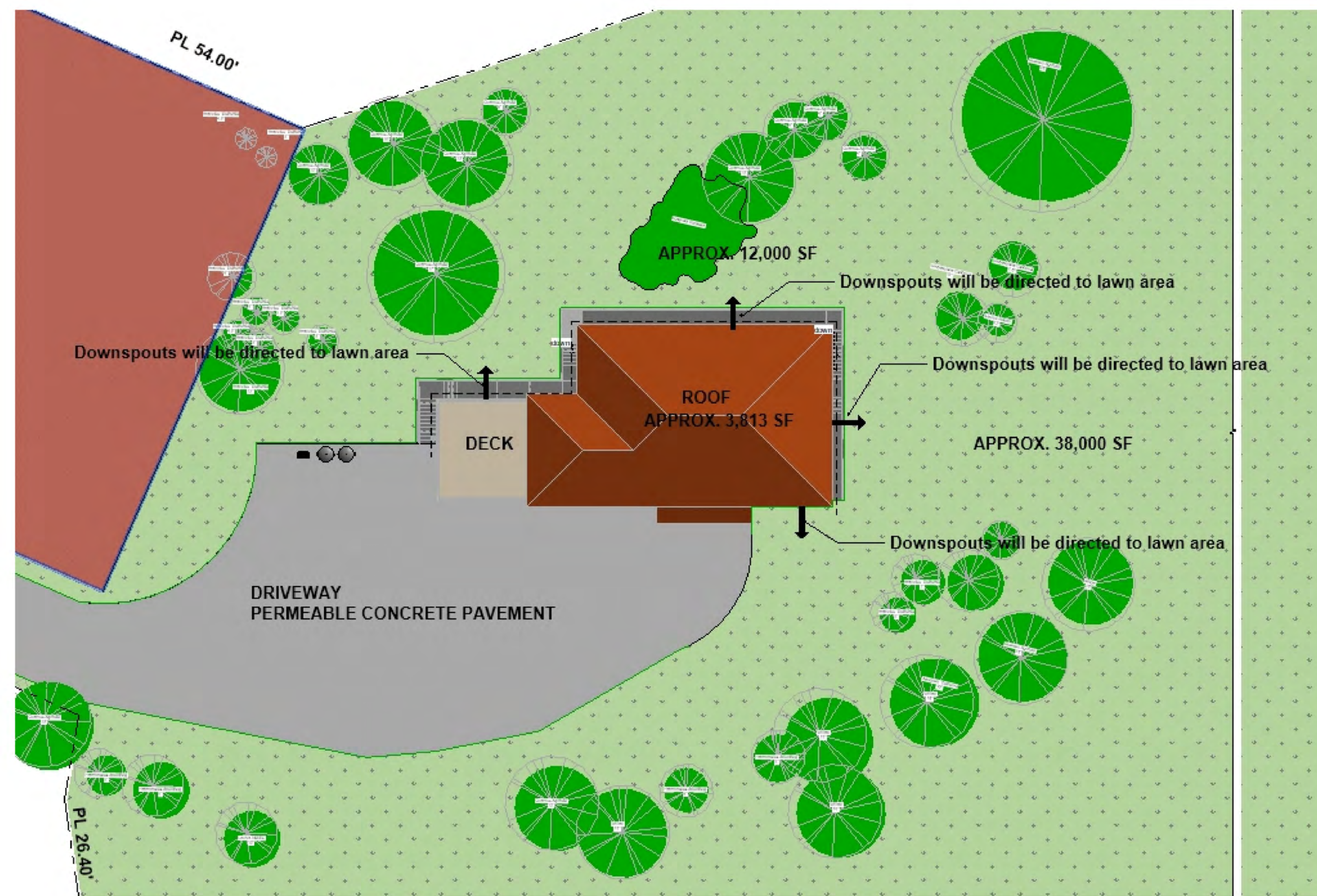


SHEET TITLE:
STORMWATER CONTROL PLAN1

SHEET NUMBER:
A6

Stormwater Control Sketch

Not to Scale



WWW.CECILIA123.COM
 CHIEF ENGINEER: LEI ZHENG (MASON)
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 EMAIL: ENGINEER.LEI@GMAIL.COM

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**140 GLENDORA
 DR, MARTINEZ, CA
 94553**

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
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Jurisdiction:

Licenser:

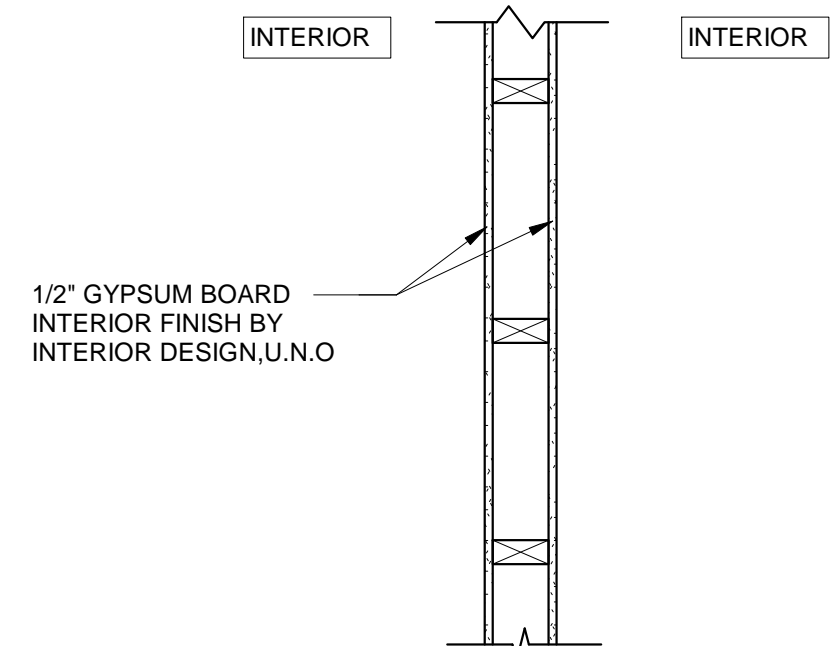


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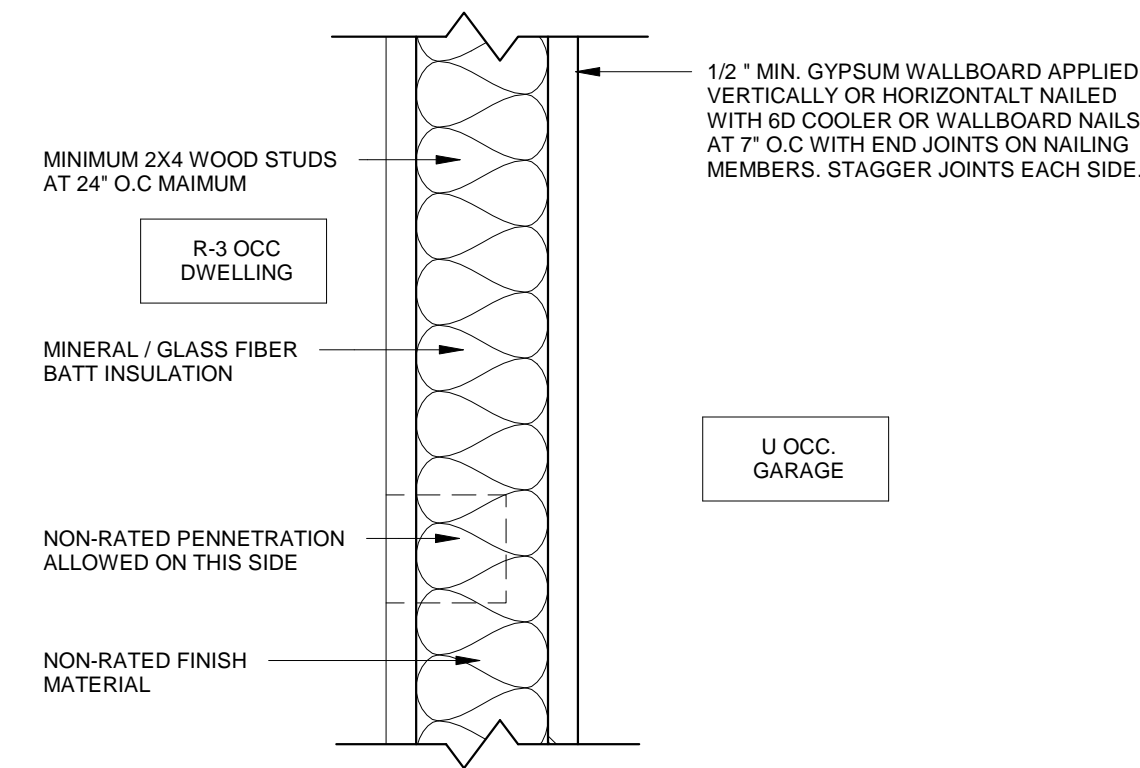
**STORMWATER
 CONTROL PLAN2**

SHEET NUMBER:

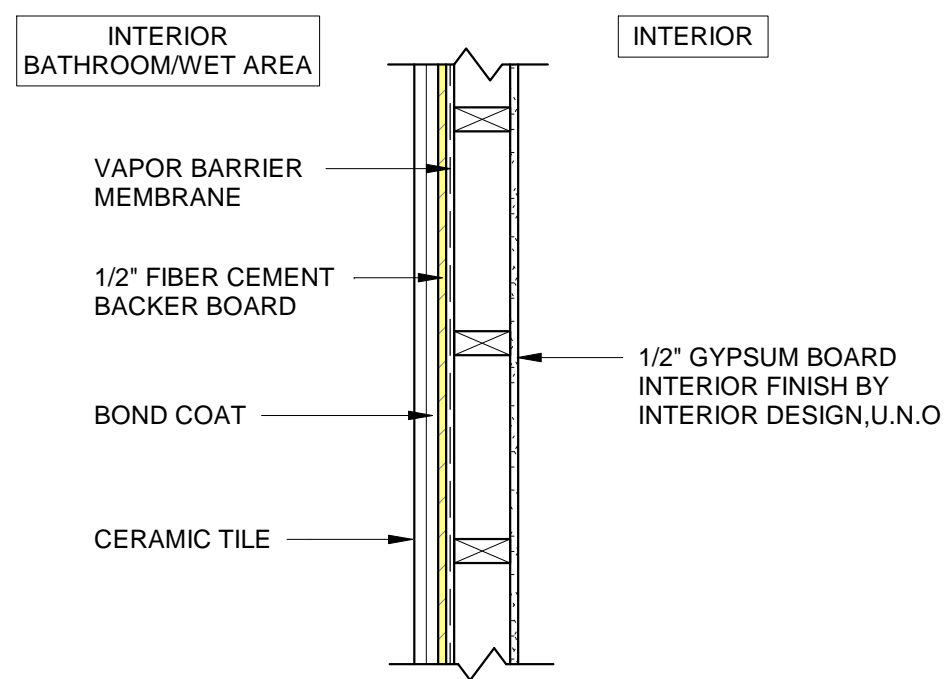
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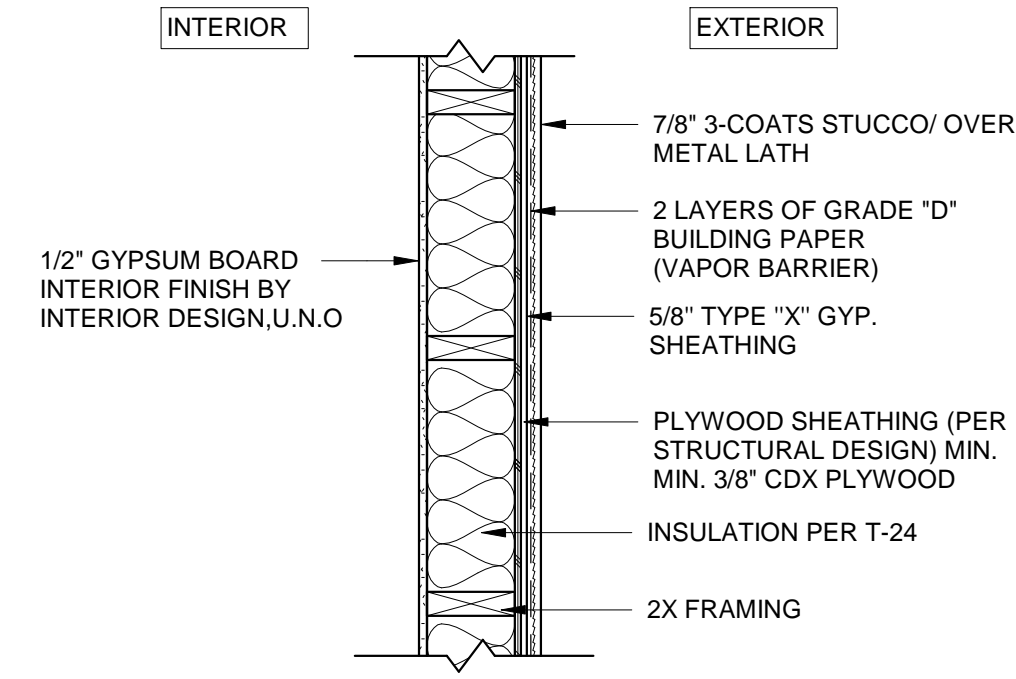
IW1 - INTERIOR WALL N/A **7**



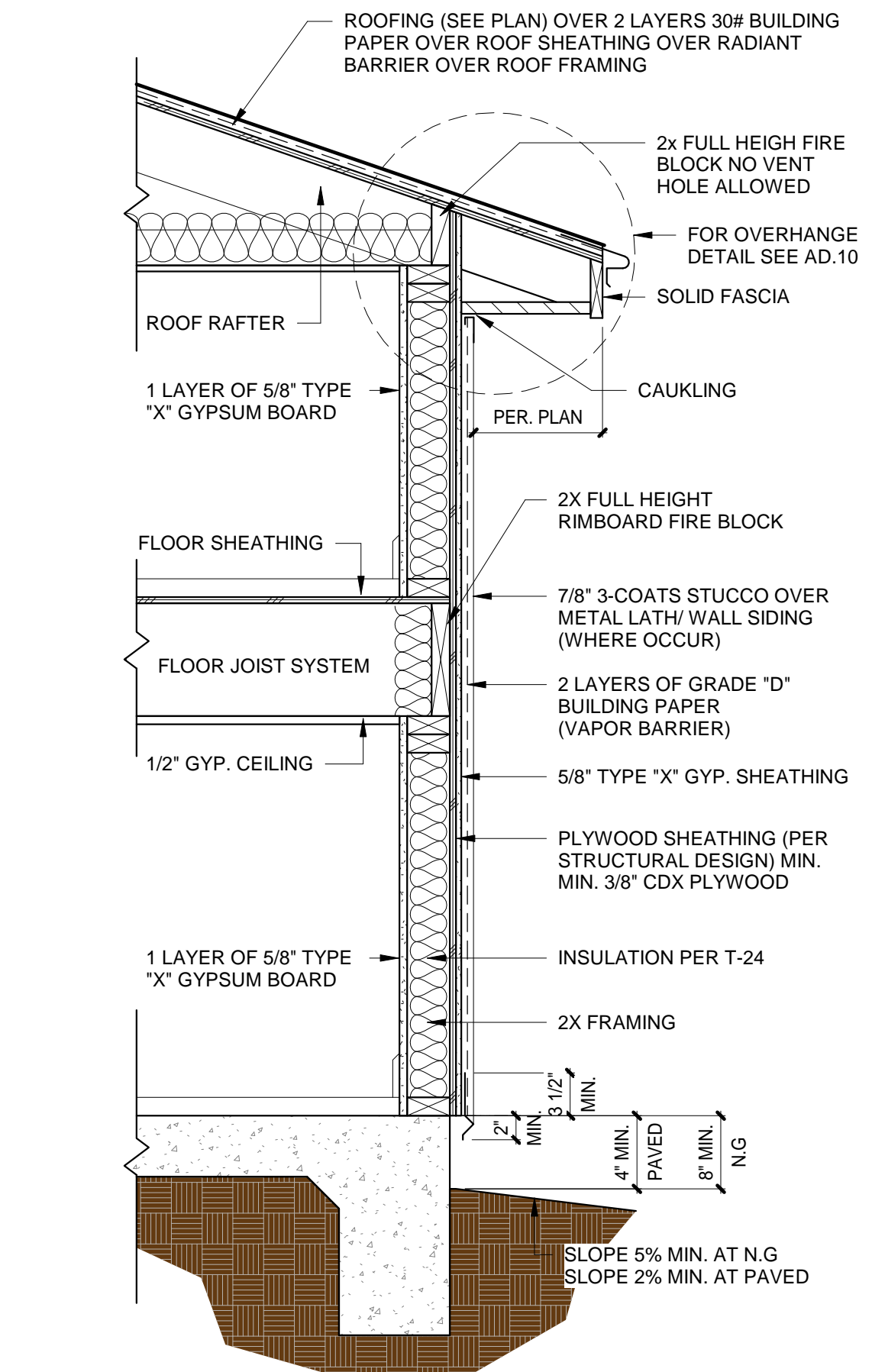
REQ'D FIRE BARRIER CRC SEC. R302.6 GARAGE TO DWELLING N/A **3**



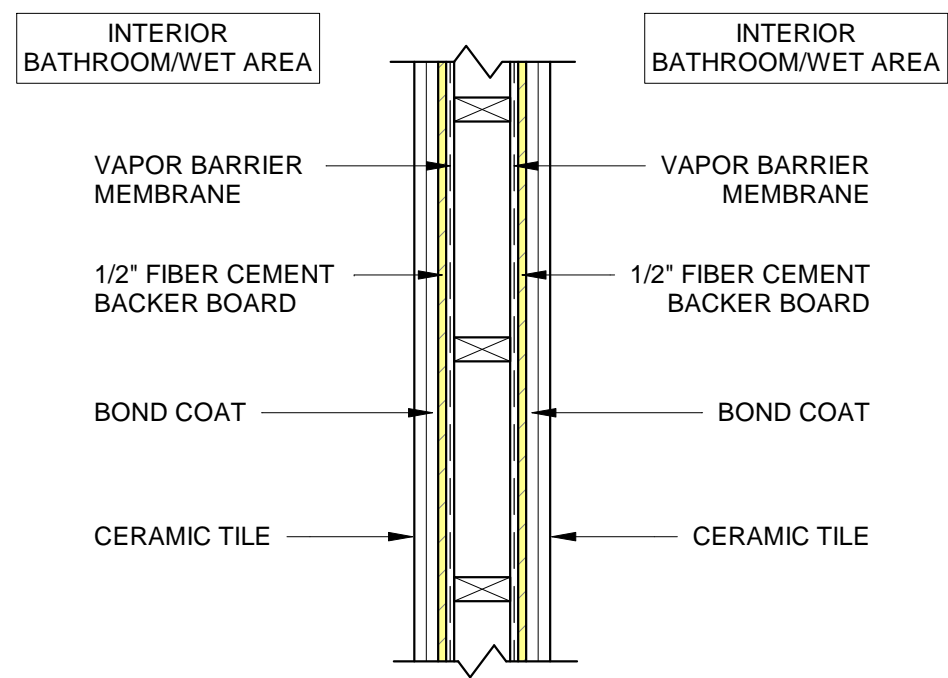
IW2 - INTERIOR WALL N/A **8**



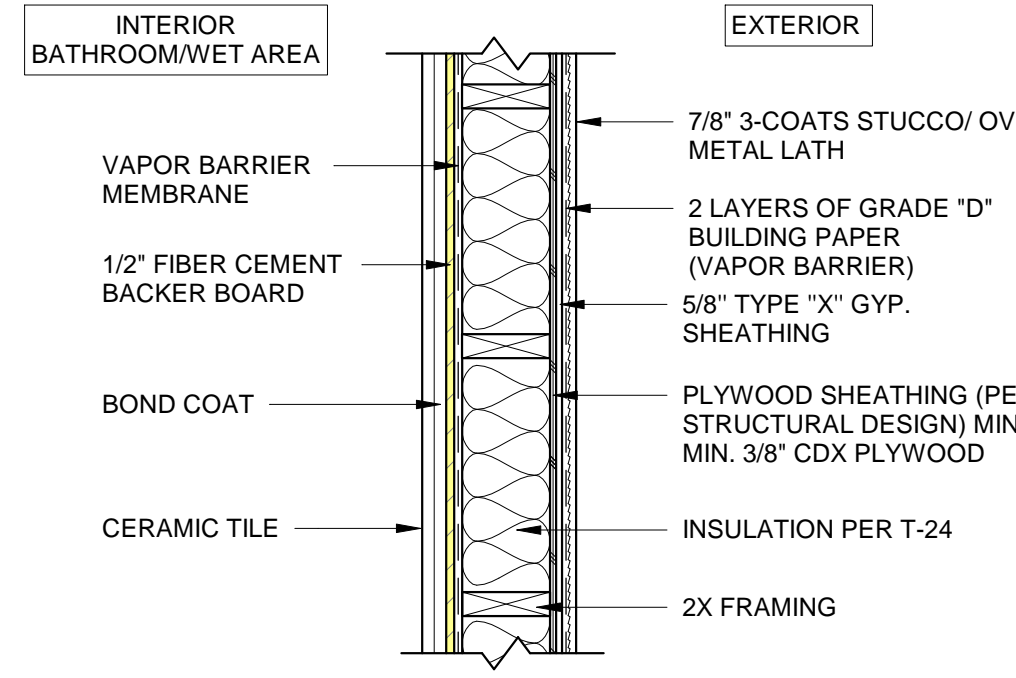
EW1 - EXTERIOR WALL N/A **4**



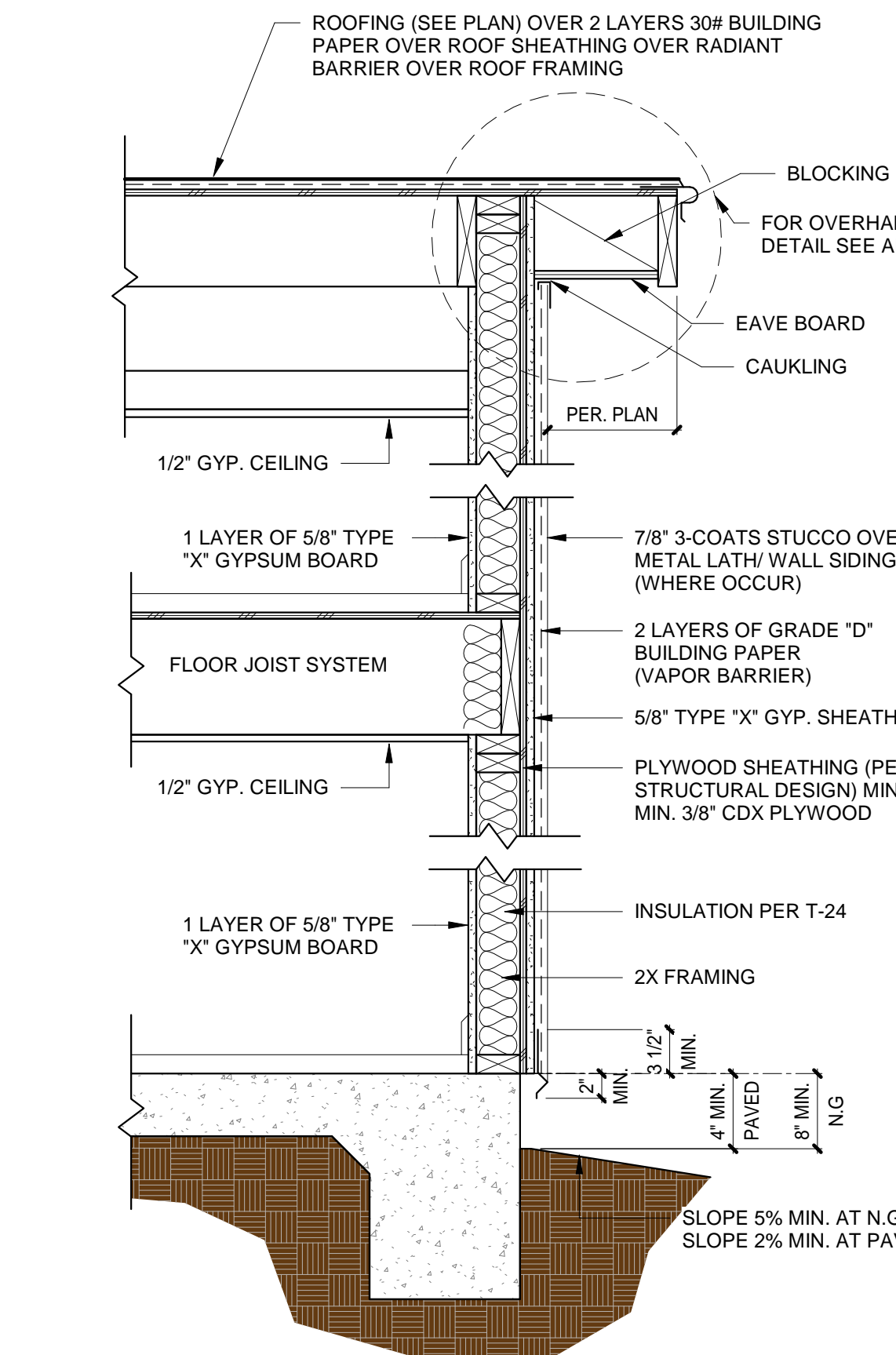
CBC TABLE 721.1(2) ITEM 15-1.15
 2' X 4' WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH TYPE X GYPSUM WALLBOARD AND SHEATHING, RESPECTIVELY, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 12" ON CENTER. CAVITY TO BE FILLED WITH 3 1/2" MINERAL WOOL INSULATION. PER CBC TABLE 721.1(2) ITEM 15-1.15
1HR RATED EXT. ASSEMBLY N/A **1**



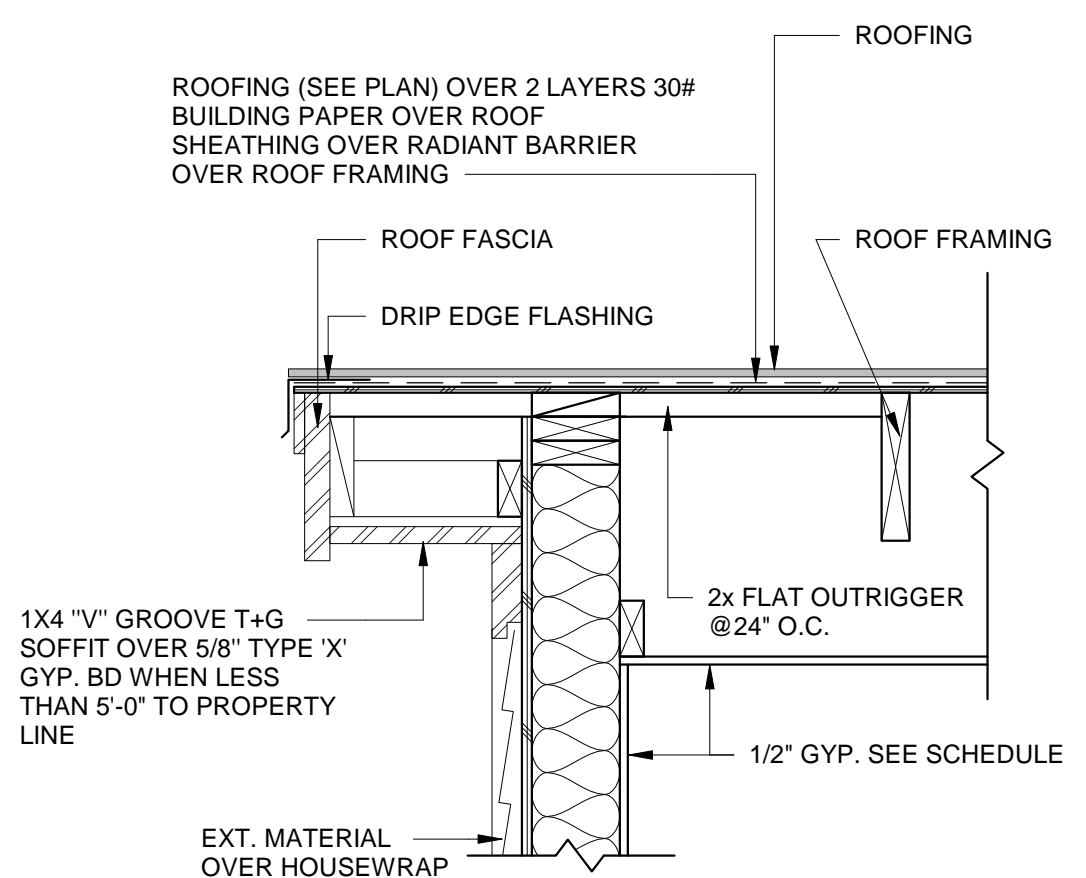
IW3 - INTERIOR WALL N/A **9**



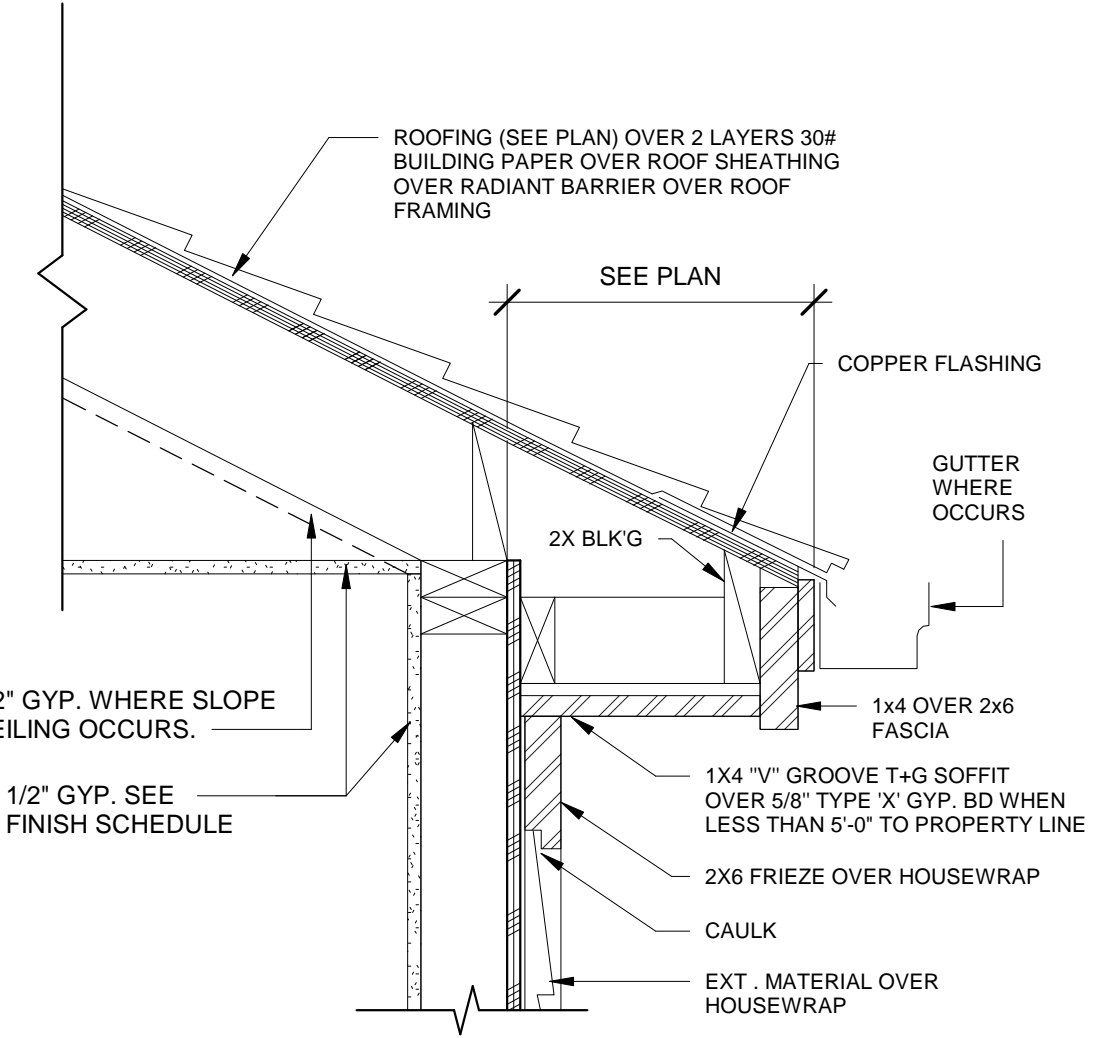
EW2 - EXTERIOR WALL N/A **5**



CBC TABLE 721.1(2) ITEM 15-1.15
 2' X 4' WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH TYPE X GYPSUM WALLBOARD AND SHEATHING, RESPECTIVELY, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 12" ON CENTER. CAVITY TO BE FILLED WITH 3 1/2" MINERAL WOOL INSULATION. PER CBC TABLE 721.1(2) ITEM 15-1.15
1HR RATED EXT. ASSEMBLY N/A **2**



ROOF GABLE OVERHANG N/A **10**



EAVE DETAIL N/A **6**

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140 GLENDORA DR, MARTINEZ, CA 94553

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	07/03/23
1	1ST PLAN CHECK	09/27/2023
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Jurisdiction:

Licenser:

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
AD.10

PRECISE GRADING PLAN

FOR

SINGLE-FAMILY RESIDENCE

140 GLENDORA DR, MARTINEZ, CA 94553

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF APWA STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) AND THE CITY OF MARTINEZ STANDARD SPECIAL PROVISIONS AND STANDARD DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SHORING OF TRENCHES, THE VENTILATION OF CONFINED SPACES, CONFORMANCE TO THE WATCH MANUAL FOR TRAFFIC CONTROL INCLUDING THE PROVISION AND MAINTENANCE OF BARRICADES, AND THE PREPARATION OF A TRAFFIC CONTROL PLAN AS REQUIRED.
- A CITY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE EXISTING CITY RIGHT-OF-WAY.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE CITY, THE DESIGN ENGINEER, SOILS ENGINEER, UTILITIES AND OTHER REQUIRED INDIVIDUALS OR PUBLIC AGENCIES. CONTACT CITY CONSTRUCTION MANAGEMENT DEPARTMENT AT (925) 372-3596 AT LEAST TWO WORKING DAYS PRIOR TO THE START OF WORK.
- ALL CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY), 8:00 A.M. TO 5:00 P.M.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2600 TWO WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
- UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND BASED UPON AVAILABLE DATA. ANY UTILITIES EXPOSED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY HIM AT HIS EXPENSE.
- THE CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS FOR THE CITY PUBLIC SERVICES AND POLICE DEPARTMENTS AND THE CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIABILITY INSURANCE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF MARTINEZ AND ITS EMPLOYEES FROM ANY CLAIMS OR DAMAGES THAT MAY ARISE FROM THIS CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS. THE PRESENCE OR ABSENCE OF A CITY OR OTHER INSPECTOR WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR THE PROPER PERFORMANCE OF WORK.
- ANY CONFLICTS WITH THE DESIGN OR ANY CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND AUTHORIZED BY THE CITY BEFORE CONTINUING WITH WORK IN THAT AREA. MAJOR CHANGES SHALL REQUIRE A PLAN REVISION AND MINOR CHANGES SHALL REQUIRE A PLAN CHANGE AUTHORIZATION FROM THE CITY.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SURPLUS EXCAVATION MATERIALS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION.
- ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL PUBLIC IMPROVEMENTS FOR THE PROJECT THAT ARE DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE PRIOR TO ACCEPTANCE BY THE CITY.
- ALL UTILITIES THAT LIE WITHIN THE STREET RIGHT-OF-WAY, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED PRIOR TO FINAL STREET SUBGRADE PREPARATION. THE CITY CONSTRUCTION MANAGEMENT SECTION SHALL BE NOTIFIED IN WRITING BY THE OWNER, OR ACCEPTING AGENCY, OF EACH UTILITY INSTALLATION BENEATH THE AREA TO BE PAVED THAT THE INSTALLATION HAS SATISFACTORILY PASSED FINAL ACCEPTANCE TESTS PRIOR TO PAVING.
- THE STREET STRUCTURAL SECTION SHALL BE DETERMINED BY THE TRAFFIC INDEX SPECIFIED BY THE CITY AND FROM 'R' VALUE TESTS TAKEN BY THE SOILS ENGINEER AT CITY SPECIFIED LOCATIONS (500' MAXIMUM INTERVALS) AFTER STREETS ARE ROUGH GRADED. PRIOR TO COMPACTION TESTS AND PLACEMENT OF BASE ROCK, THE STREET SECTION AND SUBGRADE CONDITION SHALL BE FIRM, HARD AND UNYIELDING TO THE SATISFACTION OF THE CITY ENGINEER.
- AN EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL BY SEPTEMBER 1. THE APPROVED PLAN SHALL BE IN EFFECT FROM OCTOBER 1 TO APRIL 15 IN ACCORDANCE WITH SECTION 15.04.165 OF THE MARTINEZ MUNICIPAL CODE AND THE APPLICABLE STANDARDS.
- THE CITY ENGINEER AND DESIGN ENGINEER SHALL APPROVE ALL FORMS AND GRADES PRIOR TO ANY CONCRETE POUR. MINIMUM ONE WORKING DAY PRIOR NOTICE IS REQUIRED, AND NO CONCRETE SHALL BE PLACED WITHIN TWO HOURS OF SUNSET OR DURING INCLEMENT WEATHER.
- SEWER LATERALS AND WATER SERVICES SHALL BE INSTALLED IN SEPARATE TRENCHES WITH 5' MINIMUM HORIZONTAL SPACING.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED AT 95% RELATIVE COMPACTION PER CITY STANDARD DRAWING S-11.
- STREET LIGHTS SHALL BE ENERGIZED AND ALL TRAFFIC SIGNS INCLUDING 'NO PARKING' SIGNS SHALL BE INSTALLED PRIOR TO ISSUANCE OF FIRST OCCUPANCY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION. PAVING CONFORMS SHALL BE MADE WITH A SMOOTHLY TRIMMED BUTT JOINT WITHOUT OVERLAPPING EXISTING PAVEMENT.
- THE CONCRETE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL DRIVEWAYS, SEWER AND WATER LATERALS BEFORE POURING THE CURB. A STAMPED 'S' AND 'W' SHALL BE MARKED ON THE CURB FOR LATERAL LOCATIONS AFTER CONCRETE IS POURED.
- THE CITY SHALL BE PROVIDED WITH 'AS BUILT' DRAWINGS ON PHOTO MYLAR (4 MIL), INCLUDING ALL CHANGES TO THE PROJECT, PRIOR TO FINAL ACCEPTANCE AND RELEASE OF SECURITIES BY THE CITY.
- PROTECTION OF STREET MONUMENTS AND ROADWAY MARKERS: THE CONTRACTOR SHALL NOT DESTROY, REMOVE, OR OTHERWISE DISTURB ANY EXISTING SURVEY MONUMENT, SURVEY MARKERS, OR OTHER EXISTING STREET OR ROADWAY MARKERS WITHOUT PROPER AUTHORIZATION FROM THE CITY. NO PAVEMENT EXCAVATION SHALL START UNTIL ALL SURVEY MONUMENT OR OTHER PERMANENT MARKER POINTS THAT WILL BE DISTURBED BY THE CONSTRUCTION OPERATIONS HAVE BEEN IDENTIFIED AND PROPERLY REFERENCED FOR EASY AND ACCURATE RESTORATION. ALL SURVEY MONUMENTS, SURVEY MARKERS OR POINTS DISTURBED BY THE CONTRACTOR SHALL BE ACCURATELY RESTORED AT THE CONTRACTOR'S EXPENSE AFTER ALL STREET OR ROADWAY WORK IS COMPLETE. SURVEY MONUMENTS SHALL BE REESTABLISHED BY A REGISTERED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN ACCORDANCE WITH STATE LAW.
- THE APPLICABLE STANDARD DETAILS INCLUDE BUT ARE NOT LIMITED TO: (LIST APPLICABLE DETAILS)

GRADING NOTES

- GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH APPENDIX 'J' OF THE UNIFORM BUILDING CODE AS AMENDED BY SECTION 15.04.150 OF THE MARTINEZ MUNICIPAL CODE, THESE PLANS, THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT, AND BY THE CITY'S CONSULTANT SOILS ENGINEER.
- THE PROJECT SOILS ENGINEER AND/OR THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR ON-SITE INSPECTION AND QUALITY CONTROL OF GRADING OPERATIONS. ALL REVISIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION BY THE PROJECT SOILS ENGINEER AND THE CITY ENGINEER PRIOR TO CONTINUING WITH WORK IN THAT AREA.
- THE CONTRACTOR SHALL OBTAIN A GRADING AND/OR SITE DEVELOPMENT PERMIT FROM THE CITY. CONTACT PUBLIC WORKS DEPARTMENT AT (925) 372-3596 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
- ALL GRADING WORK SHALL REQUIRE CERTIFICATION BY THE PROJECT SOILS ENGINEER AND DESIGN ENGINEER TO ENSURE THAT ELEVATIONS, OFFSETS, EARTHWORK, AND SOILS COMPACTION ARE DONE IN ACCORDANCE WITH THE PLANS AND THE SOILS REPORT. THE PAD AREA SHALL NOT VARY FROM THE DESIGN ELEVATION BY MORE THAN 0.1 FOOT AT ANY SPOT.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES IN A MANNER THAT WILL PREVENT SLOUGHING OR ANY ENCROACHMENT. THIS MAY REQUIRE FENCING AND/OR BARRIERS TO BE PROVIDED. GRADING ON ADJACENT PROPERTIES WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER WITH A COPY FURNISHED TO THE CITY PRIOR TO COMMENCING SUCH WORK.
- THE CONTRACTOR SHALL CONTROL THE DUST RESULTING FROM HIS OPERATIONS THROUGH WATERING OR OTHER SUITABLE METHODS ON THE SITE AND HAUL ROUTES.

WATER & SEWER NOTES

- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE WATER DISTRICT OF ANY WORK IN THE VICINITY OF EXISTING WATER MAINS, AND OBTAIN SPECIFIC APPROVAL TO PROCEED. EXTREME CARE MUST BE TAKEN NOT TO DISRUPT WATER SERVICE. WORK ON WATER MAINS MUST BE DONE UNDER DISTRICT SUPERVISION WITH THE NECESSARY PERMITS. ALL WORK SHALL BE DESIGNED AND INSTALLED PER THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE WATER DISTRICT.
- SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS, SPECIFICATIONS AND DETAIL DRAWINGS OF THE APPROPRIATE SANITARY DISTRICT. THE CONTRACTOR SHALL OBTAIN A SEWER CONSTRUCTION PERMIT FROM THE DISTRICT OFFICE PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE SANITARY DISTRICT OFFICE TWO WORKING DAYS PRIOR TO REQUIRING INSPECTION SERVICES.
- FIRE HYDRANTS AND LOCATIONS THEREOF SHALL BE SHOWN ON THE PLANS AND APPROVED BY THE CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT.

WATER & SEWER NOTES

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SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING & DRAINAGE PLAN	C-2
SECTIONS & DETAILS	C-3
EROSION & SEDIMENT CONTROL PLAN	C-4
EROSION & SEDIMENT CONTROL DETAILS	C-5

OWNER

JOEL DIAZ
ADDRESS: 140 GLENDORA DR, MARTINEZ, CA 94553
PHONE: 707-333-4094
EMAIL: Diazjoel@live.com

ARCHITECTURAL DESIGNER

NAME: LEI ZHENG
PHONE: (510) 909-1933
EMAIL: engineer.lei@gmail.com

CIVIL ENGINEER

NAME: LEI ZHENG
PHONE: (510) 909-1933
EMAIL: engineer.lei@gmail.com

SURVEYOR

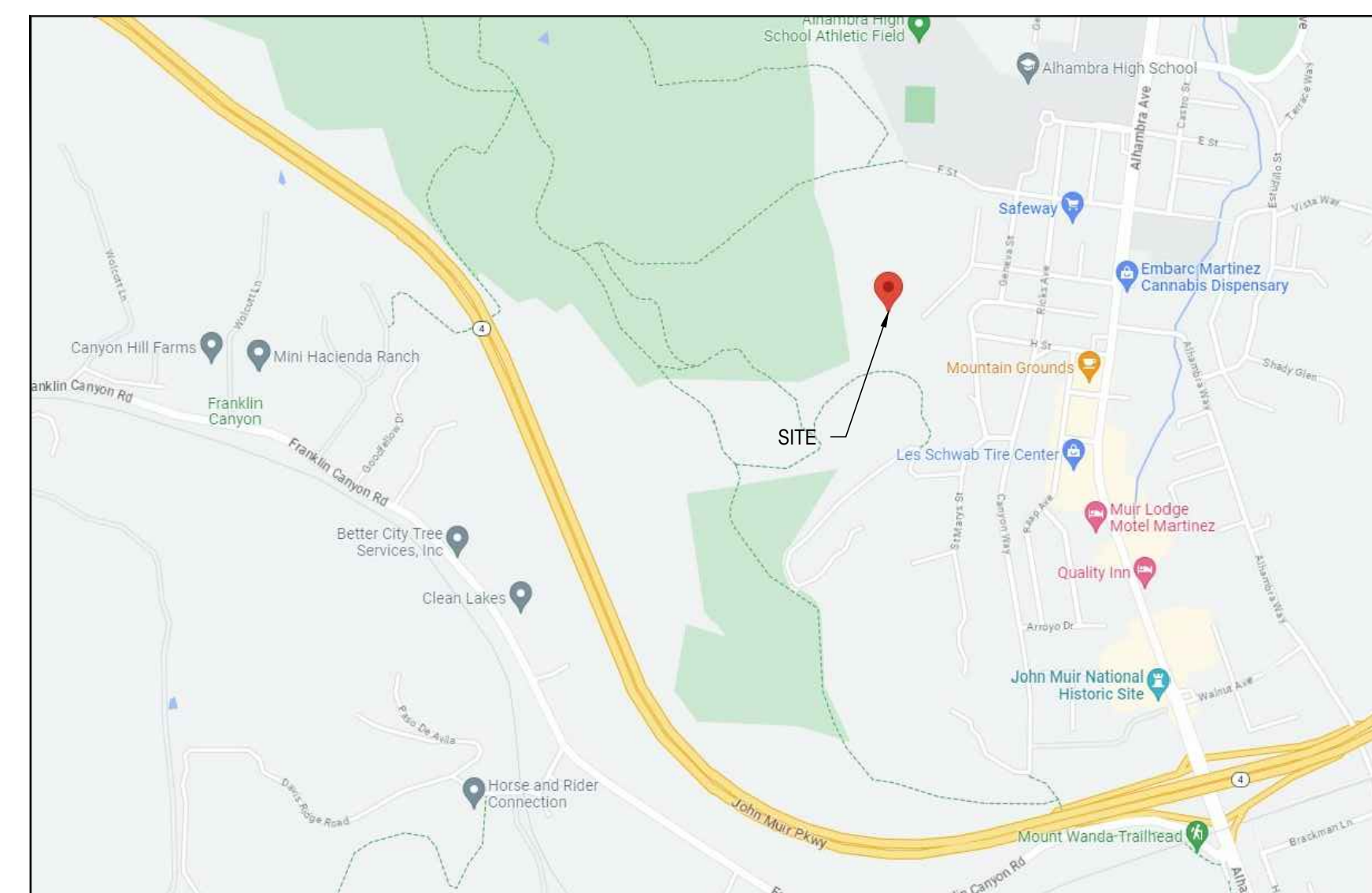
SUMMIT ENGINEERING
ADDRESS: 5855 CASTLE DRIVE OAKLAND, CA 94611
PHONE: (510) 842-8064
FAX: (510) 482-5848

BASIS OF BEARING

THE BEARING OF THE LINE BETWEEN THE 1" IRON PIPE AND 3/4" IRON PIPE, WITH TAG LS 7893, RECORD OF SURVEY 3694, FOUND ON SERRANO STREET, IS TAKEN AS S 07° 20' 00" E, AS SHOWN.

BASIS OF ELEVATIONS:

THE ELEVATION 161.00 WAS USED AS A TEMPORARY BENCH MARK FOR THIS SURVEY, AS SHOWN



VICINITY MAP
NOT TO SCALE



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CHIEF ENGINEER: LEI ZHENG (MASON)
PHONE: (510) 909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY. IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

140 Glendora Dr, Martinez,
CA 94553

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	02-22-2024

Jurisdiction:

Licenser:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

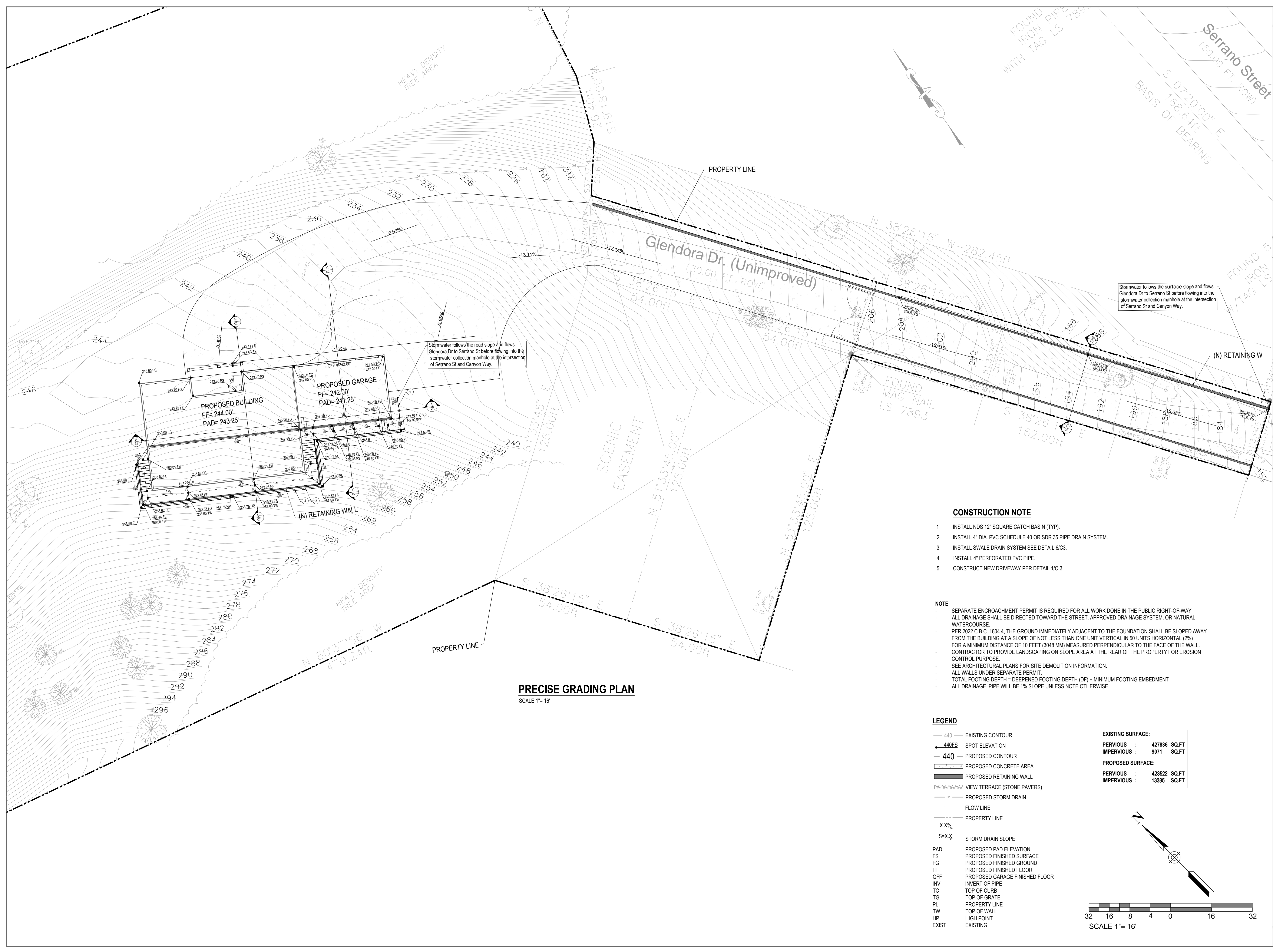
C-1



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PRECISE GRADING PLAN
 SCALE 1"= 16'

CONSTRUCTION NOTE

1. INSTALL NDS 12" SQUARE CATCH BASIN (TYP).
2. INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
3. INSTALL SWALE DRAIN SYSTEM SEE DETAIL 6/C3.
4. INSTALL 4" PERFORATED PVC PIPE.
5. CONSTRUCT NEW DRIVEWAY PER DETAIL 1/C-3.

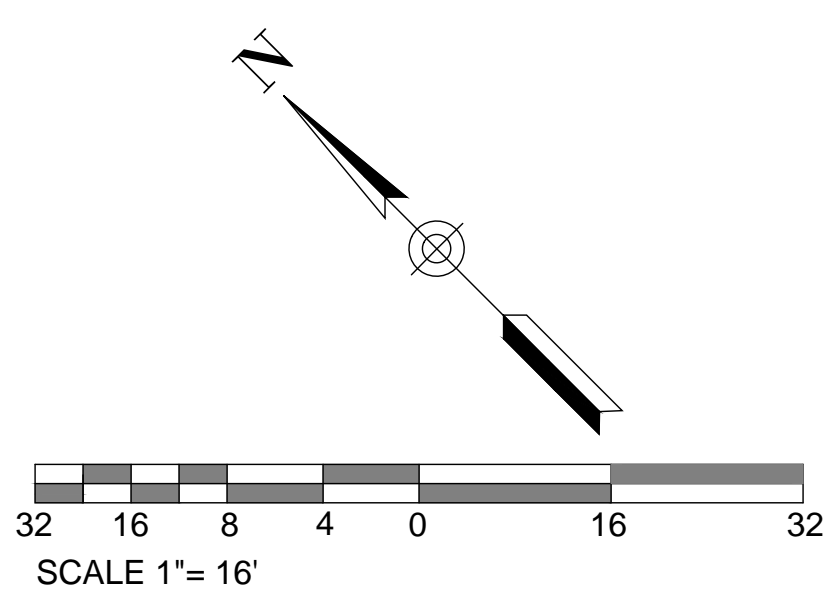
NOTE

- SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.
- ALL DRAINAGE SHALL BE DIRECTED TOWARD THE STREET, APPROVED DRAINAGE SYSTEM, OR NATURAL WATERCOURSE.
- PER 2022 C.B.C. 1804.4, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2%) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. CONTRACTOR TO PROVIDE LANDSCAPING ON SLOPE AREA AT THE REAR OF THE PROPERTY FOR EROSION CONTROL PURPOSE.
- SEE ARCHITECTURAL PLANS FOR SITE DEMOLITION INFORMATION.
- ALL WALLS UNDER SEPARATE PERMIT.
- TOTAL FOOTING DEPTH = DEEPEENED FOOTING DEPTH (DF) + MINIMUM FOOTING EMBEDMENT
- ALL DRAINAGE PIPE WILL BE 1% SLOPE UNLESS NOTE OTHERWISE

LEGEND

- 440 — EXISTING CONTOUR
- 440FS SPOT ELEVATION
- 440 — PROPOSED CONTOUR
- PROPOSED CONCRETE AREA
- PROPOSED RETAINING WALL
- VIEW TERRACE (STONE PAVERS)
- PROPOSED STORM DRAIN
- FLOW LINE
- PROPERTY LINE
- X.X% STORM DRAIN SLOPE
- S-X.X
- PAD PROPOSED PAD ELEVATION
- FS PROPOSED FINISHED SURFACE
- FG PROPOSED FINISHED GROUND
- FF PROPOSED FINISHED FLOOR
- GFF PROPOSED GARAGE FINISHED FLOOR
- INV INVERT OF PIPE
- TC TOP OF CURB
- TG TOP OF GRATE
- PL PROPERTY LINE
- PL PROPERTY LINE
- TW TOP OF WALL
- HP HIGH POINT
- EXIST EXISTING

EXISTING SURFACE:	
PERVIOUS :	427836 SQ.FT
IMPERVIOUS :	9071 SQ.FT
PROPOSED SURFACE:	
PERVIOUS :	423522 SQ.FT
IMPERVIOUS :	13385 SQ.FT



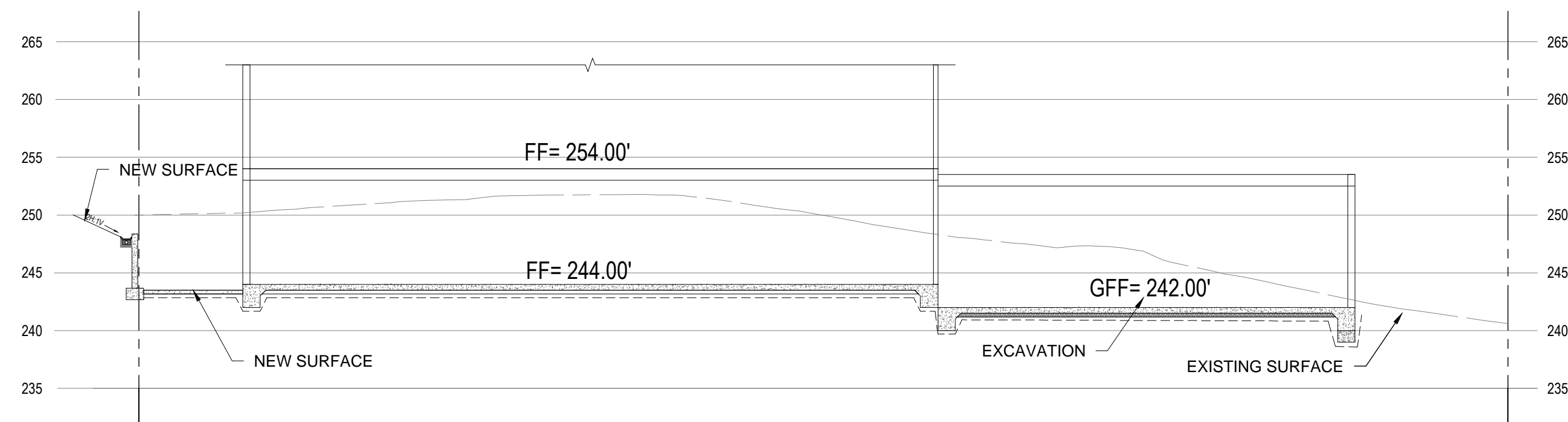
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	02-22-2024

Jurisdiction:

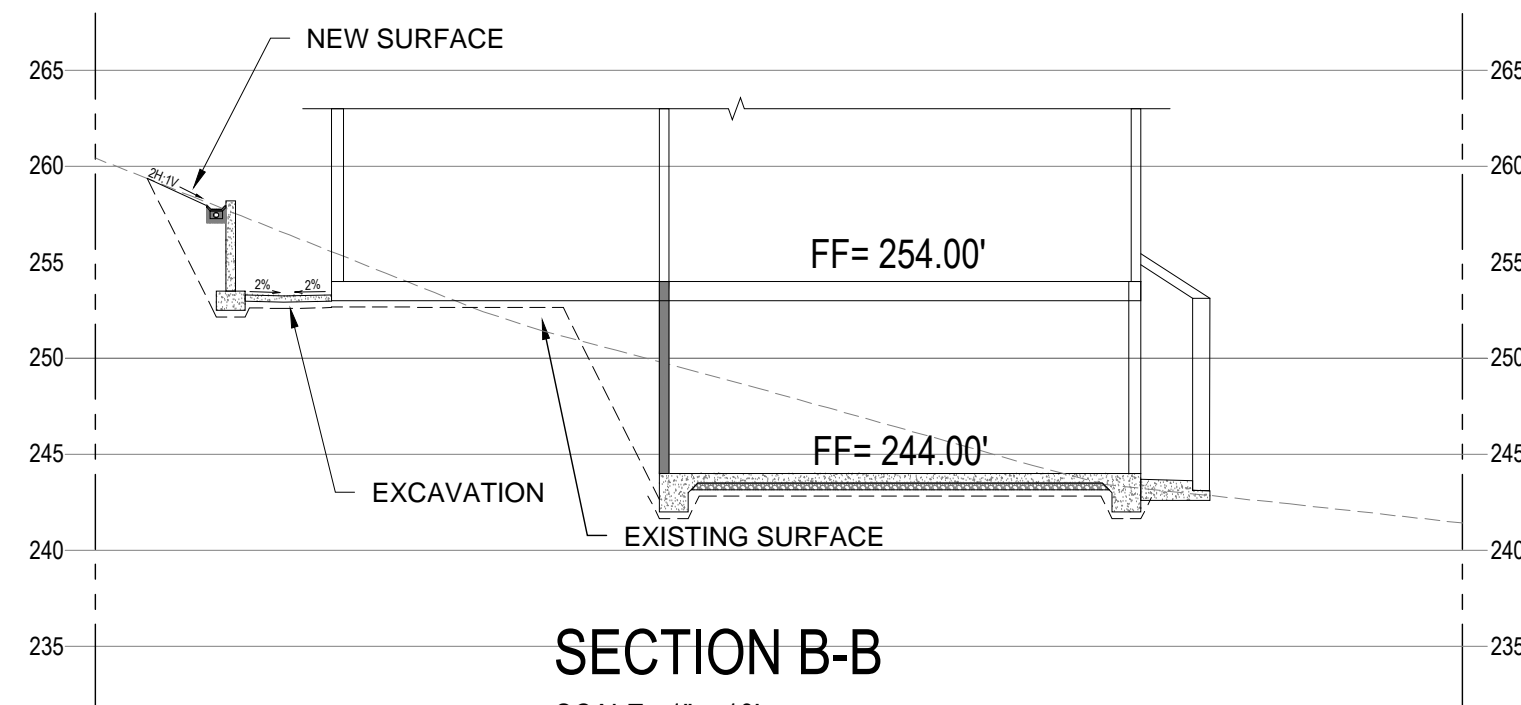


SHEET TITLE:
PRECISE GRADING & DRAINAGE PLAN

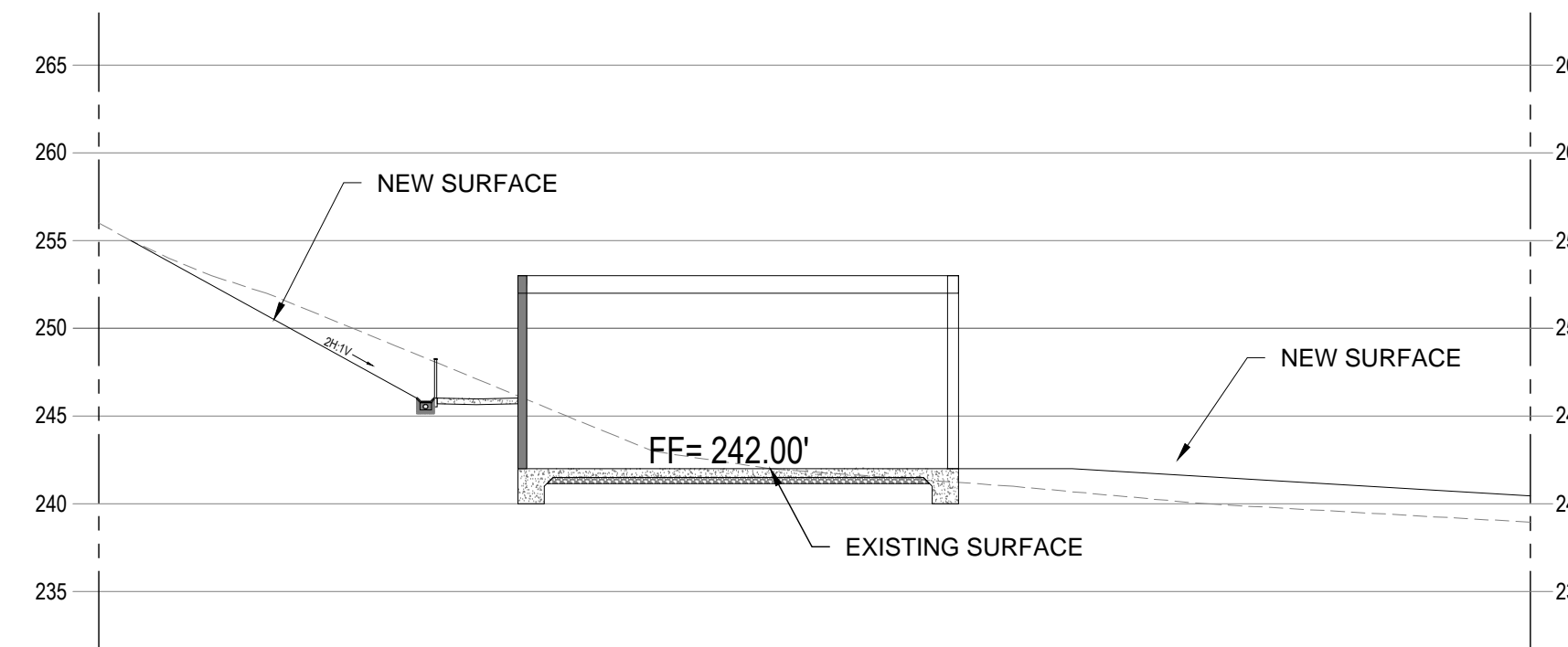
SHEET NUMBER:
C-2



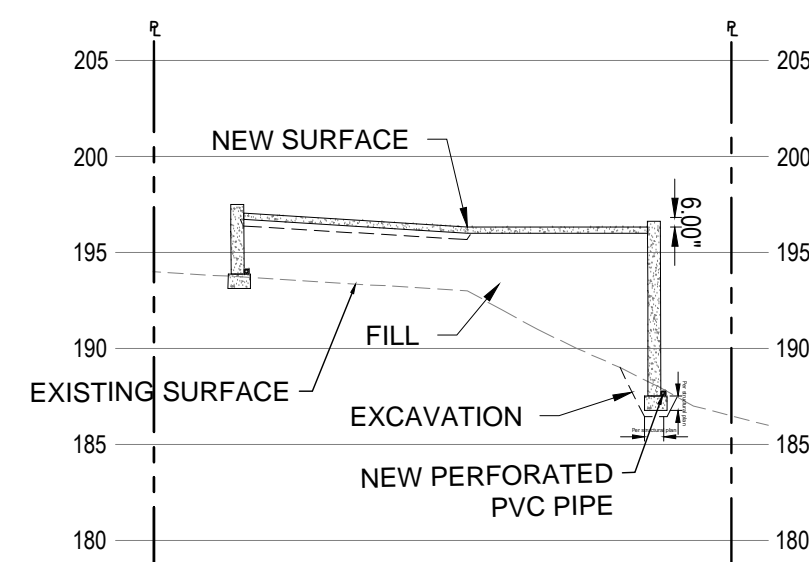
SECTION A-A
SCALE: 1" = 10'



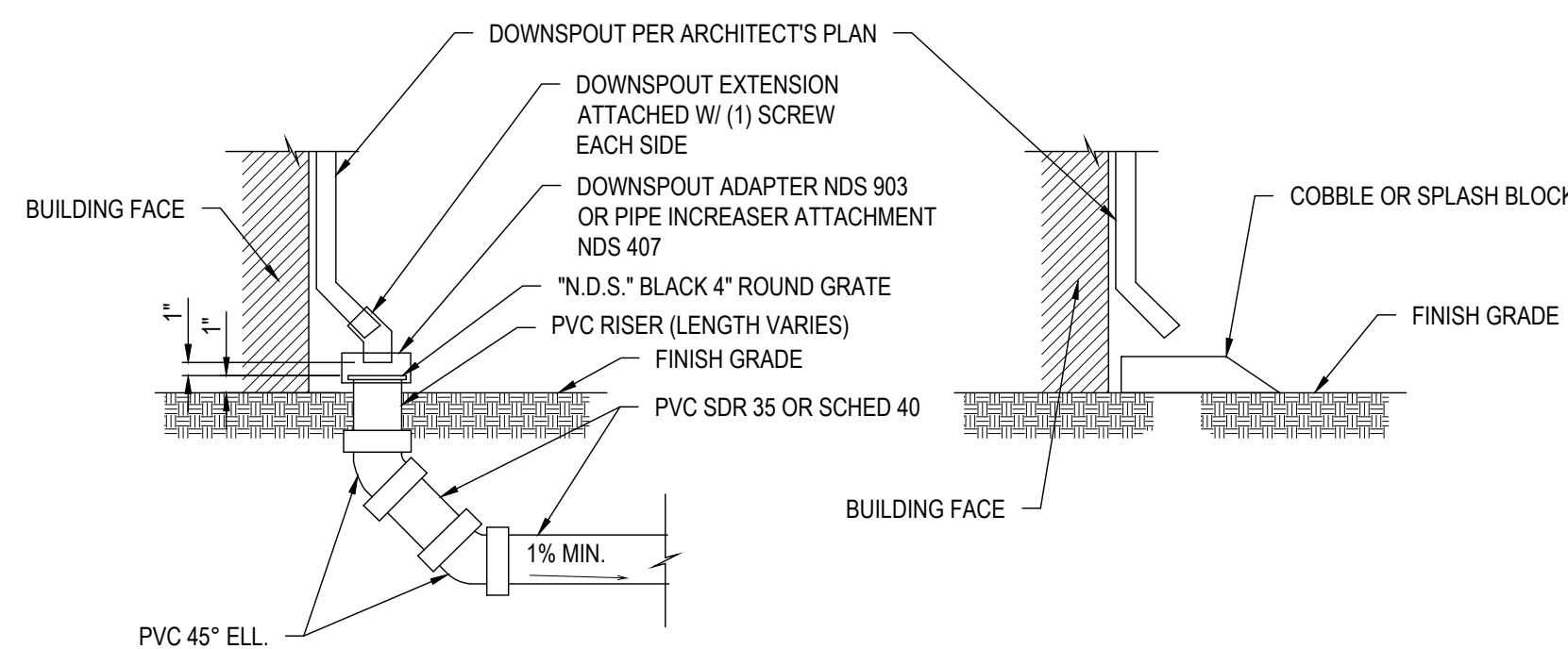
SECTION B-B
SCALE: 1" = 10'



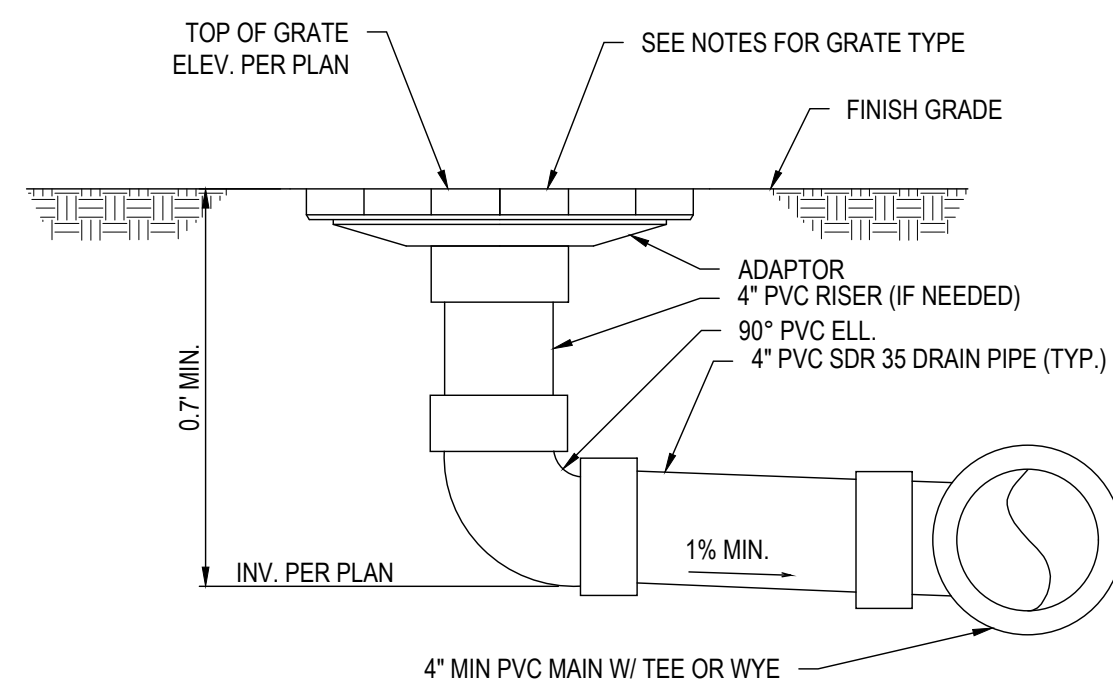
SECTION C-C
SCALE: 1" = 10'



SECTION D-D
SCALE: 1" = 10'

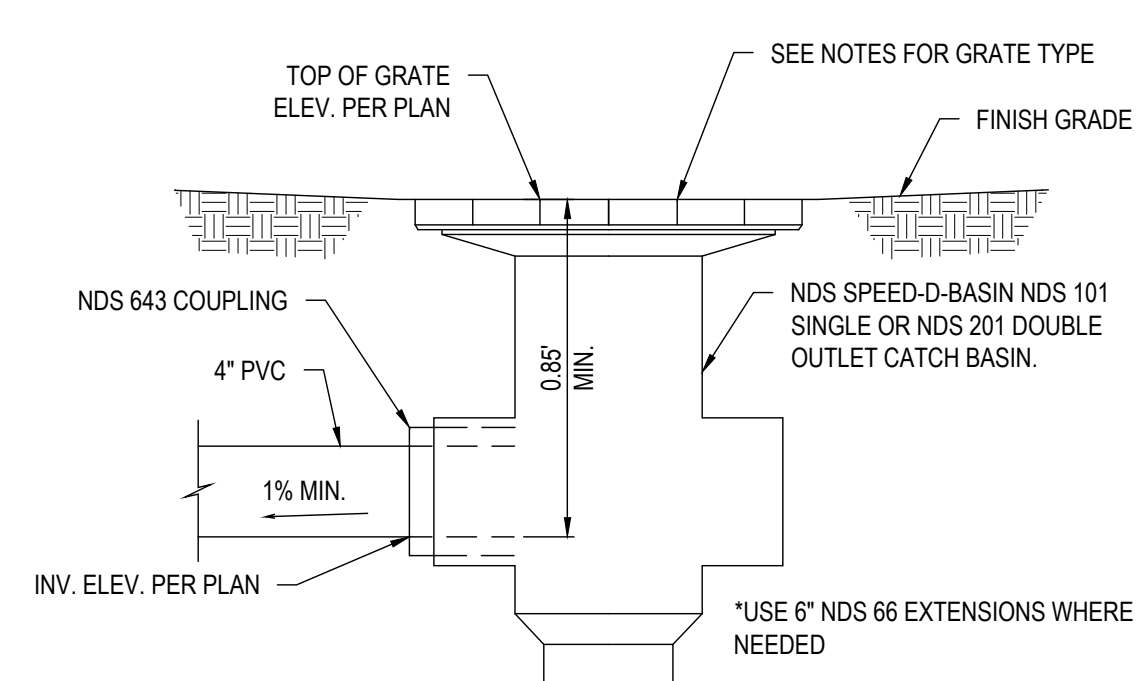


DETAIL DOWNSPOUT
NOT TO SCALE

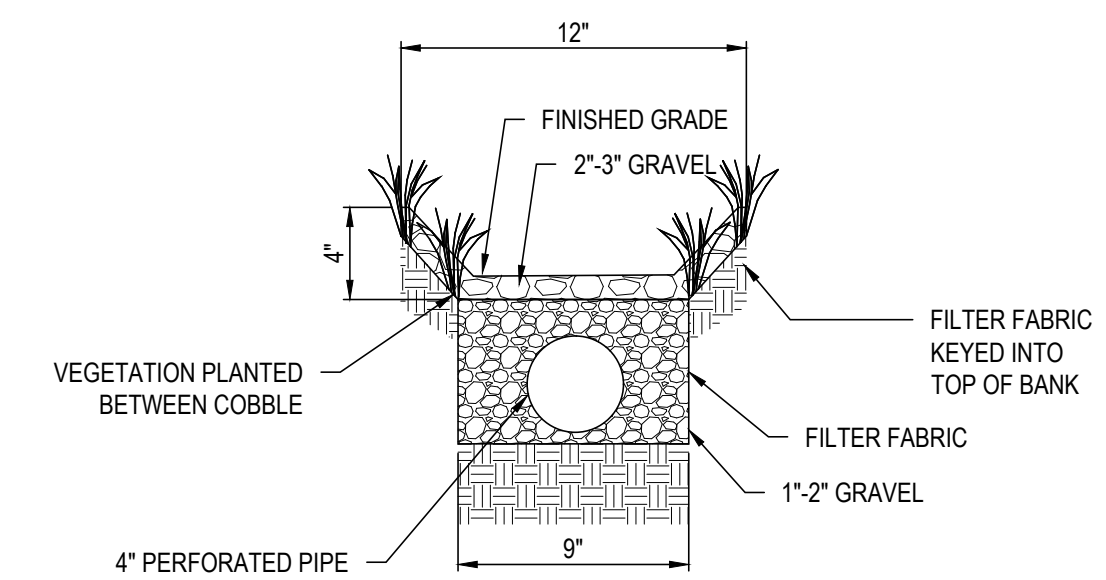


- NOTE:
- ALL FITTINGS BY: NDS, INC. (OR EQUAL) PHONE: 1-800-726-1994
 - REFER TO GRADING PLAN FOR FINISH GRADING.
 - DO NOT GLUE GRATE OR RISER TO PIPE.
 - GLUE 1" P.S. WELD ON® #773 SOLVENT (MEDIUM BODIED FAST SET) FOR PIPE THRU 6" Ø.
 - ALL PIPES TO BE 4" Ø PVC SDR 35 OR SCHEDULE 40.

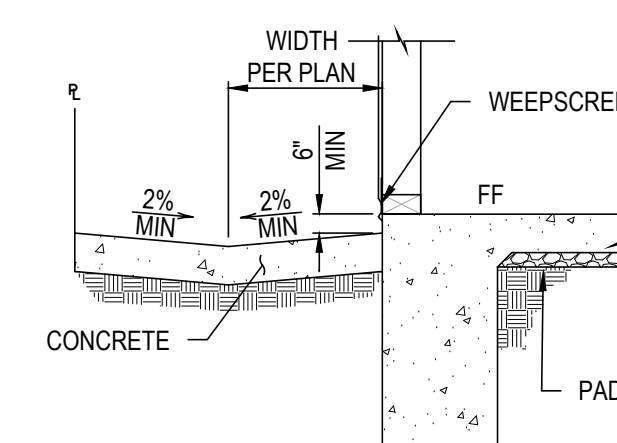
DETAIL INLET DRAIN
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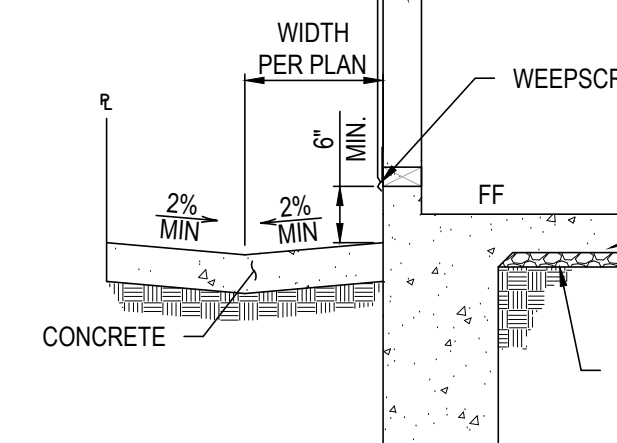
*USE 6" NDS 66 EXTENSIONS WHERE NEEDED



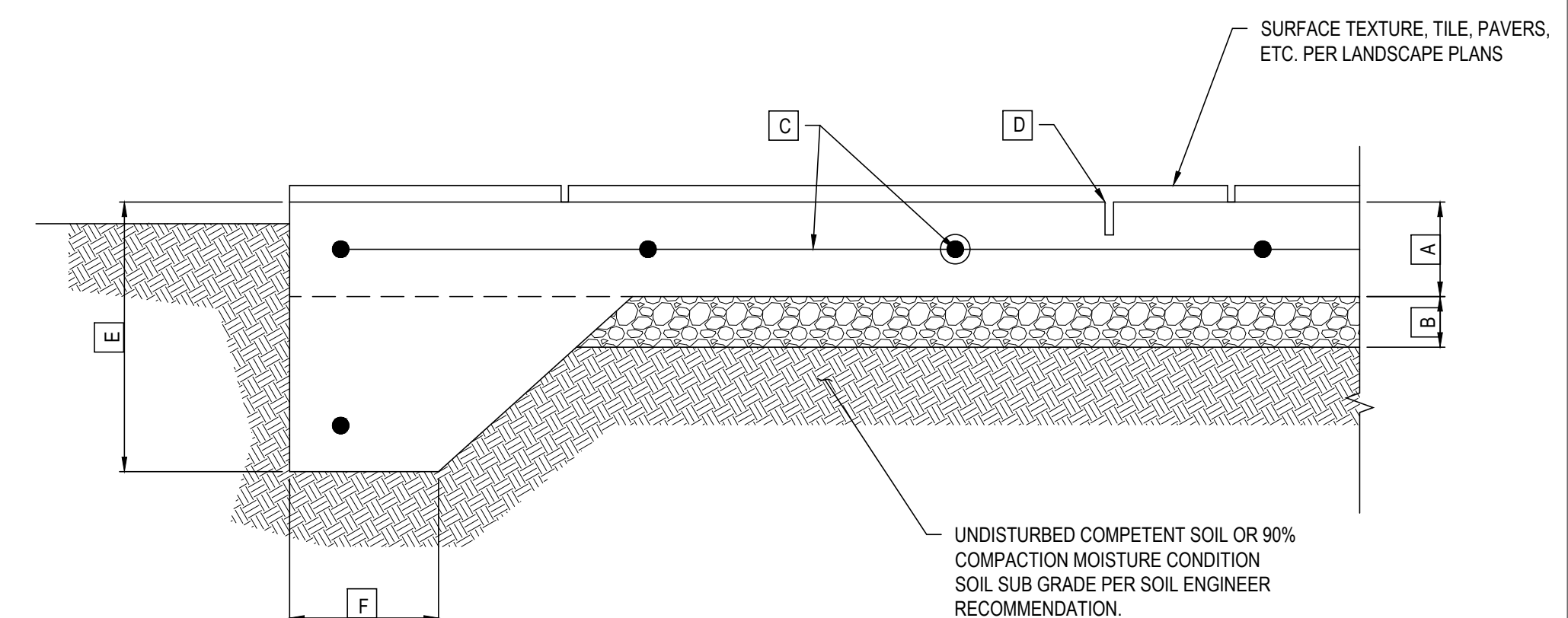
DETAIL SWALE DRAIN
NOT TO SCALE



DETAIL BUILDING DRAINAGE
NOT TO SCALE



DETAIL BUILDING DRAINAGE
NOT TO SCALE



- NOTES:
- THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS. HARDSCAPE DESIGN BY OTHERS.
 - SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.

	DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	6"
B	MIN. AGG. BASE THICKNESS	6"
C	MIN. REINFORCEMENT (O.C./E.W.)	#4@12"
D	MAX. SAWCUT OR COLD JT. SPACING	6"
E	THICKENED EDGE DEPTH	12"
F	THICKENED EDGE WIDTH	8"

DETAIL TYPICAL DRIVEWAY / HARDSCAPE SECTION
NOT TO SCALE



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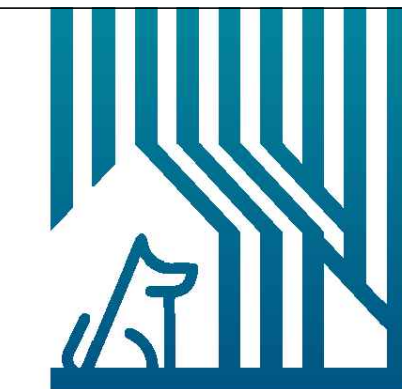
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	02-22-2024

Jurisdiction:



SHEET TITLE:
SECTIONS AND DETAILS

SHEET NUMBER:
C-3



CECILIA HOME

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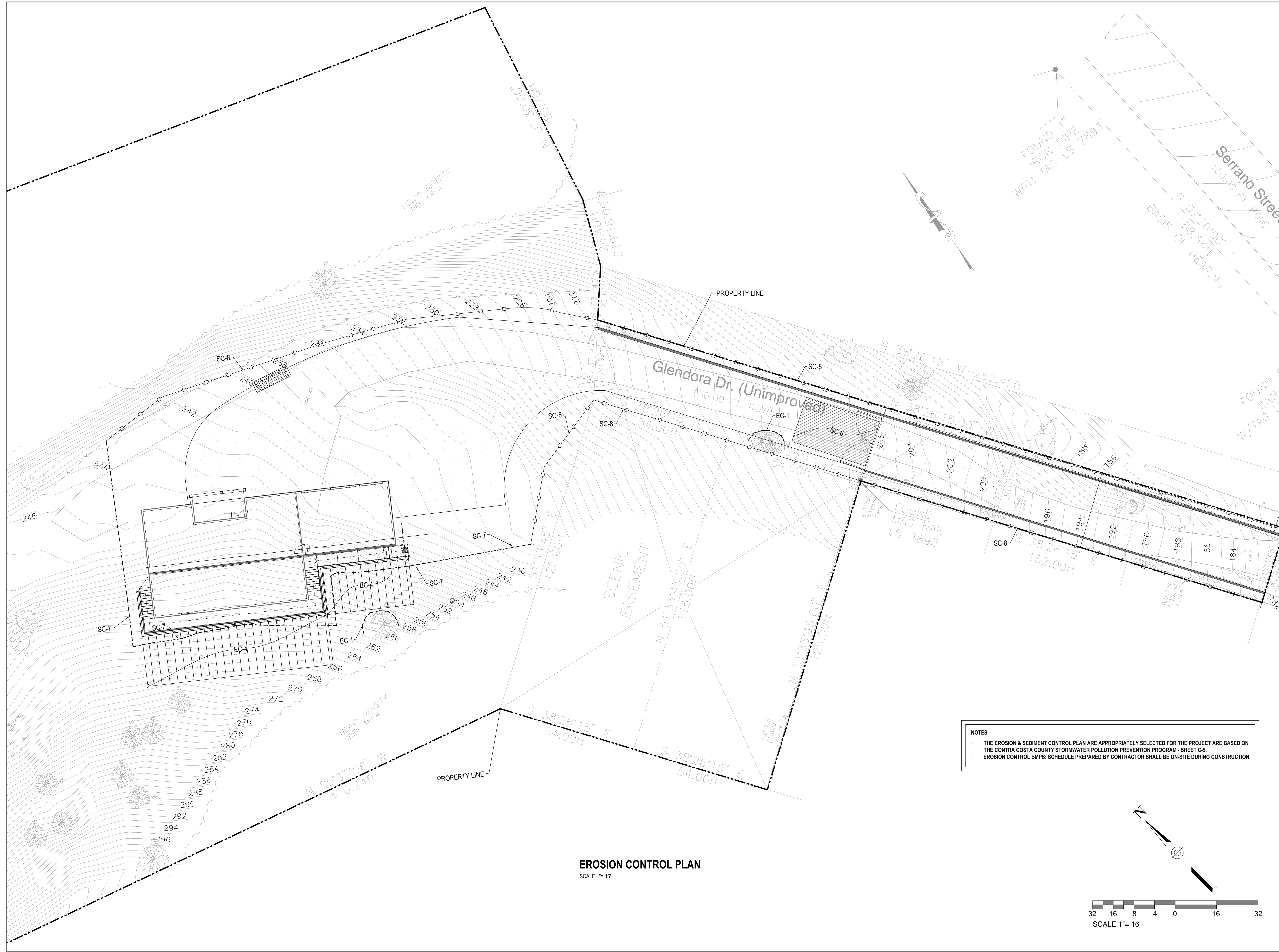
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	02-22-2024

Jurisdiction:

Licenser:

SHEET TITLE:
EROSION CONTROL & SEDIMENT PLAN

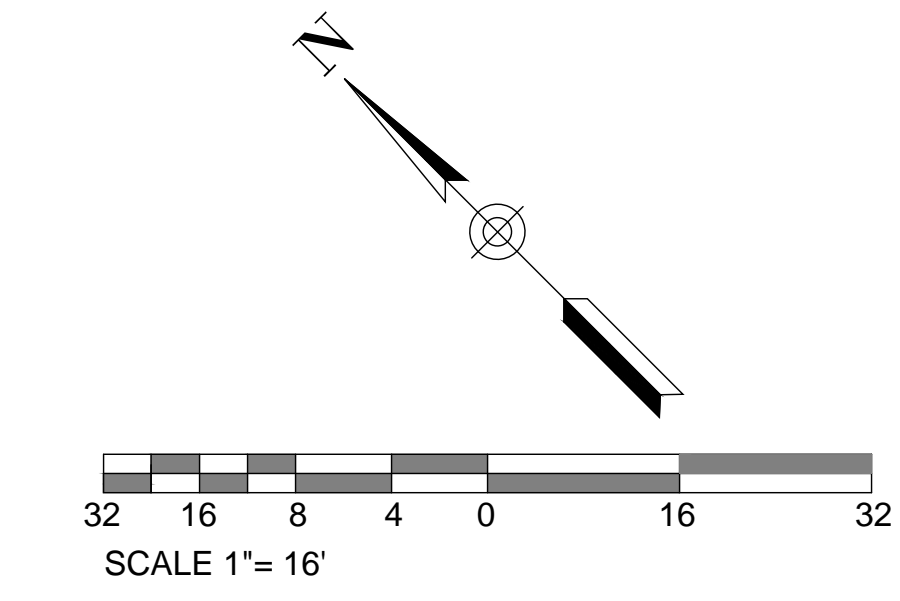
SHEET NUMBER:
C-4



NOTES

- THE EROSION & SEDIMENT CONTROL PLAN ARE APPROPRIATELY SELECTED FOR THE PROJECT ARE BASED ON THE CONTRA COSTA COUNTY STORMWATER POLLUTION PREVENTION PROGRAM - SHEET C-5.
- EROSION CONTROL BMPs: SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.

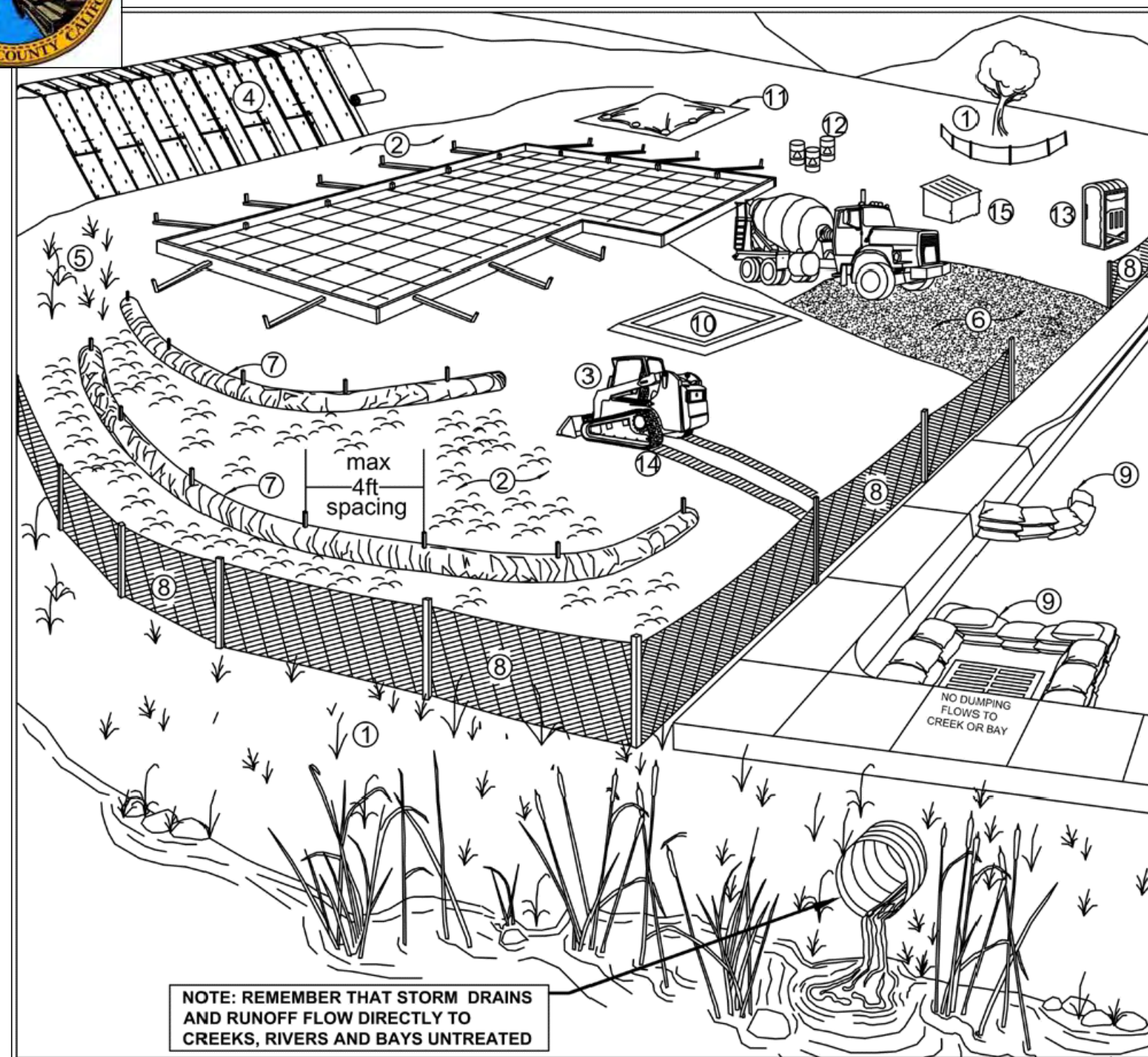
EROSION CONTROL PLAN
SCALE 1"= 16'





CONTRA COSTA COUNTY STORMWATER POLLUTION PREVENTION PROGRAM

Minimum Control Measures For Small Construction Projects
Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553 (925) 674-7200



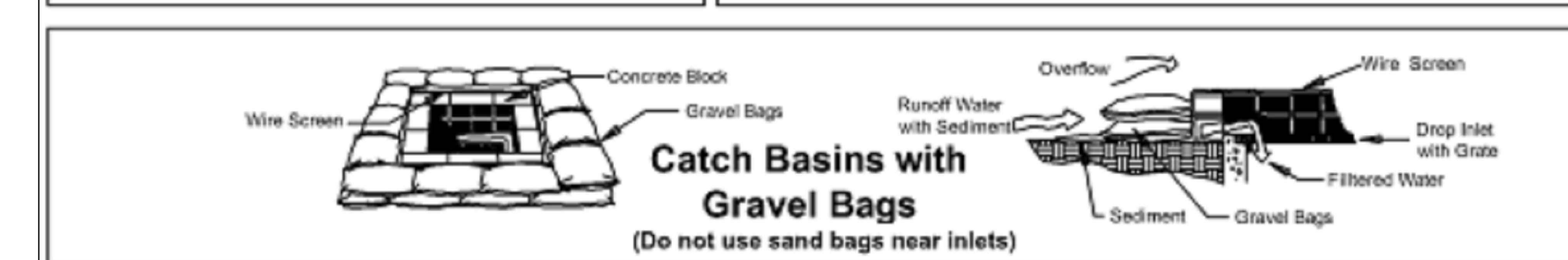
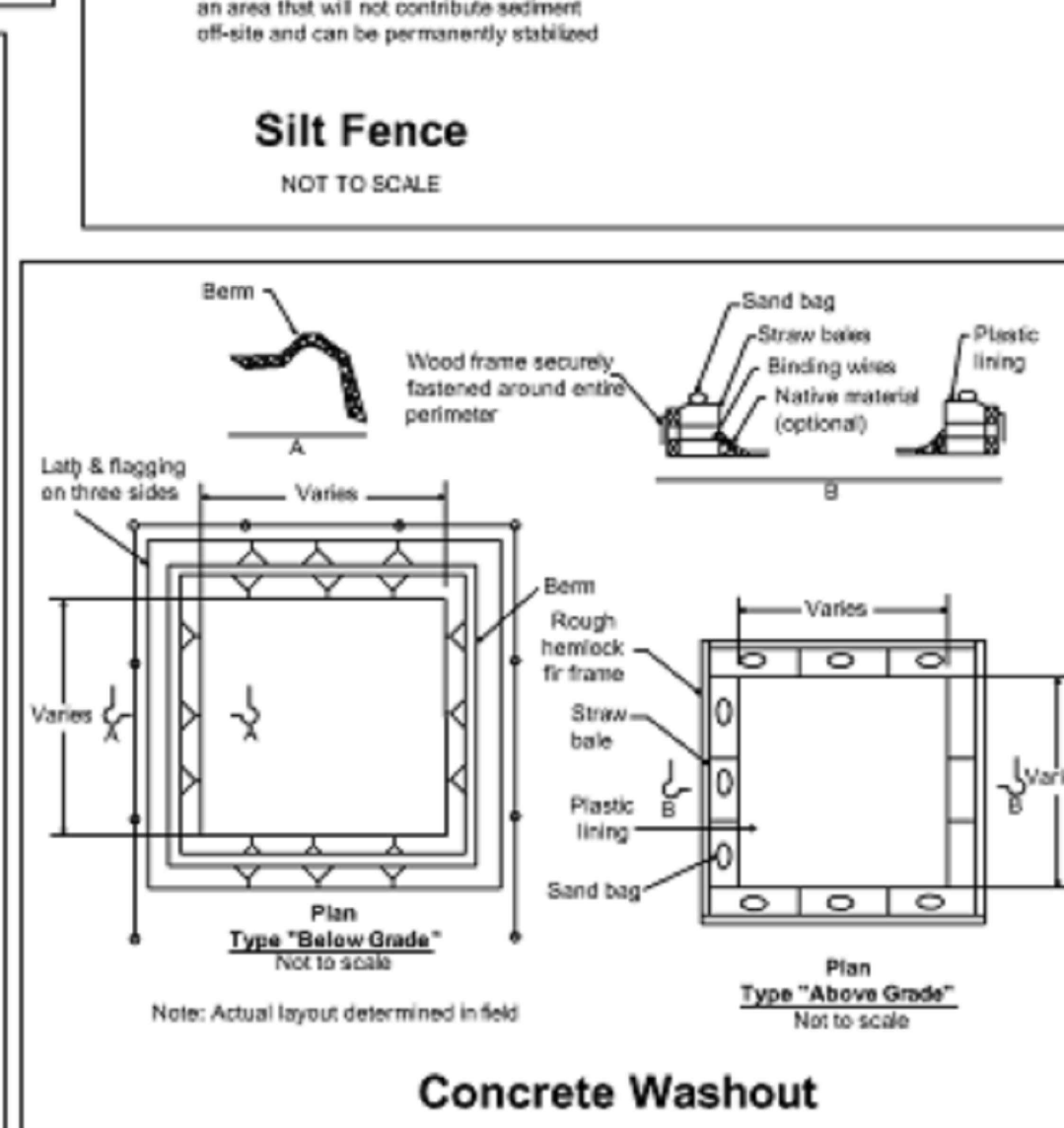
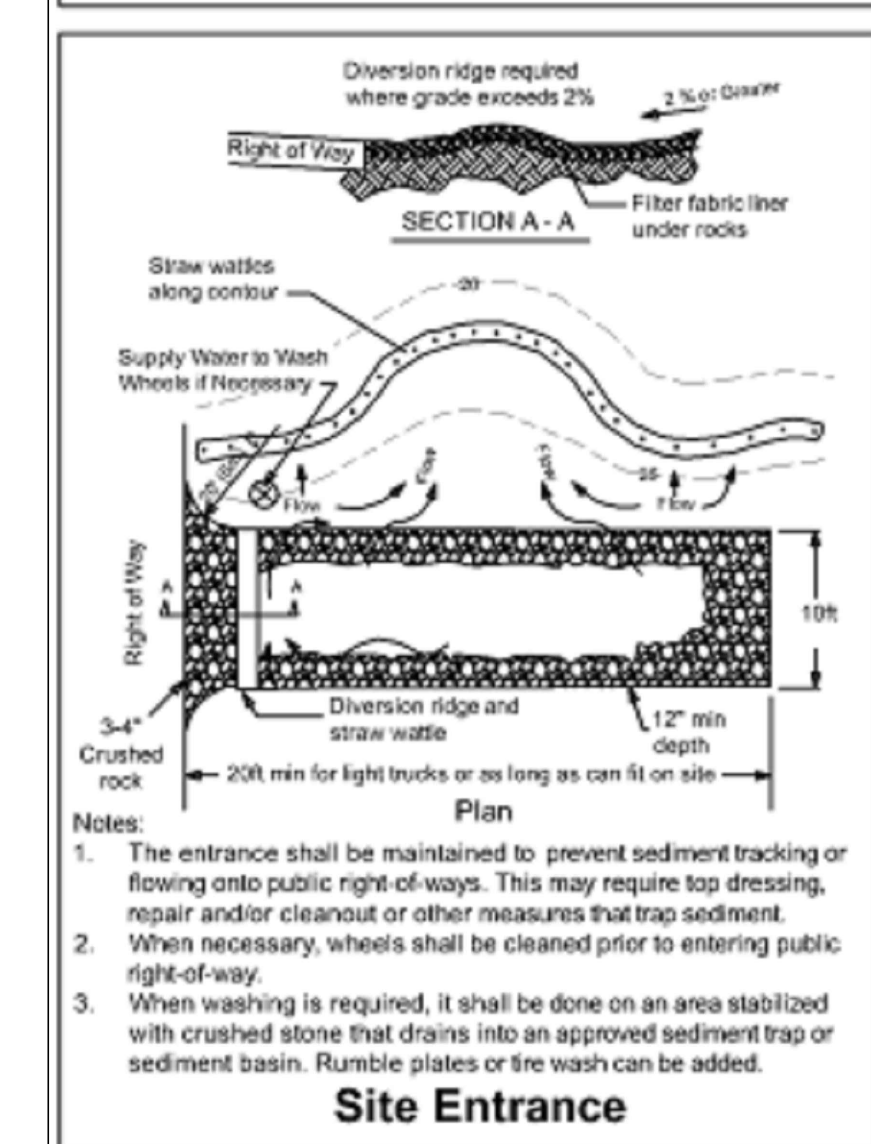
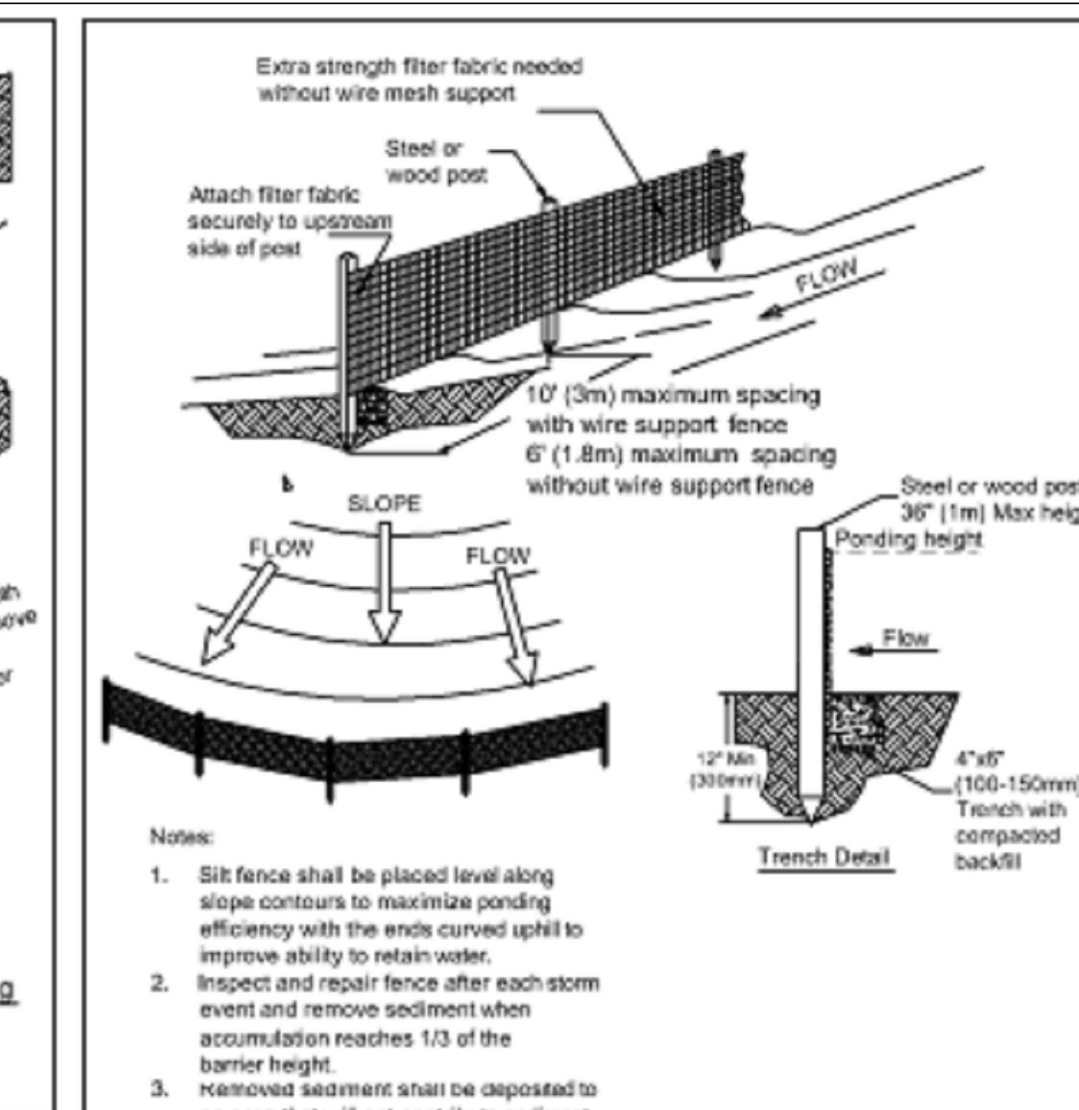
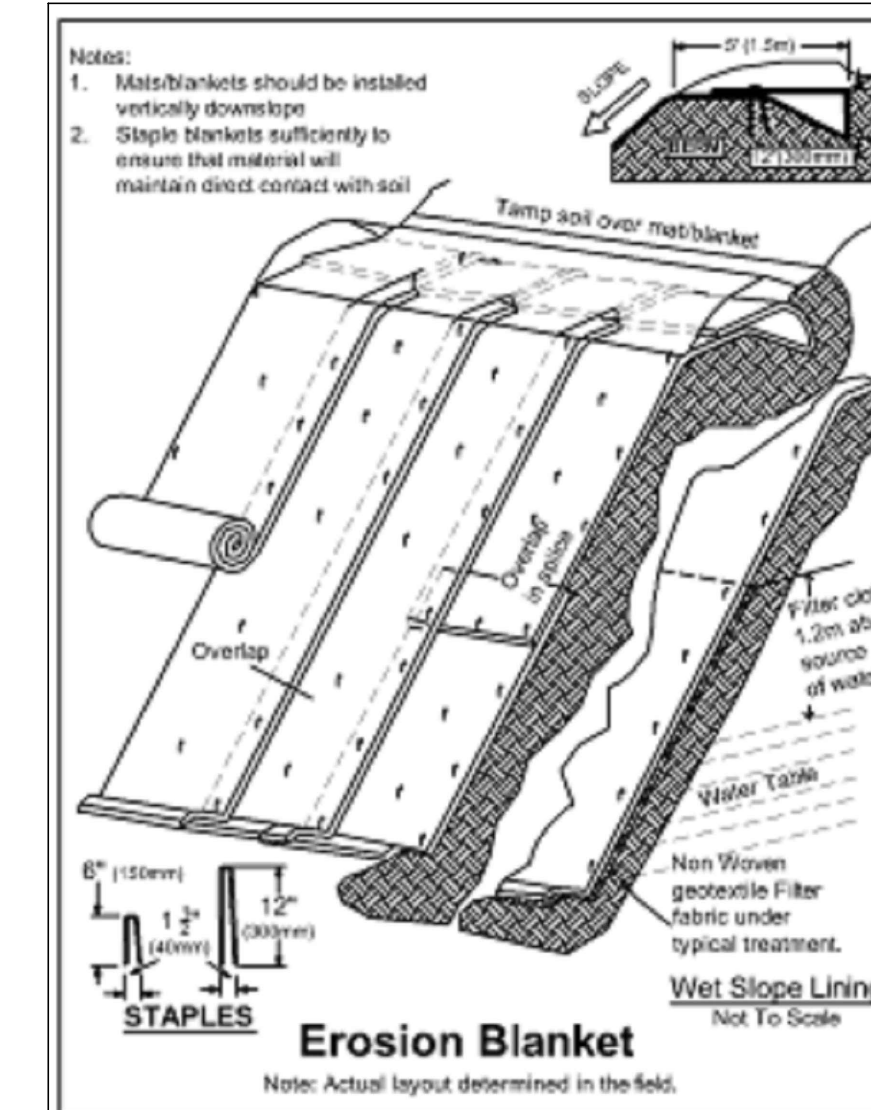
Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

NS-not shown on graphic

Note: Select an effective combination of control measures from each category, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. Inspect and maintain the control measures before and after rain events, and as required by the local agency or state permit.

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at <http://www.casqa.org>. Caltrans factsheets are available in the *Construction Site BMP Manual* May 2017 at <http://www.dot.ca.gov/hq/construct/stormwater/CSBMP-May-2017-Final.pdf>.

Control Measure	General Description
Erosion Control Best Management Practices	
N/A	Scheduling Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.
EC-1	Preserve Existing Vegetation and Creek Setbacks Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.
EC-2	Soil Cover Cover exposed soil with straw mulch and tackifier (or equivalent). For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-4, SS-5, SS-6, SS-7, SS-8.
EC-3	Soil Preparation/ Roughening Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). For more info see the following factsheets: CASQA: EC-15.
EC-4	Erosion Control Blankets Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.
EC-5	Revegetation Re-vegetate areas of disturbed soil or vegetation as soon as practical. For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.
Sediment Control Best Management Practices	
SC-6	Tracking Controls Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.
SC-7	Fiber Rolls Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12; SE-13; or Caltrans: SC-5 (Type 1 and Type 2).
SC-8	Silt Fence Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.
SC-9	Drain Inlet Protection Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.
N/A	Trench Dewatering Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/development/TrenchingSWReqMCSTOPPPFinal6_09.pdf . For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.
Good Housekeeping Best Management Practices	
GH-10	Concrete Washout Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.
GH-11	Stockpile Management Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.
GH-12	Hazardous Material Management Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.
GH-13	Sanitary Waste Management Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.
GH-14	Equipment and Vehicle Maintenance Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.
GH-15	Litter and Waste Management Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.



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140 Glendora Dr, Martinez,
CA 94553

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	02-22-2024

Jurisdiction:



SHEET TITLE:
EROSION CONTROL & SEDIMENT DETAILS

SHEET NUMBER:
C-5



STAFF REPORT

Planning Commission

Date: June 25, 2024
To: Planning Commission
From: Michael P. Cass, Planning Manager
Prepared By: Michael P. Cass, Planning Manager
Subject: Growth Management Element Update

Recommendation

Conduct a public hearing and adopt Planning Commission Resolution No. 24-05, forwarding a recommendation to the City Council to approve amendments to the Growth Management Element of the General Plan.

Background

In 1988, Contra Costa County voters approved Measure C, which established a countywide half-cent transportation sales tax for 20 years (through 2008). Measure C also established a countywide Growth Management Program (“GMP”) to plan for and accommodate increases in population, households, traffic, and jobs during that timeframe. In 2004, County voters approved Measure J, which extends the half-cent transportation sales tax and GMP for an additional 25 years, through 2034. In addition to raising local funds for transportation-related projects and programs, Measure J also requires all jurisdictions within the County to adopt an Urban Limit Line and to modify their Growth Management Elements of their General Plans to incorporate additional Measure J provisions regarding multi-modal goals, policies, and actions. To comply with this provision, the City adopted the voter-approved Urban Limit Line in May 2007.

To ensure that agencies are complying with the requirements established by Measure J, the Contra Costa Transportation Authority (“CCTA”) requires each agency to complete and submit a Measure J Compliance Checklist every two years before its share of Measure J “Return to Source” Maintenance Funds are released.

Discussion

The General Plan 2035 was created through the contributions of decision makers, the General Plan Update Task Force, individual residents, and representatives of many organizations in the community. The update process began with the preparation of the General Plan Work Program in 2010 and ended with City Council adoption in November

2022 and minor amendments on December 20, 2023. However, the Growth Management Element of the General Plan was not updated as part of the comprehensive update.

The proposed amendments are based upon CCT's Model Element and the adopted General Plan 2035. Notable changes include the following:

- Adding reference to the existing half-cent transactions and use tax
- Adding the requirement for a Transportation Impact Report/Traffic Impact Study for any project estimated to generate more than 100 net new peak-hour regional trips, pursuant to Measure J
- Adding a definition for Regional Transportation Planning Committee
- Referencing the Routes of Regional Significance
- Expanding the definition of Action Plan
- Modifying the goals, policies, and implementation measures for consistency with the General Plan 2035

Prior to adoption of the General Plan Amendment, the City shall make the finding that the proposed amendment is consistent with the existing General Plan 2035. The proposed General Plan Amendment is intended to incorporate revised language, goals, policies, and implementation measures so the Growth Management Element complies with the requirements of the Measure J GMP. Specifically, the proposed General Plan Amendment is consistent with the following goals and policies:

- GOAL LU-G-8: Encourage the preservation of existing agricultural businesses and minimize and resolve conflicts between agricultural and urban uses within and adjacent to the Alhambra Valley semi-rural residential community.
- Policy LU-P-12.2: Focus infill development on the east and west edges of the Downtown including the Downtown Core, Downtown Government and Downtown Shoreline areas, utilizing the County offices and the Amtrak Station as anchors that support fine-grained rehabilitation and small retail and restaurant business attraction, on the central shopping streets in between.
- Policy C-P-2.1: Achieve and maintain an intersection level-of-service (LOS) D or better during peak hours where possible. Recognizing that LOS D may not be feasibly achieved or maintained upon full buildout of the Land Use Element due to neighborhood context, multi-modal access considerations, impacts to existing uses, and/or regional factors outside the control of the City, the City Council shall maintain discretion to require mitigation measures that will reduce impacts but may not achieve target LOS when considering new development projects.
- Measure C-I-2.1i: Require proposed developments meeting trip generation thresholds to study the LOS impacts of the development and provide appropriate improvements to lessen their impacts. Engineering Department to approve study

methodology. Require proposed developments meeting CEQA thresholds to provide appropriate mitigation measures to lessen their VMT. VMT study methodology should follow the CCTA Implementation Guide and VMT limits.

The Planning Commission is now being asked to adopt the Resolution (Attachment A) forwarding a recommendation to the City Council to approve amendments to the Growth Management Element of the General Plan (Exhibit A).

Noticing Requirements/Public Outreach

In compliance with Martinez Municipal Code Section 22.40.040 and Government Code Section 65091, a public hearing notice was published in the *Contra Costa News Register*, was posted at City Hall; and was mailed via first class or electronic mail to individuals who had previously filed written request for such notice a minimum of 10 days in advance of the original public hearing date. No public comments were received at the time this staff report was prepared.

Fiscal Impact

The proposed amendment would have a positive fiscal impact as adoption of the revised Growth Management Element would allow the City to continue to collect and be eligible for Measure J funds. However, if the revised Growth Management Element is not adopted, then this could jeopardize the City continuing to receive and be eligible for Measure J funds. CCTA authorized an allocation of \$750,637 and \$688,620 for Fiscal Years 2021-22 and 2022-23 respectively.

Attachments

- Attachment A – Planning Commission Resolution No. 24-05
- Exhibit A – Draft Growth Management Element Update

RESOLUTION NO. 24-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ FORMWARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE AMENDMENTS TO THE GROWTH MANAGEMENT ELEMENT OF THE GENERAL PLAN

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, the City of Martinez's General Plan was adopted in 1973, and several amendments have been incorporated since then, including the City's adoption of the General Plan Transportation Element in 1992, Housing Element Update in 2011, and Growth Management Element in 2013; and

WHEREAS, on November 2, 2022, the City Council adopted Resolution No. 170-22, approving the General Plan 2035; and

WHEREAS, on December 20, 2023, the City Council adopted Resolution No. 146-33, approving minor revisions to the elements, which are intended to provide the reader with additional clarification and therefore serve to assist the reader with understanding of the General Plan; and

WHEREAS, in 1988, Contra Costa County voters approved Measure C, which established a countywide half-cent transportation sales tax for 20 years (through 2008). Measure C also established a countywide Growth Management Program("GMP") to plan for and accommodate increases in population, households, traffic, and jobs during that timeframe; and

WHEREAS, in 2004, County voters approved Measure J, which extends the half-cent transportation sales tax and GMP for an additional 25 years, through 2034. In addition to raising local funds for transportation-related projects and programs, Measure J also requires all jurisdictions within the County to adopt an Urban Limit Line and to modify their Growth Management Elements of their General Plans to incorporate additional Measure J provisions regarding multi-modal goals, policies, and actions; and

WHEREAS, the City initiated amendments to the Growth Management Element of the General Plan for consistency with Measure J and the recently updated General Plan 2035, attached hereto as Exhibit A; and

WHEREAS, the Record of Proceedings ("Record") upon which the Planning Commission bases its consideration of the General Plan Update includes, but is not limited to: (1) all staff reports, City files and records and other documents prepared for and/or submitted to the Planning Commission, and the City relating to the General Plan Update; (2) the evidence, facts, findings, and other determinations set forth in this resolution; (3) all documentary and oral evidence received at public hearings or submitted to the City relating to the General Plan Update; and (4) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state and federal laws, policies, rules, regulations, reports, records and projections related to the preparation and adoption of the General Plan Update; and

WHEREAS, on June 25, 2024, the Planning Commission held a duly noticed public hearing to consider forwarding a recommendation to the City Council to approve amendments to the Growth Management Element of the General Plan, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Martinez hereby forwards a recommendation to the City Council to approve amendments to the Growth Management Element of the General Plan.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a Regular Meeting of said Commission, held on the 25th day of June, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Trambley, Planning Commission Chair

ATTEST:

Michael P. Cass, Planning Manager

11.1 | INTRODUCTION

Purpose

The purpose of the Growth Management Element is to establish goals, policies, and implementation measures that will be used to manage and mitigate the impacts of future growth and development within Martinez, especially as they relate to local, countywide, and regional transportation systems. By adopting and implementing an updated Growth Management Element, the City intends to establish a comprehensive, long-range program that will address the demands for multi-modal transportation facilities and services generated by new development through planning, capital improvement programs, and development mitigation programs.

This element has been prepared to comply with the requirements of the Measure J Growth Management Program (“GMP”) as implemented by the Contra Costa Transportation Authority (“CCTA”) and to establish performance standards to address the effect of new development on public services.

The Growth Management Element is an optional element of the General Plan under California Government Code Section 65303 which states: *“The general plan may include any other elements or address any other subject which, in the judgment of the legislative body, relate to the physical development of the county or city.”* Growth Management Elements are adopted to manage and mitigate the impacts of future growth within a jurisdiction. When integrated with the policies of the Land Use and Circulation Elements, the policies of the Growth Management Element are intended to avoid or reduce the negative impacts “new growth” could otherwise have on existing public services, such as further congesting roadways and/or reducing services.

Background

Contra Costa County Measures C and J

Within Contra Costa County, local jurisdictions are required to adopt a Growth Management Element to comply with the requirements of voter-approved transportation sales tax and growth control Measures C (1988) and J (2004). Both programs include a ½ percent transportation and retail transactions and use tax intended to address existing major regional transportation problems. This Growth Management Element updates the 2013 Growth Management Element, which updated the City’s 1992 Growth Management Element that was adopted as a requirement of Measure C. Measure C and J established the CCTA and its GMP; the GMP was then revised and extended by Measure J.

This Growth Management Element update was prepared to respond to Measure J and substantially comply with the intent of the CCTA model Growth Management Element, dated

December 2021. Further, each jurisdiction must comply with the Countywide voter approved Urban Limit Line (“ULL”) to be in compliance with Measure J's GMP.

Growth Management Program Requirements

The GMP requires each local jurisdiction within Contra Costa County to:

- Adopt a Growth Management Element;
- Adopt a Development Mitigation Program;
- Participate in an ongoing, cooperative multi-jurisdictional planning process, including implementation of Action Plans adopted by CCTA;
- Require a Transportation Impact Report/Traffic Impact Study for any project estimated to generate more than 100 net new peak-hour regional trips;
- Address housing options and job opportunities;
- Develop a five-year Capital Improvement Program; and
- Adopt a Transportation Demand Management (“TDM”) or Transportation Systems Management (“TSM”) ordinance or resolution.

CCTA Funding

In addition to requiring the initial adoption of a Growth Management Element, CCTA’s GMP requires periodic reporting from Contra Costa cities and the County to assure the GMP is being followed. Submission and approval of the cities “Growth Management Compliance Checklist” allows CCTA to return a portion of the half-cent sales tax to the participating City (“return-to-source”). Martinez has successfully participated in CCTA’s requirements for return to source funding since the Measure C programs were established. In 2004, the voters approved Measure J, which extended CCTA’s sales tax and growth management programs to 2034.

Compliance with the GMP is linked to receipt of CCTA’s Local Street Maintenance and Improvement Funds and Transportation for Liveable Community Funds.

Urban Limit Line

Measure J required the Growth Management Element to document the required ULL. The ULL that Countywide voters approved in November 2006 is included In the Land Use Element of this General Plan and is shown on Land Use Figure 2-1b.

The intent of Contra Costa County’s ULL policy is to encourage sustainable infill development and preserve non-urban agricultural lands, open space, and environmental resources.

11.2 | REGULATORY FRAMEWORK AND DEFINITIONS

Contra Costa Transportation Authority. CCTA is a regional government agency created in 1988 to manage funds generated by the voter approved, half cent transportation sales tax, Measure

C, and its extension, Measure J. CCTA oversees planning and construction of capital projects included in Measure C and J Expenditure Plans and implements the County's GMP. CCTA also serves as Contra Costa's Congestion Management Agency. Below are definitions of terms from CCTA for the Growth Management Element.

Urban Limit Line (ULL). A planning boundary, defined by voters, beyond which no urban uses can be designated during the term of the General Plan. Properties that are located outside the ULL may not obtain General Plan Amendments that would re-designate them for an urban land use. Land inside the ULL is governed by the land use designations contained in the General Plan. However, the fact that a property is located inside the ULL provides no guarantee or implication that it may be developed during the lifetime of the General Plan.

Regional Transportation Planning Committee (RTPC). Transportation Partnership and Cooperation (“TRANSPAC”) is the RTPC for Central Contra Costa. It is composed of elected representatives, planning commissioners, and technical staff from the six central Contra Costa jurisdictions including the cities of Clayton, Concord, Martinez, Pleasant Hill, and Walnut Creek, and the unincorporated area of Central Contra Costa County. TRANSPAC is responsible for the development of transportation plans, projects and programs for the Central County areas as well as the appointment of two representatives to the CCTA who serve alternating two-year terms.

Routes of Regional Significance (“Regional Routes”). Regional Routes are designated by the CCTA based on recommendations from the respective RTPC and TRANSPAC. In evaluating the appropriateness of the designation, the following criteria are used: 1) connection of two or more "regions" of the County; 2) connection across County boundaries; 3) significant amount of through traffic; and 4) provision of access to a regional highway or transit facility. The Regional Routes designated in the 2017 Central County Action Plan are State Route 4, State Route 242, Interstate 680, Alhambra Avenue, Bailey Road, Clayton Road, Contra Costa Boulevard, Geary Road, North Main Street, Pacheco Boulevard, Pleasant Hill Road, Taylor Boulevard, Treat Boulevard, and Ygnacio Valley Road/Kirker Pass Road. Other roads may be proposed in the future for designation by CCTA.

Action Plan. A document prepared by CCTA through the respective RTPC. Action Plans address Routes of Regional Significance and are comprised of the following:

- Long-range assumptions regarding future land use based on local general plans;
- Overall policy goals established by CCTA;
- For each regional route or corridor, Multimodal Transportation Service Objectives (“MTSOs”) that serve as quantifiable performance measures; and

- Actions to be implemented by the RTPC and participating local jurisdictions. These actions include capital improvements, transit improvements, traffic operations strategies, pedestrian and bicycle facilities, land use policies, TDM or TSM strategies, or other local projects and programs intended to meet the adopted MTSOs.

Transportation Demand Management (“TDM”) or Transportation Systems Management (“TSM”). A program to increase efficiency of the transportation systems, reduce demand for road capacity during peak hour and otherwise affect travel behavior(s) to minimize the need for capacity increasing capital projects. An adopted TDM or TSM program is a requirement for compliance with Measure J.

11.3 | GROWTH MANAGEMENT GOALS, POLICIES, AND IMPLEMENTATION MEASURES

GM-G-1 Manage the City's Growth, Support Infill Development and Redevelopment of Existing Urban and Brownfield Areas, and Protect Open Space by Establishing and Maintaining an ULL. Apply a voter approved ULL consistent with the requirements of the Measure J GMP, either as mutually voted on Countywide, or relating solely to Martinez. *Note: The ULL can only be amended by a subsequent vote of the electorate; minor adjustments of less than 30 acres may be approved by the City Council as provided for by the Measure J GMP.*

Policy GM-P-1: Maintain the Countywide voter approved ULL as adopted by City Council on May 2, 2007 (Resolution No. 029-07), subject to future City and/or Countywide modifications that are consistent with the requirements of the Measure J GMP, through March 31, 2034, and any subsequent extensions of Measure J.

Measure GM-I-1.1a: Review development projects and long-range plans to make certain that urban growth is located within the ULL.

Policy GM-P-1.2: Alhambra Valley is an established semi-rural community of approximately 1,000 acres, entirely located within the City of Martinez SOI, with portions annexed into the City in 2012. The 2007 ULL inadvertently created an "island" (approximately 17 properties, 115 acres) and a "peninsula" (one property, 10 acres) of such-rural residential areas outside of the designated urban areas of the ULL. These areas are currently outside City Limits, but are within the City of Martinez Water Service Area and several existing residences receive City water. While LAFCO's Water and Wastewater

Services Municipal Services Review (2008) recommends that these areas be annexed to the City, Measure J's GMP requires that the CCTA withhold its "Return to Source Funds" from the City, should the City to make an application to LAFCO to annex any area outside the 2007 ULL. By either future City Council action(s) to individually amend the ULL, and/or through a future Countywide ULL update(s), these areas should be placed inside of the ULL so that the City may apply to annex these areas in a manner consistent with the GMP and thus retain CCTA funding. Such an annexation would be consistent with the intent of the GMP and ULL, as City will adopt the County's current General Plan and Zoning designations, assuring that new development cannot exceed the level currently permitted under County regulations.

Measure GM-I-1.2a: Support an amendment to the ULL to annex the remaining "island" and "peninsula" portions of Alhambra Valley.

GM-G-2 Provide adequate infrastructure and facilities, including new and improved pedestrian, bicycle, parking, and transit facilities, to meet future demands of new development and population growth.

Policy GM-P-2.1: Continue to require new development to pay its fair share of needed transportation Improvements through the City's adopted transportation impact/mitigation fee schedule, as amended, and through implementation of regional development mitigation fees or other mitigations In accordance with TRANSPAC adopted Sub-regional Transportation Mitigation Program ("STMP").

Measure GM-I-P-2.1a: Review and update the City's transportation impact fee schedule to ensure the fees are commensurate with the associated costs to construct and improve facilities and infrastructure, including participation in applicable regional programs.

Measure GM-P-2.1b: Evaluate and participate in a regional development mitigation program to establish fees, exactions, assessments, or other mitigation measures to fund regional or sub-regional transportation improvements needed to mitigate the impacts of planned or forecasted development on the regional transportation system and address MTSOs. This includes regular review of STMPs to ensure the project accounts for impacts of new development and current goals and objectives of the Action Plan. STMPs with a uniform fee program should review project lists and fee structures every four to six years while STMPs with other mitigation should base the review schedule on program components.

Measure GM-P-2.1c: Maintain the City's five-year Capital Improvement Program ("CIP") that describes City-sponsored capital projects, including projects that address the goals of

this General Plan. During development of the five-year CIP, City staff will prepare a cost analysis, list of projects, and a financial plan to provide the improvements.

Policy GM-P-2.2: Approval of development projects shall be contingent on the project meeting the following conditions: 1) no revenue from Measure J has been used to replace or provide the developer funding for any mitigation project; 2) the development project will fully fund public facilities and infrastructure necessary for mitigating any impacts from the project; and 3) full payment of mitigation fees for facilities and improvements in proportion to the project impacts.

GM-G-3 Participate in on-going multi-jurisdictional transportation planning programs with other agencies, TRANSPAC, and CCTA, that enhance the County’s land use and circulation system to create a balanced, safe, and efficient transportation system and to manage the impacts of growth.

Policy GM-P-3.1: Participate with TRANSPAC, CCTA, and local jurisdictions in developing and implementing Action Plans to address problems on Regional Routes, including Interstate 680, State Route 4, Alhambra Avenue, and Pacheco/Contra Costa Boulevard, and to address MTSOs

Measure GM-I-3.1a: Work with TRANSPAC local jurisdictions to develop and maintain an Action Plan that addresses Regional Routes, MTSOs, and actions for achieving MTSOs, establishes a process for addressing transportation impacts of proposed new development, and addresses goals and metrics in regard to safety, climate change, and equity.

Measure GM-I-3.1b: Participate in the preparation of the CCTA’s Countywide Comprehensive Transportation Plan and the ongoing countywide transportation planning processes.

Measure GM-I-3.1c: Participate in CCTA’s conflict resolution process as needed to resolve disputes related to the development and implementation of Action Plans and other programs described in this Element.

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GROWTH MANAGEMENT ELEMENT

Measure GM-I-3.1d4: Following the adoption of the Regional Route Action Plans by TRANSPAC and CCTA, implement specified local actions in a timely manner, consistent with adopted Action Plans.

Policy GM-P-3.2: For the purposes of reporting to CCTA on compliance with the Growth Management Program, bi-annually complete and submit to CCTA compliance checklist.

Policy GM-P-3.3: Require development projects to address transportation impacts and to demonstrate how the project furthers transportation network components that support public transit, pedestrian, and bicycle access and how the project addresses the City's priorities related to safety, climate change, and equity. Apply CCTA's travel demand forecasting model and Technical Procedures to the analysis of General Plan Amendments and developments exceeding specified thresholds to identify and address their effect on the regional transportation system, including the Action Plan MTSOs. The transportation impact report shall address all CCTA requirements, including evaluation of vehicle miles travelled ("VMT") and evaluation of impacts to each transportation mode using the metrics defined by the Action Plan and Technical Procedures. CCTA has set 100 net new peak hour trips as the threshold for requiring traffic impact reports. TRANSPAC has set a threshold of 500 net new peak hour trips as the threshold for requiring Regional Transportation Planning Committee review of a General Plan Amendment.

Measure GM-I-3.3a: Prior to project approval, require a transportation impact report for all General Plan Amendments and developments that meets the thresholds identified by Policy GM-P-3.3. The report shall:

- 1) apply CCTA's travel demand forecasting model and Technical Procedures to the impact analysis;
- 2) address all CCTA requirements, including evaluation of VMT and the proposal's effect on the regional transportation system, including the Action Plan and MTSOs; and
- 3) evaluate impacts to each transportation mode using the metrics defined by the Action Plan and Technical Procedures.

Measure GM-I-3.3b: Circulate traffic impact analyses to affected neighboring jurisdictions, TRANSPAC, and, when appropriate, to neighboring RTPCs for review and public comment.

Measure GM-I-3.3b: Assist in the maintenance of CCTA's travel demand modeling system by providing information on proposed land use development and transportation projects, including the five-year CIP, projects that the jurisdiction has adopted as part of its five-

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GROWTH MANAGEMENT ELEMENT

year CIP, and other long-range plans relative to the Association of Bay Area Government's projections for households and jobs within the City.

GM-G-4 Make reasonable progress in providing housing opportunities for all income levels and demonstrate to CCTA reasonable progress in meeting housing goals.

Policy GM-P-4.1: Demonstrate reasonable progress in addressing housing goals and providing housing opportunities for all income levels.

Measure GM-I-4.1a: Prepare an annual progress report on the implementation of the Housing Element for submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research, as well as a biennial report for submittal to CCTA as part of the biennial GMP Compliance Checklist.

GM-G-5 Encourage land use and development policies to minimize the negative impacts on open space; the local, regional, and countywide transportation system, including the level of transportation capacity that can reasonably be provided, such as mixed use high density infill; support regional approaches to transportation and land use planning; and coordinate with adjacent jurisdictions to monitor growth and development.

Policy GM-P-5.1: Continue to participate in on-going regional transportation efforts to reduce cumulative traffic impacts and implement Action Plans.

Measure GM-I-5.1a: Continue to work with CCTA and surrounding jurisdictions to develop General Plans and Specific Plans that study and consider the effect of large-scale development on the regional transportation system.

Measure GM-I-5.1b: Pursue funding from the CCTA for roadway projects intended to maintain levels of service standards that implement the adopted Action Plan.

Measure GM-I-5.1c: Provide data to CCTA on planned, proposed, and approved development to assist in maintaining an accurate TDM system.

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GROWTH MANAGEMENT ELEMENT

Policy GM-P-5.2: Approve proposed development projects that generate more than 100 net new peak hour vehicle trips only if findings of consistency with adopted traffic levels of service standards can be made.

Policy GM-P-5.3: Implement the TDM regulations to address changes to the CCTA model TDM/TSM programs.

Measure GM-I-5.3a: Update the TDM regulations, as needed, to be consistent with the model TDM ordinance, adopted by CCTA, including promoting transit access, carpools, vanpools, and park and ride lots, and addressing MTSOs. Work to provide the required level of staffing for implementation of the TDM program.

Policy GM-P-5.4: If attainment of standards is not possible because of a high proportion of through-traffic, excessive cost, or unacceptable impacts to the environment, the City may prepare a request for Findings of Special Circumstances to remain in compliance with the Growth Management Program. It will be submitted to CCTA, consistent with the procedure prescribed by CCTA. The request shall identify alternative standards for the intersection, and propose mitigation measures and programs to improve service to the extent possible.

GM-6 Compliance with applicable levels of service

Policy GM-P-6.1: Require development projects to participate in the provision and expansion of essential community services and facilities, including parks and recreation, fire and police facilities, governmental and cultural facilities, water, wastewater, storm drainage, and other utilities and infrastructure, to make certain growth does not exceed the City's ability to provide services, does not reduce levels of service, and does not place an economic or environmental burden on existing residents.

Program GM-I-6.1a: Require new development to demonstrate that the City's existing or planned community services and facilities can accommodate the increased demand prior to or at completion of the project.

Program GM-I-6.1b: Require new development to offset or mitigate impacts to community services and facilities, including fair-share contribution of the costs of required public infrastructure and services, to ensure that service levels for existing users are not degraded or impaired.

Policy GM-P-6.2: Adopt and maintain a development mitigation program to ensure new growth is paying its share of the costs associated with that growth.

Program GM-I-6.2b: Periodically review and update the City's development impact/mitigation fee schedules for parks and recreation, fire and police facilities, governmental and cultural facilities, utilities, and other needed infrastructure, facilities, and major equipment as necessary to cover the cost of services and facilities to serve planned growth while maintaining or improving levels of service.



140 GLENDORA DRIVE DESIGN REVIEW

Presented By: Brandon Northart, AICP, Associate Planner

Planning Commission | June 25, 2024

BACKGROUND



Site Description

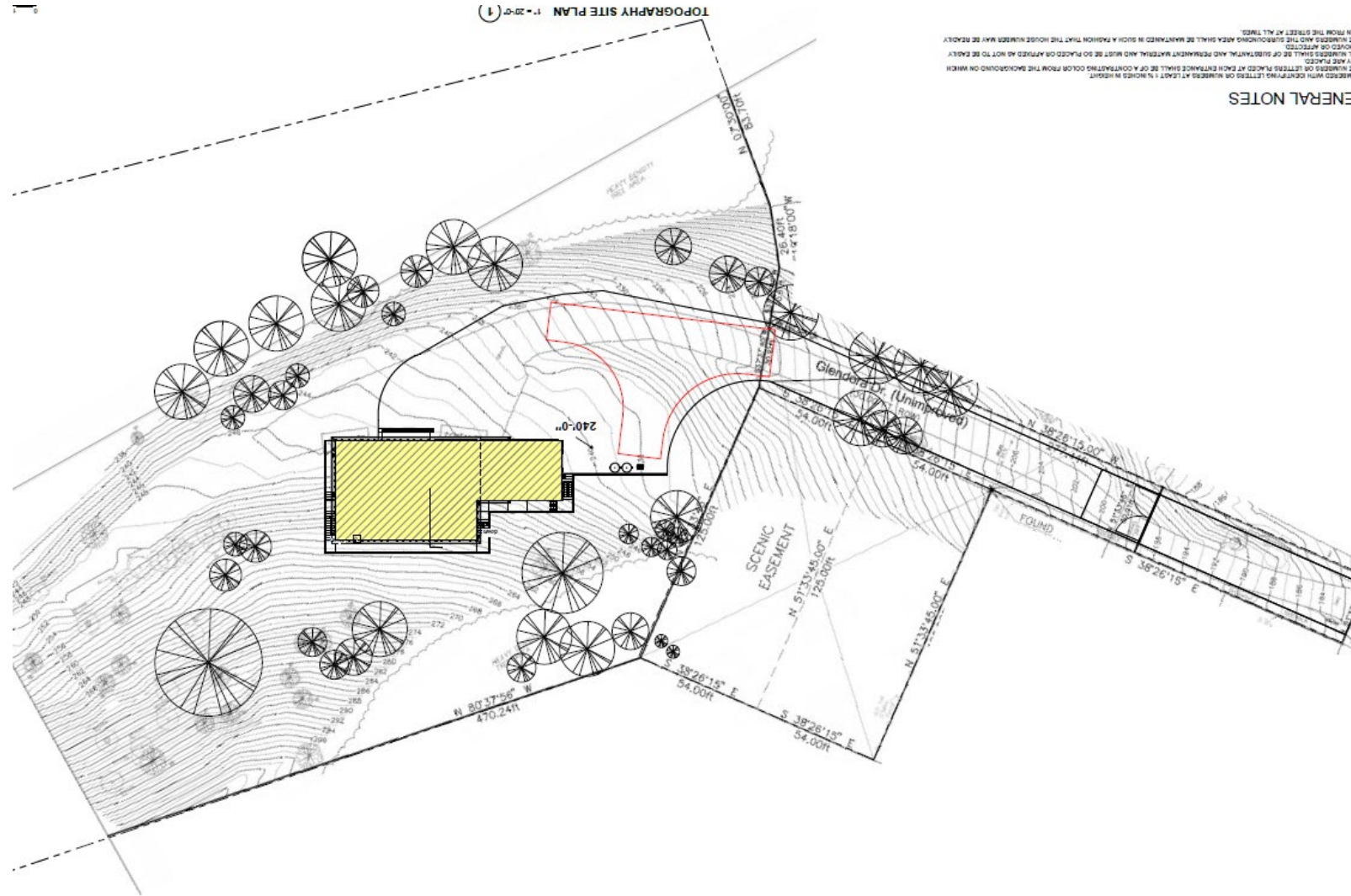
- Project Site: 436,907 square feet (10.03-acres)
- Undeveloped
- Surrounded by open space and single-family homes

Proposed Development

- 3,779 square foot single-family home
- 1% lot coverage



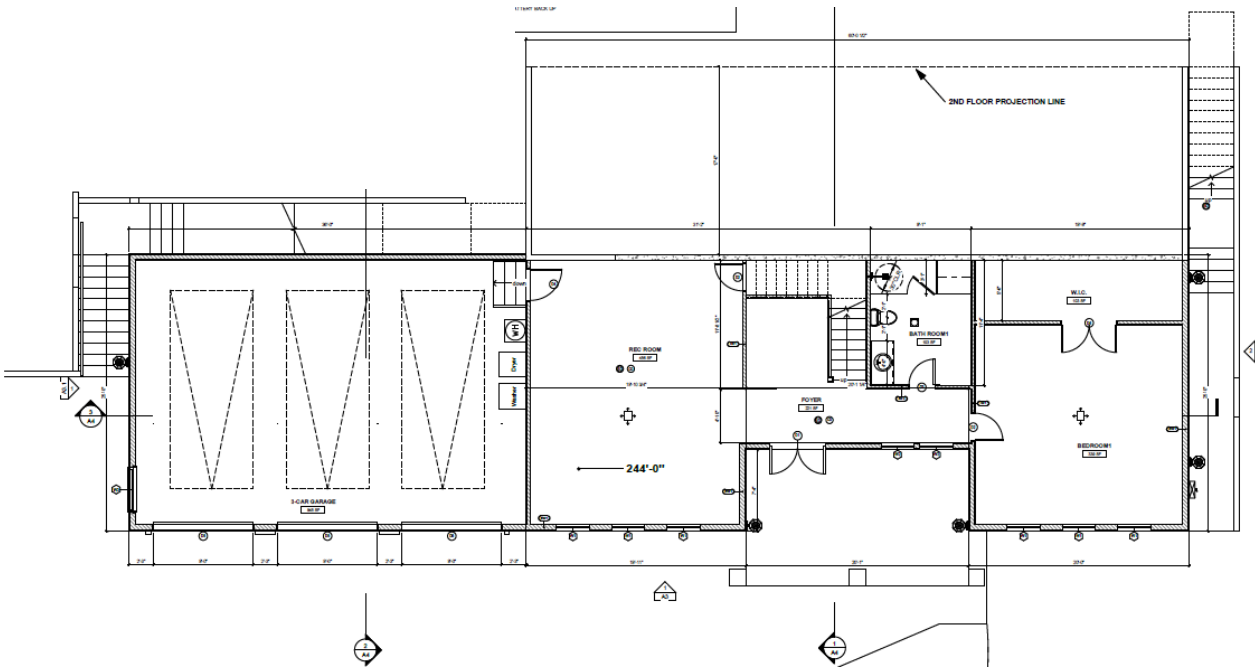
BACKGROUND



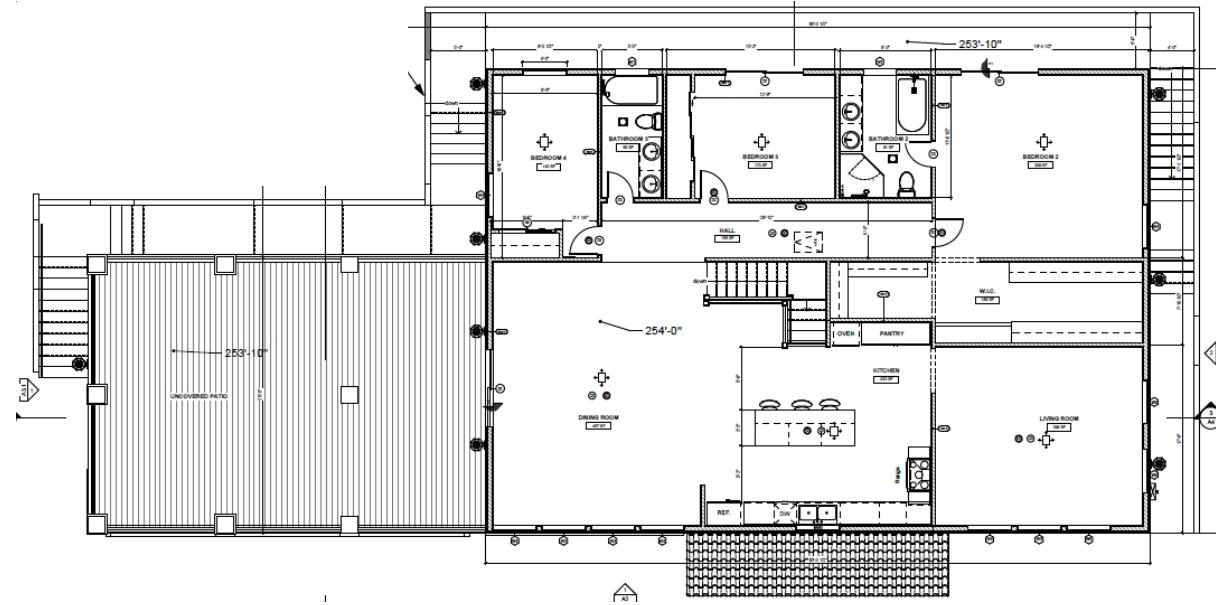
BACKGROUND



Floor Plan



1st Floor



2nd Floor

BACKGROUND



South Elevation

Before



After



BACKGROUND



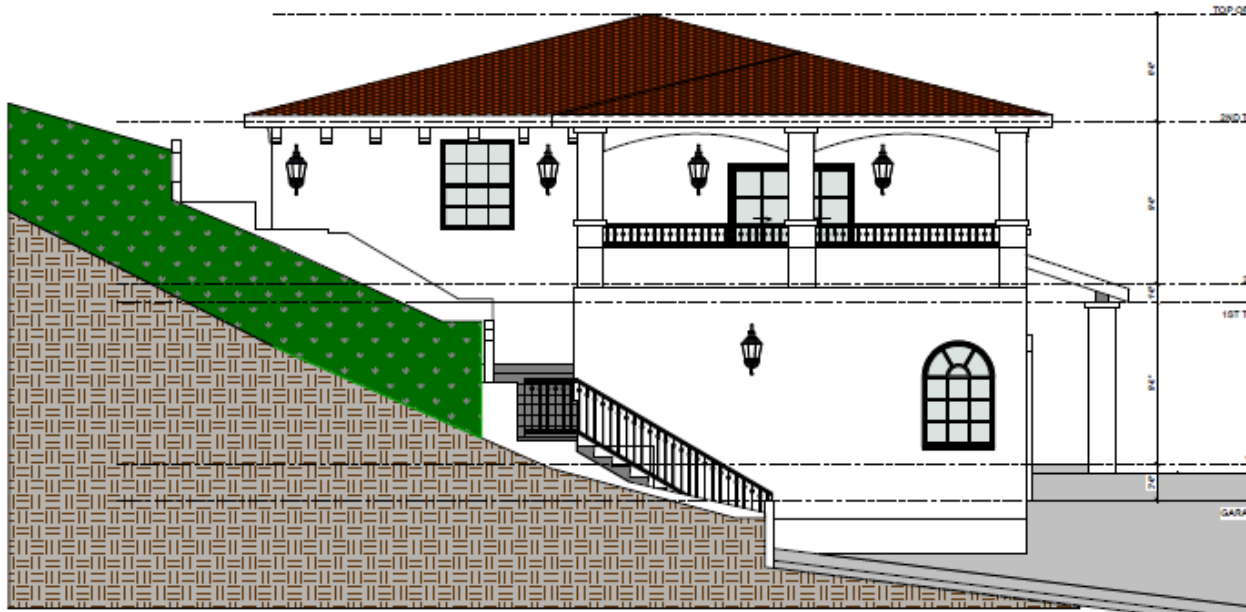
South Elevation



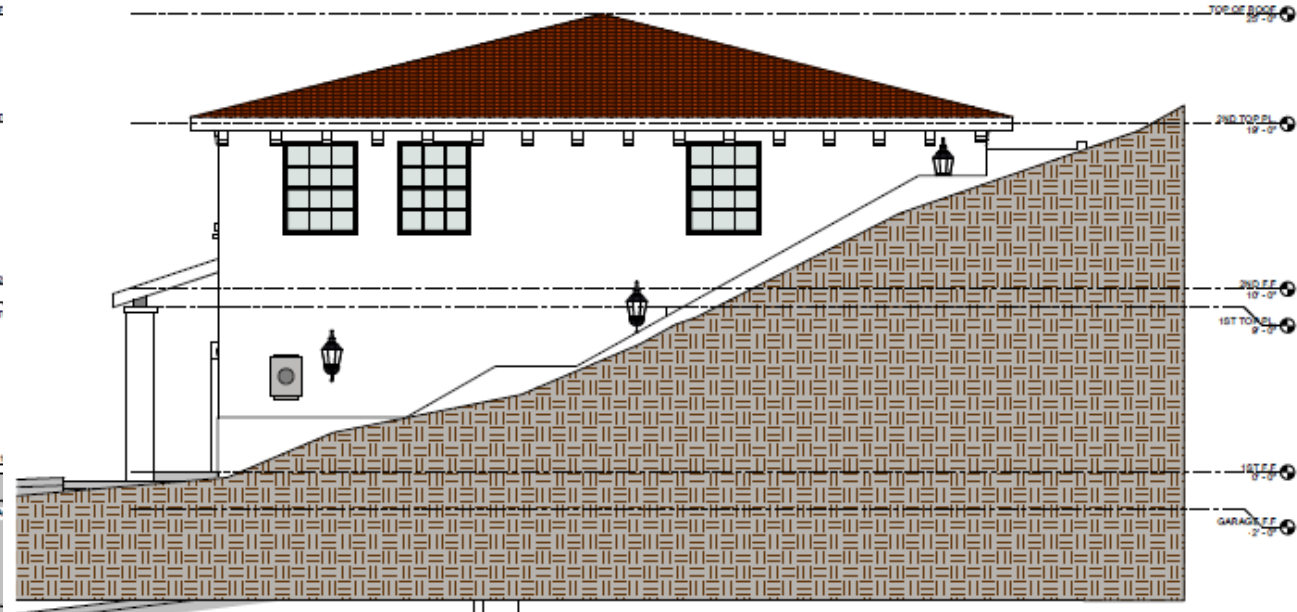
BACKGROUND



West Elevation



East Elevation



DISCUSSION



General Plan and Zoning

- General Plan: Environmentally Sensitive Land (“ESL”)
- Zoning:
 - ECD-R-40
 - POPO Overlay
 - Hillside Development Regulations
 - Design Review Findings

Criteria	R-40 Requirement	ECD Requirement	Existing	Proposed	Consistent
Lot size	40,000 sq. ft.	N/A	436,907 sq. ft.	No change	Y
Density	1 dwelling per 40,000 sq. ft. of lot area	1 dwelling on sites up to 20 acres	0	1	Y
Front setback	25 ft.	N/A	N/A	134 ft. 1 in.	Y
Side setbacks	1 st Story: 15 ft. 2 nd Story: 25 ft.	N/A	N/A	East: 49 ft. 11 in. West: >100 ft.	Y
Rear setback	25 ft.	N/A	N/A	69 ft. 4 in.	Y
Lot coverage	20 percent	N/A	0 percent	1 percent	Y
Height	25 ft.	N/A	N/A	25 ft.	Y
Parking	2 covered	N/A	N/A	3 covered	Y

RECOMMENDATION



Recommendation

Conduct a public hearing and adopt Planning Commission Resolution No. 24-04, approving the Design Review application for a new 3,779 square foot single-family dwelling, located at 140 Glendora Drive, Assessor's Parcel Number 370-140-003-2, subject to conditions of approval.



Questions?



GROWTH MANAGEMENT ELEMENT UPDATE

Presented By: Michael P. Cass, Planning Manager

Planning Commission Meeting | June 25, 2024

BACKGROUND



- 1988 – Pass Measure C
 - Established a countywide ½ cent sales tax for 20 years (through 2008)
 - Established a countywide Growth Management Program to plan for and accommodate increases in population, households, traffic, and jobs
- 2004 – Pass Measure J
 - Extend sales tax for 25 years (through 2034)
 - Requires adoption of Urban Limit Line (completed in 2007)
 - Requires multi-modal goals, policies, and actions

DISCUSSION



- Proposed amendments to Growth Management Element based on CCTA's Model Element, include:
 - Add references to half-cent sales tax
 - Add requirement for Transportation Impact Report / Traffic Impact Study for projects estimated to generate more than 100 net new peak hour regional trips
 - Add definition of Regional Transportation Planning Committee
 - Reference Routes of Regional Significance
 - Expand definition of Action Plan
 - Modify goals, policies, and implementation measures for consistency with General Plan 2035

RECOMMENDATION



Conduct a public hearing and adopt Resolution No. 24-05, forwarding a recommendation to the City Council to approve the amendments to the Growth Management Element of the General Plan.



Questions?



City of Martinez Planning Commission Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 6-25-24

NAME: Cheryl Abel

ORGANIZATION: _____

- I wish to speak on an Item NOT on Agenda, during Public Comment.
- I wish to speak on Item # 3, and I am (choose below):
- in support of Item in opposition of Item neutral
- I do NOT wish to speak, but leave these comments for the Commission:
- _____
- _____



City of Martinez Planning Commission Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 6/05

NAME: Florie Robnett

ORGANIZATION: Glennora Construction

- I wish to speak on an Item NOT on Agenda, during Public Comment.
- I wish to speak on Item # _____, and I am (choose below):
- in support of Item in opposition of Item neutral
- I do NOT wish to speak, but leave these comments for the Commission:
- _____
- _____