El Sobrante Municipal Advisory Council

MEETING AGENDA

Wednesday, July 13, 2022, 7:00 PM

REMOTE MEETING IN EFFECT

AS PERMITTED BY GOVERNMENT CODE SECTION 54953 (E), AND IN ACCORDANCE WITH THE PUBLIC HEALTH OFFICER’S RECOMMENDATIONS FOR VIRTUAL MEETINGS AND SOCIAL DISTANCING, THE EL SOBRANTE MUNICIPAL ADVISORY COUNCIL MEMBERS MAY PARTICIPATE IN THE MEETING REMOTELY. THE MEETING WILL BE ACCESSIBLE IN-PERSON AND VIA ZOOM (LOGIN INFORMATION IS PROVIDED BELOW) TO ALL MEMBERS OF THE PUBLIC. PERSONS WHO WISH TO PROVIDE PUBLIC COMMENT MAY SPEAK DURING THE PUBLIC COMMENT SEGMENT BY RAISING THEIR HAND.

HOW TO VIEW THE MEETING VIA ZOOM:
Link: https://ccccounty-us.zoom.us/j/84937480935

HOW TO PROVIDE PUBLIC COMMENT:
Persons who wish to address the MAC during Public Comment or with respect to an item on the agenda may join the meeting (use link above) or call in as follows:
Zoom meeting Dial-In-Number: 888 278 0254
Conference code: 545286
Meeting ID: 849 3748 0935

All public comments will be limited to 2 minutes per speaker.
For assistance with remote access contact Edgar Rosales at:
Edgar.Rosales@bos.cccounty.us or 510-942-2222

Chair: Thomas Lang Vice Chair: George Cleveland
Members: Susan Boudreau, Jim Hermann, Dr. Melinda V. McLain, Mikki Norris, Tom Owens
Alternates: Shirley Rosenthal-Winston, Emilie Whelan

Electronic copies of the agenda are available for download at:

Call to Order/Welcome/Roll Call

Treasurer’s Report – Edgar Rosales, District Coordinator, Office of Supervisor John Gioia
Approval of Minutes for June 8th.

Presentations
P.1. Presentation by District Coordinator Edgar Rosales on county issues
P.2. Presentation by Director Marguerite Young, Ward 3, East Bay Municipal Utility District
P.3. Presentation by Sheriff’s Office Bay Station Commander, Lt. Mark Rodriguez
P.4. Presentation by California Highway, Officer Adam Lane.
P.5. Presentation by Contra Costa County Fire Protection Battalion Chief Charles Thomas

Discussion Items

DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI. 1 CDLP22-02035. Request approval of a Land Use Permit application to add to the existing for automotive smog check station, tire and wheel sales and services. Site address: 5050 APPIAN WAY, EL SOBRANTE, CA 94803-1902.

DI. 2 CDLP22-02032. Request approval of a Land Use Permit application to allow the continued operation of an existing Verizon wireless facility, and to allow antenna replacement within the existing faux rooftop chimney. The facility's in-place Land Use Permit is expired under CDDP08-3067.

DI. 3 CDDP22-03021. Request approval of a Downtown El Sobrante Planned Unit Development Plan application to develop 8 multi-family units. The project requires demolition of a single-family residence and tree removal. Side address: 4301 Appian Way, El Sobrante, CA 94803.

Public Comment on items not on the agenda (2 minutes per speaker limit)

Information Items

10.1 Information Reports by MAC members

Subcommittee Reports

11.1 Regular litter cleanups are held on the third Saturday of each month from 10 AM to Noon. Meet at the El Sobrante Library, 4191 Appian Way, to sign in, borrow equipment (if needed), and find a designated area to clean with others in the 94803 area. Mikki Norris is the contact: mikkinorris@comcast.net

Agenda Items / Speakers for Upcoming ESMAC Meetings
Adjournment
CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

AGENCY COMMENT REQUEST

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL
✓ Building Inspection  Grading Inspection
Advance Planning  Housing Programs
Trans. Planning  Telecom Planner
ALUC Staff  HCP/NCCP Staff
APC PW Staff  County Geologist

HEALTH SERVICES DEPARTMENT
✓ Environmental Health  ✓ Hazardous Materials

PUBLIC WORKS DEPARTMENT
Engineering Services (1 Full-size + 3 email Contacts)
Traffic
Flood Control (Full-size)  Special Districts

LOCAL
✓ Fire District  Contra Costa
  San Ramon Valley – (email) twendel@srvfire.ca.gov
  Consolidated – (email) fire@cccfdpd.org
  East CCC – (email) brodriguez@cccfdpd.org
✓ Sanitary District  WEST CO WASTEWATER
✓ Water District  EBMUD
✓ City of  RICHMOND
  School District(s)
  LAFCO
  Reclamation District #
  East Bay Regional Park District
  Diablo/Discovery Bay/Crockett CSD
✓ MAC/TAC  EL SOBRANTE MAC
  Improvement/Community Association
✓ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL
Chris (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS
El Sobrante Planning and Advisory Committee

Please submit your comments to:
Project Planner  Everett Louie
Phone #  925-655-2873
E-mail everett.louie@dcd.cccounty.us
County File #  CDLP22-02035
Prior to  July 8, 2022

* * * * *
We have found the following special programs apply to this application:
  Active Fault Zone (Alquist-Priolo)
  Flood Hazard Area, Panel #
  60-dBA Noise Control
  CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments:  None  Below  Attached

Print Name

Signature  DATE

Agency phone #

REVISED 08/12/19. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc
Planning Application Summary

County File Number: CDLP22-02035  
File Date: 6/10/2022

**Applicant:**  
Muhammad Arif  
2030 Sacramento St  
Vallejo, CA 94590  
mikearif79@yahoo.com  
(530) 867-5849

**Property Owner:**  
MELVIN L BAILEY TRE  
515 Vallejo Ave  
RODEO, CA 94572-1522  
arfkw@icloud.com  
(510) 812-6417

**Project Description:**  
Request approval of a Land Use Permit application to add to the existing for automotive smog check station, tire and wheel sales and services.

**Project Location:**  
(Address: 5050 Appian Way, EL SOBRANTE, CA 94803-1902), (APN: 425240024)

**Additional APNs:**

**General Plan Designation(s):** M-11  
**Zoning District(s):** El Sobrante (P-1)

**Flood Hazard Areas:** X  
**AP Fault Zone:** No

**60-dBA Noise Control:** Yes  
**MAC/TAC:** El Sobrante

**Sphere of Influence:** Richmond Sanitary  
**Fire District:** CONSOLIDATED FIRE

**District:** WEST CO WASTEWATER  
**Housing Inventory Site:** No

**Fees:**

<table>
<thead>
<tr>
<th>Fee Item</th>
<th>Description</th>
<th>Account Code</th>
<th>Total Fee</th>
<th>Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>048F</td>
<td>Fish &amp; Wildlife Fee ($75)</td>
<td>002606-9660-REV-000-5B048F</td>
<td>75.00</td>
<td>75.00</td>
</tr>
<tr>
<td>052B</td>
<td>Notification Fee ($30)</td>
<td>002606-9660-REV-000-5B052B</td>
<td>30.00</td>
<td>30.00</td>
</tr>
<tr>
<td>HSDR</td>
<td>Environmental Health Fee ($57)</td>
<td>002606-9660-REV-000-5BHSJR</td>
<td>$5.00</td>
<td>57.00</td>
</tr>
<tr>
<td>LPS0029</td>
<td>Land Use Permit-Other DCD</td>
<td>002606-9660-REV-000-5B0029</td>
<td>5500.00</td>
<td>5500.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total:</strong></td>
<td></td>
<td><strong>5662.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

30 Muir Road, Martinez, CA  94553  
925-655-2700  
ContraCosta.ca.gov/dcd
General Plan: M-11, Appian Way General Mixed-Use

Notes
APN: 425-240-024
Zoning: P-1 (El Sobrante)

City Limits
Unincorporated
Address Points
Highways
Highways Bay Area
Streets
Zoning

- R-4 (Single Family Residential)
- R-4 - FH (Single Family Residential - Flood Hazard Combining District)
- R-4 - FH - UE (Single Family Residential - Flood Hazard and Urban Farm Animal Exclusion Combining District)
- R-4 - SD-1 (Single Family Residential - Slope Density and Hillside Development Combining District)
- R-4 - TOV - K (Single Family Residential - Tree Obstruction of View Ordinance and Kensington Combining District)

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

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1777 St.

Existing Building

Work Area

Front Way

14810 Total Lot

Parking Lot

A Pippa Way
5020 Appian Way

FRAN WAY

Parking

Service Bay

Service Bay

Service Bay

Storage area

Office

Waiting area

PARKING LOT

APPIAN WAY

entry & exit
AGENCY COMMENT REQUEST

Please submit your comments to:
Project Planner Dominique Vogelpohl
Phone # (925) 655-2880
E-mail dominique.vogelpohl@dcd.cccounty.t
County File # CDLP22-02032

Prior to June 30, 2022

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)
Flood Hazard Area, Panel #

60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name

Signature DATE

Agency phone #
Planning Application Summary

County File Number: CDLP22-02032  
File Date: 5/26/2022

Applicant:  
Macy Habibeh Complete Wireless  
2009 V Street  
Sacramento, CA 95818  
MHabibeh@completewireless.net  
916-224-8018

Property Owner:  
Steven & Lily Pham  
448 Valley View Road  
El Sobrante, CA 94803

Project Description:  
Request approval of a Land Use Permit application to allow the continued operation of an existing Verizon wireless facility, and to allow antenna replacement within the existing faux rooftop chimney. The facility’s in-place Land Use Permit is expired under CDDP08-3067.

Project Location: (Address: 448 VALLEY VIEW RD, EL SOBRANTE, CA 94803), (APN:430152053)

General Plan Designation(s): Mixed Use (M-12)  
Zoning District(s): El Sobrante (P-1)

Flood Hazard Areas: X  
AP Fault Zone: No

60-dBA Noise Control: Yes  
MAC/TAC: El Sobrante

Sphere of Influence: Richmond  
Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER  
Housing Inventory Site: No

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<td>5500.00</td>
<td>5500.00</td>
</tr>
</tbody>
</table>

Total: 5662.00  
Paid: 5662.00
Zoning: El Sobrante Planned Unit District (P-1)

Legend

City Limits

Zoning

R-6 (Single Family Residential)
R-6, -FH -UE (Flood Hazard and Animal Exclusion)
R-6 -SD-1 (Slope Density Hillside Development)
R-6 -TOV -K (Tree Obstruction and Kensington)
R-6, -UE (Urban Farm Animal Exclusion)
R-6 -X (Railroad Corridor Combining District)
R-7 (Single Family Residential)
R-7 -A (Railroad Corridor Combining District)
R-10 (Single Family Residential)
R-10, -UE (Urban Farm Animal Exclusion)
R-12 (Single Family Residential)
R-15 (Single Family Residential)
R-20 (Single Family Residential)
R-30, -UE (Urban Farm Animal Exclusion)
R-40, -FH -UE (Flood Hazard and Animal Exclusion)
R-40, -UE (Urban Farm Animal Exclusion)
R-65 (Single Family Residential)
R-100 (Single Family Residential)
D-1 (Two Family Residential)
D-1 -T (Transitional Combining District)
D-1, -UE (Urban Farm Animal Exclusion)
M-12 (Multiple Family Residential)
M-12 -FH (Flood Hazard Combining District)
M-17 (Multiple Family Residential)
M-29 (Multiple Family Residential)
F-R (Forestry Recreational)
F-1 (Water Recreational)
F-1 -FH (Flood Hazard Combining District)
A-2 (General Agriculture)
A-2 -GS (Build Storage Combining 1)
A-2, -GS (Build Storage and Solar Energy Generation Combining 1)
A-2 -FH (Flood Hazard Combining 1)
A-2, -FH -GS (Flood Hazard and Solar Energy Generation Combining 1)
A-2 -SD-1 (Slope Density Hillside Combining 1)

Notes

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**PROJECT INFORMATION**

**PSL CODE: 183001**

**PROJECT NUMBER: 20202215237**

**PS PROJECT NUMBER: 20202215237**

**VERIZON TELECOMMUNICATIONS**

**448 VALLEY VIEW DR., EL SOBRANTE, CA 94803**

**1000 CALLE CORDELLERA, WALNUT CREEK, CA 94598**

**WWW.LEAFCOMM.COM**

**CHAD PERKINS - (209) 662-8505**

**ESRA P. PERSELLIN - 03/28/2022**

**C 89444**

**06/30/2022**

**CIVIL**

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**REFERENCE DOCUMENTS**

- **MOUNT ANALYSIS: TOWER ENGINEERING SOLUTIONS**
  - DATED: TBD
- **STRUCTURAL DOCUMENT: LEAF COMMUNICATIONS**
  - DATED: TBD
- **RFDS DATED: 11-01-21**

The construction drawings for references site are only valid with a passing mount analysis and a passing structural analysis report. The construction drawings are subject to review by the local building department and any changes/Modifications they may impose.

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**APPROVALS**

The following parties hereby approve these documents and authorize the contractor to proceed with the construction of the items described herein. Upon completion of the project, the lien waivers shall be subject to review by the local building department and any changes/Modifications they may impose.

**ENGINEER:**

**CONSTRUCTION MANAGER:**

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**APPLICABLE CODES**

All work shall be performed and materials installed in accordance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes:

- **2018 CALIFORNIA ADMINISTRATIVE CODE**
- **2018 CALIFORNIA BUILDING CODE**
- **2018 CALIFORNIA ELECTRICAL CODE**
- **2018 CALIFORNIA MECHANICAL CODE**
- **2018 CALIFORNIA SHORELINE CODE**
- **CITY OF CONTRA COSTA**
- **CONTRA COSTA COUNTY DEPARTMENT OF BUILDING SAFETY**
- **CONTRA COSTA COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**
- **CONTRA COSTA COUNTY DEPARTMENT OF PERMITS AND EXPEDITED SERVICES**

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**DRAWING DIRECTIONS**

DIRECTIONS FROM VERIZON OFFICE:

1. Head southwest on Mitchell Dr.
2. Turn left onto W Inset St
3. Turn right onto Flickner Valley Rd
4. Continue onto Hillsley Ave
5. Use the right lane to take the CA-24 W ramp to Orinda
6. Continue onto CA-24 W
7. Take exit 9 toward Orinda
8. Head southeast on Flickner Valley Rd
9. Merge onto Camden Pkwy
10. Continue onto San Pablo Dam Rd
11. Turn right onto Valley View Rd
12. Continue on Valley View Rd
13. Destination will be on the left

**SITE INFORMATION**

**PROPERTY OWNER:**

**STEVEN H. PHAM AND LILY T. PHAM**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**phamshv@yahoo.com**

**TOWER/STRUCTURE:**

**VERIZON WIRELESS**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**phamshv@yahoo.com**

**OWNER:**

**VERIZON WIRELESS**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**phamshv@yahoo.com**

**SITE NAME:**

**PINOLE TRIANGLE**

**PROJECT ID:**

**PSL CODE:**

**PROJECT ADDRESS:**

**APN #:**

**CURRENT ZONING:**

**JURISDICTION:**

**COUNTY OF CONTRA COSTA**

**CURRENT USE:**

**UNMANNED TELECOMMUNICATIONS FACILITY**

**PROPOSED USE:**

**NO CHANGE**

---

**PROJECT TEAM**

**APPLICANT:**

**VERIZON WIRELESS**

**REAL ESTATE:**

**VERIZON WIRELESS**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**chad.parkinson@verizonwireless.com**

**CONSTRUCTION:**

**VERIZON WIRELESS**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**chad.parkinson@verizonwireless.com**

**CHAD PERKINS**

**VERIZON WIRELESS**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**chad.parkinson@verizonwireless.com**

**ENGINEER OF RECORD:**

**LEAF COMMUNICATIONS**

**1000 CALLE CORDELLERA**

**SAN CLEMENTE, CA 92673**

**ESRA P. PERSELLIN**

**VERIZON WIRELESS**

**448 VALLEY VIEW RD.**

**EL SOBRANTE, CA 94803**

**PHONE:** (510)-709-5937

**esra.persellin@leafcomm.com**

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**SITE ACQUISITION:**

**COMPLETE WIRELESS CONSULTING LLC**

**2005 E STREET**

**SACRAMENTO, CA 95818**

**BEFFARD - laguna@completewireless.net**
general notes

1. ALL GENERAL NOTES AND SPECIAL STANDARDS SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS OR OMISSIONS THAT HAVE BEEN MADE DURING THE DRAWING PROCESS. NOTICED SPECIFICATIONS.
3. PROPER NOTICE TO THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT/ENGINEER WILL DEFINE THE SPECIFICATIONS.
4. THESE NOTES SHALL BE CONSIDERED PART OF THE WRITTEN SPECIFICATIONS.
5. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE GIVING TO THE ARCHITECT/ENGINEER TO DEFINE THE SPECIFICATIONS.

10. UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE SUBMITTED TO THE LOCAL ELECTRICAL INSPECTOR FOR CONSTRUCTION. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE CONTRACTOR/ENGINEER.
11. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY THE NATIONAL ELECTRICAL CODE (NEC), AND MATCH EXISTING INSTALLATION REQUIREMENTS.
12. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY THE NATIONAL ELECTRICAL CODE (NEC), AND MATCH EXISTING INSTALLATION REQUIREMENTS.
13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL APPROVED MATERIALS TO MOTION SENSORS AND ACCESSORIES, AS REQUIRED. CONFORMAL COATING SHALL MEET OR EXCEED UL 514A AND BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FIRM, TEXTURE, COLOR, AND PAINT COLOR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

all materials shall be tested to the latest standards as required by the local governing agency responsible for the project.

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3. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE GIVING TO THE ARCHITECT/ENGINEER TO DEFINE THE SPECIFICATIONS.

12. ALL HOLES OTHER THAN THOSE SPECIFICALLY DETAINED SHALL BE ALLOWED TO STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO ASC AND SOFTWARE, AND SHALL BE GIVING TO THE SOLE RESPONSIBILITY OF THE ARCHITECT/ENGINEER.
13. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES AND AREAS OF HEAVY VEHICLE TRAFFIC.
14. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAINED SHALL BE ALLOWED TO STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO ASC AND SOFTWARE, AND SHALL BE GIVING TO THE SOLE RESPONSIBILITY OF THE ARCHITECT/ENGINEER.

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shop drawing review

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE KICKOFF MEETING AND THE AIA 312 WELDING CODE.

structural steel

1. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLotted HOLES SHALL BE PROVISED WITH SMOOTH EDGES. BURNING OR DRILLING OPERATIONS AT THE SITE IS NOT PERMITTED.
2. ALL FRAME CONNECTORS SUCH AS ANCHORS, HOLD-DOWNS, POST BASES, FRAME-CAPS, HANGERS AND OTHER SUCH DEVICES SHALL BE IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE AIA 312 WELDING CODE.

material specifications

2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE AIA 312 WELDING CODE.

welding

1. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL WOULD CONTACT IN THE PUBLIC VIEW.
2. ALL HOLES OTHER THAN THOSE SPECIFICALLY DETAINED SHALL BE ALLOWED TO STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO ASC AND SOFTWARE, AND SHALL BE GIVING TO THE SOLE RESPONSIBILITY OF THE ARCHITECT/ENGINEER.
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structural steel

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welding

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2. ALL HOLES OTHER THAN THOSE SPECIFICALLY DETAINED SHALL BE ALLOWED TO STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO ASC AND SOFTWARE, AND SHALL BE GIVING TO THE SOLE RESPONSIBILITY OF THE ARCHITECT/ENGINEER.
3. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL WOULD CONTACT IN THE PUBLIC VIEW.
4. ALL HOLES OTHER THAN THOSE SPECIFICALLY DETAINED SHALL BE ALLOWED TO STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO ASC AND SOFTWARE, AND SHALL BE GIVING TO THE SOLE RESPONSIBILITY OF THE ARCHITECT/ENGINEER.

structural steel

1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE AIA 312 WELDING CODE.

material specifications

1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE AIA 312 WELDING CODE.
2. ALL FRAME CONNECTORS SUCH AS ANCHORS, HOLD-DOWNS, POST BASES, FRAME-CAPS, HANGERS AND OTHER SUCH DEVICES SHALL BE IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE AIA 312 WELDING CODE.
EXISTING EQUIPMENT PLAN

NOTES:
- LEAF COMMUNICATIONS MAKES NO CLAIM AS TO THE CORRECTNESS OF THE ORIGINAL DESIGN OR THE CURRENT CONDITION OF THE STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION

NEW EQUIPMENT PLAN

NOTES:
- LEAF COMMUNICATIONS MAKES NO CLAIM AS TO THE CORRECTNESS OF THE ORIGINAL DESIGN OR THE CURRENT CONDITION OF THE STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION
NOTES:

- LEAF COMMUNICATIONS MAKES NO CLAIM AS TO THE CORRECTNESS OF THE ORIGINAL DESIGN OR THE CURRENT CONDITION OF THE STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION.
- EXISTING ANTENNA FRP ENCLOSURE TO HAVE PROPER VENTILATION.

MOUNT ANALYSIS NOTES:

- THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
- CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
- ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY THE EOR.

EXHAUST FAN NOTES:

- LAYOUT OF EXHAUST FANS AND INTAKE LOUVERS ADJUSTABLE AS NEEDED FOR FIT.

PROJECT INFORMATION

PINOLE TRIANGLE
448 VALLEY VIEW DR.
EL SOBRANTE, CA 94803
PSCC CODE: 183001

LEAF COMMUNICATIONS
1000 CALLE CORDELLERA
SAN CLEMENTE, CA 92673
WWW.LEAFCOMM.COM
(949) 388-0192

PREPARED FOR
PROJECT INFORMATION
ISSUE DATES
SHEET NUMBER
SHEET NUMBER
REV
DRAWN
DESCRIPTION
PROFESSIONAL SEAL
PREPARED BY
LEAF COMMUNICATIONS MAKES NO CLAIM AS TO THE CORRECTNESS OF THE ORIGINAL DESIGN OR THE CURRENT CONDITION OF THE STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION.
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EXISTING SOUTHEAST ELEVATION

- VERIZON SURGE PROTECTOR TO BE REMOVED AND REPLACED; (1 TOTAL)
- VERIZON ANTENNA TO BE REMOVED; (2 TOTAL, 2 PER SECTOR A & C)
- VERIZON VENT FRP SCREEN WALL
- PIPE MOUNT TO BE REMOVED; (5 TOTAL, 1 PER SECTOR B & C, 3 PER SECTOR A)
- BUILDING
- VENT, TYP.

NEW SOUTHEAST ELEVATION

- VERIZON SURGE PROTECTOR TO BE REMOVED AND REPLACED; (1 TOTAL)
- VERIZON ANTENNA TO BE REMOVED; (2 TOTAL, 2 PER SECTOR A & C)
- VERIZON VENT FRP SCREEN WALL
- PIPE MOUNT TO BE REMOVED; (5 TOTAL, 1 PER SECTOR B & C, 3 PER SECTOR A)
- BUILDING
- VENT, TYP.
NOTES:
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- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION.
- EXISTING ANTENNA FIBER EXHAUST ENCLOSURE TO HAVE PROPER VENTILATION.

MOUNT ANALYSIS NOTES:
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EXHAUST FAN NOTES:
- LAYOUT OF EXHAUST FANS AND INTAKE LOUVERS ADJUSTABLE AS NEEDED FOR FIT.

ELEVATIONS

EXISTING NORTHWEST ELEVATION

NEW NORTHWEST ELEVATION
Existing

Proposed

Existing Verizon installation

Proposed Verizon installation

view from Appian Village Drive looking southeast at site

verizon

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

183001 Pinole Triangle
448 Valley View Drive, El Sobrante, CA
Photosims Produced on 4-22-2022
AGENCY COMMENT REQUEST

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL
✓ Building Inspection
✓ Advance Planning
✓ Trans. Planning
✓ ALUC Staff
✓ APC PW Staff
✓ County Geologist

HEALTH SERVICES DEPARTMENT
✓ Environmental Health
✓ Hazardous Materials

PUBLIC WORKS DEPARTMENT
✓ Engineering Services (1 Full-size + 3 email Contacts)
✓ Traffic
✓ Flood Control (Full-size)
✓ Special Districts

LOCAL
✓ Fire District Contra Costa
✓ San Ramon Valley – (email) rwendel@servfire.ca.gov
✓ Consolidated – (email) fire@ccfspd.org
✓ East CCC – (email) brodriguez@ccfspd.org
✓ Sanitary District West County Wastewater
✓ Water District EBMUD
✓ City of Richmond
✓ School District(s)

LAFCO
Reclamation District 
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD
✓ MAC/TAC El Sobrante

IMPROVEMENT/Community Association
✓ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL
✓ CHRIS (email only: nwic@sonoma.edu)
  CA Fish and Wildlife, Region 3 – Bay Delta
  Native American Tribes

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ___ Attached

Print Name__________________________

Signature ______________________ DATE

Agency phone #____________________

Date 5/12/22

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)
✓ Flood Hazard Area, Panel #___________
✓ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

* * * *

REvised 08/12/2019. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc
Planning Application Summary

County File Number: CDDP22-03021 File Date: 5/6/2022

Applicant: Numair Ali
2021 Elderberry Drive
San Ramon, CA 94582
Numair89@yahoo.com
925-789-0564

Property Owner: Shakil and Anita Ali
835 Alhambra Avenue
Martinez, CA 94553
numair89@yahoo.com
(925) 789-0564

Project Description: Request approval of a Downtown El Sobrante Planned Unit Development Plan application to develop 8 multi-family units. The project requires demolition of a single-family residence and tree removal.

Project Location: (Address: 4301 APPIAN WAY, EL SOBRANTE, CA 94803), (APN: 425-142-030)

General Plan Designation(s): M-11
Flood Hazard Areas: AE / B / X
60-dBA Noise Control: Yes
Sphere of Influence: Richmond
Sanitary District: WEST CO WASTEWATER

Zoning District(s): El Sobrante (P-1)
AP Fault Zone: N/A
MAC/TAC: El Sobrante
Fire District: CONSOLIDATED FIRE
Housing Inventory Site: N/A

Fees:

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</table>
|          |                                                               |                               | **Total:**6162.00 | **Paid:**6162.00

30 Muir Road, Martinez, CA 94553
925-655-2700
ContraCosta.ca.gov/dcd
General Plan: Appian Way General Mixed Use (M-11)

Legend

City Limits

General Plan
- SV: Single Family Residential - Very Low
- SL: Single Family Residential - Low
- SH: Single Family Residential - High
- ML: Multiple Family Residential - Low
- MM: Multiple Family Residential - Medium
- MH: Multiple Family Residential - High
- MV: Multiple Family Residential - Very High
- MS: Multiple Family Residential - Very High Special
- CC: Congregate Care/Senior Housing
- MO: Mobile Home
- M-1 (Parker Avenue Mixed Use)
- M-2 (Serrano/Waterfront Mixed Use)
- M-3 (Peninsula Hill/BART Mixed Use)
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercial)
- M-6 (Bay Point Residential Mixed Use)
- M-7 (Philibury/Bay Point BART Station)
- M-8 (Savannah Valley Village Center)
- M-9 (Mountainside Mixed Use)
- M-10 (Willow Pass Residential Mixed Use)
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed Use)
- M-14 (Heritage Mixed Use)
- CO: Commercial
- OF: Office
- COO: Business Park
- LI: Light Industry
- HI: Heavy Industry
- AL: OIBA Agricultural Lands & Off Island Bonus Area
- CR: Commercial Recreation
- AC: Airport Commercial
- LF: Landfill
- PS: Public/semi-public
- PR: Parks and Recreation
- OS: Open Space

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes

SCDPR2-03021
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TOPO AND CREEK SETBACK EXHIBIT
LOT 54, "SANTA RITA ACRES, UNIT NO.1" (22M645)
4301 APPIAN WAY -- APN:425-142-030
EL SOBRANTE, CALIFORNIA

BEFORE EXCAVATING CALL USA.