CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

1/29/20
(10)

AGENCY COMMENT REQUEST

Date 1/29/20

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

DISTRIBUTION

INTERNAL

X 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

Att: Joe Doser X Environmental Health ___Hazardous Materials

PUBLIC WORKS DEPARTMENT

___Engineering Services (Full-size + email x3)
___Traffic
___Flood Control (Full-size) ___Special Districts

LOCAL

X Fire District _____
X Consolidated – (email) fire@cccfpd.org
___ East CCC – (email) brodriguez@eccfpd.org
X Sanitary District Central Sanitary
X Water District Contra Costa Water District
X City of Pleasant Hill
___School District(s)_____
___LAFCO
___Reclamation District #_____
___East Bay Regional Park District
___Diablo/Discovery Bay/Crockett CSD
X MAC/TAC Pacheco
___Improvement/Community Association
X 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

Health Services - Tobacco Prevention Program
Alcohol and Other Drugs – Fatima Mata Sol

Please submit your comments to:

Project Planner Francisco Avila
Phone # 925-674-7801
E-mail Francisco.Avila @dcd.cccounty.us
County File # LP20-2003

Prior to Feb. 21, 2020

* * * * *

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 #_____

DocuSign Envelope ID: 3FD37D05-A443-4241-B9B8-F8808DE8EB4E

Planning Application

Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA
Total Parcel Size: 56,192 SF
Proposed Number of Units: 1
Proposed Square Footage: 5000
Estimated Project Value: $150,000

TYPE OF APPLICATION (Mark all that apply):

- ☐ ACCESSORY DWELLING UNIT
- ☐ ADMINISTRATIVE REVIEW (former Redevelopment Area)
- ☐ CERTIFICATE OF COMPLIANCE
- ☐ COMPLIANCE REVIEW
- ☐ DEVELOPMENT PLAN
- ☐ GENERAL PLAN AMENDMENT/FEASIBILITY STUDY
- ☑ LAND USE PERMIT
- ☐ LOT LINE ADJUSTMENT
- ☐ MAJOR ☐ MINOR SUBDIVISION
- ☐ PLANNING CONSIDERATION
- ☐ REZONING
- ☐ TREE PERMIT
- ☐ VARIANCE
- ☐ WIRELESS
- ☐ OTHER

PROPERTY OWNER OR AGENT AUTHORIZATION
NAME: Ron Elvidge - SPM Properties, Inc.
ADDRESS: 1330 N. Broadway, Suite C
CITY, STATE: Walnut Creek, CA ZIP: 95696
PHONE #: 925-930-7760
EMAIL: ron@spmproperties.com
☑ I am the property owner and hereby authorize the filing of this application.
SIGNATURE: DocuSigned by: Ron Elvidge 2596E3F89BF14A9...

APPLICANT (MAIN CONTACT INFORMATION)
NAME: SGI Retail LLC (Brian Mitchell
ADDRESS: 575 Anton Blvd., Ste 880
CITY, STATE: Costa Mesa, CA ZIP: 92626
PHONE #: 415-336-0374
EMAIL: brian.mitchell@shrynegroup.com
☑ Check here if billings are to be sent to applicant rather than owner.
SIGNATURE: DocuSigned by: Brian Mitchell 595F370973BF447...

Project Description:

5000 SF Retail and Delivery Cannabis Storefront

**********FOR OFFICE USE ONLY**********

Project Description:

The applicant requests a Land Use Permit to establish a commercial cannabis dispensary with delivery within an existing shopping center, invited under MJ19-00012.

Property Description: Town of Pacheco POR BLK 10 & TR ADJ

	TYPE OF FEE	FEE	CODE	
Area: Pacheco	*Base Fee/Deposit	$ 2,700	S-	ASSESSOR'S #: 125-032-031
Fire District: Consolidated	Late Filing Penalty (+50% of above if applicable)	$	S-066	Site Address: 5753 Pacheco Blvd
Sphere of Influence: Pleasant Hill	½% Est. Value over $100,000	$	S-029	Zoning District: R-B
Flood Zone:	#Units/Lots ____x $_____ ____Sq. Ft. x $ _____	$	S-014	General Plan: CO
x-ref Files: MJ19-0012	Notification Fee	$15.00/$10.00	S-052	Census Tract: 3212
	Fish & Game Posting (if not CEQA exempt)	$75.00	S-048	Substandard Lot: ☐ Yes ☒ No
	Environmental Health Dept.	$67.00	5884	Supervisorial District: 5
Concurrent Files:	TOTAL	$ 2,862		Received By: Michael Hart
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Date Filed: 1/28/2020
				File #: LP20-2003

APPLICATION SUBMITTAL ON REVERSE

General Plan: CO Commercial

Legend

- City Limits
- Highways
- Highways Bay Area
- Streets

General Plan

- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lo
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)
- LF (Landfill)

1:1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

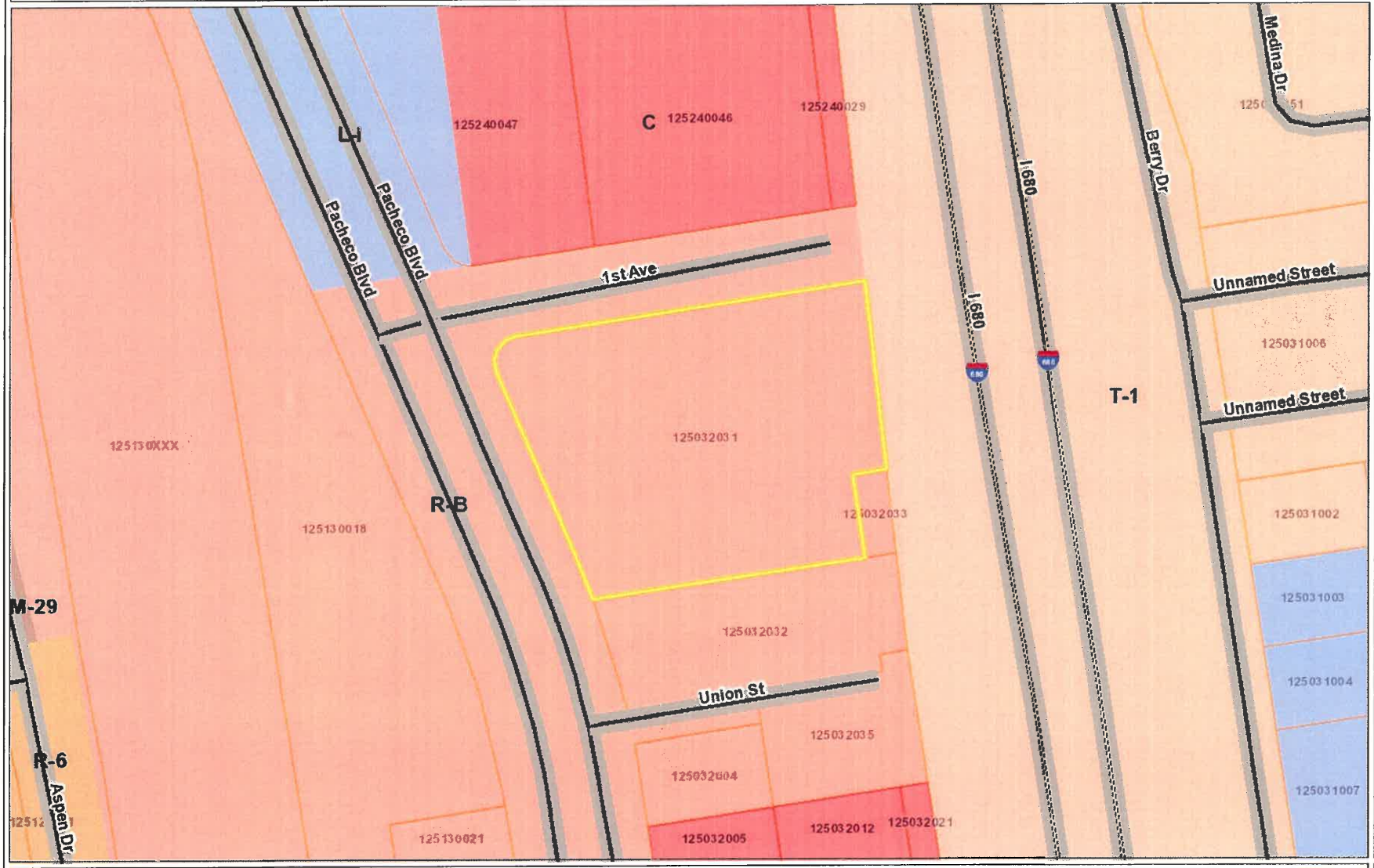
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

Zoning: R-B Retail Business



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Legend

- City Limits
- Highways
- Highways Bay Area
- Streets

Zoning

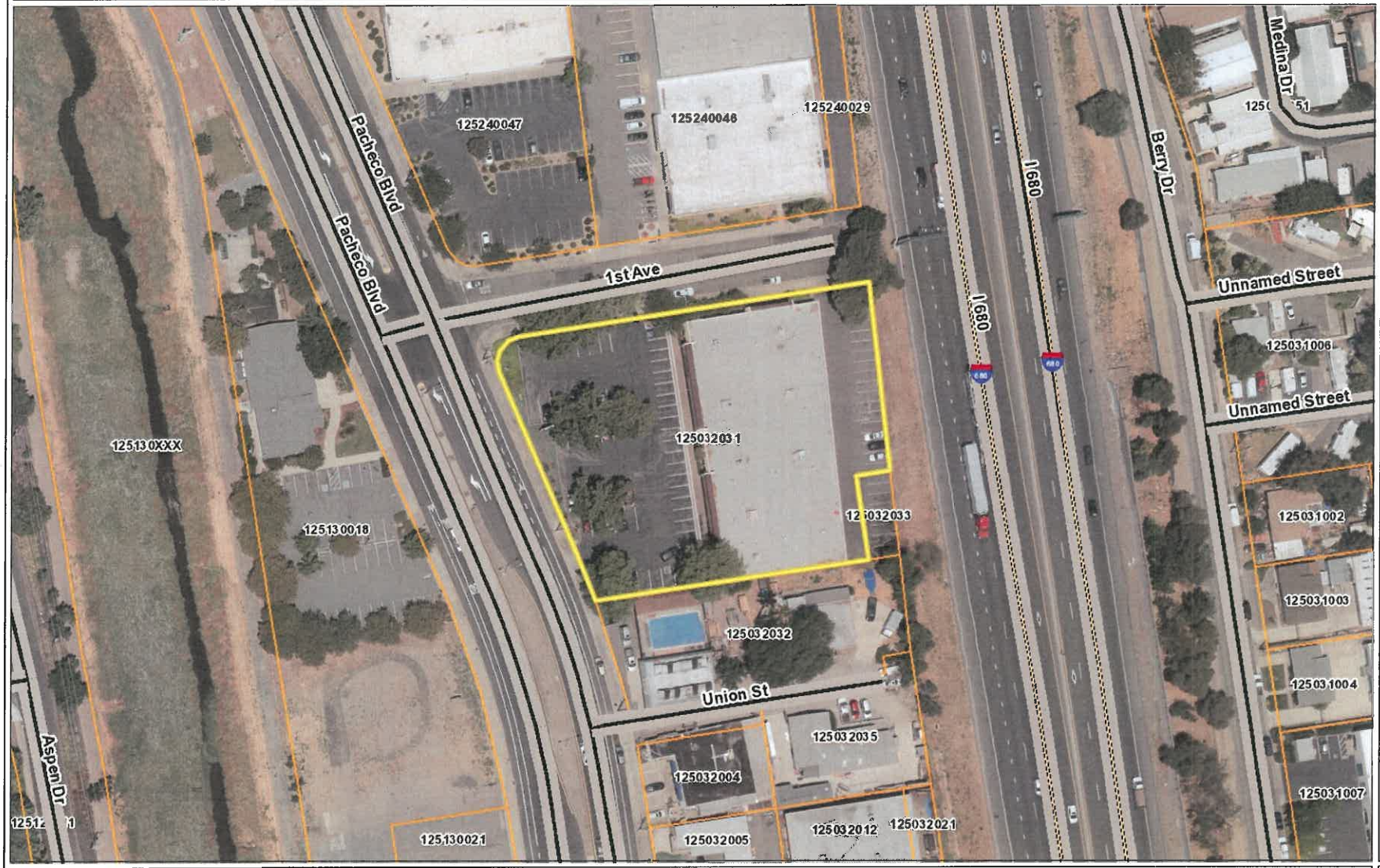
- R-6 (Single Family Residential)
- R-6 -FH (Single Family Residential Combining District)
- R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
- R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
- R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Co
- R-6, -UE (Single Family Residential Exclusion Combining District)
- R-6 -X (Single Family Residential - Combining District)
- R-7 (Single Family Residential)
- R-7 -X (Single Family Residential - Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Single Family Residenti Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenti Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Residenti Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Residenti Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Two Family Residential - Tr District)
- D-1, -UE (Planned Unit - Urban Far Combining District)
- M-12 (Multiple Family Residential)
- M-12 -FH (Multiple Family Resident Combining District)
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)

1: 1,128

Notes

Contra Costa County -DOIT GIS

Aerial Photo



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2014
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

1:1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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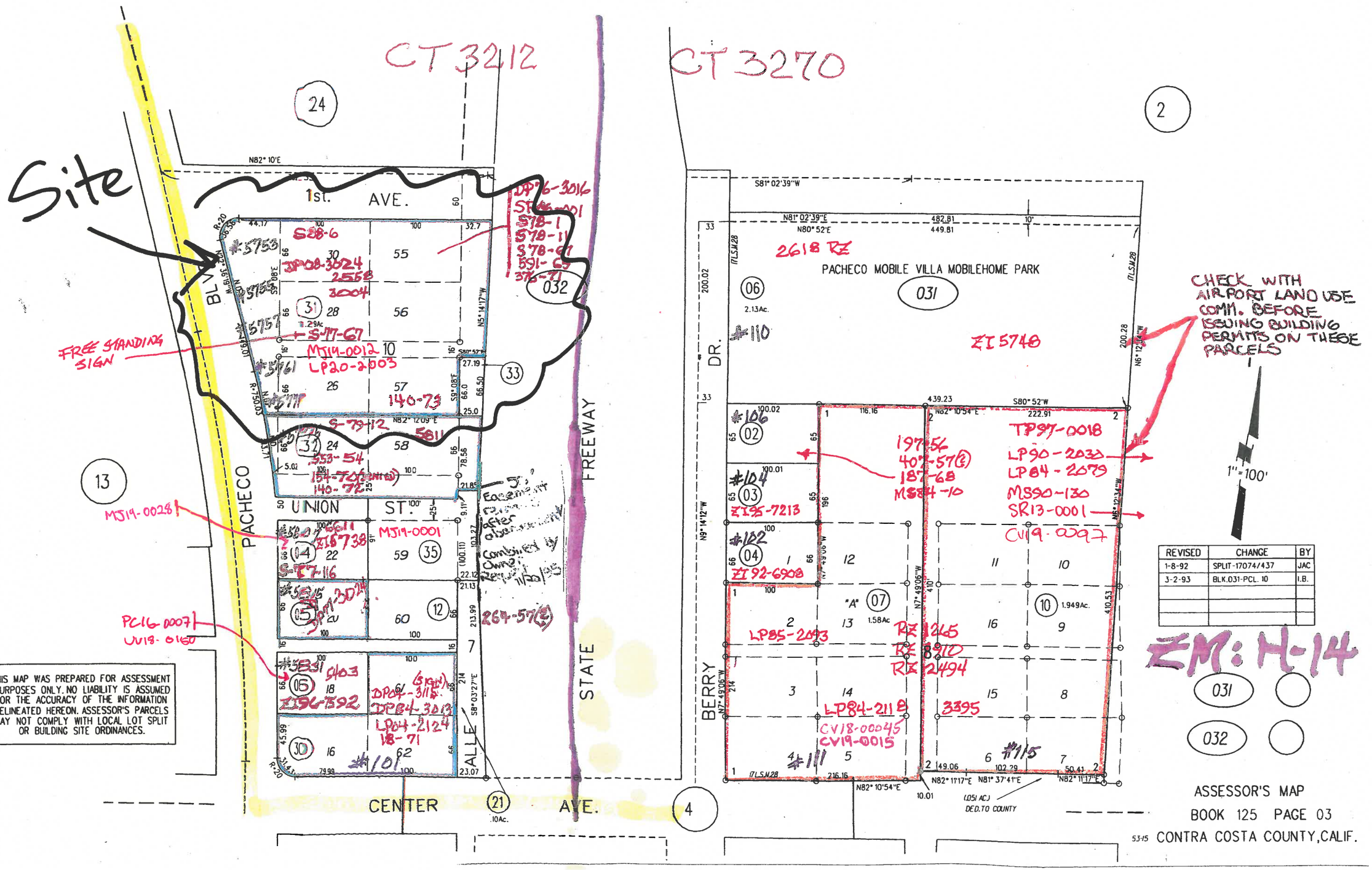
Notes

Contra Costa County -DOIT GIS

TOWN OF PACHECO
RANCHO MONTE DEL DIABLO
1- 112 PM. 39 & 40 10-22-84
2- POR. 161 P.M. 17 2-5-93 (REVERSION TO ACREAGE)



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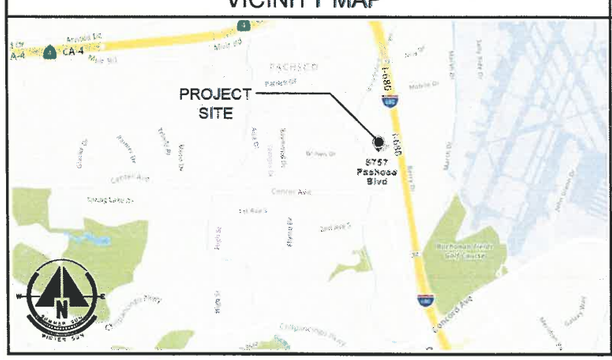
5753 PACHECO BLVD.
PACHECO CALIFORNIA 94553

RECEIVED
CONTRA COSTA COUNTY
JAN 28 2020
Dept of Conservation & Development

LP20-2003

ARTIST RENDERING

VICINITY MAP	OWNER	ARCHITECT	DRAWING INDEX
	BRIAN MITCHELL SGI PACHECO, LLC 575 ANTON BLVD, #500 COSTA MESA, CA 92626 TEL: (415) 336-0374	TOM WILSON ARCHITECT, INC. 920 FIRST STREET, SUITE 202 BENICIA, CA 94510 TEL: (707) 747-1231	DR0.1 COVER SHEET DR1.0 SITE PLAN DR2.1 OVERALL FLOOR PLAN DR2.2 FLOOR PLAN DR5.1 PROPOSED EXTERIOR ELEVATIONS DR6.1 BUILDING CROSS SECTION L-1 EXISTING LANDSCAPE LAYOUT SN-1 SIGNAGE PLANS CB-1 COLOR & MATERIAL BOARD
	SUBMITTED TO	SUBMITTED FOR	
	CONTRA COSTA COUNTY PLANNING DEPARTMENT	LAND USE PERMIT	

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PACHECO, CALIFORNIA 94553

DATE: 01-07-2020

REV. NO.	REV. DATE

COVER SHEET

DR0.1

JOB NO.: NSE11

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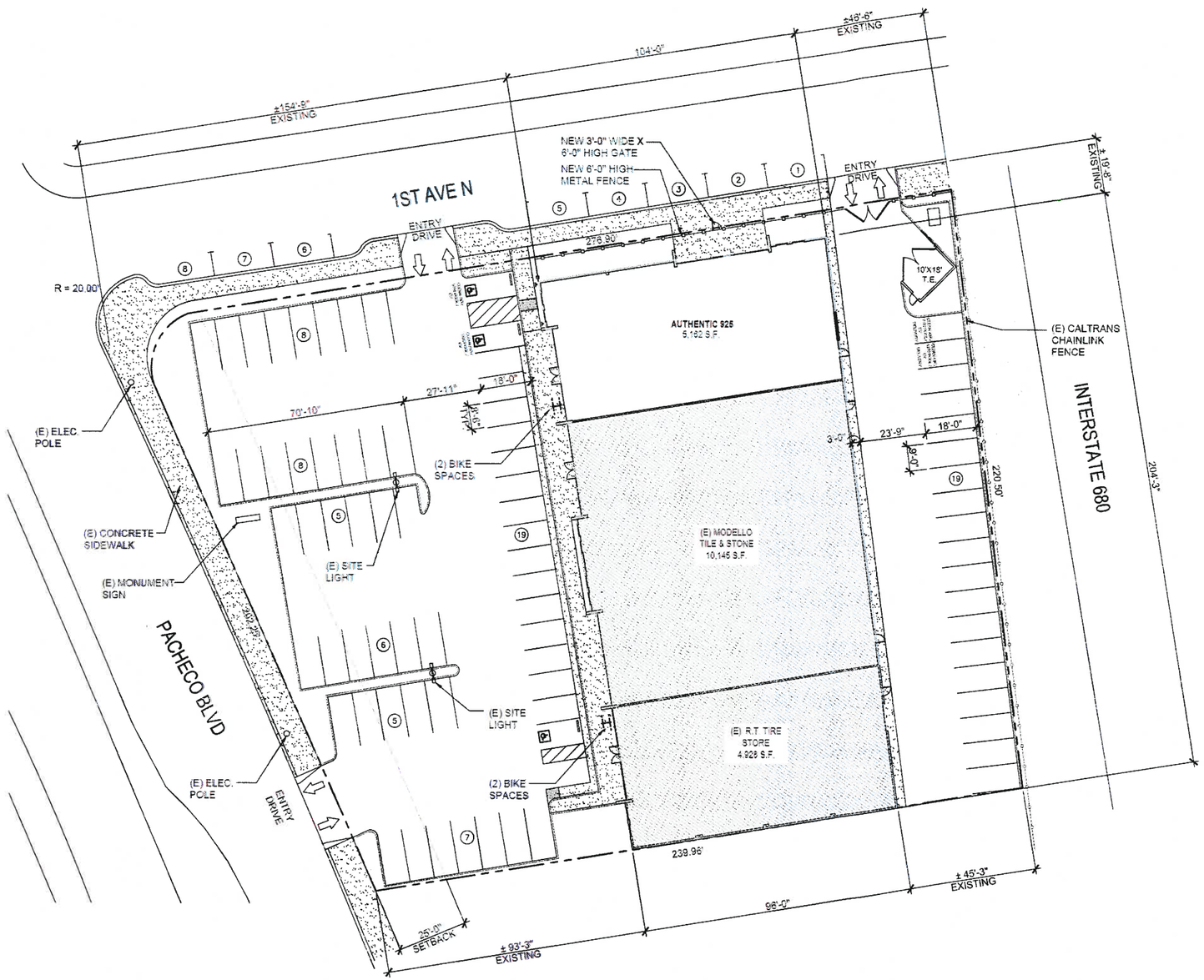


SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA

APN:	125-032-031-2
ZONING:	RB (RETAIL BUSINESS)
SITE AREA:	56,192 S.F. (1.289 AC.)

BUILDING AREA:

AUTHENTIC 925	5,162 S.F.
REMAINDER	15,073 S.F.
TOTAL/COVERAGE	20,235 S.F. (36%)

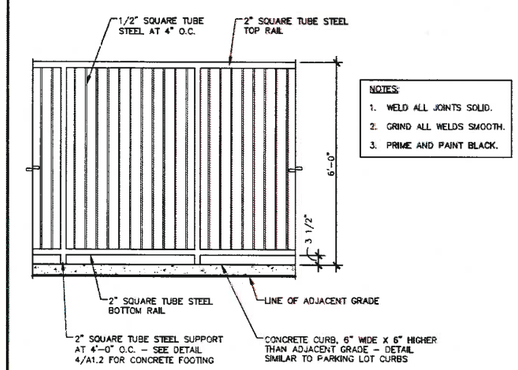
PARKING REQUIRED:

RETAIL	20,235/300	=	68 SPACES

PARKING PROVIDED:

ACCESSIBLE (9'x18')	3 SPACES
STANDARD (8.5'x18')	72 SPACES
PARALLEL (8.5'x21.5')	8 SPACES
TOTAL PARKING PROVIDED	83 SPACES

* 4 SPACES TO "EV" (ELECTRIC VEHICLE) PARKING
* 4 SHORT TERM BICYCLE SPACES
* 2 LONG TERM BICYCLE PARKING PARKING SPACES (PER TENANT)

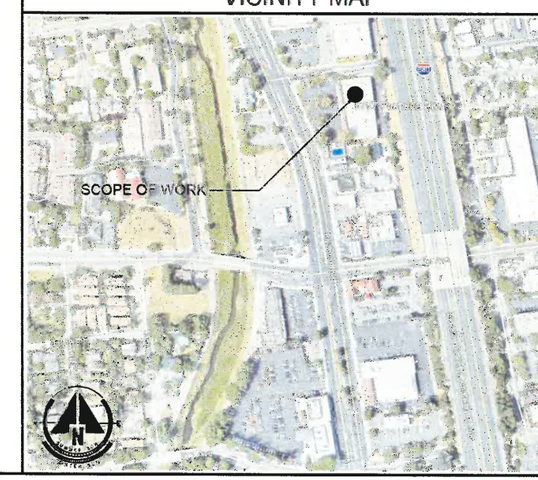


NOTES:
1. WELD ALL JOINTS SOLID.
2. GRIND ALL WELDS SMOOTH.
3. PRIME AND PAINT BLACK.

2 FENCE
SCALE: 1/2" = 1'-0"

_SD-FENCE-2

VICINITY MAP



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5753 PACHECO BLVD
PACHECO, CALIFORNIA 94553

DATE: 01-07-2020

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SITE PLAN

DR1.1

JOB NO.: NSE11

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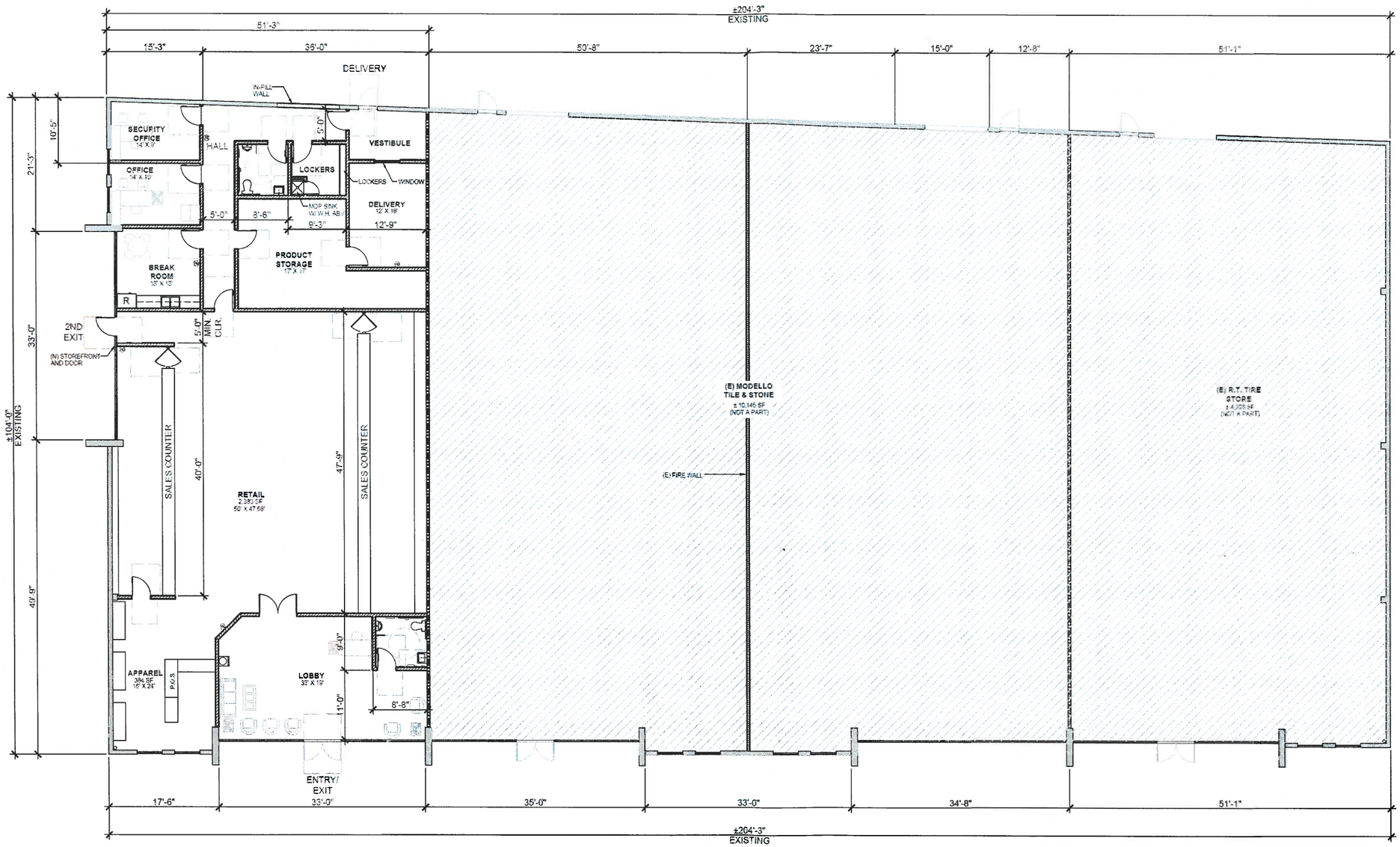

OVERALL FLOOR PLAN

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

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5753 PACHECO BLVD
PACHECO, CALIFORNIA 94553

DATE: 01-07-2020

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OVERALL FLOOR PLAN

DR2.1

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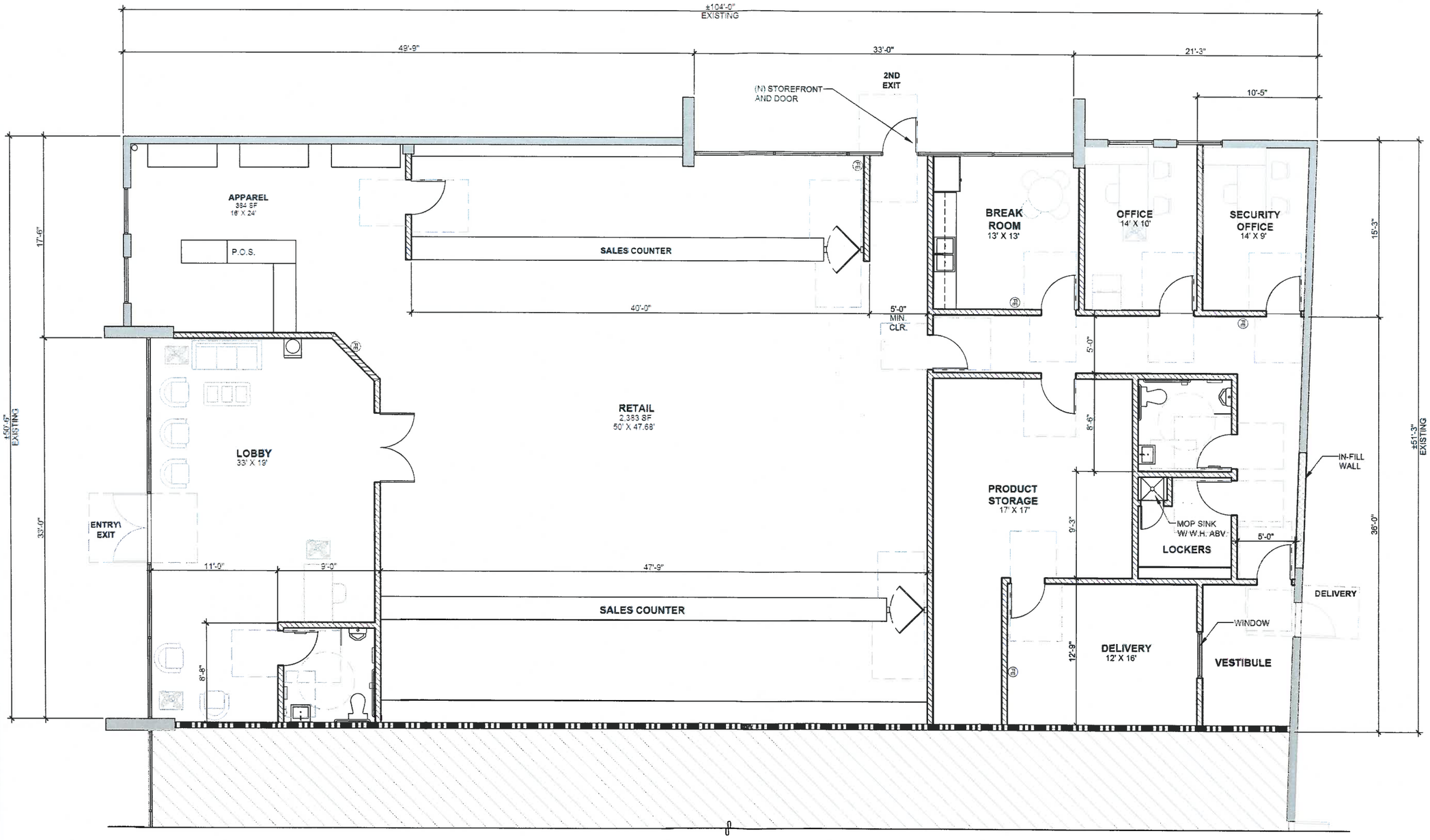

FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DATE: 01-07-2020

REV. NO.	REV. DATE

FLOOR PLAN

DR2.2

JOB NO.: NSE11

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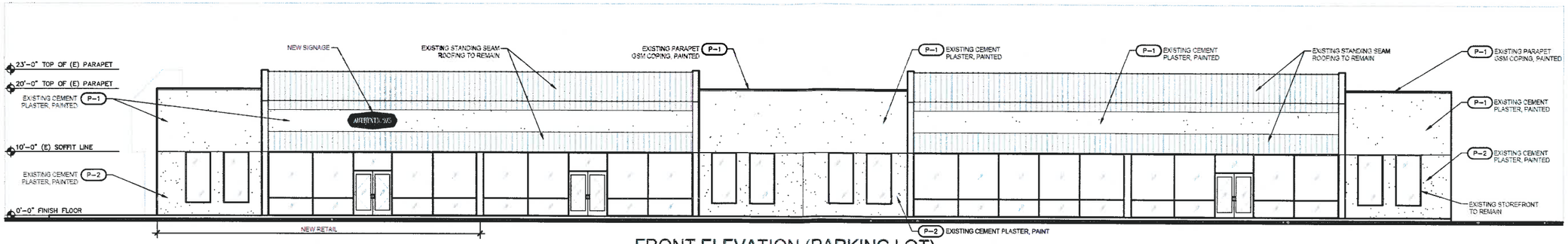
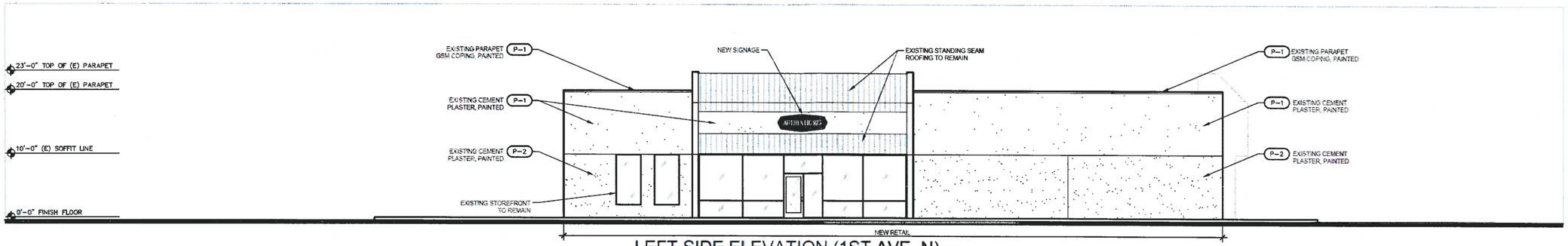


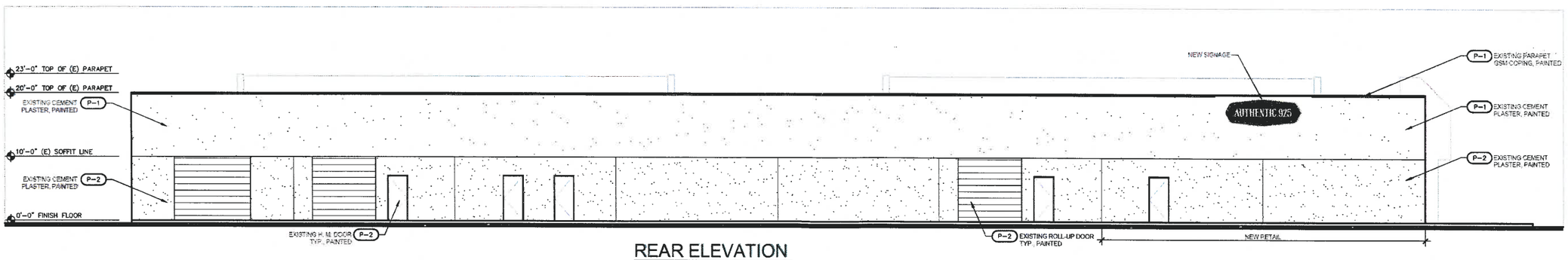
FRONT ELEVATION (PARKING LOT)

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



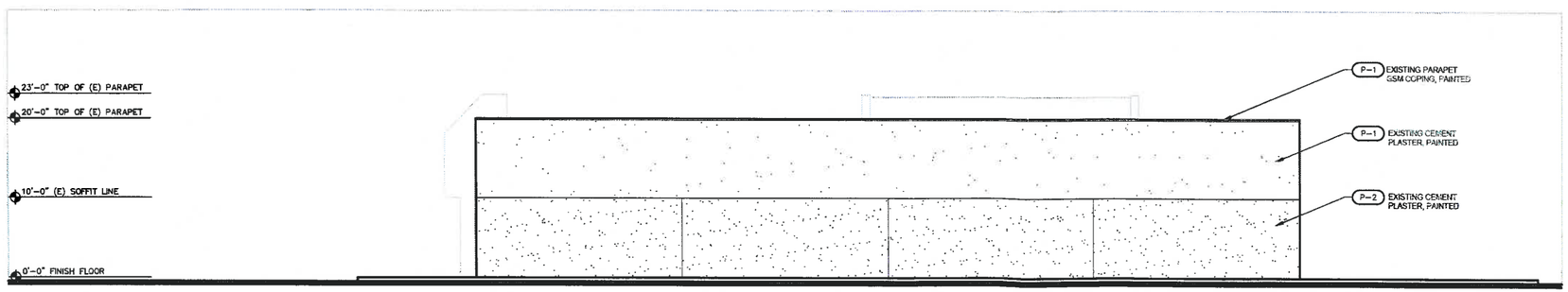
LEFT SIDE ELEVATION (1ST AVE. N)

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

EXTERIOR FINISHES & COLORS

SYMBOL	MATERIAL	MANUFACTURER/COLOR
P-1	PAINT (UPPER BODY)	BENJAMIN MOORE SILVER SPRING 2120-50
P-2	PAINT (LOWER BODY / DOORS AND TRIM)	BENJAMIN MOORE WITCHING HOUR 2120-30

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PACHECO, CALIFORNIA 94553

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PROPOSED EXTERIOR ELEVATIONS

DR5.1

JOB NO.: NSE11

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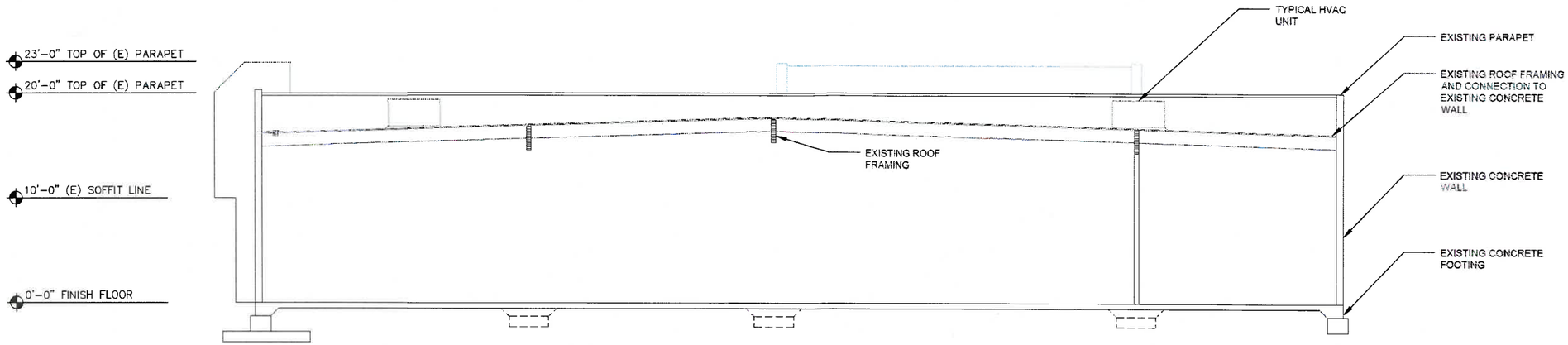

BUILDING CROSS SECTION

SCALE: 3/16" = 1'-0"

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5753 PACHECO BLVD
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DATE: 01-07-2020

REV. NO.	REV. DATE

BUILDING CROSS SECTION

DR6.1

JOB NO.: NSE11

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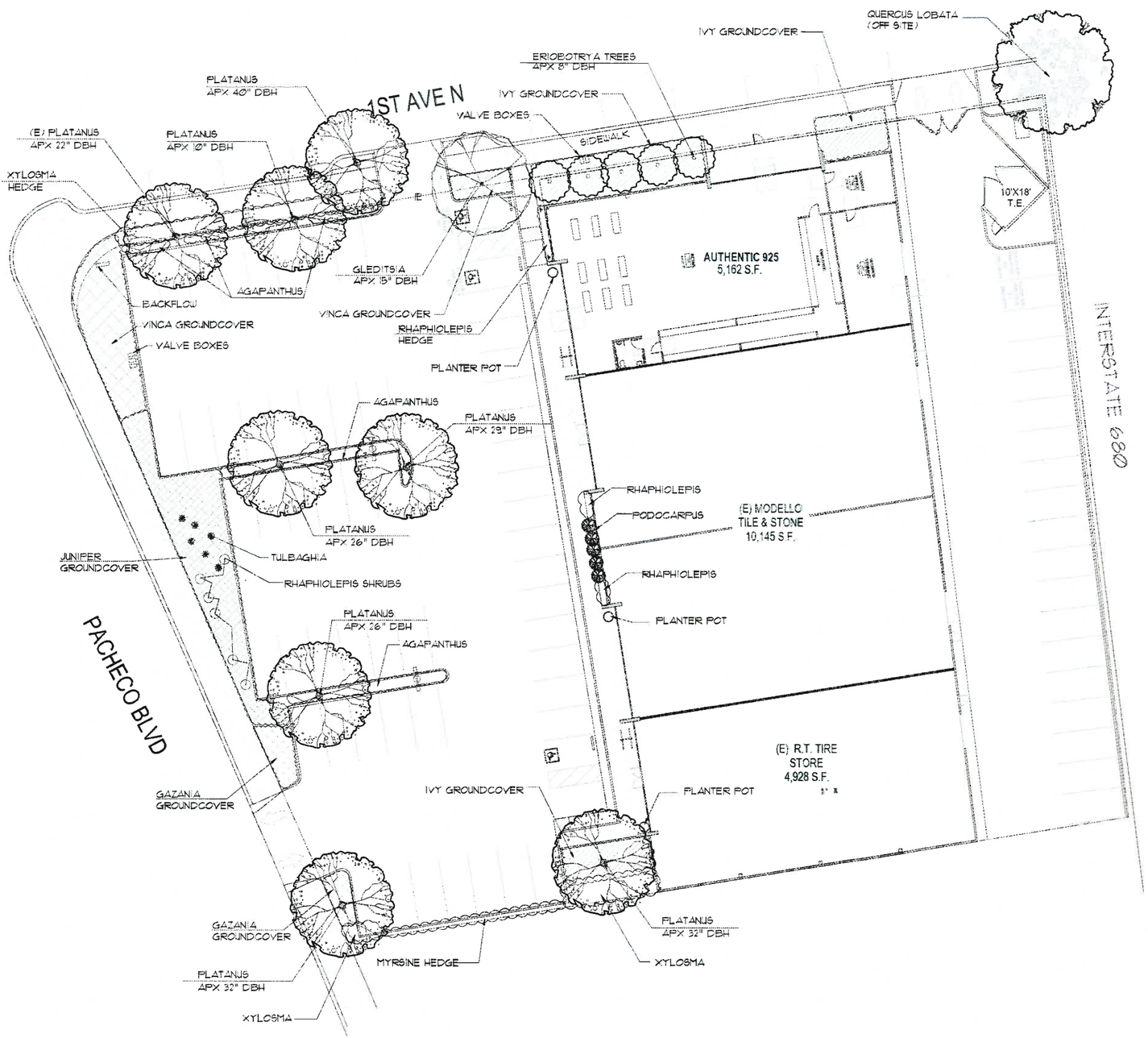

EXISTING LANDSCAPE LAYOUT

LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
	GLEDITSIA TRIACANTHOS	HONEY LOCUST
	PLATANUS X ACERIFOLIA	SYCAMORE
	QUERCUS LOBATA	VALLEY OAK
	MISC SHRUBS	
	GAZANIA SP.	GAZANIA
	HEDRA HELIX	ENGLISH IVY
	JUNIPERUS SP.	JUNIPER
	VINCA MAJOR	PERIWINKLE

APX 4,675 SQ. FT. OF EXISTING LANDSCAPE AREA

ALL EXISTING PLANT MATERIAL AND SPRAY IRRIGATION SYSTEM TO REMAIN

TREE SIZES AND LOCATIONS HAVE NOT BEEN SURVEYED AND ARE APPROXIMATE BASED ON FIELD OBSERVATIONS

N

GRAPHIC SCALE

(IN FEET)
1 inch = 16 ft.

BORRECCO/KILIAN & ASSOCIATES, INC.
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NOTE

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REV	DATE	DESCRIPTION

TITLE OF PROJECT: AUTHENTIC 925 PACHECO, CA

DATE: 1/14/20
DRAWN BY: KDF

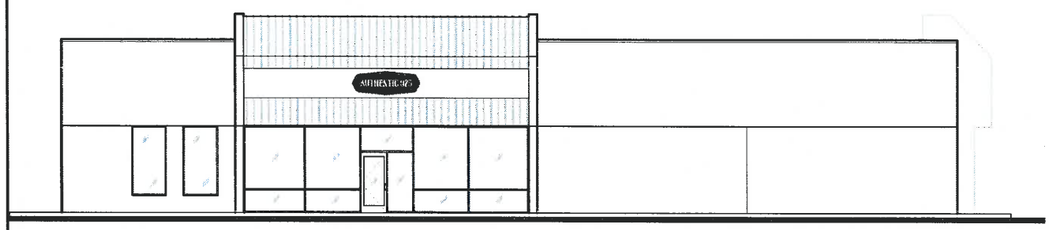
THIS PLAN IS:

SHEET NUMBER: L-1

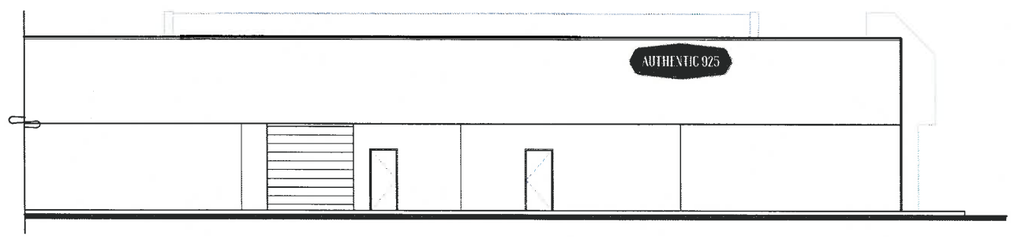
TITLE OF DRAWING:

M:\TWA Architects\Authentic 925\Authentic 925 LP.dwg Jan. 14, 2020 - 4:48pm Administrator

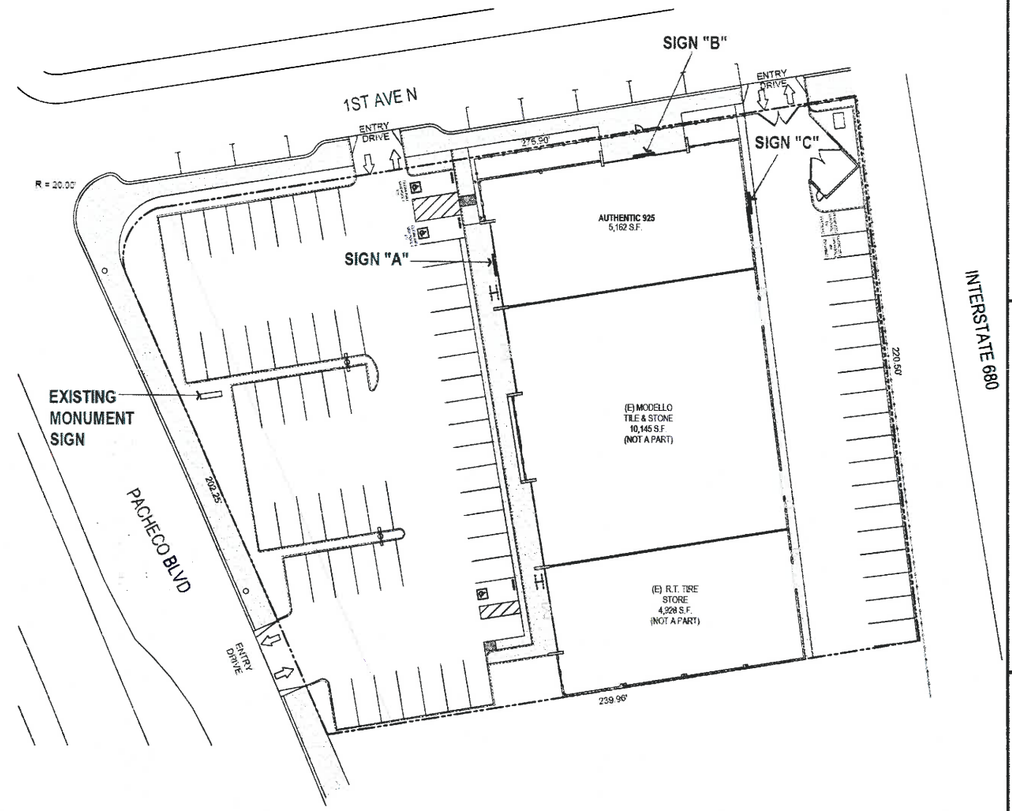
FRONT ELEVATION - PARKING LOT - (SIGN "A")



LEFT SIDE ELEVATION - 1ST AVE. N - (SIGN "B")



REAR ELEVATION - (SIGN "C")

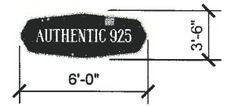


SITE PLAN - SIGN LOCATIONS

SIGNAGE

MONUMENT SIGN

NOTE:
25% OF EXISTING SIGN



SIGNS "A" & "B"

SIGN "C"

TOTAL SIGN AREA

ALLOWED (10% OF WALL):

SIGN "A" = 1,112 S.F. WALL = 111 S.F.
SIGN "B" = 2,174 S.F. WALL = 217 S.F.
SIGN "C" = 1,020 S.F. WALL = 102 S.F.
TOTAL ALLOWED SIGNAGE = 430.0 S.F.

PROVIDED:

SIGN "A" = 21.0 S.F.
SIGN "B" = 21.0 S.F.
SIGN "C" = 63.0 S.F.
TOTAL = 105.0 S.F.

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AUTHENTIC 925

AUTHENTIC 925

5753 PACHECO BLVD
PACHECO, CALIFORNIA 94553

DATE: 01-07-2020

REV. NO.	REV. DATE

SIGN PROGRAM

SN - 1

JOB NO.: NSE11

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PLOTTED: 1/15/2020 12:30 PM S:\Projects\TWA Projects\NSE - Northstar Equities\NSE11 (Pacheco)\Drawings\DR-dwgs\NSE11_SN-01 (Sign Program).dwg by Vikki