



## **PINOLE PLANNING COMMISSION MEETING AGENDA**

**August 10, 2026**

**7:00 PM**

**Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET  
OR**

**Attend VIA ZOOM TELECONFERENCE – Details provided below**

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### **How to Submit Public Comments:**

#### **In Person:**

Attend meeting at the Pinole City Council Chambers, fill out a yellow public comment card and submit it to the City Clerk.

#### **Via Zoom:**

Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](#). Zoom also allows you to join the meeting by phone.

#### **From a PC, Mac, iPad, iPhone or Android:**

<https://us02web.zoom.us/j/86505375301>

**Webinar ID: 865 0537 5301**

**By phone:** +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 5 minutes to speak
- Speakers will be muted until their opportunity to provide public comment.

When the Chair opens the comment period for the item you wish to speak on, please use the “raise hand” feature (or press \*9 if connecting via telephone) which will alert staff that you have a comment to provide and press \*6 to unmute. To comment with your video enabled, please let the City Clerk know you would like to turn your camera on once you are called to speak.

#### **Written Comments:**

Please submit public comments to Planning Staff before the meeting via email to [ghanham@pinole.gov](mailto:ghanham@pinole.gov). Please include your full name, city of residence and agenda item you are commenting on.

## OTHER WAYS TO WATCH THE MEETING

**LIVE ON CHANNEL 28 and CHANNEL 1070.** Meetings are broadcast again the following week on channel 1070 (previously channel 26). The Pinole Community TV program schedule is published on the City's website at [www.Pinole.gov/PCTV](http://www.Pinole.gov/PCTV)

**VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, [www.Pinole.gov/PCTV](http://www.Pinole.gov/PCTV).** Meeting videos remain archived on the site for five (5) years. Pinole Community TV can also be streamed live from Roku, Apple TV, or Amazon Fire.

**TEMPORARY NOTICE:** Some Comcast subscribers may also be able to see PCTV Government Media programming on Channel 30 while we work through an FCC must-carry requirement.

If none of these options are available to you, or you need assistance with public comment, please contact Planning Manager David Hanham at (510) 724-8912 or [dhanham@pinole.gov](mailto:dhanham@pinole.gov).

**Americans With Disabilities Act:** In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the City Clerk's Office at (510) 724-8928. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**Note:** Staff reports are available for inspection on the City Website at [www.pinole.gov](http://www.pinole.gov). You may also contact the City Clerk via e-mail at [hbell@pinole.gov](mailto:hbell@pinole.gov).

### CITIZEN PARTICIPATION:

Persons wishing to speak on an item listed on the Agenda may do so when the Chair asks for comments in favor of or in opposition to the item under consideration. After all of those persons wishing to speak have done so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission and the Planning Commission may act to confirm, modify, or reverse the action of the Planning Manager. The cost to appeal a decision is \$500 and a minimum \$2,500 deposit fee.

Note: If you challenge a decision of the Commission regarding a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in writing delivered to the City of Pinole at, or prior to, the public hearing.

**Ralph M. Brown Act. Gov. Code § 54950.** In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.



**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. LAND ACKNOWLEDGMENT**

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present, and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

**D. ROLL CALL**

**E. CITIZENS TO BE HEARD**

The public may address the Planning Commission on items that are within its jurisdiction and not otherwise listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: four (4) minutes each.

**F. MEETING MINUTES:**

1. Planning Commission Minutes for July 13, 2026

**G. PUBLIC HEARINGS**

At the beginning of an item, the Chair will read the description of that item as stated on the Agenda. The City Staff will then give a brief presentation of the proposed project. The Commission may then ask Staff questions about the item.

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

The Public Hearing will then be closed and the Commission may discuss the item amongst themselves and ask questions of Staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

**Note: No Public Hearings will begin after 11:00 p.m. Items still remaining on the agenda after 11:00 p.m. will be held over to the next meeting.**

1. Pinole Shores II Entitlements Extension

**H. OLD BUSINESS**

**I. NEW BUSINESS**

**J. CITY PLANNER'S/COMMISSIONER'S REPORT**

**K. COMMUNICATIONS**

**L. CITIZENS TO BE HEARD (CONTINUED FROM ITEM E.)**

Open only to members of the public who did not speak under the first Citizens to Be Heard Agenda Item. The public may address the Planning Commission on items that are within its jurisdiction and not otherwise

listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: four (4) minutes each.

**M. NEXT MEETING(S)**

1. Planning Commission Regular Meeting on September 14, 2026 at 7:00PM

**N. ADJOURNMENT**

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City's website, not less than 72 hours prior to the meeting date set forth on this agenda.

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**David Hanham**  
**Planning Manager**  
**POSTED: \_\_\_\_\_**

## DRAFT

MINUTES OF THE REGULAR MEETING  
PINOLE PLANNING COMMISSION

July 13, 2026

THIS MEETING WAS HELD IN A HYBRID FORMAT  
BOTH IN-PERSON AND ZOOM TELECONFERENCE

A. **CALL TO ORDER:** 7:00 p.m.

B. **PLEDGE OF ALLEGIANCE**

C. **LAND ACKNOWLEDGEMENT:** *Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.*

D. **ROLL CALL**

Commissioners Present: Bender, Huey, Lam-Julian, Martinez, Menis, Vice-Chairperson Uch, and Chairperson Sandoval

Commissioners Absent: None

Staff Present: David Hanham, Planning Manager  
Justin Shiu, Associate Planner

Commissioner Menis reported on his ex-parte communications to his email list about the topics on the meeting agenda.

E. **CITIZENS TO BE HEARD**

Anthony Vossbrink referred to a senior citizen, Tito Montances, who was reported missing from Bay Front Park where he had come to fish in the area but did not come home and had yet to be found. He also referenced an incident in 2025, that involved a husband and wife from El Sobrante, who had been attacked on the trail with the wife later dying from her injuries. He had asked the City Council and the Mayor, who had ignored previous requests from the public, to place this matter on a City Council agenda and give serious concern to providing health and safety in the immediate area. He requested solar light lamp posts be installed in the entry way near the railroad tracks and front parking lot and in the middle of the parking lot to illuminate the area at night, along with new signage to be posted to warn the public of potential risks, and to also post the hours of park usage given the current signs were outdated and faded with small print.

1 Mr. Vossbrink pointed out when an individual had been hit in the crosswalk on Tennent  
2 Avenue in front of the bank and St. Joseph Church, the City had paid \$100,000 to install  
3 safety bumpers at Plum and Pear Streets and Tennent Avenue, which were currently in  
4 disrepair and should be refurbished. He also referenced damages on the Pinole Creek  
5 Bridge above Station 74, which was a safety hazard and an incident where someone had  
6 turned off of the semi-hair pin turn before the soccer field and crashed into a picket fence  
7 of a private residence, resulting in the resident bearing the costs for repair. There were  
8 two saw horses in the area with flashing lights that needed to be replaced along with  
9 maintenance of vegetation along the concrete barriers. These issues had not been  
10 addressed for years. In addition, the public restrooms which had locked doors needed to  
11 be retubed at the dog park, Fernandez and Bay Front Parks and the hours of operation  
12 for the restrooms should be extended. He asked that these matters be directed to the  
13 appropriate City Departments for a response since to date there had been no answers  
14 provided from anyone from the City.

15  
16 Chairperson Sandoval commented since the issues were not under the purview of the  
17 Planning Commission, he would encourage the speaker to address the concerns with the  
18 City Council and the Public Works Department.

19  
20 Planning Manager David Hanham advised the City website included a link to file any  
21 complaints with the Public Works Department.

22  
23 Commissioner Menis asked whether it would be possible for the City to consider a new  
24 Capital Improvement Project (CIP) to improve the lights and signage at Bay Front Park.  
25 He understood the City recently considered some improvements in that area through an  
26 agreement with the railroad company.

27  
28 Mr. Hanham explained if the project was something the City Council and staff could do it  
29 would be cost out for total costs for improvements, but would likely not be included in the  
30 current CIP unless there were serious issues that could be addressed quickly and  
31 inexpensively.

## 32 33 **F. MEETING MINUTES**

### 34 35 1. Planning Commission Meeting Minutes for June 8, 2026

36  
37 Commissioner Menis requested a revision to Page 15 of 34 of the agenda packet, Lines 46  
38 through 49, as follows:

39  
40 *Also, in response to the Chair's comments, he [Commissioner Menis] noted originally*  
41 *when the City discussed recycled water feasibility, it was a much broader project and*  
42 *what was being discussed in the CIP for Recycled Water Feasibility (IN2103), was*  
43 *much narrower, and was just the piping from the treatment plant to the Phillips 66*  
44 *Refinery in Rodeo.*

45  
46 **MOTION** with a Roll Call vote to approve the Planning Commission Meeting Minutes for June  
47 8, 2026, as modified by Commissioner Menis.

**MOTION: Sandoval**  
**3**

**SECONDED: Bender**

**APPROVED: 4-0-**

**ABSTAIN: Huey, Lam-Julian, Martinez**

**G. PUBLIC HEARINGS**

**1. UP26-0001 Tranquility Martial Arts**

Associate Planner Justin Shiu provided a PowerPoint presentation for UP26-0001 for Tranquility Martial Arts. He recommended the Planning Commission adopt Resolution 26-07, with Exhibit A: Conditions of Approval, approving UP26-0001, a Conditional Use Permit application providing for the establishment of a martial arts school at 1573 Tara Hills Drive.

Responding to questions from the Planning Commission, Messieurs Hanham and Shiu clarified the following:

- Acknowledged a condition could be imposed for drop-off and pick-up and require members not to block parked vehicles when dropping off students to the martial arts academy; the Conditional Use Permit (CUP) could be revoked for non-compliance with the conditions of approval; the Commission may require a review of the CUP in one year to determine if there had been any complaints, or language could be added to Condition 7 of Exhibit A, Planning Commission Resolution 26-07 Conditions of Approval. Acknowledged the request that such language be added to Condition 7. (Martinez)
- Acknowledged a request to amend Condition 4 and require more trash cans be made available on-site and maintained given the proximity of the middle school and the anticipated influx of students. (Lam-Julian)
- The use of amplified sound could include the use of a speaker system or music pumped through those systems that could be loud enough to impact nearby tenants; staff was aware of no established decibel level limit, and any issues related to noise could be an issue raised after a one-year review of the CUP. (Huey)

**PUBLIC HEARING OPENED**

Roper Macaraeg, Applicant and Head Instructor, Tranquility Martial Arts, explained it was his dream to open a school and he was now in the position to do so. He would ensure safety during drop-off and pick-up and that parents were made aware of the parking requirements. In terms of the decibel level at the school, amplified sound through the use of speakers would be used only during exhibitions and would not be loud enough to impact the neighbors and would likely occur when the nearby dry cleaners was closed. He stated he had been practicing martial arts since he was ten years old, had been teaching for the past 20 plus years and taught various martial arts.

Commissioner Menis referenced Condition 6, as written, and asked whether the applicant planned to have music playing in the background during the day-to-day operations.

1 Mr. Macaraeg clarified the day-to-day operations would be the traditional dojo, where the  
2 students would practice and he may yell at the students from time to time if they were not  
3 listening.

4 Commissioner Menis again referenced Condition 6, which stated: *Amplified Sound – The*  
5 *applicant shall not include amplified sounds or music in operations, without prior approval*  
6 *by the Planning Manager*, and asked if that same process would be followed for special  
7 events.

8  
9 Mr. Hanham stated the applicant could email staff of any special events, and as long as  
10 they were within the hours of operation that would be permitted. If complaints were to  
11 occur, the applicant would be notified and if complaints continued, the CUP could be  
12 brought back to the Planning Commission for additional modification of the condition.

13  
14 Commissioner Lam-Julian asked about the number of families in the martial arts studio's  
15 current location.

16  
17 Mr. Macaraeg advised the current location was located in space they rented at Legends  
18 Dance Studio and Event Center in the City of Hercules, and which involved 18 people  
19 including his family. Some students came to practice and moved on to other activities.  
20 He planned to limit the number of students per class since he did not want the children to  
21 run out of space when practicing and would likely limit the class size to 14 active students.  
22 There would be a space for an open mat for students to practice on their own, as shown  
23 on the floor plan. He planned for their 18 current students to move to the new location in  
24 Pinole.

25  
26 Anthony Vossbrink commented that if the CUP were to be conditioned for a review in one  
27 year to address concerns raised about the drop-off and pick up periods, he asked if the  
28 same condition would be imposed on Trader Joe's or another martial arts studio located  
29 on San Pablo Avenue, which were also heavily trafficked businesses. He suggested the  
30 condition not just be imposed on this business and that there be some fairness provided.  
31 He recommended the drop-off and pick-up periods be limited to two to three minutes. He  
32 also asked if the business was self-insured in the event of a trip and fall accident in the  
33 business or at the front door, and asked whether liability would be borne by the landlord,  
34 business owner or the City of Pinole. He also asked whether the landlord could be asked  
35 to clean-up the landscaping in the front area, which was in need of an upgrade and which  
36 would help to attract other potential tenants.

37  
38 Mr. Macaraeg appreciated the opportunity to bring the business to the City of Pinole. He  
39 clarified he was a resident of Rodeo. He emphasized that child and student safety was  
40 important for the school and himself, which was why he was limiting the number of  
41 students per class. He reiterated he would ensure parents parked in such a way as to  
42 keep the children safe and stated he had his own insurance as did the landlord, and he  
43 also had a general disclaimer for his students.

44  
45 Commissioner Martinez asked staff whether the landscaping could be addressed.

46  
47 Mr. Hanham advised staff could speak with the property owner, but in this case he clarified  
48 it was not the Appian 80 Center property owner, but another property owner staff would  
49 have to speak to address the need to clean up the front landscaping.

1 PUBLIC HEARING CLOSED

2  
3 Commissioner Martinez thanked the applicant for bringing the business to Pinole. He was  
4 excited to see a new business and looked forward to it.

5  
6 Commissioner Lam-Julian also welcomed the new business to Pinole.

7  
8 Commissioner Huey congratulated the applicant on the expansion and for choosing the  
9 City of Pinole. Her brother and godson participated in martial arts, and she had seen the  
10 benefits martial arts had for new scholars and was excited to have this opportunity in  
11 Pinole.

12  
13 Commissioner Menis also thanked the applicant for bringing a martial arts studio to Pinole,  
14 particularly in a shopping center that could use new businesses and revitalization of the  
15 area.

16  
17 Chairperson Sandoval also thanked the applicant for choosing the City of Pinole, wished  
18 the business the best of luck and welcomed any input on what could be done for the  
19 Planning Commission to be supportive.

20  
21 Mr. Macaraeg thanked the Planning Commission for its time and effort and to staff for their  
22 assistance during the application process.

23  
24 Chairperson Sandoval offered a motion, seconded by Commissioner Huey to approve  
25 Resolution 26-07, as shown.

26  
27 On the motion, Commissioner Martinez requested an addition to Condition 7, for a review  
28 of the CUP after one year to determine whether there were any complaints regarding the  
29 pick-up and drop-off, and if clearing the one-year hurdle, it would extend to a review of the  
30 CUP to a three-or-five-year term.

31  
32 Commissioner Lam-Julian recommended Condition 4 be amended to require regular  
33 maintenance of the trash bins.

34  
35 **MOTION** to adopt Resolution 26-07, with Exhibit A: Conditions of Approval, a Resolution  
36 of the Planning Commission of the City of Pinole, County of Contra Costa, State of  
37 California, Approving Conditional Use Permit UP26-0001 to Establish a Martial Arts  
38 School at 1573 Tara Hills Drive, subject to:

- 39  
40
  - Modification to Condition 4, to require regular maintenance of trash.
  - Modification to Condition 7, to include a review of the CUP after one year.

41  
42  
43  
44 **MOTION: Sandoval**

**SECONDED: Menis**

**APPROVED: 7-0**

45  
46 Chairperson Sandoval identified the 10-day appeal process of a decision of the Planning  
47 Commission in writing to the City Clerk.

48  
49 **H. OLD BUSINESS**



1           **1.       Select Planning Commission Ad-Hoc Subcommittee**

2  
3       Mr. Hanham provided the staff memorandum dated July 13, 2026. He recommended the  
4       Planning Commission select a member to serve on the Planning Commission Ad-Hoc  
5       Subcommittee for the 2026-2027 term. He clarified Commissioner Menis and Vice-  
6       Chairperson Uch currently served on the Ad-Hoc Subcommittee, with a third  
7       Commissioner to be appointed. There would likely be one more set of meetings to review  
8       the Outdoor Dining Regulations, with no additional meetings foreseen in the near future  
9       unless there were major policies the Planning Commission or City Council wanted to  
10      review.

11  
12      Commissioner Menis understood three members of the Planning Commission already  
13      reviewed the Outdoor Dining Regulations, and if adding a third member to the Ad-Hoc  
14      Subcommittee could exceed the parameters of the Brown Act for that project. He asked  
15      staff to provide clarification.

16  
17      Mr. Hanham clarified the next steps for the Outdoor Dining Regulations and the Objective  
18      Development Design Standards (ODDS) were to bring them to the Planning Commission  
19      and not the Ad-Hoc Subcommittee. There would be no issues with the Brown Act.

20  
21      Commissioner Menis understood without those items there was nothing planned for the  
22      Ad-Hoc Subcommittee in the near future.

23  
24      Mr. Hanham commented in most cases the Ad-Hoc Subcommittee was used for the review  
25      of major documents, policy changes, General Plan changes, rezones or Comprehensive  
26      Design Reviews. He corrected his prior comments and stated there were no plans for the  
27      next six months to bring something forward and he anticipated the Ad-Hoc Subcommittee  
28      may be asked to meet one to two times over the next year. When asked, he commented  
29      that in most cases, he would announce whether an Ad-Hoc Subcommittee meeting was  
30      needed at a Planning Commission meeting at least a week before the meeting was  
31      scheduled. Ad-Hoc Subcommittee meetings could be held once a quarter and he clarified  
32      the Ad-Hoc Subcommittee was not a standing committee, with meetings to be scheduled  
33      as needed.

34  
35      Chairperson Sandoval was willing to serve on the Ad-Hoc Subcommittee if no one else  
36      was able.

37  
38      Commissioner Martinez expressed interest in serving on the Ad-Hoc Subcommittee.

39  
40      **MOTION** to nominate Commissioner Martinez to serve on the Ad-Hoc Subcommittee.

41  
42      **MOTION: Sandoval**

**SECONDED: Uch**

**APPROVED: 7-0**

43  
44           **2.       Consideration of Adding Another Citizens to be Heard Agenda Item**

45  
46      Mr. Hanham provided the staff memorandum dated July 13, 2026. He recommended the  
47      Planning Commission consider and discuss inclusion of another Citizen's to be Heard item  
48      on the Planning Commission agenda and provide direction to staff on modifying the  
49      agenda.

1  
2 Commissioner Martinez asked whether the item was needed since the Planning  
3 Commission typically had only one to two public comments. Possibly a six-month pilot  
4 program could be considered to see whether a second Citizens to be Heard item would  
5 be used. If added to the agenda, he asked if someone spoke at the first Citizens to be  
6 Heard, they not be permitted to speak at the second Citizens to be Heard at the end of  
7 the meeting.

8  
9 Commissioner Lam-Julian commented that several community members had commented  
10 about adding a second public comment period, with many working residents, finding it  
11 challenging to make public comment. Creating this opportunity to ask questions and  
12 engage with the Planning Commission was important. She wanted to understand why the  
13 Planning Commission would not allow people to speak more than once, while recognizing  
14 some people may take advantage, but for many just learning about making public comment  
15 and being aware of the Planning Commission and City Council, those people were trying  
16 to learn and there should be more opportunities for the public to engage.

17  
18 Commissioner Lam-Julian also suggested six months for a pilot program was short given  
19 how the City worked and once in place with the City Clerk and in documentation, extending  
20 the pilot program to a year should be considered. She pointed out that with fewer projects,  
21 the Planning Commission meetings may be shorter and she would support allowing  
22 people to speak more than once.

23  
24 Commissioner Huey asked whether or not there was anything on the record where a  
25 member of the public requested more speaking time, specifically with the Planning  
26 Commission.

27  
28 Mr. Hanham reported there had been speakers who had gone over the five-minute public  
29 comment time limit for items that may or may not pertain to Planning Commission  
30 business, and he was unaware of any complaints about public comments not being  
31 allowed to be made. He clarified Citizens to be Heard was for items not on the meeting  
32 agenda. This item had come up since the City Council provided two opportunities for  
33 Citizens to be Heard on its meeting agenda and some people had taken advantage of the  
34 second opportunity on the City Council meeting agenda to provide comments.

35  
36 Commissioner Huey asked if there was a comparison or study of other Planning  
37 Commissions in the region that also had two Citizens to be Heard comment periods.

38  
39 Mr. Hanham was unaware of any other Planning Commission that had two public  
40 comment periods.

41  
42 Commissioner Menis clarified with Mr. Hanham for the City Council that there were  
43 instances where people who were unable to speak during the first Citizens to be Heard on  
44 the meeting agenda, had taken advantage of the opportunity to speak during the second  
45 public comment period before the end of the meeting, which was why staff recommended  
46 speakers be allowed to take advantage of either one or the other Citizens to be Heard,  
47 either at the beginning or at the end of the meeting, consistent with City Council policy.

1 Chairperson Sandoval clarified again with Mr. Hanham that if the Planning Commission  
2 decided to add a second Citizens to be Heard, a speaker would only be allowed to speak  
3 during one or the other Citizens to be Heard, depending on the direction of the Planning  
4 Commission.

5  
6 Mr. Hanham stated he would speak with the City Clerk about that topic and clarify whether  
7 a member of the public could speak during both Citizens to be Heard.  
8

9 PUBLIC COMMENTS OPENED

10  
11 Anthony Vossbrink echoed the Planning Commission's points in favor of having certain  
12 time frames and he would be open to a nine-to-12-month test for a second Citizens to be  
13 Heard. Given what was happening in the City politically and financially and since the Civil  
14 Grand Jury Report had given the City an "F" rating, he welcomed more lines of  
15 communication with the public either via Town Hall meetings or any other discussions  
16 relating to the Planning Commission.  
17

18 Mr. Vossbrink otherwise commented there may be a point in time when the City may have  
19 to consider selling some City-owned properties, which would be a separate agenda item.  
20 He noted many people were unfamiliar with the system, what was on meeting agendas,  
21 and in this case reported residents had not been noticed of the Planning Commission  
22 meeting on Pinole Community Television (PCTV), until just prior to the start of the meeting,  
23 which should be investigated. There was a new City Manager, the public may have  
24 questions, may not be able to wait for another City Council or Planning Commission  
25 meeting, and some meetings were not held each month since oftentimes meetings were  
26 canceled. He also suggested possibly the time period for public comment could be  
27 reduced, but members of the public should be allowed to complete their thoughts and not  
28 be dismissed or rudely cut off when hitting the time limit. He suggested those things be  
29 considered before any action was taken.  
30

31 PUBLIC COMMENTS CLOSED

32  
33 Commissioner Bender suggested it would be appropriate to add a second Citizens to be  
34 Heard for general comments and that speakers be limited to one or the other Citizens to  
35 be Heard. He was unsure a pilot program should be considered in that it should either be  
36 done or not. He supported the Planning Commission following what the City Council had  
37 done.  
38

39 Commissioner Martinez thanked Commissioner Lam-Julian for being a proponent for  
40 improving communication between the Planning Commission and the community. He  
41 agreed to go along with the group and add a second Citizens to be Heard, and not consider  
42 a pilot program and follow what the City Council had done. He emphasized the goal of  
43 improving communication between the public and the City was critical, particularly with the  
44 Civil Grand Jury having issued the City of Pinole an "F" rating. The second Citizens to be  
45 Heard was a tool the City could use to engage the community and was a good thing.  
46 Whether a speaker could speak at only one or the other Citizens to be Heard, he looked  
47 forward to staff providing clarification and urged compliance with the regulations.  
48  
49

1 Commissioner Lam-Julian suggested it made sense to follow suit with what the City  
2 Council was doing, and if there was a need to reduce the time period for public comment  
3 from five to three minutes, that made sense. She also agreed that speakers either speak  
4 during one or the other Citizens to be Heard, subject to clarification from the City Clerk.

5  
6 Commissioner Huey felt strongly about this topic when last discussed for the reasons  
7 Commissioner Lam-Julian raised. There were a lot of families unable to make the meeting  
8 until later and she was also sympathetic to the staff who had to staff the Commission  
9 where meetings could run late. If adding a second Citizens to be Heard, which she  
10 supported, she would like it to be limited to speakers speaking during one or the other  
11 Citizens to be Heard, for the sake of respecting everyone's time. She agreed adding a  
12 second Citizens to be Heard would open the lines of communication and add  
13 transparency, which was important. This process was done by the City Council and she  
14 was surprised other Planning Commissions in the region did not do the same.

15  
16 Commissioner Menis suggested having multiple Citizens to be Heard was a good idea,  
17 which he had supported in the past. He was unsure how to fairly address the caller's  
18 request to allow speakers to complete their comments when their time was up, and  
19 suggested a flat five-minute time limit should be considered. As someone who frequently  
20 and moderately used the second Citizens to be Heard during City Council meetings, if no  
21 one was using the item it was not an issue, but if someone did want to use it, it improved  
22 the lines of communication with the City, which was a benefit.

23  
24 Vice-Chairperson Uch shared the opinion that it was important to expand access for  
25 people to communicate, particularly when people may not have faith in the institution.  
26 People should have the opportunity to speak on matters that affected everyone, people  
27 may not be able to be present for the beginning of the meeting and the City should account  
28 for that. He supported a second Citizens to be Heard to be placed on the meeting agenda,  
29 as staff had suggested, near the end of the meeting agenda, and restrict it to speaking  
30 during either one or the other Citizens to be Heard.

31  
32 Chairperson Sandoval commented he found the item unnecessary while he also  
33 understood the need to be more open in terms of government, and when people were  
34 questioning what the City was doing. He found the public had been using the City  
35 Planner's Report portion of the agenda as a second Citizens to be Heard during his tenure  
36 on the Planning Commission. He supported the second Citizens to be Heard, if it mirrored  
37 City Council policy, preferred the speaker speak during one or the other Citizens to be  
38 Heard, and reduce the time limit for public comments to three minutes.

39  
40 Chairperson Sandoval asked Commissioners to opine on the staff recommendations.

41  
42 There was consensus to support Option B, *Adding another "Citizens to be Heard" agenda*  
43 *item potentially after the "Communications" section.*

44  
45 Chairperson Sandoval offered a motion, seconded by Commissioner Bender, to add a  
46 second "Citizens to be Heard" agenda item potentially after the "Communications" section,  
47 and that an individual may only speak on one or the other Citizens to be Heard, with both  
48 to have a three-minute time limit.

1 On the motion, Commissioner Menis requested an amendment that speakers be allowed  
2 a four-minute time limit for both Citizens to be Heard.

3  
4 Vice-Chairperson Uch seconded the amendment.

5  
6 Chairperson Sandoval as the maker of the initial motion and Commissioner Bender as the  
7 second, accepted the amendment.

8  
9 **MOTION** to add a second "Citizens to be Heard" agenda item potentially after the  
10 "Communications" section, with the proviso that an individual may only speak on one or  
11 the other Citizens to be Heard, with both to have a four-minute time limit.

12  
13 **MOTION: Sandoval**

**SECONDED: Bender**

**APPROVED: 7-0**

14  
15 **I. NEW BUSINESS:** None

16  
17 **K. CITY PLANNER'S/COMMISSIONER'S REPORT**

18  
19 Mr. Hanham reported the Planning Commission meeting of August 10, 2026 would include  
20 an extension of entitlements for Pinole Shores II.

21  
22 Mr. Shiu reported there was a new Interactive Planning Zoning Map on the Planning Division  
23 webpage, for owners interested to know what they could do on their properties and for new  
24 development. The map allows one to select their parcel or search for an address and find a  
25 link to the Zoning Code, which helps people to understand development parameters and  
26 what new businesses or uses could go onto a specific property.

27  
28 Commissioner Lam-Julian asked for an update on Valor Village which she understood was  
29 just taking applicants, and an update on the Safeway property.

30  
31 Mr. Hanham clarified Valor Village had tenants in the buildings for six to eight months, and  
32 they could be advertising for open units. He had no update for the Safeway property but  
33 noted that the entitlements for the property would expire in October 2026.

34  
35 **L. COMMUNICATIONS**

36  
37 Commissioner Menis reported that upcoming community events included: a general food  
38 distribution this date at the Senior Center; Planning Commission meeting July 13, 2026;  
39 Senior Food Distribution from 10:00 to 11:00 a.m. at the Senior Center on July 14, 2026;  
40 FROYO with the 5-0 on July 16, 2026 at Menchie's Frozen Yogurt from Noon to 2:00 p.m.;  
41 Pinole-Hercules Wastewater Subcommittee meeting on July 16, 2026, 7:00 to 8:30 p.m. in  
42 the Council Chambers; and Pinole Creek Clean-Up on July 18, 2026 from 10:00 a.m. to Noon  
43 behind the Pinole Valley High School (PVHS) parking lot at 2885 Pinole Valley Road.

44  
45 **PUBLIC COMMENTS OPENED**

46  
47 Anthony Vossbrink asked about the status of property behind 7-Eleven, status of any plans  
48 for the sale of City-owned property including the status of the Faria House and asked whether  
49 there was a list on the City website of the different vacant City properties for sale or for lease.  
50

1 Mr. Vossbrink also commented on a rumor in the community that Uptown Yard was doing so  
2 well they wanted to expand and had offered to purchase part or all of the Community Corner.  
3 He asked for an update on the status of the property. He otherwise found it a mistake the  
4 City had canceled the annual Car Show due to budget reasons and noted the City Council  
5 implemented the two public comment periods three to four years ago and he had been an  
6 active participant for that change.

7  
8 Mr. Hanham understood the speaker was referring to the BCRE project. He understood the  
9 developer was involved in another project in the County and was completing that project first  
10 before working on the Pinole project but staff would follow-up. He was unaware of any plans  
11 for Uptown Yard to purchase property but acknowledged the business was doing well. He  
12 added that City properties for sale may be posted on the City website under the Economic  
13 Development page portion of the Community Development Department or under the City  
14 Manager page, if they were listed.

15  
16 As to the Faria House, Mr. Hanham stated there had been some interest but he was unaware  
17 of any confirmed offers on the property, which would have to be clarified by the City Manager  
18 or the City Council.

19  
20 PUBLIC COMMENTS CLOSED

21  
22 **M. NEXT MEETING**

23  
24 1. Planning Commission Regular Meeting on July 27, 2026 at 7:00 p.m.

25  
26 **N. ADJOURNMENT: 8:38 p.m.**

27  
28 Transcribed by:

Reviewed and Edited by:

29  
30 Sherri D. Lewis

City Staff

31 Transcriber



## PLANNING COMMISSION REPORT

G.1.

**DATE:** AUGUST 10, 2026  
**TO:** PLANNING COMMISSION  
**FROM:** DAVID HANHAM, PLANNING MANAGER  
**SUBJECT:** PINOLE SHORES II ENTITLEMENTS EXTENSION

### **RECOMMENDATION**

Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution 26-08, approving an extension through June 10, 2027 for the entitlements adopted via Resolution 24-02 for the Pinole Shores II development project located at 850 San Pablo Avenue (APN 402-230-024)

### **BACKGROUND**

In July of 1999, the Pinole Redevelopment Agency (the "Agency") adopted an Economic Development Strategy Plan. The Plan focused on blighted parcels along San Pablo Avenue that could be used to strengthen the City's Industrial Park. The Plan identified the subject site at 836-848 San Pablo Avenue, the former Anthony Auto Wreckers site, as a site for future redevelopment. The project area is bordered to the south by the Pinole Shores I project, which includes two light industrial buildings, a building that is used for ancillary commercial uses (a restaurant, a commercial kitchen for small business and catering, and a gym). It is bordered to the east by an existing materials yard, to the north by the BNSF Railroad and Bay Trail, and to the west by existing residential developments. The Pinole Shores I project is also located on the original Anthony Auto Wreckers site. Upon purchase of the site, the Agency undertook environmental clean-up due to the prior use. Upon completion of the clean-up, in 2002, the Agency received a Covenant and Environmental Restriction from the California Regional Water Quality Control Board that restricts the use of the site to industrial, commercial or office use. **Figure 1** shows the location of the Pinole Shores II Project.

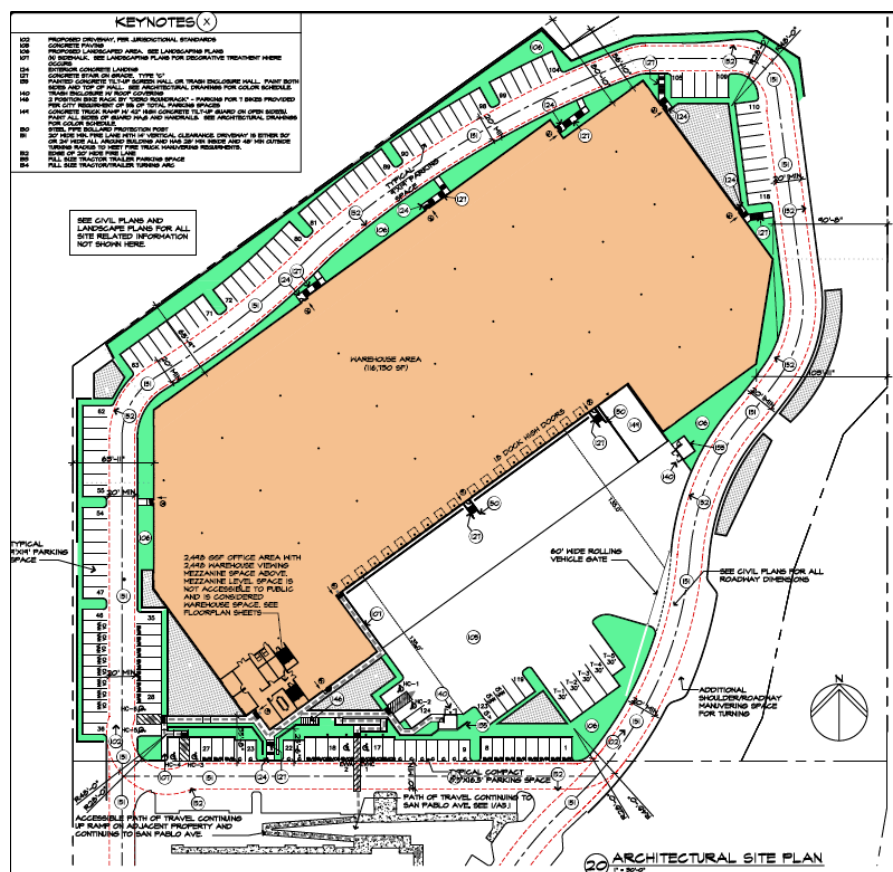
In April 2005, the Agency approved a Disposition & Development Agreement (DDA) with the Panattoni Development Group for the development of the Pinole Shores Business Park at 836-848 San Pablo Avenue. The project was designed to provide ownership opportunities for small business owners by creating approximately 149,871 square feet of light industrial business condominiums that could be used for manufacturing, office, warehousing, wholesale distribution, and retail purposes.

The proposed project has three major components: Comprehensive Design Review, a Conditional Use Permit, and a Parcel Map. The Comprehensive Design Review will review the design of the building, the landscape and parking plan, and overall consistency with the Pinole Shores I project. The Conditional Use Permit will determine if wholesale distribution will be allowed at the project site and if a reduction of parking may be granted. The Parcel Map will review the consolidation of five existing parcels through a Parcel Map into one parcel. See

### Figure 1: Project Location



### Figure 2-- Approved Site Plan





The project would construct one new 43-foot-high “tilt-up” building. Tilt-up construction refers to a series of concrete panels which are poured into forms on the ground and then tilted up into place to comprise a building's exterior walls. The project proposes a total of 116,730 square feet of warehouse area and 4,996 square feet of office space. The project also includes the installation of parking, lighting, landscaping, and other ancillary improvements to accommodate the proposed development.

## Uses and Layout

The one Building will be located in the middle of the property facing northeast to southwest, as stated above, will contain 116,730 square feet of warehouse/research/development/industrial space and 2,498 square feet of office space. The building will have roll-up doors and parking for 18 trucks at the loading docks. The building will also have 2,498 square feet of office space on the ground floor and 2,500 square feet on a mezzanine level. The ground-floor office spaces in each building will include a conference room, two private offices, a kitchen area, and four bathrooms, two accessible from the office and two from the warehouse area. Each building contains two staircases, one internal to the office space and connecting the ground floor with the mezzanine, and the other within the warehouse space, providing a connection from the warehouse floor to the mezzanine level.

**Table 1** identifies the applications and entitlements granted for the construction of the Pinole Shores II Project. **Table 2** outlines the major chronological milestones of the project.

**Table 1 – Summary of Project Entitlements Issued for Pinole Square**

| <b>Project Items</b>               | <b>Entitlement Granted – May 8, 2023</b>                                                             | <b>Corresponding Resolution</b> |
|------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Comprehensive Design Review</b> | Adopt a Comprehensive Design Review for two buildings totaling 117,000 sf.                           | Reso 23-04                      |
| <b>Notice Exemption w/Studies</b>  | Adopt a Notice of Exemption in accordance with the California Environmental Quality Act              | Reso 23-04                      |
| <b>Conditional Use Permit</b>      | Adopt a Conditional Use Permit for a reduction of Parking and the ability to have a Distribution Use | Reso 23-04                      |
| <b>Parcel Map</b>                  | Adopt a Parcel Map to merge 5 parcels into one large parcel.                                         | Reso 23-04                      |

|                                                                                                                                         |                                                                                                      |            |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------|
| <b><i>2<sup>nd</sup> Entitlement due to Building Change from two buildings to one building. Project was entitled June 10, 2024.</i></b> |                                                                                                      |            |
| <b>Conditional Use Permit</b>                                                                                                           | Adopt a Conditional Use Permit for a reduction of Parking and the ability to have a Distribution Use | Reso 24-02 |
| <b>Comprehensive Design Review</b>                                                                                                      | Adopt a Comprehensive Design Review for one building totaling 117,000 sf                             | Reso 24-02 |
| <b>Notice of Exemption w/Studies</b>                                                                                                    | Adopt a Notice of Exemption in accordance with the California Environmental Quality Act              | Reso 24-02 |

***Table 2- Chronological Order of Pinole Shores Project II>>***

| <b>Date</b>     | <b>Item</b>                                                                                                                                                                       | <b>Approving Body Decision</b>                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>1/22</b>     | Applicant submitted an Development Application for a Parcel Map and Comprehensive Design Review                                                                                   | n/a                                                                                                        |
| <b>4/22</b>     | Applicant submitted a Conditional Use Application for reduced parking and the ability to have a whole distribution use added to the mix of project potentials                     | n/a                                                                                                        |
| <b>5/8/2023</b> | Planning Commission Meeting                                                                                                                                                       | The Planning Commission adopted Resolution 23-04 approving the Comprehensive Design Review and Parcel Map. |
| <b>11/23</b>    | Applicant a new application for a Comprehensive Design Review and Conditional Use Permit to be able to combine the two buildings into one large building based on market research | n/a                                                                                                        |

|                             |                                                                                             |                                                                                                                       |
|-----------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>6/10/2024</b>            | Planning Commission Meeting                                                                 | The Planning Commission adopted Resolution 24-02 approving the Conditional Use Permit and Comprehensive Design Review |
| <b>6/10/2024 to current</b> | Staff working with the Applicant to work on Conditions of Approval and potential end users. | n/a                                                                                                                   |
| <b>5/12/2026</b>            | Applicant applies for Extension                                                             | n/a                                                                                                                   |

## **REVIEW AND ANALYSIS**

### **Framework for Extension**

The following provides an overview of the framework for this extension request, as prescribed by the Municipal Code.

1. Permit Expiration. Section 17.10.100 (A) of the Pinole Municipal Code (PMC) states:

*Unless a condition of approval or other provision of this title establishes a different time limit, any permit not exercised within one (1) year of approval shall expire and become void, except where an extension of time is approved in compliance with division C. below.*

With a City Council approval date of June 10, 2024, the Pinole Shores II entitlements would have expired on June 10, 2026, unless the permit was “exercised,” or an extension was requested and granted.

2. Exercise of Permit. Section 17.10.100 (B) of the PMC states:

*The exercise of a permit occurs when the property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s). A permit may be otherwise exercised pursuant to a condition of the permit or corresponding legal agreement that specifies that other substantial efforts or expenditures constitute exercise of the permit.*

Based on the permitting history (see **Table 2**), City staff determined that the entitlements granted on June 10, 2024, have not yet been exercised, and an extension is required in order to keep the permits valid.

3. Maximum Time Allowed for Extension. Section 17.10.100 (C) of the PMC allows:

The Planning Commission may grant a maximum of three years from the original approval date for extension of the entitlements (i.e., through June 10, 2027).

#### 4. Process and Procedures. Section 17.10.100 (C) of the PMC states

*1. Process. The same approving authority that granted the original permit may extend the period within which the exercise of a permit must occur. Notice and/or public hearing shall be provided in the same manner as for the original permit. An application for extension shall be filed not less than thirty (30) days prior to the expiration date of the permit, along with appropriate fees and application submittal materials.*

*2. Conditions. The permit, as extended, may be conditioned to comply with any development standards that may have been enacted since the permit was initially approved.*

*3. Permit extension findings. The extension may be granted only when the designated approving authority finds that the original permit findings can be made and there are no changed circumstances or there has been diligent pursuit to exercise the permit that warrants such an extension.*

The process for an extension requires that the review authority for an extension request is the original body that acted on the permit, and therefore, a request for an extension from the Planning Commission is required. During consideration of the extension request, the permit may be conditioned to comply with any development standards enacted since the permit was initially approved. Additionally, to approve the time extension, the Council must find that the original permit findings can be made and there are no changed circumstances or there has been diligent pursuit to exercise the permit that warrants such an extension.

#### **Analysis of Request for Extension**

The applicant has been working with staff since June 2024 to determine if their entitlements had been exercised, or if an extension was required. Based on the permitting history (see **Table 2**), City staff determined that the entitlements granted on June 10, 2024, by Resolution 202 have not yet been exercised, and an extension is required in order to keep the permits valid. The applicant submitted materials for a formal request for an extension of the entitlements on May 8, 2026. The request indicates that the COVID-19 pandemic, in addition to increasing construction costs, international supply chain issues, and a changing retail landscape, are the primary drivers for the request for an extension of time. They also indicated that they are continuing to negotiate with Safeway on project terms.

The Planning Commission can approve the extension based on the finding of fact that the original permit findings can be made, and no circumstances have changed to the Project. Staff supports the Applicant's request for an extension. While the delays in this project are unfortunate, it is not uncommon for projects of all types and sizes to have suffered delays during the last two years as a result of working out requirements with outside agencies and the development of new Staff to prepare plans and specifications. These related impacts, as well as supply chain disruptions and/or difficulty with financing."

## **ATTACHMENTS**

- A. PC Resolution 26-08
- B. 24-02 Reso - Pinole Shores II
- C. Plan Set received 3.21.24
- D. Planning response letter received 3.21.24
- E. Pinole Shores II Design Review and CUP

**PLANNING COMMISSION RESOLUTION 26-08**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING AN EXTENSION UNTIL JUNE 10, 2027 OF THE ENTITLEMENTS ADOPTED VIA RESOLUTIONS 24-02 FOR THE PINOLE SHORES II PROJECT (DR23-12 AND CUP23-05) LOCATED AT 850 SAN PABLO AVENUE (APN:402-230-024)**

**WHEREAS**, John Diemer and Hector Vinas, on behalf of OneCore Global, Inc (Applicant) proposed to develop the Pinole Shores II Project; and

**WHEREAS**, the Project site is located at 850 San Pablo Avenue (APN 402-230-024); and

**WHEREAS**, the site is located in the Office Industrial Mixed Use (OIMU) District within the Service Sub-Area of the San Pablo Avenue corridor of the Three Corridors Specific Plan; and

**WHEREAS**, on June 10, 2024 under Resolution 24-02, the Applicant received approval of comprehensive design review (DR23-12) and conditional use permit for wholesale distribution and parking reduction (CUP23-05), to construct one building totaling 119,228 square feet; and

**WHEREAS**, there were delays due to Con-Fire comments, as well replacements of the original Architect and Engineers for the Projects; and

**WHEREAS**, OneCore Global requested an extension for the entitlements that were approved on June 10, 2024; and

**WHEREAS**, in compliance with the California Environmental Quality Act (CEQA), the Planning Commission adopted, Resolution 24-02, a Notice of Exemption w/Studies, which are hereby incorporated by reference; and

**WHEREAS**, no further environmental review is necessary for the project since the scope of the project has not changed or been altered since the previous adoption of the Notice of Exemption; and

**WHEREAS**, a notice of the public hearing to consider the proposed extension was distributed to all property owners within 300 feet of the project site and a notice was published in the July 31, 2026 edition of the West County Times; and

**WHEREAS**, the Planning Commission has held a duly noticed public hearing,

considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

**NOW THEREFORE, BE IT RESOLVED**, that the above recitals are true and correct and made part of this resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pinole grants an extension of the entitlements until June 10, 2027, for the Pinole Shores II development project, as contained in Planning Commission Resolution No. 2024-08, and makes the following findings:

1. The original permit findings, as made in City Council Resolution Nos. 2024-08 can still be made, and there have been no changed circumstances which prevent the Planning Commission from making such findings again;
2. The Applicant has diligently, under current circumstances, pursued exercising the permits granted by Resolution 24-02 and an extension of those permits is warranted.

**BE IT FURTHER RESOLVED** that the conditions of approval for Planning Commission Resolution 24-02 shall remain in full force and effect.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 10th day of August 2026, by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

\_\_\_\_\_  
Gabriel Sandoval, Chair 2026-2027

ATTEST:

\_\_\_\_\_  
David Hanham, Planning Manager

**PLANNING COMMISSION RESOLUTION 24-02  
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING COMPREHENSIVE DESIGN REVIEW (DR23-12) AND CONDITIONAL USE PERMIT FOR WHOLESALE DISTRIBUTION AND PARKING REDUCTION (CUP 23-05), TO CONSTRUCT ONE BUILDING TOTALING 119,228 SQUARE FEET LOCATED AT 830-848 SAN PABLO AVENUE (APNS 402-230-015, 016, 017, 018 & 020) AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, GRP Shores, LLC in association with HDO Architects (Applicant) filed an application with the City of for a Comprehensive Design Review and Conditional Use Permit for the purpose of constructing a concrete tilt-up buildings totaling 119,228 square feet Title 17, of the Pinole Municipal Code (the "Project"); and

**WHEREAS**, the Project site is located on the north side of San Pablo Avenue on a property identified as APNs 402-230-015, 016, 017, 018 & 020; and

**WHEREAS**, the site has a General Plan Land Use Designation of Sub Service Area (SSA) and has a Specific Plan Land Use designation and Zoning designation of SSA/San Pablo Avenue Corridor/Office Industrial Mixed Use, (OIMU); and

**WHEREAS**, the site is adjacent to the Pinole Shores I project, which includes two light industrial buildings, and a building that is used for ancillary commercial uses (a restaurant, a commercial kitchen for small business and catering, and a gym); and

**WHEREAS**, new non-residential buildings are subject to review and approval of a Comprehensive Design Review application; and

**WHEREAS**, this project is proposing wholesale distribution as a use for the proposed buildings, which requires a Conditional Use Permit; and

**WHEREAS**, this project is requesting a reduction of parking commiserate with the additional fractional parking required based on number of employees, which requires a Conditional Use Permit; and

**WHEREAS**, this project successfully implements policies of the General Plan and Three Corridors Specific Plan; and

**WHEREAS**, the City of Pinole General Plan and Three Corridors Specific Plan were approved, and the Environmental Impact Report (SCH Number 2009022057) was certified on October 20, 2010, by Resolution Number 2010-88, and are hereby incorporated by reference and copies of which are available at City Hall; and

**WHEREAS**, in compliance with California Environmental Quality Act (CEQA), the City prepared a CEQA Analysis (which is located in Attachment B of the Staff Report); and



**WHEREAS**, the CEQA Analysis uses streamlining provisions in accordance with CEQA Guidelines 15168 and 15183 for consistency with the General Plan and Three Corridors Specific Plan and the certified Environmental Impact Report (EIR); and

**WHEREAS**, the CEQA Analysis identified environmental conditions of approval, which ensure implementation of applicable mitigation measures and policies set forth in the General Plan, Three Corridors Specific Plan and the corresponding EIR, and which have been incorporated into the Conditions of Approval for the Project; and

**WHEREAS**, the Planning Commission has reviewed the CEQA analysis contained in Attachment B to the Staff Report for this Project dated June 10, 2024; and

**WHEREAS**, the Planning Commission has considered the Project in light of the items listed in Municipal Code sections 17.12.140 and 17.12.150(H), and

**WHEREAS** a notice of public hearing was distributed to all property owners and apartment units within 300 feet of the Project site and a notice was published in the May 24, edition of the West County Times; and

**WHEREAS** the Planning Commission held a duly noticed public hearing on June 10, 2024, and considered all public comments received, the presentation by City staff, the staff report and exhibits, and all other pertinent documents regarding the proposed request.

**NOW THEREFORE, BE IT RESOLVED**, that the above recitals are true and correct and made part of this resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission approves and finds that the Project is consistent with the programmatic EIR previously certified by the City for the Three Corridors Specific Plan, and therefore the Project is exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15168 and 15183 as further described in the CEQA analysis contained in Attachment B to the staff report dated May 8, 2023.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pinole hereby approves DR23-12 and CUP 23-05, subject to the Conditions of Approval, applicable to the entire Project, attached as Exhibit A to this Resolution and incorporated herein, and hereby makes the following findings, for the reasons provided in the Planning Commission Staff Report dated June 10, 2024 and incorporated by reference:

**Design Review Findings**

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the

landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and the Three Corridors Specific Plan: and

4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

#### **Conditional Use Permit Findings**

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city
3. The site of the proposed use is physically suitable for the type, density and intensity of the use and related structures being proposed.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity.

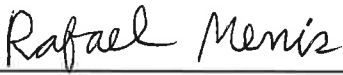
#### **Reduction of Parking Findings**

The Planning Commission also finds that this proposed reduction of 5 parking spaces and the fractional requirement of 1 space per 4 employees parking for the project meets the following three circumstances as stated in Section 17.48.060 (B)(1):

- a. The use will be adequately served by the proposed parking due to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a travel demand management program that will reduce parking demand at the site.
- b. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.
- c. The site plan is consistent with the objectives of the zoning district and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 10th day of June 2024, by the following vote:

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| <b>AYES:</b>    | <b>Huey, Lam-Julian, Sandoval, Uch, and Chairperson Menis</b> |
| <b>NOES:</b>    | <b>Bender</b>                                                 |
| <b>ABSTAIN:</b> | <b>None</b>                                                   |
| <b>ABSENT:</b>  | <b>Martinez</b>                                               |

  
\_\_\_\_\_  
Rafael Menis, Chair 2024-2025

ATTEST:



\_\_\_\_\_  
David Hanham, Planning Manager



**Exhibit A**  
**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|                                  | Timing/<br><u>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Monitoring<br/>Department /<br/>Division</u>      | <u>Verification<br/>(date and<br/>Signature)</u> |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------|
| <b><u>General Conditions</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                      |                                                  |
| 1.                               | <b><u>CONVENANT</u></b> – The owner shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. The owner further agrees to provide a defense for the city in any such action. | Community Development/<br>Public Works<br>Department |                                                  |
| 2.                               | <b><u>APPROVAL OF CONDITIONS ON CONSTRUCTION PLANS</u></b> – These Conditions of Approval shall be included or referenced on the coversheet of the project improvement plan and building construction plans.                                                                                                                                                                                                                                                                                     | Community Development<br>Department                  |                                                  |
| 3.                               | <b><u>OCCUPANCY PERMITS</u></b> – Occupancy permits shall not be granted until construction is completed and finalized in accordance with the approved plans and conditions of approval required by the City, or a bond has been posted to cover all costs of the unfinished work as agreed to by the Community Development Department.                                                                                                                                                          | Community Development<br>Department                  |                                                  |
| 4.                               | <b><u>GENERAL</u></b> – All public improvements shall be made in accordance with the latest adopted Contra Costa County Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. Good housekeeping practices shall be observed at all times during the course of construction. The storing of goods and materials on the sidewalk and/or street will not be allowed unless a                                                                              | Public Works<br>Department                           |                                                  |

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Design Review (DR) 23-12,  
Conditional Use Permit (CUP 23-05)



**Exhibit A**  
**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>Timing/<br/>Implementation</u>    | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------|--------------------------------------------------|
|    | special permit is issued. The owner's representative in charge shall be at the job site during all working hours.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      |                                                 |                                                  |
| 5. | <p><b><u>PERMITS REQUIRED BY OTHER AGENCIES</u></b> – The applicant shall obtain all permits that may be required by one or more federal, State, or local agency, service provider, or easement holder including but not limited to the following: State Department of Fish and Wildlife, Caltrans. Army Corps of Engineers, Bay Area Air Quality Management District, Kinder Morgan, EBMUD, and PG&amp;E, County Flood Control and Water Conservation District, County Environmental Health, and the West Contra Costa Unified School District. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to the Community Development Department prior to issuance of any City permits. If the City is required to be party to the permit and an application and fee is required, the applicant shall reimburse the City for its cost. A Notice of Intent must be issued by the Regional Water Quality Control Board before a permit can be issued and a Notice of Termination must be issued at the end of the project by the Regional Water Quality Control Board before a Certificate of Occupancy is issued.</p> | Prior to Issuance of Permits         | Community Development Department                |                                                  |
| 6. | <p><b><u>EXERCISE OF ENTITLEMENTS</u></b> – The applicant has two (2) years to exercise the entitlement. Entitlements shall be considered exercised when a Building Permit is issued for the first building. Requests for extensions shall be in accordance with Section 17.10.100.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to issuance of Building Permit | Community Development Department                |                                                  |

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|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timing/<br>Implementation                 | Monitoring<br>Department /<br>Division | Verification<br>(date and<br>Signature) |
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| <b><u>Public Works Conditions</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |                                        |                                         |
| 7.                                    | <b><u>PERMITS, BONDS, AND INSURANCE</u></b> – The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.                                                                                                                                                                                    | Prior to issuance of Encroachment Permits | Public Works Department                |                                         |
| 8.                                    | <b><u>SITE DEVELOPMENT</u></b> – The applicant shall submit a site grading and drainage plan with all supporting data, including hydraulic calculations. The grading and drainage plan shall be prepared by a registered Civil Engineer and be approved by the Public Works Department prior to the issuance of any City permits pursuant to PMC §15.36.                                                                                                                                                                             | Prior to issuance of Permits              | Public Works Department                |                                         |
| 9.                                    | <b><u>REFUSE AREA AND DESIGN</u></b> – The project shall provide for service by Republic Services. The area and access to trash, recycling, and green waste containers shall be approved in advance by Republic Services.                                                                                                                                                                                                                                                                                                            | Prior to the issuance of Building Permit  | Public Works Department                |                                         |
| 10.                                   | <b><u>EROSION CONTROL PLAN</u></b> – The applicant shall submit an erosion control plan in accordance with the City's Grading Ordinance (PMC §15.36.190) when grading is performed during winter season (October 1 through April 15). For all sites over one acre, in accordance with the City's Erosion Control Ordinance (PMC §08.20) the applicant shall submit:<br>a. Storm Water Pollution Prevention Plan (SWPPP)<br>b. Storm Water Control Plan (SCP) Certified by an Architect or Engineer.<br>c. Operation and Maintenance. | Prior to issuance of Permits              | Public Works Department                |                                         |

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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Timing/<br/>Implementation</u>     | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------|--------------------------------------------------|
| 11. | <b><u>PARKING LOTS</u></b> – The applicant shall submit plans for parking lots showing proper grading, drainage, and conformance to City engineering standards. The plans shall be prepared by a registered Civil Engineer and be approved by the Public Works Director.                                                                                                                                                                                                                                                    | Prior to issuance of Permits          | Public Works Department                         |                                                  |
| 12. | <b><u>MATERIAL HAULING</u></b> – The applicant shall submit a proposed material hauling route and schedule. Said submittal shall be approved by the City Engineer prior to issuance of a building or site development permit. All material hauling activities including but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the PMC). Violation of such may be cause for suspension of work. | Prior to issuance of Permits          | Public Works Department                         |                                                  |
| 13. | <b><u>TREATMENT PLANT CAPACITY CONTRIBUTION</u></b> – The applicant shall pay sewer connection fees pursuant to PMC § 13.05.420 or such similar fees imposed by the City of Pinole, if applicable.                                                                                                                                                                                                                                                                                                                          | Prior to Issuance of Building Permits | Public Works Department                         |                                                  |
| 14. | <b><u>SEWER USE FEES</u></b> – The applicant shall pay sewer use fees, or such similar fees imposed by the City of Pinole, if applicable.                                                                                                                                                                                                                                                                                                                                                                                   | Prior to issuance of Building Permits | Public Works Department                         |                                                  |
| 15. | <b><u>CHARGES FOR PUBLIC WORKS</u></b> – The applicant shall deposit funds with the City to pay for all engineering, inspection and survey services that may be required during construction of the project in accord with PMC §13.05.430                                                                                                                                                                                                                                                                                   | Prior to issuance of Permits          | Public Works Department                         |                                                  |
| 16. | <b><u>INSPECTIONS</u></b> – The applicant shall notify the Public Works Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving; all work in the City's right-of-way as per Section 15.36.230 of the Municipal Code.                                                                                                                                                                                                                            | Prior to Issuance of Permits          | Public Works Department                         |                                                  |

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| 17. | <b><u>UNDERGROUND UTILITIES</u></b> – The applicant must agree to install all utility service, including telephone, electric power, and other communications lines underground as per Chapter 13.16 of the Municipal Code.                                                                                                                                                                                                                                                                                                                                                  | Prior to issuance of Building Permits | Public Works Department                         |                                                  |
| 18. | <b><u>STORM DRAINAGE STUDY</u></b> – The applicant shall submit a completed storm drainage study of the proposed project showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer.                                                                                                                                                                                                                                                                                       | Prior to issuance of Building Permits | Public Works Department                         |                                                  |
| 19. | <b><u>DRAINAGE PLANS</u></b> - The applicant shall prepare a construction drainage plan and final drainage plan for Public Works Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled after construction is complete. The final plans shall demonstrate capacity to manage stormwater runoff. Site design shall avoid drainage of water from one property onto another property and shall be subject to approval by the City Engineer. | Prior to issuance of Building Permit  | Public Works Department                         |                                                  |
| 20. | <b><u>SIDEWALK, CURB AND GUTTER REPAIR</u></b> - The applicant shall repair and replace to existing City standards, any sidewalk, curb, and gutter that is damaged now or during construction of this project. A field visit shall be scheduled with Community Development Department and Public Works Department staff prior to the issuance of any construction permits to document pre-construction conditions in the field.                                                                                                                                             | Prior to Occupancy                    | Public Works Department                         |                                                  |

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|     |                                                                                                                                                                                                                                                                                                                                                         | <u>Timing/<br/>Implementation</u>    | <u>Monitoring<br/>Department /<br/>Division</u>              | <u>Verification<br/>(date and<br/>Signature)</u> |
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| 21. | <b><u>WHEELCHAIR RAMP(S)</u></b> – The applicant shall construct all wheelchair ramp(s) in accordance with applicable California Building Code and ADA requirements.                                                                                                                                                                                    | During Construction                  | Community Development Department/<br>Public Works Department |                                                  |
| 22. | <b><u>GRADING AND DEMOLITION PLANS</u></b> – The applicant shall obtain City approval for the project grading and demolition plans prior to issuance of building permits.                                                                                                                                                                               | Prior to Issuance of Building Permit | Public Works Department                                      |                                                  |
| 23. | <b><u>CERTIFIED GRADED PAD</u></b> – A California-Licensed Engineer shall certify that the graded construction pads have been adequately compacted and designed to support the proposed buildings.                                                                                                                                                      | Ongoing through Construction         | Public Works Department                                      |                                                  |
| 24. | <b><u>CONSTRUCTION SITE INFORMATION</u></b> – A construction sign shall be installed on at the construction site that has contains contact person's name, mobile phone number, and email address shall be posted on the project site during the duration of construction. The property address shall be clearly marked during the construction process. | Ongoing through Construction         | Public Works Department                                      |                                                  |
| 25. | <b><u>DEBRIS REMOVAL</u></b> – All building debris shall be disposed of outside the City of Pinole to a legal dump site.                                                                                                                                                                                                                                | During Construction                  | Community Development Department                             |                                                  |
| 26. | <b><u>CONSTRUCTION ACTIVITIES</u></b> – The following provisions shall be followed during site excavation, public works, and building construction activities for the project:<br>a. Work is restricted to between 7:00A.M. and 5:00 P.M. on weekdays. Work is restricted on federal holidays. Work is allowed on holidays occurring on                 | During Construction                  | Community Development Department                             |                                                  |

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|     | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | <p>weekdays that are recognized by the City of Pinole, but not acknowledged federally which include Cesar Chavez's Birthday and the Day After Thanksgiving, but no inspections will be performed.</p> <p>b. Earth haul and materials delivery to and from the site will be prohibited between the hours of 7:00 - 9:00 A.M. and 3:00 - 6:00 P.M.</p> <p>c. All construction vehicles should be properly maintained and equipped with exhaust mufflers and meet State and Federal standards.</p> <p>d. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on site during all day light hours and construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour.</p> <p>e. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.</p> <p>f. All excavated materials shall be covered with a tarp during transit to and from the site.</p> |                                                 |                                                  |
| 27. | <b>CONSTRUCTION WASTE MANAGEMENT PLAN</b> – The Applicant shall submit to the Community Development Department a pre-construction waste management plan prior to the issuance of any construction permit that satisfies the CALGreen Building Code requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Community Development Department                |                                                  |

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| 28. | <b><u>CONSTRUCTION WASTE MANAGEMENT REPORT – DEBRIS REMOVAL</u></b> – The applicant shall complete post-construction waste management report for review and approval by the Community Development Department prior to final inspection to satisfy CALGreen Building Code Requirements. All building debris shall be properly disposed of outside the City of Pinole. | Prior to Issuance of Permits      | Community Development Department                                     |                                                  |
| 29. | <b><u>PRE-CONSTRUCTION MEETING</u></b> – The applicant's construction contractor(s) shall attend a pre-construction meeting as needed with City Staff to coordinate satisfaction of conditions of approval during construction.                                                                                                                                      | Prior to Issuance of Permits      | Community Development s<br>Department/<br>Public Works<br>Department |                                                  |
| 30. | <b><u>SOILS REPORT</u></b> – A soils report containing all design recommendations of footings, retaining walls and any other information pertinent to the soil condition shall be required. The soils report shall be prepared by a licensed soils engineer or geologist.                                                                                            | Prior to Issuance of Permits      | Community Development<br>Department/<br>Public Works<br>Department   |                                                  |
| 31. | <b><u>STANDARD DRAWINGS FOR PUBLIC IMPROVEMENT</u></b> – All public improvements shall be made in accordance with the latest adopted Contra Costa County Standard Drawings and Specifications. All work shall conform to the applicable City Ordinances. Best Construction Management Practices shall be observed at all times during the course of construction.    | Prior to Issuance of Permits      | Public Works<br>Department                                           |                                                  |
| 32. | <b><u>CONSTRUCTION MANAGEMENT</u></b> – The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The project site shall be kept free of litter and all construction equipment and materials will be secured at the end of each construction day. The applicant's                                      | Prior to Issuance of Permits      | Public Works<br>Department                                           |                                                  |

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|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>Timing/<br/>Implementation</u> | <u>Monitoring<br/>Department/<br/>Division</u>               | <u>Verification<br/>(date and<br/>Signature)</u> |
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|                                                | representative in charge shall be at the job site during all working hours. The public streets adjacent to construction activity shall be maintained in a clean and orderly condition to the satisfaction of the Public Works Director.                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                                                              |                                                  |
| 33.                                            | <b>PUBLIC WORKS INSPECTIONS</b> —The applicant shall notify the Public Works Department at least forty-eight (48) hours prior to the starting of any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City's Right-of-Way as per Section 15.36.230 of the PMC. The applicant shall arrange all inspections with the Public Works Inspector.                                                                                                                                                                                                                                                         | During Construction               | Public Works Department                                      |                                                  |
| <b><u>Community Development Conditions</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                                              |                                                  |
| 34.                                            | <b>UTILITIES</b> – All electrical, telephone, water, C.A.T.V. and similar utility services which provide service to the subject building shall be installed underground. All transformers, meter boxes, etc., shall be screened from view wherever possible.                                                                                                                                                                                                                                                                                                                                                                                      | Prior to Occupancy Permits        | Community Development Department/<br>Public Works Department |                                                  |
| 35.                                            | <b>EXTERIOR MATERIAL AND COLORS</b> – All exterior materials and colors shall reflect those in the plan set dated March 18, 2024, approved by the Planning Commission. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes which affect the exterior character shall be resubmitted to the Community Development Department for review and approval. The Planning Manager may approve minor changes. Any changes determined by the Community Development Department to be significant may be referred to the Planning Commission after conferring with the Chair of the Planning Commission. | Ongoing                           | Community Development Department                             |                                                  |

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|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------|--------------------------------------------------|
| 36. | <b><u>PARKING MANAGEMENT PLAN</u></b> – The applicant shall submit a final parking management plan for review and approval by the Planning Manager.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to Issuance of Building Permit | Community Development Department                |                                                  |
| 37. | <b><u>PARKING</u></b> – The applicant shall demonstrate that the parking requirements under Chapter 17.48 of the PMC and any other building code required for the proposed development have been fulfilled. Each parking space designated for compact cars shall be identified with a pavement marking reading “Compact Only,” or its equivalent. All parking spaces intended to satisfy on-site parking requirements shall be located within the project site boundaries. Additional parking may be used to satisfy on-site parking requirements if project site boundaries change as a result of a recorded parcel map, or a Conditional Use Permit is granted and a shared parking agreement with an abutting property owner is recorded.                                                                                                                     | Prior to Issuance of Building Permit | Community Development Department                |                                                  |
| 38. | <b><u>END USER PARKING ANALYSIS</u></b> – After an end-user is identified for the building, the applicant shall conduct a parking analysis utilizing actual employee counts, and subject to review and approval by the Planning Manager, to confirm that Transportation Demand Management measures are sufficient to ensure that parking demand will not exceed on-site parking. If additional Transportation Demand Management measures are required to reduce parking demand, the Transportation Demand Management Plan in COA No. 39 shall be updated and submitted for the review and approval by the Planning Manager.<br><br>Re-tenanting the buildings shall require an updated parking analysis and may require an updated Transportation Demand Management Plan in order to ensure that that parking demand will not exceed on-site parking. Additional | Prior to Issuance of Building Permit | Community Development Department                |                                                  |

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|     | parking may be used to satisfy on-site parking requirements if project site boundaries change as a result of a recorded parcel map, or a Conditional Use Permit is granted and a shared parking agreement with an abutting property owner is recorded.                                                                                                                                                                                               |                                             |                                                                       |                                                  |
| 39. | <b><u>TRANSPORTATION DEMAND MANAGEMENT PLAN</u></b> – The applicant shall be required to submit a final Transportation Demand Management Plan that includes Transportation Management Associations (TMA) for large employers and commercial/industrial complexes for review and approval by the Planning Manager.                                                                                                                                    | Prior to<br>Occupancy<br>Permits            | Community<br>Development<br>Department                                |                                                  |
| 40. | <b><u>TRANSIT</u></b> – The applicant shall coordinate with WestCAT in conjunction with the relocation of sidewalk for the installation of a new bus shelter at the stop closest to the project site. The applicant shall coordinate with the WestCat on shelter design, which will include seating. Please reference PMC 17.44.050. b. 5 for allowance of shelters in the landscaping areas.                                                        | Prior to<br>Occupancy<br>Permits            | Community<br>Development<br>Department/<br>Public Works<br>Department |                                                  |
| 41. | <b><u>LIGHTING</u></b> – The plan set shall include final lighting fixtures proposed on site. Lighting shall be consistent with the illumination levels and requirements under Pinole Municipal Code Chapter 17.46, or as otherwise required for the Building Division and Police Department for code compliance and safety.<br><br>Any lighting used shall be so arranged as to reflect the light away from adjoining properties or public streets. | Prior to Issuance<br>of Occupancy<br>Permit | Community<br>Development<br>Department                                |                                                  |
| 42. | <b><u>MECHANICAL EQUIPMENT</u></b> – All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, or similar equipment                                                                                                                                                                                                                                                                             | During<br>Construction                      | Community<br>Development                                              |                                                  |

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|     | located wholly or partially on the roof or wall shall be screened from view. All wall mounted heating units or air conditioners shall be flush-mounted or screened from view.                                                                                                                                                                                                          |                                       | Department                                      |                                                  |
| 43. | <b><u>PARKING LOT LIGHTING</u></b> – Lights shall be provided in the parking area. Any lighting used shall be so arranged as to reflect the light away from adjoining residential areas or public streets. Lighting shall be installed with the intent to provide only as much light as is necessary for public safety and shall satisfy the requirements of Chapter 17.46 of the PMC. | Prior to Issuance of Occupancy Permit | Community Development Department                |                                                  |
| 44. | <b><u>VENTS, GUTTERS, AND FLASHING, ETC.</u></b> – All vents, gutters, downspout, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.                                                                                                                                                                                                   | Prior to Occupancy Permits            | Community Development Department                |                                                  |
| 45. | <b><u>TRASH ENCLOSURES</u></b> – All trash enclosures shall be constructed of sturdy, opaque materials, which are in harmony with the architecture of the nearest building and shall meet applicable Contra Costa County Health Department and City requirements. Trash enclosures shall be covered.                                                                                   | Prior to Occupancy Permit             | Community Development Department                |                                                  |
| 46. | <b><u>NOISE STANDARDS</u></b> - The noise standards established in the General Plan shall be applicable to all developments. These noise standards apply to exterior and are:                                                                                                                                                                                                          | Ongoing                               | Community Development Department                |                                                  |

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|     | <u>RESIDENTIAL</u><br>60 dBA (Day)<br>55 dBA (Eve)<br>50 dBA (Night)<br><br>Day: 7 a.m. to 7 p.m.; Evening: 7 p.m. to 10 p.m.; Night: 10 p.m. to 7 a.m.                                                                                                          |                                         |                                                |                                                  |
|     | <u>COMMERCIAL</u><br>65dBA (Day & Eve)<br>60 dBA (Night)                                                                                                                                                                                                         |                                         |                                                |                                                  |
|     | <u>INDUSTRIAL</u><br>75 dBA (All)                                                                                                                                                                                                                                |                                         |                                                |                                                  |
| 47. | <b><u>SCHOOL, GROWTH AND PARK IMPACT FEES</u></b> – Prior to issuance of a building permit, the applicant shall pay all applicable school, growth (as per Chapter 3.20 of the Municipal Code) and park (as per Chapter 16.28 of the Municipal Code) impact fees. | Prior to Issuance of Building Permit    | Community Development Department               |                                                  |
| 48. | <b><u>SUBREGIONAL TRANSPORTATION MITIGATION PROGRAM (STMP) FEE</u></b> – Prior to issuance of a building permit for new construction the applicant shall pay the applicable STMP fee, pursuant to PMC §16.30.                                                    | Prior to Issuance of Building Permit    | Community Development Department               |                                                  |
| 49. | <b><u>DEVELOPMENT IMPACT FEE</u></b> – The applicant shall pay all applicable development impact fees prior to issuance of the building permit.                                                                                                                  | Prior to issuance of Building Permit    | Community Development Department               |                                                  |
| 50. | <b><u>COST ESTIMATE</u></b> – The applicant shall obtain a cost estimate of construction permitting, including plan check and impacts fees, prior to applying for a building permit.                                                                             | Prior to Submittal of a Building Permit | Community Development Department               |                                                  |

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**Exhibit A**  
**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|     | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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| 51. | <p><b><u>GEOTECHNICAL REPORT AND FOUNDATION DESIGN</u></b> – The project shall implement the recommendations of the Geotechnical Investigation (Soils Management Plan dated 10/3/2022 prepared by Levine-Frick. The project shall avoid the use of driven piles for creation of a deep foundation system. Where there are no alternatives to the use of driven piles, the project may be subject to reconsideration by Planning Commission and revised project documentation to on potential impacts, as deemed necessary by the Community Development Director.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Community Development Department                |                                                  |
| 52. | <p><b><u>GENERAL LANDSCAPING REQUIREMENTS</u></b> - The Applicant shall prepare a detailed final landscape plan. The final landscaping plan shall be prepared by a landscape architect, registered in California, and shall be submitted to the Community Development Department for review and approval prior to the issuance of a building permit. The landscape plan shall comply with Chapter 15.54 and Chapter 17.38 of the Municipal Code, be in compliance with Condition No. 57 through 60 and shall include the following:</p> <ul style="list-style-type: none"> <li>a. Sizes, species, locations of all plant materials.</li> <li>b. Location of all trees (6 inches in diameter or greater).</li> <li>c. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, and piping.</li> <li>d. All trees to be a minimum of 15 gallon, double staked and all proposed shrubs on site shall be a minimum of five gallon and use as many native plants and trees as possible.</li> </ul> | Community Development Department                |                                                  |

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**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Timing/<br/>Implementation</u>    | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|     | e. Native tree species shall be used to the maximum extent as possible in the planting of new trees, with any non-natives proposed supported with a statement by the landscape architect explaining the planting palette.                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                 |                                                  |
| 53. | <b>LANDSCAPING MAINTENANCE</b> – The property owner shall ensure landscaping areas are maintained and that dead trees and vegetation shall be replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ongoing                              | Community Development Department                |                                                  |
| 54. | <b>WATER EFFICIENT LANDSCAPE</b> – The project shall demonstrate compliance with water efficient landscape requirements pursuant to Chapter 15.54 of the PMC for review with the building permit plans.                                                                                                                                                                                                                                                                                                                                                                                      | Prior to Issuance of Building Permit | Community Development Department                |                                                  |
| 55. | <b>CONSTRUCTION FENCING PLAN</b> – The applicant shall prepare and submit a final fencing plan for the construction fencing for review and approval by the Community Development Director. All fencing for construction purposes shall be durable and remain in good condition throughout the life of the construction of the project.                                                                                                                                                                                                                                                       | Prior to Issuance of Building Permit | Community Development Department                |                                                  |
| 56. | <b>PARKING LOT LANDSCAPE REQUIREMENTS</b> - All parking areas in excess of 30 stalls shall provide a minimum landscaped area of five feet in width where the facility adjoins a property line. The perimeter-landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site of to the parking. Interior landscaping within a parking lot containing 12 of more stalls shall include a minimum of one 15-gallon tree for each four parking spaces as per Section 17.24.050 (c) of the Municipal Code. | Prior to Issuance of Building Permit | Community Development Department                |                                                  |

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|                                                 | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |             |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|-------------|-----------|----------|-----------|---|---|----|----|------------|---|---|----|----|------------|---|---|----|----|------------|---|---|----|----|----------------------------|----------------------------------|
| 57.                                             | <b>LANDSCAPING CERTIFICATE OF COMPLETION</b> – A Certificate of Completion shall be submitted by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor certifying that the landscape project has been installed per the approved Landscape Documentation Package.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Occupancy                              | Community Development Department                 |             |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
| 58.                                             | <b>TREE REMOVAL</b> – The applicant shall note the location of all mature trees (4 inches in diameter at breast height (measured 4.5 feet above natural grade) or greater) to be removed from the project site, provide an Arborist Report, and submit a tree removal permit application prior to issuance of a building permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to the Issuance of Building Permit        | Community Development Department                 |             |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
| 59.                                             | <b>STANDARD TREE REPLACEMENT REQUIREMENTS</b> – All trees that are removed from the site shall be replaced in accordance with the replacement table for existing trees. Any non-protected tree, which is removed, that was shown to be preserved on the final landscaping plan shall be replaced at twice the rate indicated on the replacement table.<br><br><b>STANDARD REPLACEMENT TABLE FOR EXISTING TREES</b> <table><tr><th>Size of Tree to be removed.<br/>(Trunk Diameter)</th><th>36 Inch Box</th><th>24 Inch Box</th><th>15 Gallon</th><th>5 Gallon</th></tr><tr><td>6" to 18"</td><td>1</td><td>2</td><td>10</td><td>15</td></tr><tr><td>18" to 24"</td><td>2</td><td>4</td><td>15</td><td>25</td></tr><tr><td>24" to 36"</td><td>3</td><td>6</td><td>20</td><td>45</td></tr><tr><td>36" &amp; Over</td><td>4</td><td>8</td><td>30</td><td>60</td></tr></table> | Size of Tree to be removed.<br>(Trunk Diameter) | 36 Inch Box                                      | 24 Inch Box | 15 Gallon | 5 Gallon | 6" to 18" | 1 | 2 | 10 | 15 | 18" to 24" | 2 | 4 | 15 | 25 | 24" to 36" | 3 | 6 | 20 | 45 | 36" & Over | 4 | 8 | 30 | 60 | Prior to Occupancy Permits | Community Development Department |
| Size of Tree to be removed.<br>(Trunk Diameter) | 36 Inch Box                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 24 Inch Box                                     | 15 Gallon                                        | 5 Gallon    |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
| 6" to 18"                                       | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                                               | 10                                               | 15          |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
| 18" to 24"                                      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4                                               | 15                                               | 25          |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
| 24" to 36"                                      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6                                               | 20                                               | 45          |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |
| 36" & Over                                      | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8                                               | 30                                               | 60          |           |          |           |   |   |    |    |            |   |   |    |    |            |   |   |    |    |            |   |   |    |    |                            |                                  |

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**Exhibit A**  
**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|     | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | Numbers in replacement table refers to quantities to be used to replace each tree. Each tree container size number in the vertical column represents a 100% replacement value for an existing tree removed (size as noted). These numbers (columns) may be mixed as long as proportionate totals will equal 100%. For example: one 24" tree may be replaced with six 24" box trees or three 24" box trees plus ten 15-gallon trees or one 36" box tree plus four 24" box trees, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                 |                                                  |
| 60. | <p><b><u>PROTECTED TREE REPLACEMENT REQUIREMENTS</u></b> - All trees designated as Protected trees pursuant to PMC Chapter 17.98, and which are approved for removal through a Tree Removal Permit issued by the City shall be replaced at a ratio of two replacement trees for each removed Protected tree and in compliance with the following:</p> <ul style="list-style-type: none"> <li>a) For each removed Protected tree, one 48-inch or 60-inch box tree, and one 36-inch box trees shall be planted as replacement trees.</li> <li>b) The species of replacement trees and exact planting location is subject to review and approval by the Community Development Director, in consultation with the Planning Commission Ad-Hoc Subcommittee.</li> <li>c) The species selection shall be drought-tolerant and native, shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site.</li> <li>d) A protected tree removal plan, pursuant to PMC Section 17.96.060.D, shall be submitted indicating which protected trees can be removed and shall be used by the Community Development Director to issue a</li> </ul> | Community Development Department                |                                                  |

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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>Timing/<br/>Implementation</u>     | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|     | protected tree removal permit in compliance with the action taken on the entitlements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |                                                 |                                                  |
| 61. | <b><u>CONFORMANCE WITH APPROVED PLANS</u></b> – All building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Issuance of Building Permits | Community Development Department                |                                                  |
| 62. | <b><u>MODIFICATION OF APPROVED PLANS</u></b> – Failure to obtain prior approval to modify the approved plans may result in a fine equal to double the original planning application permit fee and/or withholding of the occupancy permit until such time as the modification(s) to the plans has been reviewed by the Planning Commission or City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ongoing                               | Community Development Department                |                                                  |
| 63. | <b><u>VIOLATION/PENALTY</u></b> – Any person, firm or corporation, whether as principal, agent employee or otherwise, violating any of the provisions in Title 17 of the Municipal Code or any condition of an approval, permit or license granted pursuant to the provisions of this same title shall be deemed guilty of an infraction, punishable on the first offense by a fine not exceeding one hundred dollars, and on the second offense by a fine not exceeding two hundred dollars and on the third offense and subsequent violation by a fine not exceeding five hundred dollars and shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this title is committed, continued or permitted by such person, firm or corporation. | Ongoing                               | Community Development Department                |                                                  |

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|                                   |                                                                                                                                                                                                                                                                                                                                               | <u>Timing/<br/>Implementation</u>      | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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| 64.                               | <b><u>STREET ADDRESS ASSIGNMENT</u></b> – An Address Assignment Plan for the project shall be submitted for review and approval and shall be reflected in the submitted building plans.                                                                                                                                                       | Prior to issuance of Building Permit   | Community Development Department                |                                                  |
| 65.                               | <b><u>SITE MAINTENANCE</u></b> – The construction site shall be cleaned of garbage and debris on a daily basis and maintained in an orderly fashion. All construction equipment shall be secured at the end of each day of construction.                                                                                                      | Ongoing through end of construction    | Community Development Department                |                                                  |
| <b><i>Building Conditions</i></b> |                                                                                                                                                                                                                                                                                                                                               |                                        |                                                 |                                                  |
| 66.                               | <b><u>BUILDING CODES</u></b> – At time of issuance of building permits, the building shall comply with Chapter 15 of the Municipal Code and State Title 24 and the U.S. Americans with Disabilities Act.                                                                                                                                      | Prior to issuance of Building Permit   | Building Division                               |                                                  |
| 67.                               | <b><u>INSPECTIONS</u></b> – The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Department. All Building Division inspection requests shall be made at least 24 hours in advance.                                                                                                       | Prior to issuance of Occupancy Permits | Building Division                               |                                                  |
| 68.                               | <b><u>GEOTECHNICAL/SOILS REPORT</u></b> - A geotechnical/soils report containing all design recommendations of footings, retaining walls and any other information pertinent to the soil condition shall be required and submitted with the permit application. The soils report shall be prepared by a licensed soils engineer or geologist. | Prior to issuance of Permits           | Community Development / Public Works Department |                                                  |
| 69.                               | <b><u>SOILS REPORT</u></b> – A soils report containing all design recommendations of footings, pier holes, retaining walls, and any other information pertinent to the soil condition shall be submitted. The Soils Report shall be prepared by a licensed soils engineer or geologist.                                                       | Prior to issuance of Building Permit   | Building Division                               |                                                  |

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|     |                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Timing/<br/>Implementation</u>             | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------|
| 70. | <b><u>DESIGN-LEVEL GEOTECHNICAL INVESTIGATION</u></b> – The applicant shall submit a design-level geotechnical exploration, which includes performance of a soil boring or other exploration in the southeast corner of the property in order to confirm continuous soil stratigraphy and a lack of evidence indicative of nearby faulting.                                                                     | Prior to issuance of Permits                  | Community Development / Public Works Department |                                                  |
| 71. | <b><u>PLAN CHECK FEES</u></b> – A plan check fee shall be paid to the Building Division at time of submission of plans pursuant to PMC §15.02.060                                                                                                                                                                                                                                                               | Prior to issuance of Building Permit          | Building Division                               |                                                  |
| 72. | <b><u>CONTRACTORS</u></b> – Contractors must identify all subcontractors prior to issuance of a building permit. Each subcontractor must obtain a city business license prior to issuance of a building permit or commencing work pursuant to PMC §5.04.020.                                                                                                                                                    | Prior to issuance of Building Permit          | Building Division                               |                                                  |
| 73. | <b><u>ADDRESSING</u></b> – Prior to issuance of a “Certificate of Occupancy” or final building inspection approved numbers and addresses shall be installed on all buildings in compliance with Section 15.02.050 of the Municipal Code:<br>a. Specific mounting location shall be determined at the time of plan review.<br>b. Address shall be internally or externally lighted during the hours of darkness. | Prior to issuance of Certificate of Occupancy | Building Division                               |                                                  |
| 74. | <b><u>DEBRIS BOX</u></b> – The Applicant shall ensure that prior to commencing construction a contractor shall place on-site a minimum 10 cubic yard “debris box” for receiving and holding of all construction debris.”                                                                                                                                                                                        | Prior to Construction                         | Building Division                               |                                                  |

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|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>Timing/<br/>Implementation</u>        | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|--------------------------------------------------|
| 75.                                        | <p><b><u>CONSTRUCTION NUISANCE PREVENTION</u></b> – The following provisions shall be followed during all construction activities for the project.</p> <ul style="list-style-type: none"> <li>a. Prior to any earth hauling operations, the applicant shall submit a Hauling Plan for review and approval by the City Engineer.</li> <li>b. All construction vehicles shall be properly maintained and equipped with exhaust and mufflers that meet state and federal standards.</li> <li>c. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on-site during all daylight hours discontinue when winds speed reach 15mph.</li> </ul> | Ongoing                                  | Building Division                               |                                                  |
| <b><i>Police Department Conditions</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                          |                                                 |                                                  |
| 76.                                        | <b><u>FIBER OPTICS</u></b> – A fiber optics pathway shall be installed from the project site to the nearest existing fiber optics connection point to the satisfaction of the Building Official. Specifications for the pathway, fiber, interfacing equipment, and junction boxes are available at the Police Department. The equipment necessary to interface with the fiber optics shall be in place in the alarm control panels (fire, burglar, etc.) upon completion of construction.                                                                                                                                                                                     | Prior to Certificate of Occupancy Permit | Police Department                               |                                                  |
| 77.                                        | <b><u>DOORS AND ROOF HATCHES</u></b> – The following conditions shall be met to the satisfaction of the Building Official prior to issuance of a Certificate of Occupancy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Certificate of                  | Police Department                               |                                                  |

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|  | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|  | <p>Occupancy Permit</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                                  |
|  | <p>a. All exterior doors (including storage and utility room doors) that exit to the outside, to a common hallway or separate units shall be of solid core wood or metal construction.</p> <p>b. All doors described above shall be equipped with the following locking mechanisms:</p> <p>Dead Bolt Locks:</p> <ul style="list-style-type: none"><li>i. A minimum of ¾ inch diameter by 1-inch throw.</li><li>ii. High security case hardened bezel around the locking mechanism.</li><li>iii. Made of case-hardened steel.</li><li>iv. High security striker plate (4-screw type, screws a minimum of 1½ inches long).</li></ul> <p>c. All double doors shall have a dead bolt lock, as described in b above, in the primary door. The secondary door shall have lock mechanisms that secure the top of the door to the door head and the bottom of the door to the floor. Where the double doors are separated by a mullion both doors shall have dead bolts as described in b, above.</p> <p>d. All entry doors, except those with glass, shall be equipped with a door viewer that has the capabilities of viewing a minimum of 180 degrees.</p> |                                                 |                                                  |

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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Timing/<br/>Implementation</u>        | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | <p>e. Fire blocks shall be placed at a minimum of two (2) studs' spaces on each side of an exterior door, where locks are required, at the same height as the locks. The design and materials used shall aide in preventing the doorjamb from spreading when a pry tool is used to separate the door from the doorjamb at the lock.</p> <p>f. All roof hatches (access to roof) shall be securely locked from the inside. Dead bolt or similar locking mechanism is recommended.</p>                                                                                        |                                          |                                                 |                                                  |
| 78. | <b><u>WINDOWS AND SLIDING GLASS DOORS</u></b> – All windows that are accessible from the ground, balconies, walkways, trees, fences, and roof shall be equipped with an auxiliary locking mechanism in addition to the standard manufacturer's lock.                                                                                                                                                                                                                                                                                                                        | Prior to Certificate of Occupancy Permit | Police Department                               |                                                  |
| 79. | <p><b><u>ALARM SYSTEM (INDUSTRIAL)</u></b> – Each individual building shall be equipped with a burglar alarm system, installed by state licensed contractor. The system shall include:</p> <ol style="list-style-type: none"> <li>1. Full perimeter coverage to include all doors requiring locks, windows, skylights, and roof hatches.</li> <li>2. Interior backup protection such as motion detectors, contracts on key interior doors and glass breakage detection.</li> <li>3. Battery backup power system with charging system. System shall be hardwired.</li> </ol> | Prior to Certificate of Occupancy Permit | Police Department                               |                                                  |

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|     | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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| 80. | <p><b><u>LANDSCAPING</u></b></p> <ul style="list-style-type: none"> <li>a. All landscaping shall be of a variety and type that upon reaching maturity will not provide concealment for a human being and will not grow to cover windows, doors, light fixtures, or addresses.</li> <li>b. Bushes/dense vegetation trimmed to 2' or less.</li> <li>c. Trim tree canopies to 6' or higher</li> <li>d. All trees shall be planted a sufficient distance from the buildings so that upon reaching maturity they will not provide roof access.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                        | Police Department                               |                                                  |
| 81. | <p><b><u>PUBLIC AREA LIGHTING</u></b></p> <ul style="list-style-type: none"> <li>a. All exterior doorways, stairwells, pathways, walkways, hallways, and courtyards for commercial and industrial buildings shall be lighted to a minimum of 2-foot candles, minimum maintained, measured at 5 feet above ground.</li> <li>b. Parking areas for commercial and industrial buildings shall be lighted to a standard of 2-foot candles, minimum measured at ground level where beams overlap.</li> <li>c. Except as otherwise noted, all security light fixtures shall be mounted a minimum of 10 feet above ground.</li> <li>d. All required lighting shall be equipped with a photoelectric cell or equivalent technology to turn it on at sunset and off at daybreak.</li> <li>e. All areas where video camera surveillance is required shall meet the standards for the camera selected and approved by the Police Department.</li> </ul> | Police Department                               |                                                  |

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|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>Timing/<br/>Implementation</u> | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|                                                      | <p>f. Separate photometric plans shall be submitted for review in conjunction with proposed phased development submittal to ensure adequate lighting is provided for each of the proposed buildings and for the overall project site.</p> <p>g. Lighting shall be on a timer for evening hours.</p> <p>h. Update all lighting to LEDs and following the current foot candle requirement as part of the overall project.</p>                                                                                                             |                                   |                                                 |                                                  |
| 82.                                                  | <b><u>RADIO RECEPTION</u></b> - Prior to occupancy, the owner shall contact the Police Department to provide Police with the opportunity to test radio reception in the buildings to identify any reception issue.                                                                                                                                                                                                                                                                                                                      | Prior to Certificate of Occupancy | Police Department                               |                                                  |
| 83.                                                  | <b><u>EXTERNAL VIDEO SURVEILLANCE</u></b> – Video surveillance cameras shall be required, including all outdoor common areas. Management and employees shall be required to know how to operate the system and playback of files shall be compatible with Windows Media Player. Placement of the video surveillance cameras shall be established by the Police Department after review of the plans and intended use of the project. Cameras shall be capable of being monitored from the Police Department upon completion of project. | Prior to Certificate of Occupancy | Police Department                               |                                                  |
| <b><i>Fire Department Conditions of Approval</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                                 |                                                  |
| 84.                                                  | <b><u>FIRE CODE CONFORMANCE</u></b> – Compliance with the 2022 CFC (California Fire Code), 2022 CBC (California Building Code) the 20149 NFPA 13 Standards, the                                                                                                                                                                                                                                                                                                                                                                         | Prior to issuance of Building     | Fire Department                                 |                                                  |

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|     | NFPA 72 standards, and all local ordinances as they apply to the occupancy and use of the proposed structure and shall be enforced for the scope of work and occupancies of the project redevelopment plan.<br><br>Compliance with all other NFPA standards is required where applicable and to the satisfaction of the Fire Marshall and/or Fire Chief.                                                                                                                                 | Permit                               |                                                 |                                                  |
| 85. | <b>CONSTRUCTION PLANS FOR FIRE PREVENTION</b> – Prior to issuance of a building permit, building construction plans and plans for fire extinguishing system shall be submitted to Contra Costa County Fire for Fire Code plan check.                                                                                                                                                                                                                                                     | Prior to issuance of Building Permit | Fire Department                                 |                                                  |
| 86. | <b>TURNING RADIUS</b> – Fire apparatus turning radius shall be in compliance with the Contra Costa County Standard to accommodate the largest fire truck apparatus.                                                                                                                                                                                                                                                                                                                      | Prior to issuance of Building Permit | Fire Department                                 |                                                  |
| 87. | <b>FIRE EXTINGUISHING SYSTEM</b> - An automatic fire extinguishing/ sprinkler system is required to be installed                                                                                                                                                                                                                                                                                                                                                                         | Prior to issuance of Building Permit | Fire Department                                 |                                                  |
| 88. | <b>FIRE ACCESS</b> – Prior to issuance of a building permit, paved fire apparatus roads shall be installed for every building or stockpile of combustible materials located more than 150 feet from fire department vehicle access. Said access roads are to be posted “No Parking Fire Lane” and shall not be used for storage of materials. Fire apparatus turning radius shall be in compliance with the Contra Costa County Standard to accommodate the largest fire truck apparatus | Prior to issuance of Building Permit | Fire Department                                 |                                                  |

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| 89.                             | <b>ADDRESS</b> – Addresses shall be a minimum of 6” on a contrasting background visible from the street pre/post construction. Exterior elevated corners of structures shall have 12” numbers.                                                                                                                                                                                                                                         | Prior to Building Permit Final       | Fire Department                                 |                                                  |
| 90.                             | <b>KEY VAULT</b> – In order to facilitate emergency access to the structure, a key vault shall be installed as approved by the Contra Costa Fire Department.                                                                                                                                                                                                                                                                           | Prior to Building Permit Final       | Fire Department                                 |                                                  |
| 91.                             | <b>WATER SUPPLY SYSTEM</b> – Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshall. Water supply system for staged construction shall provide required fire flows.                                                                                                                             | Prior to issuance of Building Permit | Fire Department                                 |                                                  |
| 92.                             | <b>FIRE PREVENTION FEES AND INSPECTION</b> – Prior to issuance of a Certificate of Occupancy or final building inspection, the applicant shall pay all applicable fees in accordance with the City's Master Fee Schedule and obtain an inspection from the Fire Department. All meetings and inspections shall require a 48-hour advanced notice.                                                                                      | Prior to issuance of Building Permit | Fire Department                                 |                                                  |
| <b>Environmental Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                      |                                                 |                                                  |
| 93.                             | <b>EVN-COA AES-1:</b> The applicant shall ensure, and the City shall verify that the final lighting plan incorporates applicable requirements set forth in Chapter 17.46 of the Pinole Municipal Code and General Plan Action CC.2.3.4, including that all outdoor lighting fixtures be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not provide glare onto adjacent properties or roadways | Prior to issuance of Building Permit | Community Development Department                |                                                  |

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| 94. | <p><b>EVN-COA AQ-1:</b> During construction activities including demolition and ground disturbance activities, on and offsite, the contractor shall implement the latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust as follows:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2. All haul trucks transporting soil, sand, or other loose material shall be covered.</li> <li>3. All visible mud and dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.</li> <li>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13,</li> </ol> | Prior to issuance of Building Permit | Community Development Department                |                                                  |

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|     | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|     | <p>Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.</p> <p>8. A publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted on the project site prior to the initiation of construction activities. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> |                                                 |                                                  |
| 95. | <p><b>ENV-COA AQ-2:</b> During construction activities, contractors shall use construction equipment that has low diesel particulate matter exhaust to minimize emissions and limit use of diesel-powered equipment. The project shall implement a feasible plan to reduce diesel-powered machinery (DPM) emissions by no less than 70 percent through one or both of the following:</p> <p>1. All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), if feasible. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3</p>                              | Community Development Department                |                                                  |

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|  | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|  | <p>engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 70 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).</p> <p>2. Develop a Construction Operations Plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 70 percent or greater. Such a plan shall be subject to review by an air quality expert and approved by the City prior to commencement of ground-disturbing activities. Elements of the plan could include a combination of some or all of the following measures:</p> <ul style="list-style-type: none"><li>• Use equipment that meets EPA Tier 4 standards or alternatively fueled equipment.</li><li>• Install of electric power lines during early construction phases to avoid use of diesel generators and compressors.</li><li>• Use electrically powered equipment.</li><li>• Use forklifts and aerial lifts for exterior and interior building construction that are electric or propane/natural gas powered.</li><li>• Change construction build-out plans to lengthen phases.</li><li>• Implement building techniques that result in the use of less diesel-powered equipment.</li></ul> |                                                 |                                                  |

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| 96. | <p><b>ENV-COA BIO-1:</b> Protected trees and protected groves shall be avoided and protected during construction. During project construction, the following measures shall be implemented:</p> <ol style="list-style-type: none"> <li>1. <b>Tree Protection Zone.</b> Construction workers and vehicles shall be excluded from entering or disturbing the protected grove to the southeast and the riparian woodland to the east of the project site will be installed and shall include but will not be limited to temporary orange construction fencing, silt fencing, fiber logs, and signage. Individual trees on the site or on the periphery of the site that may be impacted by construction shall be protected by exclusion fencing placed at the dripline. No trenching or excavation may occur within the tree protection zone. Following completion of construction activities all temporary fencing shall be removed.</li> <li>2. <b>Tree Removal Permit.</b> If any protected trees need to be removed or are inadvertently killed in the course of construction or if any trenching, grading, or excavation must occur within a tree protection zone, a Tree Removal Permit will be applied for from the City of Pinole and shall be replaced in accordance with Chapter 17.96 of the Pinole Zoning Code.</li> </ol> | During Construction                 | Community Development Department                |                                                  |
| 97. | <p><b>ENV-COA BIO-2:</b> To avoid and minimize potential impacts to nesting birds including passerines and raptors, the following measures shall be implemented:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to issuance of Grading Permit | Public Works Department                         |                                                  |

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|  | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|  | <p>1. <b>Avoid Nesting Season.</b> Grading or removal of potentially occupied habitat should be conducted outside the nesting season, which occurs between February 1 and August 31.</p> <p>2. <b>Survey for Nests.</b> If grading between August 31 and February 1 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird survey of the potentially occupied habitat onsite (trees, shrubs, grassland) and within 200 feet of the project site (i.e., within a zone of influence of the project site) shall be performed by a qualified biologist within 15 days of groundbreaking. The zone of influence includes those areas outside the project site where nesting birds could be disturbed by earth- moving vibrations and/or other construction-related noise. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent “take” of individual birds that could begin nesting after the survey.</p> <p>3. <b>Establish Buffer Zones.</b> If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the occupied habitat.</p> <p>a. The radius of the required buffer zone can vary depending on the species, (i.e., 50-300 feet for passerines and 200-500 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified ornithologist or biologist in consultation with CDFW.</p> |                                                 |                                                  |

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|     | <p>b. To delineate the buffer zone around the occupied habitat, orange construction fencing shall be placed at the specified radius from the nest within which no machinery or workers shall intrude.</p> <p>c. Biological monitoring of active nests shall be conducted by a qualified biologist to ensure that nests are not disturbed and that buffers are appropriate adjusted by a qualified biologist as needed to avoid disturbance.</p> <p>d. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed.</p> |                                     |                                                 |                                                  |
| 98. | <p><b>ENV-COA CUL-1:</b> To ensure the project does not result in impacts to buried archaeological resources onsite, if present, the following shall be implemented:</p> <p>1. <b>Training.</b> Prior to commencement of ground-disturbing activities, a Secretary of Interior qualified archaeologist shall conduct a preconstruction Cultural Resource Awareness training for construction personnel. The training shall familiarize individuals with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered within the project area, and procedures to</p>                                                                                                                                                                         | Prior to issuance of Grading Permit | Public Works Department                         |                                                  |

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|  | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
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|  | <p>follow in the event of a discovery. A representative from the Indian Canyon Mutsun Band of Costanoan shall be invited to participate in the training.</p> <p>2. <b>Post-review Discoveries.</b> In the event that cultural resources are exposed during construction, all earth work occurring within 50 feet of the find shall be immediately stopped until a Secretary of Interior-qualified Archaeologist inspects the material(s), assess historical significance, and consults with Tribes and other stakeholders as needed. Recommendations for the treatment of the discovery from the Archaeologist will be provided to the City, Tribes, and other stakeholders.</p> <p>3. <b>Archaeological Monitoring.</b> If cultural resources are exposed during ground-disturbing activities, a Secretary of the Interior-qualified archeologist shall be onsite to monitor ongoing ground-disturbing activities. The monitor shall have the authority to temporarily halt work to inspect areas as needed for potential cultural materials or deposits. Daily monitoring logs shall be completed by the monitor and submitted to the City within 60 days following completion of construction work. The report shall include the results of the monitoring program (even if negative), a summary of any findings or evaluation/data recovery efforts, and supporting documentation (e.g., daily monitoring logs).</p> |                                                 |                                                  |

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| 99. | <p><b>ENV-COA CUL-2:</b> In the event that human remains are encountered within the project area during project-related, ground-disturbing activities, all work must stop within 100 feet of the discovery area, the area shall be secured to prevent further disturbance, and the County Coroner shall be immediately notified of the discovery. If the County Coroner determines that remains are, or are believed to be Native American, then the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" (MLD) can be designated to provide further recommendations regarding treatment of the remains. A Secretary of Interior-qualified Archaeologist should also evaluate the historical significance of the discovery, the potential for additional human remains to be present, and to provide further recommendations for treatment of the resource in accordance with the MLD recommendations. Federal regulations require that Native American human remains, funerary objects, and object of cultural patrimony are handed consistent with the requirement of the Native American Graves Protection and Repatriation Act</p> | Prior to issuance of Grading Permit | Public Works Department                         |                                                  |
| 100 | <p><b>ENV-COA GEO-1:</b> The applicant shall incorporate the recommendations of the Geotechnical Exploration Report prepared by KC Engineering (October 4, 2016) into construction drawings. Prior to issuance of a grading permit, the City shall review and accept the Geotechnical Report and verify that the Report provides adequate information for construction detail including detailed drainage, earthwork, foundation, and pavement recommendations. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports and/or to the satisfaction of the City</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | During Construction                 | Community Development Department                |                                                  |

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|     | Engineer/Chief Building Official have been incorporated into the design of the project.<br>Nothing in this condition of approval shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                 |                                                  |
| 101 | <b>ENV-COA GEO-2:</b> Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City Engineer for review. The project shall comply with stormwater management requirements and guidelines established by Contra Costa County under the Contra Costa Clean Water Program Stormwater C.3 Guidebook and incorporate Contra Costa County best management practices for erosion and sediment control for construction. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City's Erosion Control requirements, Chapter 15.36.190 of the Municipal Code. Plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during all construction activity and include all recommendations made in the Geotechnical Exploration Report to protect slopes from erosion. | Prior to issuance of a grading permit | Community Development Department                |                                                  |
| 102 | <b>ENV-COA GEO-3:</b> Should any potentially unique paleontological resources (fossils) be encountered during development activities; work shall be suspended                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to issuance of Demolition,      | Community Development                           |                                                  |

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|     | within 50 feet of the discovery and the City of Pinole Planning Division of the Community Development Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources. The City and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. | Grading, and Building Permits        | Department/<br>Public Works<br>Department       |                                                  |
| 103 | <b>ENV-COA GHG-1:</b> The project shall comply with CALGreen Tier 2 EV parking requirements by incorporating the appropriate number of EV and EV capable parking spaces for the project size and type (e.g., for 132 parking stalls, there would need to be 19 stalls equipped with EVSE and 57 pre-plumbed with conduit for future installation of EVSE). As a warehouse project with more than 3 off-street loading spaces, the project shall install 400 KVA of additional raceway conduit and electrical panel capacity to accommodate the future charging of medium- and heavy-duty zero emissions vehicles as required by Section 5.106.5.4.1 of the CALGreen Building Standards Code.                                                                                                                                                                                      | Prior to issuance of Building Permit | Public Works Department                         |                                                  |
| 104 | <b>ENV-COA HAZ-1:</b> The Soil Management Plan (SMP) approved by the RWQCB in 2002 shall be implemented during the project construction. The SMP shall be the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to issuance of Grading         | Public Works Department                         |                                                  |

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**Exhibit A**  
**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>Timing/<br/>Implementation</u> | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | subject of construction worker trainings for all personnel involved in ground-disturbing activities. A condensed version of SMP protocols shall be posted publicly and prominently at construction site gathering places and entry points.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Permit                            |                                                 |                                                  |
| 105 | <b>ENV-COA HYD-1:</b> Prior to issuance of a grading permit, the applicant shall prepare a design-level Stormwater Management Plan that incorporates stormwater management requirements and best management practices, per Pinole Municipal Code Chapter 8.20 and Contra Costa County Clean Water Program requirements, including the Contra Costa Clean Water Program Stormwater C.3 Guidebook and demonstrates that the storm drain system has adequate capacity to serve the project. The Stormwater Management Plan shall be reviewed and accepted by the City Engineer.                                                                                                                                                                                                         | During Construction               | Community Development Department                |                                                  |
| 106 | <b>ENV-COA HYD-2:</b> Prior to issuance of a grading permit, the applicant shall file a Notice of Intent with the RWQCB and demonstrate compliance with the Statewide General Permit for Construction Activities.<br><br>In accordance with the National Pollution Discharge Elimination System (NPDES) regulations, the applicant shall prepare and implement a project-specific Stormwater Pollution Prevention Plan, including an erosion control plan, for grading and construction activities. The SWPPP shall address erosion and sediment control during all phases of construction, storage, and use of fuels, and use and clean-up of fuels and hazardous materials. The SWPPP shall designate locations where fueling, cleaning and maintenance of equipment can occur and | Ongoing                           | Community Development Department                |                                                  |

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**Exhibit A**  
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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Timing/<br/>Implementation</u>    | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | shall ensure that protections are in place to preclude materials from entering into storm drains or the offsite drainage to the east. The contractor shall maintain materials onsite during construction for containments and clean-up of any spills. The applicant shall provide approval documentation from the RWQCB to the City verifying compliance with NPDES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                 |                                                  |
| 107 | <p><b>ENV-COA NOI-1:</b> Construction activities including delivery and hauling shall comply with construction hours as provided under Pinole Municipal Code Section 15.02.070 and in accordance with construction best management practices for minimizing noise including:</p> <ol style="list-style-type: none"> <li>1. Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday, excluding holidays. Saturday work is allowed in commercial zones only, from 9:00 a.m. to 6:00 p.m., as long as it is interior work and does not generate significant noise. Any work outside of these hours by the construction contractors should require a special permit from the City Manager. There should be compelling reasons for permitting construction outside of these designated hours.</li> <li>2. The construction contractor shall locate stationary noise sources as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be muffled and enclosed within temporary sheds or other structures.</li> <li>3. At a minimum, the construction contractor shall implement the following control measures: improved mufflers, equipment redesign,</li> </ol> | Prior to issuance of Building Permit | Community Development Department                |                                                  |

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|  | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|  | <p>use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds. Noise controls can reduce noise levels at 50 feet by 1 to 16 dBA, depending on the type of equipment.</p> <p>4. Equipment used for project construction shall be hydraulically or electrically powered impact tools (e.g., jack hammers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. A muffler could lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures shall be used (such as drilling rather than impact equipment) wherever feasible.</p> <p>5. The unnecessary idling of internal combustion engines shall be prohibited.</p> <p>6. All construction trucks and vehicles shall access the site via San Pablo Avenue.</p> <p>7. All staging of construction equipment, trucks, and vehicles shall be limited to the southern and western portions of the project site, as far away from residential development to the east as possible.</p> <p>8. Prior to the commencement of any construction activities, the construction contractor shall notify, via mail, all residences within a 300-foot radius of the project site of the project's approximate construction schedule, including the approximate duration of</p> |                                                 |                                                  |

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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Timing/<br/>Implementation</u> | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | demolition, clearing, grading, excavation, paving, and building construction, et al. In addition, at least 24 hours prior to grading activities, the construction contractor shall post signage in appropriate locations within a 300-foot radius of the project site. The signage shall include a phone number to the City Public Works Department for residents to call with noise complaints. If the City Public Works Department receives more than three complaint calls regarding construction noise, the City reserves the discretion to require the project applicant to conduct an acoustical noise analysis to determine more appropriate measures to reduce noise levels due to construction activities.                                                                                                                                                                                                                                                         |                                   |                                                 |                                                  |
| 108 | <b>ENV-COA NOI-2:</b> Prior to issuance of building permit, the preliminary sound wall design, and specifications, as presented in Figure 2 of the Noise Report (Appendix G hereto), shall be reviewed by a qualified acoustical engineer and recommendations incorporated into the final design for review and approval by the City. The sound wall shall be continuous from grade to top, with no cracks or gaps, have a minimum surface density of three pounds per square foot (e.g. concrete masonry units (CMU)), 420 feet in length long, and with a minimum height of 10 feet to break the line-of-sight to the noise source, or as otherwise modified through final design per recommendations from an acoustical engineer and approval by the City. Prior to issuance of a certificate of occupancy, construction of the sound wall along the eastern site boundary shall be complete per final design and specification and/or as accepted by the City Engineer. | Ongoing                           | Community Development Department                |                                                  |

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**Exhibit A**  
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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>Timing/<br/>Implementation</u> | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------|--------------------------------------------------|
| 109 | <b>ENV-COA NOI-3:</b> Exterior activities such as truck maneuvering, loading, and unloading, and deliveries shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday.                                                                                                                                                                                                                                                                                                                                                                    | Ongoing                           | Community Development Department                |                                                  |
| 110 | <b>ENV-COA TRAN-1:</b> Prior to the issuance of Building Permit, the applicant shall provide the project's fair share contribution as established by the City towards multi-modal improvements in the project vicinity as identified in the Three Corridors Specific Plan by installing a bus shelter at bus stop 25028 on San Pablo Avenue.                                                                                                                                                                                                                         | Prior to Occupancy Permits        | Community Development Department                |                                                  |
| 111 | <b>ENV-COA TRAN-2:</b> Prior to issuance of the certificate of occupancy, a final Transportation Demand Management Plan shall be provided to the Community Development Department for review and approval. The TDM Plan shall include example materials that will be used to educate tenants and employees about the programs and require that a tenant management position assume the role of Transportation Coordinator and detail the program implementation schedule which shall commence with occupation of the building.                                       | Prior to Occupancy Permits        | Community Development Department                |                                                  |
| 112 | <b>ENV-COA TRAN-3:</b> To maintain adequate sight lines at the project driveways, pursuant to Pinole Municipal Code Section 17.98.020, signage, trees, and other landscaping features within the clear vision triangle at driveway and street intersections shall be maintained such that visibility is maintained between thirty (30) inches and seven (7) feet. The applicant shall be responsible for maintaining adequate sight lines from the project driveways and vegetation shall be trimmed to about one foot in height on the west sides of the driveways. | During Construction               | Community Development Department                |                                                  |

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**Exhibit A**  
**PLANNING COMMISSION RESOLUTION 24-02 CONDITIONS OF APPROVAL**

|     | <u>Timing/<br/>Implementation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
| 113 | <p><b>ENV-COA TRAN-4:</b> Recommendations of the project specific Transportation Impact Analysis shall be implemented as follows or as otherwise reviewed and accepted by the City Engineer:</p> <ol style="list-style-type: none"><li>1. Prior to issuance of occupancy, the eastbound left turn pocket on San Pablo Avenue shall be lengthened from 60 to 130 feet, increasing the queue storage for large trucks (e.g., WB-40 and WB-67).</li><li>2. Prior to issuance of occupancy, the existing crosswalk across the project driveway shall be relocated closer to the intersection to align with the existing sidewalk along the north side of San Pablo Avenue, which would provide additional queue storage for vehicles exiting the project site and improve pedestrian circulation along the project frontage. The existing striping shall be adjusted to improve queue storage for vehicles exiting the project site.</li><li>3. Prior to issuance of occupancy, a new stop sign with pavement markings shall be installed at the private parking lot intersection immediately north of the intersection with San Pablo Avenue, which would minimize queuing within the project site, maintain access to the drive aisle just north of the project driveway, and minimize the inbound project queues spilling back onto San Pablo Avenue.</li></ol> | Public Works<br>Department                      |                                                  |

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**Exhibit A**  
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|     |                                                                                                                                                                                                                                                                                                                                                                                                       | <u>Timing/<br/>Implementation</u>    | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | 4. Prior to issuance of a building permit, the applicant shall submit designs for intersection improvements inclusive of a traffic signal for review and acceptance by the City Engineer. Prior to issuance of occupancy, a traffic signal and intersection redesign shall be installed at the San Pablo Avenue/Meadow Avenue/Project Driveway intersection to the satisfaction of the City Engineer. |                                      |                                                 |                                                  |
| 114 | <b>ENV-COA TCUL-1:</b> To protect buried Tribal Cultural Resources that may be encountered during construction activities, the project shall implement environmental COA CUL-1 and COA CUL-2.                                                                                                                                                                                                         | Prior to Certificate of Occupancy    | Community Development Department                |                                                  |
| 115 | <b>ENV-COA TCUL-2:</b> To protect buried Tribal Cultural Resources that may be encountered during grading and excavation activities, a tribal cultural monitor from the Confederated Villages of Lisjan shall be invited to be present during excavation that is anticipated to penetrate native soils, particularly in the area of the northeastern connection to the municipal storm drain.         | Prior to issuance of Building Permit | Community Development Department                |                                                  |
| 116 | <b>ENV-COA UTIL-1:</b> Pursuant to Action GM 2.2.1 Service Standards, prior to issuance of a building permit, the applicant shall secure verification from EBMUD that adequate water supplies are available to serve the project and prior to issuance of occupancy the applicant shall demonstrate that all EBMUD water efficiency requirements have been fulfilled.                                 | Ongoing                              | Community Development Department                |                                                  |
| 117 | <b>ENV-COA UTIL-2:</b> Pursuant to MM 4.12.6.2, the project shall secure a can and will serve letter demonstrating that there is sufficient sewer/water treatment and conveyance capacity prior to issuance of Certificate of Occupancy. The proposed project shall have a unique connection to the public sewer collection                                                                           | Ongoing                              | Community Development Department                |                                                  |

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**Exhibit A**  
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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Timing/<br/>Implementation</u> | <u>Monitoring<br/>Department /<br/>Division</u> | <u>Verification<br/>(date and<br/>Signature)</u> |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------|--------------------------------------------------|
|     | system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer user fees, and payment of a sewer connection fee prior to the issuance of building permits.                                                                                                                                                                                                                                                                                                                                                   |                                   |                                                 |                                                  |
| 118 | <b>ENV-COA UTIL-3:</b> Pursuant to General Plan Action CS.8.1.3 and in accordance with current CALGreen Building Code requirements, a Construction Waste Management Plan shall be prepared and implemented during all stages of construction. The Construction Waste Management Plan shall meet the minimum requirements of the CALGreen code for residential development including but not limited to regional material sourcing (A5.405.1), Bio-based materials (A5.105.2), Reused materials (A5.405.3), and materials with a recycled content (A5.405.4). | Ongoing                           | Community Development Department                |                                                  |
| 119 | <b>ENV-COA UTIL-4:</b> In accordance with CALGreen Section 4.410.2 onsite recycling shall be provided in readily accessible areas for the depositing, storage and collection of non-hazardous materials including at a minimum paper, cardboard, glass, plastics, organic waste, and metals.                                                                                                                                                                                                                                                                 | Ongoing                           | Community Development Department                |                                                  |
| 120 | <b>ENV-COA UTIL-5:</b> The applicant shall coordinate with Republic Services to appropriately size trash enclosures and ensure that maximum waste stream diversion occurs by providing onsite pre-sorting for recyclables and compostable organic materials.                                                                                                                                                                                                                                                                                                 | Ongoing                           | Community Development Department                |                                                  |

\*Note: Conditions of Approval beginning with "ENV" are based on the CEQA document for the project.

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| DEVELOPER/OWNER                                                                                                                                                                                                                    |                                                                                                                                                                                                                                      |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| CONTACT: JOHN DIEMER / VICE PRESIDENT OF CONSTRUCTION<br>ADDRESS: 2350 N. UNIVERSITY DRIVE #848300 PEMBROKE PINES, FL. 33084<br>PHONE - OFFICE: 954-499-8663<br>PHONE - CELL: 604-624-6908<br>EMAIL: JOHN.DIEMER@ONECORPGLOBAL.COM |                                                                                                                                                                                                                                      |  |
| ARCHITECT                                                                                                                                                                                                                          |                                                                                                                                                                                                                                      |  |
| HDO ARCHITECTS & PLANNERS<br><br>ADDRESS: 2950 CAMINO DIABLO, SUITE 110 WALNUT CREEK, CA 94597<br>PHONE - OFFICE: 925-256-6042, RANDALL HARRIS, EXT 16<br><br>EMAIL: RHARRIS@HDOARCHITECTS.COM                                     |                                                                                                                                                                                                                                      |  |
| SCOPE OF WORK                                                                                                                                                                                                                      |                                                                                                                                                                                                                                      |  |
| ONE NEW SPECULATIVE CONCRETE TILT-UP BUILDING FOR WAREHOUSE & OFFICE USE. INCLUDES SITE IMPROVEMENTS AS SHOWN                                                                                                                      |                                                                                                                                                                                                                                      |  |
| LEGAL DESCRIPTION                                                                                                                                                                                                                  |                                                                                                                                                                                                                                      |  |
| SEE SHEET C1.00 FOR LEGAL DESCRIPTION                                                                                                                                                                                              |                                                                                                                                                                                                                                      |  |
| PROJECT INFORMATION                                                                                                                                                                                                                |                                                                                                                                                                                                                                      |  |
| ADDRESS:                                                                                                                                                                                                                           | 830-848 SAN PABLO AVE.<br>PINOLE, CALIFORNIA                                                                                                                                                                                         |  |
| APN:                                                                                                                                                                                                                               | 402-230-015, 016, 017, 018, & 020                                                                                                                                                                                                    |  |
| BUILDING CODE DESIGN DATA:                                                                                                                                                                                                         | <ul style="list-style-type: none"><li>2022 CBC, CMC, CPC, CEC, &amp; CFG AS AMENDED BY THE STATE OF CALIFORNIA</li><li>2022 CALIFORNIA GREEN BUILDING CODE</li><li>CITY OF PINOLE BUILDING ORDINANCES AND TECHNICAL GUIDES</li></ul> |  |
| ZONING DESIGNATION:                                                                                                                                                                                                                | O1MU-OFFICE INDUSTRIAL MIXED USE                                                                                                                                                                                                     |  |
| GROSS SITE AREA:                                                                                                                                                                                                                   | 7.37 AC +/-                      321,020 SF +/-                                                                                                                                                                                      |  |
| GROSS FAR:                                                                                                                                                                                                                         | 37.14%                                                                                                                                                                                                                               |  |
| MAX FAR:                                                                                                                                                                                                                           | NONE                                                                                                                                                                                                                                 |  |
| SETBACKS:                                                                                                                                                                                                                          |                                                                                                                                                                                                                                      |  |
| FRONT BLDG. SETBACK                                                                                                                                                                                                                | 0'                                                                                                                                                                                                                                   |  |
| SIDE BLDG. SETBACK                                                                                                                                                                                                                 | 10'                                                                                                                                                                                                                                  |  |
| FRONT LANDSCAPE SETBACK                                                                                                                                                                                                            | 0'                                                                                                                                                                                                                                   |  |
| SIDE LANDSCAPE SETBACK                                                                                                                                                                                                             | 10'                                                                                                                                                                                                                                  |  |
| INT/REAR SETBACK                                                                                                                                                                                                                   | 10'                                                                                                                                                                                                                                  |  |
| IF ABUTTING R ZONE                                                                                                                                                                                                                 | 10'                                                                                                                                                                                                                                  |  |
| PARKING                                                                                                                                                                                                                            |                                                                                                                                                                                                                                      |  |
| TOTAL PARKING REQUIRED                                                                                                                                                                                                             | 130                                                                                                                                                                                                                                  |  |
| TOTAL PARKING PROVIDED<br>(INCLUDING 5 TRAILER SPACES)                                                                                                                                                                             | 137                                                                                                                                                                                                                                  |  |
| LANDSCAPE                                                                                                                                                                                                                          |                                                                                                                                                                                                                                      |  |
| TOTAL REQUIRED                                                                                                                                                                                                                     | NONE                                                                                                                                                                                                                                 |  |
| TOTAL PROVIDED                                                                                                                                                                                                                     | 13.34%      42,987 SF                                                                                                                                                                                                                |  |

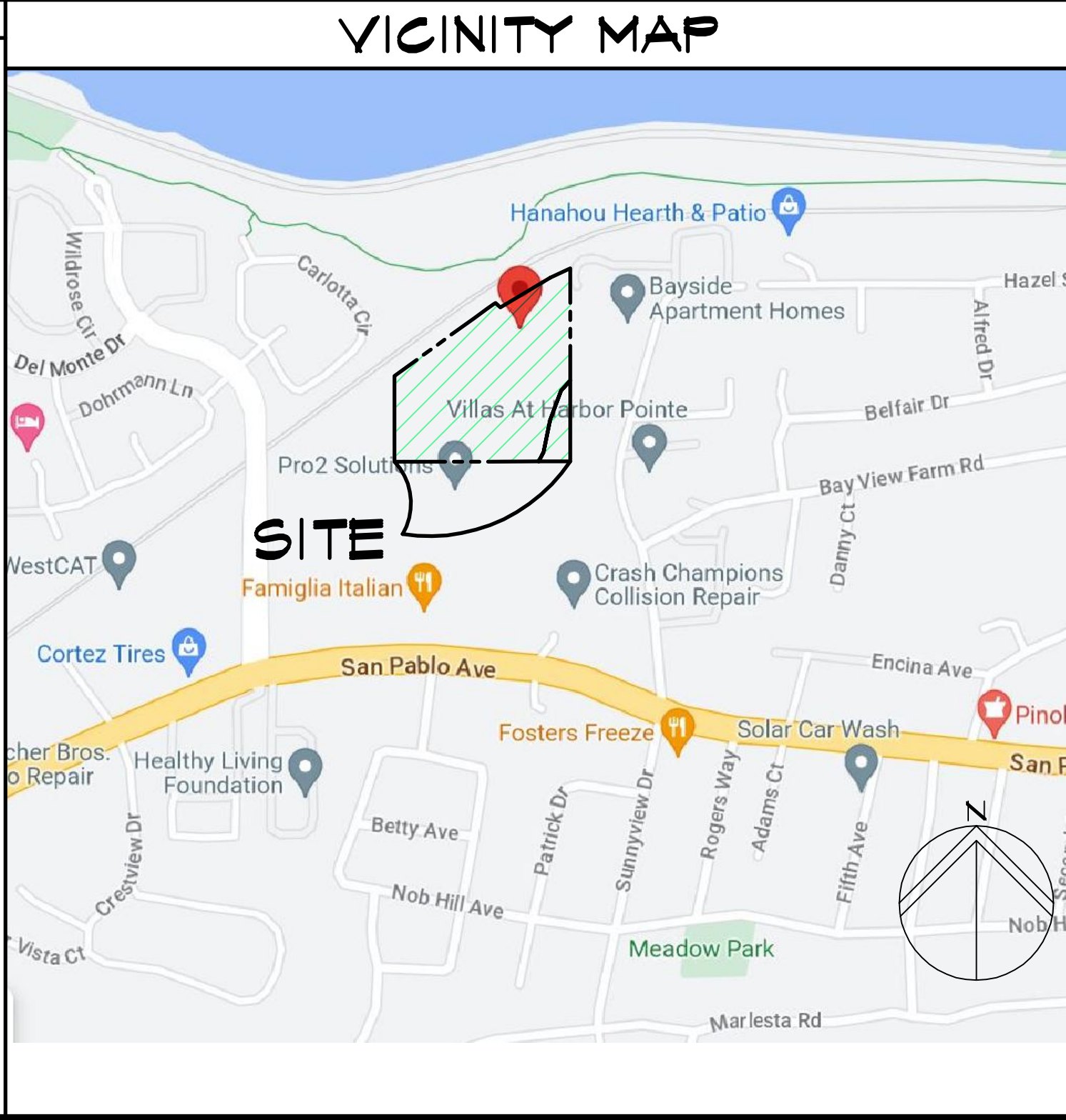
| BUILDING AREA          |                            |
|------------------------|----------------------------|
| GROSS                  | 119,228 SF                 |
| FAR                    | 37.14%                     |
| GROUND LEVEL:          | 119,228 GSF BLDG FOOTPRINT |
| WAREHOUSE              | 116,730 GSF                |
| OFFICE                 | 2,498 GSF                  |
| MEZZANINE LEVEL:       |                            |
| WAREHOUSE VIEWING AREA | 2,498 GSF                  |

---

| ELECTRIC VEHICLE PARKING REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PER CGBSC CODE TABLE 5.106.5.3.1<br>WITH A TOTAL NUMBER OF ACTUAL PARKING SPACES AT 101-150, NUMBER OF EV CAPABLE SPACES = 25                                                                                                                                                                                                                                                                                                       |  |
| NUMBER OF EVCS SPACES REQUIRED PER TABLE = 6                                                                                                                                                                                                                                                                                                                                                                                        |  |
| PER TABLE NOTE 2 - EVCS SPACES ARE COUNTED TOWARDS TOTAL REQUIRED EV CAPABLE SPACES                                                                                                                                                                                                                                                                                                                                                 |  |
| THEREFORE WE ARE REQUIRED 19 EV CAPABLE (EV READY) SPACES AND 6 EVCS SPACES WITH EVSE PROVIDED.                                                                                                                                                                                                                                                                                                                                     |  |
| ACCESSIBLE CHARGING STATIONS REQUIRED PER CHAPTER 11B TABLE 11B-228.3.2.1                                                                                                                                                                                                                                                                                                                                                           |  |
| TOTAL NUMBER OF EVCS AT FACILITY 5 TO 25                                                                                                                                                                                                                                                                                                                                                                                            |  |
| VAN ACCESSIBLE REQUIRED 1                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| STANDARD ACCESSIBLE REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| FUTURE MEDIUM AND HEAVY DUTY EV CHARGING REQUIREMENTS:                                                                                                                                                                                                                                                                                                                                                                              |  |
| REQUIREMENTS OF CGBSC SECTIONS 5.106.5.4 AND 5.106.5.4.1, WHICH RELATE TO REQUIREMENTS OF ELECTRICAL VEHICLE CHARGING FOR MEDIUM AND HEAVY DUTY VEHICLES AT NEW WAREHOUSE CONSTRUCTION WILL BE ADDRESSED IN THE CONSTRUCTION DOCUMENTS PHASE. THE PROVISIONS OF THE CGBSC SECTIONS RELATE TO PROVIDING ELECTRICAL DESIGN CAPABLE OF HANDLING FUTURE ADDITIONAL CAPACITY OF 400 KV FOR RACEWAY AND BUSWAY AND TRANSFORMER AND PANEL. |  |



| PARKING CALCULATIONS                |     |  |
|-------------------------------------|-----|--|
| TOTAL PARKING REQ'D:                | 130 |  |
| WAREHOUSE / MEZZ @ 1/1,000          | 120 |  |
| OFFICE @ 1/250                      | 10  |  |
| PARKING PROVIDED:                   |     |  |
| STANDARD (9'X19')                   | 74  |  |
| CLEAN AIR/ VANPOOL (9'X19')         | 11  |  |
| (11 REQ. PER CGBSC TABLE 5.106.5.2) |     |  |
| COMPACT (8.5' X 16.5')              | 11  |  |
| ACCESSIBLE                          | 6   |  |
| EVCS                                | 4   |  |
| EVCS VAN ACCESSIBLE                 | 1   |  |
| EVCS ACCESSIBLE                     | 1   |  |
| EV READY                            | 19  |  |
| TOTAL PARKING PROVIDED:             | 132 |  |
| REQUIRED TRAILER PARKING SPACES:    |     |  |
| 10K SF OR MORE                      | 1   |  |
| PLUS 1 ADD'T'L EACH 40K SF          | 3   |  |
| TRAILER REQ'D (12' X 30')           | 4   |  |
| TRAILER PROVIDED (14' X 30')        | 5   |  |
| TOTAL TRAILER ONLY PARKING          | 5   |  |
| TRACTOR AND TRAILER BAYS            | 18  |  |



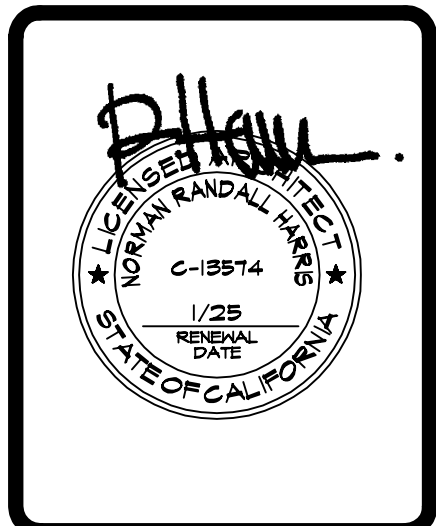
| DRAWING INDEX |                                                      |
|---------------|------------------------------------------------------|
|               | ARCHITECTURAL INDEX                                  |
| A1.1          | COVER SHEET                                          |
| A2.1          | ARCHITECTURAL SITE PLAN                              |
| A2.1A         | TRUCK MOVEMENTS AND FIRE LANE SITE PLAN              |
| A3.1          | FLOOR PLAN                                           |
| A3.2          | ROOF PLAN AND ENLARGED PLANS                         |
| A4.1          | EXTERIOR ELEVATIONS                                  |
| A4.2          | EXTERIOR ELEVATIONS                                  |
| A5.1          | EXISTING SITE VIEWS                                  |
| A5.2          | SITE RENDERINGS                                      |
| A6.1          | VIEW SHED RENDERINGS                                 |
|               |                                                      |
|               | CIVIL INDEX                                          |
| C1.00         | LOTTING EXHIBIT                                      |
| C1.01         | PRELIMINARY GRADING & DRAINAGE PLAN                  |
| C2.01         | PRELIMINARY STORM WATER CONTROL PLAN                 |
| C2.02         | PRELIMINARY STORM WATER CONTROL PLAN TABLE & DETAILS |
| C3.01         | PRELIMINARY UTILITY PLAN (STORM DRAINAGE)            |
| C3.02         | PRELIMINARY UTILITY PLAN (SANITARY SEWER)            |
| C3.03         | PRELIMINARY UTILITY PLAN (WATER SERVICE)             |
|               |                                                      |
|               | LANDSCAPING INDEX                                    |
| L-1           | CONCEPTUAL LANDSCAPE                                 |
| L-1.1         | CONCEPTUAL LANDSCAPE COLORED                         |
| L-2           | PARKING STALL SHADE                                  |
| L-3           | NOTES AND PLANTING DETAILS                           |
| L-4           | PRELIMINARY PLANT PALETTE                            |
| L-5           | HYDRO-ZONE LAYOUT                                    |
| L-6           | IRRIGATION DETAILS                                   |
|               |                                                      |
|               | PHOTOMETRIC PLAN                                     |
| E0.1          | PHOTOMETRIC STUDY                                    |
| E0.2          | LIGHTING SPEC SHEETS                                 |
| E0.3          | POLE SPEC. SHEETS                                    |

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PINOLE SHORES PHASE 2

FOR: GRP SHORES, LLC

PINOLE, CALIFORNIA

APN 402-230-015, 016, 017, 018 & 020

drawing

COVER SHEET

drawn  
RH

checked  
RH

date  
03/18/2024

scale  
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job no.  
2304

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## KEYNOTES (X)

- 102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS  
105 CONCRETE PAVING  
106 PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS  
107 (N) SIDEWALK. SEE LANDSCAPING PLANS FOR DECORATIVE TREATMENT WHERE OCCURS  
124 EXTERIOR CONCRETE LANDING  
127 CONCRETE STAIR ON GRADE. TYPE "C"  
135 PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.  
140 TRASH ENCLOSURE W/ ROOF COVERING  
146 2 POSITION BIKE RACK BY "IDERO ROUNDTRACK" - PARKING FOR 7 BIKES PROVIDED PER CITY REQUIREMENT OF 5% OF TOTAL PARKING SPACES  
149 CONCRETE TRUCK RAMP W/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.  
150 STEEL PIPE BOLLARD PROTECTION POST  
151 20' WIDE MIN. FIRE LANE WITH 14' VERTICAL CLEARANCE. DRIVEWAY IS EITHER 30' OR 24' WIDE ALL AROUND BUILDING AND HAS 20' MIN INSIDE AND 40' MIN OUTSIDE TURNING RADIUS TO MEET FIRE TRUCK MANEUVERING REQUIREMENTS.  
152 EDGE OF 20' WIDE FIRE LANE  
153 FULL SIZE TRACTOR TRAILER PARKING SPACE  
154 FULL SIZE TRACTOR/TRAILER TURNING ARC

SEE CIVIL PLANS AND LANDSCAPE PLANS FOR ALL SITE RELATED INFORMATION NOT SHOWN HERE.

WAREHOUSE AREA  
(116,730 SF)

2,498 GSF OFFICE AREA WITH 2,498 WAREHOUSE VIEWING MEZZANINE SPACE ABOVE. MEZZANINE LEVEL SPACE IS NOT ACCESSIBLE TO PUBLIC AND IS CONSIDERED WAREHOUSE SPACE. SEE FLOORPLAN SHEETS

60' WIDE ROLLING VEHICLE GATE

SEE CIVIL PLANS FOR ALL ROADWAY DIMENSIONS

ADDITIONAL SHOULDER/ROADWAY MANEUVERING SPACE FOR TURNING

PATH OF TRAVEL CONTINUING TO SAN PABLO AVE. SEE 1/A5.1

ACCESSIBLE PATH OF TRAVEL CONTINUING UP RAMP ON ADJACENT PROPERTY AND CONTINUING TO SAN PABLO AVE.

20 ARCHITECTURAL SITE PLAN  
1" = 30'-0"

## SITE LEGEND

- LANDSCAPE AREA  
BUILDING AREA  
VEGETATED FLOW-THRU PLANTER BIOSHALE - SEE CIVIL DRAWINGS  
PATH OF TRAVEL  
PROPERTY LINE  
20' WIDE (MIN) FIRE LANE  
DOCK HIGH DOOR  
DRIVE THRU DOOR

## PARKING SPACE LABELS:

SEE SHEET A-11 FOR PARKING CALCULATIONS FOR REQUIRED AND PROVIDED COMPACT, EV READY, EVCS, VANPOOL/CLEAN AIR AND ACCESSIBLE SPACES

- C - COMPACT SPACE  
EVR - ELECTRIC VEHICLE READY SPACES  
EVCS - ELECTRIC VEHICLE CHARGING STATION PROVIDED  
EVVA - ELECTRIC VEHICLE VAN ACCESSIBLE  
EVHC - ELECTRIC VEHICLE STANDARD ACCESSIBLE  
CAVAN - CLEAN AIR / VANPOOL  
HC - STANDARD ACCESSIBLE SPACE

## PARKING SPACE REQUIREMENTS:

- STANDARD PARKING STALL PER CITY REQUIREMENT  
TYP. ACCESSIBLE PARKING STALL WITH 5'-0" ACCESS AISLE PER CBC 2022 11B-502.2  
TYP. VAN ACCESSIBLE PARKING STALL WITH 8'-0" ACCESS AISLE PER CBC 2022 11B-502.2  
CLEAN AIR PARKING STALL: IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE.  
CLEAN AIR / VANPOOL / EV  
PER CALGREEN 58.106.5.2.1  
ELECTRIC VEHICLE CHARGING STATION: EVCS STALL SHALL PROVIDE SURFACE MARKING STATING: EV CHARGING ONLY  
IN LETTER 12" HIGH MINIMUM. THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE.  
PER CBC 2022 11B-812.4 NOTE: FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN SECTION 5.106.5.2 SHALL PROVIDE SURFACE MARKING STATING:  
CLEAN AIR / VANPOOL / EV

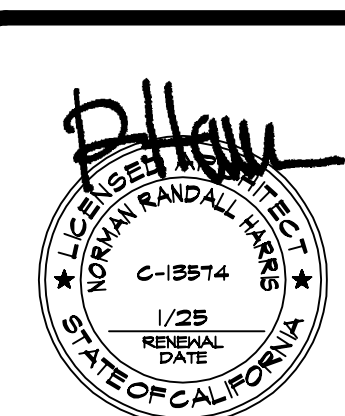
## SITE PLAN GENERAL NOTES

- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS
- GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS  
U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTERLINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE STUDS.
- REFER TO CIVIL PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
- REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
- ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS CONFORM TO THE FOLLOWING:
  - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
  - CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
  - CHANGES IN LEVEL UP TO 1/2" COMPLY W/ CBC CHAPTER 11B CHANGES IN LEVEL GREATER THAN 1/2" WHERE OCCURS, SHALL BE RAMPED. SEE PLANS.
  - VERTICAL CLEARANCE ALONG ACCESSIBLE ROUTE IS 8'-0" MIN
- ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
- A CONCRETE MOW STRIP EXTENDING 12" BEYOND EACH END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISH GRADE.
- A CONCRETE SPLASH BLOCK SHALL BE PROVIDED AT THE BASE OF ALL EXTERIOR DOWNSPUTS THAT DISCHARGE ON SURFACES OTHER THAN CONCRETE
- PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND/OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND/OR FIRE AUTHORITY.
- ALL EXPOSED BIORETENTION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN
- WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE.

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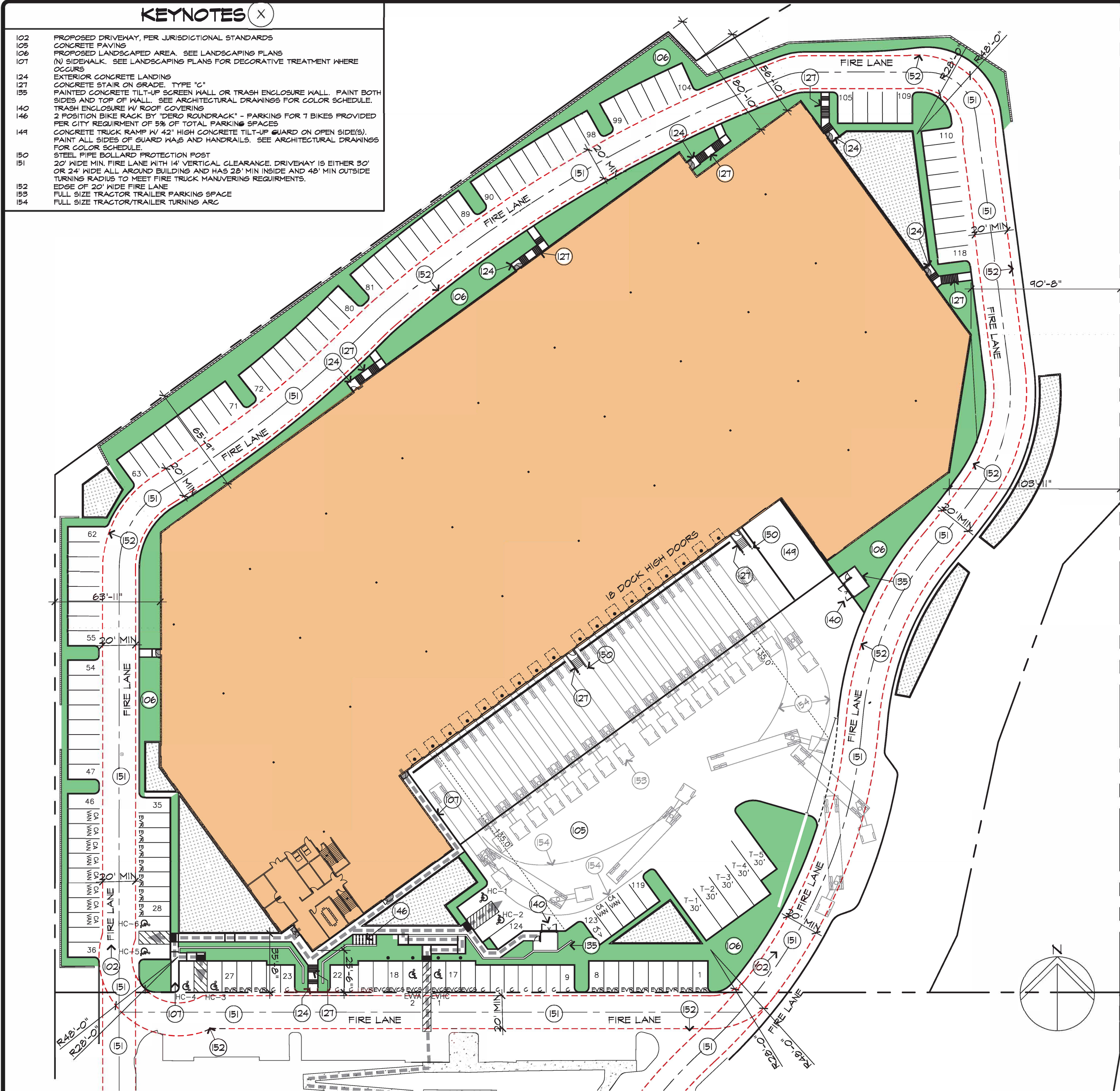
PINOLE SHORES PHASE 2  
FOR: GRP SHORES, LLC  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020

drawing  
ARCHITECTURAL  
SITE PLAN

drawn  
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| KEYNOTES (X) |                                                                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 102          | PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS                                                                                                                                                                    |
| 105          | CONCRETE PAVING                                                                                                                                                                                                    |
| 106          | PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS                                                                                                                                                                    |
| 107          | (N) SIDEWALK. SEE LANDSCAPING PLANS FOR DECORATIVE TREATMENT WHERE OCCURS                                                                                                                                          |
| 124          | EXTERIOR CONCRETE LANDING                                                                                                                                                                                          |
| 127          | CONCRETE STAIR ON GRADE. TYPE "C"                                                                                                                                                                                  |
| 135          | PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.                                                                     |
| 140          | TRASH ENCLOSURE W/ ROOF COVERING                                                                                                                                                                                   |
| 146          | 2 POSITION BIKE RACK BY "ZERO ROUNDTRACK" - PARKING FOR 7 BIKES PROVIDED PER CITY REQUIREMENT OF 5% OF TOTAL PARKING SPACES                                                                                        |
| 149          | CONCRETE TRUCK RAMP W/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WAS AND HANDRAILS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.                                                 |
| 150          | STEEL PIPE BOLLARD PROTECTION POST                                                                                                                                                                                 |
| 151          | 20' WIDE MIN. FIRE LANE WITH 14' VERTICAL CLEARANCE. DRIVEWAY IS EITHER 30' OR 24' WIDE ALL AROUND BUILDING AND HAS 28' MIN INSIDE AND 48' MIN OUTSIDE TURNING RADIUS TO MEET FIRE TRUCK MANEUVERING REQUIREMENTS. |
| 152          | EDGE OF 20' WIDE FIRE LANE                                                                                                                                                                                         |
| 153          | FULL SIZE TRACTOR/ TRAILER PARKING SPACE                                                                                                                                                                           |
| 154          | FULL SIZE TRACTOR/ TRAILER TURNING ARC                                                                                                                                                                             |

### SITE LEGEND

LANDSCAPE AREA

BUILDING AREA

VEGETATED FLOW-THRU PLANTER BIOSHALE -SEE CIVIL DRAWINGS

PATH OF TRAVEL

PROPERTY LINE

20' WIDE (MIN) FIRE LANE

DOCK HIGH DOOR

DRIVE THRU DOOR

PARKING SPACE LABELS:

SEE SHEET A-1 FOR PARKING CALCULATIONS FOR REQUIRED AND PROVIDED COMPACT, EV READY, EVCS, VANPOOL/CLEAN AIR AND ACCESSIBLE SPACES

C - COMPACT SPACE

EVR - ELECTRIC VEHICLE READY SPACES

EVCS - ELECTRIC VEHICLE CHARGING STATION PROVIDED

EVVA - ELECTRIC VEHICLE VAN ACCESSIBLE

EVHC - ELECTRIC VEHICLE STANDARD ACCESSIBLE

CANVAN - CLEAN AIR / VANPOOL

HC - STANDARD ACCESSIBLE SPACE

FIRE DEPARTMENT NOTE:

FIRE DEPARTMENT COA WILL BE INCLUDED IN PLAN SET WHEN THEY ARE PROVIDED BY CCCFD.

STANDARD PARKING STALL PER CITY REQUIREMENT

TYP. ACCESSIBLE PARKING STALL WITH 5'-0" ACCESS AISLE PER CBC 2022 11B-502.2

TYP. VAN ACCESSIBLE PARKING STALL WITH 8'-0" ACCESS AISLE PER CBC 2022 11B-502.2

CLEAN AIR PARKING STALL: IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE.

CLEAN AIR/ VANPOOL/EV PER CALGREEN 58.106.5.2.1

EV CHARGING, TYP.

EVCS NOT REGULATED BY SECTION 11B-502.2

ELECTRIC VEHICLE CHARGING STATION: EVCS STALL SHALL PROVIDE SURFACE MARKING STATING: EV CHARGING ONLY

IN LETTER 12" HIGH MINIMUM, THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE.

PER CBC 2022 11B-502.4 NOTE: FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN SECTION 5.106.5.2 SHALL PROVIDE SURFACE MARKING STATING: CLEAN AIR/ VANPOOL/EV

20 TRUCK MOVEMENTS AND FIRE LANE SITE PLAN 1" = 30'-0"

### TRACTOR/TRAILER MANEUVERING

TRUCK MANEUVERING DIAGRAM SHOWN REPRESENTS LARGEST LEGAL TRACTOR AND TRAILER SIZES THAT COULD BE EXPECTED ON SITE. TYPICALLY THE TRAILERS WILL BE SHORTER THAN THE 57' FEET SHOWN HERE. THE ARCS ON THIS DIAGRAM ARE FROM A WB-6T AASHTO DIAGRAM AND USED ON OUR SITE PLAN TO CHECK MANEUVERING CLEARANCES.

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RENEWAL  
DATE

**PINOLE SHORES PHASE 2**  
**FOR: GRP SHORES, LLC**  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020

drawing

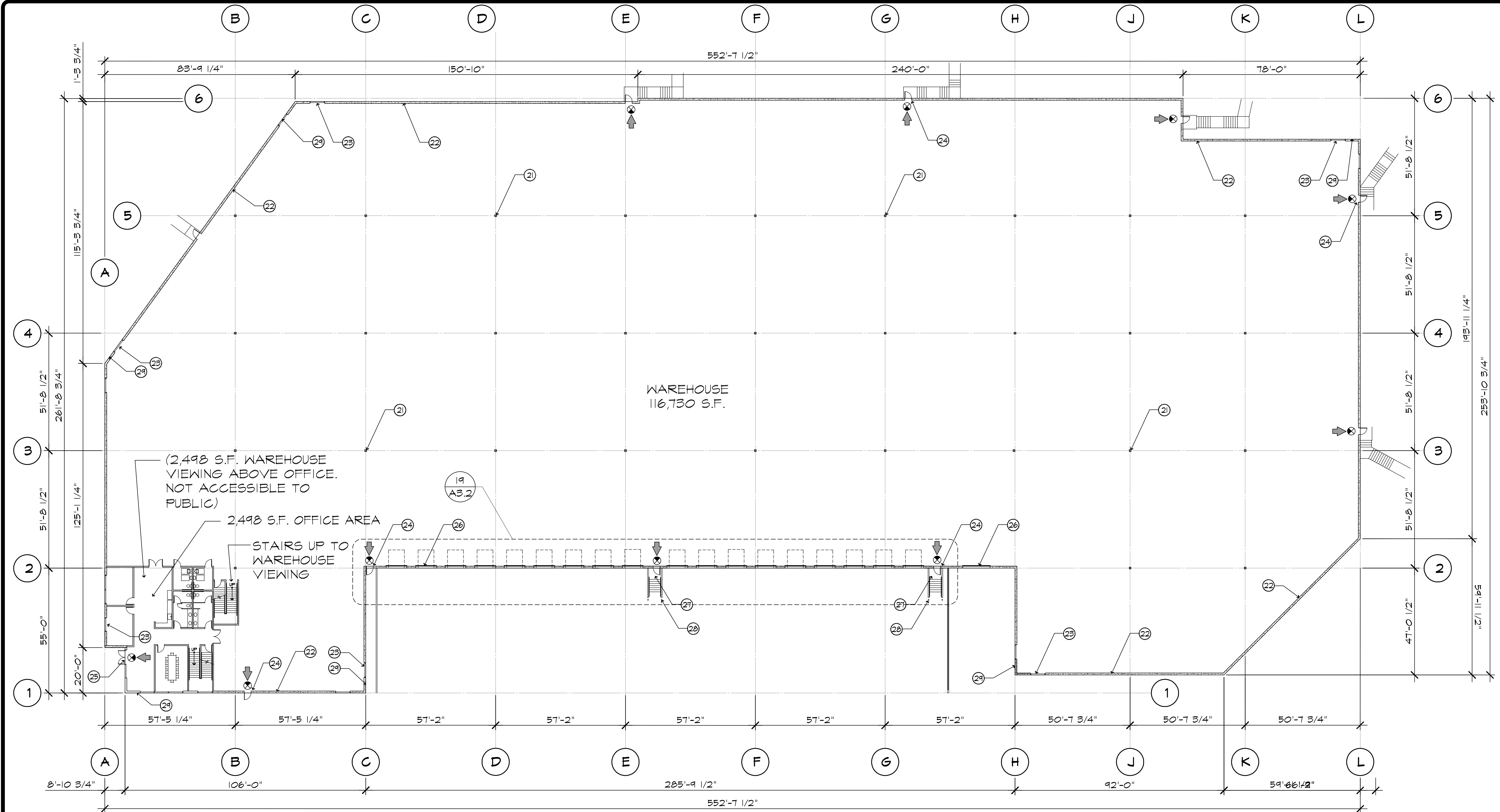
**TRUCK MOVEMENTS AND FIRE LANE SITE PLAN**

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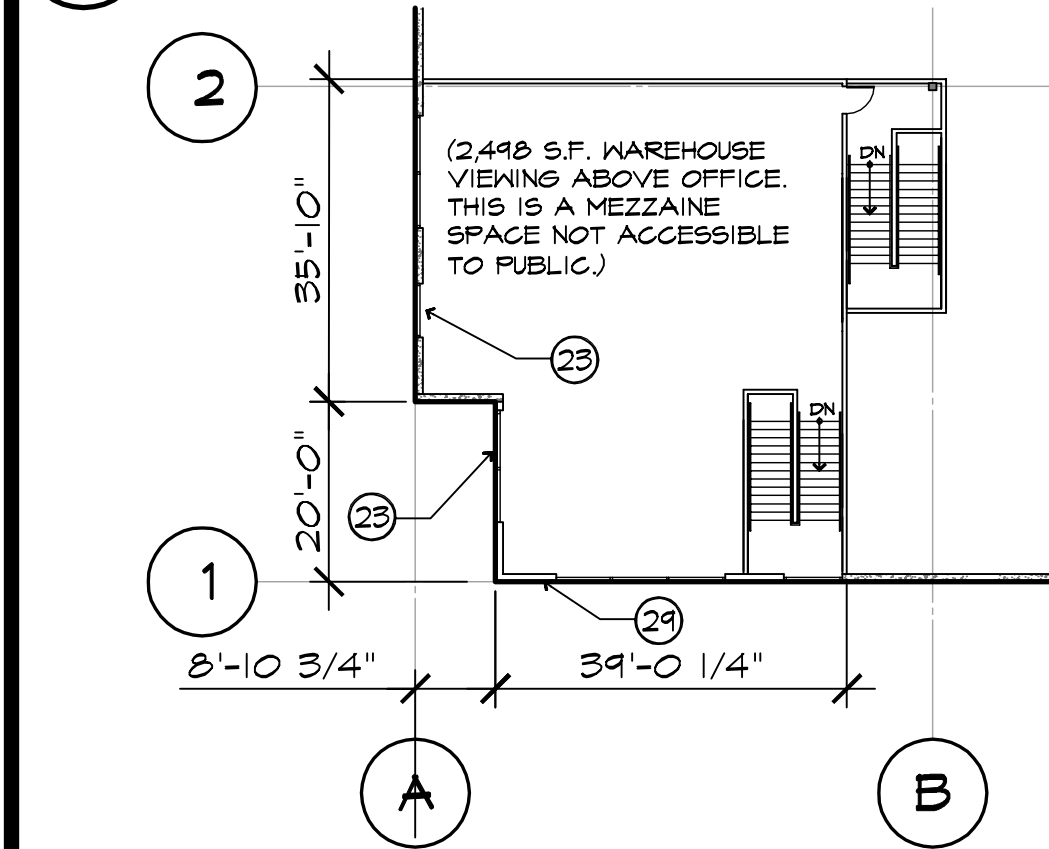
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**18 FIRST FLOOR PLAN**  
3/64" = 1'-0"

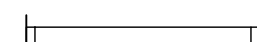


**20 MEZZAINE LEVEL PLAN**  
3/64" = 1'-0"

**KEYNOTES (X)**

- 21 STRUCTURAL BUILDING COLUMN.
- 22 PAINTED CONCRETE TILT-UP WALL PANEL.
- 23 ALUMINUM FRAMED STOREFRONT SYSTEM.
- 24 PAINTED HOLLOW METAL PEDESTRIAN DOOR.
- 25 ACCESSIBLE BUILDING ENTRANCE.
- 26 PRE FINISHED STEEL SECTIONAL OVERHEAD DOOR.
- 27 CONCRETE STAIR ON GRADE TYPE "C".
- 28 STEEL PIPE BOLLARD PROTECTION POST.
- 29 NON-VISION GLAZING. SEE EXTERIOR ELEVATIONS.

**FLOOR PLAN LEGEND**

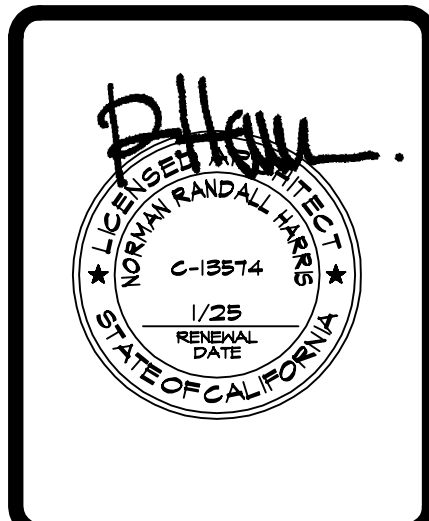
-  EXTERIOR CONCRETE TILT-UP WALL PANEL ON INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL.
-  STOREFRONT GLAZING SYSTEM. SEE EXTERIOR ELEVATIONS FOR MORE INFORMATION.
-  STRUCTURAL BUILDING COLUMNS.
-  EXIT EGRESS SIGNAGE AND BUILDING EXIT PATH.

**FLOOR PLAN GENERAL NOTES**

1. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/IFC REQUIREMENTS. LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
2. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING.
3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE STUDS.
4. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE.
5. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
6. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES PER GREEN BUILDING CODE DIVISION 5.504.7 POST REQUIRED SIGNAGE.
7. PROVIDE ACCESSIBLE LANDINGS AT ALL BUILDING ENTRANCES AND EXITS.

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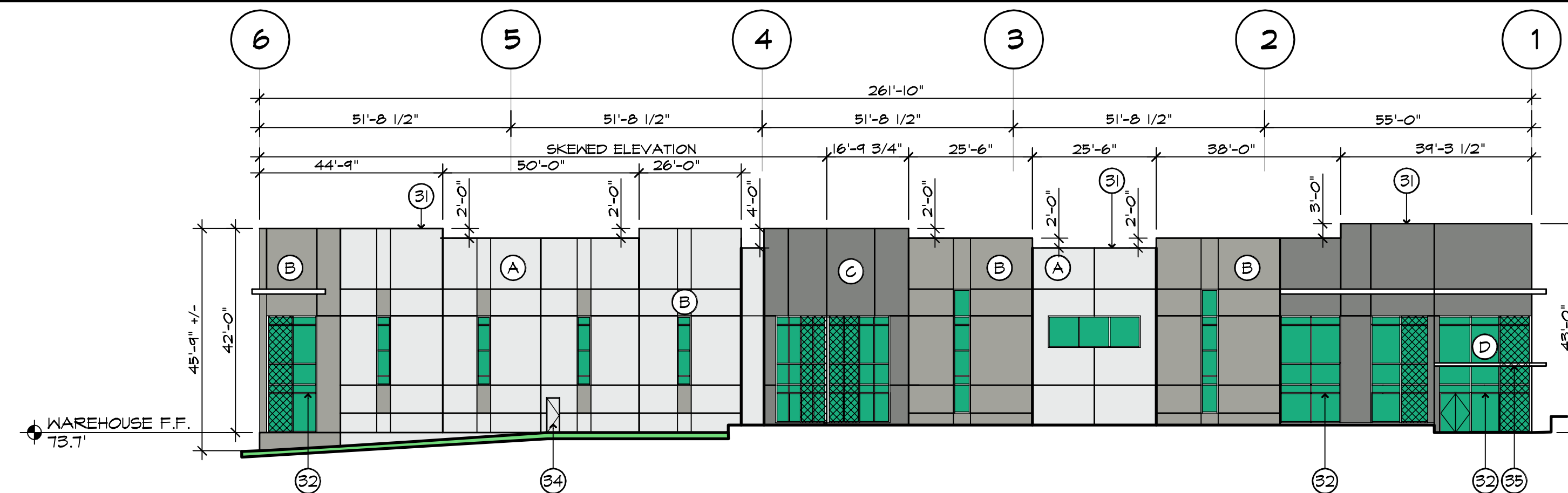
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**FIRST FLOOR PLAN**

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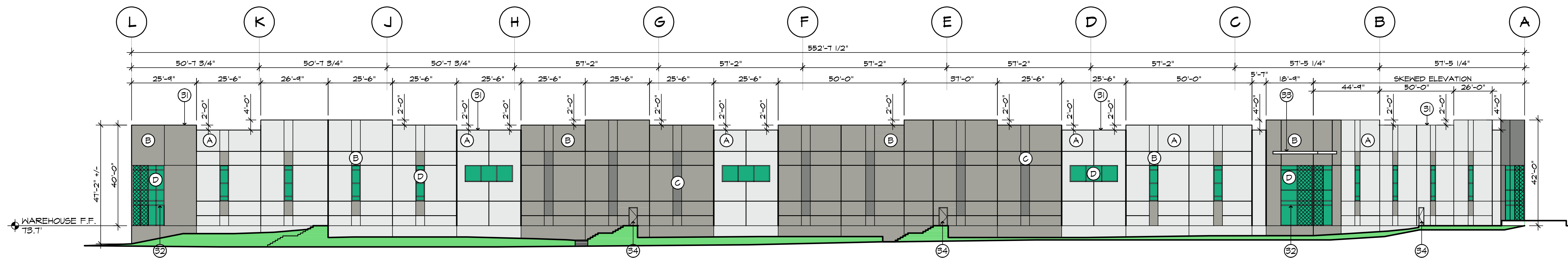








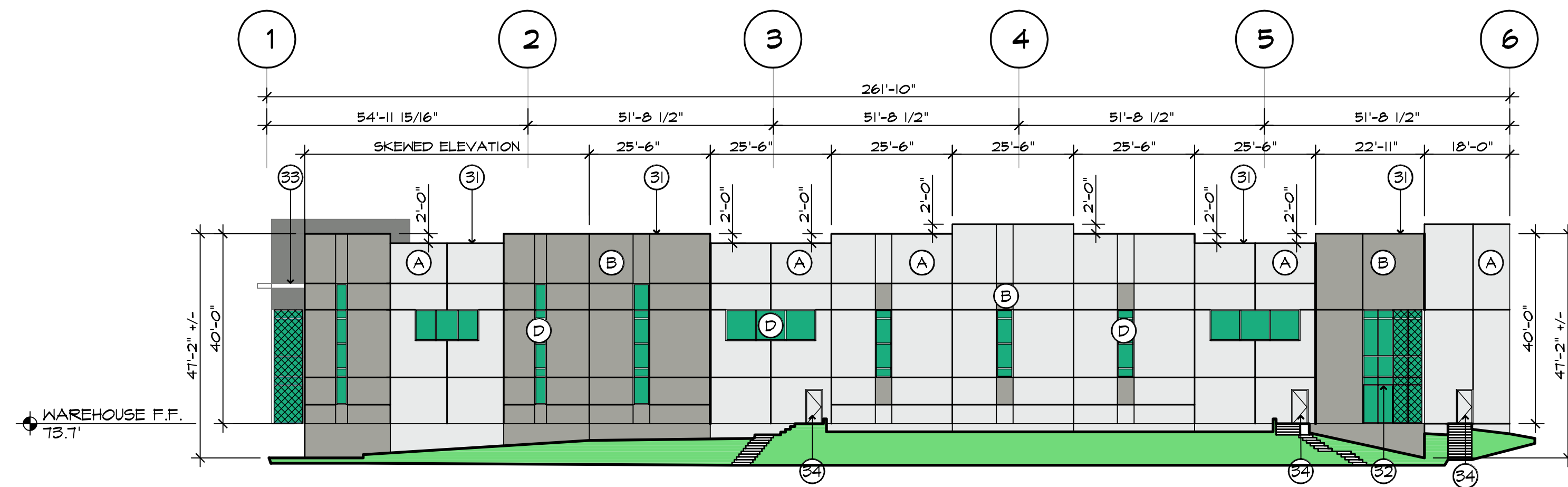
1 SOUTH WEST ELEVATION  
3/64" = 1'-0"



2 NORTH WEST ELEVATION  
3/64" = 1'-0"

**KEYNOTES (X)**

31 PAINTED CONCRETE TILT UP WALL PANEL.  
32 ALUMINUM FRAMED STOREFRONT SYSTEM  
33 DECORATIVE OPEN BROWN - METALLIC WHITE FINISH  
34 PAINTED HOLLOW METAL PEDESTRIAN DOOR  
35 DECORATIVE SOLID CANOPY - METALLIC WHITE  
36 PRE FINISHED STEEL SECTIONAL OVERHEAD DOOR  
GREY COLORED AND NON REFLECTIVE FROM THE  
MANUFACTURER  
37 CONCRETE STAIR ON GRADE TYPE "C"



3 NORTH EAST ELEVATION  
3/64" = 1'-0"

### GLAZING LEGEND & NOTES

**STOREFRONT FRAMING:**  
AT VISION GLAZING MIN. 2"X 4-1/2" OFFSET SYSTEM U.N.O. AT NON VISION GLAZING, 2"X 1-3/4" OFFSET SYSTEM U.N.O. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR AND A DEFERRED SUBMITTAL FOR THIS PERMIT. DESIGN SHALL COMPLY WITH CODE WINDOW LOADING REQUIREMENTS.

**VISION GLAZING:**  
AT CONDITIONED AREAS USE 1" INSULATED GLASS  
AT NON CONDITIONED AREAS USE 1/4" GLASS.

**NON VISION GLAZING:**  
USE 1/4" VISION GLASS, BACK PAINTING OF GLASS NOT REQUIRED. PAINT CONCRETE PANEL BEHIND GLASS BLACK OR DARK BLUE. COLOR TO BE DETERMINED BY ARCH. CONTRACTOR TO ENSURE SMOOTH CONCRETE FINISH BEHIND GLAZING.

**NOTES:**  
1. ALL GLASS ADJACENT TO A WALKING SURFACE OR OPERABLE DOOR OR WINDOW TO BE TEMPERED  
2. AT NON VISION SPANDREL GLAZING IN FRONT OF CONCRETE WALL PANEL, PAINT CONCRETE BEHIND GLASS BLACK AND PROVIDE 1" DIAMETER VENTILATION HOLES IN THE CONCRETE AT MAX OF 4'-0" O.C.  
3. AT NON VISION GLAZING NOT IN FRONT OF CONCRETE WALL PANEL, PROVIDE TENGATE MIRAFI 140N FILTER (OR SIMILAR) FABRIC SHADE CLOTH

**ELEVATION COLORS:**

(A) EXTERIOR WHITE PAINT  
COLOR: SW 6995 SUPERWHITE

(B) LIGHT GRAY EXTERIOR PAINT  
COLOR: SW 7655 STAMPED CONCRETE

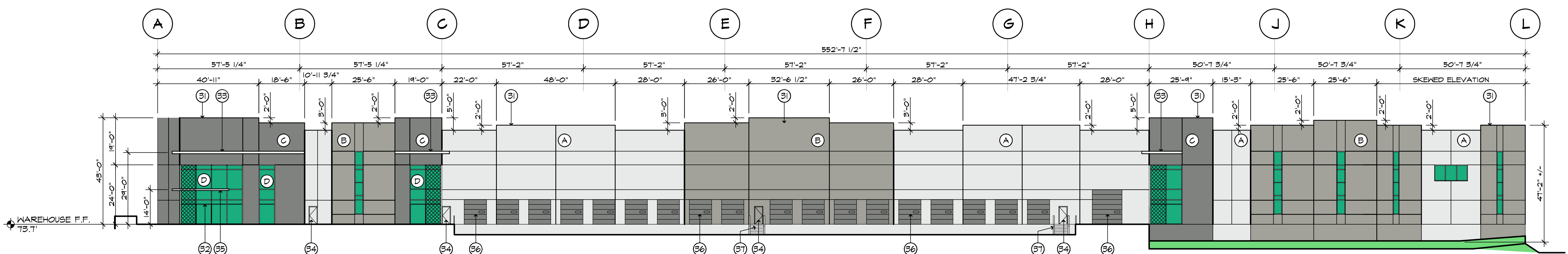
(C) DARK GRAY EXTERIOR PAINT  
COLOR: SW 7067 CITYSCAPE

(D) MEDIUM PERFORMANCE GREEN  
REFLECTIVE GLAZING

**NOTES:**

1. PAINT MAIN DOORS, STAIR AND RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.N.O.

2. TRUCK DOORS TO BE PRE FINISHED WITH NON REFLECTIVE GRAY COLOR.

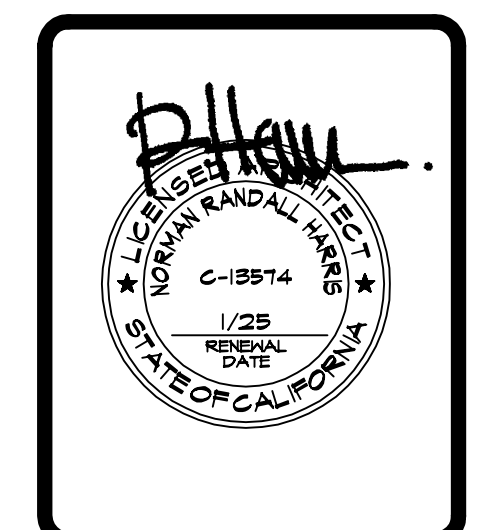


4 SOUTH EAST ELEVATION  
3/64" = 1'-0"

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drawing

**EXTERIOR  
ELEVATIONS**

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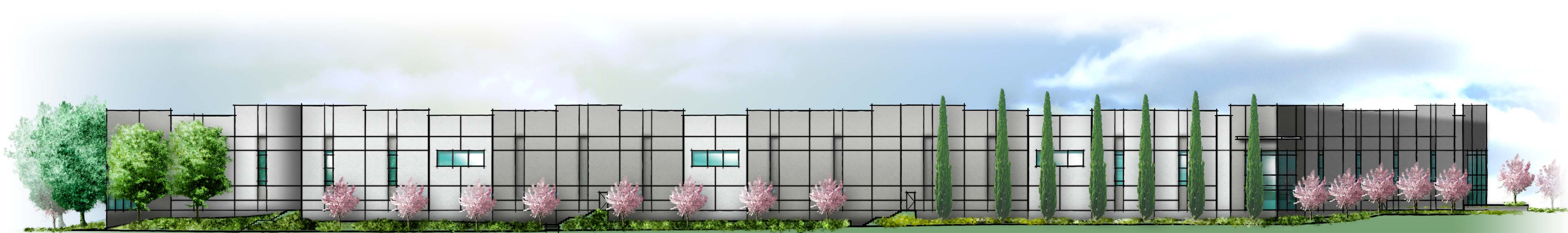
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NOTE:  
TREES SHOWN IN ELEVATIONS OCCUR NEAR BUILDING PERIMETER AND  
ARE SHOWN AT APPROXIMATE FULL MATURITY GROWTH. FOR ALL SITE  
LANDSCAPING AND FOREGROUND TREES SEE LANDSCAPING SHEETS.



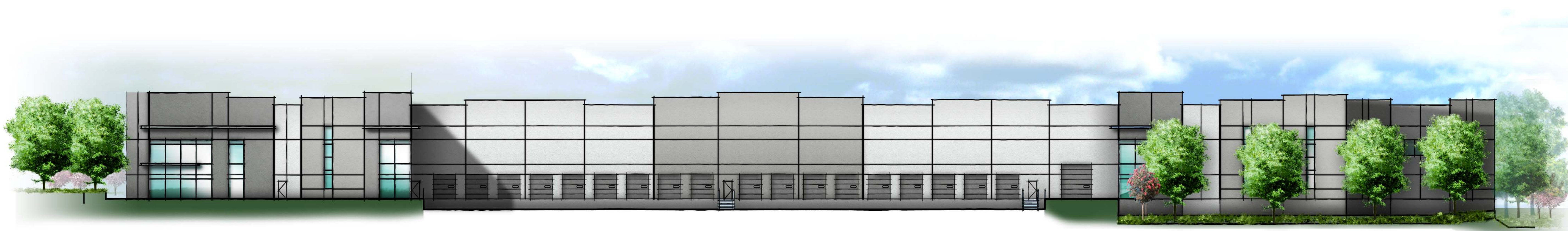
1 SOUTH WEST ELEVATION - TREE GROWTH AT FULL MATURITY SHOWN  
3/64" = 1'-0"



2 NORTH WEST ELEVATION - TREE GROWTH AT FULL MATURITY SHOWN  
3/64" = 1'-0"



3 NORTH EAST ELEVATION - TREE GROWTH AT FULL MATURITY SHOWN  
3/64" = 1'-0"



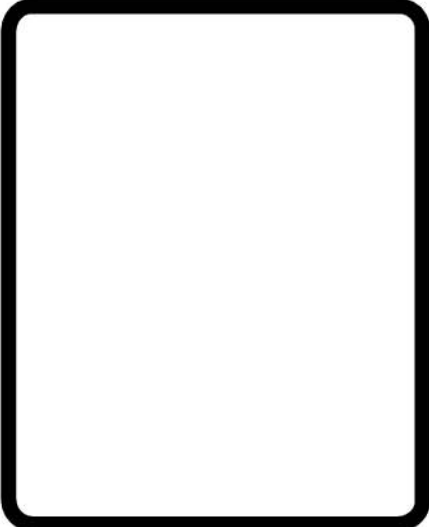
4 SOUTH EAST ELEVATION - TREE GROWTH AT FULL MATURITY SHOWN  
3/64" = 1'-0"

| revisions | by |
|-----------|----|
|           |    |
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|           |    |



architects, planners

2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



PINOLE SHORES PHASE 2  
FOR: GRP SHORES, LLC  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020

drawing

EXTERIOR  
ELEVATIONS

|         |            |
|---------|------------|
| drawn   | RH         |
| checked | RH         |
| date    | 03/18/2024 |
| scale   | AS SHOWN   |
| job no. | 2304       |
| sheet   |            |

A4.2





2 EAST AERIAL VIEW



3 NORTH AERIAL VIEW



4 WEST AERIAL VIEW



5 SOUTH AERIAL VIEW



PATH OF TRAVEL TO SAN PABLO AVE.  
NTS



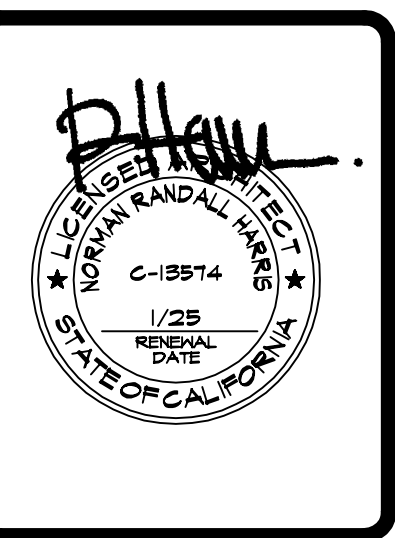
1 NEIGHBORHOOD PLAN  
NTS



6 EXISTING SITE AERIAL - SEE CIVIL PLANS FOR MORE INFO

| revisions | by |
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**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**PINOLE SHORES PHASE 2**  
**FOR: GRP SHORES, LLC**  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020

drawing  
EXISTING  
SITE  
VIEWS

drawn  
RH  
checked  
RH  
date  
03/18/2024  
scale  
AS SHOWN  
job no.  
2304  
sheet

**A5.1**





① SITE AERIAL RENDERED PERSPECTIVE VIEW

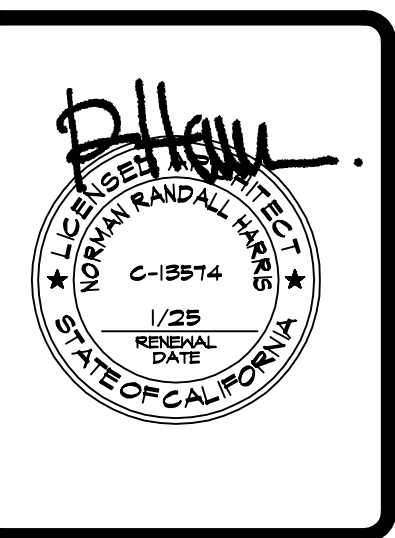
NOTE: NEW SITE  
TREES SHOWN AT  
MATURE HEIGHT



② VIEW MAP WITH SITE PLAN

| revisions | by |
|-----------|----|
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|           |    |

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**PINOLE SHORES PHASE 2  
FOR: GRP SHORES, LLC  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020**

drawing  
**SITE  
RENDERINGS**

drawn  
RH  
checked  
RH  
date  
03/18/2024  
scale  
AS SHOWN  
job no.  
2304  
sheet

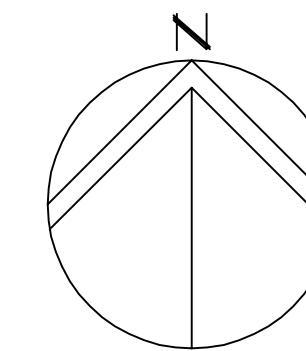
**A5.2**





① NORTHWEST VIEW

NOTE: NEW SITE  
TREES SHOWN AT  
MATURE HEIGHT



② NORTHEAST VIEW



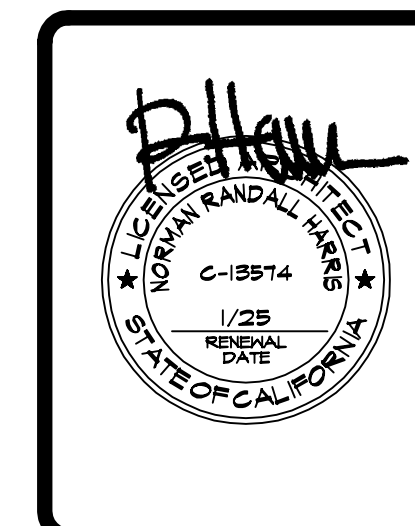
③ ENTRY VIEW



④ VIEWS OF SITE PLAN/  
NEIGHBORHOOD PLAN

| revisions | by |
|-----------|----|
|           |    |
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|           |    |
|           |    |
|           |    |

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**PINOLE SHORES PHASE 2  
FOR: GRP SHORES, LLC  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020**

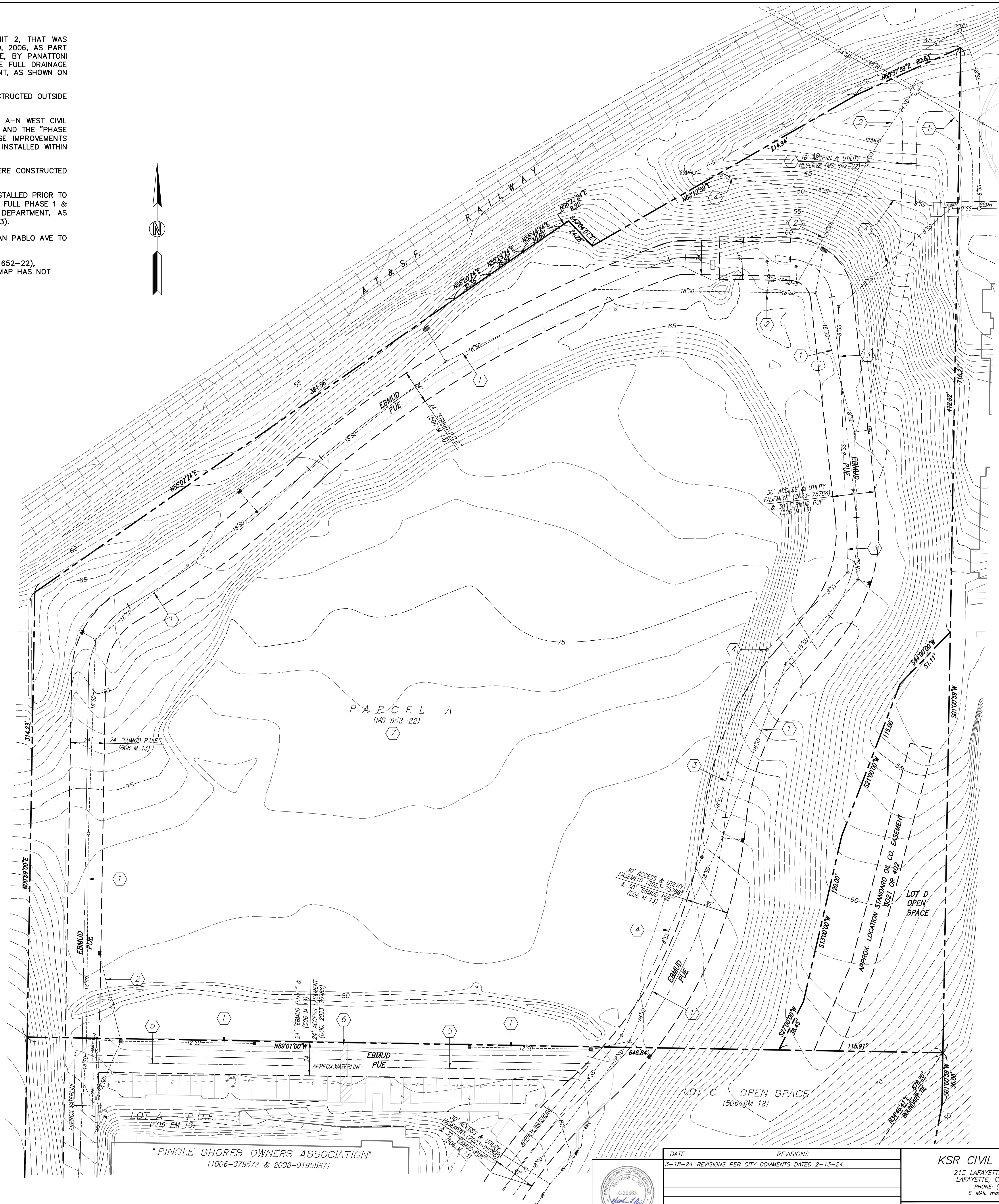
drawing  
**VIEW SHED  
RENDERINGS**

drawn  
RH  
checked  
RH  
date  
03/18/2024  
scale  
AS SHOWN  
job no.  
2304  
sheet

**A6.1**



- (1) EXISTING 12"-24" STORM DRAIN SYSTEM, AND STORMWATER FILTRATION SYSTEM UNIT 2, THAT WAS CONSTRUCTED FROM THE ORIGINAL A-N WEST CIVIL ENGINEER PLANS, DATED; JULY 20, 2006, AS PART OF SUBDIVISION 8758(506 M 13) AND THE "PHASE 2" DEVELOPMENT FOR THIS SITE, BY PANATTONI DEVELOPMENT COMPANY, LLC. THESE IMPROVEMENTS WERE DESIGNED TO HANDLE THE FULL DRAINAGE CAPACITY OF THIS DEVELOPMENT, AND INSTALLED WITHIN A RECORDED UTILITY EASEMENT, AS SHOWN ON THE RECORD MAP 506 M 13.
- (2) PORTIONS OF THE EXISTING DRAINAGE SYSTEM DESCRIBED IN NOTE 1, THAT WERE CONSTRUCTED OUTSIDE OF THE RECORDED UTILITY EASEMENTS.
- (3) EXISTING 8" SANITARY SEWER SYSTEM THAT WAS CONSTRUCTED FROM THE ORIGINAL A-N WEST CIVIL ENGINEER PLANS, DATED; JULY 20, 2006, AS PART OF SUBDIVISION 8758(506 M 13) AND THE "PHASE 2" DEVELOPMENT FOR THIS SITE, BY PANATTONI DEVELOPMENT COMPANY, LLC. THESE IMPROVEMENTS WERE DESIGNED TO HANDLE THE FULL SEWAGE CAPACITY OF THIS DEVELOPMENT, AND INSTALLED WITHIN A RECORDED UTILITY EASEMENT, AS SHOWN ON THE RECORD MAP 506 M 13.
- (4) PORTIONS OF THE EXISTING SANITARY SEWER SYSTEM DESCRIBED IN NOTE 3, THAT WERE CONSTRUCTED OUTSIDE OF THE RECORDED UTILITY EASEMENTS.
- (5) EXISTING 24" "ML & CS" & 6" "ML & PCS" WATER LINE. THE 24" WATER MAIN WAS INSTALLED PRIOR TO PHASE 1 DEVELOPMENT, WITHIN RECORDED 20' EMBUD EASEMENT. EMBUD COMPLETED A FULL PHASE 1 & PHASE 2 6" WATER MAIN DESIGN, WITH FIRE HYDRANTS, BY EMBUD ENGINEERING DEPARTMENT, AS SHOWN ON EMBUD PLANS DATED; JANUARY 10, 2007, FOR SUBDIVISION 8758 (506 M 13).
- (6) ADA PATH OF TRAVEL CONNECTION LOCATION TO PROVIDE ADA PATH OF TRAVEL TO SAN PABLO AVE TO THE PROPOSED, "PHASE 2" DEVELOPMENT.
- (7) 10' WIDE ACCESS & UTILITY RESERVE, AS SHOWN ON THE PROPOSED PARCEL MAP (MS 652-22), PREPARED BY KISTER, SAVIO & REI, LAND SURVEYORS, DATED; NOVEMBER 2023. THIS MAP HAS NOT BEEN RECORDED AS OF MARCH 3, 2024.



\* PINOLE SHORES OWNERS ASSOCIATION\*  
(1006-379572 & 2008-0195587)

[illegible]

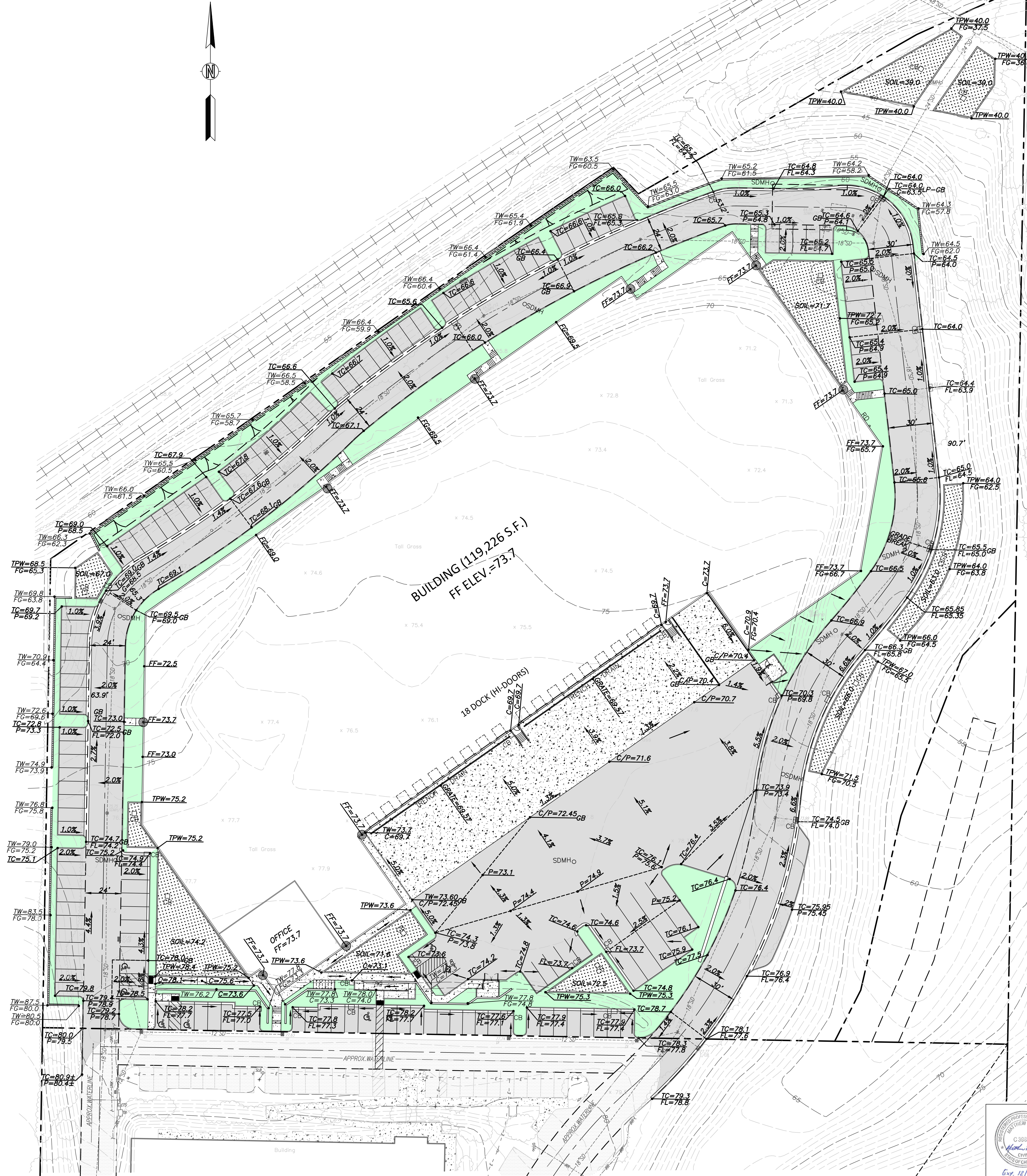
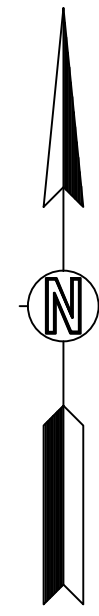
**KSR CIVIL ENGINEERING**  
215 LAFAYETTE CIRCLE, SUITE A  
LAFAYETTE, CALIFORNIA 94549  
PHONE: (510) 774-5471  
E-MAIL [mattei59@gmail.com](mailto:mattei59@gmail.com)

|                     |               |
|---------------------|---------------|
| FOR: GRP-SHORES-LLC |               |
| SCALE: 1"=30'       | JOB No. 20300 |
| DATE: 11-16-23      | DWG No.       |

EXISTING CONDITIONS  
"PINOLE SHORES PHASE II"

830, 836, 842 & 848 SAN PABLO AVENUE  
PINOLE CALIFORNIA





ABBREVIATION LEGEND

- AD - AREA DRAIN
- BS - BOTTOM OF STAIR
- BW - BOTTOM OF WALL
- C - CONCRETE
- CB - CATCH BASIN
- (E) - EXISTING
- FF - FINISH FLOOR ELEVATION
- FG - FINISH GRADE
- FL - FLOWLINE
- FS - FINISH SURFACE
- GB - GRADE BREAK
- GL - GUTTER LIP
- HP - HIGH POINT
- INV - INVERT ELEVATION
- P - PAVEMENT
- OF - OVER FLOW INLET
- SDCO - STORM DRAIN CLEANOUT
- SDJB - STORM DRAIN JUNCTION BOX
- TC - TOP OF CURB
- TP - TOP OF PLANTER WALL
- TS - TOP OF STAIR
- TPW - TOP OF PLANTER WALL
- TW - TOP OF RETAINING WALL

SITE LEGEND

- A.C. PAVEMENT(NEW)
- CONCRETE PAVEMENT(NEW)
- VEGETATED FLOW-THRU PLANTER BIOSWALE (IMP)
- LANDSCAPE(NEW)
- CONCRETE PAVEMENT (EXISTING)
- A.C. PAVEMENT (EXISTING)

ENGINEER'S STATEMENT:  
I, MATTHEW L. REI, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL THE INFORMATION INDICATED HEREON.



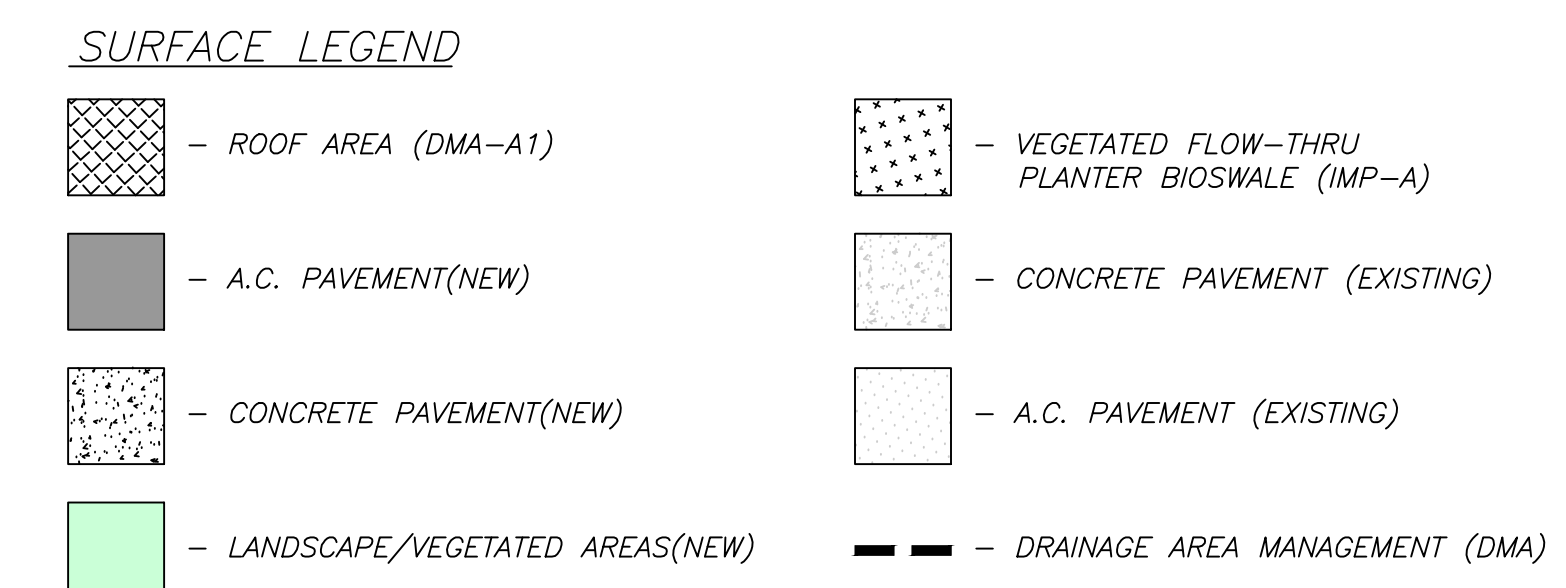
| DATE    | REVISIONS                                  |
|---------|--------------------------------------------|
| 3-18-24 | REVISIONS PER CITY COMMENTS DATED 2-13-24. |
|         |                                            |
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|         |                                            |

|                                                                                                                      |                |
|----------------------------------------------------------------------------------------------------------------------|----------------|
| KSR CIVIL ENGINEERING                                                                                                |                |
| 215 LAFAYETTE CIRCLE, SUITE A<br>LAFAYETTE, CALIFORNIA 94549<br>PHONE: (510) 774-5471<br>E-MAIL: mattrei59@gmail.com |                |
| FOR: GRP-SHORES-LLC                                                                                                  |                |
| SCALE: 1"=30'                                                                                                        | JOB NO.: 20300 |
| DATE: 11-16-23                                                                                                       | DWG. NO.:      |

|                                      |  |
|--------------------------------------|--|
| PRELIMINARY GRADING & DRAINAGE PLAN  |  |
| "PINOLE SHORES PHASE II"             |  |
| 830, 836, 842 & 848 SAN PABLO AVENUE |  |
| PINOLE                               |  |
| CALIFORNIA                           |  |

C1.01





|                                                                                                                                                                                                                                                                    |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <h1 style="text-align: center;"><u>KSR CIVIL ENGINEERING</u></h1> <p style="text-align: center;">215 LAFAYETTE CIRCLE, SUITE A<br/>LAFAYETTE, CALIFORNIA 94549<br/>PHONE: (510) 774-5471<br/>E-MAIL <a href="mailto:mattre59@gmail.com">mattre59@gmail.com</a></p> |               |
| FOR: GRP-SHORES-LLC                                                                                                                                                                                                                                                |               |
| SCALE: 1"=30'                                                                                                                                                                                                                                                      | JOB NO. 20300 |
| DATE: 11-16-23                                                                                                                                                                                                                                                     | DWG. NO.      |

PRELIMINARY STORMWATER CONTROL PLAN  
"PINOLE SHORES PHASE II"  
830, 836, 842 & 848 SAN PABLO AVENUE  
PINOLE CALIFORNIA

C2.01



### PRELIMINARY C.3 STORM WATER TREATMENT MEASURES

| IMP ID | IMP TYPE                                                 | AREA-ID | DMA TYPE  | AREA       | AREA      | AREA       | AREA REQUIRED | AREA PROVIDED |
|--------|----------------------------------------------------------|---------|-----------|------------|-----------|------------|---------------|---------------|
| A      | BIORETENTION<br>(ABOVE GROUND FLOW-<br>THROUGH BIOSWALE) | A1      | ROOF      | 44,764 SF  | 44,764 SF |            | 2,162 SF      | 2,518 SF      |
|        |                                                          |         |           | 44,764 SF  | 44,764 SF |            | 2,162 SF      |               |
| B      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | B1      | ROOF      | 17,725 SF  | 17,725 SF |            | 856 SF        | 1,221 SF      |
|        |                                                          | B2      | HARDSCAPE | 4,374 SF   | 4,374 SF  |            | 211 SF        |               |
|        |                                                          | B3      | LANDSCAPE | 3,051 SF   |           | 3,051 SF   | 103 SF        |               |
|        |                                                          |         |           | 25,150 SF  | 22,099 SF | 3,051 SF   | 1,170 SF      |               |
| C      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | C1      | HARDSCAPE | 8,218 SF   | 8,218 SF  |            | 397 SF        | 658 SF        |
|        |                                                          | C2      | LANDSCAPE | 5,071 SF   |           | 5,071 SF   | 171 SF        |               |
|        |                                                          |         |           | 17,475 SF  | 8,218 SF  | 5,071 SF   | 568 SF        |               |
| D      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | D1      | HARDSCAPE | 20,364 SF  | 20,364 SF |            | 984 SF        | 988 SF        |
|        |                                                          |         |           | 20,364 SF  | 20,364 SF |            | 984 SF        |               |
| E      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | E1      | HARDSCAPE | 25,974 SF  | 25,974 SF |            | 1,255 SF      | 1,320 SF      |
|        |                                                          | E2      | LANDSCAPE | 1,891 SF   |           | 1,891 SF   | 64 SF         |               |
|        |                                                          |         |           | 27,865 SF  | 25,974 SF | 1,891 SF   | 1,319 SF      |               |
| F      | BIORETENTION<br>(ABOVE GROUND FLOW-<br>THROUGH BIOSWALE) | F1      | ROOF      | 46,992 SF  | 46,992 SF |            | 2,270 SF      | 2,278 SF      |
|        |                                                          |         |           | 46,992 SF  | 46,992 SF |            | 2,270 SF      |               |
| G      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | G1      | ROOF      | 9,745 SF   | 9,745 SF  |            | 471 SF        | 1,125 SF      |
|        |                                                          | G2      | HARDSCAPE | 8,739 SF   | 8,739 SF  |            | 422 SF        |               |
|        |                                                          | G3      | LANDSCAPE | 1,920 SF   |           | 1,920 SF   | 65 SF         |               |
|        |                                                          |         |           | 20,404 SF  | 18,484 SF | 1,920 SF   | 958 SF        |               |
| H      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | H1      | HARDSCAPE | 23,815 SF  | 23,815 SF |            | 1,150 SF      | 1,530 SF      |
|        |                                                          | H2      | LANDSCAPE | 10,129 SF  |           | 10,678 SF  | 361 SF        |               |
|        |                                                          |         |           | 34,493 SF  | 23,815 SF | 10,678 SF  | 1,511 SF      |               |
| I      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | I1      | HARDSCAPE | 7,708 SF   | 7,708 SF  |            | 372 SF        | 487 SF        |
|        |                                                          | I2      | LANDSCAPE | 2,697 SF   |           | 2,697 SF   | 91 SF         |               |
|        |                                                          |         |           | 10,405 SF  | 7,708 SF  | 2,697 SF   | 463 SF        |               |
| J      | BIORETENTION<br>(IN GROUND FLOW-<br>THROUGH BIOSWALE)    | J1      | HARDSCAPE | 6,366 SF   | 6,366 SF  |            | 307 SF        | 345 SF        |
|        |                                                          | J2      | LANDSCAPE | 1,072 SF   |           | 1,072 SF   | 36 SF         |               |
|        |                                                          |         |           | 7,438 SF   | 6,366 SF  | 1,072 SF   | 343 SF        |               |
| X      | BIORETENTION<br>(EXISTING)                               | X1      | EXISTING  | 53,139± SF |           | 53,139± SF | N/A           | N/A           |

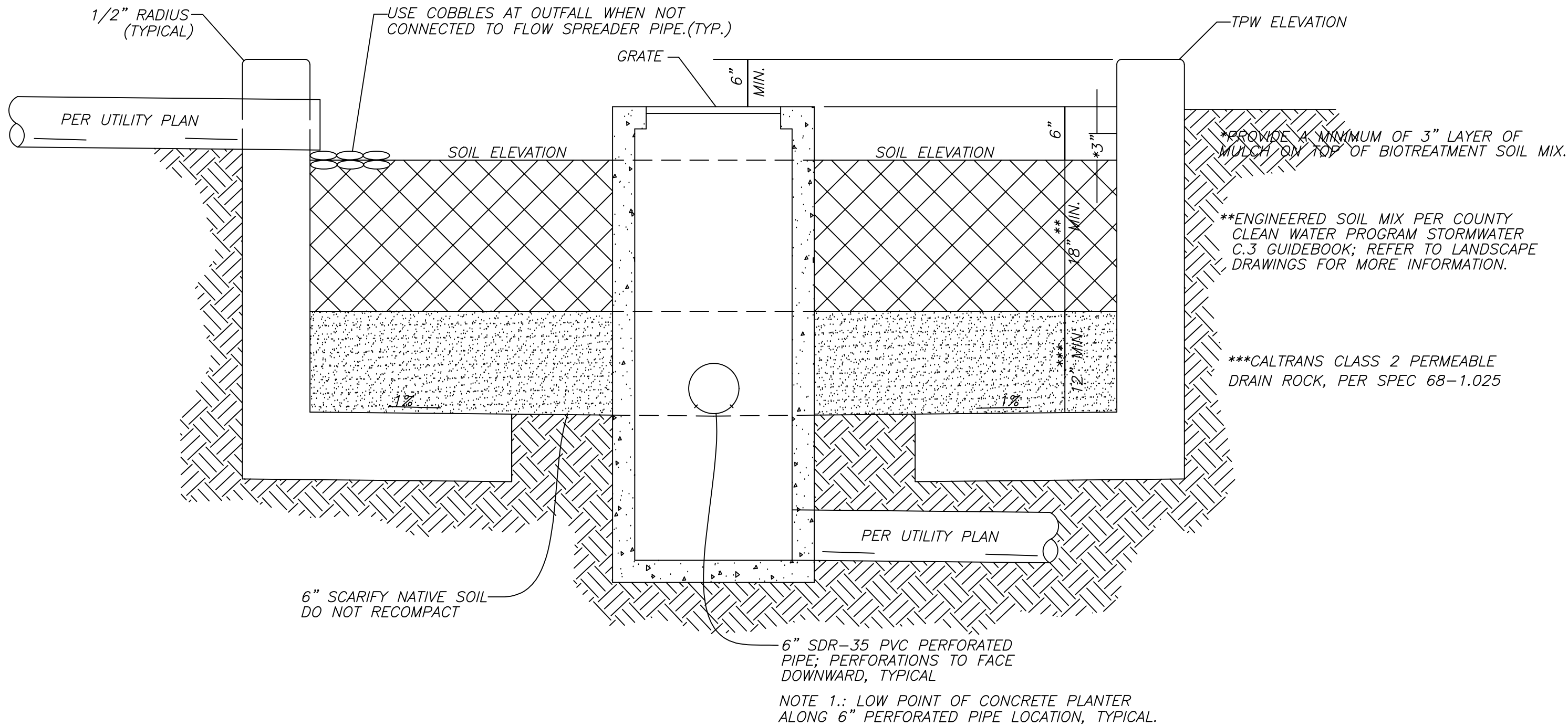
NOTE 1: THE FACTOR USED FOR DETERMINING TREATMENT AREA REQUIRED:  $((1.0)(\text{IMPERVIOUS AREA}) + (0.7)(\text{PERVIOUS AREA})) (0.0483)$

NOTE 2: ALL ON-SITE AREA DRAINS AND OFF-SITE CATCH BASINS TO BE MARKED WITH "NO DUMPING - DRAINS TO BAY."

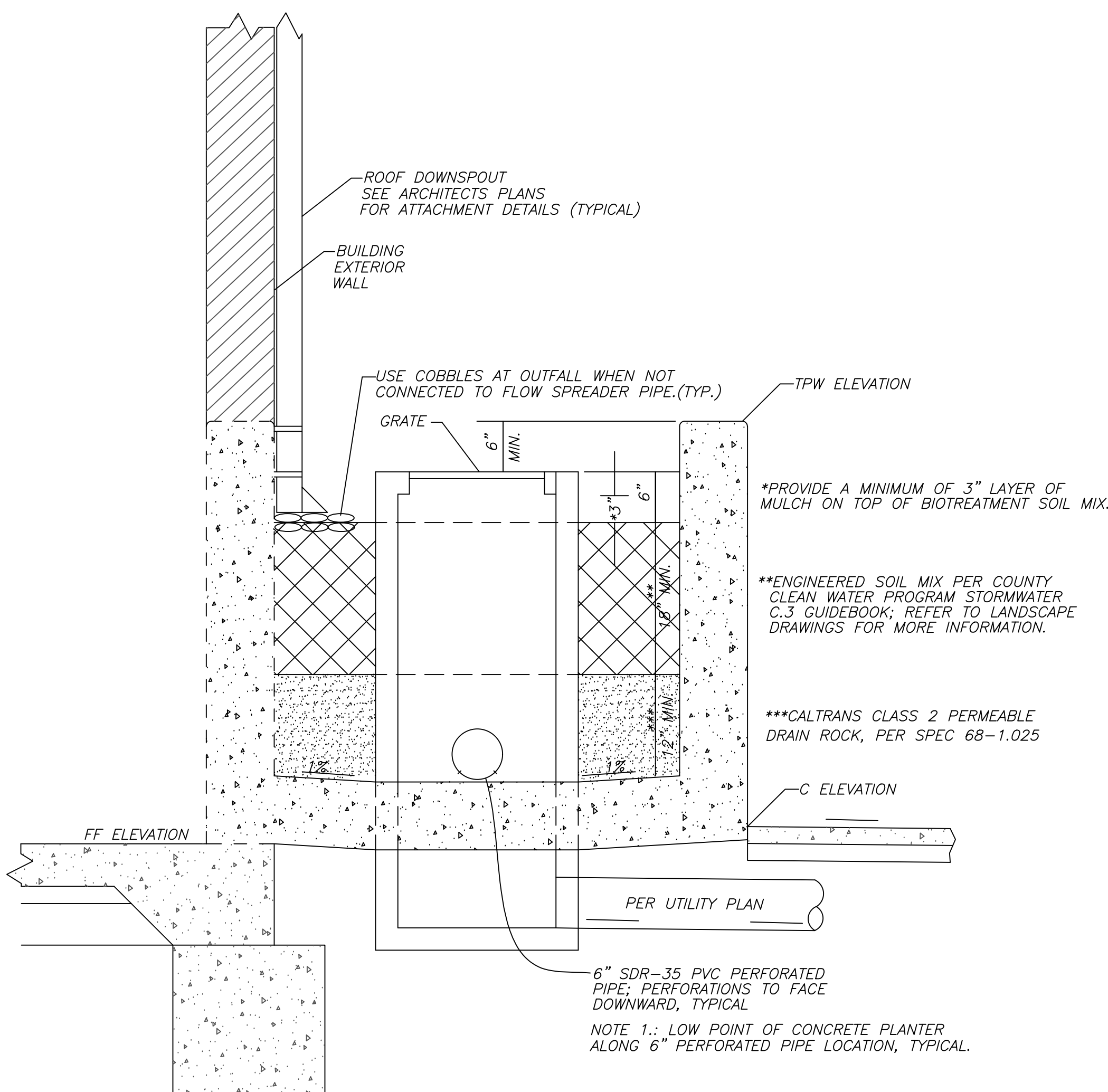
NOTE 3: THE DMA AREA (927 sf), LABELED: "DMA-X2" IS THE AREA THAT IS NEW IMPERVIOUS SURFACE NOT PROPOSED FOR TREATMENT.

**NOTE:** THE ORIGINAL PHASE 1 DESIGN DRAWINGS CONSTRUCTED AN UNDERGROUND STORM WATER TREAT FACILITY AT THE SOUTHERN PORTION OF THE PRIVATE ROADWAY ACCORDING TO THE REQUIREMENTS AND GUIDELINES IN 2006. THIS PROPOSED DEVELOPMENT WAS NOT PURSUED AND ONLY THE STORM DRAINAGE AND SANITARY SEWER INFRASTRUCTURE WAS INSTALLED AT THAT TIME, PER PLANS PREPARED BY AM WEST, INC ENGINEERING.

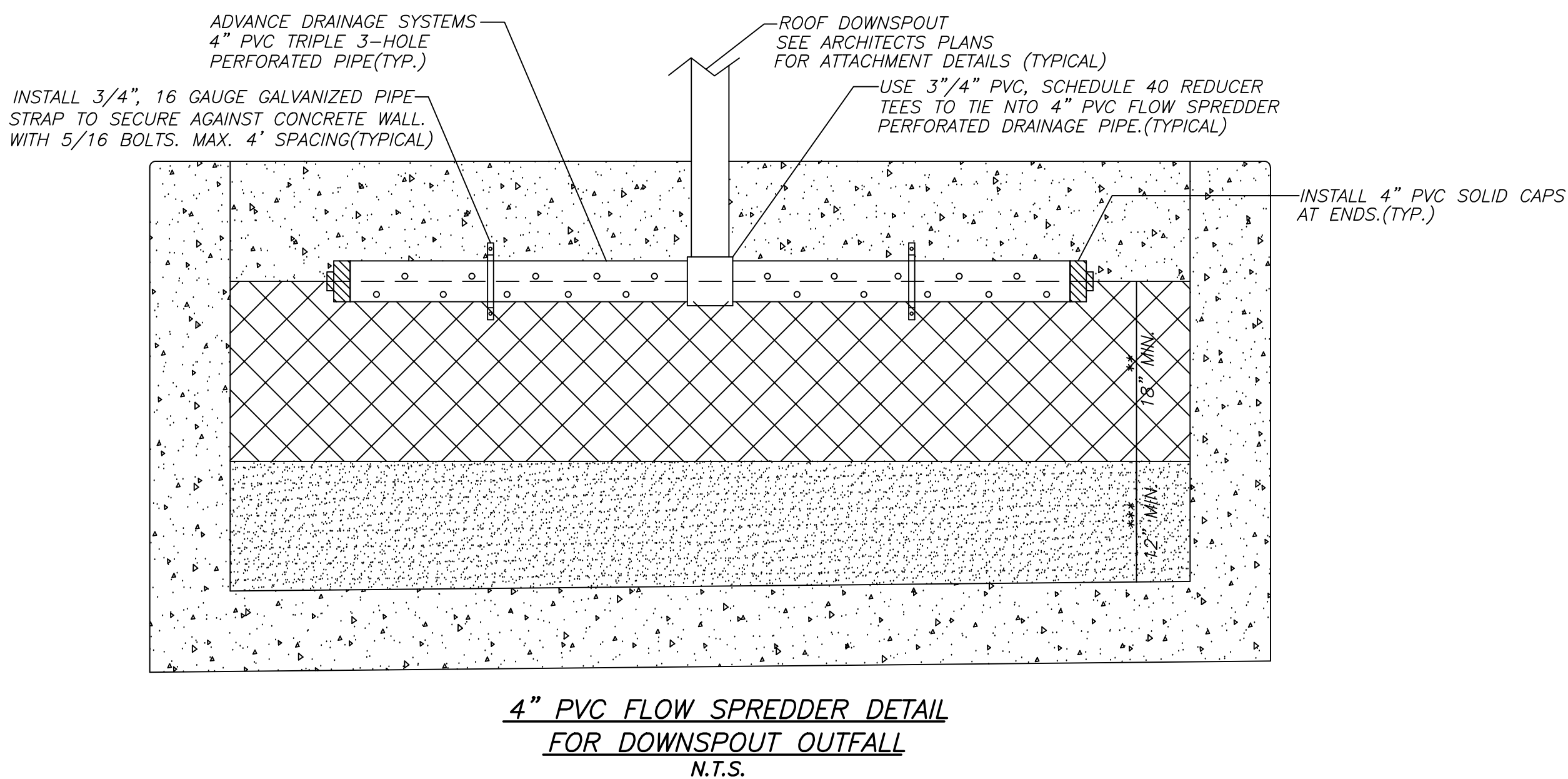
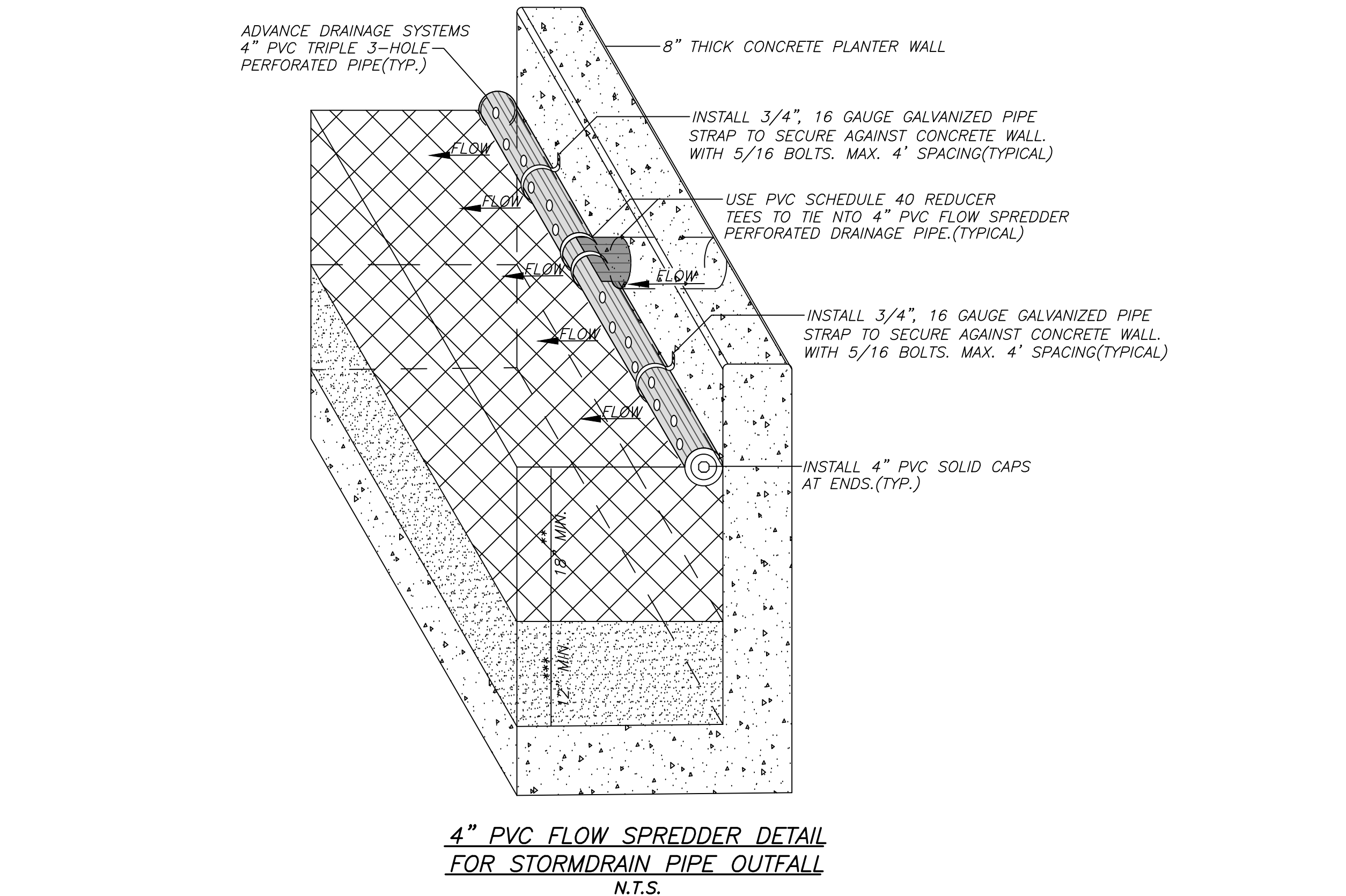
THE PROPOSED IMPERVIOUS ROOF, ASPHALT PAVEMENT & CONCRETE PAVEMENT FOR THAT PROPOSED DEVELOPEMENT WAS IN EXCESS OF: 196,000 SF. THE EXISTING TREATMENT FACILITY WILL NEED TO BE REVIEWED AND CONFIRMED TO HOW MUCH TREATMENT IS "CREDITED" TOWARDS THE CURRENT PROPOSED DEVELOPEMENT. THE PROPOSED TREATMENT AREAS SHOWN ON THESE PLANS MAY BE SIGNIFICANTLY REDUCED DUE TO A "CREDIT" OF TREATMENT IN PLACE.



TYPICAL ENCLOSED FLOW-THRU VEGETATED PLANTER SECTION  
(IMPS: B, C, D, E, G, H, I & J)  
N.T.S. (DETAIL SHOWN FOR REFERENCE ONLY)



TYPICAL ENCLOSED FLOW-THRU VEGETATED PLANTER SECTION  
(IMPS: A & F)  
N.T.S. (DETAIL SHOWN FOR REFERENCE ONLY)



**ENGINEER'S STATEMENT:**

I, MATTHEW L. REI, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL THE INFORMATION INDICATED HEREON.

[illegible]

**KSR CIVIL ENGINEERING**  
215 LAFAYETTE CIRCLE, SUITE A  
LAFAYETTE, CALIFORNIA 94549  
PHONE: (510) 774-5471  
E-MAIL [mattrei59@gmail.com](mailto:mattrei59@gmail.com)

FOR: GRP-SHORES-LL

SCALE: *N/A*

JOB No. 20300

## PRELIMINARY STORMWATER CONTROL PLAN TABLE & DETAILS

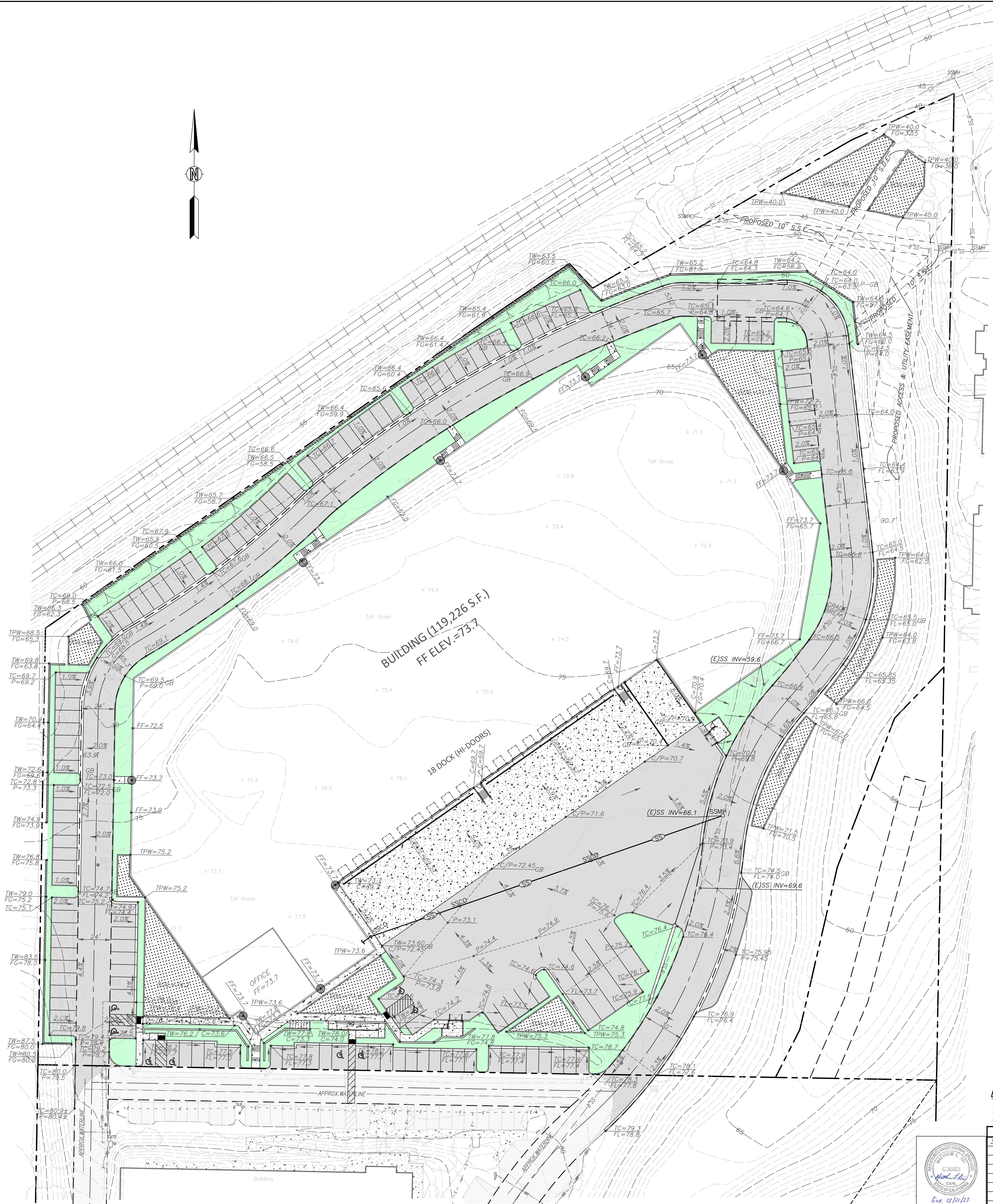
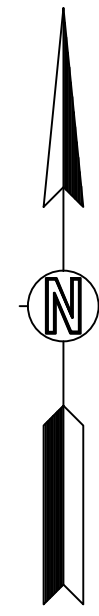
"PINOLE SHORES PHASE I"

830, 836, 842 & 848 SAN PABLO AVENUE









**CIVIL UTILITY(SANITARY SEWER) LEGEND**

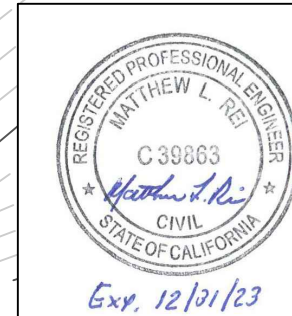
- (E) OR EX- EXISTING  
FF - FINISH FLOOR ELEVATION  
INV - INVERT (FLOWLINE OF PIPE ELEVATION)  
SS - SANITARY SEWER  
SSCO - SANITARY SEWER CLEANOUT  
SSMH - SANITARY SEWER MANHOLE  
TC - TOP OF CURB  
SS - SANITARY SEWER LINE, SIZE AS SHOWN;  
2" & SMALLER: CAST IRON SOIL PIPE  
4" & LARGER: HDPE SDR-17

**SITE LEGEND**

- A.C. PAVEMENT(NEW)      - LANDSCAPE(NEW)  
- CONCRETE PAVEMENT(NEW)      - CONCRETE PAVEMENT (EXISTING)  
- VEGETATED FLOW-THRU PLANTER BIOSWALE (IMP)      - A.C. PAVEMENT (EXISTING)

**ENGINEER'S STATEMENT:**

I, MATTHEW L. REI, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL THE INFORMATION INDICATED HEREON.



| DATE    | REVISIONS                                  |
|---------|--------------------------------------------|
| 3-18-24 | REVISIONS PER CITY COMMENTS DATED 2-13-24. |
|         |                                            |
|         |                                            |
|         |                                            |

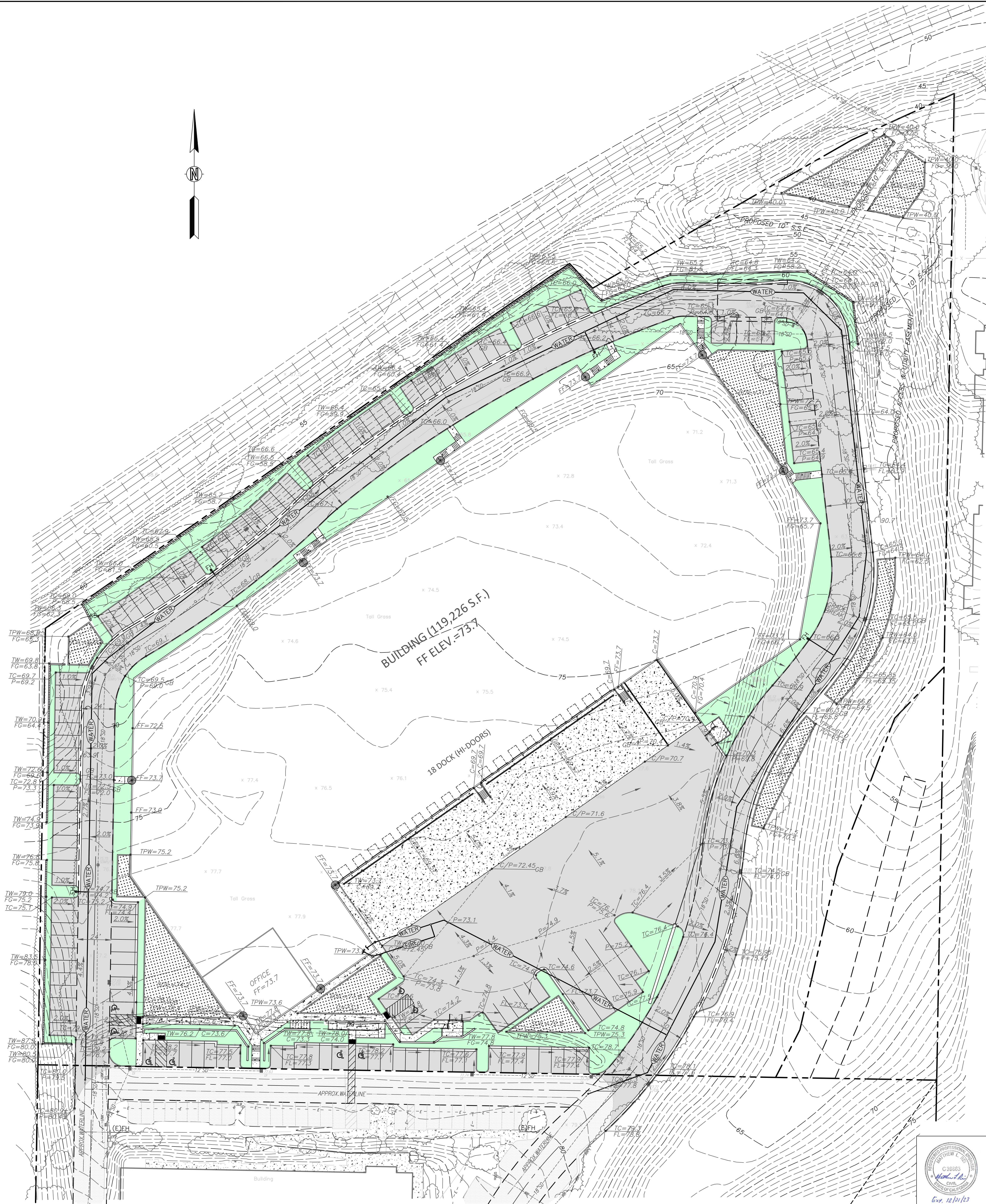
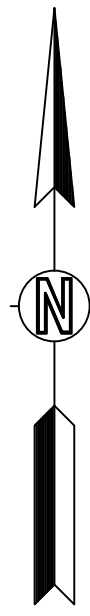
**KSR CIVIL ENGINEERING**  
215 LAFAYETTE CIRCLE, SUITE A  
LAFAYETTE, CALIFORNIA 94549  
PHONE: (510) 774-5471  
E-MAIL: matthe@ksrce.com

FOR: GRP-SHORES-LLC  
SCALE: 1"=30'  
DATE: 11-16-23

**PRELIMINARY UTILITY PLAN (SANITARY SEWER)**  
"PINOLE SHORES PHASE II"  
830, 836, 842 & 848 SAN PABLO AVENUE  
PINOLE  
CALIFORNIA

C3.02





CIVIL UTILITY(DOMESTIC & FIRE WATER) LEGEND

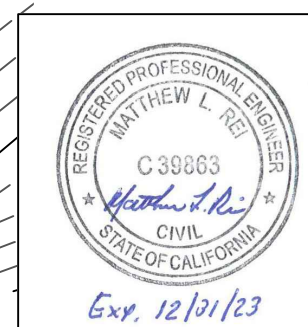
- BFP - BACK FLOW PREVENTER  
(E) OR EX - EXISTING  
DCV - DETECTOR CHECK VALVE  
FCCO - BUILDING CLEANOUT  
FDC - FIRE DEPARTMENT CONNECTION  
FF - FINISH FLOOR ELEVATION  
FH - FIRE HYDRANT  
GV - GATE VALVE  
PIV - POST INDICATOR VALVE  
SOV - DOMESTIC WATER SHUT OFF VALVE  
TC - TOP OF CURB  
(E) FIRE HYDRANT  
WATER - DOMESTIC WATER LINE, SIZE AS SHOWN; 24" MINIMUM COVER; 2" & SMALLER: PIPE & FITTINGS TO BE SCH. 40 PVC; 2-1/2" & LARGER: PIPE & FITTINGS TO BE SCH. 80 PVC  
FIRE - FIRE WATER LINE, SIZE AS SHOWN; 36" MINIMUM COVER; PIPE & FITTINGS TO BE PVC C900, CLASS 200, WITH MECHANICAL JOINT FITTINGS; AT FIRE HYDRANT & WITHIN 5' OF STRUCTURE, PIPE TO BE DUCTILE IRON PIPE, CL. 350, WITH MECHANICAL JOINTS, OR EQ.

SITE LEGEND

- A.C. PAVEMENT(NEW) LANDSCAPE(NEW)  
CONCRETE PAVEMENT(NEW) CONCRETE PAVEMENT (EXISTING)  
VEGETATED FLOW-THRU PLANTER BIOSWALE (MFP) A.C. PAVEMENT (EXISTING)  
MASONRY RETAINING WALL(NEW)

ENGINEER'S STATEMENT:

I, MATTHEW L. REI, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL THE INFORMATION INDICATED HEREON.



| DATE    | REVISIONS                                  |
|---------|--------------------------------------------|
| 3-18-24 | REVISIONS PER CITY COMMENTS DATED 2-13-24. |
|         |                                            |
|         |                                            |
|         |                                            |
|         |                                            |

|                                                                                                                                                      |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>KSR CIVIL ENGINEERING</b><br>215 LAFAYETTE CIRCLE, SUITE A<br>LAFAYETTE, CALIFORNIA 94549<br>PHONE: (510) 774-5471<br>E-MAIL: mattrei59@gmail.com |                |
| FOR: GRP-SHORES-LLC                                                                                                                                  | JOB NO. 20300  |
| SCALE: 1"=30'                                                                                                                                        | DATE: 11-16-23 |
| DWG NO.                                                                                                                                              |                |

|                                                                                                                                                 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRELIMINARY UTILITY PLAN<br/>(WATER SERVICE)</b><br>"PINOLE SHORES PHASE II"<br>830, 836, 842 & 848 SAN PABLO AVENUE<br>PINOLE<br>CALIFORNIA |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|

C3.03



\\landscapes\jordan's drawings\Pinole Warehouse\Revised Concept-March2024\PINOLE-CLC(R)-LI.dwg Mar. 06, 2024 -- 11:46am Administrator

IRRIGATION PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE REQUIREMENTS, AND HAVE BEEN APPLIED ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*D. Kilian*  
LANDSCAPE ARCHITECT #2359

MARCH, 2024  
DATE

## PRELIMINARY PLANT LIST

| SYMBOL | SIZE    | BOTANICAL NAME                      | COMMON NAME             | COUNT | WATER USE |
|--------|---------|-------------------------------------|-------------------------|-------|-----------|
|        | 15 GAL  | CERCIS OCCIDENTALIS                 | WESTERN REDBUD (MULTI)  | 9     | LOW       |
|        | 24" BOX | CUPRESSUS SEMPERVIRENS              | ITALIAN CYPRESS         | 7     | LOW       |
|        | 24" BOX | GINKGO BILOBA 'AUTUMN GOLD'         | MAIDENHAIR TREE         | 13    | LOW       |
|        | 24" BOX | LAGERSTROEMIA HYBRID 'TUSCARORA'    | CRAPE MYRTLE (STANDARD) | 21    | LOW       |
|        | 24" BOX | LOPHOSTEMON CONFERTUS               | BRISBANE BOX            | 11    | LOW       |
|        | 24" BOX | QUERCUS AGRIFOLIA                   | COAST LIVE OAK          | 16    | LOW       |
|        | 24" BOX | PLATANUS RACEMOSA                   | CALIFORNIA SYCAMORE     | 17    | LOW       |
|        | 15 GAL  | PRUNUS BIUREANA                     | FLOWERING PLUM          | 29    | LOW       |
|        | 5 GAL   | AGAPANTHUS AFRICANUS                | LILY-OF-THE-NILE        | 20    | LOW       |
|        | 5 GAL   | AGAVE WEBERI                        | WEBER AGAVE             | 14    | LOW       |
|        | 1 GAL   | ARCTOSTAPHYLOS 'EMERALD CARPET'     | MANZANITA GROUNDCOVER   | 156   | LOW       |
|        | 5 GAL   | BERBERIS THUNBERGII 'ROSE GLOW'     | JAPANESE BARBERRY       | 69    | LOW       |
|        | 5 GAL   | CALLISTEMON VIMINALIS 'LITTLE JOHN' | WEeping BOTTLEBRUSH     | 42    | LOW       |
|        | 1 GAL   | CAREX DIVULSA                       | SEDGE                   | 64    | LOW       |
|        | 5 GAL   | COTINUS COGGYGRIA 'ROYAL PURPLE'    | SMOKE TREE (MULTI)      | 20    | LOW       |
|        | 1 GAL   | COTONEASTER DAMMERI 'LOWFAST'       | BEARBERRY COTONEASTER   | 32    | LOW       |
|        | 1 GAL   | HEMEROCALLIS HYBRIDS                | DAYLILY                 | 86    | LOW       |
|        | 5 GAL   | JUNIPERUS HORIZONTALIS 'BLUE CHIP'  | JUNIPER 'BLUE CHIP'     | 92    | LOW       |
|        | 5 GAL   | JUNIPERUS CHINENSIS 'MINT JULEP'    | JUNIPER 'MINT JULEP'    | 58    | LOW       |
|        | 1 GAL   | LANTANA HYBRID 'GOLD RUSH'          | VERBENACEAE             | 128   | LOW       |
|        | 5 GAL   | LOMANDRA LONGIFOLIA                 | EDWARD MATT RUSH        | 189   | LOW       |
|        | 1 GAL   | MUHLENBERGIA RIGIDA                 | PURPLE MUHLY            | 65    | LOW       |
|        | 5 GAL   | NANDINA DOMESTICA 'LEMON LIME'      | HEAVENLY BAMBOO         | 38    | LOW       |
|        | 5 GAL   | NERIUM OLEANDER, WHITE              | WHITE OLEANDER          | 25    | LOW       |
|        | 5 GAL   | PHORMIUM HYBRIDS 'JACK SPRATT'      | PHORMIUM                | 14    | LOW       |
|        | 5 GAL   | PITTOSPORUM TENUIFOLIUM 'GOLF BALL' | PITTOSPORUM             | 62    | LOW       |
|        | 5 GAL   | RHAMPHILEPIS INDICA 'CLARA'         | INDIAN HAWTHORN         | 28    | LOW       |
|        | 5 GAL   | ROSA 'PINK FLOWER CARPET'           | ROSE GROUNDCOVER        | 26    | LOW       |
|        | 1 GAL   | ROSMARINUS OFFICINALIS 'IRENE'      | ROSEMARY                | 54    | LOW       |
|        | 5 GAL   | SALVIA MICROPHYLLA 'HOT LIPS'       | SAGE                    | 12    | LOW       |
|        | 1 GAL   | TULBAGHIA VIOLACEA 'TRICOLOR'       | SOCIETY GARLIC          | 52    | LOW       |

NOTE: THERE ARE NO EXISTING TREES ON-SITE; THERE IS NO TREE REMOVAL PLAN.

ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF CHAPTER 17.44 LANDSCAPING OF THE CITY OF PINOLE MUNICIPAL CODE.

30% OF TREES SHALL BE EVERGREEN  
25% OF TREES SHALL BE 24" BOX SIZE

LANDSCAPE AND IRRIGATION SHALL MEET WELQ REQUIREMENTS

L. Parking Lot Landscape. Parking lot landscape includes perimeter planters, abutting parking lots and drive aisles, tree planting for parking lot shade, and a combination of continuous planting strips, planting fingers, and parking islands throughout the parking lot. Parking lot landscape requirements applicable to parking lots commercial, industrial, mixed-use, and multi-family parking lots with five (5) or more spaces are listed below:

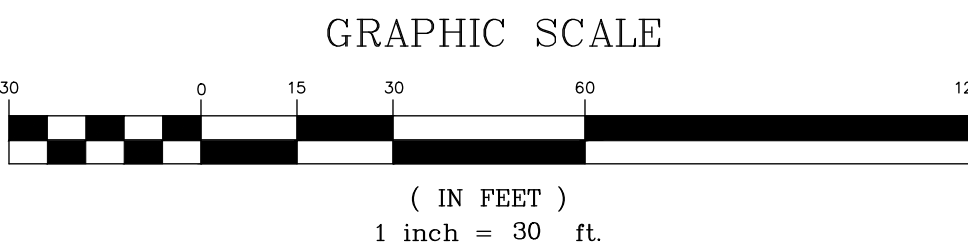
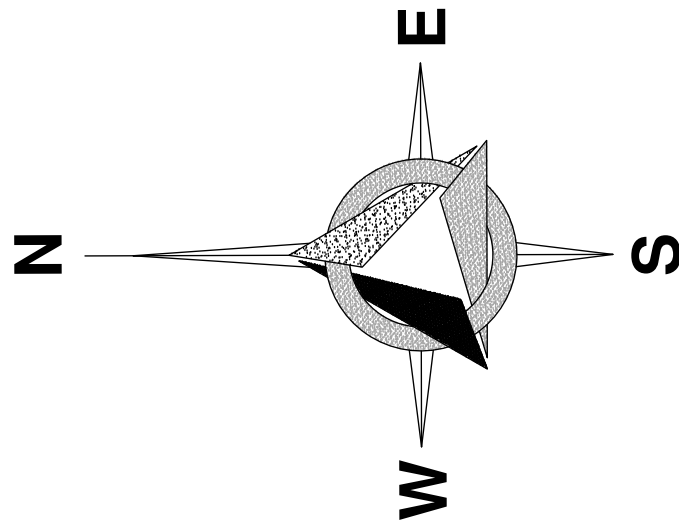
1. Parking areas. All surface parking areas shall be screened from streets and adjoining properties, and the open space areas between the property line and public street right-of-way shall be landscaped with a combination of trees, shrubs, and ground cover. Screening between residential and nonresidential uses shall not be less than five (5) feet in height. Parking lot landscaping shall be located so that pedestrians are not required to cross unpaved areas to reach building entrances from parked cars.

2. Parking lot screening. Landscaping within the perimeter planter abutting any street right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of thirty (30) inches measured from the finished grade of the parking lot. Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices authorized by the designated approving authority which meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear vision triangle at driveway and street intersections will not exceed thirty (30) inches in height at full maturity.

3. Parking Lot Shade. Parking lot landscaping shall include shade trees placed so as to cover at least fifty percent (50%) of the total parking area with tree canopies within fifteen (15) years of securing building permit and eighty-five percent (85%) coverage at full maturity. Shade tree selection shall be approved by the Community Development Director to ensure that shade canopy will be achieved. The percentage of the area required to be shaded shall be based on the number of above-ground and uncovered parking spaces provided. Tree coverage shall be determined by the approximate crown diameter of each tree at fifteen (15) years, as estimated on the approved tree list. Trees shall be a minimum fifteen (15)-gallon size at planting.

4. Existing Trees. Existing mature trees on the site in good health shall be preserved whenever possible. (Ord. 2010-02 § 1 (part), 2010)

## CONCEPTUAL LANDSCAPE



NOTE: THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE WRITER OR BY BORRECO/KILIAN & ASSOCIATES, INC. BEFORE THE DESIGN IS FINAL.

**BORRECO/KILIAN & ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**  
1241 Pine Street  
Martinez, California 94553  
Phone: 925/972-5906

LANDSCAPE ARCHITECT  
03/18/24  
03/18/24  
03/18/24

DATE: 03/18/24  
DRAWN BY: BJC  
THIS PLAN IS: PRELIM

SHEET NUMBER  
**L-1**  
TITLE OF DRAWING:  
LANDSCAPE

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN. DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.



\\Landscape\Kilian's drawings\Pinole Warehouse\Revised Concept-March2024\Color CLP(6).dwg, Mar. 06, 2024. - 11:35am, Administrator

IRRIGATION PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE REQUIREMENTS, AND HAVE BEEN APPLIED ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*D. Kilian*  
LANDSCAPE ARCHITECT #2359

MARCH, 2024  
DATE

## PRELIMINARY PLANT LIST

| SYMBOL                                                                              | SIZE    | COMMON NAME            |
|-------------------------------------------------------------------------------------|---------|------------------------|
|  | 15 GAL  | WESTERN REDBUD (MULTI) |
|  | 24" BOX | ITALIAN CYPRESS        |
|  | 24" BOX | MAIDENHAIR TREE        |
|  | 24" BOX | CAPE MYRTLE (STANDARD) |
|  | 24" BOX | BRISBANE BOX           |
|  | 24" BOX | COAST LIVE OAK         |
|  | 24" BOX | CALIFORNIA SYCAMORE    |
|  | 15 GAL  | FLOWERING PLUM         |

**BORRECCO/KILIAN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS

1241 Pine Street  
Marina del Mar, CA 94553  
Phone: 925/972-5306



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
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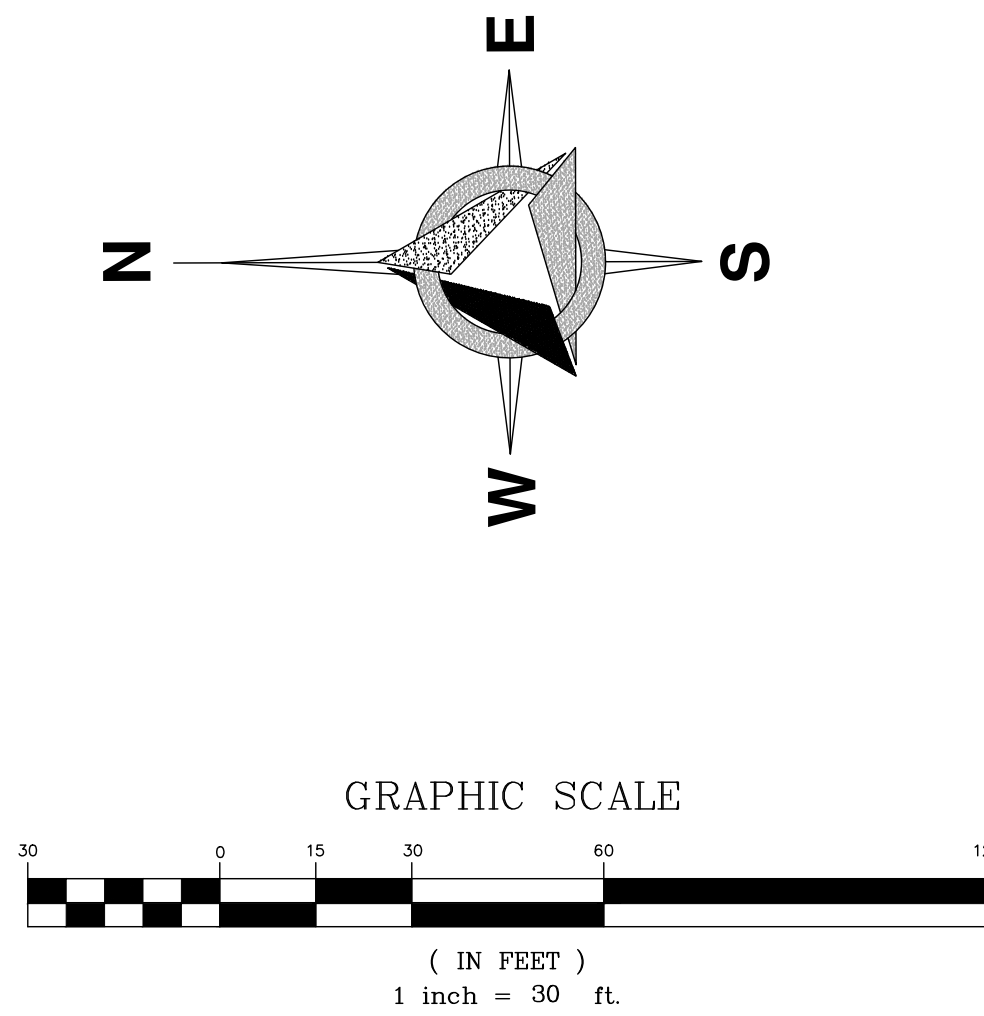
**PINOLE WAREHOUSE**  
PINOLE, CALIFORNIA

DATE: 03/18/24  
DRAWN BY: E.K.

THIS PLAN IS:  
PRELIM

**L-1.1**  
TITLE OF DRAWING:  
LANDSCAPE

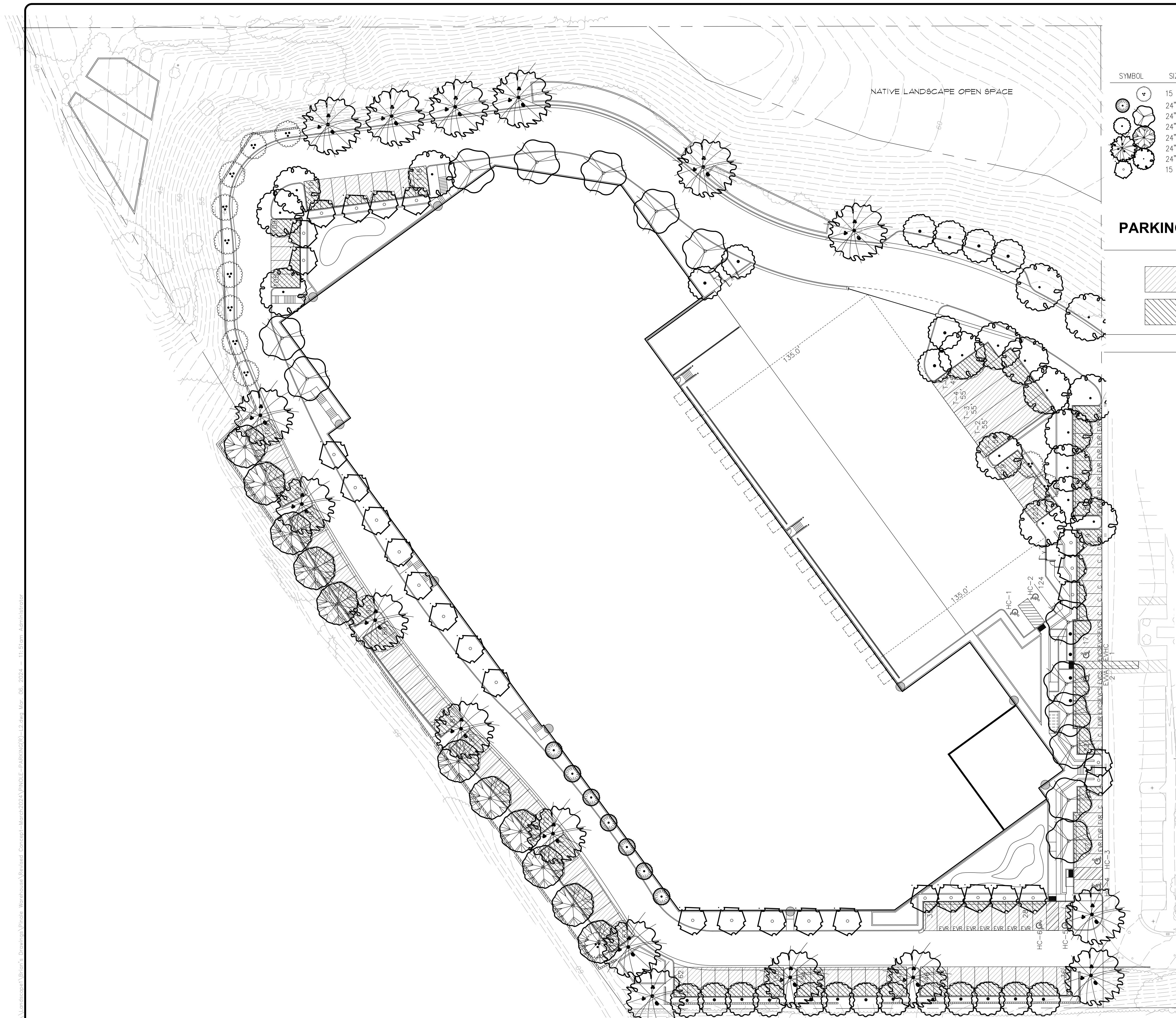
## CONCEPTUAL TREE PLANTING PLAN



DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.

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OF BK&A.  
COPYRIGHT © BORRECCO/KILIAN & ASSOCIATES, INC.





## PRELIMINARY PLANT LIST

| SYMBOL                                                                              | SIZE    | BOTANICAL NAME                   | COMMON NAME             |
|-------------------------------------------------------------------------------------|---------|----------------------------------|-------------------------|
|  | 15 GAL  | CERCIS OCCIDENTALIS              | WESTERN REDBUD (MULTI)  |
|  | 24" BOX | CUPRESSUS SEMPERVIRENS           | ITALIAN CYPRESS         |
|  | 24" BOX | GINKGO BILOBA 'AUTUMN GOLD'      | MAIDENHAIR TREE         |
|  | 24" BOX | LAGERSTROEMIA HYBRID 'TUSCARORA' | CRAPE MYRTLE (STANDARD) |
|  | 24" BOX | LOPHOSTEMON CONFERTUS            | BRISBANE BOX            |
|  | 24" BOX | QUERCUS AGRIFOLIA                | COAST LIVE OAK          |
|  | 24" BOX | PLATANUS RACEMOSA                | CALIFORNIA SYCAMORE     |
|  | 15 GAL  | PRUNUS BLIREANA                  | FLOWERING PLUM          |

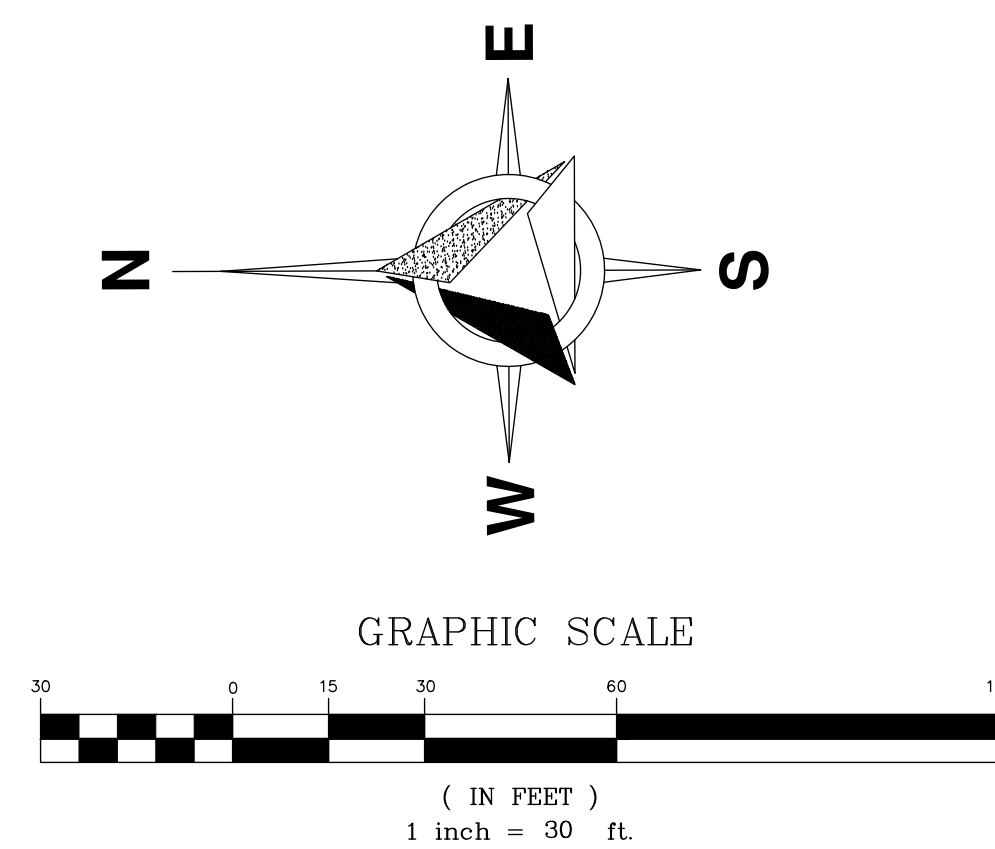
## PARKING STALL SHADING CALCULATIONS

50% OF TOTAL PARKING STALL AREA REQUIRED TO BE SHADED

|                                                                                     |                                 |                 |
|-------------------------------------------------------------------------------------|---------------------------------|-----------------|
|  | TOTAL PARKING STALL AREA        | 25,162 SQ. FT.  |
|  | TOTAL PARKING TREE SHADING AREA | 12, 788 SQ. FT. |

|                              |     |
|------------------------------|-----|
| PERCENTAGE OF PARKING SHADED | 51% |
|------------------------------|-----|

## PARKING STALL SHADE



DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECOO/KULAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ELECTRONICALLY FILE THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS. USED WITHOUT BK&A'S SIGNATURE AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES.

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OF BK&A.

**BORRECCO/KILIAN & ASSOCIATES, INC.**



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| △   |      |             |
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### TITLE OF PROJECT

PINOLE WAREHOUSE  
PINOLE, CALIFORNIA

DATE: 03/18/24

DATE: 03/03/2003  
DRAWN BY: BJK

**THIS PLAN IS:**

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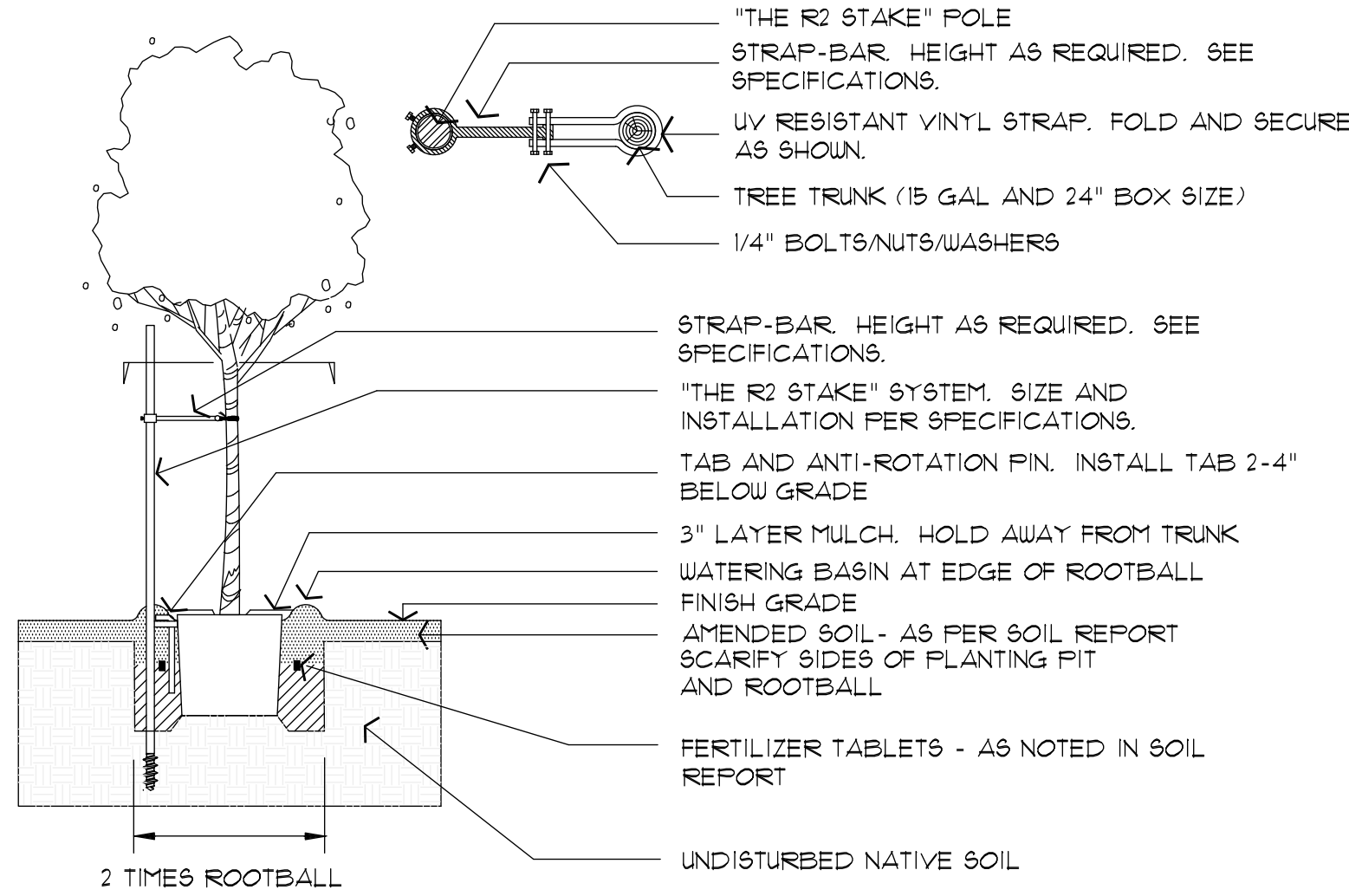
HEET NUMBER

1

TITLE OF DRAWING:

| ANDSCAPE



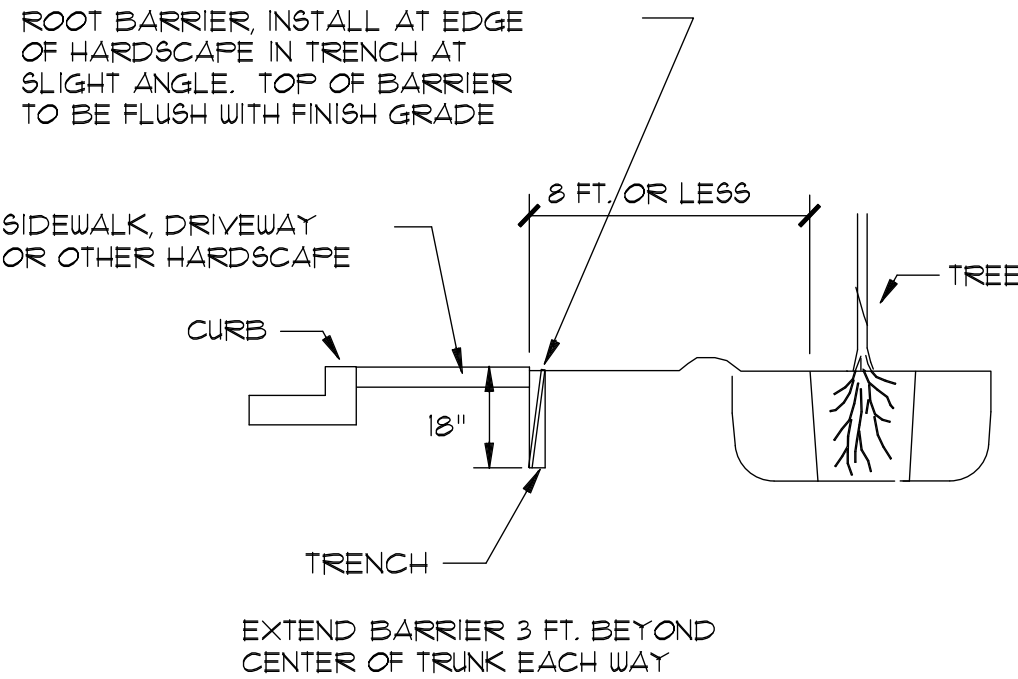


NOTES:  
TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF.  
INSTALL TREE'S ROOTBALL 2" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

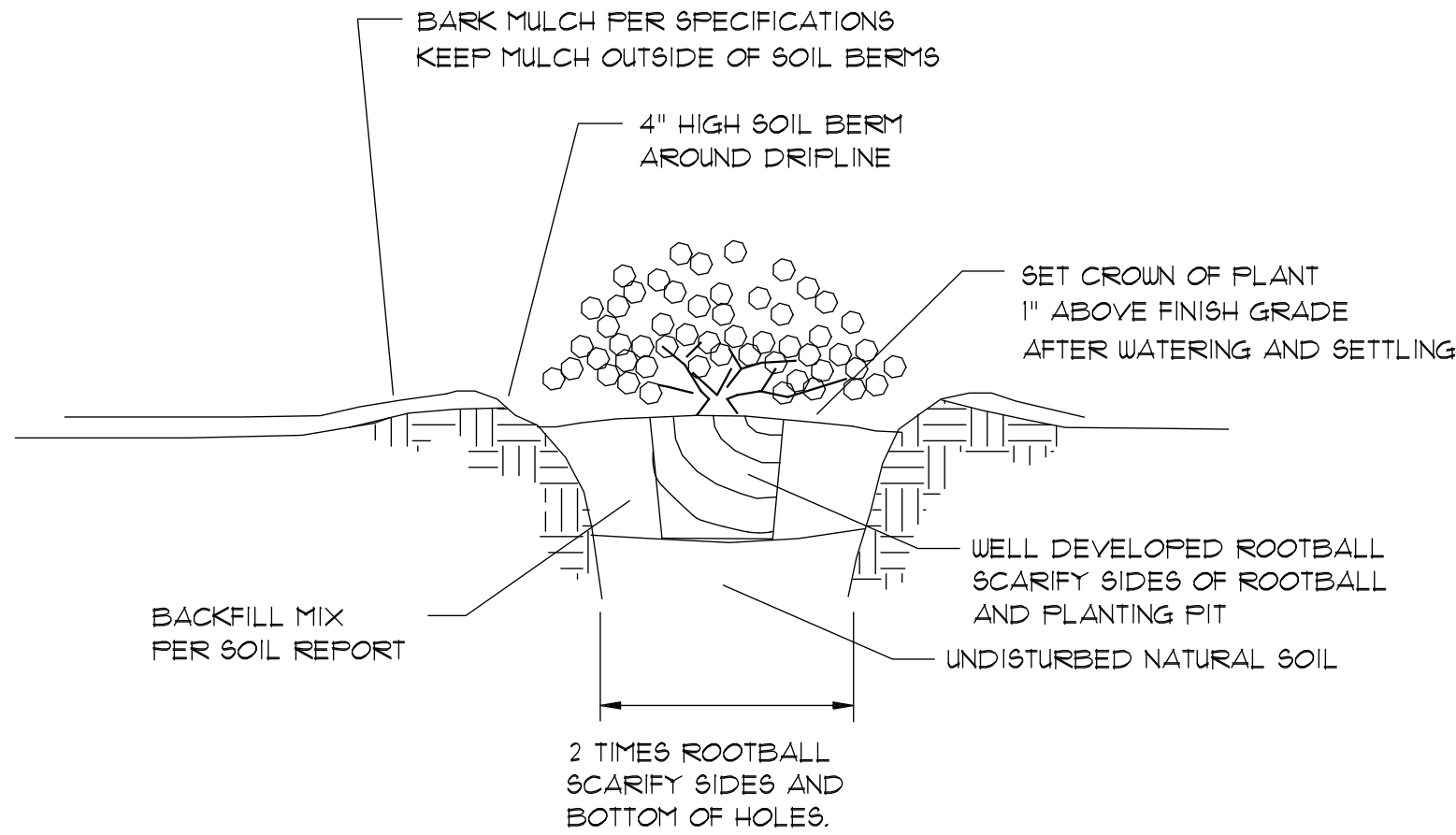
## TREE PLANTING AND STAKING DETAIL

CONTACT J. R. PARTNERS @ (888) 333-3090 FOR TREE STAKES

ROOT SOLUTIONS ROOT GUIDE/BARRIER PANEL  
AVAILABLE FROM: YESPRO  
(800) 554-0914



## ROOT BARRIER DETAIL



## SHRUB PLANTING DETAIL

## PRELIMINARY PLANT LIST

| SYMBOL | SIZE    | BOTANICAL NAME                      | COMMON NAME             | COUNT | WATER USE |
|--------|---------|-------------------------------------|-------------------------|-------|-----------|
|        | 15 GAL  | CERCIS OCCIDENTALIS                 | WESTERN REDBUD (MULTI)  | 9     | LOW       |
|        | 24" BOX | CUPRESSUS SEMPERVIRENS              | ITALIAN CYPRESS         | 7     | LOW       |
|        | 24" BOX | GINKGO BILOBA 'AUTUMN GOLD'         | MAIDENHAIR TREE         | 13    | LOW       |
|        | 24" BOX | LAGERSTROEMIA HYBRID 'TUSCARORA'    | GRAPE MYRTLE (STANDARD) | 21    | LOW       |
|        | 24" BOX | LOPHOSTEMON CONFERTUS               | BRISBANE BOX            | 11    | LOW       |
|        | 24" BOX | QUERCUS AGRIFOLIA                   | COAST LIVE OAK          | 16    | LOW       |
|        | 24" BOX | PLATANUS RACEMOSA                   | CALIFORNIA SYCAMORE     | 17    | LOW       |
|        | 15 GAL  | PRUNUS BLIREANA                     | FLOWERING PLUM          | 29    | LOW       |
|        | 5 GAL   | AGAPANTHUS AFRICANUS                | LILY-OF-THE-NILE        | 20    | LOW       |
|        | 5 GAL   | AGAVE WEBERI                        | WEBER AGAVE             | 14    | LOW       |
|        | 1 GAL   | ARCTOSTAPHYLOS 'EMERALD CARPET'     | MANZANITA GROUNDCOVER   | 156   | LOW       |
|        | 5 GAL   | BERBERIS THUNBERGII 'ROSE GLOW'     | JAPANESE BARBERRY       | 69    | LOW       |
|        | 5 GAL   | CALLISTEMON VIMINALIS 'LITTLE JOHN' | WEeping BOTTLEBRUSH     | 42    | LOW       |
|        | 1 GAL   | CAREX DIVULSA                       | SEDGE                   | 64    | LOW       |
|        | 5 GAL   | COTINUS COGGYGRIA 'ROYAL PURPLE'    | SMOKE TREE (MULTI)      | 20    | LOW       |
|        | 1 GAL   | COTONEASTER DAMMERI 'LOWFAST'       | BEARBERRY COTONEASTER   | 32    | LOW       |
|        | 1 GAL   | HEMEROCALLIS HYBRIDS                | DAYLILY                 | 86    | LOW       |
|        | 5 GAL   | JUNIPERUS HORIZONTALIS 'BLUE CHIP'  | JUNIPER 'BLUE CHIP'     | 92    | LOW       |
|        | 5 GAL   | JUNIPERUS CHINENSIS 'MINT JULEP'    | JUNIPER 'MINT JULEP'    | 58    | LOW       |
|        | 1 GAL   | LANTANA HYBRID 'GOLD RUSH'          | VERBENACEAE             | 128   | LOW       |
|        | 5 GAL   | LOMANDRA LONGIFOLIA                 | DWARD MATT RUSH         | 189   | LOW       |
|        | 1 GAL   | MUHLBERGIA RIGIDA                   | PURPLE MUHLY            | 65    | LOW       |
|        | 5 GAL   | NANDINA DOMESTICA 'LEMON LIME'      | HEAVENLY BAMBOO         | 38    | LOW       |
|        | 5 GAL   | NERIUM OLEANDER, WHITE              | WHITE OLEANDER          | 25    | LOW       |
|        | 5 GAL   | PHORMIUM HYBRIDS 'JACK SPRATT'      | PHORMIUM                | 14    | LOW       |
|        | 5 GAL   | PITTOSPORUM TENUIFOLIUM 'GOLF BALL' | PITTOSPORUM             | 62    | LOW       |
|        | 5 GAL   | RHAPHIOLEPIS INDICA 'CLARA'         | INDIAN HAWTHORN         | 28    | LOW       |
|        | 5 GAL   | ROSA 'PINK FLOWER CARPET'           | ROSE GROUNDCOVER        | 26    | LOW       |
|        | 1 GAL   | ROSMARINUS OFFICINALIS 'IRENE'      | ROSEMARY                | 54    | LOW       |
|        | 5 GAL   | SALVIA MICROPHYLLA 'HOT LIPS'       | SAGE                    | 12    | LOW       |
|        | 1 GAL   | TULBAGHIA VIOLACEA 'TRICOLOR'       | SOCIETY GARLIC          | 52    | LOW       |

## PLANTING NOTES

• THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.

• PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL, AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO THE OWNER PRIOR TO PLANTING.

• LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDINGS A MINIMUM OF 2%. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD, AND GENERALLY CROWNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.

AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION PER WEL0 FOR THE FOLLOWING LANDSCAPE AREAS:

TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.

THE TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL INCORPORATE ORGANIC COMPOST AT A MINIMUM RATE OF FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH 6" INTO THE LANDSCAPE AREA.

• THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS, AND SHALL NOT RELY SOLELY ON THE PLANT LIST.

• 30% OF ALL TREES SHALL BE EVERGREEN.  
25% OF ALL TREES SHALL BE A MINIMUM OF 24" BOX SIZE

• ANY TREE PLANTED CLOSER THAN TEN FT. (10') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.

• DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.

• ALL PLANTED SLOPES 2:1 AND GREATER SHALL HAVE EROSION CONTROL NETTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

• ORGANIC WOOD CHIP MULCH - ALL AREAS SHALL RECEIVE A THREE INCH (3") LAYER OF ORGANIC WOOD CHIP MULCH. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.

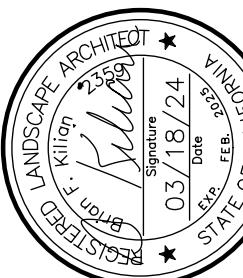
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LANDSCAPE ARCHITECT #2359  
MARCH, 2024  
DATE

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LANDSCAPE ARCHITECTS  
1241 Pine Street  
Martinez, California 94553  
Phone: 925/972-5306



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

TITLE OF PROJECT  
**PINOLE WAREHOUSE**  
PINOLE, CALIFORNIA

DATE: 03/16/24  
DRAWN BY: B.K.  
THIS PLAN IS: PRELIM

SHEET NUMBER  
**L-3**  
TITLE OF DRAWING: LANDSCAPE



\\Landscape\Bria's Drawings\Pinole Warehouse\Revised Concept-March2024\PINOLE-PLANTPHOTOS(9)-14.dwg, Mar. 06, 2024 - 11:54am, Administrator



 CERCIS OCCIDENTALIS



 CUPRESSUS SEMPERVIRENS



 GINKGO BILOBA 'AUTUMN GOLD'



 LAGERSTROEMIA HYBRID 'TUSCARORA'

PRELIMINARY PLANT LIST

| SYMBOL                                                                              | SIZE    | BOTANICAL NAME                   | COMMON NAME             | COUNT | WATER USE |
|-------------------------------------------------------------------------------------|---------|----------------------------------|-------------------------|-------|-----------|
|  | 15 GAL  | CERCIS OCCIDENTALIS              | WESTERN REDBUD (MULTI)  | 9     | LOW       |
|  | 24" BOX | CUPRESSUS SEMPERVIRENS           | ITALIAN CYPRESS         | 7     | LOW       |
|  | 24" BOX | GINKGO BILOBA 'AUTUMN GOLD'      | MAIDENHAIR TREE         | 13    | LOW       |
|  | 24" BOX | LAGERSTROEMIA HYBRID 'TUSCARORA' | CRAPE MYRTLE (STANDARD) | 21    | LOW       |
|  | 24" BOX | LOPHOSTEMON CONFERTUS            | BRISBANE BOX            | 11    | LOW       |
|  | 24" BOX | QUERCUS AGRIFOLIA                | COAST LIVE OAK          | 16    | LOW       |
|  | 24" BOX | PLATANUS RACEMOSA                | CALIFORNIA SYCAMORE     | 17    | LOW       |
|  | 15 GAL  | PRUNUS BLIREANA                  | FLOWERING PLUM          | 29    | LOW       |

|                                                                                     |       |                                     |                       |     |     |
|-------------------------------------------------------------------------------------|-------|-------------------------------------|-----------------------|-----|-----|
|  | 5 GAL | AGAPANTHUS AFRICANUS                | LILY-OF-THE-NILE      | 20  | LOW |
|  | 5 GAL | AGAVE WEBERI                        | WEBER AGAVE           | 14  | LOW |
|  | 1 GAL | ARCTOSTAPHYLOS 'EMERALD CARPET'     | MANZANITA GROUNDCOVER | 156 | LOW |
|  | 5 GAL | BERBERIS THUNBERGII 'ROSE GLOW'     | JAPANESE BARBERRY     | 69  | LOW |
|  | 5 GAL | CALLISTEMON VIMINALIS 'LITTLE JOHN' | WEeping BOTTLEBRUSH   | 42  | LOW |
|  | 1 GAL | CAREX DIVULSA                       | SEDGE                 | 64  | LOW |
|  | 5 GAL | COTINUS COGGYRIA 'ROYAL PURPLE'     | SMOKE TREE (MULTI)    | 20  | LOW |
|  | 1 GAL | COTONEASTER DAMMERI 'LOWFAST'       | BEARBERRY COTONEASTER | 32  | LOW |
|  | 1 GAL | HEMEROCALLIS HYBRIDS                | DAYLILY               | 86  | LOW |
|  | 5 GAL | JUNIPERUS HORIZONTALIS 'BLUE CHIP'  | JUNIPER 'BLUE CHIP'   | 92  | LOW |
|  | 5 GAL | JUNIPERUS CHINENSIS 'MINT JULEP'    | JUNIPER 'MINT JULEP'  | 58  | LOW |
|  | 1 GAL | LANTANA HYBRID 'GOLD RUSH'          | VERBENACEAE           | 128 | LOW |
|  | 5 GAL | LOMANDRA LONGIFOLIA                 | DWARD MATT RUSH       | 189 | LOW |
|  | 1 GAL | MUHLENBERGIA RIGIDA                 | PURPLE MUHLY          | 65  | LOW |
|  | 5 GAL | NANDINA DOMESTICA 'LEMON LIME'      | HEAVENLY BAMBOO       | 38  | LOW |
|  | 5 GAL | NERIUM OLEANDER, WHITE              | WHITE OLEANDER        | 25  | LOW |
|  | 5 GAL | PHORMIUM HYBRIDS 'JACK SPRATT'      | PHORMIUM              | 14  | LOW |
|  | 5 GAL | PITTOSPORUM TENUIFOLIUM 'GOLF BALL' | PITTOSPORUM           | 62  | LOW |
|  | 5 GAL | RHAPHIOLEPIS INDICA 'CLARA'         | INDIAN HAWTHORN       | 28  | LOW |
|  | 5 GAL | ROSA 'PINK FLOWER CARPET'           | ROSE GROUNDCOVER      | 26  | LOW |
|  | 1 GAL | ROSMARINUS OFFICINALIS 'IRENE'      | ROSEMARY              | 54  | LOW |
|  | 5 GAL | SALVIA MICROPHYLLA 'HOT LIPS'       | SAGE                  | 12  | LOW |
|  | 1 GAL | TULBAGHIA VIOLACEA 'TRICOLOR'       | SOCIETY GARLIC        | 52  | LOW |



 LOPHOSTEMON CONFERTUS



 QUERCUS AGRIFOLIA



 PLATANUS RACEMOSA



 PRUNUS BLIREANA



 AGAPANTHUS AFRICANUS



 AGAVE WEBERI



ARCTOSTAPHYLOS 'EMERALD CARPET'  BERBERIS THUNBERGII



 CALLISTEMON VIMINALIS 'LITTLE JOHN'



 CAREX DIVULSA



 COTINUS COGGYRIA 'ROYAL PURPLE'



 COTONEASTER DAMMERI 'LOWFAST'



 HEMEROCALLIS HYBRIDS



 JUNIPERUS HORIZONTALIS 'BLUE CHIP'



 JUNIPERUS CHINENSIS 'MINT JULEP'



 LANTANA HYBRID 'GOLD RUSH'



 LOMANDRA LONGIFOLIA



 MUHLENBERGIA RIGIDA



 NANDINA DOMESTICA 'LEMON LIME'



 NERIUM OLEANDER, WHITE



 PHORMIUM HYBRIDS



 PITTOSPORUM TENUIFOLIUM



 RHAPHIOLEPIS INDICA 'CLARA'



 ROSA 'FLOWER CARPET'



 ROSMARINUS OFFICINALIS



 SALVIA MICROPHYLLA 'HOT LIPS'



TULBAGHIA VIOLACEA

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1241 Pine Street  
Marina del Rey, California 90453  
Phone: 925/372-5306



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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|     |      |             |
|     |      |             |

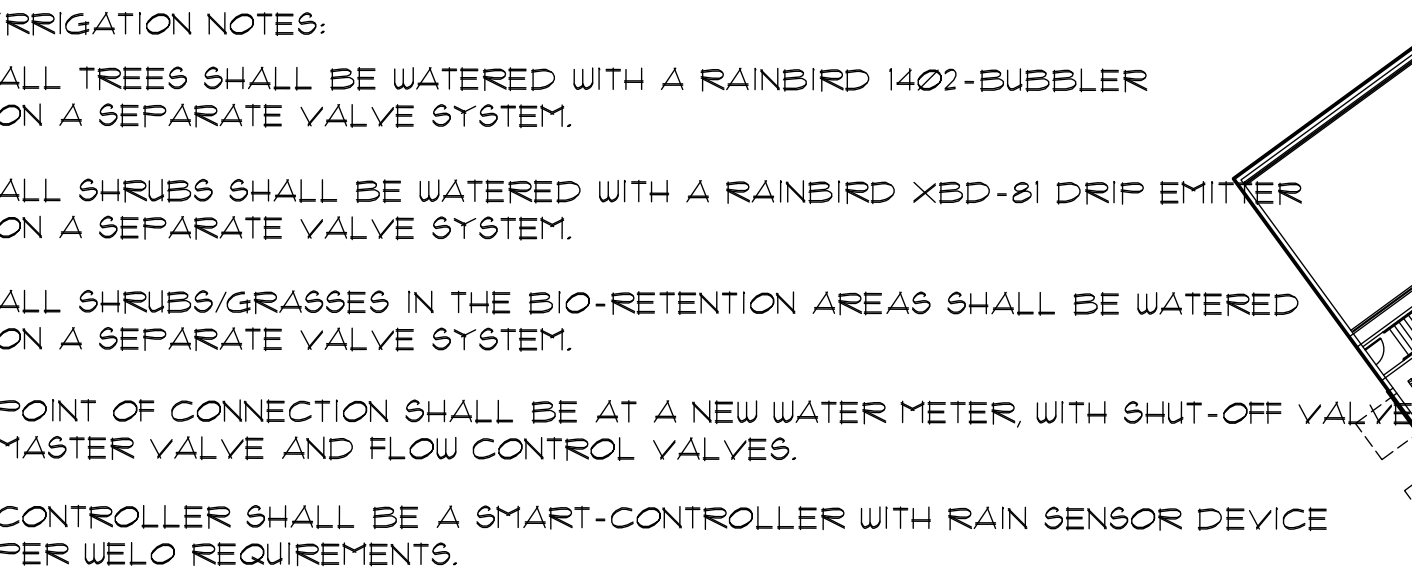
TITLE OF PROJECT  
**PINOLE WAREHOUSE**  
**PINOLE, CALIFORNIA**

DATE: 03/18/24  
DRAWN BY: B&A  
THIS PLAN IS: PRELIM

SHEET NUMBER  
**L-4**  
TITLE OF DRAWING:  
LANDSCAPE

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GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

|                                                                                     |                                                                                        |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|  | TREE HYDROZONE - LOW WATER USE (2,000 SQ. FT.)<br>(RAINBIRD 1402 BUBBLERS)             |
|  | SHRUB HYDROZONE - LOW WATER USE (28,715 SQ. FT.)<br>(RAINBIRD XBD-81 DRIP EMITTERS)    |
|  | BIOSWALE HYDROZONE - LOW WATER USE (12,272 SQ. FT.)<br>(RAINBIRD XBD-81 DRIP EMITTERS) |
| TOTAL LANDSCAPE AREA = 42,987 SQ. FT.                                               |                                                                                        |

**WELO**  
**Water Budget and Water Use Calculator**

**INSTRUCTIONS:**

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eo, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>

4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

|                                                                                                   |  |
|---------------------------------------------------------------------------------------------------|--|
| Date: 3/18/2024                                                                                   |  |
| Project Name: Pinole Warehouse                                                                    |  |
| Project Contact: Brian Kilian                                                                     |  |
| Project Contact Email: <a href="mailto:brian.kilian@biodiesel.net">brian.kilian@biodiesel.net</a> |  |

| Maximum Applied Water Allowance (MAWA) | Project Type    | ETo  | ETAF | Special Landscape Area (SLA) | Total Landscape Area including SLA | MAWA (gal/yr) |
|----------------------------------------|-----------------|------|------|------------------------------|------------------------------------|---------------|
|                                        | Non-residential | 41.8 | 0.45 | -                            | 42,987                             | 501,323       |

MAWA = (ETo) \* (SLA) \* (ETAF) \* (SLA)

|                                  |      |                |     |               |                                                  |
|----------------------------------|------|----------------|-----|---------------|--------------------------------------------------|
| Estimated Total Water Use (ETWU) | ETo  | (8F * PF) / IE | SLA | ETWU (gal/yr) | ETWU - (ETo) * (0.02) * (PF) * (SF) * (IE) = SLA |
|                                  | 41.8 | 15,921         | -   | 412,612       |                                                  |
| Difference between MAWA and ETWU |      |                |     | 88,711        | Project meets water budget.                      |

| ETWU Calculation<br>(Regular landscape<br>areas) | Zone #                             | Description  | Select<br>irrigation | Square Feet<br>(SF) | Plant Factor<br>(PF) | Irrigation<br>Efficiency(E) | (SF * PF) / E |
|--------------------------------------------------|------------------------------------|--------------|----------------------|---------------------|----------------------|-----------------------------|---------------|
|                                                  | 1                                  | Shrub        | Drip                 | 28,719              | 0.30                 | 0.81                        | 10,636        |
|                                                  | 2                                  | Trees        | Bubbler              | 2,000               | 0.30                 | 0.81                        | 741           |
|                                                  | 3                                  | No-Retention | Drip                 | 12,272              | 0.30                 | 0.81                        | 4,545         |
|                                                  | 4                                  |              |                      |                     |                      |                             |               |
|                                                  | Landscape area (not including SLA) |              |                      | 42,987              |                      |                             | 15,921        |

|                                                     | Description                          | Square Feet (SF) | Plant Factor / Irrigation Efficiency (PF/IE) | (SF * PF) / IE |
|-----------------------------------------------------|--------------------------------------|------------------|----------------------------------------------|----------------|
| ETWU Calculation<br>(Special Landscape Areas (SLA)) | Edible planting area                 |                  | 1.0                                          | -              |
|                                                     | Multi-use and sports field turf area |                  |                                              | -              |
|                                                     | Area irrigated with recycled water   |                  | 1.0                                          | -              |
|                                                     | Pool                                 |                  | 1.0                                          | -              |
|                                                     | <b>Total SLA</b>                     | <b>0</b>         |                                              |                |

|                                                            |        |
|------------------------------------------------------------|--------|
| Total Landscape Area (including SLA) from ETWU Calculation | 42,987 |
|------------------------------------------------------------|--------|

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**SHEET NUMBER**  
L-5

**DATE:** 03/18/24  
**DRAWN BY:** B.K.

**TITLE OF PROJECT**  
PINOLE WAREHOUSE

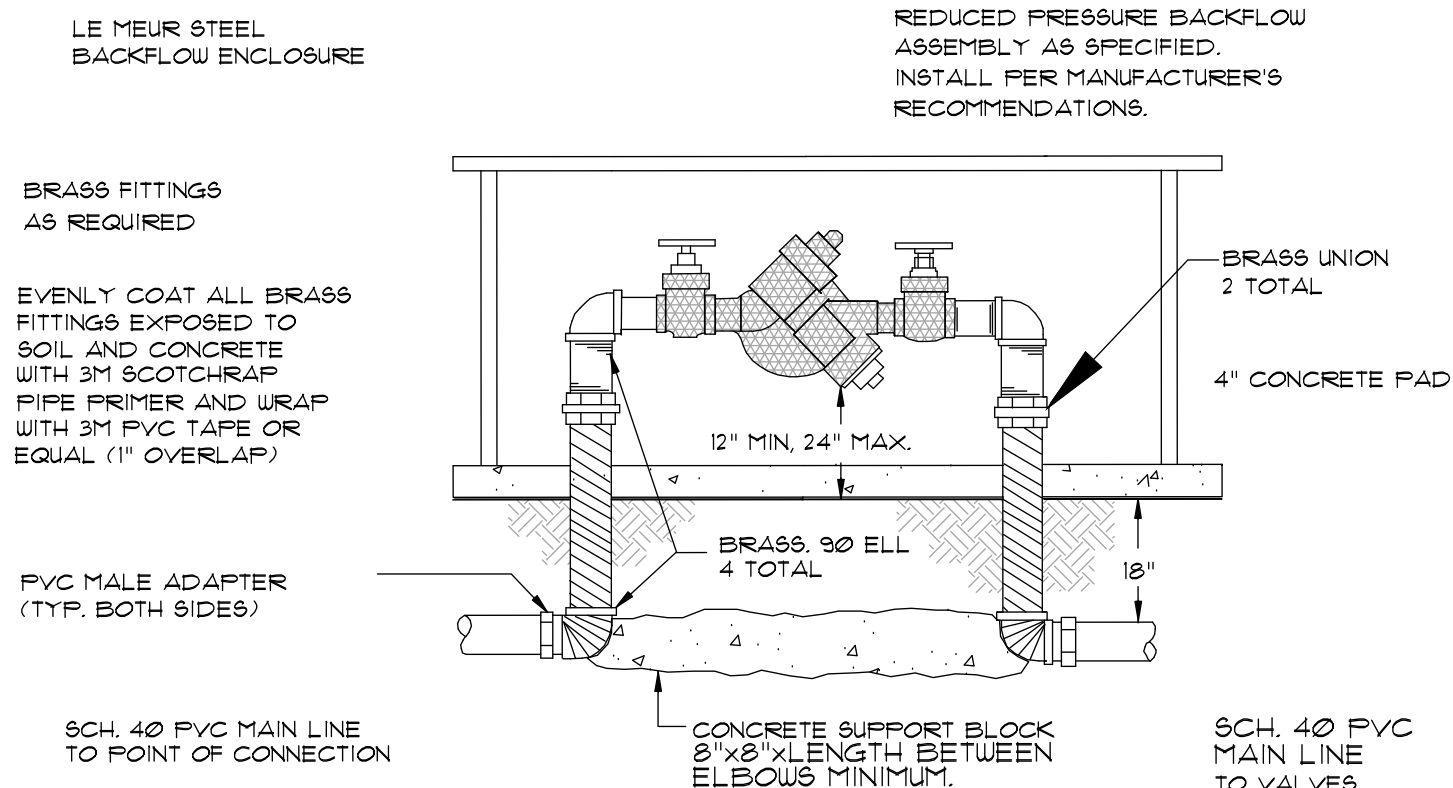
**THIS PLAN IS:**  
PREFINAL

**TITLE OF DRAWING:**  
LANDSCAPE

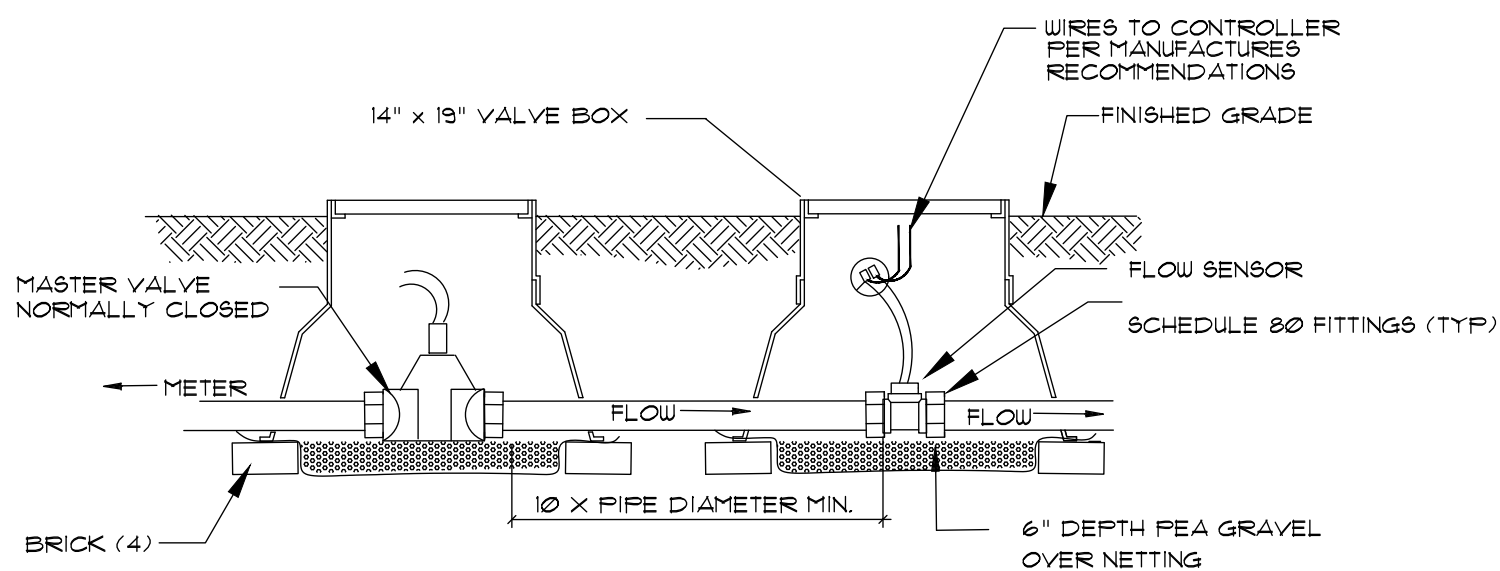
**REV**  
DATE  
DESCRIPTION



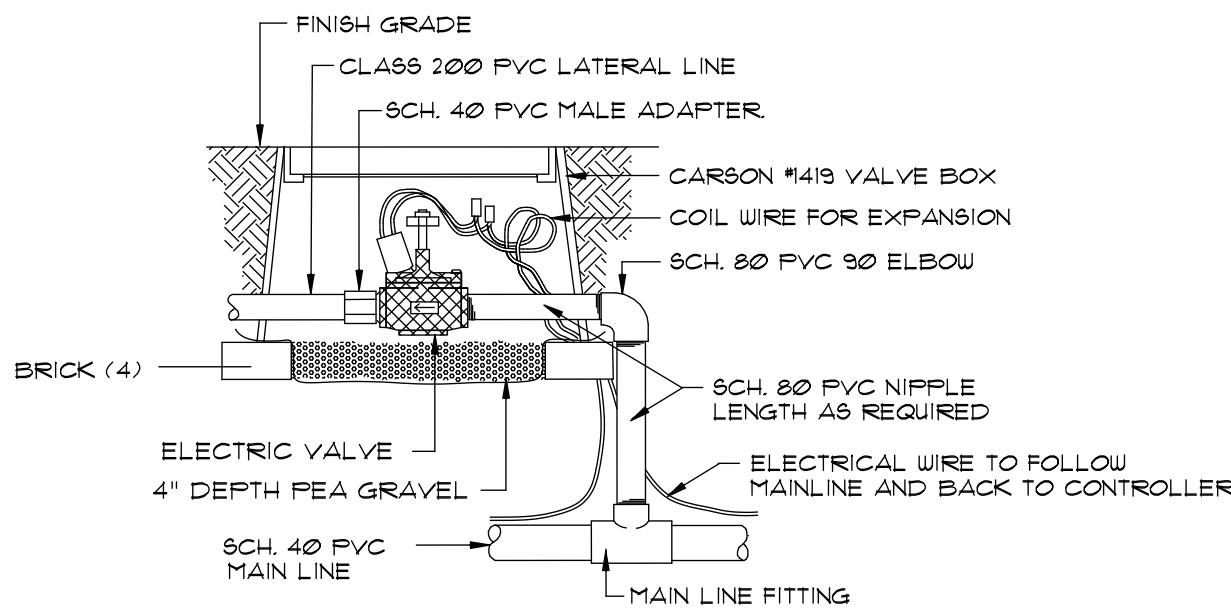
\\landscape\Brian's Drawings\Pinole Warehouse\Revised Concept-March-2024\PINOLE-1D(6)-L6.dwg Mar. 06, 2024 -- 11:57am Administrator



BACKFLOW W/ CAGE DETAIL

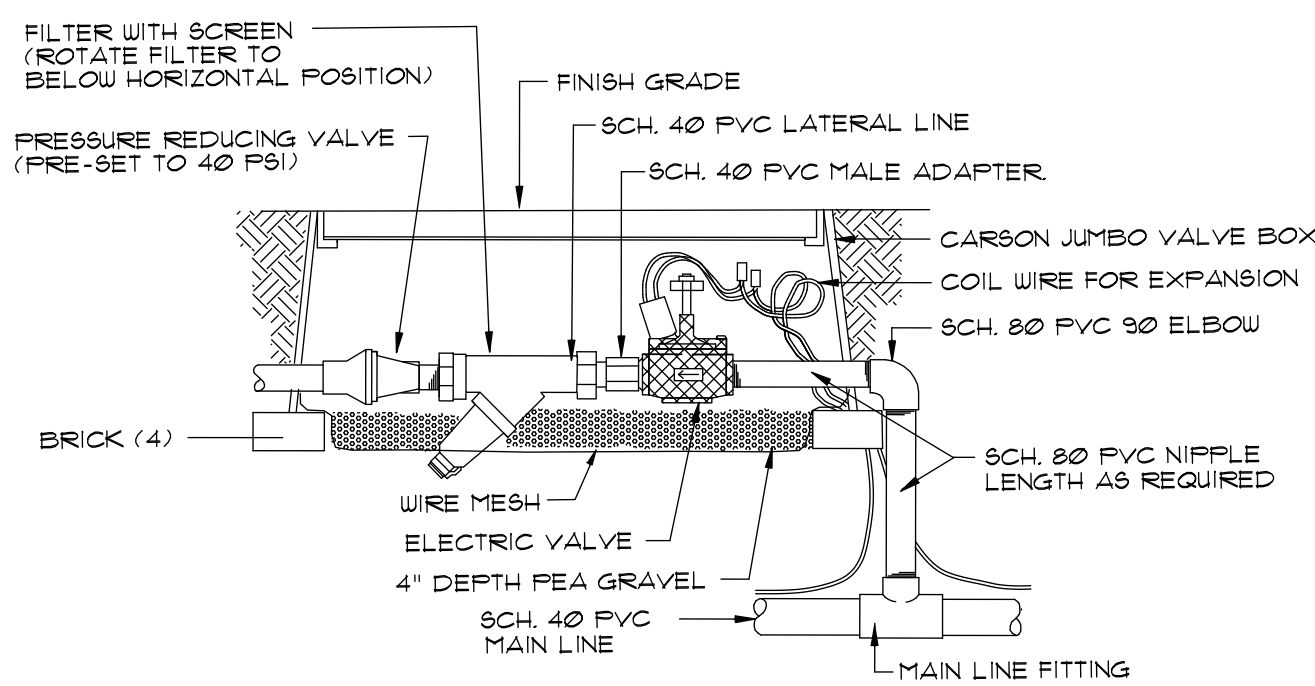


FLOW SENSOR AND MASTER VALVE

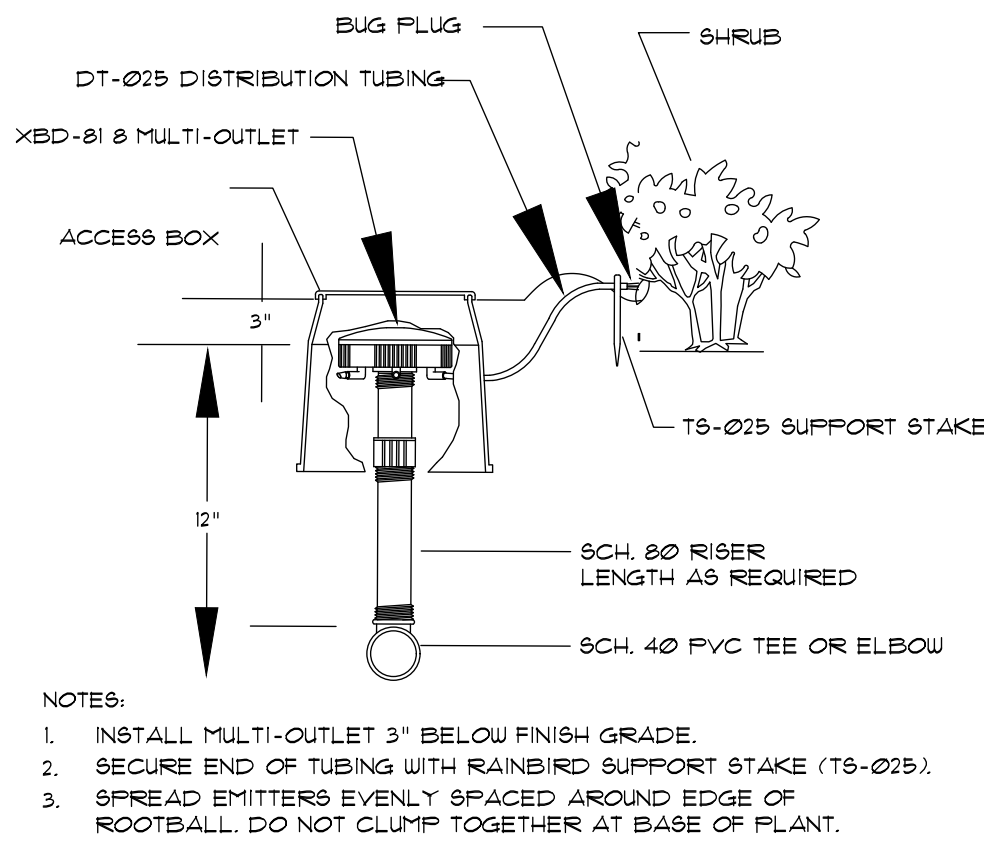


- NOTES:
1. BUNDLE AND TAPE WIRE EVERY 10 FEET.
  2. PROVIDE 24\"/>
  3. PROVIDE #510 SCOTCHLOCK SEAL PACK, OR EQUAL AT ALL SPLICES.
  4. PROVIDE A TOTAL OF 4 BRICKS UNDER THE VALVE BOX FOR SUPPORT.

REMOTE CONTROL VALVE DETAIL

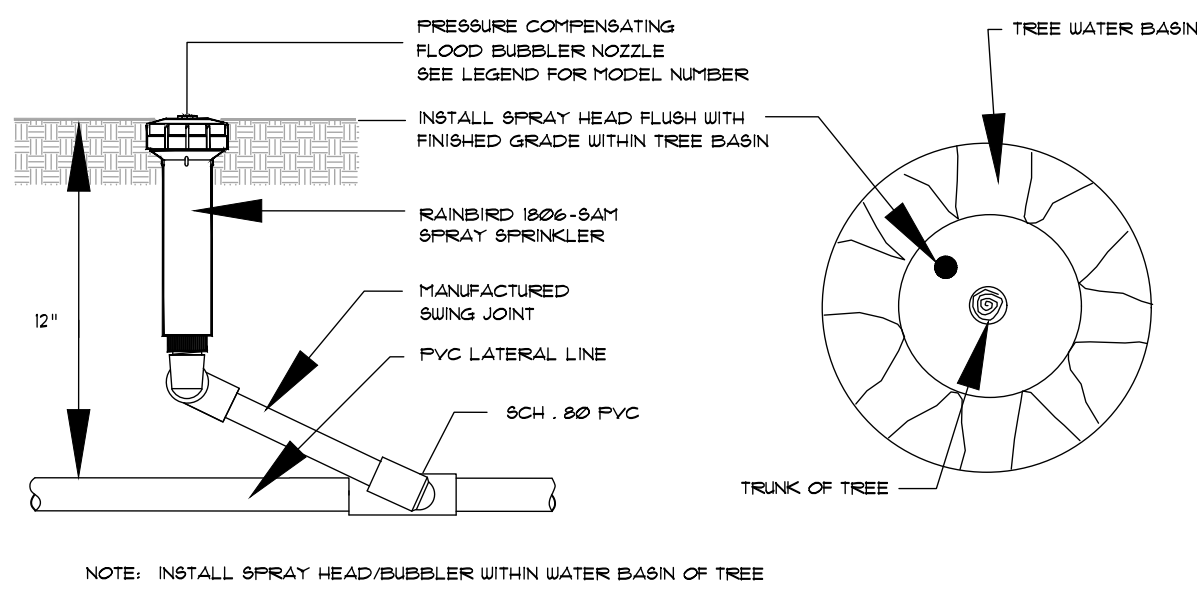


FILTER/PRES REG. DETAIL



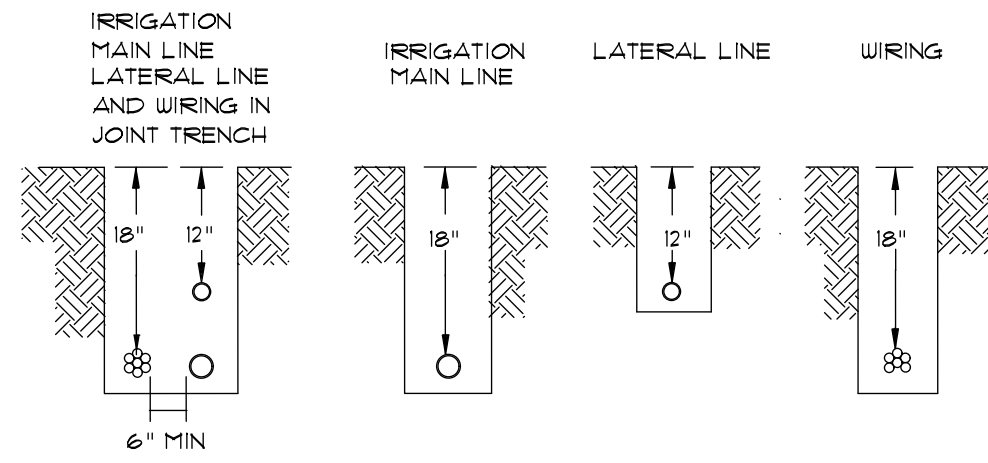
- NOTES:
1. INSTALL MULTI-OUTLET 3\"/>
  2. SECURE END OF TUBING WITH RAINBIRD SUPPORT STAKE (TS-025).
  3. SPREAD EMITTERS EVENLY SPACED AROUND EDGE OF ROOTBALL. DO NOT CLUMP TOGETHER AT BASE OF PLANT.

MULTI-DRIP DETAIL



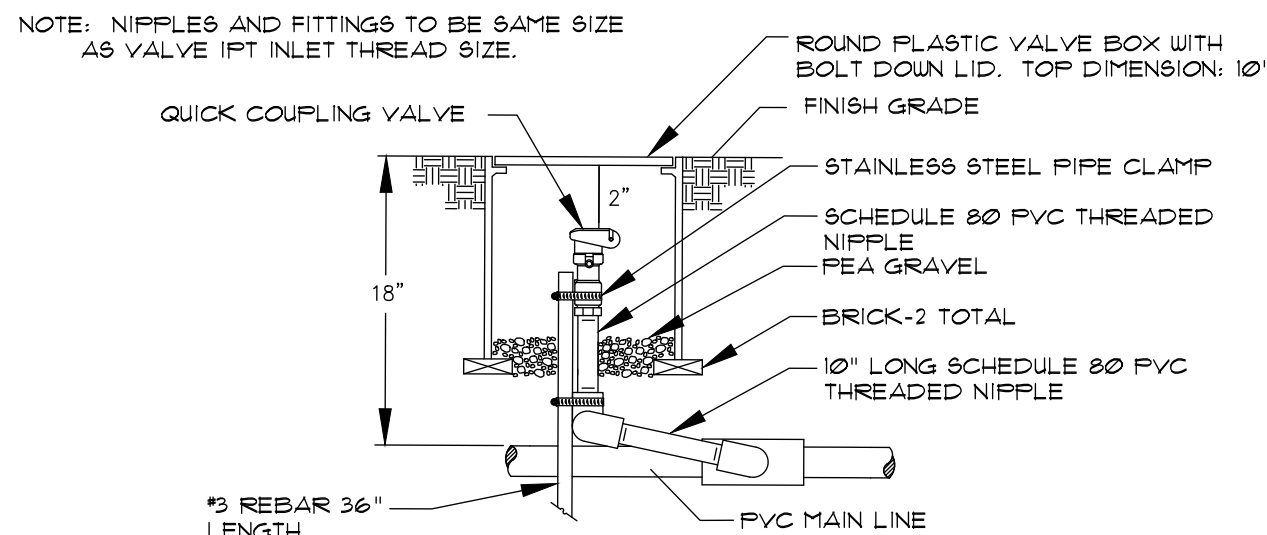
NOTE: INSTALL SPRAY HEAD/BUBBLER WITHIN WATER BASIN OF TREE

POP-UP TREE BUBBLER DETAIL



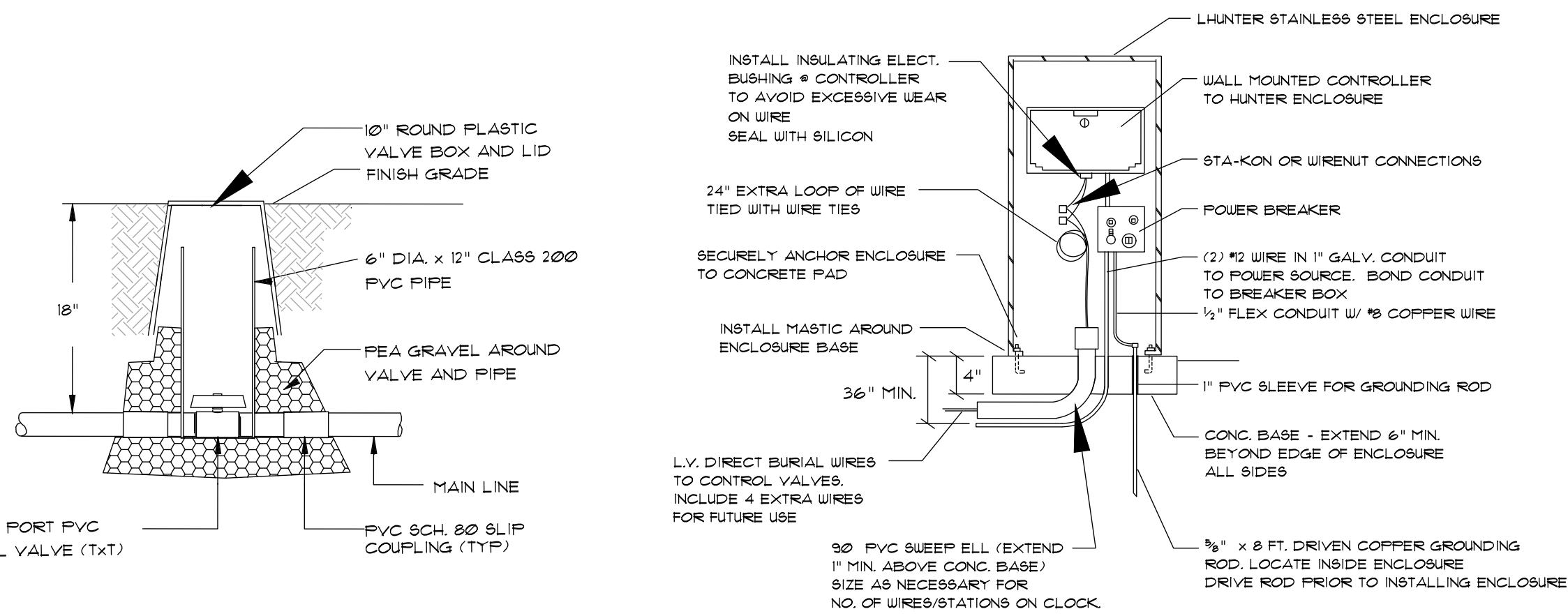
1. LAY IRRIGATION MAIN LINE ON FINE LAYER OF NATIVE SOIL. REMOVE ALL LARGE DIRT CLODS AND ROCKS AND COMPACT TRENCH TO 95 % OF ADJACENT UNDISTURBED SOIL .
2. IRRIGATION LINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' S RECOMMENDATIONS .
3. TAPE AND BUNDLE WIRE EVERY TEN FEET (10'). PROVIDE MINIMUM 6\"/>

TRENCHING DETAIL



NOTE: NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

QUICK COUPLING VALVE



BALL VALVE DETAIL

## IRRIGATION LEGEND

- RAIN BIRD 1806-FR5-SAM WITH 1402 PRESSURE COMPENSATING BUBBLER PERCIP. RATE 50 GPM / OPERATING PRESSURE 20-30 PSI
- RAINBIRD MULTI-FLOW EMITTER XBD-81 ON 1/2\"/>
- RAINBIRD XCZ-100-FRB-LC ELECTRIC CONTROL ZONE KIT FLOW RATE 30 - 20 GPM
- RAINBIRD QUICK COUPLING VALVE 3 RC
- PVC BALL VALVE - LINE SIZE
- P.O.C. AT 1\"/>
- FEBCO 825Y 1\"/>
- HUNTER IVC-101 NORMALLY CLOSED MASTER VALVE WITH HC-100 FLOW METER
- HUNTER HCC-800-S5 WITH ICC-PED-S5 PROGRAMMABLE IRRIGATION CONTROLLER PROVIDE WIFI CONNECTION
- STATION CONTROLLER NUMBER VALVE SIZE G.P.M.
- SCHEDULE 40 PVC MAIN LINE, 1 1/2\"/>
- SCHEDULE 40 PVC LATERAL LINE (ALL LATERAL LINES ARE 3/4\"/>
- PVC SLEEVE
- WIRE - #14 DIRECT BURIAL
- GLUE - WELD-ON TII, OR EQUAL
- PRIMER - WELD- ON P-10, OR EQUAL
- SPLICE KITS- 3M-DBY, OR EQUAL
- P.O.C. AT NEW 1\"/>
- VERIFY IN WRITING TO OWNER PRIOR TO BEGINNING WORK.

THE CONTRACTOR IS CAUTIONED TO DEFEND THE HYDRAULICS OF THIS SYSTEM BY FOLLOWING THE PLANS AND SPECIFICATIONS CAREFULLY. PARTICULAR ATTENTION SHOULD BE GIVEN TO OPERATING CONTROLLERS PROPERLY. OPERATING THE SYSTEM AFTER FLOW CONTROLS OR SECTION VALVES HAVE BEEN ADJUSTED TO DESIGNED OPERATING PRESSURE AND FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF ALL ITEMS. THE SIZING OF VALVES AND PIPES IS SPECIFIC TO THIS DESIGN AND LAYOUT. IF MODIFICATIONS ARE MADE IN THE FIELD, ALL VALVES AND PIPING MUST BE SIZED PROPERLY TO CONFORM WITH THE STANDARD GPM AND VELOCITY REQUIREMENTS. CONTRACTOR MUST SUBMIT CALCULATIONS AND MODIFIED LAYOUT ON OVERLAY SHEET FOR WRITTEN APPROVAL PRIOR TO INSTALLING THE CHANGED ITEMS.

IT IS INTENDED THAT THE PIPING LAYOUT IS DIAGRAMMATIC, ALTHOUGH THE SIZING IS SPECIFIC TO THE LAYOUT. PIPING SHALL BE ROUTED AROUND TREES, SHRUBS, ARCHITECTURAL FEATURES ETC. IN SUCH A MANNER AS TO AVOID DAMAGES TO PLANTINGS OR OTHER FEATURES. ANY PIPING SHOWN WITHIN PAVED AREAS OR WITHIN THE FOOTPRINT OF A HOUSE IS FOR DESIGN CLARITY ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.

ALL MATERIAL IS SPECIFIC TO THIS DESIGN. THE IRRIGATION SYSTEM(S) HAVE BEEN DESIGNED ACCORDING TO THE OPERATIONAL CHARACTERISTICS OF THE SPECIFIED EQUIPMENT. IF ANY CHANGES OR SUBSTITUTIONS ARE MADE WITHOUT THE APPROVED WRITTEN CALCULATIONS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR THE RESULTS OF THOSE CHANGES.

SET ALL POP-UP SPRAY BODY FLUSH WITH FINISH GRADE.

SET ALL DRIP OUTLETS TWO INCHES (2") BELOW FINISH GRADE, OR ENCLOSED IN PLASTIC EMITTER BOXES AS SPECIFIED ON THE PLANS. PLACE END OF DISTRIBUTION TUBING EVENLY SPACED AROUND THE ROOTBALL. FOR HILLSIDE PLANTING, LOCATE AT LEAST ONE EMITTER ON THE UP-HILL SIDE OF THE PLANT. STAKE THE DISTRIBUTION TUBING EVERY TWO FEET (2') OR CLOSER IF NECESSARY WITH WIRE METAL STAKES TO INSURE SECURITY. TUBING SHALL ALSO BE BURIED 2\"/>

THE CONTRACTOR SHALL INCLUDE IN THE BID THE ADDITION OF ONE (1) SPRINKLER HEADS AND RISER ASSEMBLIES, AND FIVE (5) DRIP OUTLETS AND RISER ASSEMBLIES WITH TUBING TO ACCOMMODATE CHANGES IN THE FIELD NOT ANTICIPATED AT DESIGN PHASE, OR FOR CLOSER SPACING IF REQUIRED TO ACHIEVE BETTER COVERAGE. UNDESIRED IRRIGATION MATERIAL SHALL BE RETURNED TO THE OWNER FOR FUTURE MAINTENANCE AFTER THE INSTALLATION IS COMPLETED. CONTRACTOR SHALL DOCUMENT WHERE EXTRA MATERIAL HAS BEEN INSTALLED ON THE "AS-BUILT" PLANS.

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Martinez, California 94533  
Phone: 925/972-5306



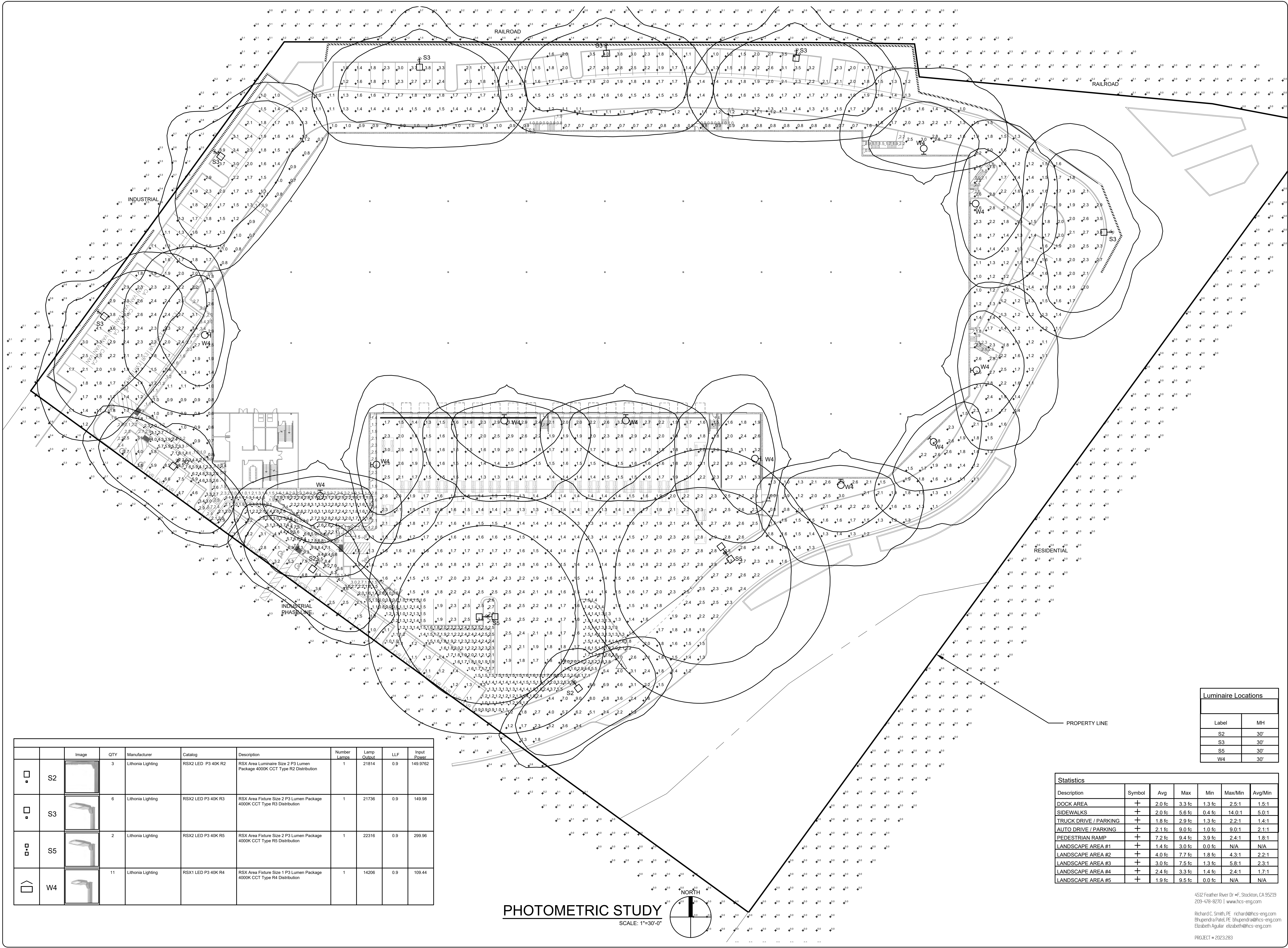
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PINOLE WAREHOUSE  
PINOLE, CALIFORNIA

DATE: 03/06/24  
DRAWN BY: BK  
THIS PLAN IS:  
PRELIM

SHEET NUMBER  
L-6  
TITLE OF DRAWING:  
LANDSCAPE

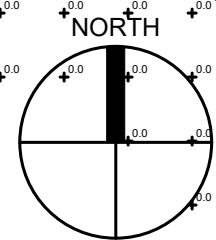




|  |    | Image | QTY | Manufacturer      | Catalog            | Description                                                               | Number<br>Lamps | Lamp<br>Output | LLF | Input<br>Power |
|--|----|-------|-----|-------------------|--------------------|---------------------------------------------------------------------------|-----------------|----------------|-----|----------------|
|  | S2 |       | 3   | Lithonia Lighting | RSX2 LED P3 40K R2 | RSX Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R2 Distribution | 1               | 21814          | 0.9 | 149.9762       |
|  | S3 |       | 6   | Lithonia Lighting | RSX2 LED P3 40K R3 | RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution   | 1               | 21796          | 0.9 | 149.98         |
|  | S5 |       | 2   | Lithonia Lighting | RSX2 LED P3 40K R5 | RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution   | 1               | 22316          | 0.9 | 299.96         |
|  | W4 |       | 11  | Lithonia Lighting | RSX1 LED P3 40K R4 | RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution   | 1               | 14206          | 0.9 | 109.44         |

PHOTOMETRIC STUDY

SCALE: 1"=30'-0"



| Luminaire Locations |     |
|---------------------|-----|
| Label               | MH  |
| S2                  | 30' |
| S3                  | 30' |
| S5                  | 30' |
| W4                  | 30' |

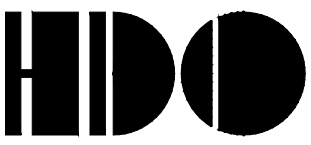
| Statistics            |        |        |        |        |         |         |
|-----------------------|--------|--------|--------|--------|---------|---------|
| Description           | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| DOCK AREA             | +      | 2.0 fc | 3.3 fc | 1.3 fc | 2.5:1   | 1.5:1   |
| SIDEWALKS             | +      | 2.0 fc | 5.6 fc | 0.4 fc | 14.0:1  | 5.0:1   |
| TRUCK DRIVE / PARKING | +      | 1.8 fc | 2.9 fc | 1.3 fc | 2.2:1   | 1.4:1   |
| AUTO DRIVE / PARKING  | +      | 2.1 fc | 9.0 fc | 1.0 fc | 9.0:1   | 2.1:1   |
| PEDESTRIAN RAMP       | +      | 7.2 fc | 9.4 fc | 3.9 fc | 2.4:1   | 1.8:1   |
| LANDSCAPE AREA #1     | +      | 1.4 fc | 3.0 fc | 0.0 fc | N/A     | N/A     |
| LANDSCAPE AREA #2     | +      | 4.0 fc | 7.7 fc | 1.8 fc | 4.3:1   | 2.2:1   |
| LANDSCAPE AREA #3     | +      | 3.0 fc | 7.5 fc | 1.3 fc | 5.8:1   | 2.3:1   |
| LANDSCAPE AREA #4     | +      | 2.4 fc | 3.3 fc | 1.4 fc | 2.4:1   | 1.7:1   |
| LANDSCAPE AREA #5     | +      | 1.9 fc | 9.5 fc | 0.0 fc | N/A     | N/A     |

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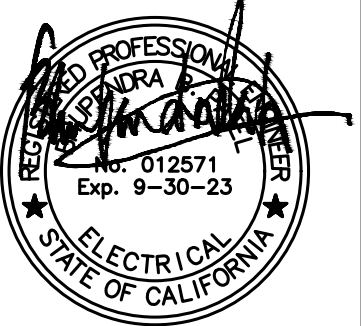
PROJECT = 2023.283

| revisions                | by |
|--------------------------|----|
| PLAN CHECK #1 2024/03/18 | LM |
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architects, planners

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suite 110  
walnut creek, ca  
94597  
(925) 256-6042



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FOR: PABLO PARK, LLC  
PINOLE, CALIFORNIA  
APN 402-230-015, 016, 017, 018 & 020

drawing  
PHOTOMETRIC  
STUDY

drawn  
LM  
checked  
BP  
date  
11/22/2023  
scale  
AS SHOWN  
job no.  
2309  
sheet

E0.1



| revisions                | by |
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| PLAN CHECK #1 2024/03/18 | LM |
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APN 402-230-015, 016, 017, 018 & 020**

## LIGHTING C. SHEETS

drawn  
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11/22/2023  
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PROJECT # 2023,283



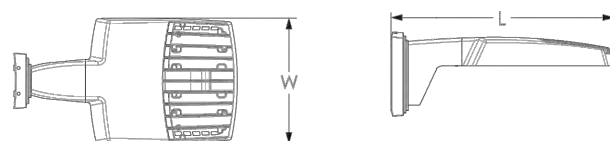
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Lithonia LED Max LED  
Rev. 00/2015  
Page 6 of 7

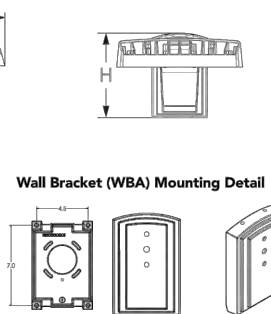
**Dimensions**



**RBX1 with Wall Bracket (WBA)**

Length: 23.6" (59.9 cm)  
 Width: 13.3" (33.8 cm)  
 Height: 3.0" (7.6 cm) Main Body  
       8.0" (20.4 cm) Arm

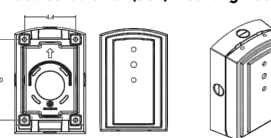
**Wall Bracket (WBA) Mounting Detail**



**RBX1 with Wall Bracket with Surface Conduit Box (WBASC)**

Length: 23.6" (59.9 cm)  
 Width: 13.3" (33.8 cm)  
 Height: 3.0" (7.6 cm) Main Body  
       9.2" (23.4 cm) Arm

**Surface Conduit Box (SCB) Mounting Detail**



## Photometric Diagrams

To see complete photometric reports or download as excel file for this product, visit [Lithonia-lighting.com](http://Lithonia-lighting.com) Area homepage.

Photometric Data

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## Performance Data

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Connections & Mounting

## Luminaire Weight by Mounting Type

| Size | Weight |
|------|--------|
| 10in | 21 lbs |
| 15in | 21 lbs |
| 20in | 21 lbs |
| 25in | 21 lbs |
| 30in | 21 lbs |
| 36in | 21 lbs |
| 42in | 21 lbs |
| 48in | 21 lbs |
| 54in | 21 lbs |
| 60in | 21 lbs |

### RSX1 with Round Pole Adapter (RPA)

Length: 22.8" (57.9 cm)  
 Width: 13.3" (33.8 cm)  
 Height: 12.8" (32.5 cm) Main Body  
 7.2" (18.4 cm) Arm

### RSX1 with Mast Arm Adapter (MA)

Length: 22.8" (58.1 cm)  
 Width: 13.3" (33.8 cm)  
 Height: 13.3" (33.8 cm) Main Body  
 3.3" (8.9 cm) Arm

### RSX1 with Adjustable Stiffener (IS)

Length: 20.7" (52.7 cm)  
 Width: 13.3" (33.8 cm)  
 Height: 16.7" (42.4 cm) Main Body  
 10" (25.4 cm) Arm

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 CONNECTIONS

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Lithonia LED Illum. (EN)  
 Rev. 06/2023  
 Page 14 of 14

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Accessories

## RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAW5C)

3 1/2" NPT legs  
with pipe  
provided

3/8" HD - fits 1/2" NPT water-tight fitting

Surface Conduit Box (SCB) Mounting Detail

Length: 16.2" (41.3 cm)  
Width: 13.4" (34.0 cm)  
Height: 10.2" (25.9 cm) Max Body  
9.2" (23.4 cm) Arm

### Automotive Front Row - Rotated Optics (AFLR50-R92)

(Example 20192 - arrows indicate direction of light exiting the luminaire)

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AAW5C RSX2 Area 1  
Rev. 04/17  
Page 10 of 11

| Lumen Output |                    | Beam Angle      |                  | Beam Diameter (mm) |                 | Beam Spread (m)  |                  | Beam Spread (ft) |                  | Beam Spread (in) |     |
|--------------|--------------------|-----------------|------------------|--------------------|-----------------|------------------|------------------|------------------|------------------|------------------|-----|
| Beam Angle   | Beam Diameter (mm) | Beam Spread (m) | Beam Spread (ft) | Beam Spread (in)   | Beam Spread (m) | Beam Spread (ft) | Beam Spread (in) | Beam Spread (m)  | Beam Spread (ft) | Beam Spread (in) |     |
| P1           | 120°               | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
| P1           | 120°               | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
| P1           | 120°               | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |
|              |                    | HS              | 1,400            | 1.0 x 1.0          | 1.0             | 1.0              | 1.0              | 1.0              | 1.0              | 1.0              | 1.0 |



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Dimensions

**RSX2 with Adjustable TIR Arm - Square or Round Pole (ASRP)**

Length: 32.0" (81.3 cm) ASRP  
 32.8" (83.5 cm) ASRP  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 2.2" (5.6 cm) Arm

**NOTE:**

80% Round Pole mount can be used to mount on square poles by rotating the round adapter plate shown here.

**Notes**

ASRP Requires 3.0" min. square pole for 1, 3 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

ASRP Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

**RSX2 with Adjustable TIR Arm with Wall Bracket (AASW)**

Length: 34.7" (88.0 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 3.0" (7.6 cm) Arm

**Wall Bracket (WBRA) Mounting Detail**

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Lithonia RSX2 Pole  
 Mounting  
 Page 10

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Light Control - Sensor Coverage and Settings

# night Sensor Coverage Pattern

NICNIGHT 1700M

| Sensor Coverage Pattern (Sensor Settings) |                |                  |         |            |      |
|-------------------------------------------|----------------|------------------|---------|------------|------|
| Options                                   | Standard Value | Adjustable Range | Default | Range (m)  | Unit |
| Light Sensor                              | 0.5            | 0.0 ~ 1.0        | 0.5     | 0.0 ~ 10.0 | m    |
| Dark Sensor                               | 0.5            | 0.0 ~ 1.0        | 0.5     | 0.0 ~ 10.0 | m    |
| Range (m)                                 | 10.0           | 0.0 ~ 10.0       | 10.0    | 0.0 ~ 10.0 | m    |
| Unit                                      | m              | m                | m       | m          | m    |

\*NICNIGHT 1700M indoor night sensor provides 360-degree coverage for the night and its coverage range is adjustable using the Light Pro app.  
 Sensor coverage pattern and sensor 3D view: <http://www.lithonia-lighting.com/light-control>

## FEATURES & SPECIFICATIONS

### INDIRECT USE

NICNIGHT 1700M is designed to provide a lighting application, working indirectly. The sensor is not designed to be used as a direct lighting source. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### CONSTRUCTION

NICNIGHT 1700M is constructed with a rugged die-cast aluminum body and a high-quality lens. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### FINISH

NICNIGHT 1700M is finished with a high-quality powder coat finish. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### COMPLY WITH CERTIFICATIONS

NICNIGHT 1700M is designed to comply with all applicable regulatory requirements. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### SPECIES

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### ELECTRICAL

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### DIMENSION

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### <LIGHT AIR CONDITION>

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### REGULATION

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### NO LUMINOUS-USE

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

### NO LUMINOUS-USE

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

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### NO LUMINOUS-USE

NICNIGHT 1700M is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night. The sensor is designed to be used as a lighting source for the night.

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Lithonia 1700M Data Sheet

Page 001011

**Dimensions:**

**RSX2 with Wall Bracket (WBA)**

Length: 31.2" (792.0 cm)  
 Width: 13.4" (341.7 cm)  
 Height: 3.0" (76.0 cm) Main Body  
 5.9" (122.0 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

**RSX2 with Wall Bracket with Surface Conduit Box (WBASC)**

Length: 32.8" (833.0 cm)  
 Width: 13.4" (341.7 cm)  
 Height: 3.0" (76.0 cm) Main Body  
 5.9" (122.0 cm) Arm

1/4" NPT taps with plugs. Qty 6 (provided)

**Surface Conduit Box (SCB) Mounting Detail**

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**LITTONIDGA**  
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Lithonia RSX2 Area 2  
 10/2011  
 Page 2

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Dimensions & Weights

**Luminaire Weight by Mounting Type**

| Size        | Weight   |
|-------------|----------|
| 24"     26" | 20 lbs.  |
| 30"     32" | 25 lbs.  |
| 36"     38" | 30 lbs.  |
| 42"     44" | 35 lbs.  |
| 48"     50" | 40 lbs.  |
| 54"     56" | 45 lbs.  |
| 60"     62" | 50 lbs.  |
| 66"     68" | 55 lbs.  |
| 72"     74" | 60 lbs.  |
| 78"     80" | 65 lbs.  |
| 84"     86" | 70 lbs.  |
| 90"     92" | 75 lbs.  |
| 96"     98" | 80 lbs.  |
| 102"   104" | 85 lbs.  |
| 108"   110" | 90 lbs.  |
| 114"   116" | 95 lbs.  |
| 120"   122" | 100 lbs. |

**RSK2 with Round Pole Adapter (RPA)**

Length: 50.3" (77.0 in)  
 Width: 15.4" (39.0 in)  
 Height: 3.0" (4.0 in) Main Body  
 1.2" (3.0 in) Arm

Note: RPA – Round Pole mount can also be used to mount on square poles by cutting the round pole adapter plate shown above.

**RSK2 with Mast Arm Adapter (MA)**

Length: 30.6" (77.3 in)  
 Width: 15.4" (39.0 in)  
 Height: 3.0" (4.0 in) Main Body  
 5.5" (9.0 in) Arm

7/16" locking thru bolt/nut provided

**RSK2 with Adjustable Stipliter (S)**

Length: 28.3" (71.9 in)  
 Width: 15.4" (39.0 in)  
 Height: 3.0" (4.0 in) Main Body  
 1.0" (2.5 in) Arm

7/16" RD - fits 1/2" NPT water tight fitting

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Littonia RSK2 Series  
 Page 10 of 11

[illegible]

Dimensions

## RSX1 with Adjustable TIR Arm - Square or Round Pole (AASP or AARP)

Length: 25.37" (65.3 cm) AASP  
 26.37" (66.8 cm) AARP  
 Width: 13.37" (33.9 cm)  
 Height: 3.07" (7.8 cm) Main Body  
 2.07" (5.2 cm) Arm

### NOTE:

RSX1 - Round Pole mount can also be used to mount to square poles by utilizing the round pole adapter plate shown here.

### Notes

AASP: Requires 3.07" min. square pole for 1" 90°. Requires 3.37" min. square pole for mounting to 2, 3 & 4" 90°.

AARP: Requires 3.27" min. dia. round pole for 2, 3 & 4" 90°. Requires 3.07" min. dia. round pole for mounting to 1" 90°, 2" 180°, 3" 120°.

## RSX1 with Adjustable TIR Arm with Wall Bracket (AARW)

Length: 27.11" (68.8 cm)  
 Width: 13.37" (33.9 cm)  
 Height: 3.07" (7.8 cm) Main Body  
 6.47" (16.4 cm) Arm

### Wall Bracket (WBA) Mounting Detail

**LITHONIX**  
 LIGHTING

One Lithonia Way • Gwynn, Georgia 30316 • Phone: 1-800-955-6868 (TDE) • [www.aaylward.com](http://www.aaylward.com)  
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Lithonia RSX1 Area 12  
 Page 001119

| Performance Data                                                                                                                                                                                                                                                           |           |            |               |           |             |           |             |           |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|---------------|-----------|-------------|-----------|-------------|-----------|-------------|
| Lumen Output                                                                                                                                                                                                                                                               |           |            |               |           |             |           |             |           |             |
| Lumen values are for geometrically best-possible conditions with 8000 lux T800, Data is intended to be representative of the configurations shown, within the tolerances allowed by lighting design. Color Rendition is performance based on configurations with 4000 lux. |           |            |               |           |             |           |             |           |             |
| Configuration                                                                                                                                                                                                                                                              | Beamwidth | Beam Angle | Beam Diameter | Beam Area | Beam Length | Beam Area | Beam Length | Beam Area | Beam Length |
| P1                                                                                                                                                                                                                                                                         | 27°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            | 33°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
| P2                                                                                                                                                                                                                                                                         | 27°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            | 33°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
| P3                                                                                                                                                                                                                                                                         | 27°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            | 33°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
| P4                                                                                                                                                                                                                                                                         | 27°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R2         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R3         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R4         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            |           | R5         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |
|                                                                                                                                                                                                                                                                            | 33°       | R1         | 1.000         | 1.000     | 1.000       | 1.000     | 1.000       | 1.000     | 1.000       |

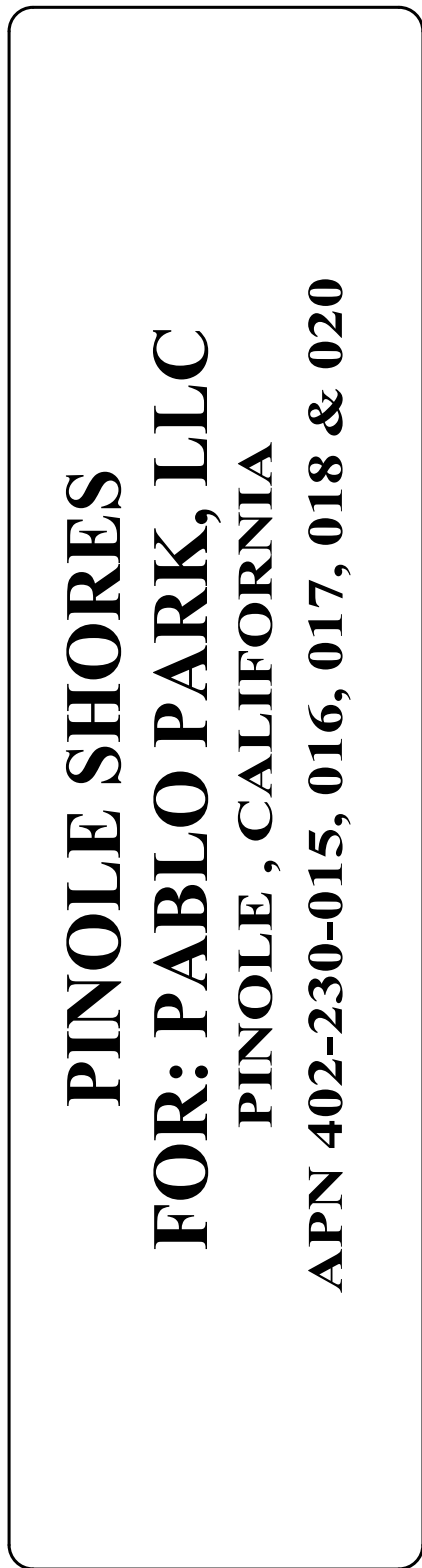


**HID**  
architects, planners

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| sheet                                                                                                |
| <br><b>E0.3</b> |



Re: Comments for Pinole Shores II

The following pages list the responses to the planning division comments for the Pinole Shores II Project described in the Development Services department provided below, dated February 20, 2024, in reference to the application for the above subject project. Revisions to the plans or responses to the comments that relate to the architectural drawings are in *blue italics* under the comment numbers in the following pages. The new plans that accompany these responses are dated 3/18/24 and represent our first resubmittal.

Sincerely,

Michael Wunderle  
Project Manager  
HDO Architects-Planners  
(925) 256-6042 ext. 19



DEVELOPMENT SERVICES DEPARTMENT  
Planning Division

February 20, 2024

GRP Shores, LLC  
C/o John Diemer  
2530 N. University Drive #848300  
Pembroke Pines, FL 33084

Re: Comments for Pinole Shores II Industrial Project.

Dear Mr. Diemer:

I am writing to you regarding the completeness of your application materials dated 11/22/2023 for the Pinole Shore II Industrial project located at 830-848 San Pablo Avenue. After reviewing your application materials, Staff has determined that your application is incomplete, and more information is needed for a complete application package. Staff has listed the Community Development Department comments in this document. Staff will have the remaining comments from the other departments (Police, Fire, Public Works, etc.) the week of February 26, 2024.

**Community Development Comments:**

CD-1: Page A2.1- should show the following:

1. Square footages should be listed on the building.

*Added office, main warehouse and mezzanine level warehouse viewing area square*



*footages to site plan.*

2. All of the stalls that are listed as compact need to have the C listed.

*Added 'C' designation to all spaces that are compact.*

3. All future EV parking stalls need to be listed as EV. The California Building Code lists the requirements for number of EV stall required.

Add to site plan. Do we need to show chargers?

*Added required EV ready spaces, EVCS spaces and accessible EVCS spaces to the site plan per the California green building standards code. Also added 11 CA/V spaces which are clean air vehicle / vanpool spaces.*

*Chargers and charging spaces at required EVCS accessible spaces are provided and located in compliance with the requirements of chapter 11B.*

*Additional accessible EVCS spaces were added to the site plan in addition to the required accessible spaces already provided.*

*EV ready and EVCS spaces added to parking count on sheet A1.1.*

*Revised parking counts, requirements, and provided spaces in table on sheet A1.1.*

*Revised parking legend and parking space designations shown on the site plan sheet A2.1*

4. The bike racks are referenced with note 146, however, there is no 146 listed on the plans of the location of the bike racks.

*Added area to site plan near main entrance and office area that shows parking area for 7 bicycle racks to comply with city requirements. Keynote 146 calls out the area on the site plan sheet A2.1*

5. This page needs to show the ADA path of travel from San Pablo Avenue to the project site.

*Added a path of travel leaving our site and continuing onto neighboring property on sheet A2.1. Reconfigured parking onsite to better accommodate the existing crosswalk where the existing path of travel terminates on neighboring property.*

*Modified detail 1/A5.1 to show the accessible path of travel offsite and the route it takes from our site, through the neighboring properties, and to San Pablo Avenue. This detail is now a complete diagram.*

CD-2 Page A2.1A- Should show the following:

1. All of the fire information will need to be updated to reflect the new Contra Costa County Fire Department requirements and code sections.

*Removed outdated conditions of approval from plan set.*

*Planning confirmed that conditions of approval can be made available in our plans when they are ready, but may be provided after the plans are deemed complete. Old conditions of approval that were shown in the plan set were provided by Pinole Fire department and related to the version of the project with 2 separate warehouses on site. Fire comments and review is now handled by*



*CCC fire and its is unclear if conditions of approval can be provided prior to planning review as the process with CCC fire review is new and still being worked out. We await fire department comments per CCC review.*

2. This page needs to show that all of the trucks can be put into place at one time. Staff needs to see all of the truck movements. You may need to add an additional page to show.

*Most extreme truck movements now shown on sheet A2.1a. 135' total pull out and maneuvering space for the trailer bays is provided and that is the industry standard. A new trailer maneuvering diagram was added to sheet A2.1A to show how the movements are derived. All turning arcs represent the most extreme size tractor and trailer legal in CA and are executable.*

3. The fire access lane needs to be consistent throughout the development.

*Added keynote 151 to sheets A2.1 and A2.1A to better describe the fire lane being provided onsite. Removed overall roadway width dimensions for clarity and added dimension calling out 20 min wide fire lane instead. Added red dashed lines to site plans on A2.1 and A2.1A to indicated were added to indicate edges of min. width of fire lane occur, Actual paved area always exceeds this minimum lane size. Also added min. turning radius dimensions to fire lane around the site. Turning radius of 28' inside 48' outside meets the requirements for the largest apparatus required by CCC fire.*

CD-3: Page A3.1- Should show the following:

1. The mezzanine level needs to show access availability as required by ADA law.

*Added labels to warehousing viewing area on sheet A3.1 and clarified that the space is not accessible to the public and is therefore not required to be wheelchair accessible. This space is not included as part of the office in the project calculations.*

2. The mezzanine level needs to be identified as open space, warehouse viewing area, if offices will be in the area. If you are using the mezzanine for office space, then square footages of those offices will be required.

*This space is not included as part of the office in the project calculations. It is an open warehouse viewing area that is counted towards the square footage of the general warehouse space. However, it is not intended for heavy storage.*

3. The Key Notes and Floor Plan Legend

*Key note legend is on sheet A3.1 towards the bottom of the sheet.*

CD-4 Page A3.2 - Should show the following:



1. Staff needs to see the particular skylight proposed.  
*Exact skylight spec image added to sheet A3.2.*  
*Solar panels and solar panel requirements also added to sheet A3.2*
2. Staff needs to know if the mechanical equipment is going on the roof. Also, if mechanical equipment is going on the roof, screening materials will need to be reviewed and approved.

*Added to keynote 32 description on sheet A3.2 that better explains that the rooftop HVAC equipment will be used for approx. 2500 SF office space. The rest of the warehouse will be unconditioned space. The rooftop parapet will completely screen the HVAC equipment and this is apparent in detail 20/A3.2.*

CD-5: Pager A4.1 - Should show the following:

1. Colors E & F are not shown in either legend or on the elevations itself. Keynote 34 calls out the color Metal Hollow and is not listed in legend of elevation colors. Keynote 35 states there is a decorative solid canopy, however, there is no illustrative of canopy (e.g. color, shape, size)

*Colors E and F have been removed from the color legend for clarify. Additional information has been added to the elevation keynote legend on A4.1 which better describes the materials and colors of the different elevation elements. The color legend is designed to designate the large colored areas which show up as colored in the elevations for A4.1 (mainly the paint colors rather than finishes of smaller elevation elements)*

2. The elevation does not show the differentiation of the parapet similar to the drawing on page A3.2.

*Dimensions added to parapets to show the lengths of each section of parapet as well as the height changes in the parapet. Elevations have been modified to show more variety in parapet height to comply with the three corridor specific plan.*

3. The photo quality has been improved. However, pursuant to the Three Corridor Specific Plan Public Realm Guidelines, rooflines shall not have more than 50ft runs without an interruption. Elevations will need to be changed in order to comply with the Specific Plan.

*Rooflines have been modified to meet the requirement of no single roofline exceeding 50' Elevations have been modified to show more variety in parapet height to comply with the three corridor specific plan.*

*Section from three corridors specific plan that was addressed:*

#### **ARCHITECTURE**

- a. Long, unbroken, horizontal roof lines are discouraged. Roof lines shall not run for more than 50 feet without interruption.



4. The only features that are shown on A4.1 and A4.2 has to do with the buildings. There is no articulation or rendering that measures the difference of the undulation of the buildings. There are no other architectural features shown on the plans (e.g., stamped concrete on the roads and/or sidewalks)

*Elevations have been modified along with the rendered elevations on sheet A4.2 to better show depth and more prominent concrete expansion joints.*

*Renderings have also been enhanced to better show building surface and plane differentiation.*

*Labels have been added to the elevation dimensions on sheet A4.1 that identify which elevation runs are skewed.*

*Rooflines have been modified to meet the requirement of no single roofline exceeding 50' Elevations have been modified to show more variety in parapet height to comply with the three corridor specific plan.*

*Elevation variety is achieved through color changes, windows, parapet height changes, expansion joints or screed line patterns in the walls.*

CD-6: Page A4-2 - Should show the following:

1. All trees shall be shown with at least 15 years of growth, consistent with view shed renderings.

*Since many of the trees are not close to mature height, staff agreed during meetings that showing the mature tree height is more appropriate to understand the final screening of the building overall future look of the site from the outside.*

CD-7: Page A5.1 - Should show the following:

1. At least one of the Site Photos shall have the building imposed to show the scale of the building located on the property.

*Rendering has been added to sheet A5.2 that shows the building model placed on the site for scale. A5.2 is a new sheet added to set and sheet A5.1 now includes existing site photos and the accessible path of travel to San Pablo ave. Sheet A5.2 has a new aerial perspective view of the site with the building and site features shown. The sheet also shows an enhanced 2D aerial site plan with the landscape plan imposed on the site for reference.*

CD-8 Page A6.1 - Should show the following:

1. There needs to be a timeframe for this photo. With the last project we used 10-15 years to show the full foliage of the trees.

*Since many of the trees are not close to mature height, staff agreed during meetings that showing the mature tree height is more appropriate to understand the final screening of the building overall future look of the site from the outside.*

2. The view of the site plan needs to be included into the neighborhood plan to show where the views were taken and to enlarge the photos.



*Site plans and view arrows have been adjusted for better accuracy and clarity to correspond with the rendered views. An improved aerial rendered top down 2D site plan that shows the building and surrounding landscape plan has also been updated on sheet A5.1, new sheet A5.2 and sheet A6.1.*

CD-9 Page CI.OD - Should show the following:

1. The old Parcel Map needs to be removed and replaced with the new Parcel Map showing the Parcel One.

New parcel map in process of getting signatures. Will need to be updated in civil plans.

*As requested, The new, unrecorded, Parcel map information replaced the current legal description information, as shown on the title report.*

CD-10: Pages C2.01 and C2.02 - Should show the following:

1. The plan does need to show grading lines.  
Civil to argue this point.

*This item was discussed and agreed that this level of detail is inappropriate for Preliminary Design Plans, during our zoom meeting with Planning Manager on Feb. 27, 2024.*

2. The surface legend needs to match the drawings and illustrations.

*Revised as requested.*

3. The plan should show the existing association drainage as well as the utilities lines for your project.

*The original "Parcel Exhibit" sheet C1.0, was replaced with "Existing Conditions" sheet, and clearly depicts all existing utilities, as desired.*

4. The Storm Water Control Plan should show that all of the impervious services can be drained and that there is no overage identified on the site.

*This item was discussed and agreed that we are treating all onsite impervious surfaces, during our zoom meeting with Planning Manager on Feb. 27, 2024.*

CD-11: Page C3.01 – Should show the following:

1. The plan needs to show the location of the associations facilities as well as your new facilities.

*The original "Parcel Exhibit" sheet C1.0, was replaced with "Existing Conditions" sheet, and clearly depicts all existing utilities, as desired.*

2. The plan needs to show that none of your project's drainage is not flowing into your facilities and your project is not draining into there drainage facilities.

*We redesigned the new SD system to ensure that it is a "stand alone" system, and will not be conveyed into the existing system. It was also*



*discussed that the existing SD system and treatment vault were designed to handle full development on this site, per AM West plans in 2007.*

3. The Plan should indicate the size of lines needed for the drainage of this project.

*This item was discussed and agreed that this level of detail is inappropriate for Preliminary Design Plans, during our zoom meeting with Planning Manager on Feb. 27, 2024*

CD-12 Page C3.02 - Should show the following:

1. The plan should show the proposed line size needed for this project.

*This item was discussed and agreed that this level of detail is inappropriate for Preliminary Design Plans, during our zoom meeting with Planning Manager on Feb. 27, 2024*

CD-13: Page C3.03 - Should show the following:

1. The plan needs to show the proposed line sizes for both the water lines and the fire water line.

*This item was discussed and agreed that this level of detail is inappropriate for Preliminary Design Plans, during our zoom meeting with Planning Manager on Feb. 27, 2024*

2. All other reviews and comments regarding water utilities will be completed by East Bay Municipal Utility District.  
*Agreed.*



**CD-14: Page L-1- Should show the following:**

1. The plan needs to have an information box showing the landscape requirements as required by Section 17.44.060 (L) of the Pinole Municipal Code.

*Municipal Code requirement has been added, please see sheet L-1.*

2. The plans did not note that the lot was cleared of any trees. Are there trees in the open space area are going to remain? If any of the trees in the open space area are going to be removed, it needs to be shown on a new sheet.

*There are no existing trees on site, a note has been added, please see sheet L-1.*

3. The plan needs to show the number of particular plants that are being used within the landscape plan (e.g. 25 5-gals Agave Weberi)

*Plant quantities have been added, please see sheet L-1.*

**CD-15: Page L-1.1- Should show the following:**

1. This plan should be labeled conceptual tree planting plan.

*Plan has been renamed, please see sheet L-1.1.*

**CD-16 Page L-8 - Should show the following:**

1. The plans need to show the WELO information for the landscaping requirements including water allotments for each of the hydro-zone areas.

*Hydrozone map and WELO calculations have been provided, please see sheet L-5.*

**CD-17 Page EO.1- Should show the following:**

1. The light arrays do not carry to the property lines. They only carry to the end of the road. The plan needs to show that there is no light spillage onto adjoining properties.

*Foot candles have been added at and past the property line*

2. The plan needs to show all of the lighting standards (e.g. bollard lights, pole lighting, etc.)

*Lighting standards have been added to new sheet E0.2 and pole standards have been added to new sheet E0.3.*

**END OF COMMENTS.** Comments reflect all city or 3<sup>rd</sup> party review comments that have been received by client and HDO as of 3/18/24. Please use this most recent submittal for all review action and activity.





# Memorandum

**TO:** PLANNING COMMISSION MEMBERS

**FROM:** David Hanham, Planning Manager

**SUBJECT:** Pinole Shores II, 830-848 San Pablo Avenue

**DATE:** June 10, 2024

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Owner</b>                    | City of Pinole<br>2131 Pear Street<br>Pinole, CA 94564                                                                                                                                                                                                                                                                                                                                          |
| <b>Applicant</b>                         | GRP Shores, LLC<br>J Diemer<br>2350 N. University Drive #848300<br>Pembroke Pines, FL 33084<br><br>Herdman Architecture & Design<br>16201 Scientific Way<br>Concord, CA 94520                                                                                                                                                                                                                   |
| <b>File</b>                              | Planning Application PL23-0080<br>Comprehensive Design Review (CDR) DR 23-12<br>Conditional Use Permit (CUP) Application 23-05                                                                                                                                                                                                                                                                  |
| <b>Request</b>                           | Comprehensive Design Review and Conditional Use Permit to develop a project consisting of construction of a tilt up wholesale distribution and warehouse buildings with accessory office space for a total of 116,730 square feet of warehouse and approximately 4,996 square feet of office floor area, as well as site preparation of the vacant 7.37-acre site and consolidation of parcels. |
| <b>Location</b>                          | 836-848 San Pablo Avenue, Pinole CA 94564                                                                                                                                                                                                                                                                                                                                                       |
| <b>Assessor Parcel Number(s)</b>         | 402-230-015, 402-230-016, 402-230-017, 402-230-018, and 402-230-020                                                                                                                                                                                                                                                                                                                             |
| <b>Total Area</b>                        | 7.37 acres/321,020 sf                                                                                                                                                                                                                                                                                                                                                                           |
| <b>General Plan Land Use Designation</b> | SSA, Service Sub Area                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Specific Plan Sub-Area</b>            | SSA, San Pablo Avenue Corridor /Service Sub-Area                                                                                                                                                                                                                                                                                                                                                |
| <b>Zoning Classification</b>             | OIMU, Office Industrial Mixed-Use                                                                                                                                                                                                                                                                                                                                                               |
| <b>Review Authority</b>                  | <b>Comprehensive Design Review</b> - Planning Commission – Pinole Municipal Code (PMC) §Table 17.10.060-01; <b>Conditional Use Permit</b> – Planning Commission – PMC § Table 17.10.060-01;                                                                                                                                                                                                     |



**BACKGROUND**

In July of 1999, the Pinole Redevelopment Agency (the "Agency") adopted an Economic Development Strategy Plan. The Plan focused on blighted parcels along San Pablo Avenue that could be used to strengthen the City’s Industrial Park. The Plan identified the subject site at 836-848 San Pablo Avenue, the former Anthony Auto Wreckers site, as a site for future redevelopment. The project area is bordered to the south by the Pinole Shores I project, which includes two light industrial buildings, a building that is used for ancillary commercial uses (a restaurant, a commercial kitchen for small business and catering, and a gym). It is bordered to the east by an existing materials yard, to the north by the BNSF Railroad and Bay Trail, and to the west by existing residential developments. The Pinole Shores I project is also located on the original Anthony Auto Wreckers site. Upon purchase of the site, the Agency undertook environmental clean-up due to the prior use. Upon completion of the clean-up, in 2002, the Agency received a Covenant and Environmental Restriction from the California Regional Water Quality Control Board that restricts the use of the site to industrial, commercial or office use. See **Figure 1** for proposed project location and surrounding area.

**Figure 1: Project Location**



In April of 2005, the Agency approved a Disposition & Development Agreement (DDA) with the Panattoni Development Group for the development of the Pinole Shores Business Park at 836-848 San Pablo Avenue. The project was designed to provide ownership opportunities for small businesses owners by creating approximately 149,871 square feet of light industrial, businesses condominiums that could be used for manufacturing, office, warehousing, wholesale distribution, and retail purposes.



In 2006, Pinole Shores I started construction on four buildings identified as 806, 812, 818 and 824 San Pablo Avenue. Each of these addresses have multiple suites due to condominiums maps that were approved for the four buildings. As the buildings were being built for Pinole Shores I, the developer started the financing process the Pinole Shores II project.

In March of 2007, the City and Panattoni Development Company entered into a new DDA for the construction of the Pinole Shores II project. In 2008 there was a collapse in the real estate market – for both commercial and residential real estate. At that time, the Panattoni Development Company determined that the proposed Pinole Shores II project was no longer financially feasible and decided not to purchase the remaining 7.37 acres that was to comprise the Pinole Shores II project. The City and Panettoni subsequently terminated the existing DDA.

On May 28, 2019, the City entered into an Exclusive Negotiating Agreement with General Realty CE, LLC to purchase the property at 836-848 San Pablo. The negotiations resulted in the execution of a DDA with GRP Shores, LLC, (the “Applicant”) an affiliate of General Realty, on May 9, 2022. Certain terms and conditions of the DDA include the City obtaining the necessary easements needed from EBMUD and the Pinole Shores 1 existing project in order to access surface and underground areas needed for the development of the new proposed project. In addition, the Applicant is required to obtain the entitlements necessary to construct the proposed project prior to closing on the property.

In January of 2022, the Applicant submitted a Development Application for a Comprehensive Design Review, and a Parcel Map. In April of 2022, the Applicant submitted a Development Application for a Conditional Use Permit. The purpose of these applications was to construct two-tilt-up buildings totaling 117,943 square feet, a parcel map to consolidate the parcels from five to one, and to allow for a wholesale distribution and reduced parking at the project site. On May 8, 2023, the Planning Commission approved Resolution 23-04 approving a Conditional Use Permit, Comprehensive Design Review, Parcel Map consolidating 5 parcels into one, and a Notice of Exemption for California Environmental Quality Act, (CEQA) compliance.

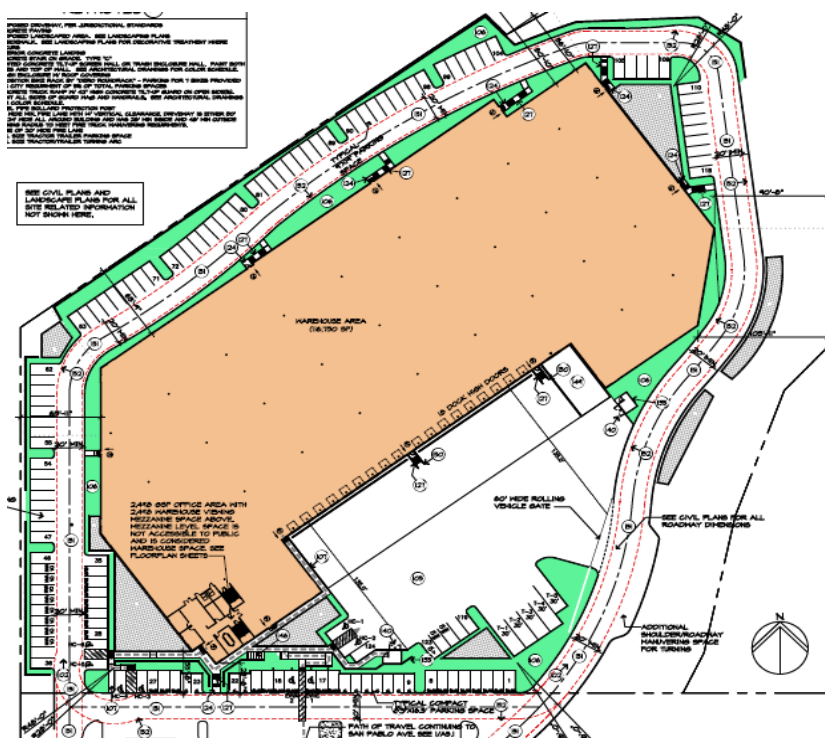
In November of 2023, the Applicant submitted a Development Application for a Comprehensive Design Review and Conditional Use Permit for the purpose of building one tilt-up building totaling approximately 121,726 square feet (116,730 sf of warehousing, 2,498 sf of office space, and 2,498 sf mezzanine within the building), the ability to have wholesale distribution, and reduced parking.



## PROJECT DESCRIPTION

The proposed project has three major components: Comprehensive Design Review, a Conditional Use Permit, and a Parcel Map. The Comprehensive Design Review will review the design of the building, the landscape and parking plan, and overall consistency with the Pinole Shores I project. The Conditional Use Permit will review will determine if wholesale distribution will be allowed at the project site and if a reduction of parking may be granted. The Parcel Map will review the consolidation of five existing parcels through a Parcel Map into one parcel. See **Figure 2** for the proposed site plan and landscaping for the new development.

Figure 2 Site Plan



The project would construct one new 43-foot-high “tilt-up” building. Tilt-up construction refers to a series of concrete panels which are poured into forms on the ground and then tilted up into place to comprise a building's exterior walls. The project proposes a total of 116,730 square feet of warehouse area, 4,996 square feet of office space. The project also includes the installation of parking, lighting, landscaping, and other ancillary improvements to accommodate the proposed development. A more detailed landscape plan is outlined in **Exhibit C** of this report.

### Uses and Layout

The one Building will be located in the middle of the property facing northeast to southwest as stated above will contain 116,730 square feet of warehouse/research/development/industrial space and 2,498 square feet of office space. The Building will have roll-up doors and parking for 18 trucks at the loading



docks. The building will also have the 2,498 square feet of office space on the ground floor and 2,500 square feet on a mezzanine level. The ground floor office spaces in each building will have a conference room, two private offices, a kitchen area, and four bathrooms, two of which are accessible from the office and two from the warehouse area. Each building contains two staircases, one internal to the office space and connects the ground floor with the mezzanine, and the other within the warehouse space providing a connection from the warehouse floor to the mezzanine level.

### Parking

The project site will be improved with a 20-foot-wide exclusive access road which will extend from the southeast corner of the site along the perimeter of the building footprint to the southwest corner of the site. Through access will be provided from existing driveways at the adjacent Pinole Shores Business Park. Access easements will be established to formalize access to the project site through the Pinole Shores Business Park.

The project includes 132 head-in parking spaces with dimensions of nine feet wide by 19 feet deep for passenger vehicles on the periphery of the site, surrounding the new structures. Of the 132 parking spaces, eight will be ADA accessible and four will be clean-air carpool/vanpool spaces. Pursuant to Bay Area Air Quality Management District (BAAQMD) requirements, 19 of the parking spaces be electric vehicle charging spaces, and 38 spaces be charger ready (with infrastructure installed for future charging). There will be 23 trailer spaces (5 trailer parking spaces and 18 truck loading and unloading spaces at the loading docks. These spaces are equipped with two dock-high roll-up doors.

### Accessibility

A pedestrian sidewalk is proposed to provide a connection between the new building and the Pinole Shores Business Park.

The project will install 2 Dero Roundrack at the front entrance of Building One and Building Two. The racks for both building will allow for 8 bike parking spaces, four bikes at Building One and four bikes at Building Two. It should be noted bike parking is not required for industrial pursuant to Section 17.48.120 (B) of the Pinole Municipal Code.

The West Contra Costa Transit Authority (WestCAT) serves the project site. The nearest westbound bus stop is located on San Pablo Avenue adjacent to the Pinole Shores Business Park frontage, and the nearest eastbound bus stop is located across the street at the intersection of San Pablo Avenue and Meadow Avenue.

### Landscaping

The applicant is proposing a full-scale preliminary landscape and irrigation plan for this project. The Preliminary Landscape and Irrigation Plan outlines trees, shrubs, ground cover over the project area. The preliminary landscape and irrigation plan on pages L1.00 – L4.00 (Exhibit C) outlines the landscaping requirements as outlined in Chapter 17.44. Landscaping. for this project. Pursuant to Section 17.44.030 final landscape plans are required and are listed in Conditions of Approval 52.

The project will install a sidewalk is proposed to provide a connection between Building Two and the Pinole Shores Business Park.



## Development Standards

**Table 1** compares the proposed project with the required development standards under Chapter 6 of the Three Corridors Specific Plan and in PMC §17.24.030 and 17.48.050. The table shows that a CUP is required for wholesale distribution at the site.

**Table 1. Development Standards**

| Development Standard   | Code Requirement                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Proposal for Pinole Shores II Development                                                                                                                                                                                                                                                                                                                                                                                       | Complies?                          |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Setbacks</b>        | PMC- Table 17.24.020-1/Three Corridor Specific Plan -                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |
| <b>Front</b>           | 0-5 feet                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 20 feet                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                |
| <b>East Side</b>       | 10 feet                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 64 feet                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                |
| <b>West Side</b>       | 10 feet                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 91 feet                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                |
| <b>Rear</b>            | 0-15 feet                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 66 feet                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                |
| <b>Building Height</b> | 4 stories/ 50 feet PMC -Table 17.24.020-1 /Three Corridor Specific Plan Table 6-3                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 story/40 feet                                                                                                                                                                                                                                                                                                                                                                                                                 | Yes                                |
| <b>Parking</b>         | <p>PMC §17.48.040: Warehousing, Wholesaling, Research, and Other Industrial: 1 Space/1,000 sf of gross floor area, plus 1 space for every 4 employees, and 2 loading spaces</p> <p>Offices, Business and Professional, including medical: 1 Space/250 sf of gross floor area.</p> <p>PMC §17.48.110: Loading Space: 1 Space/10,000 sq ft, plus 1 space for additional each 40,000 sq feet</p> | <p><u>Total Required:</u><br/>137 spaces required, plus 1 space for every 4 employees and 4 loading spaces.</p> <p><u>Details</u></p> <ul style="list-style-type: none"> <li>- Warehouse/ Wholesale/ Research/ Other Industrial space = 117 parking spaces</li> <li>- Employee Fractional: 1 space for every 4 employees<sup>1</sup></li> <li>- Office/ Mezzanine (4,996 sf) = 20 parking spaces</li> <li>- Loading spaces; 4 spaces</li> </ul> | <p><u>Total Provided:</u><br/>132 total parking spaces.<br/>5 loading spaces</p> <p><u>Details:</u></p> <ul style="list-style-type: none"> <li>- Warehouse/ Wholesale/ Research/ Other Industrial space: 117 spaces provided.</li> <li>- Employee fractional: undetermined, as an end-user has not been identified.</li> <li>- Office/ Mezzanine: 5 15 spaces provided.</li> <li>- Loading spaces: 5 spaces provided</li> </ul> | No, a CUP is required <sup>2</sup> |

<sup>1</sup> Number of employees unknown at this point in time as an end-user has not been identified.

<sup>2</sup> The project is deficient by 5 spaces of the 20 spaces required for the office portion of the use. Additionally, the project does not meet the additional fractional requirement of 1 space per every 4 employees. A CUP is requested to waive these requirements for parking.

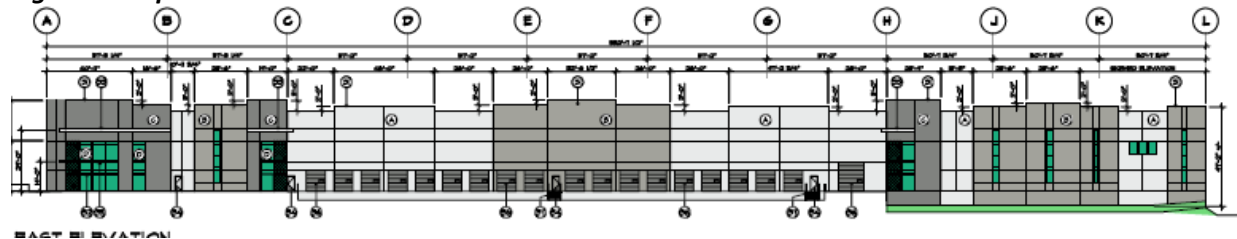


| Development Standard | Code Requirement                                                                                                                                                                                                            |  | Proposal for Pinole Shores II Development                                 | Complies?                                                                                    |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Landscaping</b>   | PMC §17.44.050 General Landscape Development Standards<br><br>PMC §17.44.060 Special Landscape Requirements<br><br>Applicable: PMC §17.44.060. F. On-Site Pedestrian Pathways.<br><br>PMC §17.44.060. L.3 Parking Lot Shade |  | Pages L1.0 through L4.0 outlines the landscape requirements in 17.44.050. | Yes, the applicant has prepared a landscape plan in accordance with Chapter 17.44 of the PMC |

### Overall Design

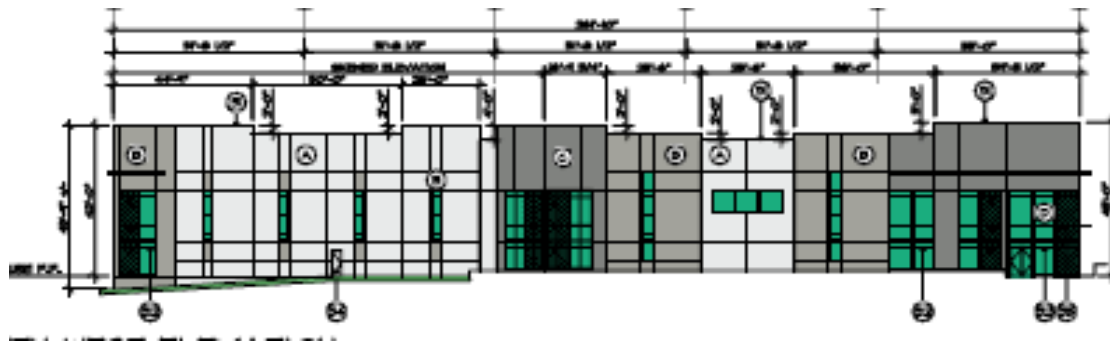
The structure is composed of concrete tilt-up wall panels with a similar color scheme and fenestration pattern. With respect to the color palette, the applicant proposes metallic white, light grey, dark grey with stamped concrete. With respect to the windows, the applicant proposes medium performance green reflective glazing with clear anodized mullions windows throughout both buildings. **Figures 5 through 8** show the proposed design of the completed project.

**Figure 5 Proposed Southeast Elevation**

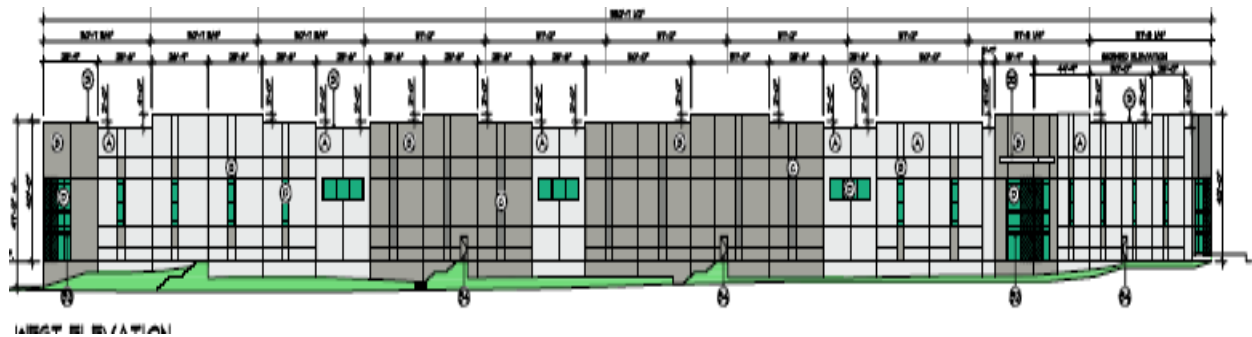




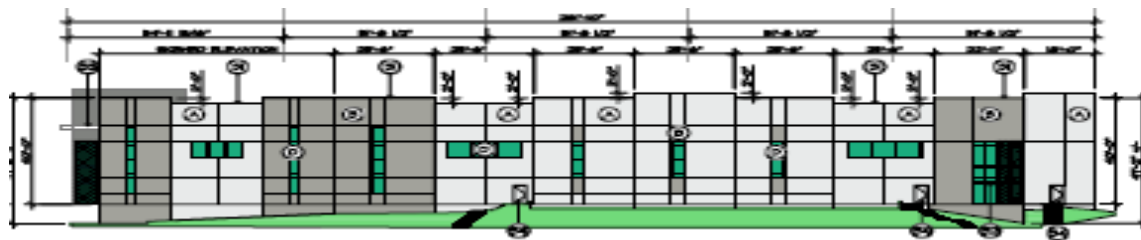
**Figure 6: Proposed Southwest Elevation**



**Figure 7: Proposed Northwest Elevation**



**Figure 8: Proposed Northeast Elevation**



### Required Land Use Approvals

Entitlements and approvals required for the project include Comprehensive Design Review, a Conditional Use Permit, and a California Environmental Quality Act (CEQA) determination. Pursuant to PMC Table 17.10.060-1, the Planning Commission has approval authority of the Comprehensive Design Review, Conditional Use Permit, and CEQA determination. It should be noted that the Council has *de novo* approval authority of the entitlements on a timely filed appeal of the Planning Commission's decision.

### Ad-Hoc Committee Review

The Planning Commission's Ad-Hoc Committee provided feedback on design treatments for the original design on May 5, 2022, for the original project that was approved by the Planning Commission on May 8, 2023. This feedback resulted in architectural revisions which added more details and interest to the buildings. Comments from the Ad-Hoc Committee are summarized below with the status noted in *italics* below the comment. Since the new project's use and impacts were similar to those that were reviewed prior, Staff carried over these comments for the use of the new building.



1. Consider the building design to add a mixture of colors consistent with Pinole Shore I and eliminate the box style development.
  - *Based on the anticipated use of the buildings, the Applicant was unable to revise the box style of the buildings. However, the Applicant added assorted colors to the building to be consistent with Pinole Shores I. The applicant also added two-foot undulations for every 50 feet, consistent with the Specific Plan, which helps to break up building massing.*
2. Consider use of native tree species as much as possible.
  - *The Applicant will consult with the arborist, and a condition of approval (COA) No. 52 has been included in the draft resolution which would require the inclusion of more native trees where possible.*
3. Ensure adequate lighting but minimize spillover light.
  - *Preliminary lighting fixture details are included the plans, and a condition of approval (COA No. 41 has been included in the draft resolution that would require the project to comply with Chapter 17.46 of the City's Municipal Code Lighting standards, which address levels of illumination.*
4. Consider adding a traffic signal at the main entrance of Pinole Shores I and San Pablo Avenue. After reviewing this consideration from the Ad-Hoc Committee and the new use of the project, the Applicant will be completing the following:
  - *After collaborating with the Department of Public Works, the applicant's traffic engineer and the environmental consultant, the developer agreed to make the following off-site improvements:*
    - a. *Construct a traffic signal at the intersection of Meadow Avenue and the most eastern driveway of the Pinole Shores Industrial. Figure 4 shows the conditions of past recommendations as well as the traffic signal recommendation.*
5. Sustainability of the building, including solar panels, EV (electric vehicle) parking, all electric buildings.
  - *The applicant is proposing to install 19 EV parking stalls, 38 EV ready stalls, incorporate sky lights and solar panels on the roofs, as well as make the buildings all electric. In the future, solar paneled covered parking could be installed where applicable with the approval of a building permit. Staff is requiring the applicant to submit a parking plan within the Parking Management Plan (COA No. 36) showing placement of the 19 charging stations and conduit for the additional locations consistent with the Bay Area Air Quality Management District.*



**Figure 4 Transportation Recommendation**



## **ANALYSIS**

The project has been reviewed for consistency with the City’s General Plan, the Three Corridor Specific Plan, and the Zoning Ordinance. As part of the consistency evaluation, the Planning Commission is required to make specific findings and other considerations consistent with Chapters 16.12 (Tentative Maps) and 17.12 (Entitlements) of the PMC in order to approve the Comprehensive Design Review, Conditional Use Permit, and Parcel Map. The following discussions expand on elements considered in the determination of consistency with findings.

### **General Plan Consistency**

The property located at 836-848 San Pablo Avenue has a General Plan Land Use Designation of “SSA” (Sub-Service Area). The SSA designation is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investments and additional development. Each Service-Sub Area has a different emphasis. San Pablo Avenue Corridor SSA is intended to preserve land for manufacturing and industrial uses, particularly “green industry.” A limited amount of general office, retail and residential uses may be permitted where they will not conflict with the principal industrial uses in the area.

### **POLICIES**

The project helps to implement policies within different elements of the General Plan including the Community Character Element, Land Use and Economic Development Element, Circulation Element, Health and Safety Element, and the Sustainability Element. The policies below are a partial list of the most relevant to the project.

### **Community Character Element**

**POLICY CC.1.1** All new development and redevelopment shall adhere to the basic principles of high-quality urban design and architecture including, but



not limited to, human-scaled design, pedestrian orientation, and interconnectivity of street layout, siting buildings to highlight important intersections, entryways, focal points, and landmarks.

**POLICY CC.1.2** Require all new development to incorporate high-quality site design, architecture and planning to enhance the overall quality of the built environment in Pinole and create a visually interesting and aesthetically pleasing town environment.

**POLICY CC.1.5** Encourage project compatibility, interdependence, and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, transit options, shared parking, landscaping, public spaces, and the orientation and design of buildings.

### **Land Use and Economic Development Element**

**POLICY LU.3.3** Require design review of commercial and industrial projects to ensure compatibility with adjacent or nearby land uses, including intensity, access, internal circulation, visual characteristics, noise, odors, fire hazards, vibrations, smoke, discharge of wastes and nighttime lighting.

**POLICY LU.7.1** Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.

**POLICY LU.7.3** Continue to strive for a balance between the number of jobs in the Pinole Planning Area and the number of housing units available for workers by encouraging and supporting policies and programs, mixed-use projects which provide both housing and employment opportunities, and the development of affordable housing.

**POLICY LU. 7.5** Ensure that new and existing developments can be adequately served by municipal services and facilities in accordance with City standards. New projects which require construction or expansion of public improvements shall pay their fair share of the costs necessary to improve or expand infrastructure to serve them, including street improvements, parks, water storage tanks, sewer and water service, and other public services.

### **Circulation Element**

**POLICY CE.1.1** Encourage strategic growth that concentrates future development along Pinole's three primary transit corridors (San Pablo Avenue, Appian Way, and Pinole Valley Road).



|                        |                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>POLICY CE.1.4</b>   | Encourage maximum utilization of the existing public transit system and alternate modes of transportation in Pinole.                           |
| <b>POLICY CE.1.2</b>   | Coordinate development of the circulation system with sustainable land use planning.                                                           |
| <b>POLICY CE.6.1</b>   | Encourage the use of carpooling and vanpooling to maintain an acceptable LOS on city streets and I-80.                                         |
| <b>POLICY CE.6.2</b>   | Implement transportation demand management strategies in conjunction with land uses in order to prevent future traffic congestion in the city. |
| <b>Action CE.7.2.2</b> | Require provision of adequate, convenient, and secure bike parking in conjunction with private development.                                    |
| <b>POLICY CE.8.1</b>   | Require development to provide pedestrian walkways that are safe, interconnected, and accessible by all members of the community.              |

#### **Health and Safety Element**

|                      |                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>POLICY HS.6.1</b> | Promote and encourage walking and bicycling as viable forms of transportation to services, shopping, and employment. |
| <b>POLICY HS.7.3</b> | Reduce the transport of runoff and surface pollutants off site.                                                      |

#### **Sustainability Element**

|                      |                                                                                                                                                                                                                                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>POLICY SE.3.4</b> | Reduce GHG emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.                                                                                                                                                   |
| <b>POLICY SE.4.1</b> | Explore and promote opportunities for the City's use of sustainable energy sources (e.g., solar, wind, biomass, tidal energy generation, methane, geothermal, and hydropower).                                                                                                                           |
| <b>POLICY SE.4.3</b> | Pinole will promote and require renewable energy generation and cogeneration where feasible and appropriate.                                                                                                                                                                                             |
| <b>POLICY SE.4.5</b> | Pinole will continue to promote and support and require, where appropriate, the development of solar energy.                                                                                                                                                                                             |
| <b>POLICY SE.7.4</b> | In order to reduce vehicle miles traveled and traffic congestion, new development within 1,000 feet of an existing or planned transit stops should be designed to encourage the usage of public transit and minimize the dependence on the automobile through the application of site design guidelines. |



**Action SE.8.7.3** Require new commercial, multi-family residential, and mixed-use development to provide secure bicycle parking.

**Staff Comment:** The project is consistent with the General Plan, as demonstrated by the highlighted policies above. The project features high quality architectural design with internal aesthetic and functional connections between the new development and existing development. The project proposes infill development that realizes potential within the existing property to create new opportunities that expand industrial uses. As new construction, the project would be required to comply with current green building standards under the California Building Code, which include energy efficiency standards in buildings, compliance with solar requirements, and electric vehicle (EV) capable infrastructure. By constructing the building in manner proposed by the applicant, the project is consistent with current standards to manage stormwater runoff and intake to existing stormwater facilities. Additionally, new landscaping areas and plantings are proposed on site which creates parking lot shading. The new landscaping will be drought resistance and comply with current State-mandated water efficient standards.

#### **Specific Plan and Zoning Consistency**

The Pinole Shores II project is in the San Pablo Avenue Corridor of the Three Corridor Specific Plan. The project is in the service sub-area (SSA) and has a Specific Plan Land Use/Zoning Designation of Office Industrial Mixed-Use (OIMU). See **Figure 9** for a map of the Specific Plan and Zoning designation. The intent of OIMU under the Specific Plan is to allow a wide range of office and light industrial development. This designation is intended for office and light industrial uses with supporting retail and service uses. The predominant use allowed is office and/or light industrial. Retail must be ancillary to the principal industrial activity of the property and cannot exceed 10% of the total usable floor area. Public and quasi/public uses (community centers, public library, city hall, parks and other community-serving uses) are permitted.

At this time, the applicant does not have an end-user identified for this project. However, the applicant has indicated the building will be used primarily used for warehousing and distribution use, and wholesale distribution.

The project is consistent with the following Economic Development Strategy, Land Use, and Circulation Policies in the Specific Plan:

#### **POLICIES**

**Land Use Policy 5.** Support existing viable uses while encouraging a new mix of uses.

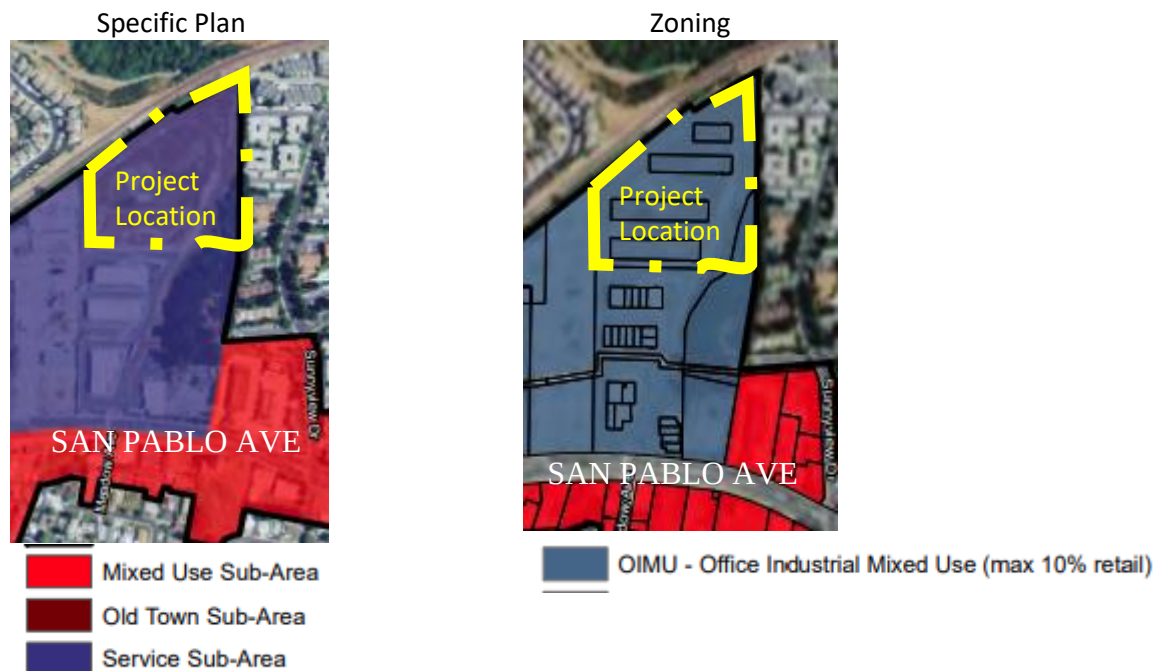
**Land Use Policy 6.** Actively promote the “revitalization” of underutilized land.

**Circulation Policy 7.** The City will ensure that there are clear rights-of-way for safe passage of pedestrians and bicyclists using San Pablo Avenue, Pinole Valley Road, and Appian Way

**Economic Development Strategy (San Pablo Avenue Corridor).** Support economic development that will bring more housing, retail, and employment to the community.



**Figure 9 Specific Plan Designation and Zoning**



**Staff Comment:** Based on the policies listed above from the Specific Plan, the project is consistent with the Specific Plan. The property is identified as Opportunity Site #5 in the Specific Plan, where light industrial uses were identified as a potential example of future development and office industrial mixed use would be desired. Additionally, the Specific Plan identifies that Green Industry is a permitted use by right in the OIMU designation. The project includes construction of a new light industrial building.

With the new construction of the building, the leasable space would be approximately 121,766 square feet upon completion of the project. (see **Table 2**).

**Table 2: Total/Leasable Square Footage Proposed**

| Square Footage   | Warehouse/<br>Wholesale/ Research/<br>Other Industrial | Office     | Total<br>Footage | Square<br>Footage |
|------------------|--------------------------------------------------------|------------|------------------|-------------------|
| Pinole Shores II | 116,730 (96%)                                          | 4,996 (4%) | 121,726 (100%)   |                   |

### Comprehensive Design Review Findings

In order to approve the Comprehensive Design Review, the Planning Commission must find for each of the required Comprehensive Design Review findings. Each finding is listed below followed by staff comment and conclusion.

*1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city.*



**Staff Comment:** As stated above in this report, General Plan and Specific Plan goals and policies have been identified to satisfy consistency with the project. The project is compatible with the applicable zoning development standards for the project as shown in **Table 1**, and as otherwise permitted for provision of warehouse, research and development, distribution, and wholesale distribution.

**Staff Conclusion:** Based on the discussion above, the proposed project is consistent with the General Plan, Three Corridor Specific Plan, and the City of Pinole Zoning Ordinance,

*2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.*

**Staff Comment:** As part of the environmental component of project a Traffic Impact Study and a Vehicle Miles Traveled Analysis were conducted. Both studies showed that the traffic impacts were less than significant impact and will not create conflicts with implementation measures outlined in the document

**Staff Conclusion:** Based on the discussion above, the proposed project with not create conflicts with vehicular, bicycle or transportation modes of circulation.

*3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and applicable specific plans.*

**Staff Comment:** As shown on page A2.1 of the March 18, 2024, project plan set (**Exhibit C**), the proposed building is place strategically to complement existing Pinole Shore I buildings. The plans also show that the primary areas for distribution activity are shielded from existing residential units to the east and west of the project. All proposed lighting has been located such that none of it leaks to adjacent parcels and is consistent with the existing Pinole Shore I project.

As stated above, this project meets General Plan and Specific Plan consistency. The opportunities for landscaping and open space are limited on the property, however the project proposed landscaping areas consistent with the existing Pinole Shores I project. The landscape plans indicate that the landscaping area on the property frontage will be maintained. Landscaping strips and pockets have been placed around the property while maintaining adequate room for parking and circulation. Pages L1.00 through L4.00 of the design package dated September 14, 2022 (**Exhibit C**) outline the conceptual landscape plan with potential tree, shrub and ground cover choices that are drought tolerant and well-suited to Pinole's climate.

**Staff Conclusion:** Based on the above discussion, the project would be compatible with and complement the existing surrounding environment and ultimate character of the area.

*4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.*



**Staff Comment:** This finding is not applicable to due to this project not having a residential component.

**Staff Conclusion:** The finding is not applicable.

In conducting comprehensive design review, the Planning Commission must reflect on the following considerations. Each consideration is listed below followed by staff comment and conclusion.

*1. Considerations relating to site layout, the orientation and location of building, signs, other structures, open spaces, landscaping, and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties.*

**Staff Comment:** The Development Package dated March 18, 2024 (**Exhibit C**), as well as the assessment of the project in this report, demonstrates that the project has been designed to consider all of the development features applicable to the project site and surrounding properties. The proposed development meets the applicable standards for the land use and zoning for the location.

**Staff Conclusion:** Based on the discussion in the staff report and the design package dated March 18, 2024. (**Exhibit C**), the site layout and other design features in relation to the physical characteristics of the site and surrounding properties have been considered.

*2. Considerations relating to traffic, safety, and traffic congestion, including the effect of the development plan on traffic conditions on abutting streets, the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development.*

**Staff Comment:** As part of the environmental component of the project a Traffic Impact Study and a Vehicle Miles Traveled Analysis were conducted. Both studies showed that the traffic impacts were less than significant impact and will not create conflicts with implementation measures outlined in the document. Conditions of Approval ENV – COA No. 113 outlines mitigations that will be required for this project.

The project proposes transportation demand management strategies. The design of the building allows for separation between the distribution component and the office component, which alleviates conflict between large delivery trucks and employee's vehicles. The design of the project also complements the existing Pinole Shores I project so that the parking spaces between the two buildings can be shared and allow for pedestrian access.

**Staff Conclusion:** As documented in this report, the traffic impact analysis for this project and the proposed project design addresses and considered traffic, safety, traffic congestion and the effect of the development on traffic conditions. The project includes appropriately designed vehicle and pedestrian entrance, exits, driveways and walkways.

*3. Considerations necessary to ensure that the proposed development is consistent with the general plan and all applicable specific plans or other city plans, including, but not limited to, the density of residential units.*



**Staff Comment:** This finding is not applicable to this project due to the project not proposing any residential development.

**Staff Conclusion:** This finding is not applicable for this project.

*4. Considerations relating to the availability of city services, including, but not limited to, water, sewer, drainage, police, and fire, and whether such services are adequate based upon city standards.*

**Staff Comment:** The City sent communications to all of the City departments as well as EBMUD for input on availability of city services. Based on preliminary comments received of available utility information, this project has availability of water, sewer, drainage, police, and fire service.

**Staff Conclusion:** City services are available and adequate to serve the site. Also, the developer will pay impact fees and construct improvements to augment city services for this project.

### Conditional Use Permit

Wholesale Distribution Use. At this time, the applicant does not have an end-user identified for this project. The applicant has indicated the buildings will be used primarily used for warehousing and distribution use, and/or wholesale distribution. Wholesaling and distribution are a use that is only allowed at the project site with the approval of a CUP.

Wholesaling and Distribution is listed in Table 17.20.030-1 in PMC § 17.20.030 as requiring a CUP in the OIMU Zoning District. Furthermore, Wholesaling and Distribution is defined by PMC §17.22.020. (H) as:

*Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers, and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.*

The Applicant's architect has indicated that the most likely end-user of the building a distribution and/or light manufacturing user. However, since the end-user is unknown at this point, the applicant is requesting approval of the CUP so the building can be marketed and potentially tenanted by a wholesale distribution use.

Parking Reduction. The project includes 132 head-in parking spaces with dimensions of nine feet wide by 19 feet deep for passenger vehicles on the periphery of the site, surrounding the new structures. In calculating required on-site parking for portions of the buildings slated for warehousing, wholesaling, research and other industrial uses, PMC §17.48.040 mandates a ratio of 1 space per every 1,000 sf of gross floor area plus 1 space per every 4 employees. The applicant has provided parking for the project that meets the standard requirement of 1 space per every 1,000 sf (for warehousing, wholesaling, research. However, the project does not meet the or 250 sf (for office) of gross floor area and does not meet the additional fractional requirement which is dependent on the number of employees. As the



applicant has not identified an end-user for this project at this time, the number of employees is unknown, and the fractional requirements has not been met. Section 17.48.060 establishes that Planning Commission may grant a reduction in required parking for any use (except for single-family, ADU or two-family dwellings) through approval of a CUP. Therefore, the applicant is requesting approval of the CUP to waive the further fractional requirement, which is employee dependent, in addition to five of the 20 required parking spaces associated with the requirement to provide 1 space per 250 sf of gross floor area of office.

The architect has reported that based on their understanding of the desired uses and their experience there could be between 100-150 employees within buildings depending on the end user. This estimate takes into consideration all shifts in a 24-hour period, which will depend significantly on the specific tenants. Distribution users would be on the lower end of this estimate, research and development, laboratories or more office-intensive use are on the higher end. The operating hours for this type of use which generally are 7 am to 7 pm on weekdays however, some uses could require 24/7 operations, with the largest shift of employees being from 7 am to 3 pm. At the lower end of the estimated employee count, the reduction would account for 38 spaces; on the upper end of the estimated employee count, the reduction would account for 63 spaces.

If the reduction is approved by the Planning Commission and once an end user is identified the applicant will be required, per COA No. 38, to conduct a parking analysis utilizing actual employee numbers to ensure that Transportation Demand Management (TDM) measures are sufficient to ensure the project is adequately parked. COA No. 39 ensures that the TDM plan is updated after the end-user is identified. If parking conditions are not satisfied, the applicant will be required to provide additional parking on their project site or apply for a Conditional Use Permit for shared parking with the Pinole Shores I site.

**Findings.** In order to approve the Conditional Use Permit to allow for wholesale distribution and a parking reduction at the project site, the Planning Commission must find for each of the required Conditional Use Permit findings in the PMC. The Commission must find that the project meets all of the Conditional Use Permit findings under Section 17.12.140 as well as meet three or more of the criteria under Section 17.48.060(B)(1). Each finding is listed below followed by staff comment and conclusion:

1. *The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title.*

**Staff Comment:** As stated above in this report, General Plan and Specific Plan goals and policies have been identified to satisfy consistency with the project. The project is compatible with the applicable zoning development standards for the project as shown in **Table 1**, and as otherwise permitted for provision of warehouse, research and development, distribution, and wholesale distribution.

**Staff Conclusion:** Based on the discussion above, and with the exception of the fractional requirement for employee parking, the proposed project is consistent with the General Plan, Three Corridor Specific Plan, and the City of Pinole Zoning Ordinance, and as otherwise permitted through State Law.

2. *The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be*



*detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.*

**Staff Comment:** As shown on page A6.1 of the project plan dated March 18, 2024 (**Exhibit C**), the new buildings will be located in the rear of the existing Pinole Shores Business Park and approximately 120 feet from the nearest residential neighborhood to the east of the project site. On Page A6.1 shows the orientation of building has been designed such that the main entrances are located away from the existing residential properties to the west.

The Pinole Shores Business Park was established over 15 years ago. The approval of this project will not be detrimental to the health, safety, peace, moral, comfort or general welfare of persons residing or working in the neighborhood of such use of to the general welfare of the City.

The Pinole Shores project is providing 132 parking spaces in the rear of the property for new building. The San Pablo Avenue Corridor general parking standards call for a reduction in parking when one of five conditions exist. Staff has listed three conditions that exist with the Pinole Shores II project.

- 1) Shared parking arrangements can demonstrate that peak hour parking demand will not coincide to generate demand that is greater than the parking provided.
- 2) The property is adequately served by and is in close proximity to frequent transit service.
- 4) A transportation demand management program will reduce parking demand at the site

**Staff Conclusion:** Based on the orientation of the building and the existing Pinole Shores I project, and by the applying the General Parking Standards in the San Pablo Corridor of the Three Corridor Specific Plan the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

3. *The site of the proposed use is physically suitable for the type, density and intensity of the use and related structures being proposed.*

**Staff Comment:** The Development Package dated March 18, 2024 (**Exhibit C**), as well as the assessment of the project in this report demonstrates that the project has been designed to consider all of the development features applicable to the project site and surrounding properties. Development would meet the applicable standards for the land use and zoning for the location, and as otherwise permitted though State Law.

The Pinole Shores project is providing 132 parking spaces in the rear of the property. The San Pablo Avenue Corridor general parking standards call for a reduction in parking when one of five conditions exist. Staff has listed three conditions that exist with the Pinole Shores II project.

- 1) Shared parking arrangements can demonstrate that peak hour parking demand will not coincide to generate demand that is greater than the parking provided.



- 2) The property is adequately served by and is in close proximity to frequent transit service.
- 4) A transportation demand management program will reduce parking demand at the site

**Staff Conclusion:** Based on the discussion in the staff report and the design package dated March 18, 2024, relating to site layout and other design features in relation to the physical characteristics of the site and surrounding properties have been made.

- 4. *It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity.*

**Staff Comment:** This project is not contrary to specific intent clause, development regulations or performance standards established for the zoning district in which it is located. The proposed uses and related structure are compatible with other land uses, transportation, and service facilities in the vicinity. The structure that is being proposed is more modern in terms of design and functionality to the Center. As stated above, this project meets the development standards in the Three Corridor Specific Plan and the Pinole Municipal Code.

The Pinole Shores project is providing 132 parking spaces in the rear of the property for the building. The San Pablo Avenue Corridor general parking standards call for a reduction in parking when one of five conditions exist. Staff has listed three conditions that exist with the Pinole Shores II project.

- 1) Shared parking arrangements can demonstrate that peak hour parking demand will not coincide to generate demand that is greater than the parking provided.
- 2) The property is adequately served by and is in close proximity to frequent transit service.
- 4) A transportation demand management program will reduce parking demand at the site

**Staff Conclusion:** Based on the analysis above, Staff concludes this finding has been met.

**Parking Reduction Findings.** Section 17.48.060 establishes that Planning Commission may grant a reduction in required parking through approval of a CUP. In addition to the required Conditional Use Permit findings under Section 17.12.140, in order to grant a reduction in parking the Commission must find that the project meets three or more of the criteria under Section 17.48.060(B)(1). Currently, the Applicant is proposing 132 parking spaces. Based on the parking requirements in the Municipal Code, this project does not meet the standard. The project is required to have 137 parking spaces plus one space for every four employees. At this time there is no end user. Once the Applicant has an end user, they are required to complete a parking ratio study to determine how many additional parking spaces are needed. The Conditional Use Permit if granted will allow the applicant to waive the additional five parking spaces and the fractional requirement of the one space for every four employees.

**Section 17.48.060 (Parking Waiver Findings).** In addition to the required Conditional Use Permit findings under Section 17.12.140, in order to grant a reduction in required parking, the Planning Commission must



find that the project can be found to meet at least three of the four required criteria in PMC Section 17.48.060(B)(1) presented below. The criteria are in *italics*, followed by staff comments:

- a. *The use will be adequately served by the proposed parking due to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a travel demand management program that will reduce parking demand at the site.*

**Staff Comment:** Depending on the use of the building (Wholesale/Distribution), the hours of operations (24/7), not all of the employees would be in the building at the same time. Due to all of the employees not being in the building, the personnel will not exceed the 132 parking spaces. Based on the site's proximity to transit and implementation of a travel demand management program, and the 132 proposed parking spaces on site, and transit availability, there is adequate parking proposed. COA No. 38 & 39 require the applicant to complete a travel demand management program that will reduce demand at the site.

**Staff Conclusion:** Based on the analysis above, the use will be adequately served by the proposed parking and the criterion has been met.

- b. *Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.*

**Staff Comment:** Based on the applicant's parking analysis, the project will accommodate 132 parking spaces. The Pinole Shores Industrial has a cross access agreement that allows employees to park anywhere within the development. The Pinole Shores I and II projects will have approximately 373 parking spaces with the completion of this project. The supply of on-street parking should not be detrimentally impacted in the surrounding area.

**Staff Conclusion:** Based on the analysis above, Staff concludes that this criterion has been met.

- c. *The site plan is consistent with the objectives of the zoning district and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor.*

**Staff Comment:** The site plan meets the objectives of the Zoning District and due to the location of the buildings, tucked behind other buildings and not visible from San Pablo Avenue. This project is consistent with the Pinole Shores I project parking lot alignments that are behind and to the side of the buildings. The spirit of this finding is met as the parking surrounding the building is unobtrusive and professionally landscaped.

**Staff Conclusion** Based on the analysis above, Staff concludes that this criterion has been met:

- d. *The applicant has provided on-site parking for car share vehicles via a recorded written agreement between the landowner and the city that runs with the land. Agreement shall provide for proof of a perpetual agreement with a car share agency to provide at least one (1) car share vehicle on-site.*



**Staff Comment/Conclusion:** This criterion is not needed to be evaluated since the first three have been met.

## **ENVIRONMENTAL REVIEW**

The California Environmental Quality Act (CEQA) provides several Categorical Exemptions which are applicable to categories of projects and activities that the Lead Agency has determined do not pose a risk of significant impacts on the environment. The subject project consists of development within the developed urban area of the City of Pinole. The project is exempt under §15332 of the State CEQA Guidelines (Class 32-Infill Development Projects), Sec. 15168 (Consistency with Program EIR) and Sec. 15183 (General Plan/Community Plan Exemption), and under Government Code §65457 (Consistency with Specific Plan). The detail of these exemptions is located in **Exhibit B** of this report.

## **PUBLIC NOTIFICATION**

Pursuant to California Government Code § 65090 to 65094, public notice must be given at least 10 days before the scheduled date of a hearing. The notice is required to state the date, time, and place of hearing, identify the hearing body, and provide a general explanation of the matter to be considered. Notice of this hearing was provided in accordance with PMC §17.10.050 in the following manner:

- 1- Published in at least one newspaper of general circulation in the city.
- 2- Mailed to the owners of property within a radius of five hundred feet of the exterior boundaries of the property involved in the application.
- 3- Mailed to the owner of the subject real property or the owner's authorized agent and to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the proposed project.
- 4- Posted at City Hall.
- 5- Mailed to any person who has filed a written request for notice.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution 24-02 (Exhibit A) approving the Comprehensive Design Review, Conditional Use Permit, and CEQA Exemption for the Pinole Shores II Project at 836 -848 San Pablo Avenue.

## **EXHIBIT**

- A. Draft Resolution 24-02 – with Exhibit A, Conditions of Approval
- B. CEQA Determination – CEQA Exemption, with Environmental Studies
- C. Plan Set dated March 18, 2024
- D. Transportation Demand Management Plan dated December 2022