



REGULAR MEETING OF THE CITY OF CONCORD ZONING ADMINISTRATOR

9:00 a.m., Wednesday, June 8, 2016
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord

AGENDA

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

HEARINGS:

1. [Kamyshin Minor Hillside Development Plan \(PL15005 – HM, DR\)](#) – Application for a Minor Hillside Development Plan for a single family residence on a 0.42-acre site at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RR-15 (Single Family Residential, 15,000 sq. ft. minimum lot size); APN 130-230-044. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15303, Class 3 “New Construction,” and Section 15332, Class 32, “In-fill Development Projects,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370.**

ADJOURNMENT

Next Zoning Administrator’s Meeting: June 22, 2016

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

APPEALS

Decisions of the Zoning Administrator may be appealed to the Planning Commission. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.



REPORT TO ZONING ADMINISTRATOR

DATE: June 8, 2016

SUBJECT: Kamyshin Minor Hillside Development Plan (PL150005-HM, DR)

Recommendation: Adopt Zoning Administrator Order No. 16-04ZA (Exhibit A), approving the Kamyshin Minor Hillside Development Plan and Design Review application.

I. Introduction

A. Application Request

Minor Hillside Development Plan and Design Review application to construct a new single-family home on a 0.42-acre site.

B. Location

The project site is located at 3687 Treat Blvd.; APN 130-230-044.



C. Applicant/Owner

Vladimir Kamyshin
5717 Robertson Avenue
Carmichael, CA 95608

II. Background

On January 13, 2015, Vladimir Kamyshin submitted a Minor Hillside Development Plan and Design Review application for the construction of a single family home at the subject site. The application was reviewed by the Development Advisory Committee (DAC) on February 3, 2015 and deemed incomplete. Revised plans were later submitted on June 15, 2015 now reflecting a single story design, however, the project was once again deemed incomplete. Revised plans were later submitted on April 28, 2016 and on May 9, 2016 and the project was deemed complete for processing by the DAC on May 25, 2016.

A neighborhood meeting was held on February 17, 2015 and attended by three residents. The neighbors had concerns regarding views and whether the shared private roadway would be repaved.

A final design review of the most recent design was conducted by the Design Review Board (DRB) on March 10, 2016 at which time the DRB expressed minor concerns regarding some inconsistencies between the roof plan and elevations on the southern elevation of the home. The applicant returned to the Board on May 12, 2016 with revised plans that included additional elevations and a roof study demonstrating the roof plan from a variety of angles. After review of the revised plans, the DRB recommended design approval (Exhibit B) with a request for the grading plan and details regarding driveway material to return as a staff report item. Project plans are included as Exhibit C and photo-simulations are included as Exhibit D.

I. General Information

A. General Plan

The General Plan designation is Rural Residential.

B. Zoning

The site is zoned RR-15 (Single-family residential; minimum 15,000 sq. ft. lot area).

C. CEQA Status

Staff recommends the Zoning Administrator consider the project as categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 New Construction and Section 15332, Class 32, "In-fill Development Projects," based on the following criteria:

1. The project is consistent with the General Plan and Development Code, as further explained in this report. There is no Specific Plan applicable to the project site.
2. The project is located within City limits on a site less than five acres substantially surrounded by residential uses.

3. The project site has no value as habitat for endangered, rare or threatened species.
4. The project will not result in significant effects relating to traffic, noise, air quality, or water quality since the project is consistent with the density allowed under the General Plan.
5. The site can be adequately served by all required public utilities and public services.
6. There is no reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances.

D. Site Description

The project site consists of an 18,700 square foot lot with native grasses, small shrubs, and several unprotected small trees. This site slopes uphill fairly consistently at one foot for every 2.5 feet of horizontal distance along Treat Blvd. The average slope is 23.2 percent. However, the average slope is skewed by the steeper slopes within the southern portion of the site. A Minor Hillside Development Plan is required because the average slope is greater than 15 percent at which point the City’s Hillside Protection design criteria applies.

E. Surrounding Land Use

The project site is located on Treat Boulevard within a fully developed single-family subdivision.

	Land Use	General Plan	Zoning
North	Single-Family Residential	Rural Residential	RR-15
South	Treat Boulevard with Single Family subdivision beyond	Low Density Residential	RS-6
East	Single-Family Residential	Rural Residential	RR-15
West	Single-Family Residential	Rural Residential	RR-15

II. Project Description & Analysis

A. General Plan

The General Plan designates the site as Rural Residential with an allowable density of up to 2.5 dwelling units per net acre. The project is consistent with General Plan policies related to residential development, as discussed below.

- 1) *Support land use decisions that reinforce and capitalize on neighborhood strengths and benefit neighborhood identity and scale. (Policy LU-1.1.1)*

The project reinforces neighborhood identity and strengths by proposing a home which fits within the context of the surrounding neighborhood. The General Plan is implemented by the Development Code and the applicable zoning district. In this case, the development standards of RR-15 zoning regulate the size and scale of residential developments through restrictions on building height and lot coverage (i.e., the percentage of the site that can be developed with buildings). The project complies with the 30 feet building height and 25 percent lot coverage established by RR-15 zoning, and is thus consistent with the General Plan and appropriate for the neighborhood.

- 2) *Require new development in residential areas to preserve and enhance positive neighborhood characteristics. (Policy LU-1.1.2)*

The project preserves and enhances neighborhood characteristics by designing a home determined by the Design Review Board to be compatible with the neighborhood.

- 3) *Minimize cut-and-fill of natural hillsides. (Policy LU-11.1.4)*

The home is positioned to avoid the steepest areas of the southern portion of the site and is designed to follow the natural contours without extensive grading. Proposed grading includes 280 cubic yards of cut and 80 cubic yards of fill. The proposed driveway is approximately 20 feet deep with a downhill slope of 8.2 percent from the garage to the private roadway accessed via Treat Blvd.

B. Development Regulations

The project meets standards for lot area, lot coverage, setbacks, and building of RS-12 zoning (as noted in the table below), and all applicable requirements under the Development Code, Article IV, Development Standards.

Standards	Required/Allowed	Proposed
Lot Area (minimum)	15,000 sq. ft.	18,700 sq. ft.
Lot Coverage	25%	18.7%
Yard Setbacks (minimum)		
Front yard	20 ft.	20 ft.
Side yard	10 ft.	15 ft.
Corner Side yard	15 ft.	20 ft.
Rear yard	30 ft.	30 ft.
Building Height (max.)	30 ft.	16'-10" to 19'-10" ft.
Parking Spaces	2 spaces total, minimum 2 enclosed garage spaces for 4 bedrooms or less	2 garage spaces and 2 driveway spaces

C. Site Planning/Circulation/Parking

The proposed home would be served via a private roadway from Treat Boulevard.

The home is designed with a two-car garage and a driveway apron to accommodate two additional parking spaces, for a total of four off-street parking spaces. Staff finds the site plan responsive to neighborhood constraints and opportunities because the project has been designed to fit within the context of the surrounding land use pattern.

D. Minor Hillside Development Plan

Pursuant to Concord Municipal Code Section 18.445.040.C, the Zoning Administrator takes action on the Minor Hillside Development Plan, and must make the findings listed below in order to approve the development plan.

Staff analysis on how the project meets each finding is provided.

1. *The design, scale, massing, height, and siting of the project is compatible with the site and consistent with the character and scale of the surrounding developed neighborhood.*

The project was recommended for approval by the Design Review Board and is consistent with the applicable development standards within the Development Code. As proposed the scale and height of the new home is similar to those within the surrounding neighborhood, the massing of the home was reduced through the design review process.

2. *The design and site layout of the project respects and protects the natural environment to the maximum extent feasible.*

The proposed site plan minimizes grading by avoiding the steepest areas of the project site and follows the natural contours to the extent feasible; low retaining walls are utilized.

3. *The site grading is sensitive to the hillside site, minimizes tree removal, and provides safe site access.*

Staff finds the proposed site plan and grading are consistent with the Hillside Protection design criteria. As noted above, the home is positioned to avoid the steepest areas of the lot located within the southern area of the site and is designed to follow the natural contours without extensive grading. Moreover, the average slope of 23.2 percent is over 15 percent at which point the City's Hillside Protection design criteria applies. Proposed grading includes 280 cubic yards of cut and 80 cubic yards of fill. The proposed driveway would provide safe site access and is approximately 20 feet deep with a downhill slope of 8.2 percent from the garage to the private road accessed via Treat Blvd. No protected trees are proposed to be removed.

4. *The project is consistent with the General Plan, and meets the development standards of the applicable zoning district and the hillside development and design standards.*

The proposal is consistent with the applicable General Plan policies identified in Section IV.A above and RR-15 zoning district development standards discussed in detail under

Section IV.B above. The Hillside Protection design criteria within the City's Development Code require that development be designed to fit the terrain rather than altering the terrain to fit the development. Development patterns which require excessive cuts or fill are to be avoided. Split-level foundations, low retaining walls, and terraces are encouraged. The proposed development plan is consistent with these requirements.

5. *The project screens development to the extent feasible through clustering and/or avoidance of highly visible hillsides, ridgelines, and knolls.*

The project site does not contain any highly visible hillsides, ridgelines, or knolls.

6. *The project incorporates adequate access, public services, and utilities.*

Safe access would be provided via a private road connecting to Treat Boulevard and sufficient public services and utilities exist within the project area to serve the proposed project. The City's Engineering Division as well as the Contra Costa County Fire Protection District have reviewed the project and recommend approval subject to the conditions of approval included within Exhibit A.

E. Building Architecture

The Design Review Board recommended approval of the project on May 12, 2016 following revisions to the project's design to address four-sided architecture, specifically additional front elevation architectural details and adjustments to the roof plan for consistency with the elevations.

The proposed residence is a single story residence measuring from between 16'-10" and 19'-10" tall. It has a sloped concrete tile roof, stucco finish, wood accents on the front elevation and is similar to what can be found on existing homes throughout the neighborhood. As proposed, the home is 3,048 square feet, has four bedrooms and a two car garage.

F. Landscaping/Fencing

The landscape plan shows landscaping within the front and rear yards. The development code only requires front yard landscaping. The palette for the front yard includes a 24-inch box size Blue Atlas Cedar, White Crape Myrtle, Deodar Cedar, Marina Arbutus, a wide variety of shrub types, and two species of groundcover. All of the existing trees are proposed to be removed. No protected trees would be removed as there are none located at the subject site. Existing bottle brush shrubs will be retained on site along Treat Blvd. to screen the site.

Proposed fencing has been conditioned to be consistent with the Hillside Protection development standards. Currently a good neighbor fence is specified on the plans and an open wire fencing is required on hillside properties to reduce effect on hillside views on or off the site. The proposed retaining walls would not exceed a height of 2.5-feet and would be stepped and screened with landscaping consistent with the Hillside Protection retaining wall design criteria.

G. Design and Site Development Review

The Zoning Administrator must make the findings listed below to approve the Design Review application. Staff analysis on how the project meets each finding is provided.

1. *The project is consistent with the General Plan.*

The project is consistent with the General Plan as explained in Section IV-A above.

2. *The project meets the following criteria in Section 18.415.080.*

- (a) *The building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.*

The project would orient the home toward the private roadway and Treat Blvd., to allow for surveillance of the street within the home.

- (b) *The design is compatible with the historical or visual character of any area recognized by the City as having such character.*

The area is not recognized as a historical, architectural, or scenic area by the City.

- (c) *The project design preserves major views and vistas along major streets and open spaces and trails and enhances them by providing project amenities.*

The site plan minimizes grading by avoiding the steepest areas of the project site and following the natural site contours. The site is not near any open space or trail.

- (d) *The proposed lighting and fixtures are designed to complement on-site buildings, are of an appropriate scale for the development, and provide adequate light for safety and security while minimizing glare.*

Exterior lighting would be residential in type and character to minimize glare, as conditioned.

- (e) *All mechanical, electrical, and utility equipment is located, screened, or incorporated into the design of the buildings so as not to be visible from off-site, and screening devices are consistent with the exterior colors and materials of the buildings.*

The project conditions require final details of mechanical, electrical, and utility equipment to be shown on building permit plans to ensure they are located behind fencing or screened so as not to be visible from off-site.

- (f) *The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, enhances the appearance and features of the project site and*

surrounding natural and built environment.

Design changes have been made to ensure the project is appropriate for the surrounding built environment, including its scale, massing, site plan, and exterior design. These changes, which were suggested by the Design Review Board, include reduction from a two story to a single story, and design enhancements such as additional front elevation architectural details to create visual interest and improvements to the southern facade.

- (g) *The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.*

The project includes the following design features to enhance the functionality of the proposed homes and the attractiveness and comfort of occupants, visitors, and the general community: off-street parking in excess of what is required by Code; and landscaping that provides screening and shade.

- (h) *The architectural details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.*

The project meets the criteria because similar building materials and colors would be used within the home, and a unifying landscape palette will be used for the entire project site.

- (i) *The project is compatible with neighboring development in the same Zoning District by avoiding large differences in building scale and character and provides a harmonious transition between the proposed project and surrounding development.*

The project meets the criteria and avoids large differences in building scale and character because it complies with RR-15 development standards, which allow for larger homes than what is proposed by the project or what exists in the immediate area.

- (j) *The project creates an attractive and visually interesting built environment with a variety of building styles and designs, well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context.*

The project meets the criteria and creates an attractive and visually interesting built environment featuring varied roof forms, front elevation architectural details such as gables, window placement, a mix of building materials that create interesting textures and a quality look to the home and a quality landscape plan.

- (k) *The landscaping is compatible with and enhances the architectural character of the buildings and site features, and blends with the surrounding landscape. Landscape*

elements complement the buildings and rooflines through color, texture, density, and form. Landscaping is in scale with on-site and off-site buildings, and plantings have been selected and located to avoid conflicts with views, lighting, infrastructure, utilities, and signage.

The Design Review Board has reviewed the landscape plan and determined that it is compatible with the building architecture.

(l) Stormwater treatment areas have been integrated into the landscape design.

Bio-retention areas are not required as the project would create less than 10,000 square feet of impervious surface. Proposed downspouts would discharge to splash blocks and drain to the landscaped areas.

(m) New construction does not need to match existing surrounding development or buildings; however, the design shall complement or enhance existing development.

The project would integrate with surrounding homes and enhance the neighborhood's design vernacular by implementing four-sided design.

3. *The project is consistent with all applicable Design Guidelines adopted by the City Council that are in effect at the time of approval.*

Concord's Community Design Guidelines were adopted by the City Council in 1987. Most of the recommendations contained in the Guidelines pertain to larger commercial or multi-family developments, where the potential for differences in scale and operational compatibility between sites and uses is greater. The Guidelines also contain recommendations for single-family developments that the project complies with, as follows:

- Exterior building colors and materials consist of earth tone colors, and other materials that are compatible with the neighborhood;
- The home is sited and designed with a functional relationship to the site and street, and in compliance with setbacks to provide accessible and usable yard areas;
- Front yard setback reinforces a spacious suburban character and consistent streetscape;
- Elevations facing exterior side yard areas will be designed with the same quality as the front elevation;
- The project provides emergency access as required by Contra Costa County Fire Protection District;

- Building lighting design is compatible with the architecture and will be operated at levels consistent with lighting in the area;
 - Perimeter fencing will be constructed of durable high quality wood material;
 - Required off-street parking is provided for the home.
4. *The orientation, location, and elevation of the buildings and structures and site improvements are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood.*

The project would be harmonious with the pattern of existing homes oriented towards the private access road accessed via Treat Blvd., and would use an architectural style that the Design Review Board found to be aesthetically compatible with homes in the neighborhood.

5. *Landscaping, irrigation systems, walls and fences, or features to conceal outdoor activities, utility enclosures, and trash facilities meet current requirements or provide a significant upgrade and improvement to the site and the appearance of the neighborhood.*

New landscaping designed to meet current requirements would result in a significant improvement to existing site conditions and a visual upgrade to the neighborhood in general.

6. *Parking, pedestrian access, and traffic circulation are adequate or improved for all modes of circulation.*

The project meets this finding because it would include safe site access via a private roadway connecting to Treat Boulevard.

III. Fiscal Impact

The proposed would have a negligible fiscal impact on the City.

IV. Public Contact

Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

V. Summary and Recommendations

Staff finds the project to be consistent with the General Plan and the Development Code. The project has also been reviewed by the Design Review Board and found to be consistent with the applicable

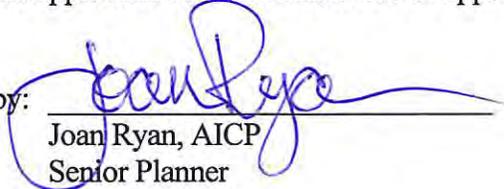
design criteria. Staff recommends the Zoning Administrator open the public hearing, consider the staff report and presentation by the applicant, the public testimony, and close the hearing upon completion of public testimony. Staff further recommends the Zoning Administrator adopt Zoning Administrator Order No. 16-04ZA approving the Kamyshin Minor Hillside Development Plan.

VI. RECOMMENDED ACTION

Staff finds the revised plan has responded to the Board's comments and recommends design approval. Staff has prepared the following motion for the Board's consideration for the project.

I (Board Member _____) hereby move that the Zoning Administrator recommend approval of the Kamyshin Minor Hillside Development Plan and Design Review (PL15005 – HM, DR), subject to all applicable standard conditions of approval, which include recommendations of the Board.

Prepared by:


Joan Ryan, AICP

Senior Planner

(925) 671-3370

Joan.ryan@cityofconcord.org

Exhibits:

- A- Zoning Order 16-04 ZA
- B- Annotated Agenda, May 12, 2016
- C- Project plans, date-stamped received April 28, 2016
- D- Photo Simulations, date-stamped received May 9, 2016

ZA ORDER NO. 16-04

OFFICE OF THE ZONING ADMINISTRATOR
CITY OF CONCORD
APPROVING

Owner/Applicant: Vladimir Kamyshin
Project Name: Kamyshin Minor Hillside Development Plan

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

WHEREAS, on January 13, 2015, Vladimir Kamyshin, (“Applicant”) submitted an application for a Minor Hillside Development Plan and Design Review to construct a single-family home on a 0.42-acre site located at 3687 Treat Boulevard, APN130-230-044; and

WHEREAS, on May 25, 2016, the application was deemed complete for processing; and

WHEREAS, the application was duly noticed pursuant to the Concord Municipal Code; and

WHEREAS, the subject proposal is consistent with the General Plan; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15332, Class 32, “In-fill Development Projects,” the project is Categorically Exempt, and therefore no further environmental review is required because:

- a. The project is consistent with the General Plan and Development Code, as further explained in finding 4, below. There is no Specific Plan applicable to the project site.
- b. The project occurs within City limits on a site less than five acres substantially surrounded by residential uses. The project site is 0.42-acres and surrounded by single-family residential land uses.
- c. The project site has no value as habitat for endangered, rare or threatened species as it has been previously disturbed and is surrounded by development in an urban setting.
- d. The project will not result in significant effects relating to traffic, noise, air quality, or water quality since the project is consistent with the density allowed under the General Plan. As noted, traffic, noise, air quality, and water quality impacts were previously analyzed as part of the environmental review process for the City’s General Plan. The proposed project will be implemented consistent with the

1 General Plan.

- 2 e. The site can be adequately served by all required public utilities and public service
3 as fire protection services would be provided by the Contra Costa County Fire
4 Protection District, water service by the Contra Costa Water District, and sewer
5 service by the City of Concord. All of these service providers have confirmed their
6 ability to serve the proposed project site.
- 7 f. The project does not present unusual circumstances.
- 8 g. There is no reasonable possibility that the proposed project will have a significant
9 effect on the environment due to unusual circumstances.
- 10 h. The determination that a categorical exemption applies to the project reflects the
11 independent judgment and analysis of the City as the lead agency.

12 **NOW, THEREFORE, BE IT RESOLVED** that the Zoning Administrator does hereby
13 approve the Kamyshin Minor Hillside Development Plan (PL1500005 – HM, DR) subject to the
14 attached Conditions of Approval referenced in Attachment A, based on the following findings:

15 Minor Hillside Development Plan

- 16 1. *The design, scale, massing, height, and siting of the project is compatible with the site*
17 *and consistent with the character and scale of the surrounding developed neighborhood.* The
18 project was recommended for approval by the Design Review Board and is consistent with the
19 applicable development standards within the Development Code. As proposed, the scale and
20 height of the new home is similar to those within the surrounding neighborhood.
- 21 2. *The design and site layout of the project respects and protects the natural environment*
22 *to the maximum extent feasible.* The proposed site plan minimizes grading by avoiding the
23 steepest areas of the project site and follows the natural contours to the extent feasible.
- 24 3. *The site grading is sensitive to the hillside site, minimizes tree removal, and provides*
25 *safe site access.* The proposed site plan and grading are consistent with the Hillside Protection
26 design criteria. The home is positioned to avoid the steepest areas of the lot located within the
27 center of the site and is designed to follow the natural contours without extensive grading.
- 28

1 Moreover, the average slope of 23.2 percent is over 15 percent at which point the City's
2 Hillside Protection design criteria applies. Proposed grading includes 280 cubic yards of cut
3 and 80 cubic yards of fill. The proposed driveway will provide safe site access and is
4 approximately 25 feet deep with a downhill slope of 8.6 percent from the garage to the private
5 driveway off of Treat Blvd. No protected trees are proposed to be removed.

6 *4. The project is consistent with the General Plan, and meets the development standards*
7 *of the applicable zoning district and the hillside development and design standards.* The
8 proposal is consistent with the applicable General Plan policies and RR-15 zoning district
9 development standards. The Hillside Protection design criteria within the City's Development
10 Code require that development be designed to fit the terrain rather than altering the terrain to
11 fit the development. The project, as designed, will not utilize excessive cuts or fill. The
12 project has identified up to three low retaining walls for construction which is consistent with
13 the Hillside Development requirements of the Development Code and is consistent with the
14 applicable General Plan policies.

15 *5. The project screens development to the extent feasible through clustering and/or*
16 *avoidance of highly visible hillsides, ridgelines, and knolls.* The project site does not contain
17 any highly visible hillsides, ridgelines, or knolls.

18 *6. The project incorporates adequate access, public services, and utilities.* Safe access
19 will be provided via a driveway connecting to an existing private road off Treat Blvd. and
20 sufficient public services and utilities exists within the project area to serve the proposed
21 project. The City's Engineering Division as well as the Contra Costa County Fire Protection
22 District have reviewed the project and recommend approval subject to the conditions of
23 approval included within Exhibit A.

24 Design Review

25 *7. The project is consistent with the General Plan.* The project is consistent with the
26 General Plan as explained in Finding #4 above.

27 *8. The project meets the following criteria in Section 18.415.080.*
28

1 (a) *The building design and landscaping supports public safety and security by*
2 *allowing for surveillance of the street by people inside buildings and elsewhere on the*
3 *site. The project will orient the home toward the private drive and Treat Blvd. to allow*
4 *for surveillance of the street within the home.*

5 (b) *The design is compatible with the historical or visual character of any area*
6 *recognized by the City as having such character. The area is not recognized as a*
7 *historical, architectural, or scenic area by the City.*

8 (c) *The project design preserves major view and vistas along major streets and*
9 *open spaces and trails and enhances them by providing project amenities. The site plan*
10 *minimizes grading by avoiding the steepest areas of the project site and following the*
11 *natural site contours. The site is not near adjacent to any open space or trail.*

12 (d) *The proposed lighting and fixtures are designed to complement on-site*
13 *buildings, are of an appropriate scale for the development, and provide adequate light*
14 *for safety and security while minimizing glare. Exterior lighting will be residential in*
15 *type and character to minimize glare, as per conditioned.*

16 (e) *All mechanical, electrical, and utility equipment is located, screened, or*
17 *incorporated into the design of the buildings so as not to be visible from off-site, and*
18 *screening devices are consistent with the exterior colors and materials of the buildings.*
19 *The project conditions require final details of mechanical, electrical, and utility*
20 *equipment to be shown on building permit plans to ensure they are located behind*
21 *fencing or screened so as not to be visible from off-site.*

22 (f) *The overall design of the project, including its scale, massing, site plan,*
23 *exterior design, and landscaping, enhances the appearance and features of the project*
24 *site and surrounding natural and built environment. Design changes have been made*
25 *to ensure the project is appropriate for the surrounding built environment, including its*
26 *scale, massing, site plan, and exterior design. These changes, which were*
27 *recommended for approval by the Design Review Board, include design enhancements*
28

1 such as additional front elevation architectural details to create visual interest and the
2 reduction from two stories to one story.

3 *(g) The project design is appropriate to the function of the project and will*
4 *provide an attractive and comfortable environment for occupants, visitors, and the*
5 *general community.* The proposed single-family home includes appropriate design
6 features such as landscaping, outdoor patio area, roof overhangs, and off-street parking.
7 These features will enhance functionality, attractiveness, and comfort of occupants,
8 visitors, and the general community.

9 *(h) The architectural details, colors, materials, and landscaping are internally*
10 *consistent, fully integrated with one another, and used in a manner that is visually*
11 *consistent with the proposed architectural design.* The project meets the criteria
12 because similar building materials and colors will be used within the home, and a
13 unifying landscape palette will be used for the entire project site.

14 *(i) The project is compatible with neighboring development in the same Zoning*
15 *District by avoiding large differences in building scale and character and provides a*
16 *harmonious transition between the proposed project and surrounding development.*
17 The project meets the criteria and avoids large differences in building scale and
18 character because it complies with RR-15 development standards, which allow for
19 larger homes than what is proposed by the project or what exists in the immediate area.

20 *(j) The project creates an attractive and visually interesting built environment*
21 *with a variety of building styles and designs, well-articulated structures that present*
22 *varied building facades, rooflines, and building heights within a unifying context.* The
23 project meets the criteria and creates an attractive and visually interesting built
24 environment featuring varied roof forms, front elevation architectural details such as
25 gables, wood accents, unique window arrangements, and a mix of building materials
26 that create interesting textures and a quality look to the home.

27 *(k) The landscaping is compatible with and enhances the architectural character*
28

1 of the buildings and site features, and blends with the surrounding landscape.
2 Landscape elements complement the buildings and rooflines through color, texture,
3 density, and form. Landscaping is in scale with on-site and off-site buildings, and
4 plantings have been selected and located to avoid conflicts with views, lighting,
5 infrastructure, utilities, and signage. The Design Review Board has reviewed the
6 landscape plan and determined that it is compatible with the building architecture,
7 enhances the site and its surroundings, and designed to avoid conflicts with views,
8 lighting, infrastructure and utilities.

9 (l) Stormwater treatment areas have been integrated into the landscape design.
10 Bio-retention areas are not required as the project would create less than 10,000 square
11 feet of impervious surface. Proposed downspouts will discharge to splash blocks and
12 drain to the landscaped areas.

13 (m) New construction does not need to match existing surrounding development
14 or buildings; however, the design shall complement or enhance existing development.
15 The project will match surrounding homes and enhance the neighborhood's design
16 vernacular by implementing four-sided design.

17 9. The project is consistent with the following standards of the Design Guidelines adopted
18 by the City Council:

- 19 • Exterior building colors and materials consist of earth tone colors, and other
20 materials that are compatible with the neighborhood;
- 21 • The home is sited and designed with a functional relationship to the site and
22 street, and in compliance with setbacks to provide accessible and usable yard areas;
- 23 • Front yard setback reinforces a spacious suburban character and consistent
24 streetscape;
- 25 • Elevations facing exterior side yard areas will be designed with the same
26 quality as the front elevation;

- The project provides emergency access as required by Contra Costa County Fire Protection District;
- Building lighting design, as conditioned, is compatible with the architecture and will be operated at levels consistent with lighting in the area;
- Perimeter fencing will be constructed of durable high quality wood material;
- Required off-street parking is provided for the home.

10. *The interrelationship between the orientation, location, and elevations of buildings and structures and site improvements are mutually compatible and aesthetically harmonious.* The project will be harmonious with the pattern of existing homes oriented towards the private roadway off of Treat Blvd., and will use an architectural style that the Design Review Board found to be aesthetically compatible with homes in the neighborhood.

11. *Landscaping, irrigation systems, walls and fences, or features to conceal outdoor activities, utility enclosures, and trash facilities meet current requirements or provide a significant upgrade and improvement to the site and the appearance of the neighborhood.* New landscaping designed to meet current requirements will result in a significant improvement to existing site conditions and a visual upgrade to the neighborhood in general.

12. *Parking, pedestrian access, and traffic circulation are adequate or improved for all modes of circulation.* The project meets this finding because it will include safe site access via a private roadway connecting to Treat Blvd.

Based on the above findings, on June 8, 2016, the Zoning Administrator approved said application subject to the attached Conditions of Approval, referenced as Attachment A.

//

//

Frank Abejo
Zoning Administrator

Attachment: A – Draft Conditions of Approval

1
2
3
4
5
6
7
8

ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

9
10
11
12
13
14

KAMYSHIN MINOR HILLSIDE DEVELOPMENT PLAN PL15005 – HM, DR 3687 TREAT BOULEVARD APN: 130-230-044

PERMIT DESCRIPTION

- 15
16
17
18
19
20
21
22
23
24
25
26
27
28
1. These Conditions of Approval apply to and constitute the approval of a **Minor Hillside Development Plan** consisting of *one single-family home on 0.42 acres*.
 2. These Conditions apply to and constitute approval of **Design Review** for *building architecture and landscaping and fencing*.
 3. The following Exhibits, date stamped received by the City of Concord, on April 28, 2016, are approved and shall be incorporated as Conditions of Approval.

<u>Plan</u>	<u>Date Prepared</u>	<u>Prepared by</u>	<u>Sheet</u>
Cover Sheet & Site Plan	Date stamped 4/28/16	David Kesler, Architect	A0.0
Renders	Date stamped 4/28/16	David Kesler, Architect	A0.2
Plans (Floor Plan)	Date stamped 4/28/16	David Kesler, Architect	A2.1
Plans (Roof Plan)	Date stamped 4/28/16	David Kesler, Architect	A2.2
Elevations (East, West)	Date stamped 4/28/16	David Kesler, Architect	A3.1
Elevations (South, North)	Date stamped 4/28/16	David Kesler, Architect	A3.2
Perspectives (Roof)	5/9/16	David Kesler, Architect	A0.1
Grading and Drainage Plan	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	C1
Grading Sections	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	C2
Erosion Control Plan	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	C3
Drainage Exhibit	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	C4
Pollution Prevention Plan	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	C5
Site Plan/Topographic Survey	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	1
Engineered Section	3/21/16	Alexander & Associates, Inc., Surveyors/Engineers	2
True Section	3/21/16	Alexander & Associates,	3

		Inc., Surveyors/Engineers	
1	Existing Slope Map	11/20/15	Alexander & Associates, Inc., Surveyors/Engineers
2	Proposed Slope Map	11/20/15	Alexander & Associates, Inc., Surveyors/Engineers
3	Landscape Notes	1/4/16	Mary Weber, Landscape Architect
4	Landscape Construction Plan	1/4/16	Mary Weber, Landscape Architect
5	Planting Plan	1/4/16	Mary Weber, Landscape Architect
6	Irrigation Plan	1/4/16	Mary Weber, Landscape Architect
7	Landscape Details	1/4/16	Mary Weber, Landscape Architect
8	Landscape Details	1/4/16	Mary Weber, Landscape Architect
9	Irrigation Details and Watering Schedules	1/4/16	Mary Weber, Landscape Architect
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			

GENERAL CONDITIONS

4. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:
 - (a) With the submittal of Grading, Improvement, Landscape, or Building Plans.
 - (b) Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
 - (c) Prior to Construction.
 - (d) On going during Construction.
 - (e) Prior to approval of the Final Map.
 - (f) Prior to occupancy approval.

If timing for compliance is not specified, it shall be determined by the Divisions listed after the Condition. **(PLNG, BLDG, ENGR)**

5. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. **(PLNG, BLDG, ENGR)**

6. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. **(PLNG, BLDG, ENGR)**

7. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved

1 administratively. Major modifications shall be approved by the applicable decision making
2 body. *(PLNG, ENGR)*

3 8. The Conditions of Approval shall be listed on a plan sheet that is included in the construction
4 plan set (Grading, Utility, Landscape and Building Plans). *(PLNG, ENGR)*

5 9. Two annotated copies of the Conditions of Approval specifying how each applicable
6 condition has been satisfied, shall be submitted as follows:

- 7 a. At the time Grading, Utility, Landscape, and/or Building Plans are submitted for plan
8 check, whichever comes first.
- 9 b. Prior to occupancy approval. *(PLNG, ENGR)*

10 10. The project site and area surrounding the site shall be fenced and maintained in a weed and
11 litter free condition for the period prior to construction. *(BLDG, PLNG)*

12 11. For projects that abut residential uses, the perimeter fence shall be installed within two weeks
13 from completion of site demolition or grading work in the area of the fence/wall. If the fence at
14 an abutting residential property is planned for removal, or if an existing residential property
15 does not have a fence, the replacement perimeter fence/wall shall be completed within two
16 weeks from removal of the original fence, unless otherwise approved by the Planning
17 Division. *(PLNG, ENGR)*

18 ARCHITECTURAL

19 12. Prior to issuance of a building permit, the following issues shall be addressed in the final
20 elevations for approval by Planning Division staff: *(PLNG)*

- 21 a. **Incorporate defined call outs on the elevations indicating specific colors, as
22 approved by the Board and materials of all architectural elements. Materials for
23 front post, front door, and garage door, shall be noted on plans.**
- 24 b. **Elevations shall specify the 3/4" reveal treatment;**

25 13. Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the
26 color of the adjacent surface, unless otherwise approved by the Planning Division. *(PLNG)*

27 14. **Prior to issuance of the grading plan, the Board requested two items be returned as staff
28 report items: a) the applicant's grading plan; and b) the materials for the driveway.**

LANDSCAPING

15 15. Prior to issuance of a building permit, the following issues shall be addressed in the final
16 elevations for approval by Planning Division staff: *(PLNG)*

- 17 a. **Indicate on Sheets C1 and L-3, the treatment and height of the retaining walls
18 which should be intended to blend with the hillside.**
- 19 b. **Update Landscape Plan, Sheet L-2 to specify location of View Fence – Wood and
20 Wire, on Sheet L-6, rather than Good Neighbor Fence, as indicated on Sheet L-2
21 and provide fencing detail. View fence with open wire is only allowed fence at
22 hillside properties.**

- 1 16. Submit Landscape Plans prepared by a Landscape Architect, registered by the State of
2 California, for review and approval with the Grading or Building Plans, whichever comes first.
3 The Plans shall be reviewed for conformance with all applicable standards of the Concord
4 Development Code, Article IV, Division 4 (Landscaping) and Division 5 (Water Efficient
5 Landscaping), prior to issuance of a grading or building permit. **(PLNG)**
- 6 17. Submit Final Landscape Plans prepared by a Landscape Architect, registered by the State of
7 California, for review and approval with the Grading or Building Plans, whichever comes first.
8 The Plan shall be drawn on or consistent with the Grading, Utility, and Stormwater Plans
9 prepared by the Civil Engineer, with the following information:
10 a. A legend that lists all plant species (Latin and common name), including size,
11 quantities, spacing, and ultimate height and width.
12 b. Utility and Grading information on the base map, screened back.
13 c. Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-
14 shrubs may be 1-gallon).
15 d. Root control barriers and four-inch perforated pipes for parking lot trees, street trees,
16 and trees within 6 inch of any paved area, sidewalk or curb. **(PLNG/ENGR)**
- 17 18. All landscaping shall be installed prior to occupancy approval. Contact the Planning Division
18 at least two weeks prior to requesting Occupancy, to request a site inspection of all exterior
19 improvements including buildings, driveways, parking lots, landscaping, irrigation, signs,
20 lighting, walls, fences, and trash enclosures. **(PLNG)**
- 21 19. Any vegetation damaged or destroyed by construction activities shall be replaced with like or
22 comparable plant materials, and if damage occurs off-site, the replacement plants shall be
23 approved by the property owner and the Planning Division, prior to occupancy approval.
24 **(PLNG)**
- 25 20. Landscape certification of installation, shall be submitted to the Planning Division, prior to
26 certificate of occupancy **(PLNG)**.

27 LIGHTING

- 28 21. Show all exterior lighting including: building fixtures, walkway lighting, parking lighting, and
street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any
permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used
and noted on the plans. Provide exterior lighting specification sheets. **(PLNG, ENGR, BLDG)**
- 22 22. All exterior building shall provide illumination for safety and shall be installed in a manner
that is glare shielded and directed away from adjacent properties and right-of-ways. **(PLNG)**

23 PARKING

- 24 23. Two-car garages shall be a minimum of 20 ft. wide by 22 ft. deep with a minimum 16 ft. wide
door opening or two nine-foot wide door openings. There shall be no encroachments (e.g.,
water heaters, stairways and doors) into the required area. Driveways shall conform to City
standards and provide the required pedestrian path of travel. **(PLNG, ENGR) CMC**

1 **STREET IMPROVEMENTS**

2 24. **Construct improvements** along Treat Boulevard frontage and *private roadway*, as
3 appropriate and subject to existing private roadway agreement(s), including but not limited to:
4 driveway removal; pavement replacement 2.5 feet wide measured perpendicular from face of
5 proposed curb; pavement widening; concrete valley gutter; wheel chair ramps; construction of
6 concrete curb, gutter and sidewalk; ADA compliant concrete driveway approach; storm
7 drainage system; conforms to existing improvements; and repair/replacement of deficient
8 frontage improvements as determined by the City Engineer, prior to occupancy approval or
9 Acceptance of Improvements. **(ENGR)**

10 25. Any trenching for underground utilities shall comply with the modified City Standard Detail
11 S-17 for pavement repair and possible slurry placement. **(ENGR)**

12 26. Construct all public facilities in accordance with the current Americans with Disabilities Act
13 (ADA), including driveways and curb ramps. **(ENGR)**

14 **NOISE**

15 27. Noise producing site preparation and construction activities shall be limited to the days and
16 hours as set forth below:

17 **Monday through Friday7:30 a.m. to 6:00 p.m.**

18 Construction on Saturdays may be allowed only upon prior approval of an After Hours Permit
19 by the Building, Engineering, and Planning Divisions. No changes to these construction hours
20 shall be allowed without the prior written consent of the City. A contact person shall be
21 available during all construction activities in the evening and on weekends to respond to
22 complaints and take actions necessary to reduce noise. **(BLDG, ENGR, PLNG)**

23 **CONSTRUCTION ACTIVITIES**

24 28. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of
25 Grading, Improvement/Encroachment or Building Permits, whichever comes first. **(ENGR)**

26 29. Implement a dust and construction noise control plan. Submit the plan to Engineering Services
27 for review and approval prior to issuance of the Grading Permit. **(ENGR)**

28 30. Construction equipment shall not be serviced at the site at any time. During construction no
deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)
shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays or on weekends and federal
holidays. Delivery vehicles shall have their engines turned off during unloading. **(BLDG,
ENGR, PLNG)**

31. Employ the quietest construction equipment available, to muffle noise from construction
equipment and keep all mufflers in good working order in accordance with State law. **(BLDG,
ENGR, PLNG)**

- 1 32. Implement the following measures during construction:
- 2 a. Gather all construction debris on a regular basis and place them in a dumpster or other
- 3 container that is emptied or removed on a weekly basis. When appropriate, use tarps on
- 4 the ground to collect fallen debris or splatters that could contribute to storm water
- 5 pollution.
- 6 b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and
- 7 storm drains adjoining the project site. During wet weather, avoid driving vehicles off
- 8 paved areas.
- 9 c. Broom sweep the public street pavement adjoining the project site on a daily basis.
- 10 Caked-on mud or dirt shall be scraped from these areas before sweeping.
- 11 d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest
- 12 the downstream side of the site in order to preclude any debris or dirt from flowing into
- 13 the City storm drain system. Filter materials shall be maintained and/or replaced as
- 14 necessary to ensure effectiveness and to prevent street flooding. Dispose of filter
- 15 particles in an approved trash receptacle.
- 16 e. Create a contained and covered area on the site for the storage of bags, cement, paints,
- 17 flammable, oils, fertilizers, pesticides, or any other materials used on the site that have
- 18 the potential for being discharged to the storm drain system by being windblown or in
- 19 the event of a material spill.
- 20 f. Never clean items such as machinery, tools, and brushes or rinse containers in a street,
- 21 gutter, or storm drain.
- 22 g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash
- 23 water into street gutters or drains. *(ENGR, BLDG)*
- 24 33. No equipment shall be started or staging area be established on the streets or the site before or
- 25 after the specified hours of construction. *(ENGR, BLDG)*
- 26 34. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space
- 27 area, or street, and that any such material stored on an adjoining site shall be completely
- 28 removed and the site cleaned, prior to occupancy approval. *(ENGR, BLDG)*
35. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or
- 36 sleeping quarters on the construction site unless authorized for site security. *(ENGR, BLDG)*
- 37 36. Portable toilets used during construction shall be kept as far as possible from adjacent
- 38 properties and shall be emptied on a regular basis as necessary to prevent odor. *(ENGR,*
- BLDG)*
- 39 37. Identify truck routes for the import or export of cut/fill material and/or construction debris for
- 40 review and approval by the City Engineer prior to the issuance of permits. Repair any damage
- 41 to City streets (private and public) caused by activity associated with this project. *(ENGR)*
- 42 38. In the event of the encounter of subsurface materials suspected to be of an archaeological or
- 43 paleontological nature, all grading and/or excavation shall cease, the find shall be left
- 44 untouched, and the City Planning Division shall be immediately notified. The County Coroner
- 45 and the Native American Heritage Commission shall also be notified and the procedures

required in CEQA §15064.5 shall be followed. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. *(PLNG, ENGR, BLDG)*

39. In the above event, retain a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. The applicant shall be responsible for all costs associated with the professional investigation and implementation. *(PLNG, ENGR, BLDG)*

CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS

40. The Improvement Plans shall show frontage improvements including but not limited to: utilities, utility services, drainage improvements, curb, gutter and sidewalk per City Standard Detail S-10, and driveway construction per City Standard Detail S-14 and repair/replacement of deficient frontage improvements as determined by the City Engineer. Any unusable or abandoned existing driveway shall be replaced with standard curb, gutter, and sidewalk per S-10 above. Any trenching for utility installation shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. *(ENGR)*
41. The Improvement Plans shall show plan and profile of all proposed street, drainage and sewer improvements and details for curb, gutter, sidewalk, other utilities and driveway construction. *(ENGR)*
42. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight distance, sidewalk, back up, fencing, geometrics at intersection and corner setback requirements, prior to the Acceptance of Improvements. Plans shall be subject to review and approval by Engineering Services. *(ENGR)*
43. Obtain an Encroachment Permit from the City prior to performing any work within the public right-of-way or public easements. *(ENGR) CMC*

GRADING/EROSION CONTROL/GEOLOGIC

44. Submit a Geotechnical Report with the Grading Plans and Building Plans, pursuant to CMC Section 94-51 and Section 86-73 that addresses and provides recommendations for grading, drainage, walls, building foundations, and pavement structural sections. *(ENGR)*
45. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer, a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit approved by the City Engineer. The Grading Plans and Soils Report shall require review by the City's Geotechnical consultant with all costs to be borne by the applicant. *(ENGR)*
46. Contour grading techniques shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements. All cut-and-fill slopes in excess of five feet in height shall be rounded both horizontally and vertically. *(ENGR)*

- 1 47. Grading or other work on adjacent properties shall require written approval from the affected
2 property owners. *(ENGR)*
- 3 48. On-site finish grading work shall require drainage to be directed away from all building
4 foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward
5 approved drainage facilities or swales. Non-paved drainage swales shall have a minimum
6 slope of 1 percent. *(ENGR)*
- 7 49. The project engineer shall inspect the finished grading and certify that it conforms to the
8 compaction and elevations shown on the Grading Plan and Soils Report. *(ENGR) CMC*
- 9 50. At all times seasonally appropriate erosion control measures shall be implemented per plans
10 approved by the City Engineer for all grading work at all times. Wet season measures shall be
11 in place October through April at a minimum and within 48 hours prior to any likely
12 precipitation event. At the time of approval of the Improvement and/or Grading Plans, an
13 approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the
14 City Engineer. *(ENGR)*
- 15 51. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October
16 of any given year. During grading work, if rain is forecast, stop all grading work two days
17 before the rain forecast and implement BMPs to insure that the site is protected from erosion.
18 Area of construction activity that are not active and those that have been active and are not
19 scheduled to be disturbed for at least 14 days shall be hydromulch / hydroseeded. *(ENGR)*
- 20 52. Submit Grading, Erosion Control, Improvement State WDID verifying submittal of
21 Stormwater Pollution Prevention Plan (SWPPP) to the State and Stormwater Control Plans to
22 Engineering Services for review and approval prior to the issuance of Grading, Encroachment,
23 and Building Permits. Where applicable, evidence of compliance with the State General
24 Construction Permit shall be provided. *(ENGR) CMC*
- 25 53. Comply with the applicable provisions of the Grading Ordinance and the Storm Water
26 Management and Discharge Control Ordinance. *(ENGR) CMC*

27 UTILITIES

- 28 54. New electrical transformers shall be placed underground or screened from view. *(PLNG, ENGR)*
55. No above ground utility facilities/structures shall be located in the public right-of-way. *(ENGR)*
56. Dedicate to the City a 15-foot wide sanitary sewer easement (along all main sewer lines outside of the public street right-of-way) for construction and maintenance purposes prior to issuance of Encroachment or Building permit, whichever comes first. The City will not accept maintenance of private laterals. *(ENGR)*
57. All new utilities shall be constructed underground prior occupancy approval. *(ENGR)*

- 1 58. Comply with the City of Concord sewer design flow criteria and sewer construction
2 requirements of the Central Contra Costa Sanitary District. *(ENGR)*
- 3 59. Coordinate all facility adjustments, relocations, or additions to utility services with the
4 appropriate utility companies. *(ENGR)*
- 5 60. Utility areas, electrical and gas meters shall be architecturally screened from view. *(PLNG)*
- 6 61. The location of all outdoor, above-ground and/or at-grade pad mounted transformers, utility
7 equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention
8 devices, and the like shall be subject to approval by Planning and Engineering Services prior
9 to the issuance of the Grading or Building Permit, whichever comes first. All such equipment
10 shall be screened from view either architecturally or with landscaping and painted forest green
11 or other approved color as approved by the Planning Division. Any changes to the approved
12 Utility Plans, including location or screening details shall be reviewed and approved by the
13 Planning Division. *(PLNG, ENGR)*
- 14 62. Provide cable companies a set of approved site diagrams in electronic format showing the joint
15 trench layout for dry utilities for cable service to be provided to the site. *(ENGR)*
- 16 63. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current
17 sewer connection and service fees prior to occupancy approval. *(ENGR) CMC*
- 18 64. Submit proof acceptable to Engineering Services that all work within the existing (new)
19 private waterline easement(s) are reviewed and approved by the easement owner of record.
20 *(ENGR)*

21 DRAINAGE/STORMWATER C.3 REQUIREMENTS

- 22 65. *Stormwater treatment areas have been integrated into the landscape design.* Bio-retention
23 areas are not required as the project would create less than 10,000 square feet of impervious
24 surface. Proposed downspouts will discharge to splash blocks and drain to the landscaped
25 areas. *(ENGR)*
- 26 66. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
27 *(ENGR)*
- 28 67. Install City of Concord “No Dumping, Drains to Creek” curb marker (English and Spanish
version) on all catch basins. *(ENGR)*
68. Submit a Construction Best Management Practice (BMP) Program for review and approval by
the Engineering Development Services Department prior to issuance of a Building and/or
Grading Permit. The general contractor and all subcontractors and suppliers of materials and
equipment shall implement these BMPs. Construction site cleanup and control of construction
debris shall also be addressed in this program. Failure to comply with the approved

1 construction BMP may result in the issuance of correction notices, citations, or a project stop
2 work order. *(ENGR)*

- 3 69. Ensure that the area surrounding the project such as the streets stay free and clear of
4 construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way
5 related to project construction. Areas that are exposed for extended periods shall be watered
6 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular
7 basis. All trucks shall be covered. *(ENGR)*

6 **SOLID WASTE/RECYCLING**

- 7 70. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D)
8 Waste Recycling, Sections 82-114 through 82-126, as applicable. *(BLDG)*

- 9 71. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that
10 interior and exterior refuse enclosures have been sufficiently designed and located for the
11 storage and pick up of recyclable materials in accordance with CMC Section 82-83, Source
12 Reduction and Recycling, prior to issuance of a Building Permit. *(PW)*

12 **AGREEMENTS, FEES, BONDS**

- 13 72. All fees noted below are the fees currently in effect as of July 1, 2015 per the Resolution of
14 Fees and Charges (Fees may increase July 1, 2016). The fees and charges are reviewed
15 annually as part of the budget public hearing process. Fee adjustments are based on a number
16 of factors and vary depending on the type of fee:

17 **Service-based fees** are adjusted annually based on the San Francisco-San Jose-
18 Oakland Area Consumer Price Index;

19 **Improvement based fees** (also called impact fees) are adjusted annually based on
20 Engineering News Record Construction Cost Index (San Francisco Bay Area); and the

21 **Parkland Fee** is adjusted per Section 78-95 of the Concord Municipal Code.

22 The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042,
23 Fees and Charges for Various Municipal Services, as most recently amended and approved by
24 the City Council. Persons interested in how a particular fee is calculated should contact the
25 City Department administering the fee or the Finance Department. *(ENGR)*

- 26 73. Provide a **\$1,606** cash deposit to the Planning Division to cover Condition Compliance at the
27 time of submittal of plans and documents to Engineering Services or the Building Division for
28 plan check. Planning staff's time will be charged to this deposit for work performed to
implement the Conditions of Approval, from the time of project approval to occupancy
approval. The deposit will be placed in a refundable account and any unused funds will be
returned upon completion. If the initial deposit is insufficient to cover actual costs, an
additional deposit will be required. *(PLNG)*

1 74. Pay a Document Imaging fee to reimburse the City for implementation of the Document
2 Imaging and File Retention programs, prior to issuance of Grading, Improvement, Building or
3 other permits. *(PLNG)*

4 75. Encroachment Permit Application:

- 5 a. Pay the Filing Fee at the time of submittal of permit application, improvement plans
6 and supporting documents to City Engineering Services for review. The current fee is
7 **\$86**.
- 8 b. Provide a restoration security before issuance of the Encroachment Permit. The
9 security shall be in an amount sufficient to restore existing public improvements to a
10 serviceable condition should development improvement activity cause damage. The
11 amount of the security shall be determined by, and be in a form acceptable to the City
12 Engineer.
- 13 c. Provide a **\$5,000** cash deposit to cover Condition Compliance costs at the time of
14 submittal of plans and documents to Engineering Services for review. The deposit will
15 be placed in a refundable account. Condition Compliance/Mitigation Monitoring costs
16 will be charged to this deposit over the life of the project permit and mitigation
17 requirements. Any unused funds will be returned at project completion. If the initial
18 deposit is insufficient to cover actual costs, an additional deposit in an amount
19 determined by the City Engineer will be required. *(ENGR)*

20 76. Grading Permit Application:

- 21 a. Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee
22 is determined based on cubic yardage of cut and fill combined, or at the hourly rate of
23 **\$172** if the hourly rate is used.
- 24 b. Provide a **\$5,000** cash deposit for Erosion Control prior to issuance of Grading Permit.
25 The deposit will be placed in a refundable account. Any unused funds will be returned
26 at project completion. If the initial deposit is insufficient to cover actual costs, an
27 additional deposit in an amount determined by the City Engineer will be required.
- 28 c. Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit.
The stockpile and erosion control monitoring fee is currently **\$23** per calendar day and
is collected for the life of the Grading Permit activity. *(ENGR)*

77. Minor Hillside Development Plan Application:

- a. Pay the Drainage Acreage Fee prior to building permit issuance. The current fee is
\$3,581/acre. (Drainage Area 90)
- d. Pay the Parkland Fee prior to prior to building permit issuance. The current fee is
\$16,691 per living unit for low Density Designation.
- e. Pay applicable fees for review of Storm Water Control O & M agreement and bio
retention facilities inspection.

78. Sewer Connection Permit:

- a. Pay Sanitary Sewer connection fee. The current sewer connection fee is **\$5,043** per
single-family dwelling unit and shall be paid prior to occupancy permit.

1 b. Pay the current sewer service fee prior to occupancy permit. The current fee is **\$402** per
2 year and is pro-rated by the month that connection is made. **(ENGR)**

3 **79. Traffic Mitigation Fee:**

4 Pay Offsite Street Improvement Program (OSIP) fee less possible fee credit. The OSIP fee
5 shall be the fee in effect at the time of approval of the Minor Hillside Development Plan. The
6 current OSIP Fee is **\$3,251** per single-family dwelling unit and shall be paid prior to
7 occupancy permit. **(ENGR)**

8 **OTHER/MISCELLANEOUS**

9 **80.** Contact local postal authorities to get their requirements for mail facilities for the project. The
10 design and location of mail receptacles shall be reviewed and approved by the Planning
11 Division and shown on the Utility, Landscape, and Building Plans, prior to issuance of
12 Grading or Building Permits, whichever comes first. Mail facilities shall be installed prior to
13 occupancy approval. **(PLNG)**

14 **81.** Contact the Geographic Information Systems (GIS) Technician, in the Information
15 Technology Department, (925) 671-3051, for addressing requirements, and coordinate with the
16 Contra Costa County Fire Protection District for their approval, prior to issuance of a Building
17 Permit. **(PLNG)**

18 **82.** Comply with the requirements of the Contra Costa Water District, and as specified in letter
19 from District dated March 16, 2016. Submit complete sets of plans and specifications to the
20 CCWD for review and approval.

21 **83.** Comply with the requirements of the Contra Costa County Fire Protection District, and as
22 specified in letter from District dated March 8, 2016. Submit complete sets of plans and
23 specifications to the Fire District for review and approval at:

24 Contra Costa County Fire Protection District
25 2010 Geary Road
26 Pleasant Hill, CA 94523

27 Plan review fees are assessed at that time. The City is not responsible for the collection of fees
28 or enforcement of requirements imposed by the Fire District. **(CCCFIRE)**

84. The applicant shall defend, indemnify and hold harmless the City, its agents, officials, and
employees from any claim, action or proceeding brought by a third party to set aside, annul,
attack or otherwise void the permit. **(PLNG)**

85. The permit and approval shall expire one year from the date on which they became effective
unless construction permits are obtained and work has begun. The effective date of the permit
and approval is **June 8, 2016**. **(PLNG)**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

86. A request for a time extension from the expiration date of *June 8, 2017* can be considered if an application with required fee is filed at least 10 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial. *(PLNG)*



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

Thursday, May 12, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D

Board Members Present:	J. Moore, K. Shelby, J. Laub, R. Wells
Staff Present:	R. Lenhardt, A. Hamid, J. Ryan
Audience Attendance:	16 people

SUMMARY MINUTES/ANNOTATED AGENDA

Chair Moore observed a moment of silence in remembrance of Jim Swanson. Board member Wells announced services will be held at Hillcrest Congregational Church in Pleasant Hill on June 11, 2016 at 2:00 p.m.

PUBLIC COMMENT PERIOD – None

ADDITIONS/CONTINUANCES/WITHDRAWALS – None

The Board took the agenda out of order as follows: Hearing item #3 was heard before hearing item #2.

CONSENT CALENDAR

A. 4/28/16 Meeting Minutes

ACTION: Approved, 3-0-1. (Wells motioned, Shelby seconded, Laub abstained.)

STAFF REPORTS

1. Corridors Plan Update (PL16153 – DR) – Project Planner: Joan Ryan @ (925) 671-3370

ACTION: The Board provided comments.

HEARINGS

1. **Kamyshin Minor Hillside Development (PL15005 – DR)** – Design Review for a 2,750 sq. ft. single-family residence on a 0.42-acre site at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Recommended approval, 4-0 (Shelby motioned, Wells seconded) with the following conditions: 1) Submit elevations for building permit that incorporate defined call outs indicating colors and materials of all architectural elements; 2) Revised elevations specifying the ¾" reveal treatment; 3) Submit landscape plans that indicate on Sheets C1 and L-3, the treatment of the face of the retaining walls; 4) Submit landscape plan Sheet L-2 to specify location of View Fence – Wood and Wire, as shown on Sheet L-6, rather than Good Neighbor Fence, as indicated on Sheet L-2. In addition, the Board requested two items return as staff report items, the applicant's grading plan and the materials for the driveway.*

2. **Concord Village (PL15438 – DR)** – Design Review for a 230-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3-acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN's: 126-083-011, -012, -013. Project Planner: G. Ryan Lenhardt @ (925) 671-3162

ACTION: *Recommended approval, 4-0 (Wells motioned, Shelby seconded) with the following conditions: 1) submit a final planting plan and plant list prior to the Planning Commission meeting for all trees, shrubs, groundcovers, turf, mulches, and other surfacing materials including a legend showing symbols for all plant materials, with both Latin and common name, including size, spacing, total quantities, ultimate height, and spread of materials, 2) provide a detail and layout of the wall reglets (stucco scoring) with dimensions, 3) consider using "Kurapia," which is available from Delta Bluegrass, 4) consider adding a barrier at the back of the seat wall along Salvio Street to prevent someone from falling into the bioswale area, 5) consider leaving the benches along the perimeter of the property as a public amenity, 6) consider methods of securing the tower elements so birds do not roost, 7) provide a wall sections that illustrate wall offsets, the manner in which materials return around corners, trim details, window dimensions, etc., 8) provide color and materials for all special paving, hardscape treatment, walls, fences, landscape lighting, and site furnishings along with catalog cut sheets, and 9) provide elevations that show the relationship of the landscaping and improvements (fences, walls, landscaping) with the building.*

3. **Multi-Family at 2400 Willow Pass Road (PRE16001)** – Design Review for a 171-unit apartment project on a 1.6-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-082-008. Project Planner: Afshan Hamid @ (925) 671-3281

ACTION: *The Board provided the applicant with the following comments: 1) Overall the DRB was supportive and excited about the project. 2) The Board questioned the vehicular entrance off Willow Pass Road and if Port Chicago Hwy would be a better alternative 3) The DRB would like to see detailed blow-ups of all four corners of the building. 4) The Board would like to see special details of how materials come together and interface at windows, reveals, balconies, recesses, and special areas such as entrances, typical units, roof and cornice, trim returns, joinery of materials. 5) Develop and articulate specification sheets for site furnishings and lighting, catalog cuts. The Board would like to see wall sections. 6) The Board would like to see artwork along Willow Pass Road 7) The Board would like to see wall sections developed and profiles. 8) Landscaping plan need to be more comprehensive, with plant sizes, species, list, pot sizes and specifications, screen wall specifications in plan, detail and elevation, as well as irrigation plan.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Vice Chair Shelby commented the city should be mindful of approving several similarly designed large-scale residential developments at the same time and the potential for its housing stock to be “dated” at the same time. Mr. Shelby felt Concord Village and Multi-Family at 2400 Willow Pass Road should include ground floor retail uses.*

STAFF ANNOUNCEMENTS – *Staff will provide the Board with an update on the recruitment for Mr. Harmon’s position. Board member Wells noted his preference for someone that understands how to read plans such as a licensed architect or civil engineer.*

ADJOURNMENT – *8:45 p.m. (4-0, Shelby motioned, Laub seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

May 26, 2016

June 9, 2016

DAVID KESTLER
ARCHITECT

4739 25th STREET
SAN FRANCISCO CA
415.774.8888
E FAX 415.285.2333

NO.	DATE	DESCRIPTION
01	11.12.16	PLANNING
02	08.22.16	PLANNING
03	08.23.16	PLANNING
04	01.11.16	PLANNING
05	01.12.16	PLANNING

SINGLE FAMILY RESIDENC
180
CONCORD CA.



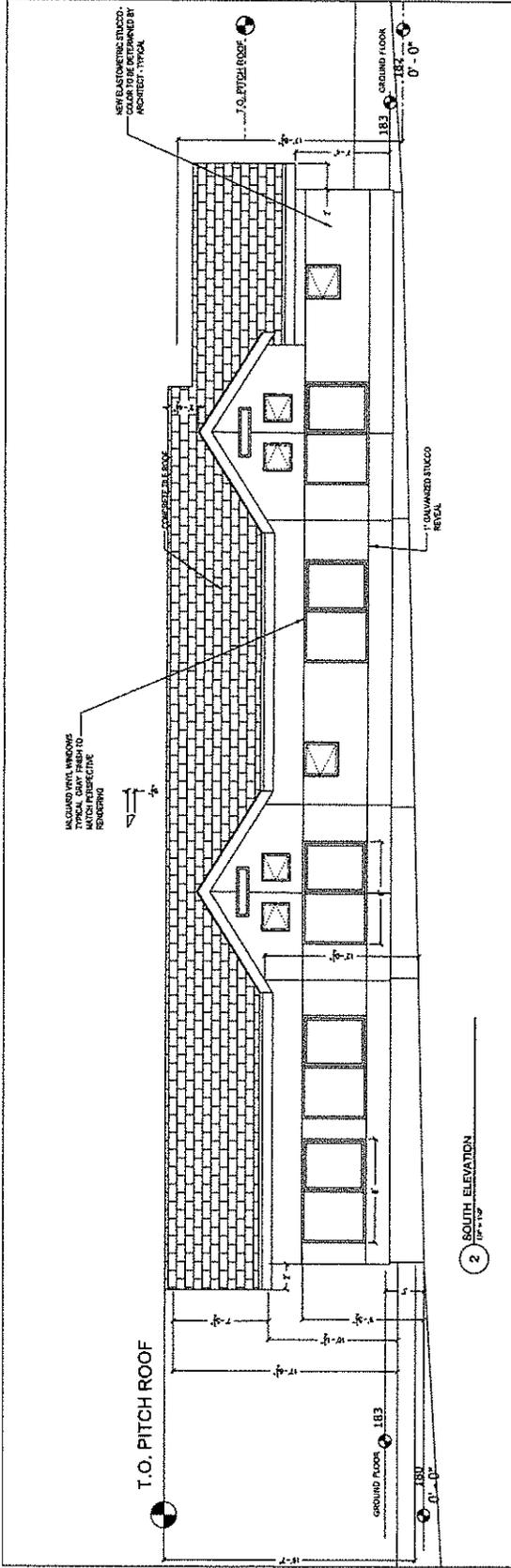
STATE OF CALIFORNIA

CONSULTANTS
STRUCTURAL ENGINEER
180

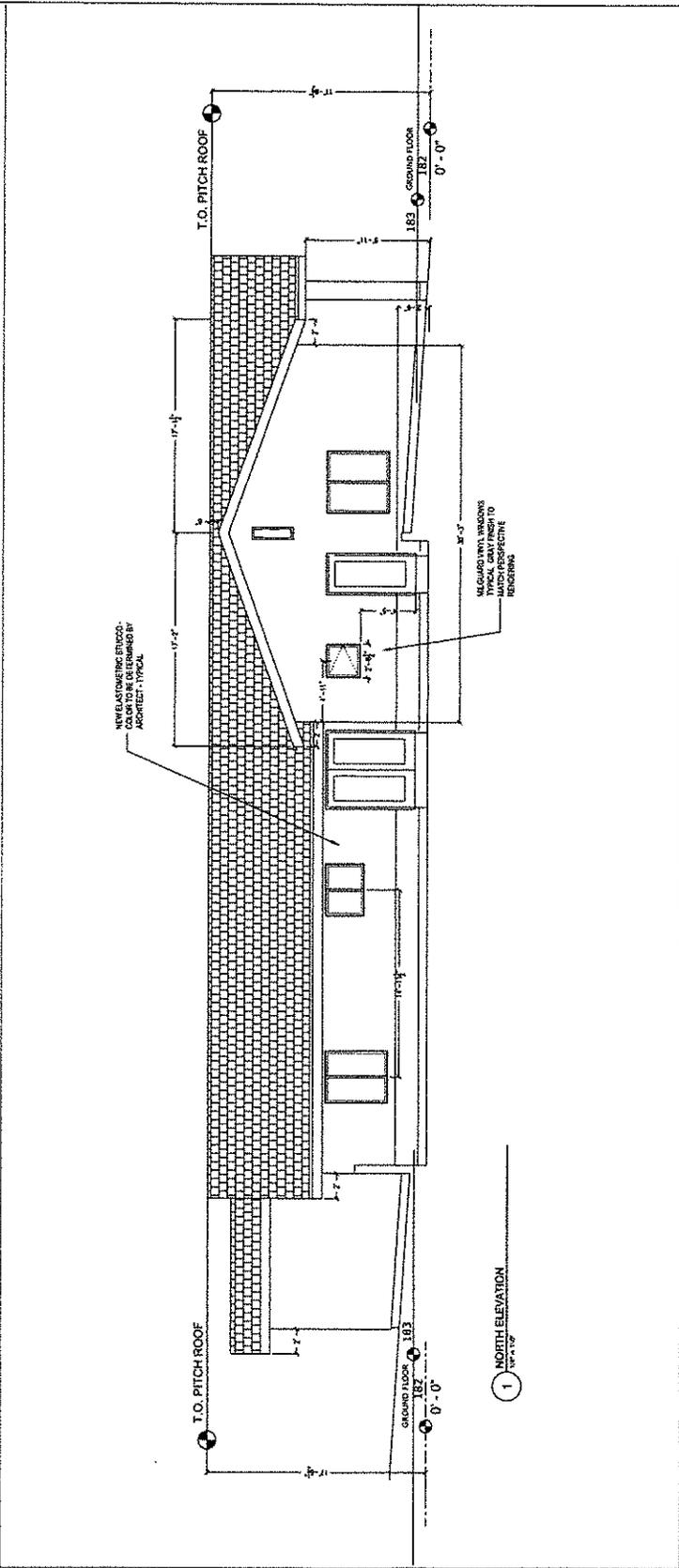
RECEIVED
APR 28 2016
PLANNING
ELEVATIONS

JOB NUMBER	3827 TREAT BLVD
SCALE	AS NOTED
DATE	03/21/16
DRAWN BY	DAK
CHECKED BY	DAK
CAD FILE	3827 TREAT - A12
PLOT NUMBER	8

A3.2



2 SOUTH ELEVATION
1/8"=1'-0"



1 NORTH ELEVATION
1/8"=1'-0"

NO.	DATE	DESCRIPTION
01	11.17.14	PLANNING
02	08.20.15	PLANNING
03	02.28.15	PLANNING
04	01.17.16	PLANNING
05	03.12.16	PLANNING

NO.	DATE	DESCRIPTION

SINGLE FAMILY RESIDENCE
3887 TREAT BLVD
CONCORD CA.



STATE OF CALIFORNIA

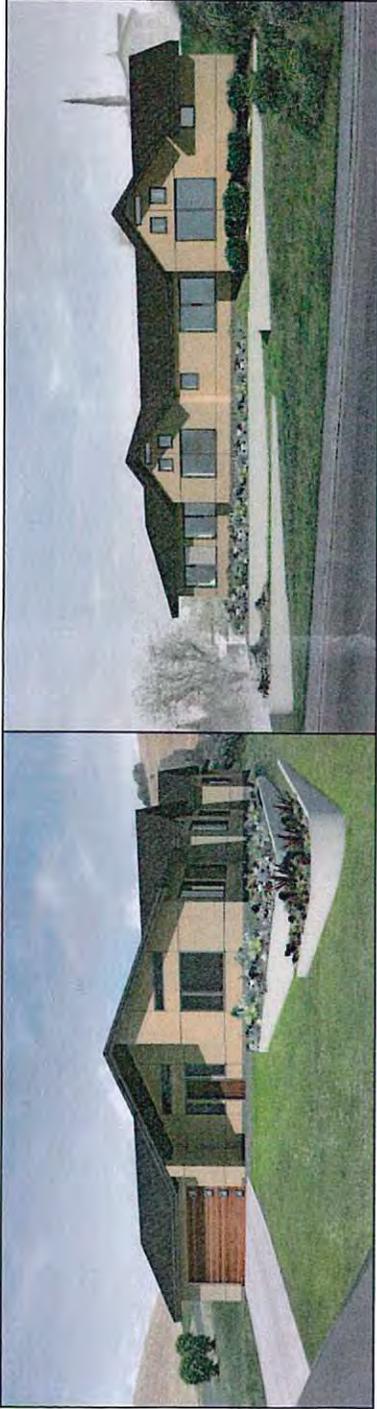
CONTRACT NO.
STRUCTURAL ENGINEER
TBD

RECEIVED
APR 28 2016

PLANNING
RENDERS

JOB NUMBER:	TREAT-11714
SCALE:	AS NOTED
DATE:	11/17/14
DRAWN BY:	DAK
CHECKED BY:	DAK
CAD TITLE:	TREAT/PAU1
SHEET NUMBER:	

A0.2



1 PERSPECTIVE AT ENTRY - TREAT BOULEVARD
NO SCALE

1 PERSPECTIVE AT ENTRY - TREAT BOULEVARD
NO SCALE

MATERIALS SPEC-HARDSCAPE:



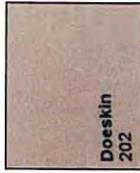
PACIFIC PANWILSTONE 1 1/2" X 1 1/2" INTERLOCKING CONCRETE PAVERS TO BE INSTALLED ACCORDING TO LANDSCAPE PLAN IN A RUNNING BOND PATTERN IN GRAY/CHOCOLAD COLOR AT LEFT.



STAINED CONCRETE IN CHECKERBOARD (ALTERNATE FOR NATURAL CONCRETE) PATTERN TO BE INSTALLED ACCORDING TO LANDSCAPE PLAN IN A RUNNING BOND PATTERN IN GRAY/CHOCOLAD COLOR AT LEFT.
Mark Richardson
891 Oak Tree Way
Concord, CA 94520
(916) 865-5404 Office
<http://www.concreteart.com>



NOTE: DRIVEWAY WILL BE EITHER BLACKTOP OR PERVIOUS PAVING PER LANDSCAPE PLAN AND RECORD RECOMMENDATIONS



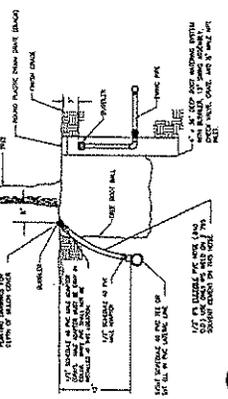
STUCCO PAINT COLOR FOR ENTIRETY OF BUILDING



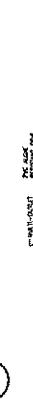
Nancy Weber
 3687 Treat Boulevard
 Concord, California
 94605

CONTRACT NO.
 PROJECT NO.
 SHEET NO.
 DATE: 08/15/88
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: 285-00000-00

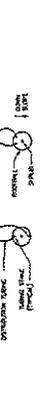
1/4" = 1'-0" SCALE



1 TREE BUBBLERS
 NOT TO SCALE



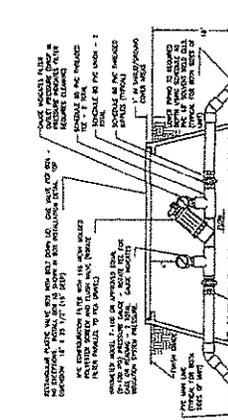
2 EMITTER PLACEMENT
 NOT TO SCALE



3 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE



4 EMITTER LINE FLUSH VALVE
 NOT TO SCALE



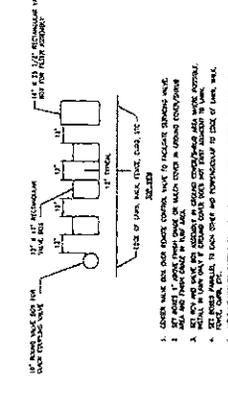
5 FILTER ASSEMBLY
 NOT TO SCALE



6 REMOTE CONTROL VALVE
 NOT TO SCALE



7 GATE VALVE
 NOT TO SCALE



8 VALVE BOX INSTALLATION
 NOT TO SCALE



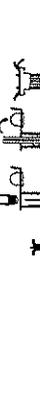
9 WEATHERPROOF SPICE ASSEMBLY
 NOT TO SCALE



10 TRENCHING DETAIL
 NOT TO SCALE



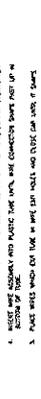
11 GATE VALVE
 NOT TO SCALE



12 REMOTE CONTROL VALVE
 NOT TO SCALE



13 FILTER ASSEMBLY
 NOT TO SCALE



14 EMITTER LINE FLUSH VALVE
 NOT TO SCALE



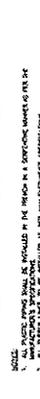
15 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE



16 EMITTER PLACEMENT
 NOT TO SCALE



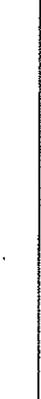
17 TREE BUBBLERS
 NOT TO SCALE



18 TRENCHING DETAIL
 NOT TO SCALE



19 GATE VALVE
 NOT TO SCALE



20 REMOTE CONTROL VALVE
 NOT TO SCALE



21 FILTER ASSEMBLY
 NOT TO SCALE



22 EMITTER LINE FLUSH VALVE
 NOT TO SCALE



23 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE



24 EMITTER PLACEMENT
 NOT TO SCALE

25 TREE BUBBLERS
 NOT TO SCALE

26 TRENCHING DETAIL
 NOT TO SCALE

27 GATE VALVE
 NOT TO SCALE

28 REMOTE CONTROL VALVE
 NOT TO SCALE

29 FILTER ASSEMBLY
 NOT TO SCALE

30 EMITTER LINE FLUSH VALVE
 NOT TO SCALE

31 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE

32 EMITTER PLACEMENT
 NOT TO SCALE

33 TREE BUBBLERS
 NOT TO SCALE

34 TRENCHING DETAIL
 NOT TO SCALE

35 GATE VALVE
 NOT TO SCALE

36 REMOTE CONTROL VALVE
 NOT TO SCALE

37 FILTER ASSEMBLY
 NOT TO SCALE

38 EMITTER LINE FLUSH VALVE
 NOT TO SCALE

39 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE

40 EMITTER PLACEMENT
 NOT TO SCALE

41 TREE BUBBLERS
 NOT TO SCALE

42 TRENCHING DETAIL
 NOT TO SCALE

43 GATE VALVE
 NOT TO SCALE

44 REMOTE CONTROL VALVE
 NOT TO SCALE

45 FILTER ASSEMBLY
 NOT TO SCALE

46 EMITTER LINE FLUSH VALVE
 NOT TO SCALE

47 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE

48 EMITTER PLACEMENT
 NOT TO SCALE

49 TREE BUBBLERS
 NOT TO SCALE

50 TRENCHING DETAIL
 NOT TO SCALE

51 GATE VALVE
 NOT TO SCALE

52 REMOTE CONTROL VALVE
 NOT TO SCALE

53 FILTER ASSEMBLY
 NOT TO SCALE

54 EMITTER LINE FLUSH VALVE
 NOT TO SCALE

55 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE

56 EMITTER PLACEMENT
 NOT TO SCALE

57 TREE BUBBLERS
 NOT TO SCALE

58 TRENCHING DETAIL
 NOT TO SCALE

59 GATE VALVE
 NOT TO SCALE

60 REMOTE CONTROL VALVE
 NOT TO SCALE

61 FILTER ASSEMBLY
 NOT TO SCALE

62 EMITTER LINE FLUSH VALVE
 NOT TO SCALE

63 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE

64 EMITTER PLACEMENT
 NOT TO SCALE

65 TREE BUBBLERS
 NOT TO SCALE

66 TRENCHING DETAIL
 NOT TO SCALE

67 GATE VALVE
 NOT TO SCALE

68 REMOTE CONTROL VALVE
 NOT TO SCALE

69 FILTER ASSEMBLY
 NOT TO SCALE

70 EMITTER LINE FLUSH VALVE
 NOT TO SCALE

71 MULTI-OUTLET EMITTER INSTALLATION
 NOT TO SCALE

72 EMITTER PLACEMENT
 NOT TO SCALE

