



ZONING ADMINISTRATOR AGENDA

February 28, 2024

**City Hall
First Floor Conference Room 4B
65 Civic Avenue, Pittsburg, CA 94565**

1:30 P.M.

CALL TO ORDER

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE (For items not listed on the agenda.)

PUBLIC HEARING

1. Vista Del Mar Subdivision - Fence Height Exception, AP-24-0002 (FHE)

This is an application filed by Mark Currington, requesting approval of a Fence Height Exception to construct a six-foot-tall, tube steel fence with self-closing gate between the open space preserve and the public sidewalk adjacent to West Leland Road within the Vista Del Mar (Serene) Subdivision located at 1398 Sanctuary Street in the PD-1470 (Planned Development, Ordinance No. 19-1470) Zoning District. Pursuant to Ordinance No. 19-1470, development regulations follow those of the RM (Medium Density Residential) District. Pittsburg Municipal Code (PMC) Section 18.84.205 (B)(1) states that the allowable fence height within this Zoning Designation is four-and-one-half-feet. The Fence Height Exception request has been filed to provide residents of the 13 lots facing West Leland Road with additional buffer and added security. Assessor's Parcel No. 093-560-067.

This project is delegated to the Zoning Administrator under PMC Section 18.32.020(B)(3).

2. 790 W. Leland - Protected Tree Removal, AP-23-0159 (TRP).

This is an application requesting Zoning Administrator approval of a permit to remove nine protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the

arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed. The project site is located at 790 W. Leland Road, Pittsburg, CA 94565, in the GQ (Governmental and Quasipublic) Zoning District. Assessor's Parcel No. 094-080-037.

This project is delegated to the Zoning Administrator under PMC section 18.84.850(C).

ADJOURNMENT

NOTICE TO PUBLIC

GENERAL INFORMATION

A decision by the Zoning Administrator is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal either the denial, approval or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for Planning Commission consideration and public notice given.

The Zoning Administrator requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the meeting. Please turn off or set to vibrate all cellular phones and pagers, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior during the meeting, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the meeting is a violation of Municipal Code, and the Zoning Administrator can direct any person who engages in such conduct to leave the meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for the meeting will be made available in appropriate alternative formats. If you need special assistance to participate in this meeting, or wish to request a specially formatted agenda, please contact the City Planner at 925-252-4920. Notification at least 24 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)



Community and Economic Development Department – Planning Division

Memorandum

MEMO: February 28, 2024
TO: Zoning Administrator
FROM: Alison Hodgkin, Associate Planner
RE: 1398 Sanctuary Street - Fence Height Exception, AP-24-0002 (FHE)

ORIGINATED BY: Mark Currington, (925) 768-8338, mcurrington@taylormorrison.com

SUBJECT: This is a public hearing on a request for Zoning Administrator approval of a permit for a Fence Height Exception to construct a six-foot-tall, tube steel fence with self-closing gate between the open space area and the public sidewalk adjacent to West Leland Road within the Vista Del Mar (Retreat) Subdivision located at 1398 Sanctuary Street in the PD-1470 (Planned Development, Ordinance No. 19-1470) Zoning District. Assessor's Parcel No. 093-560-067.

Pursuant to Ordinance No. 19-1470, development regulations follow those of the RM (Medium Density Residential) District. Pittsburg Municipal Code (PMC) Section 18.84.205 (B)(1) states that the allowable fence height within this Zoning Designation is four-and-one-half-feet. The Fence Height Exception request has been filed to provide residents of the 13 lots facing West Leland Road with additional buffer and added security.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt a Resolution (Attachment 1) approving Fence Height Exception Application No. 24-0002, subject to conditions.

BACKGROUND:

This application was filed on January 3, 2024. The Notice of Intent to Conduct a Zoning Administrator Public Hearing for this item was provided to the Planning Commission on January 23, 2024.

PROJECT DESCRIPTION:

Existing Conditions: The project site is one of many parcels that comprise the 346-unit, single-family residential subdivision known as the “Alves Ranch Development” approved by the Planning Commission on May 28, 2018 (Resolution No. 10121) The subject parcel (Lot C) is comprised of a landscaped, open space area and decomposed granite trail adjacent to the public sidewalk along the north side of West Leland Road. To the north of the parcel are 13 individual lots with occupied, single-family residences. The front yards of these 13 residences do not include fencing.

Proposed Project: The subject parcel (Lot C) is owned by the Vista Del Mar Phase II Home Owner’s Association (HOA). The approximately 0.45 acre parcel measures approximately 35-feet wide by 500-feet long. The north half of the parcel, closest to the front yards of the 13 residences, is planted with drought-tolerant landscaping. The south half of the parcel, closest to the public

sidewalk along West Leland Road, contains a separated Class I trail that connects to the existing sidewalks. In addition to acting as a visual buffer between traffic on West Leland Road and the front yards of 13, occupied, single-family residences, the trail is intended to allow for pedestrian connections between neighborhoods within the subdivision.

Following occupancy of the single-family residences within this subdivision, residents expressed concern to the HOA that their security and privacy were being compromised by the proximity of the trail to the front yards of the residences. The Fence Height Exception request has been filed to allow for an increase in height for installation of a 6-foot fence to provide residents of the 13 lots facing West Leland Road with additional buffer and added security.

CODE COMPLIANCE:

The project site is located in the PD-1470 (Planned Development, Ordinance No. 19-1470) Zoning District. Pursuant to Ordinance No. 19-1470, development regulations for this parcel follow those of the RM (Medium Density Residential) District. Pittsburg Municipal Code (PMC) Section 18.84.205 (B)(1) states that the allowable fence height within this Zoning Designation is four-and-one-half-feet.

Required Findings: In order to approve a fence height exception, the Zoning Administrator must make findings pursuant to PMC section 18.84.205 (F)(2) that the proposed fence:

- A. will not infringe upon the light, air circulation, or visual openness of surrounding properties;
- B. will not detract, impair, or destroy the characteristics of the established area; and,
- C. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.

Environmental: This item is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the State CEQA Guidelines, section 15303.

Public Noticing: On or prior to February 9, 2024, notice of the February 21, 2024, public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on Next Door.

The hearing for this item was postponed by the Zoning Administrator and rescheduled to a date specific of February 28, 2024.

STAFF ANALYSIS:

The proposed increase in fence height from four-and-one-half-feet to six feet would not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, given the single-family homes throughout the subdivision average 20-feet in height and the proposed fence would be constructed using tube steel fencing allowing for openness through the project area. Adequate light, air and openness would continue to exist between adjacent properties.

The proposed increase in fence height from four-and-one-half-feet to six feet would not detract, impair or destroy the characteristics of the area, given the fencing materials would be high-quality with a modern design. Additionally, the purpose of the fence would be to provide residences with additional privacy, thereby improving the characteristics of the area.

The proposed increase in fence height from four-and-one-half-feet to six feet would not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, rather, the increased fence height will deter crime in the area and increase both privacy and safety which is a benefit to the general public welfare.

Therefore, staff supports the applicant's request for a fence height exception, subject to the conditions.

REQUIRED ACTION:

Move to adopt a Resolution, approving Fence Height Exception Application No. AP-24-0002, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans, dated January 3, 2024
3. Public Hearing Notice/Vicinity Map
4. Comments

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Fence Height)	
Exception for a Six-Foot-Tall Security)	Resolution No. 418
Fence Between Open Space Area and)	
Class I Trail located at 1398 Sanctuary)	
Street, AP-23-0072 (FHE). Assessor's)	
Parcel Number: 093-560-067.)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On January 3, 2024, Mark Currington, of Taylor Morrison, filed Fence Height Exception Application No. 24-0002, requesting Zoning Administrator approval to install a six-foot-tall, tube steel fence with self-closing gate between the open space area and the public sidewalk adjacent to West Leland Road within the Vista Del Mar (Retreat) Subdivision due to privacy and security concerns from residents.
- B. On January 23, 2024, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburg Municipal Code (PMC) section 18.32.010(B)(3).
- C. The fence height exception request is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the State CEQA Guidelines, section 15303.
- D. On or prior to February 9, 2024, notice of the February 21, 2024, public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091.
- E. PMC section 18.84.205(F), *Exceptions to Fence Height Regulations*, allows for the maximum allowable fence height to be increased through the issuance of a fence height exception approved by the Zoning Administrator. In order to approve a fence height exception, the Zoning Administrator must make findings (PMC section 18.84.205.F.2) that the proposed fence structures:
 - 1. will not infringe upon the light, air circulation, or visual openness of surrounding properties;

2. will not detract, impair or destroy the characteristics of the established area; and,
 3. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.
- F. On February 21, 2024, the Zoning Administrator postponed the public hearing on Fence Height Exception Application No. 24-0002 to a date specific of February 28, 2024.
- G. On February 28, 2024, the Zoning Administrator held a public hearing on Fence Height Exception Application No. 24-0002, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed fence would not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, in that the fence would be located along the south perimeter of the property between an open space area and Class I trail and the fence would be constructed using tube steel fencing allowing for openness through the project area.
 3. The proposed fence does not detract, impair or destroy the characteristics of the established area, in that the fencing materials would be high-quality with a modern design and the purpose of the fence would be to provide residences with additional privacy, thereby improving the characteristics of the area.
 4. The proposed fence would not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, rather, the increased fence height will actually deter crime in the area and increase both privacy and safety which is a benefit to the general public welfare.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Fence Height Exception Application No. 24-0002, subject to the following conditions.

1. Site Plan. The existing fence shall remain substantially as presented in the approved site plan and photos dated January 3, 2024, except as may be modified by the conditions below.
2. Fence Maintenance. The fence shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.
3. Encroachment Permit. The applicant shall provide the City of Pittsburg Engineering Division with a sight distance analysis within 30 days of this approval.
4. Property Maintenance. The entire site including paved, unpaved, and landscaped areas must be kept in a neat and orderly manner, free of weeds loose trash, debris, and other litter.

Standard Conditions:

5. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
6. Other Agency Requirements. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
7. Standard Conditions. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between this resolution and the Standard Conditions of Development, this Zoning Administrator resolution shall govern.
8. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be

limited to, all court costs and attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

9. Expiration. This approval will expire on February 21, 2025, unless a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 28th day of February, 2024, by the Zoning Administrator of the City of Pittsburg, California.

JOHN FUNDERBURG
ZONING ADMINISTRATOR

ALVES RANCH
 PHASE 1

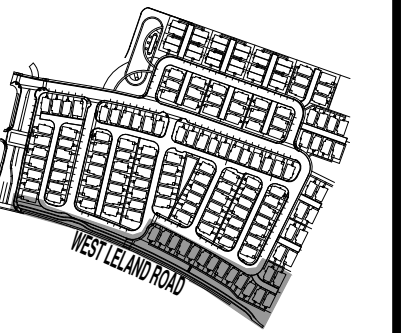
PITTSBURG, CA



William Lyon Homes

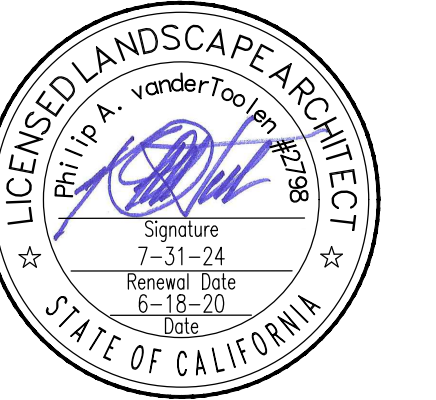
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 SAN RAMON, CA 94583



KEY MAP N.T.S.

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vanderToolen - Associates
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 Napa, CA 94558 Walnut Creek, CA 94596 Sacramento, CA 95833
 Tel: 707.224.2299 Tel: 925.274.1305 Tel: 916.244.3000

www.vanderToolen.com

REVISION:	DATE:
△ MEDIAN REVISION	11/3/20
⊕ SIDE YARD FENCE/	3/13/23
△ GATE ADDITION, TUBE	
△ STEEL FENCE AT WEST	
△ LEILAND RD., PARCEL D	
UPDATES	
△ FENCE & PARCEL D REV.	5/25/23

DATE: JUNE 18, 2020

SCALE: 1" = 20'-0"

DRAWN BY: MG
 CHECKED: RB

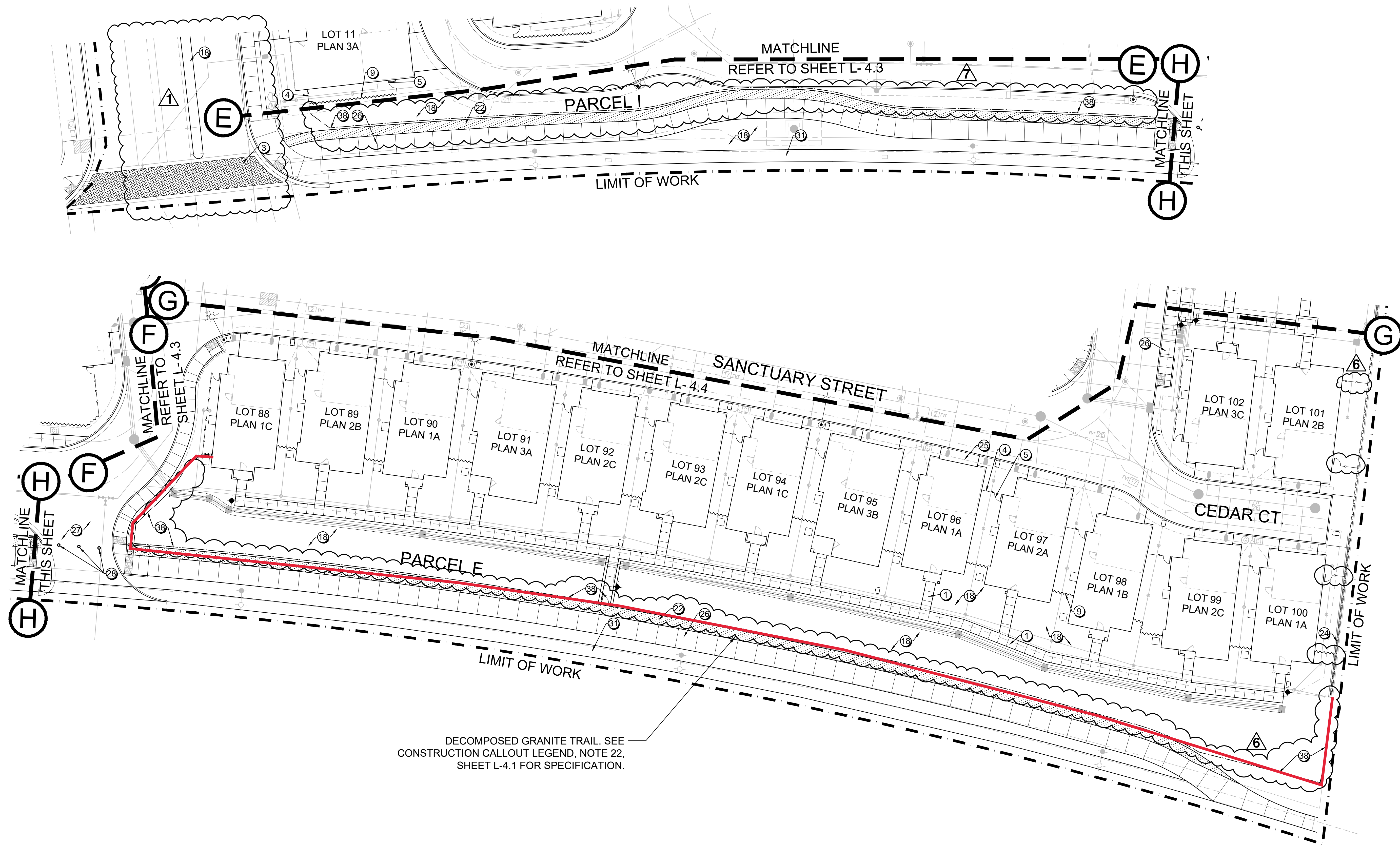
SHEET TITLE:

CONSTRUCTION
 CALLOUT PLAN

SHEET NO.

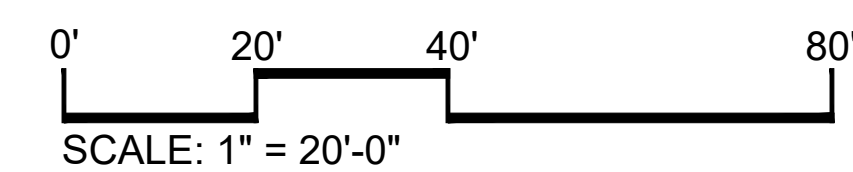
L-4.5

PROJECT NO. 06518



NOTES:

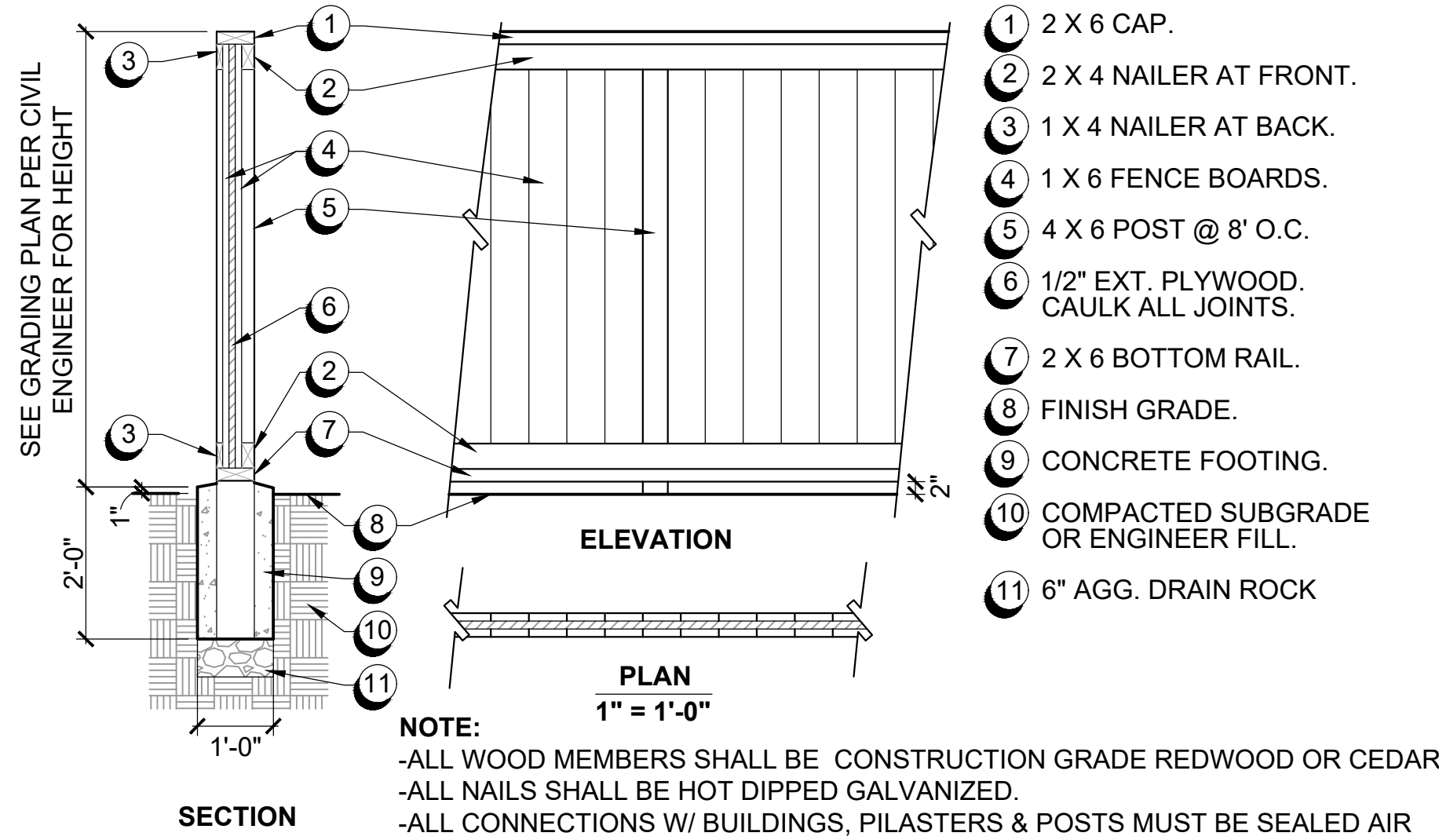
- SOUND WALL HEIGHTS TO BE DETERMINED BY APPROVED SOUND WALL STUDY.



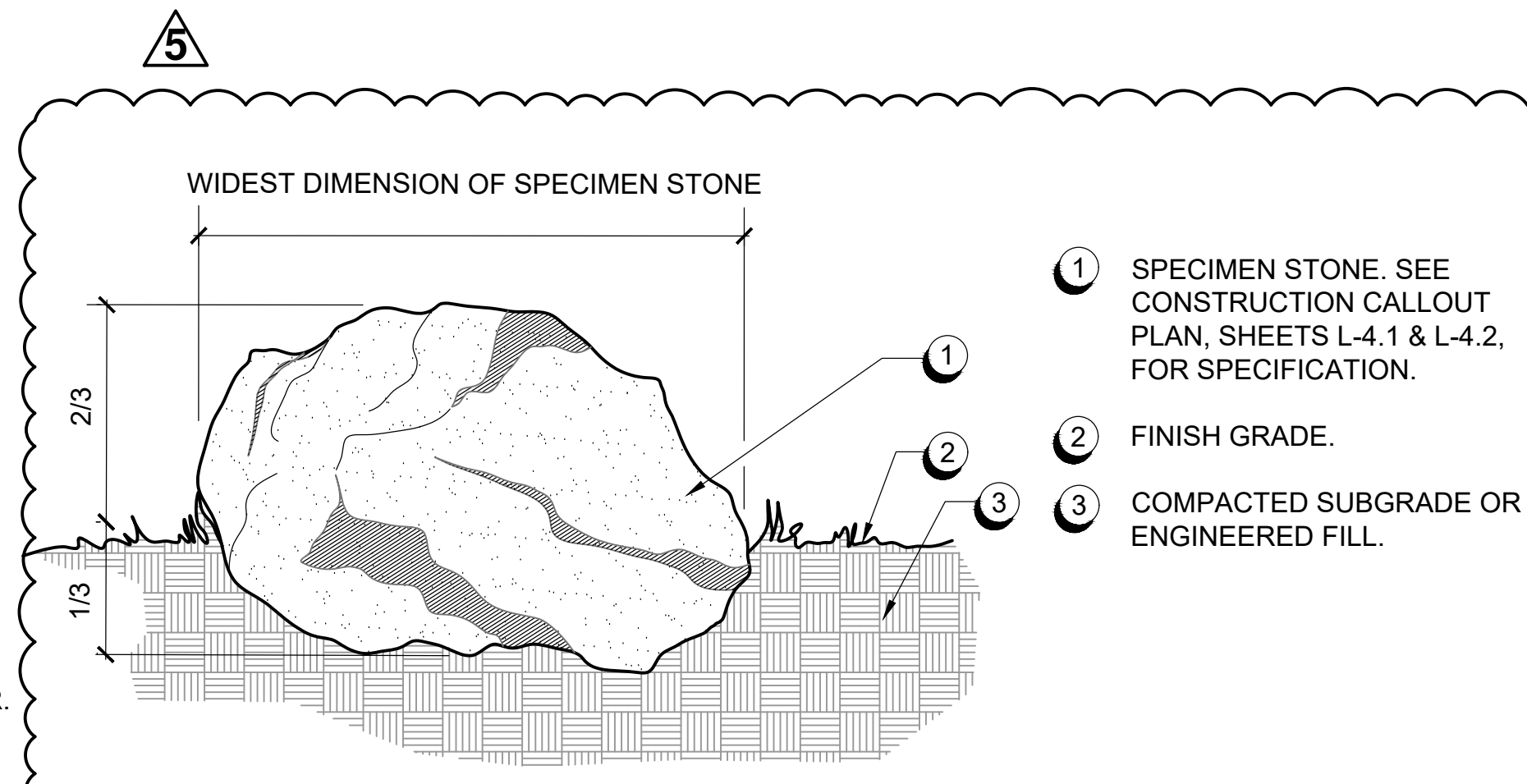
- REFER TO SHEET L-4.1 FOR CONSTRUCTION CALLOUT LEGEND.
- REFER TO SHEET L-1.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-9.1 THRU L-9.3 FOR CONSTRUCTION DETAILS.

NOTE:

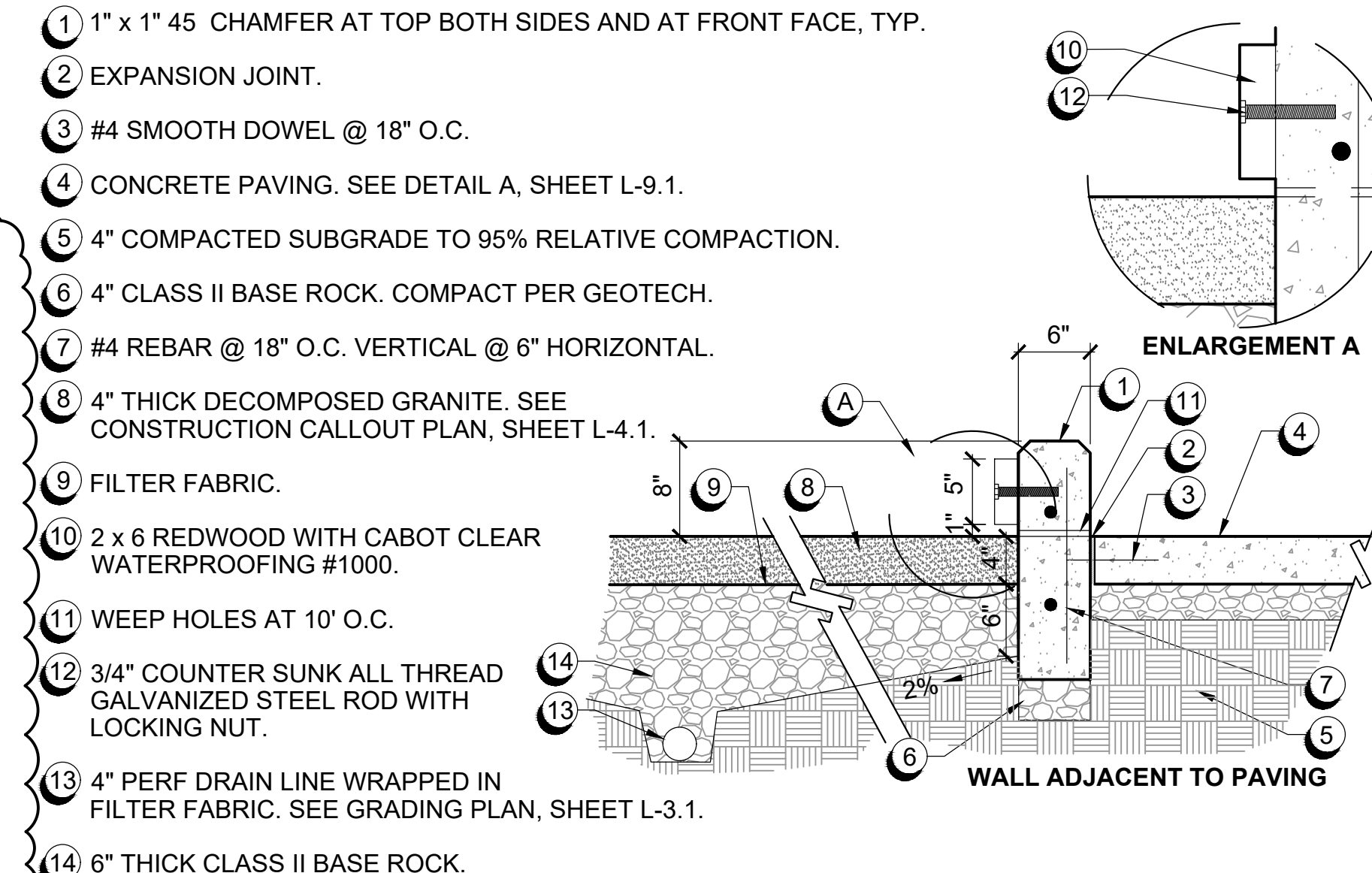
- FENCE DESIGN IN DETAIL A FOR REFERENCE ONLY. FENCE DESIGN TO BE APPROVED THROUGH BUILDING PERMIT REVIEW ONLY.



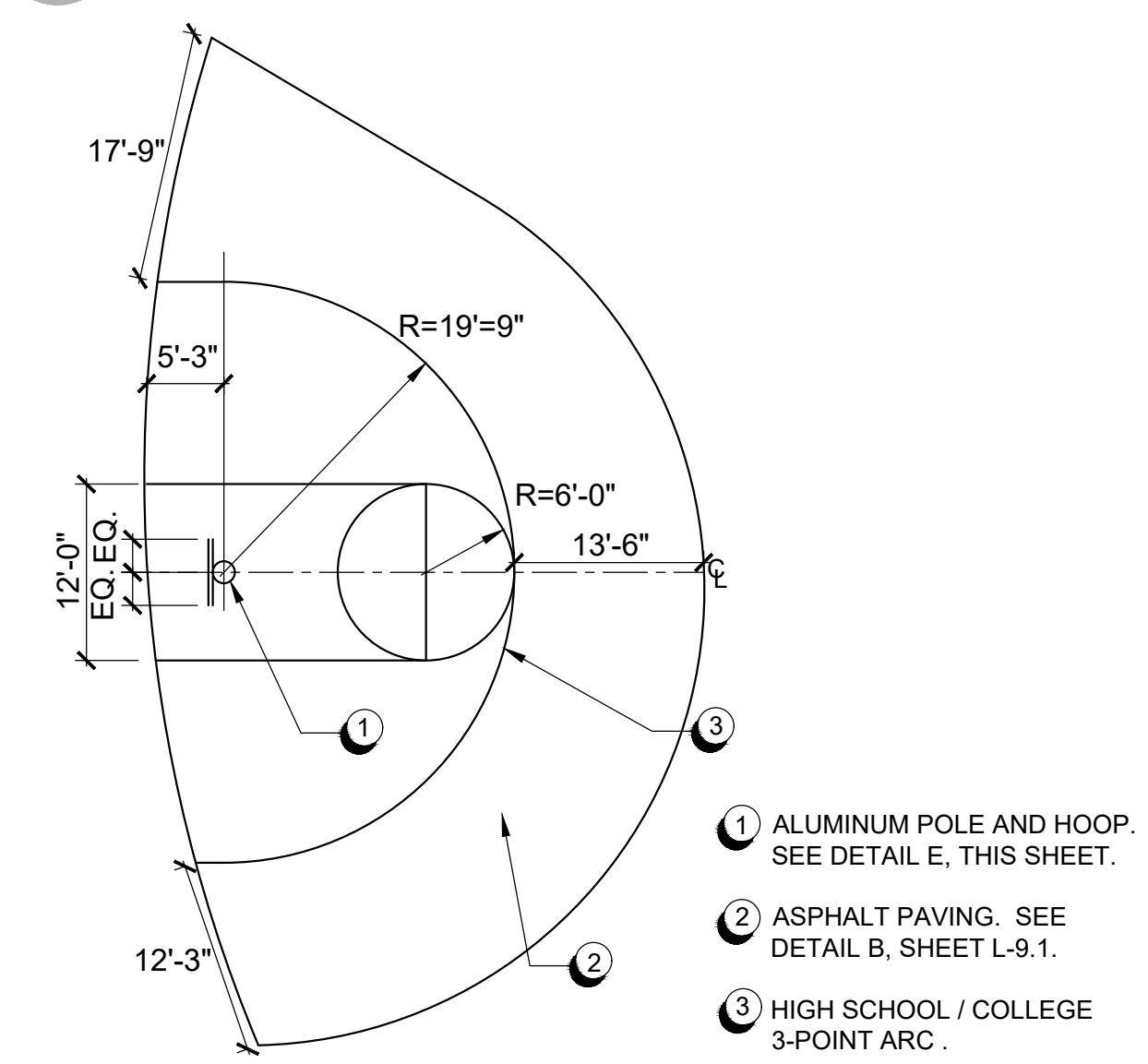
A WOOD SOUND FENCE
SCALE: 1/2" = 1'-0"



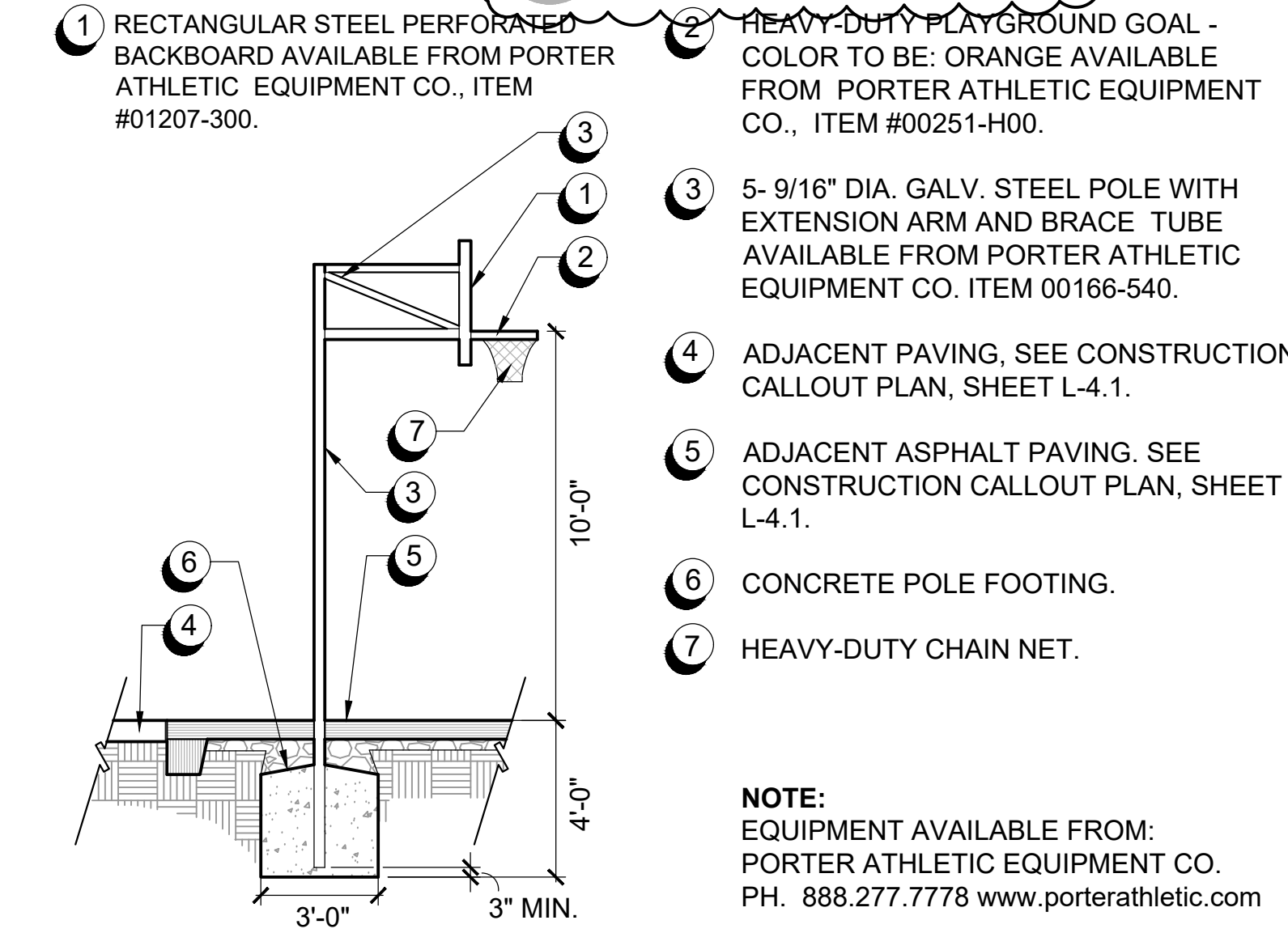
B BOULDER INSTALLATION
SCALE: 1/2" = 1'-0"



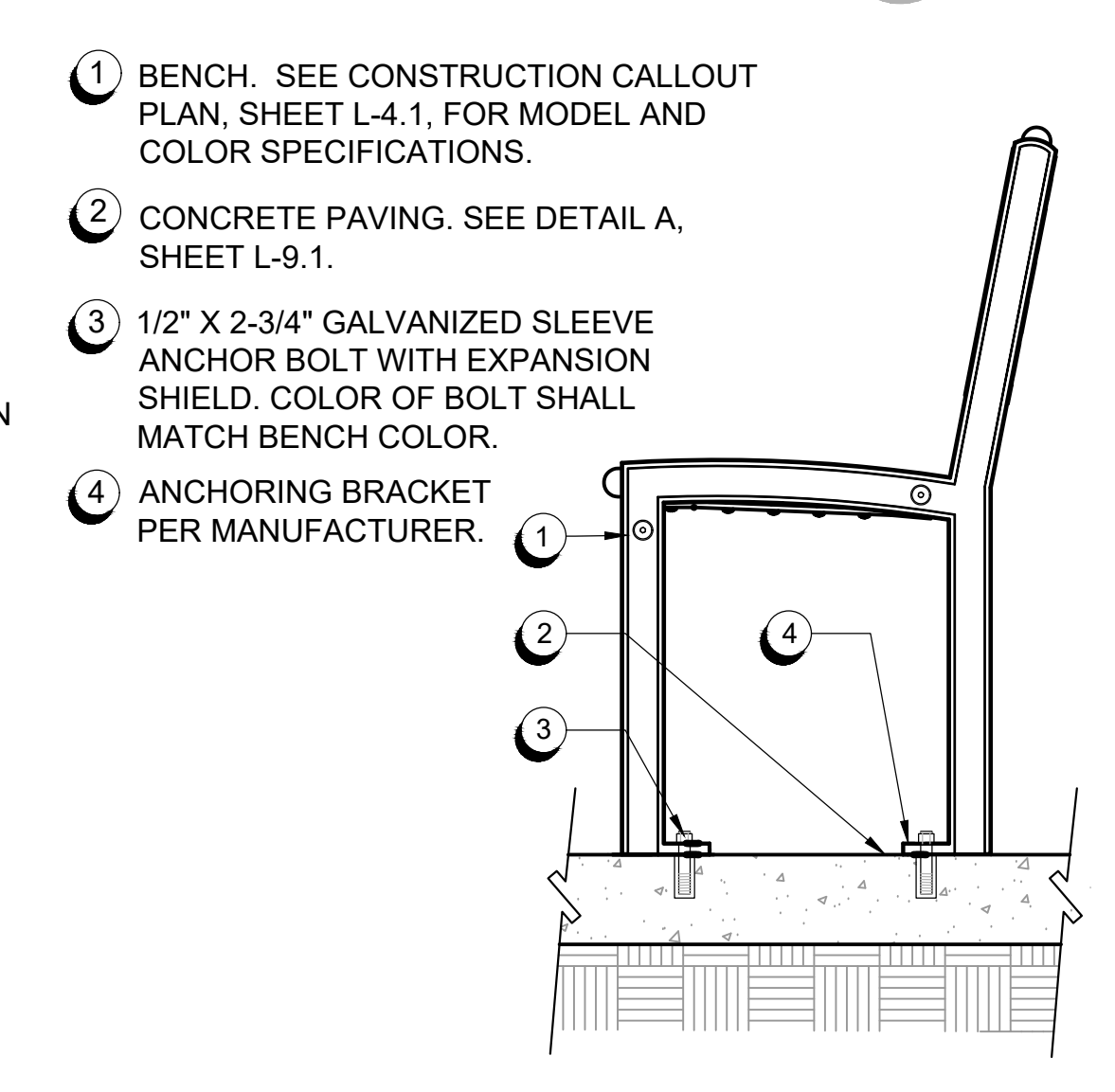
C CONCRETE CURB AT BOCCO COURT
SCALE: 1" = 1'-0"



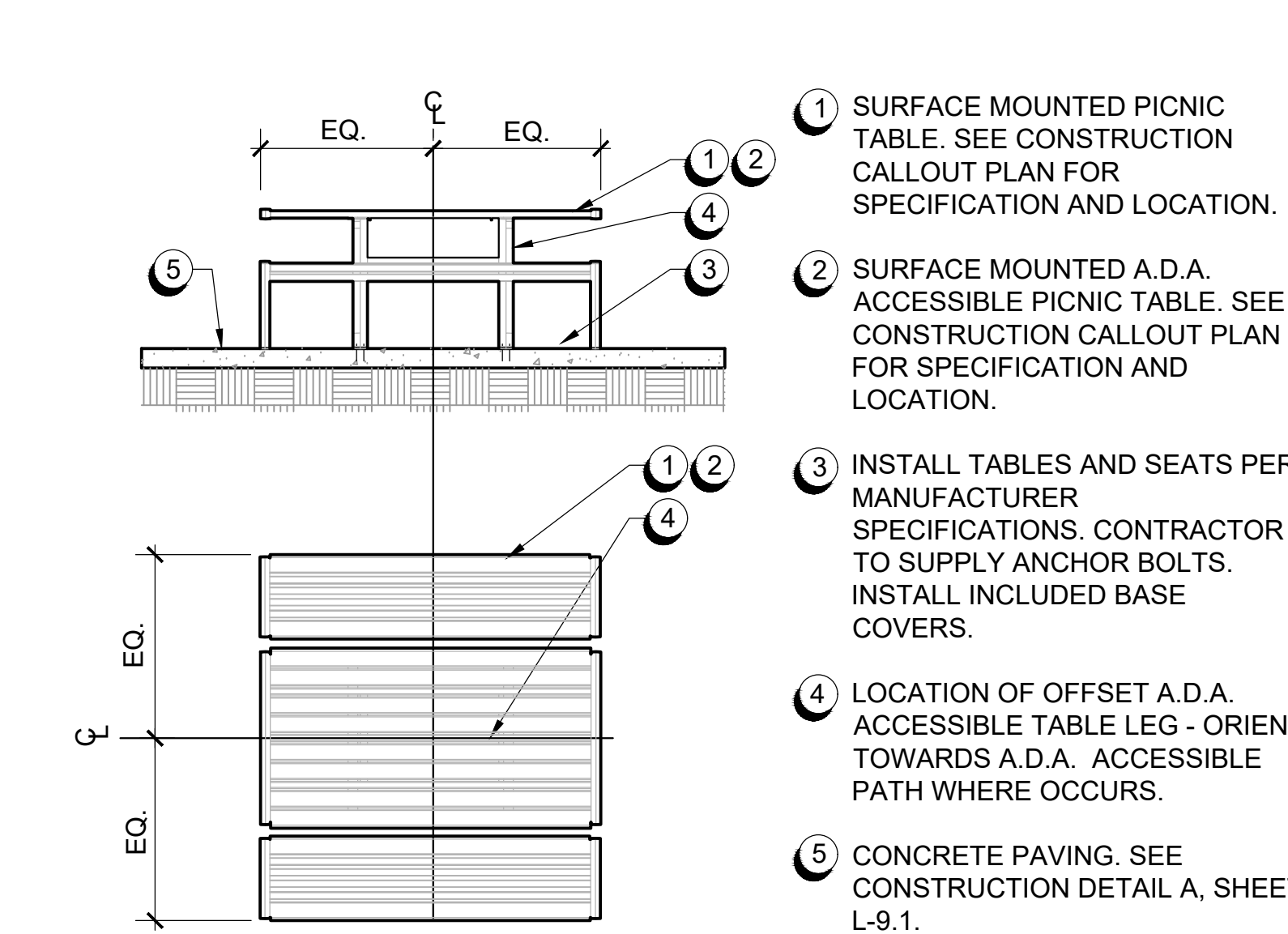
D BASKETBALL HALF-COURT MARKINGS
SCALE: 1" = 1'-0"



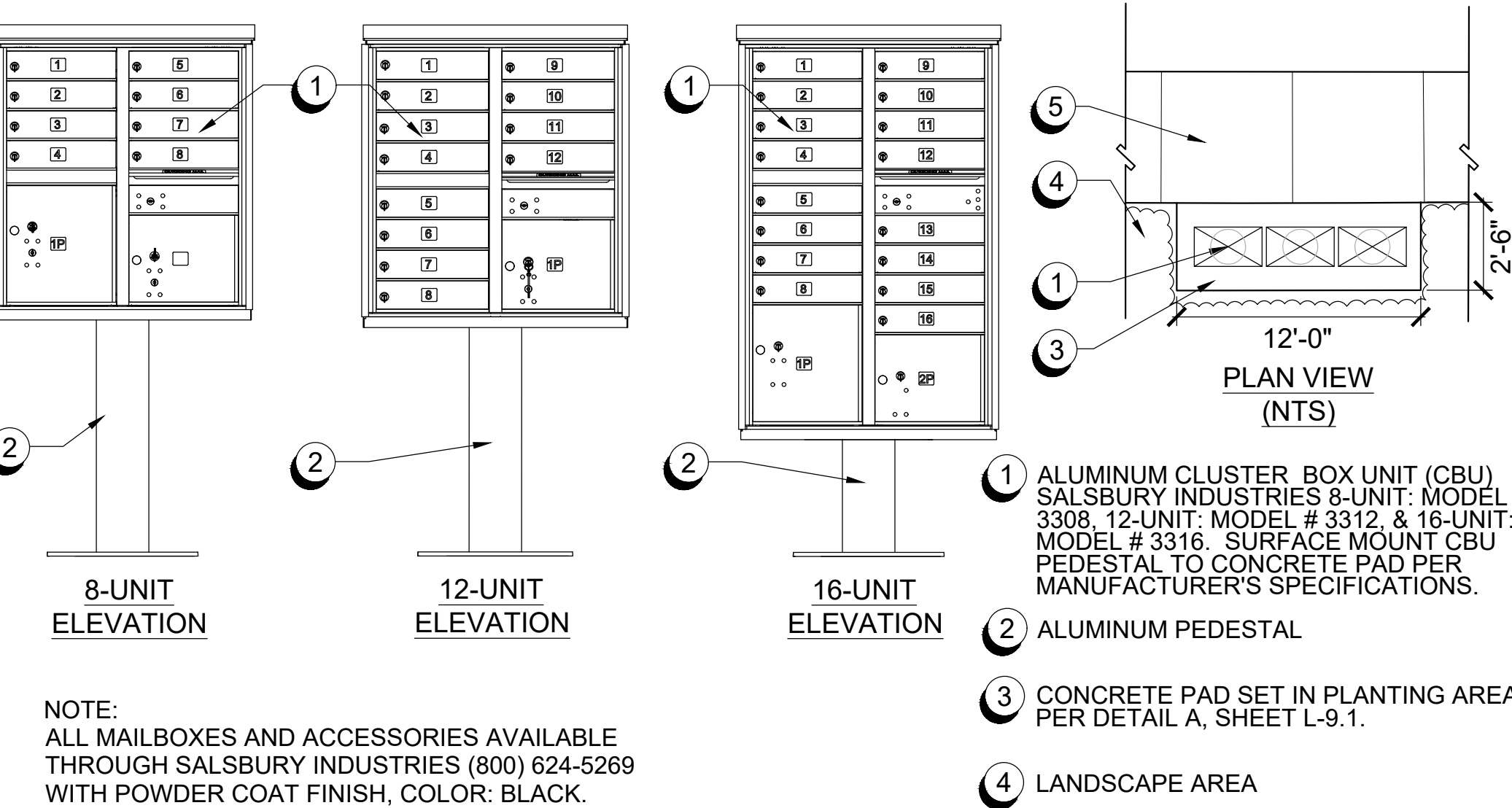
E BASKETBALL HOOP AND POLE
SCALE: 1/4" = 1'-0"



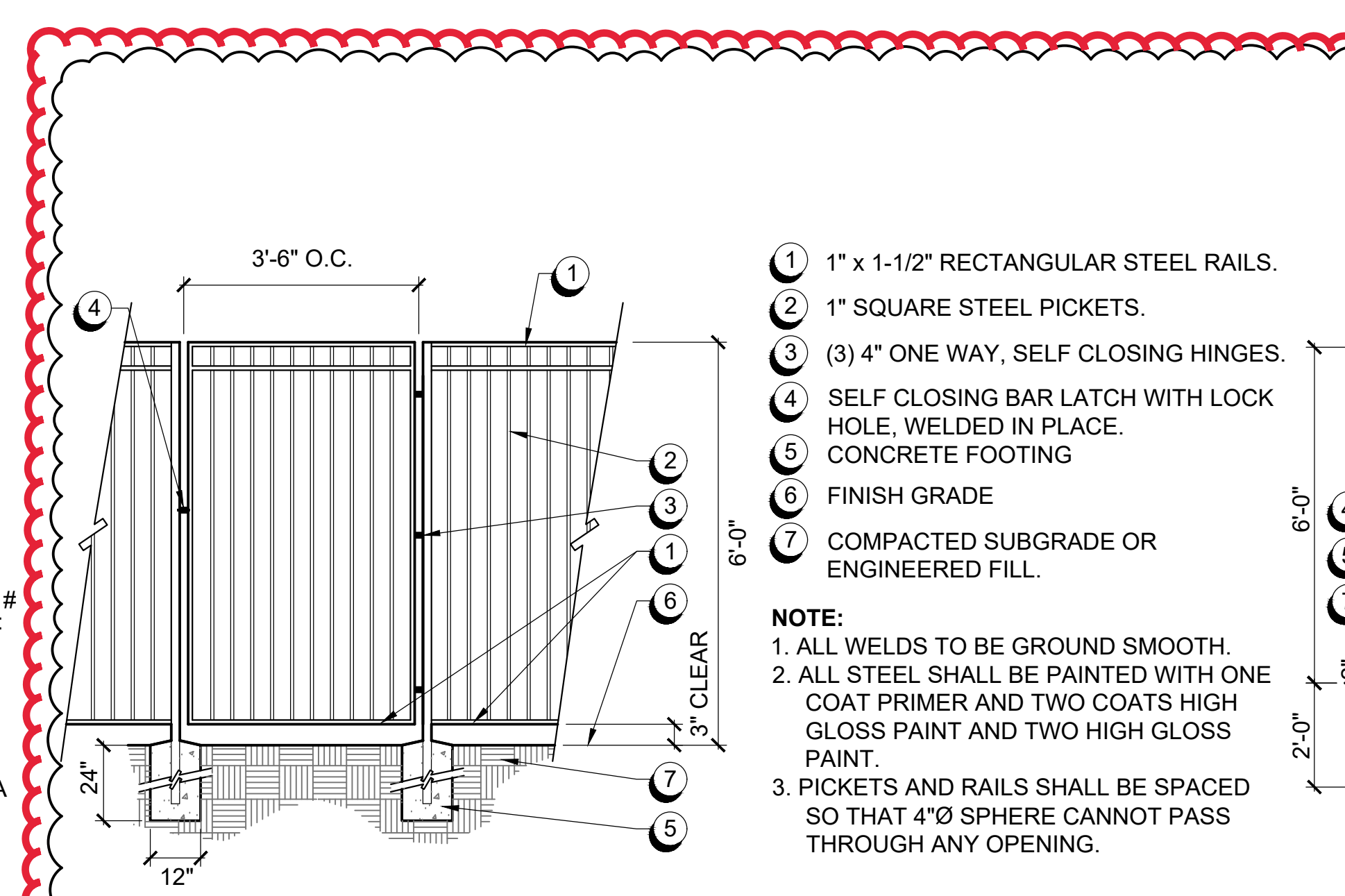
F BENCH INSTALLATION
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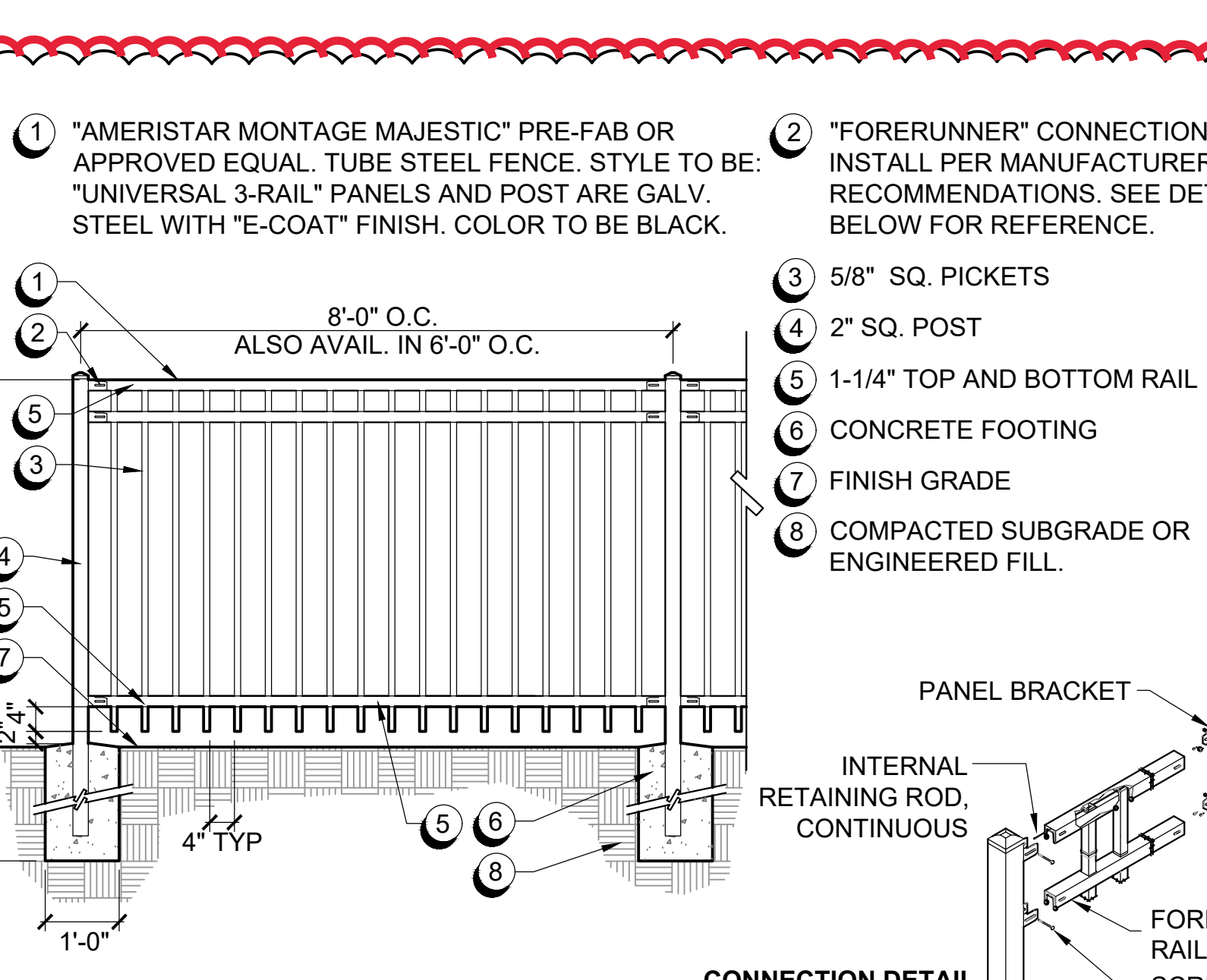
G PICNIC TABLE
SCALE: 3/8" = 1'-0"



H CBU MAILBOX
SCALE: 3/4" = 1'-0"



I SELF CLOSING GATE
SCALE: 1/2" = 1'-0"



J TUBE STEEL FENCE
SCALE: 1/2" = 1'-0"

ALVES RANCH
PHASE 1
PITTSBURG, CA

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LICENCED LANDSCAPE ARCHITECT
Philip A. vanderToolen
Signature: [Signature]
7-31-24
Renewal Date: 6-18-20
Bols
STATE OF CALIFORNIA

vanderToolen - Associates
VTA
LANDSCAPE ARCHITECTS

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Walnut Creek: 7000 Gateway Blvd., Suite 100, Walnut Creek, CA 94596, Tel: 925.274.1305
Sacramento: 2225 Gateway Center Dr., Suite 100, Sacramento, CA 95833, Tel: 916.244.3000

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REVISION:	DATE:
△ GARDEN BOULDER ADDITION	1/12/23
△ SIDE YARD FENCE/ GATE ADDITION, TUBE STEEL FENCE AT WEST LEILAND RD., PARCEL D	3/13/23
△ UPDATES	

DATE: JUNE 18, 2020

SCALE: AS SHOWN

DRAWN BY: MG CHECKED: RB

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.
L-9.2

PROJECT NO. 06518

From: [Mia Andrews](#)
To: [Alison Hodgkin](#)
Subject: City Planning - Vista Retreat Del Mar II
Date: Wednesday, February 21, 2024 5:11:04 PM

****External Sender: Use caution before opening links or attachments****

Hi Alison,

I'm Mia Andrews - I'm a resident at Vista Retreat Del Mar and one of my neighbors mentioned you are managing the building of a safety structure on Leland that is currently slated to be a barred fence.

There is a desire to create more safety in our neighborhood, and apparently our options have been limited based on the building permits initially obtained by Taylor Morrison when requesting a permit.

When the vote for the gate arrived, it didn't go to all of the residents. Additionally, it was described as being something that sectioned off an inner part of our neighborhood. Lastly, it was not drawn to proper scale and there was no real view of what it would look like once installed. The only thing that was clear was that it would be a barred fence which me and most all of my neighbors I've talked to about this are opposed to.

We have asked several times internally for a wall to be built similar to every single other neighborhood on this side of Leland road. Additionally, a gate/fence will not provide safety to our residents in that it won't be as effective in keeping dangerous non-residents out who are entering via car and on foot.

I understand we are not necessarily required to put a gate up, and I am hoping you can help us with installing something that provides both safety and consistently beautiful aesthetic which would also keep our home values up. The general consensus is that a gate would cheapen the look of our community and we absolutely do not want that.

Please let me know - is it possible for us to work together to ensure a gate/fence is not installed and we can find another option that provides both safety and privacy in our neighborhood?

Mia (Maia) Andrews | 650.504.6841 c

DISC: Id - Influencer | **Myers-Briggs:** ENTP | **Enneagram Tri-Type:** 8-3-6



From: [Michelle M. Heller](#)
To: [Alison Hodgkin](#)
Subject: Vista Del Mar Subdivision - Fence Height Exception
Date: Wednesday, February 21, 2024 9:04:28 PM
Attachments: [fence exhibit.pdf](#)
[IMG_1208.jpg](#)

****External Sender: Use caution before opening links or attachments****

Hi Alison,

We spoke on the phone earlier today. I am the HOA President of the Vista Del Mar Subdivision that has a hearing planned for a fence height exception.

I am at 476 Hearth Way. I am directly across from the emergency vehicle access and my front door faces West Leland. We have had people come to our house, on foot, off of West Leland. One used our outside faucet to bathe himself. The other stole shoes and a pillow from our porch.

I lobbied for Taylor Morrison to install a wall because of the issues we have had with us being "open" to foot and vehicular traffic from West Leland. I saw 2 men run through the emergency vehicle access to a waiting car parked across West Leland - they had just stolen a catalytic converter from within our community. We also installed the Flock System a month ago and I have videos of vehicles climbing onto the sidewalk to go around the bollards blocking the emergency vehicle access, to avoid being captured on the Flock cameras. There has been an accident that ended with the car on the community landscaping. If the vehicle was traveling at a higher speed, it would have landed in someone's home. There are also issues with unhoused people banging on doors of the homes that directly face West Leland.

As a way to provide a buffer and some security, Taylor Morrison proposed to install the fence along West Leland (at their cost). They said that a solid wall, even half a wall, would not be approved by the City because we are supposed to be an "open" community. Is that correct? We surveyed the community back in late August/September and there was 80% support for the fence (believing that as our only option).

1. Attached is the plan showing where the fence would be. Is this not what was applied for? Basically the fence would continue on the other side of the emergency vehicle access down to the home at the corner of West Leland and Alves Ranch Road.
2. Is there any way there would be approval to have the fence run along West Leland and a gate installed at the emergency vehicle access with a universal code for emergency vehicles to open the gate?
 1. Selfishly, fencing off West Leland but having a break in the fence at the emergency vehicle access feels like it would funnel all foot traffic directly to my house/front door.
 2. Aesthetically, it would look so much better as one fence running along, as opposed to one or two sections.

I had inquired with Taylor Morrison about the attached half brick/half metal fence option but was told a solid half wall would not be approved.

I am aware that since Taylor Morrison is paying for the fence, they have likely chosen the

cheapest option. But if indeed any kind of solid wall (6 ft. or 3 ft.) would not be approved, it would help minimize all of the contentious conversations amongst residents. The very vocal opposition from the minority (the 20% who didn't support the fence) may just force Taylor Morrison to drop the project - they don't need to spend the money to help us. But if the City of Pittsburg would only permit a fence of some sort and not any kind of wall, then there would be more support as the "only" option.

Unfortunately, my work schedule will not allow me to attend next week's rescheduled hearing.

Thank you,
Michelle

Michelle Mendoza Heller
Cell: 415-465-4427
mheller830@gmail.com

ALVES RANCH
PHASE 1

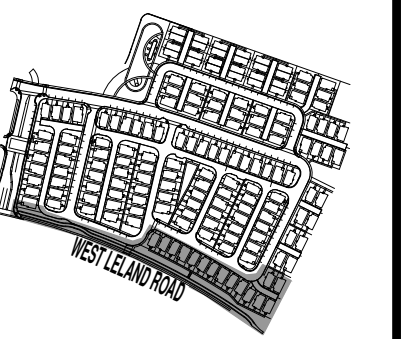
PITTSBURG, CA



William Lyon Homes

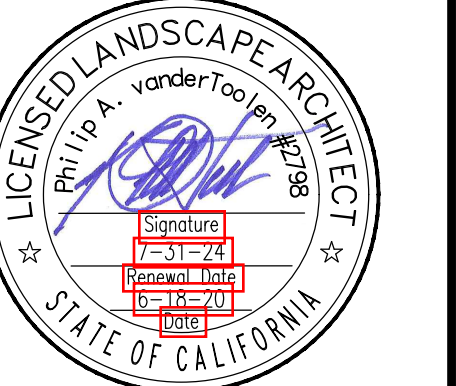
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SAN RAMON, CA 94583



KEY MAP N.T.S.

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REVISION:	DATE:
△ MEDIAN REVISION	11/3/20
⊕ SIDE YARD FENCE/	3/13/23
△ GATE ADDITION, TUBE	
△ STEEL FENCE AT WEST	
△ LEILAND RD., PARCEL D	
UPDATES	
△ FENCE & PARCEL D REV.	5/25/23

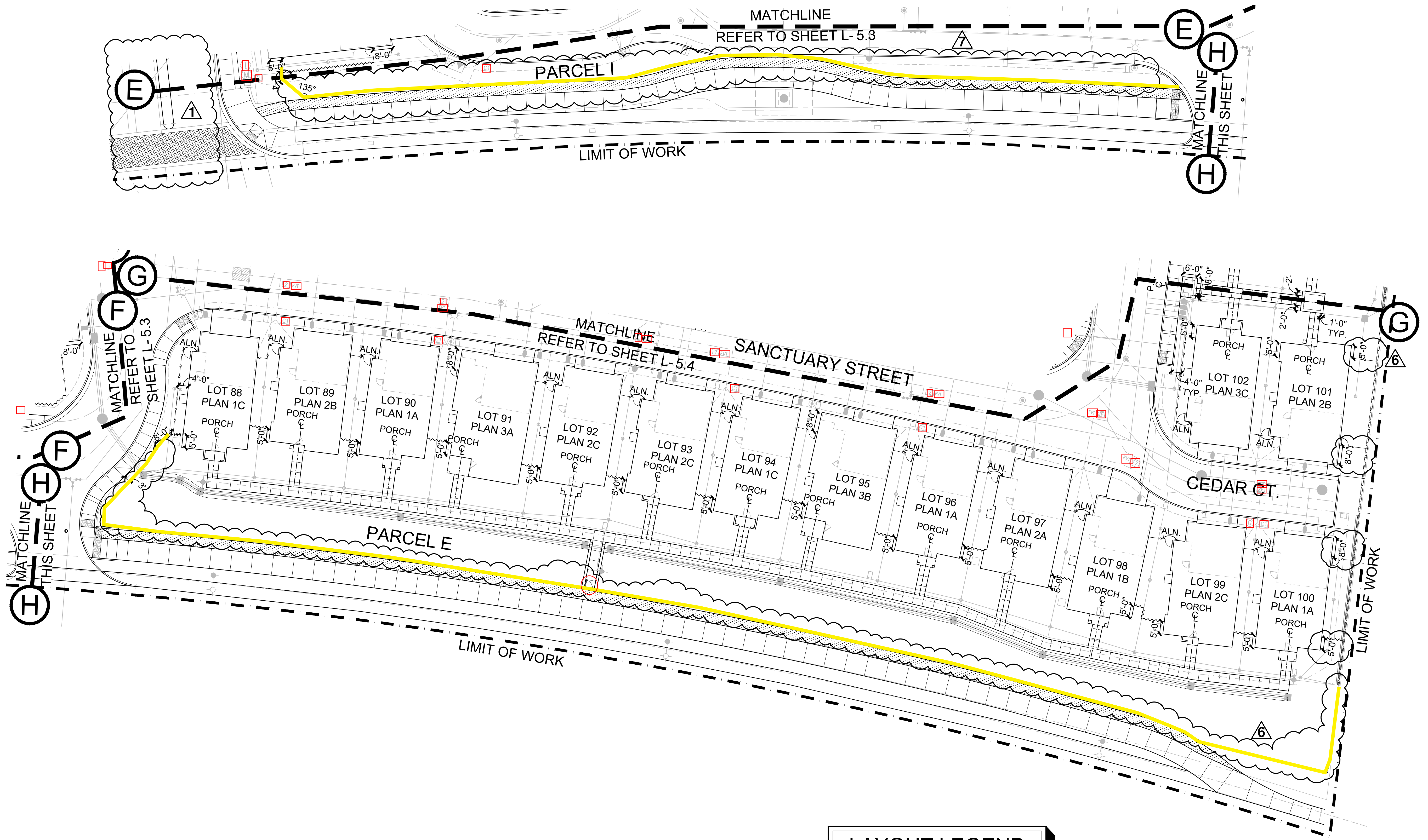
DATE: JUNE 18, 2020

SCALE: 1" = 20'-0"

DRAWN BY: MG CHECKED: RB

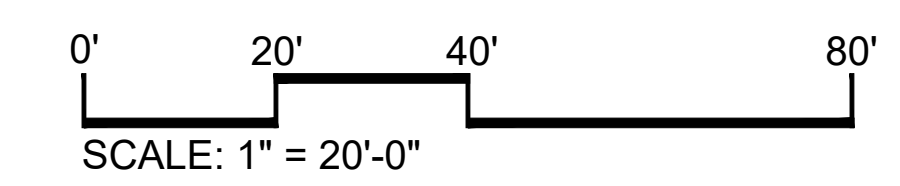
SHEET TITLE:
LAYOUT PLAN

SHEET NO.
L-5.5
PROJECT NO. 06518

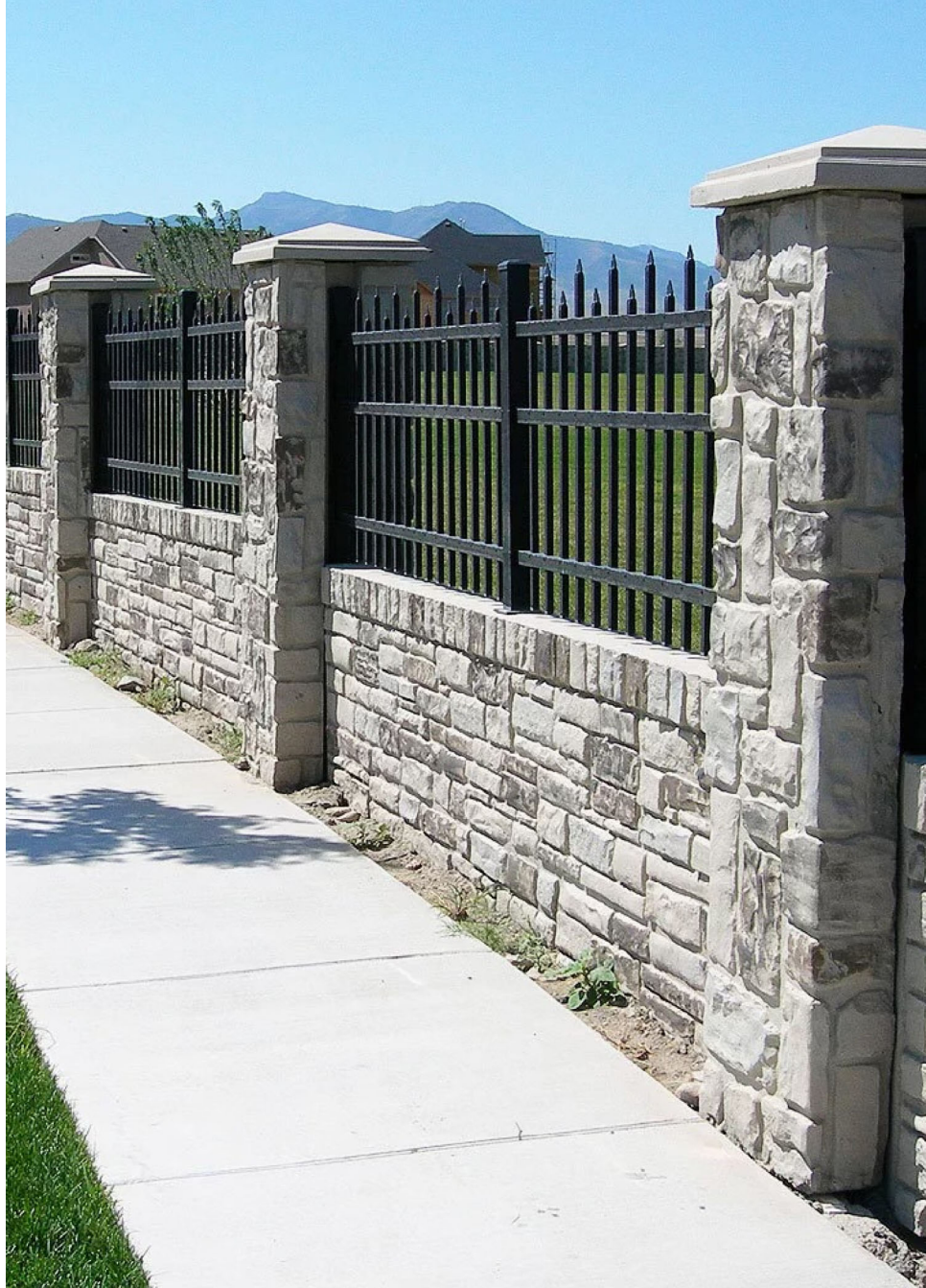


LAYOUT LEGEND

ALN.	ALIGN
⊕	CENTERLINE
R	RADIUS
E.C.R.	END OF CURVE RADIUS
EQ.	EQUALLY SPACED
F.O.C.	FACE OF CURB
TYP.	TYPICAL
P.O.B.	POINT OF BEGINNING
P.L.	PROPERTY LINE
CLR.	CLEAR



- REFER TO SHEET L-1.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-9.1 THRU L-9.3 FOR CONSTRUCTION DETAILS.





Community and Economic Development Department – Planning Division

Memorandum

MEMO: February 28, 2024
TO: Zoning Administrator
FROM: Ariana Ruiz, Assistant Planner
RE: **790 W. Leland Road, Tree Removal Permit, AP-23-0159 (TRP)**

ORIGINATED BY: Jordan Davis, Director of Community and Economic Development, 65 Civic Avenue, Pittsburg, CA, 94565.

SUBJECT: This is a public hearing, requesting Zoning Administrator approval to remove nine protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed. The project site is located at 790 W. Leland Road, Pittsburg, CA 94565, in the GQ (Governmental and Quasipublic) Zoning District. Assessor's Parcel No. 094-080-037.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt a Resolution approving Tree Removal Permit Application No. AP-23-0159, subject to Conditions.

BACKGROUND

The project site is located within the GQ (Governmental and Quasipublic) Zoning District and is currently developed with a recreational field, play structure, restrooms, and an existing parking lot within John Henry Johnson Park.

In May of 2022, the City Council adopted Resolution Number 22-14090 upholding an appeal and approving Design Review and Sign Exception approval of plans to construct a 40, 697 square-foot basketball facility along the west side of the park at John Henry Johnson Park located at 790 W. Leland Road. Condition of Approval #2 within Reso. No. 14090 grants authority to the City Engineer to approve the relocation of the facility within 500' of the proposed location if necessary due to infrastructure requirements. Due to the existing storm drainage system on the west side of the subject property, the City Engineer allowed the basketball facility to be relocated to the east side of the site. The facility will be located within the grass field area that is surrounded by an enlarged walkway.

Due to the relocation of the proposed facility, a new arborist report was conducted in September of 2023. The Arborist Report indicated there are 65 trees surrounding the project area. Of the 65 trees surveyed, 21 are considered protected trees. Tso recommends removal of eight protected trees due to multiple issues related to the construction, and turf and tree incompatibility. Tso reported poor condition, overwatering, pooling of water at the base of the trees and mower damage. Most of the trees are also leaning due to strong winds from the southwest.

There are five additional trees that may need to be removed depending on how many roots are affected by grading nearby. Since these trees may withstand root impact, Tso recommends making that determination once construction commences. Of the remaining 39 trees, protection measures must be followed within the report to retain the trees.

See photos on Attachment 3.

The developer has also applied for Building, Grading, and Single Parcel Development Permits. As a part of this submittal, the developer has submitted a Landscape Plan. Due to the limitations of the proposed facility and existing walkway, the developer is proposing to install seven California Native trees, 15-gallon size trees along the northeast side of the site.

The project was originally scheduled to be presented at the Zoning Administrator Hearing scheduled on February 21, 2024; however, the Zoning Administrator continued the hearing to February 28, 2024.

Existing Conditions: The project site is an approximate 8.3-acre lot, consisting of relatively flat land and is developed with a park, parking lot, existing play structure, and restroom facility. Approximately 42,300 square-feet of the northeast side of the parcel are designated to the indoor facility. The project site is bordered to the west by the Contra Costa County Fire Protection District No. 87. Directly north and east of the project site is the Contra Costa Canal bordered by single-family residential uses. The project site is bound by W. Leland Road directly south of the project site, followed by the Stoneman Reuse Area (former Delta View Gold Course). Properties bordering the project to the north, east, and west are located within the RS-6 Zoning District. Properties directly south of the project site are located within the Open Space Zoning District.

Proposed Project: Zoning Administrator approval to remove eight protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F), generally located along the eastern portion of the subject site. The protected trees proposed for removal are species that are non-native to California but are considered "Protected Trees" per PMC 18.84.830 as they are greater than 15.6" in diameter measured at four and one-half feet above grade. The arborist report recommends removal of 3 Evergreen Ash, 2 Mulberry, Raywood Ash, Blackwood Acacia, and Ironbark Eucalyptus trees. Details regarding the diameters at base height and assessment of each tree can be found within the Arborist

Report. Overall, it is the Certified Arborist's conclusion that the trees are in poor condition and the roots will be compromised during construction and need to be removed.

Furthermore, the arborist report recommends an arborist is on site during grading to assess the five trees that may be impacted during construction. If root loss is significant, they will need to be removed. In order to protect these trees, the arborist recommends installing chain-link fencing.

The Arborist's Report is included as Attachment 2 to this Memorandum.

GENERAL PLAN/ZONING COMPLIANCE:

General Plan Policy 9-P-19 requires that, as part of the City's Zoning Ordinance, the City establish regulations for the preservation of mature trees and include measures for the replacement of all mature trees removed. The proposed tree replacement plan of the one mature tree proposed for removal is a two-to-one replacement ratio; the Valley Oak Tree to be removed will be replaced with two, California-native, 15-gallon tree plantings.

PMC section 18.84.845(A) states a protected tree may only be removed, including a cut-down, destruction, removal or relocation of any protected tree growing on property other than city-owned property or other public right-of-way within the city limits, upon approval of a Tree Removal Permit issued by the Zoning Administrator, Planning Commission, or City Council, as applicable. PMC section 18.84.850(C), "Tree Removal Permit Procedure and Requirements," allows for the removal of protected native and non-native trees through the issuance of a Tree Removal Permit approved by the Zoning Administrator.

Required Findings: Pursuant to PMC section 18.84.850(E)(1), in order to approve the removal of a protected tree, the Zoning Administrator must find that either:

- A. the condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or
- B. the burden to the applicant in preserving the tree or trees greatly outweighs the tree or trees benefit to the public or environment; or
- C. if part of a development plan, subdivision or other discretionary project, preservation of the tree or trees would severely reduce the scale or feasibility of the development.

Public Noticing: On or prior to February 9, 2024, notice of the February 21, 2024, Public Hearing Notice on this project (Attachment 3) was posted at City Hall; was delivered to the Pittsburg Library; and mailed via first class or electronic mail to the property owner, the applicant, to all owners of property within 300 feet of the project site, and to all

interested parties and individuals and organizations that requested such notice, in accordance with PMC section 18.14.010. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Range and Wedgewood", "Ackerman" and "W Leland/Montevideo" neighborhoods.

Environmental: The proposed tree removal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article 19, Categorical Exemptions, Class 4, Section 15304, "Minor Alterations to Land", in that the proposed tree for removal was reviewed by an ISA Certified Arborist and was recommended for removal based on the proximity to proposed construction and condition of the tree. The proposed tree will be replaced upon its removal by seven California-native trees, 15-gallon minimum plantings.

STAFF ANALYSIS:

Staff believes the Zoning Administrator can make the findings necessary in order to approve this Tree Removal Permit Application.

The ISA Certified Arborist advises the existing trees experience issues, are planted too close to the proposed development on site and will not withstand the construction impacts of the site. Images of the trees proposed for removal are included in this Arborist Report as Attachment 2. Additionally, the Arborist recommends additional precautions are adopted to continue preserving the health and safety of existing trees. Conditions of Approval have been incorporated within the Proposed Resolution to address all concerns on behalf of the Arborist.

Per PMC 18.84.855, if preservation of protected trees is infeasible, replacement plantings shall be required as part of the tree removal permit. Replacement options shall include:

1. Replacement of the removed tree(s) at a four-to-one ratio with 24-inch box trees;
2. Replacement of the tree(s) at a 12-to-one ratio with 15-gallon trees;
3. Payment of in-lieu fees equal to the replacement trees' value, installation costs and one year of maintenance costs, as calculated with a 12-to-one ratio of 15-gallon trees; or
4. A combination of replacement and payment of in-lieu fees.

As the developer is proposing the removal of eight CA native trees; per the options above the developer is required to either:

1. Install 32, 24-inch box trees;
2. Install 96, 15-gallon trees;
3. Pay in-lieu fees of equal to the replacement trees' value, installation costs and one year of maintenance costs for
 - a. 32, 24-inch box trees
 - b. 96, 15-gallon trees

4. A combination of replacement and payment of in-lieu fees.

Landscape plans submitted in association with the both Building and Single Parcel Permit Applications propose the installation of seven (7) 15-gallon tree plantings of the *Umbellularia californica* species. This species is commonly referred to as “Bay Laurel” and is native to California. Due to the location of the proposed facility, installation of additional trees on the northeast side of the project site is not feasible. While the installation of the 7 trees helps satisfy the replacement requirement of one protected tree, it does not fully satisfy this condition. A condition has been added to the Resolution requiring full compliance with PMC section 18.84.855. In-lieu fees shall be determined by the Director of Public Works.

As such, staff supports the request for approval of a Tree Removal Permit subject to the Conditions of Approval in the Resolution, included as Attachment 1 to this Memorandum.

REQUIRED ACTION:

Move to adopt a Resolution approving Tree Removal Permit Application No. AP-24-0159, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Arborist Report dated September 13, 2023
3. Tree Protection Plan
4. Landscape Plans dated October 24, 2023
5. Public Hearing Notice/Vicinity Map

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving the Removal of Eight)
Trees located at the property address at) Resolution No.
790 W. Leland Road, AP-23-0159. Assessor’s)
Parcel No. 094-080-037.)

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On November 11, 2023, the City of Pittsburg (“City”) filed Tree Removal Permit Application No. AP-23-0159, requesting Zoning Administrator approval of a permit to remove nine protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed. The project site is located at 790 W. Leland Road, Pittsburg, CA 94565, in the GQ (Governmental and Quasipublic) Zoning District. Assessor’s Parcel No. 094-080-037.
- B. On January 23, 2024, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburg Municipal Code (PMC) section 18.84.850(C).
- C. The proposed tree removal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article 19, Categorical Exemptions, Class 4, Section 15304, “Minor Alterations to Land”, in that the proposed tree for removal was reviewed by an ISA Certified Arborist and was recommended for removal based on the proximity to proposed construction and condition of the tree. The proposed tree will be replaced upon its removal by seven California-native trees, 15-gallon minimum plantings.
- D. On or prior to February 9, 2024, notice of the February 21, 2024 Public Hearing Notice on this project was posted at City Hall; was delivered to the Pittsburg Library; and mailed via first class or electronic mail to the property owner, the applicant, to all owners of property within 300 feet of the project site, and to all interested parties and individuals and organizations that requested such notice, in accordance with PMC section 18.14.010. The notice was also posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the “Range and Wedgewood”, “Ackerman” and “W Leland/Montevideo” neighborhoods.

- E. PMC section 18.84.850, “Tree Removal Permit Procedure and Requirements,” allows for the removal of protected native and non-native trees through the issuance of a Tree Removal Permit approved by the Zoning Administrator. Pursuant to PMC section 18.84.854(E), in order to approve the removal of protected trees, the Zoning Administrator must find that either:
 - 1. the condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or
 - 2. the burden to the applicant in preserving the tree or trees greatly outweighs the tree’s or trees’ benefit to the public or environment; or
 - 3. part of a development plan, subdivision or other discretionary project, preservation of the tree or trees will severely reduce the scale or feasibility of the development.
- F. On February 21, 2024, the Zoning Administrator continued the public hearing to February 28, 2024.
- G. On February 28, 2024, the Zoning Administrator held a Public Hearing on Tree Removal Permit Application No. AP-23-0149, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure. The ISA Certified Arborist inspected the tree and concluded the tree was located too close to the primary dwelling unit and had caused damage to the hardscape. The tree’s canopy also showed signs of drought stress and is sparse. The proposed tree replacement plan of the one mature tree proposed for removal is a two-to-one replacement ratio; the Hollywood Juniper tree to be removed will be replaced with two, California-native, 15-gallon tree plantings.

3. The burden to the applicant in preserving the tree or trees greatly outweighs the tree's or trees' benefit to the public or environment, in that the removal of the trees will benefit the proposed development of the indoor basketball part of a development plan, subdivision or other discretionary project, preservation of the tree or trees will severely reduce the scale or feasibility of the development.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Tree Removal Permit Application No. AP-23-0159, subject to the following Conditions of Approval:

1. Per PMC 18.84.855, the City shall satisfy replacement requirements by any of the option(s) as listed below:
 - a. Install thirty-two (32), 24-inch box trees;
 - b. Install ninety-six (96), 15-gallon trees;
 - c. Pay in-lieu fees of equal to the replacement trees' value, installation costs and one year of maintenance costs for
 - i. Thirty-two (32) 24-inch box trees
 - ii. Ninety-six (96) 15-gallon trees
 - d. A combination of replacement and payment of in-lieu fees, to be calculated on a pro-rata basis.

The final in-lieu fee(s) to be paid shall be determined by the Director of Public Works or their designee.

2. The City shall meet the requirement of Condition No. 1, above, prior to issuance of a Certificate of Occupancy for the gym facility on site.

Pre-Construction Phase

3. Prior to construction or grading, the contractor shall install fencing to construct a temporary Tree Protection Zone (TPZ) around each tree or grove of trees as indicated on the Tree Protection Plan.
4. TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without consulting the project arborist. Adjustments or removals of the fencing shall be approved by the Director of Community and Economic Development or their designee.

Foundation, Grading, and Construction Phase

5. All remaining trees shall be protected by chain-link fencing during grading and construction of the project site.
6. The project arborist shall be on-site during excavation/grading near trees #102, 105, and 159-161. The arborist shall make recommendations for root pruning and/or additional tree protection recommendation depending on the amount of root loss incurred. If root loss is significant, the trees may need to be removed.
7. Should any damages to the trees occur, the contractor shall promptly notify the project arborist to appropriately mitigate the damage.
8. If any replacement tree fails to survive for a period of one year from the date of installation, then the developer shall replace the tree at the developers sole expense.
9. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as Conditions of Approval for this project as applicable. Where there is a conflict between this Resolution and the Standard Conditions of Development, this Zoning Administrator Resolution shall govern.
10. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
11. This approval will expire on February 21, 2027, unless the applicant has complied with all Conditions of Approval described herein, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator. In the event that the required replacement tree is not planted, and this approval expires, the property owner shall be considered in violation of the PMC and shall be subject to administrative citations and/or civil sanctions.

Section 4. Effective Date

This Resolution shall take effect immediately upon adoption of this Resolution.

The foregoing resolution was passed and adopted on the 28th day of February 2024, by the Zoning Administrator of the City of Pittsburg, California.

JOHN FUNDERBURG III, M.S., AICP
ZONING ADMINISTRATOR



September 13, 2023

Jason Tamayo
Vice President of Land Development
Discovery Builders, Inc.
(925) 603-2616 | jtamayo@discoverybuilders.com

Re: Arborist Report for Discovery Homes Dream Courts, W. Leland Rd, Pittsburg

Dear Jason,

This arborist report addresses the relocated Discovery Homes Dream Courts at the John Henry Johnson Park (W. Leland Rd). Per the City of Pittsburg's Tree Protection Ordinance, Chapter 18.84.850, the scope of work includes:

- Tag, identify and measure all trees on or overhanging the proposed project area that may be encroached by construction.
- Note trees that are considered "Protected" defined as any tree on public property that measures at least 15.5" in diameter.
- Assess individual tree health and structural condition for suitability for preservation.
- Assess proposed improvements for potential encroachment.
- Based on proposed encroachment, tree health, structure, and species susceptibility, make recommendations for preservation, or removal.
- Provide above information in a report and on a Tree Protection Plan, to include: tag #s, approximate dripline, whether a tree is removed or preserved, tree protection fencing locations, and tree protection recommendations.



Figure 1. The proposed sports courts have been switched from the west (left) end of the park to the east (right), and they will now affect a different set of trees.

Project Summary

Discovery Builders, Inc. is proposing a series of sports courts at the John Henry Johnson Park in Pittsburg, located on W Leland Road between John Henry Johnson Parkway and the Contra Costa Canal. Previously, the courts were planned for the west side of the park, and Traverso Tree Service, Inc. provided an arborist report in 2021. In the latest iterations, the entire project has been swapped to the east side of the park, requiring review of a completely different set of trees (Figure 1). The proposed project area encompasses a wide grassy field that is bounded by a popular pedestrian path, seeing high traffic even during weekdays. Trees line both sides of the pathway, providing a strong canopy cover. While the sports courts themselves are located in the existing lawn, there are associated improvements that extend into the surrounding trees, including new or enlarged walkways and drainage improvements (storm drains and retention basins).



Figure 2. Locust #106 overhangs the pedestrian path and is nearly dead. It is 1 of 5 trees that should be removed regardless of the project.

I reviewed 65 trees located around the proposed project area, the majority of which are on the “inside” of the pedestrian pathway except on the southwest and southeast ends of the courts. Of the 65 trees, 21 are considered “protected” per City ordinance. None of the trees are native species, rather they are common ornamentals that were planted after the park’s development (Chinese pistache, ash, London planetree, pines, mulberry, acacia, pear). Because they are planted in turf, there are several issues related to the turf and tree incompatibility – overwatering, pooling of water at the bases of the trees, and mower damage. Most of the trees also lean because of strong winds from the southwest.

It is my understanding that the plans are fixed with minimal leeway for additional tree preservation. Based on the latest plan I received, it is my opinion that 21 trees (including nine protected trees) will need to be removed. Some of these trees are already in poor condition and should be removed regardless of the project, like the nearly-dead locust #106 (Figure 2). There are five additional trees (including three protected trees) that may need to be removed depending on how many roots are affected by grading nearby (Figure 3). Since they may be able to tolerate the root impact, I suggest waiting until construction occurs to make that determination. The remaining 39 trees can be retained given that the protection measures within this report are followed.

Assumptions & Limitations

This report is based on my site visit on May 10, 2023 and an updated site plan (received August 24, 2023, no date or designer info on plan). It was assumed that the trees and the proposed improvements were accurately surveyed.

The health and structure of the trees were assessed visually from ground level. No drilling, root excavation, or aerial inspections were performed. Internal or non-detectable defects may exist and could lead to part or whole tree failures. Due to the dynamic nature of trees and their environment, it is not possible for arborists to guarantee that trees will not fail in the future.

Discussion

The proposed courts are situated in the center of the existing turf, which limits their direct impact on the trees. Since the courts reduce the total pervious area, drainage is needed to accommodate water that will now run off the hardscape. These storm drain lines and retention basins extend beyond the court, encroaching on trees along the perimeter. Since the utilities have been reconfigured over multiple designs, flexibility around the trees is limited. 21 trees are close enough to the grading limits that they are not likely to survive construction, so they should be removed. Five trees, including two mulberries (#106, 119) and three London planetrees (#159-161. Figure 3), may be able to tolerate construction impacts, but it is difficult to predict where the roots of urban trees grow. Underground limits, like compacted soil or fill, can reduce root growth in certain areas, which could result in a favorable outcome for these five trees. I recommend having an arborist on site during grading near these trees to provide real-time assessment on whether the trees could be retained. If the root loss is too high for the trees' survival, they will need to be removed.

For the remaining trees, they should be protected by temporary fencing. Two types are advised – chain-link for the trees immediately next to areas that will be graded, and plastic fencing for trees further away. If the pedestrian walkway will remain open to the public throughout the construction process, the construction work area itself may already be enclosed by construction fencing, in which case the plastic fencing may be omitted. Although plastic fencing is easier and less costly, it provides little actual protection since it can be easily cut and removed.



Figure 3. The walkway by trees #159-161 will be enlarged into the landscape planter in which they grow. The design could not be adjusted per my recommendation; if root loss is significant during construction, the trees may need to be removed.

Tree Protection Recommendations (to be printed on site plans)Pre-Construction Phase

- Remove trees #101, 103, 104, 106, 107, 118-124, 133-135, 139, 142, 143, 145, 153 & 164 (21 trees).
 - Trees #106, 119, 142 & 143 should be removed regardless of the project, due to poor health or structure.
 - Trees #102, 105, 159-161 may need to be removed if root loss is high (to be determined during construction).
- Mulch from tree removals may be spread out under the driplines of trees that will be retained, keeping at least 12" away from the trunks.
- Prior to construction or grading, contractor shall install fencing to construct a temporary Tree Protection Zone (TPZ) around each tree or grove of trees as indicated on the tree protection plan. Chain-link fencing shall be used for trees closer to the immediate construction area, while plastic fencing may be used for trees outside of the existing walkway (assuming the walkway remains open for public use during construction).
- TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without consulting the project arborist.

Foundation, Grading, and Construction Phase

- Prior to construction, the contractors shall meet with the project arborist to discuss working around trees and ensure protection measures are in place.
- The project arborist shall be on-site during excavation/grading near trees #102, 105 & 159-161. The arborist will make recommendations for root pruning and/or additional tree protection recommendations depending on the amount of root loss incurred. If root loss is significant, the trees may need to be removed.
- In general, roots ≥ 2 " shall be cleanly pruned with a handsaw or sawzall, immediately covered, and kept moist till backfilled.
- If needed, pruning shall be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and American National Standards Institute (ANSI) Standards and Best Management Practices.
- Should Tree Protection Zone (TPZ) encroachment be necessary, the contractor shall contact the project arborist for consultation and recommendations.
- Contractor shall keep TPZs free of all construction-related materials, debris, fill soil, equipment, etc. The only acceptable material is mulch spread out beneath the trees.
- Should any damage to the trees occur, the contractor shall promptly notify the project arborist to appropriately mitigate the damage.

Thank you for the opportunity to provide this report, and please do not hesitate to contact me if there are any questions or concerns. *The full tree inventory table, along with the tree protection plan, are attached.*

Sincerely,



Jennifer Tso
Board Certified Master Arborist #WE-10270B
ISA Tree Risk Assessor Qualified

Tree Inventory & Assessment Table

#s: Each tree was given a square metal tag with numbers ranging from #101-162. Their locations are given in the tree protection plan.

DBH (Diameter at Breast Height): Trunk diameters in inches were measured at 4.5' above average grade with a diameter tape. Height of measurement may deviate from the standard on atypical trunks; deviations are noted under the "Comments" section.

Protected: An "X" indicates that the tree is considered Protected per city ordinance. The applicable definition is all trees on public property with trunk diameters of 15.5" or larger.

Health Rating

Dead: Dead or declining past chance of recovery.

Poor (P): Stunted or declining canopy, sparsely foliated with poor foliar color. Possible disease or insect issues. Unreliable specimen for preservation. Would require significant maintenance, and a protection zone well beyond the dripline in order to retain. Acceptable to leave for nature if not a threat to property.

Fair (F): Fair to moderate vigor, typical for the species. Will require an adequate protection zone, and supplemental maintenance such as: crown cleaning of mistletoe, dead, broken, or diseased branches. Additional maintenance such as fertilizing, soil aeration, and mulching may be recommended to improve vigor.

Good (G): Good vigor and color, with no obvious problems or defects. Generally more resilient to impacts. Minor maintenance may be recommended.

Very Good (VG): Exceptional specimen with excellent vigor and structure. Unusually nice.

Structure Rating

Poor (P): Exhibiting defects such as weak attachments, extensive decay, large deadwood, root defects, leans, cracks or cavities that may threaten existing or future targets. May or may not be correctable with pruning, cabling or bracing.

Fair (F): Minor correctable defects, may or may not have a target. Should receive maintenance as recommended.

Good (G): Well structured with no significant or obvious defects.

Dripline: Canopy radius (in feet) was visually estimated in each cardinal direction.

Age

Young (Y): Within the first 20% of expected life span. High resiliency to encroachment.

Mature (M): Between 20% - 80% of expected life span. Moderate resiliency to encroachment.

Overmature (OM): In >80% of expected life span. Low resiliency to encroachment.

DE: Dripline Encroachment (X indicates encroachment)

CI: Anticipated Construction Impact (L = Low, M = Moderate, H = High)

Tree Encroachment Summary (65 trees)

- Trees that will need to be removed: 101, 103, 104, 106, 107, 118-124, 133-135, 139, 142, 143, 145, 153, 164 (21 trees)
 - Of the removals, these trees are protected: #101, 103, 104, 106, 107, 120, 121, 124, 164 (9 trees)
 - Trees #106, 119, 142 & 143 should be removed regardless of the project, due to poor health or structure.
- Trees that may need to be removed depending on root loss: 102, 105, 159-161 (5 trees)
 - Of these trees, #102, 105 & 159 are protected trees.
- Trees to be saved that will be subjected to dripline encroachment: 110, 113, 130-132, 136-138, 140, 141, 149, 152, 154, 155, 158, 162 (16 trees)
- Trees to be saved that will not be encroached: 108, 109, 111, 112, 114-117, 125-129, 144, 146-148, 150, 151, 156, 157, 163, 165 (23 trees)

#	Species	DBH	Protected	Health	Structure	Dripline				Age	DE	CI	Comments	Recommendations
						N	E	S	W					
101	Evergreen ash	23.5	X	F-P/P	F	20	10	15	18	M	X	H	Unknown 2-4" roots in parallel growing 10' to E, tangential to tree. Picnic table concrete has lifted, unclear which tree is the cause. Likely this tree and 102. Dead twigs and small branches throughout canopy, canopy gaining density due to epicormic sprouts. Central branches dead. 3' from proposed walkway/grading.	Remove.
102	Mulberry	18.5	X	F	G-F	15	8	12	18	M	X	H	Large surface roots heading towards hardscape. 1/2" lift to N, concrete at picnic table previously ground down. Poor wound closure from past removal of scaffold branches. Moderate dieback. 7' from proposed walkway.	Install temporary chain-link fencing. Arborist on-site during grading for walkway, tree may need to be removed if root loss is high.
103	Mulberry	17	X	F	F	10	18	15	7	Y	X	H	Stunted growth at tips. Dead hanger and 5" diameter fractured branch in canopy. Large surface roots but no apparent hardscape damage. 2' from proposed walkway/grading.	Remove.
104	Mulberry	16.5	X	F	F/F-P	18	15	8	18	M	X	H	May be slightly lifting nearby concrete picnic area. Dog leg branches, stunted tip growth, large epicormic branches (messy structure). 3' from proposed grading.	Remove.
105	Mulberry	18	X	G-F	F	20	15	4	12	M		L	Roots growing directly towards concrete picnic area, but no apparent hardscape damage. Crowded by #104 with elongated branches. Minor tip sparseness. 11' from proposed grading.	Install temporary chain-link fencing. Arborist on-site during grading for walkway, tree may need to be removed if root loss is high.
106	Purple locust	7		VP	VP					OM		L	Nearly dead, remaining canopy consists of 4 clusters of foliage. 41' from proposed drainage.	Remove ASAP due to condition.
107	Raywood ash	15		F	F	18	15	15	15	M	X	H	Stunted/delayed growth and sparse canopy relative to other Raywood ashes in park (visible in background of photo). Large surface roots growing towards walkway. Multiple trunk cankers. 1' from proposed grading.	Remove.
108	London planetree	7		P	P	6	12	0	0	Y		L	Crowded by #107. Large structural root growing to north. Roots and trunk damaged by mowers, canopy is stunted and highly reduced (may also be related to powdery mildew in 2023). 11' from proposed grading.	Install temporary chain-link fencing.
109	Canary island pine	16	X	G	G	10	10	15	10	M		L	19' from proposed grading, 23' from proposed drainage.	Install temporary chain-link fencing.

#	Species	DBH	Protected	Health	Structure	Dripline				Age	DE	CI	Comments	Recommendations
						N	E	S	W					
110	Chinese pistache	12		G-F	F	6	8	12	18	M	X	L	Previous failure of primary branch, additional scaffolds removed so E side of tree is bare - reason unclear (another tree was removed from this location). 13' from proposed drainage; 28' from proposed grading.	Install temporary chain-link fencing.
111	Canary Island pine	16	X	G	G	12	15	12	6	M		L	24' from proposed drainage.	Install temporary chain-link fencing.
112	Canary Island pine	14		G	G	3	8	10	7	M		L	Large root growing into concrete ditch, walkway above ditch is lifted by 1". Crowded by larger pine to N of walkway. 21' from proposed drainage.	Install temporary chain-link fencing.
113	Purple locust	9		F/F-P	F/F-P	2	6	12	5	M	X	L-M	Roots damaged by mowers and SE trunk dead from sunburn. Branches to NE are dead. 10' from proposed drainage.	Install temporary chain-link fencing.
114	Canary Island pine	13.5		G	G	7	5	8	8	M		L	20' from proposed drainage.	Install temporary chain-link fencing.
115	Raywood ash	12.5		G	G-F	10	10	15	12	M		L	E canopy crowded by adjacent trees. 19' from proposed drainage.	Install temporary chain-link fencing.
116	Raywood ash	12.5		F-P	F	10	10	7	8	M		L	Roots damaged by mowers. Declining tree with stunted growth and branch dieback throughout canopy. 18' from proposed drainage.	Install temporary chain-link fencing.
117	Evergreen ash	17	X	F/F-P	F	10	20	10	6	M		L	Large superficial roots. Trunk has 30° corrected lean to NE. Slightly sparse canopy with moderate twig dieback. 19' from proposed drainage.	Install temporary chain-link fencing.
118	Blackwood acacia	15		G-F	F	15	15	15	12	M	X	H	Scaffold branch growing to NE sparse, but remaining canopy is healthy with slightly stunted growth. Typical structure with large primary branches relative to trunk. In proposed bioretention.	Remove.
119	Blackwood acacia	10		F-P	P	10	10	0	0	Y-M	X	H	Main trunk dead, remaining canopy on secondary branch with poor attachment (included bark). In proposed bioretention.	Remove regardless of project due to location over path.
120	Blackwood acacia	16	X	G	G	15	15	12	3	M	X	H	Branches on W half of tree dead due to shading. Good structure for blackwood acacia. In proposed bioretention.	Remove.
121	Evergreen ash	19.5	X	F-P	F	18	12	18	12	Y-M	X	H	Moderate-high tip and interior dieback, abundant epicormic sprouting that fills lower canopy. Original branches dying back and sparse. In proposed bioretention.	Remove.

#	Species	DBH	Protected	Health	Structure	Dripline N E S W				Age	DE	CI	Comments	Recommendations
122	Evergreen ash	8		F/F-P	F	0	8	3	3	Y-M	X	H	Branch dieback, highly limited / narrow canopy. Epicormic shoots fill out canopy. In proposed bioretention.	Remove.
123	Evergreen ash	11.5		F/F-P	F	10	10	8	12	Y-M	X	H	Moderate-high branch dieback, canopy is small relative to potential size. Epicormic shoots fill out canopy. In proposed bioretention.	Remove.
124	Evergreen ash	18.5	X	G-F	F	5	12	12	8	M	X	H	Large surface roots growing into hardscape, previous hardscape grinding but relatively low damage. Minor branch dieback. Slightly sparse canopy. In proposed bioretention.	Remove.
125	Mulberry	15.5	X	G-F	G-F	15	15	18	18	M		L	Stunted tip growth. Large surface roots causing significant lift of walkway to W. Elongated scaffold 20' to NE. 14' from proposed bioretention basin.	Install temporary chain-link fencing.
126	London planetree	6		F	F	8	8	0	0	Y		L	Lower branches dead due to dense canopies of adjacent mulberries. Sparse canopy likely due to 2023 powdery mildew. 23' from proposed grading/improvements.	Install temporary chain-link fencing.
127	London planetree	7		F	G	8	6	6	8	Y		L	Sparse canopy likely due to 2023 powdery mildew. 26' from proposed bioretention basin.	Install temporary chain-link fencing.
128	London planetree	8.5		F	G	8	10	6	6	Y-M		L	Sparse canopy likely due to 2023 powdery mildew. 15' from proposed grading/improvements.	Install temporary chain-link fencing.
129	London planetree	12		F	F	18	20	8	6	Y-M		L	Trunk has 35° wind induced lean to NE, partially corrected. Sparse canopy likely due to 2023 powdery mildew. 15' from proposed grading/improvements.	Install temporary chain-link fencing.
130	London planetree	13.5		F	G	18	15	8	10	M	X	L	Sparse canopy likely due to 2023 powdery mildew. 12' from proposed grading/improvements.	Install temporary chain-link fencing.
131	London planetree	9		F	G	6	8	8	5	Y-M	X	L	Sparse canopy likely from 2023 powdery mildew. Canopy relatively small compared to height and size. 7' from proposed grading.	Install temporary chain-link fencing.
132	Raywood ash	9		G	F	15	10	4	8	M	X	L	Missing large chunk of canopy midway up tree, epicormic shoots refilling lower canopy. 7' from proposed grading.	Install temporary chain-link fencing.
133	Raywood ash	9.5		G-F	F	12	6	10	12	M	X	H	Moderate dead branches in interior and lower canopy. 3' from proposed grading.	Remove.
134	Raywood ash	12		G-F	F	15	8	12	12	M	X	H	Moderate dead branches in lower/interior canopy. 1' from proposed grading.	Remove.
135	Raywood ash	9		G-F	G-F	12	8	10	7	Y-M	X	H	Moderate dead branches in lower/interior canopy. 1' from proposed grading.	Remove.

#	Species	DBH	Protected	Health	Structure	Dripline				Age	DE	CI	Comments	Recommendations
						N	E	S	W					
136	Raywood ash	13		G-F	G-F	12	15	18	15	M	X	M	Moderate dead branches in lower/interior canopy. 7' from proposed grading.	Install temporary chain-link fencing.
137	Raywood ash	15		G	F	18	10	18	12	M	X	M	Moderate dead branches in lower/interior canopy. Elongated branch to north. 12' from proposed grading.	Install temporary chain-link fencing.
138	Raywood ash	18.5	X	G	G	18	10	15	20	M	X	L	Well structured tree. Roots growing towards walkway. 21' from proposed grading.	Install temporary chain-link fencing.
139	Raywood ash	15		G-F	F	15	12	10	12	M	X	H	Dead branches in center canopy, lower canopy filled by epicormic shoots. In proposed grading.	Remove.
140	Raywood ash	13.5		G-F	F	12	10	12	6	M	X	M	8' from proposed grading.	Install temporary chain-link fencing.
141	Raywood	11.5		F	F	15	10	10	8	M	X	L	Sparse canopy, most of growth at branch tips. 13' from proposed grading.	Install temporary chain-link fencing.
142	Raywood ash	11.5		P	F-P	10	5	8	6	M	X	H	Significant dead branches. Looks like possible root stock incompatibility (swelling). 9' from proposed grading.	Remove due to condition.
143	Raywood ash	13.5		P	F-P	15	6	12	15		X	H	Significant branch dieback, most of growth at tips. 4' from proposed grading.	Remove due to condition.
144	Raywood ash	11		F	F/F-P	12	15	12	15	M		L	Sparse canopy with lower dieback, new growth healthy. 19' from proposed walkway, 18' from proposed grading.	Install temporary chain-link fencing.
145	Raywood ash	12		G	G-F	12	15	12	15	M	X	H	Elongated branch to E. In proposed grading.	Remove.
146	Mondell pine	20.5	X	F	G	18	15	6	12	M		L	May also be stunted Aleppo pine. 26' from proposed grading.	Install temporary chain-link fencing.
147	Mondell pine	17	X	F	F	18	15	6	8	Y-M		L	Large secondary vertical stem at 6' above grade. Dead / flagging branches and tips. Appears stunted. 21' from proposed grading.	Install temporary chain-link fencing.
148	Callery pear	9		F-P	F-P	8	4	8	8	Y-M		L	Dead / flagging branches and tips. Appears stunted. Several vertical competing stems. 24' from proposed grading.	Install temporary chain-link fencing.
149	Callery pear	10.5		F-P	F	8	10	6	8	M	X	M	Sparse canopy with stunted growth and dieback. 9' from proposed grading.	Install temporary chain-link fencing.
150	Mondell pine	16	X	F	F	10	15	10	0	M		L	May also be stunted Aleppo pine. Trunk has 15° lean to E with depression at base of trunk on same side. Minor tip flagging. Clear of construction.	Install temporary chain-link fencing.
151	Mondell pine	14, 11		F	F	8	20	12	8	M		L	May also be stunted Aleppo pine. Minor tip flagging. Codominant stems at 1' above grade. Clear of construction.	Install temporary chain-link fencing.

#	Species	DBH	Protected	Health	Structure	Dripline				Age	DE	CI	Comments	Recommendations
						N	E	S	W					
152	Canary Island pine	14		G	G	8	8	8	8	M	X	L	12' from proposed walkway.	Install temporary chain-link fencing.
153	Mondell pine	11, 9		G	F	12	8	15	12	M	X	H	May also be stunted Aleppo pine. 1' from proposed walkway.	Remove.
154	Mondell pine	12.5		F	G-F	8	8	6	10	M	X	M	May also be stunted Aleppo pine. Dead/flagging branches in canopy. 9' from proposed walkway.	Install temporary chain-link fencing.
155	Mondell pine	16.5, 13	X	G-F	F	15	18	0	12	M	X	M	May also be stunted Aleppo pine. Trunk has 25° lean to NE (prevailing wind direction). Codominant stems at 3.5' above grade. 14' from proposed walkway.	Install temporary chain-link fencing.
156	Canary Island pine	13.5		G	G	8	8	8	8	M		L	13' from proposed walkway.	Install temporary chain-link fencing.
157	Callery pear	12		F/F-P	F/F-P	15	8	10	10	M		L	Tip dieback of upper branches, stunted growth. 20' from proposed grading.	Install temporary chain-link fencing.
158	Mondell pine	9, 11.5		F/F-P	F	12	4	12	12	M	X	M	May also be stunted Aleppo pine. Sparse canopy. Codominant stems at 2' above grade. Dead branch tips in center of canopy. 10' from proposed walkway (on 2 sides).	Install temporary chain-link fencing.
159	London planetree	15.5	X	G	G	18	18	15	0	M	X	M	Asymmetrical canopy to E due to competition and wind. Canopy slightly sparse, likely due to 2023 powdery mildew. 6' from proposed walkway (cutting into existing landscape planter); desing could not accommodate recommended adjustments.	Arborist on-site during grading, tree may need to be removed if root loss is high.
160	London planetree	13.5		G	G	20	10	15	0	M	X	M	Asymmetrical canopy to E due to competition and wind. Canopy slightly sparse, likely due to 2023 powdery mildew. 5' from proposed walkway (cutting into existing landscape planter); desing could not accommodate recommended adjustments.	Arborist on-site during grading, tree may need to be removed if root loss is high.
161	London planetree	13		G	G	20	8	10	6	M	X	M	Asymmetrical canopy to E due to competition and wind. Canopy slightly sparse, likely due to 2023 powdery mildew. Walkway to W & S lifted and ground down. 6' from proposed walkway (cutting into existing landscape planter); desing could not accommodate recommended adjustments.	Arborist on-site during grading, tree may need to be removed if root loss is high.

#	Species	DBH	Protected	Health	Structure	Dripline				Age	DE	CI	Comments	Recommendations
						N	E	S	W					
162	London planetree	17	X	G	G	20	12	18	15	M	X	M	Asymmetrical canopy to E due to competition and wind. Canopy slightly sparse, likely due to 2023 powdery mildew. Walkways ground down and replaced around tree, all 4 sides. Utility boxes in landscape area. Walkway to be replaced in same location to S of tree; additional hardscape 15' to west.	Install temporary chain-link fencing.
163	Ash (<i>Fraxinus</i> sp.)	19.5	X	P	F	20	15	15	15	M		L	Moderate to significant top dieback, current foliage is healthy but sparse. Within 2' of walkway with roots damaged by mowers. 31' from proposed grading.	Install temporary chain-link fencing.
164	Ironbark eucalyptus (<i>Eucalyptus sideroxylon</i>)	30	X	G	P	12	25	8	18	M	X	H	Multiple branch failures, tree may have either been reduced or failed resulting in extended and elongated branches. Elongated stem to E. 7' from proposed grading.	Remove, both due to proximity and history of failures.
165	Chinese pistache	9		G-F	G	15	10	12	10	Y		L	Slightly sparse canopy due to competition by eucalyptuses. Asymmetrical to N. 19' from proposed grading.	Install temporary chain-link fencing.

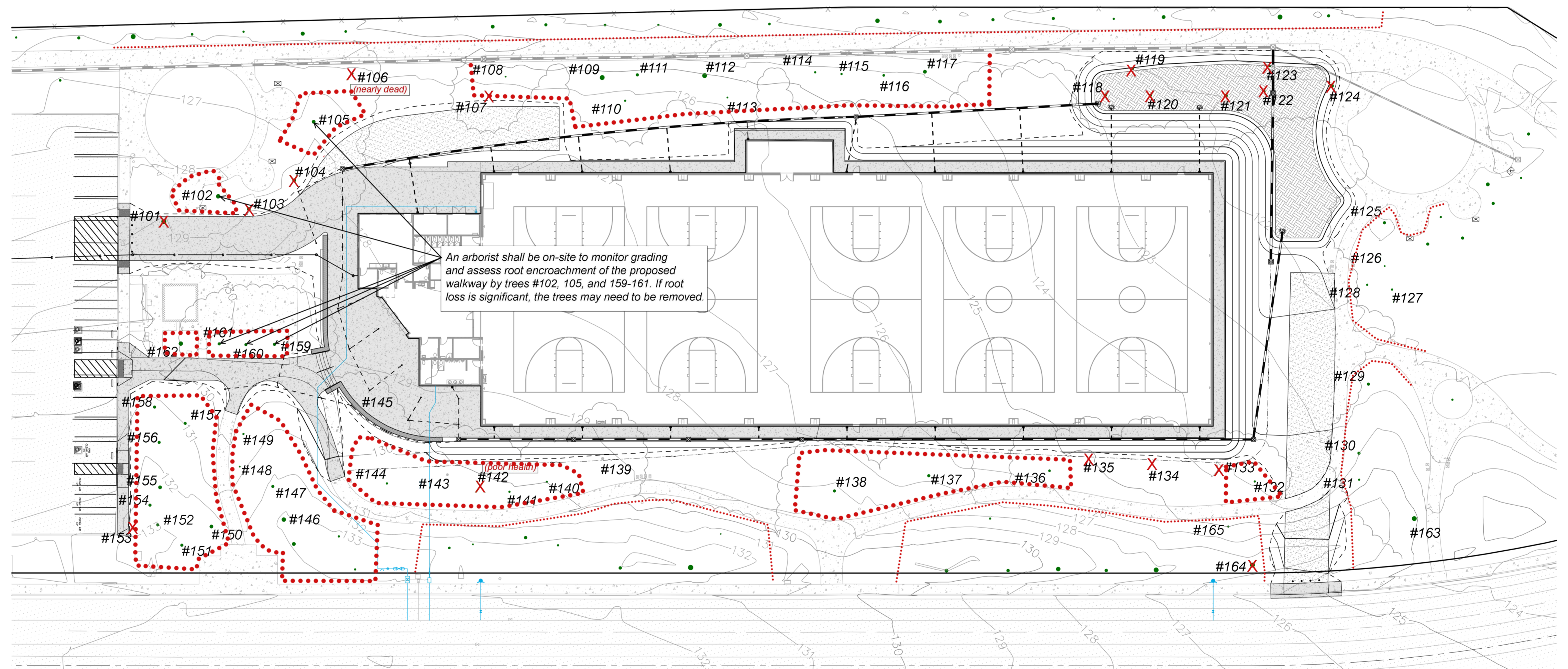
TREE PROTECTION RECOMMENDATIONS

PRE-CONSTRUCTION PHASE

- REMOVE TREES #101, 103, 104, 106, 107, 118-124, 133-135, 139, 142, 143, 145, 153 & 164 (21 TREES).
 - TREES #106, 119, 142 & 143 SHOULD BE REMOVED REGARDLESS OF THE PROJECT, DUE TO POOR HEALTH OR STRUCTURE.
 - TREES #102, 105, 159-161 MAY NEED TO BE REMOVED IF ROOT LOSS IS HIGH (TO BE DETERMINED DURING CONSTRUCTION).
- MULCH FROM TREE REMOVALS MAY BE SPREAD OUT UNDER THE DRIPLINES OF TREES THAT WILL BE RETAINED, KEEPING AT LEAST 12" AWAY FROM THE TRUNKS.
- PRIOR TO CONSTRUCTION OR GRADING, CONTRACTOR SHALL INSTALL FENCING TO CONSTRUCT A TEMPORARY TREE PROTECTION ZONE (TPZ) AROUND EACH TREE OR GROVE OF TREES AS INDICATED ON THE TREE PROTECTION PLAN. CHAIN-LINK FENCING SHALL BE USED FOR TREES CLOSER TO THE IMMEDIATE CONSTRUCTION AREA, WHILE PLASTIC FENCING MAY BE USED FOR TREES OUTSIDE OF THE EXISTING WALKWAY (ASSUMING THE WALKWAY REMAINS OPEN FOR PUBLIC USE DURING CONSTRUCTION).
- TPZ FENCING SHALL REMAIN IN AN UPRIGHT STURDY MANNER FROM THE START OF GRADING UNTIL THE COMPLETION OF CONSTRUCTION. FENCING SHALL NOT BE ADJUSTED OR REMOVED WITHOUT CONSULTING THE PROJECT ARBORIST.

FOUNDATION, GRADING, AND CONSTRUCTION PHASE

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- THE PROJECT ARBORIST SHALL BE ON-SITE DURING EXCAVATION/GRADING NEAR TREES #102, 105 & 159-161. THE ARBORIST WILL MAKE RECOMMENDATIONS FOR ROOT PRUNING AND/OR ADDITIONAL TREE PROTECTION RECOMMENDATIONS DEPENDING ON THE AMOUNT OF ROOT LOSS INCURRED. IF ROOT LOSS IS SIGNIFICANT, THE TREES MAY NEED TO BE REMOVED.
- IN GENERAL, ROOTS $\geq 2'$ SHALL BE CLEANLY PRUNED WITH A HANDSAW OR SAWZALL, IMMEDIATELY COVERED, AND KEPT MOIST TILL BACKFILLED.
- IF NEEDED, PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.
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- CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES.
- SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.



TREE PROTECTION PLAN
For Discovery Dream Courts, Pittsburgh
 By: Jennifer Tso, Board Certified
 Master Arborist #WE-10270B
 Traverso Tree Service, Inc.
 September 13, 2023
*(drawn on updated site plan provided on
 8/24/23 - no date / designer information)*

TREE PROTECTION LEGEND

- X Proposed tree removals
- Temporary tree protection fencing (chain link)
- Temporary tree protection fencing (plastic OK)

Tree tags (#s) are attached to east side of tree trunks.

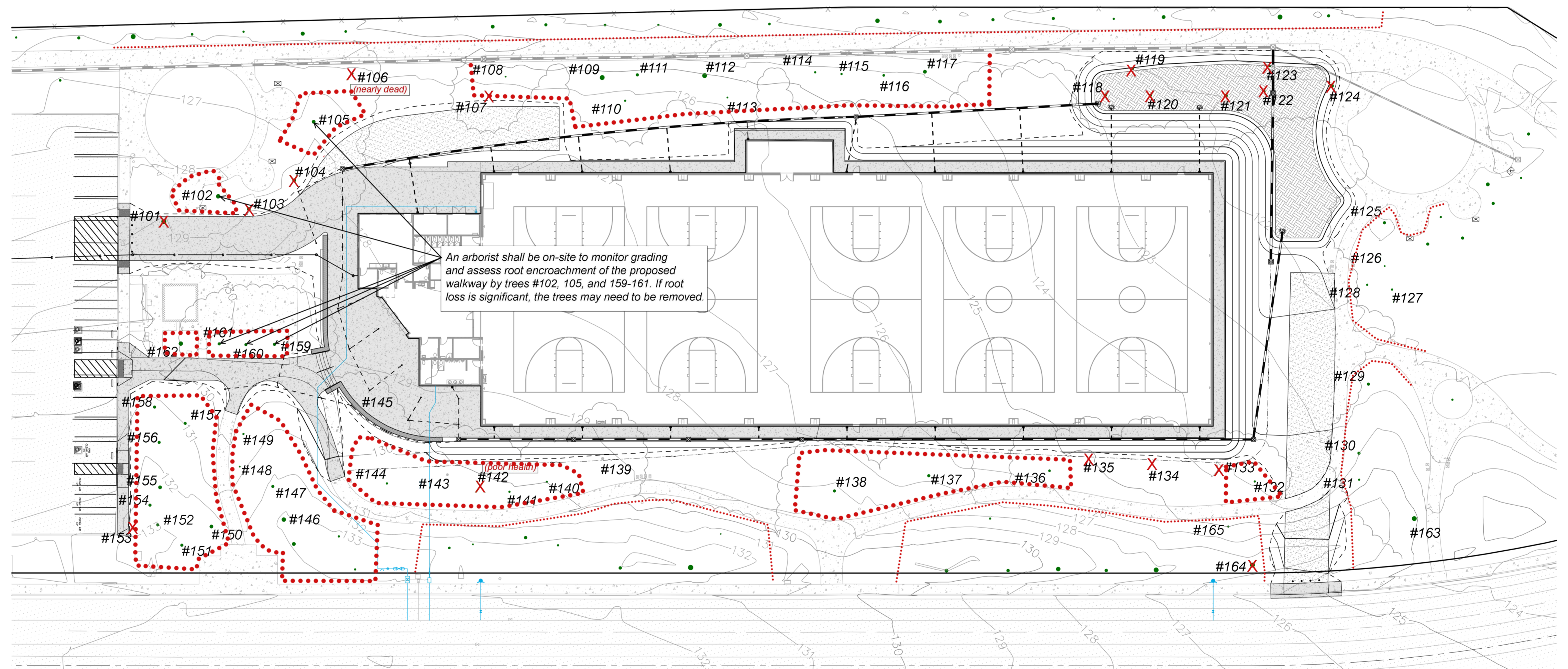
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 By: Jennifer Tso, Board Certified
 Master Arborist #WE-10270B
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Dream Courts

790 W. Leland Road, Pittsburg, CA 94565



Landscape Improvement Plans



Prepared for:
Discovery Builders, Inc.
4021 Port Chicago Hwy
Concord, CA 94520

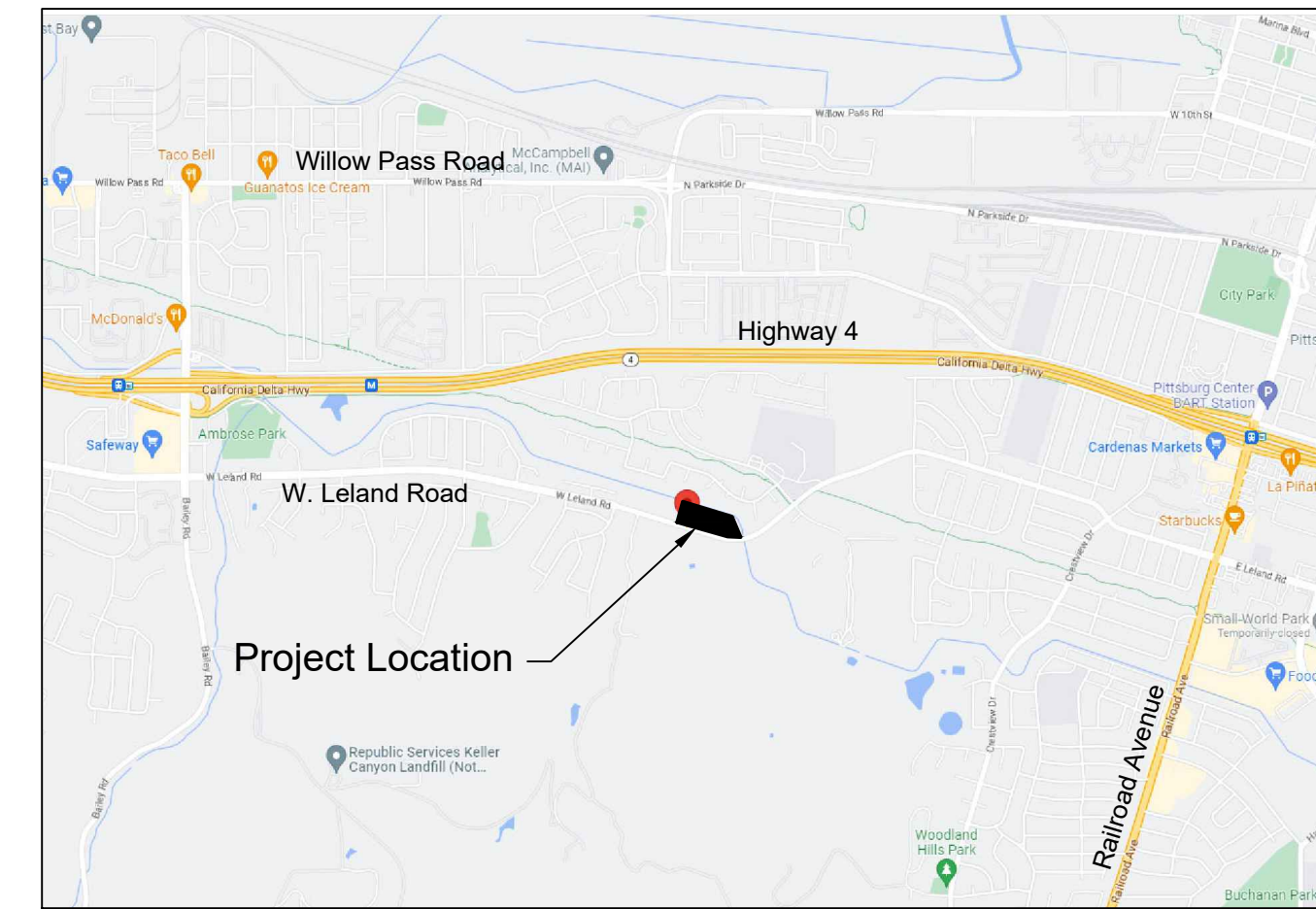
Project:
DREAM COURTS
JOHN HENRY JOHNSON PARK
790 W. LELAND ROAD, PITTSBURG, CA 94565

Revision:
2 PC #2 9/13/2023
3 PC #3 10/24/2023

Date: 24 Oct 2023
Drawn: RSH
Checked: RSH
Project No.: 23-10
Scale: none

Sheet:
Cover Sheet

L0.1



VICINITY MAP

ABBREVIATIONS

AB	AGGREGATE BASE OR ANCHOR BOLT	IE	INVERT ELEVATION	REC	RECOMMENDED OR RECOMMENDATION
AC	ASPHALTIC CONCRETE	INT	INTERSECTION	REF	REFERENCE
ACP	ASPHALTIC CONCRETE PAVING/PAVEMENT	INV	INVERT	REM	REMOVE
ADJ	ADJACENT	L	LENGTH	REQ, REC'D	REQUIRED
ALT	ALTERNATE	LH	LEFT HAND	REV	REVISION(S), REVISED
AP	ANGLE POINT	LP	LOW POINT	RH	RIGHT HAND
APPROX	APPROXIMATE	LT	LEFT	ROW	RIGHTOFWAY
BLDG	BUILDING	MATL	MATERIAL	RT	RIGHT
CB	CATCH BASIN	MAX	MAXIMUM	S	SLOPE
CF	CUBIC FOOT	MED	MEDIUM	SCH	SCHEDULE
CL, CL	CENTERLINE	MFR	MANUFACTURE(R)	SD	STORM DRAIN
CLR	CLEAR	MIN	MINIMUM	SE	SOUTHEAST
CONC	CONCRETE	MISC	MISCELLANEOUS	SG	SUB-GRADE
CONST	CONSTRUCTION	ML	MAINLINE	SHT	SHEET
CONT	CONTINUOUS, CONTINUE	(N)	NEW	SIM	SIMILAR
CTR	CENTER	N/A	NOT APPLICABLE	SL	SLOPE
DI	DRAIN INLET	NIC	NOT IN CONTRACT	SPEC	SPECIFICATION(S)
DIA	DIAMETER	NO	NUMBER	SQ	SQUARE
DWG	DRAWING	NTS	NOT TO SCALE	SF	SQUARE FEET
EA	EACH	OC	ON CENTER	SS	SANITARY SEWER
EJ, EX JT	EXPANSION JOINT	OD	OUTSIDE DIAMETER	STD	STANDARD
ELECT	ELECTRICAL	OH	OVERHEAD	SURF	SURFACE
EP	EDGE OF PAVEMENT	OPP	OPPOSITE	SW	SOUTHWEST
EQ	EQUAL	OPT	OPTIONAL	SWCL	SIDEWALK CENTERLINE
EX	EXISTING	PA, PLTR	PLANTER AREA	SYS	SYSTEM
EXIST	EXISTING	PC	POINT OF CURVE	TBC	TOP BACK OF CURB
(E)	EXISTING	PERF	PERFORATED	TC	TOP OF CURB
FD	FRENCH DRAIN	PERP	PERPENDICULAR	TS	TOP OF STEP
FES	FLARED END SECTION	PL	PROPERTY LINE	TS	TUBE STEEL
FF	FINISHED FLOOR	POB	POINT OF BEGINNING	TW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION	POC	POINT OF CONNECTION	TYP	TYPICAL
FG	FINISHED GRADE	PRC	POINT OF REVERSE CURVE	UON	UNLESS OTHERWISE NOTED
FL	FLOW LINE	PROP	PROPOSED	VAR	VARIES
FS	FINISHED SURFACE	PT	POINT, POINT OF TANGENCY	W	WATER
FTG	FOOTING	¼PT	QUARTER POINT ON ARC	W/	WITH
FUT	FUTURE	½PT	HALF POINT ON ARC	W/O	WITHOUT
GB	GRADE BREAK	¾PT	THREE-QUARTER POINT ON ARC		
GPH	GALLONS PER HOUR	PSI	POUNDS PER SQUARE INCH		
GPM	GALLONS PER MINUTE	PUE	PUBLIC UTILITIES EASEMENT		
GR	GRATE	PVC	POLYVINYL CHLORIDE		
HP	HIGH POINT	RAD	RADIUS		
ID	INSIDE DIAMETER	REBAR	REINFORCING BAR		

GENERAL NOTES

- The landscape drawings are part of and intended to be complementary to the drawings of the civil engineer and of other disciplines. Prior to start of Work, review all drawings, documents, and reports associated with this project and coordinate the work of the landscape drawings with the work of the other disciplines as necessary to ensure a fully complete and coordinated installation.
- Prior to start of work, thoroughly review all Contract Documents and become thoroughly familiar with the requirements and the intent of these documents including all contract requirements.
- Prior to start of any work, obtain all necessary permits from the City, State and all other agencies having jurisdiction over the work.
- Prior to start of construction and as necessary throughout the progress of the Work, contact the Underground Service Alert with minimum 48 hours notice, and have all underground utilities and facilities marked in the field and verify by pot holing, the types, locations, sizes and/or depth of existing utilities within the work area. In the event existing utilities are discovered to be in conflict with the work required of the Contract Documents, immediately notify the Owner and the affected utility company in the most expeditious means available and later confirm in writing. Determine exact locations of all utilities and facilities and implement appropriate and effective measures to protect them.
- Protect all existing monuments and other survey markers on the project site. Record the location of all monuments and other survey markers prior to the start of work. All such monuments or markers disturbed or destroyed during construction shall be replaced by a licensed surveyor at the Contractor's expense.
- If during the course of any excavation evidence of archaeological resources including but not limited to artifacts and human remains are encountered, immediately stop all work and activities that may damage or destroy such resources and notify the Owner. Do not re-start affected work and activities until the Owner has provided direction to do so.
- All work shall conform to applicable governing codes. At commencement of construction Owner and Contractor shall be responsible to consult with applicable agencies to determine if applicable codes, regulations, or governing ordinances have changed and determine if changes to the plans are required to comply with requirements. Changes to plans for updating due to these changes shall be solely the responsibility of the Owner.
- All traffic controls shall be in conformance with Caltrans Manual of Traffic Controls and these Contract Documents. Verify all work described in the Drawings for dimension, grade, extent, and compatibility with existing site conditions. Any discrepancies and unexpected conditions that affect or change the work described in the contract documents shall be brought to the Landscape Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. Proceeding with affected work prior to acceptable resolution will be at Contractor's own risk and may require the Contractor to remove and replace work and execute extra work at no additional cost to the Owner.
- Omissions from the Drawings or Specifications or the misdescription of any work, which is manifestly necessary to carry out the intent of the Drawings and Specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or described details of the work. Contractor shall perform such work as if fully and completely set forth and described in the drawings and specifications.
- Written dimensions shall take precedence over drawing scale or proportion. Larger scale drawings shall take precedence over small scale drawings.
- Removal and replacement limits of any existing feature shown on the Drawings are for general reference only. Actual limits shall be as required by the new work and shall be verified in the field with Owner.
- RECORD DRAWINGS: Maintain one set of Contract Documents on site for use in documenting current progress of work and all changes. Document progress and changes with red, indelible ink. Make documents available to Landscape Architect for review at all site visits and as requested. Draft all changes in CAD files copy and note changes to specifications on copies of the original specifications using indelible black or red ink as directed. Unless otherwise specified, these shall serve as the Record Documents that must be submitted prior to final payment. The Owner may have other work within this project area being executed under separate contracts by other contractors ("others") concurrently with the execution of work covered by these documents. Contractor shall coordinate work of this contract with work of others as necessary to ensure the proper interface of this work with work of others and by such means, methods, and timing that the work of others is not impeded.

SHEET INDEX

- L0.1 - COVER SHEET
- L0.2 - LANDSCAPE NOTES
- L1.1 - SITE CONSTRUCTION PLAN
- L2.1 - SITE CONSTRUCTION DETAILS
- L3.0 - IRRIGATION PLAN
- L3.1 - IRRIGATION PLAN
- L4.1 - PLANTING PLAN
- L5.1 - IRRIGATION DETAILS
- L5.2 - IRRIGATION DETAILS
- L6.1 - PLANTING DETAILS
- L7.1 - LANDSCAPE SPECIFICATIONS
- L7.2 - LANDSCAPE SPECIFICATIONS



IRRIGATION NOTES

- Contractor shall become familiar with the drawings, specifications, and site conditions prior to beginning work. Should conflicting information be found in these documents or between these documents and site conditions, notify the Landscape Architect before proceeding with the work in question.
- All existing utilities, water lines, and fire hydrants shall remain connected and in full continuous operation unless specifically directed otherwise.
- Irrigation backflow prevention device and meter are existing on this project. Verify both are in proper operation, meet current code requirements, and are sufficient for the work of these plans. Irrigation design is based on a minimum 80 psi and maximum 100 psi static water pressure at the point of connection after the water meter. Verify prior to ordering materials or starting work. Notify the Landscape Architect if water pressure differs from pressure on which the design is based. Variation from design pressure may require changes and additions to the equipment specifications.
 - Booster Pump: If verified static pressure is less than minimum required design pressure, provide a booster pump as appropriate to yield the required minimum pressure based on anticipated maximum and minimum flows required for system to operate within water window requirements.
 - Pressure Regulator: If verified static pressure is more than maximum, design pressure, provide a pressure regulator as appropriate to yield the required pressure based on anticipated maximum and minimum flows required for system to operate within water window requirements.
- Irrigation plan is diagrammatic. Actual routing of pipe and location of equipment shall be determined based on field conditions and as directed by the Landscape Architect. Install pipe and equipment in landscape areas wherever possible unless specifically noted otherwise. Stake layout of mainline and primary laterals for field review and approval prior to trenching. Field adjust existing irrigation system as necessary.
 - Pipe Sizing:
 - Minimum pipe size shall be 3/4".
 - Unlabeled pipe segments shall be equal to the size of the segment immediately upstream.
 - In making adjustments to irrigation zone layouts Contractor shall be responsible to determine pipe sizes as required to deliver water pressure required for each outlet device considering flow rate, elevation changes, length of run, and other factors affecting pressure loss. Maximum flows in various pipe sizes shall not exceed the following guidelines. Flows may may need to be significantly less than the maximums stated below to off-set other factors affecting pressure loss:
 - 3/4": up to 8 gpm.
 - 1": 8-12 gpm.
 - 1-1/4": 12-22 gpm.
 - 1-1/2": 22-30 gpm.
 - 2": 30-50 gpm.
 - Mainline pipe sizes shall not be changed without written approval of the Landscape Architect.
 - Lateral line pipe runs of lengths greater than the typical distance between outlet devices shall not be made without written approval of the Landscape Architect.
 - Do not install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Notify the Landscape Architect of all such conditions immediately upon discovery. In the event this notification is not provided, the Contractor shall assume full responsibility for all revisions necessary in response to field conditions with no additional compensation.
 - Controller(s):
 - Locate as directed. Extend electrical service to controllers and dedicate one breaker of proper size for each controller. Provide one additional duplex outlet at each controller location.
 - Electrical service to controllers shall be completed by a licensed electrical contractor in accordance with all applicable codes.
 - Sleeves:
 - All pipe under existing and proposed paving shall be installed in sleeves.
 - Sleeves are shown for contractor's convenience. Contractor shall be responsible to coordinate irrigation sleeve locations and installation with other trades.
 - Extend all sleeves 18 inches beyond paving, cap and clearly mark by approved means to facilitate recovery.
 - Install sleeves to accommodate future paving where indicated or as may be needed.
 - Spray Heads and Rotors:
 - Install perpendicular to grade unless otherwise noted in plans.
 - Drip Emitters:
 - Install drip supply lines minimum 3" below grade.
 - Located emitters 3"-6" from main trunk or stem.
 - Include bug-guard and galvanized stake(s) for each emitter..
 - Contractor to flush entire system and adjust all delivery devices and assemblies for complete coverage and reduced over-spray, prior to project completion.
 - An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor in conformance with the jurisdictional Water Efficient Landscape Ordinance (WELO or MWELO). The audit shall be provided to the jurisdictional agency for review and approval.

PLANTING NOTES

- Examine site conditions and locate utilities prior to start of work. Report any conflicts to Owner or Landscape Architect prior to starting work. Start of work implies acceptance of site conditions.
- Confirm all plant quantities. The quantity of symbols on the plan shall have priority over the quantity provided in the legend.
- Contractor is responsible for maintaining current condition of existing landscape to remain. Any damage that occurs to landscape after start of work shall be repaired or replaced at no additional expense to the Owner.
- The contractor shall be responsible for the purchasing of all material to provide a complete installation per the intent of the contract documents.
- The contractor is responsible for the protection of all material until the project has been completely turned over to the owner.
- Landscape Architect reserves the right to review plant material prior to planting. Plant material may be rejected at any time due to condition, form, or damage, before or after planting. Installed and then rejected material shall be replaced by the contractor at contractor expense.
- All plant material to be nursery grown in a climate similar to that of the project site. All plant material shall:
 - Be vigorous and of normal habit of growth.
 - Be pest and disease free, including insects, insect eggs and larvae.
 - Be free of girdling roots, sun scald, abrasions, disease
- Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.
- The landscape contractor shall, prior to installation of any plant material, provide for a Soil Agronomy Report (per WELO) from an approved soils laboratory that shall include recommendations for amending and preparing soil. Provide report to landscape architect for review and further direction regarding soil amendments and preparation. Soil analysis shall include: soil texture, infiltration rate, soil pH, total soluble salts, sodium, and percent organic matter.
- Prepare the soil by removing all rock and debris larger than 1" from planting areas; legally dispose of materials removed from this process.
- Amend the soil per the recommendations of the Soil Agronomy Report, including any additional amendments specified by the landscape architect, prior to the installation of plant material. Provided below is a list of minimum amendments that shall be incorporated into all planting pits and broadcast into soil to depth of 12", by means of a roto-tiller or equal, per 1000 square feet. This list is provided for Bid purposes and shall be augmented as recommended by the Soils Agronomy Report.
 - 4 cyds organic amendment. Cow manure or nitrogen-treated sawdust or ground bark humus
 - 15 lbs. soil sulfur
 - 15 lbs. 15-15-15 fertilizer
- Notify landscape architect if site soil has been lime treated. Additional testing may be required to determine extent of lime treatment, compaction, or other condition that may be deleterious to healthy plant growth.
- Provide weed control prior to planting. Thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. Once germination has taken place spray the site with approved herbicide, (Round-Up or equal) at the rate specified by the manufacturer. Reapply as needed. Planting pits for trees shall be excavated per the details provided in these plans. Planting pit backfill mix for all trees and shrubs shall consist of the following:
 - 6 parts 'on-site' soil
 - 4 parts organic amendment (same as described above)
 - 1 lb./yd. of mix 12-12-12 commercial fertilizer
 - 2 lbs./cu. yd. of mix Iron Sulfate
 - 10 lbs./cu. yd. of mix Agricultural Gypsum
- Fertilizer tablets (20-10-5) to be placed in all planting pits in the following quantities per plant container size:

1 gallon	1 tablet
5 gallon	3 tablets
15 gallon	9 tablets
24" box	9 tablets
36" box	15 tablets
- Plant establishment period of ninety (90) days shall commence upon notice of Substantial Completion. Maintain all plant material throughout duration of plant establishment period to a point accepted by the Landscape Architect or Owner's Representative. See Planting Specifications for additional information.
- Trees to be planted a min. of 5'-0" from edge of paving or walls, U.O.N.
 - Tree planting shall conform to minimum distances away from lights or other utilities, as published in the local jurisdictions standards or guidelines.
- Groundcover shall be installed continuous under all shrub masses, U.O.N.
- Install vines with runners securely attached to the adjacent wall or trellis. Remove nursery stakes prior to completion of plant establishment period, unless otherwise directed by owner or landscape architect.
- Prior to placing mulch, apply pre-emergent weed control, (Ronstar, or approved equal) in the amounts specified by the manufacturer.
- Uniformly place a minimum 3" depth of nitrogen stabilized commercial-grade shredded tree/bark mulch (3/4" - 1-1/2" chip size) over all shrub areas. Do not install mulch at turf areas. Color: Brown (un-dyed).
 - "Gorilla Hair" is not acceptable unless specifically noted.
 - Do not install bark mulch in areas of inundation (e.g. - bio-swale or basin). Place min. 3" layer of crushed aggregate mulch (3/4") in these areas in place of the bark mulch. Transition back to bark mulch at top of slope, U.O.N. Submit sample for approval.

HYDROSEED NOTES

- After rough grading and after all underground equipment or pipes have been installed, prepare soil over entire area to receive hydroseeding.
 - Eradicate weeds as provided in for in the Specifications.
 - Remove rocks greater than 2" in size, construction debris, and all other deleterious material.
 - Rake soil to achieve final grade.
 - Amend soil per recommendations from Soil Agronomy report.
 - Using a water-filled sod roller, lightly compact the soil prior to placing hydroseed.
- Install irrigation, perform required tests, and adjust heads to provide uniform coverage over entire area to be hydroseeded.
- Apply hydroseed in rate and seed mix ration provided in the Plant Schedule.
- Install to be installed by a licensed contractor who has the verifiable experience and proper equipment to satisfactorily complete the work. All work shall meet minimum industry standards.
- Hydroseeding slurry shall be placed between March 31 and October 31, unless otherwise approved by the landscape architect and Owner.
- Install protective construction-grade temporary fencing around the entire hydroseeded area throughout the seed germination and establishment period. Plant establishment period shall not begin until hydroseeded area has reached substantial germination and has approved as such by landscape architect and Owner.

EXISTING FACILITIES AND TEMPORARY PROVISIONS

- The site includes existing irrigation and plantings that are to remain. Contractor shall take all necessary precautions to preserve and protect existing facilities (including irrigation) and plantings to remain.
- Contractor is responsible for protecting and preserving the existing irrigation system that is remain in a continual and operable condition.
- Contractor is responsible for maintaining existing trees and other planting to remain in a healthy condition throughout the construction process.
 - Irrigate existing vegetation to remain as necessary to maintain their health throughout the Work of this project.
 - Mow any lawn to remain once a week to a height of 2".
- Investigate existing irrigation system to verify all zones that are impacted by the Work of this project.
 - Protect and preserve existing irrigation equipment to remain.
 - Contractor shall repair or replace any equipment damaged during the construction process. Replacement equipment shall be in kind or as otherwise approved by the City.
 - Should equipment be damaged during construction, contractor shall takes measures as necessary to maintain the existing system in a operational capacity.
 - Modify and provide temporary irrigation as required to preserve existing irrigation to existing trees and other plantings to remain.
 - Adjust existing spray heads or other emission devices to limit over-spray and run-off onto paving or other hardscape areas.
 - Provide temporary, or permanent, modifications to the existing system to maintain continual and uninterrupted irrigation for existing landscape outside the limits of this project but whose existing irrigation will be impacted by the Work of this project. Submit drawings to document the proposed location of equipment and pipe routing to City and project Landscape Architect for approval prior to commencing work.
 - Maintain temporary facilities until permanent facilities are put in place. Remove all temporary facilities when no longer needed.
 - Hand water as required. Provide sufficient water in quantity and frequency as may be required to maintain health of existing planting.

TREE PROTECTION NOTES

- All existing trees that are to remain are to be cared for throughout the entire duration of the construction progress, and are to be maintained in a healthy and protected state. Prior to start of any Work, confirm the disposition of any existing tree if there is any question as to whether it remains or is removed.
- Contractor shall ensure the health of all existing trees. Trees damaged or killed during construction are to be replaced at a size and species to the satisfaction of the Owner or other governing agency, whichever is most restrictive.
- Install orange construction fencing, min. 4' height, around the dripline of all trees to remain. Fence shall be maintained throughout the construction process. Storage or materials and work of any kind, unless otherwise expressly indicated, is prohibited within this fenced area.
 - Utility lines and all associated trenching are to be laid-out to avoid conflict and cutting of the existing tree roots.
 - Grading within the dripline of the tree is to be kept to a minimum. Cut roots as recommended by the arborists report.
 - Irrigation mainline is to be located outside the tree dripline, as feasible, and lateral lines are to be laid-out with minimal impact on the tree's root structure.
- Any damage inadvertently caused to the trees (e.g. - broken branches, similar) is to be brought to the attention of the Landscape Architect and Owner. Contractor shall have damaged trees reviewed promptly by a certified arborist, who shall make any recommendations to remedy the damage, up to and including removal and replacement. Contractor shall implement arborist's recommendations, to the Owner's satisfaction, and is responsible for all costs associated with the arborists work and implementing recommendations.

SITE CONSTRUCTION NOTES

- Dimensions are from edges of paving, face of curb, face of wall, curb return, or corners of built elements, U.O.N.
- Form work to be reviewed and approved prior to placing concrete. Provide 48-hours notice to Landscape Architect for review of forms.
- Layout form work to conform to dimensions and grades indicated. Confirm that dimensions and grades conform to minimums provided on the plans as well as within minimum or maximum requirements from ADA or other applicable Codes.
- Curves shall be smooth and flowing without abrupt angles or flat edges.
- Slopes on paving shall not exceed 5% longitudinal slope or 2% cross slope, U.O.N.
- Construction and finishes of the work of these plans shall conform to requirements of ADA or other applicable codes.
- Install irrigation sleeves underneath areas to receive paving prior to setting the form work for the paving.



Prepared for:

Discovery Builders, Inc.
4021 Port Chicago Hwy
Concord, CA 94520

Project:

DREAM COURTS
JOHN HENRY JOHNSON PARK
790 W. LELAND ROAD, PITTSBURG, CA 94665

Revision:

2	PC #2	9/13/2023
3	PC #3	10/24/2023

Date: 24 Oct 2023

Drawn: RSH

Checked: RSH

Project No.: 23-10

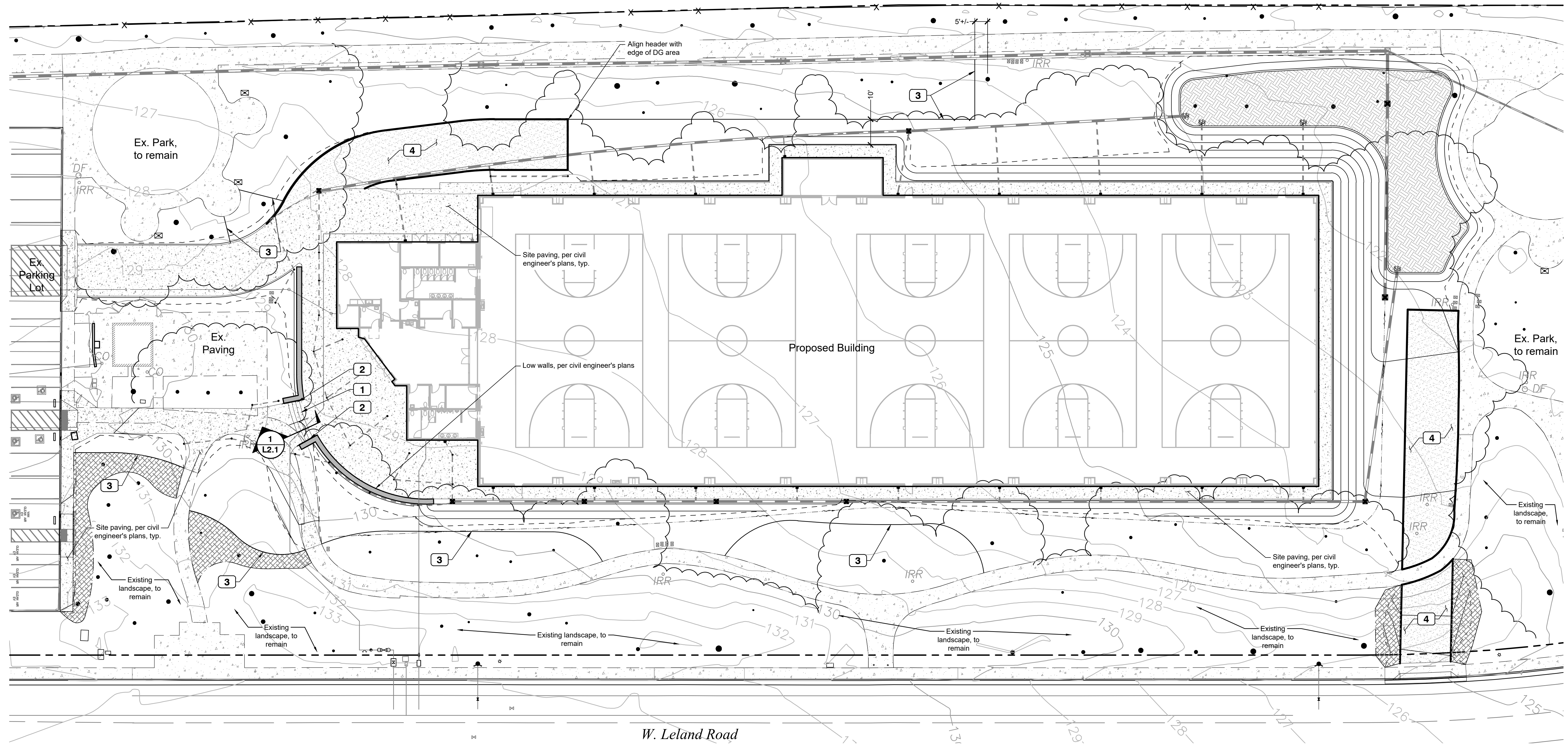
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General
Notes

L0.2

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	Install C/P concrete steps.	1/L2.1
2	Install tube steel hand rails. Submit shop drawings for approval.	1/L2.1
3	Install metal edging at edge of turf and planter area. Submit product data for approval. Min. 4" height, mfr; Permaloc, brown color.	2/L2.1
4	Decomposed granite fire access, per civil engineer's plans. Color of DG to be tan/gold.	

Adjust turf to new planter edge. Re-grade disturbed areas to blend back in with existing slopes and grades. Provide new irrigation heads along edge of disturbed area and provide head-to-head coverage (at a minimum) to existing rotors/pop-ups; limit overspray onto paving. Re-seed all disturbed areas to rehabilitate turf areas.

NORTH

0' 10' 20' 40'

scale: 1" = 20'-0"

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Seal:

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 Concord, CA 94520

Project:

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 JOHN HENRY JOHNSON PARK
 790 W. LELAND ROAD, PITTSBURG, CA 94565

Revision:

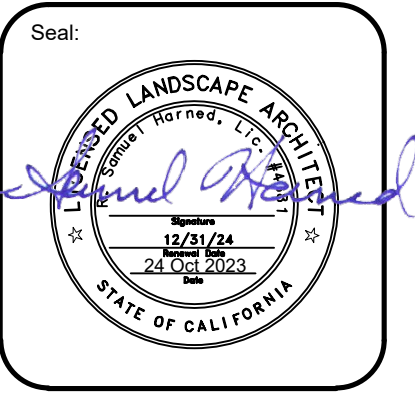
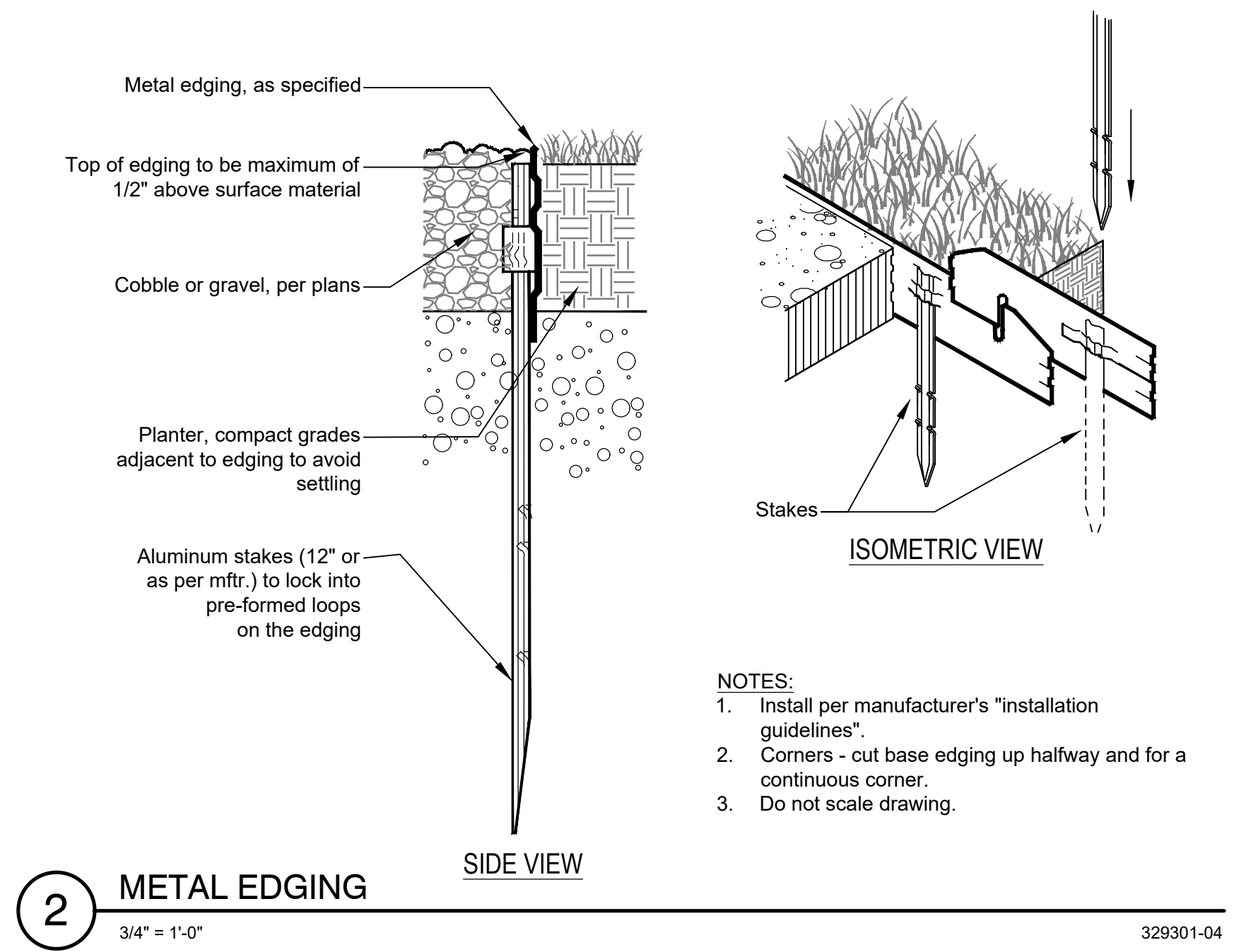
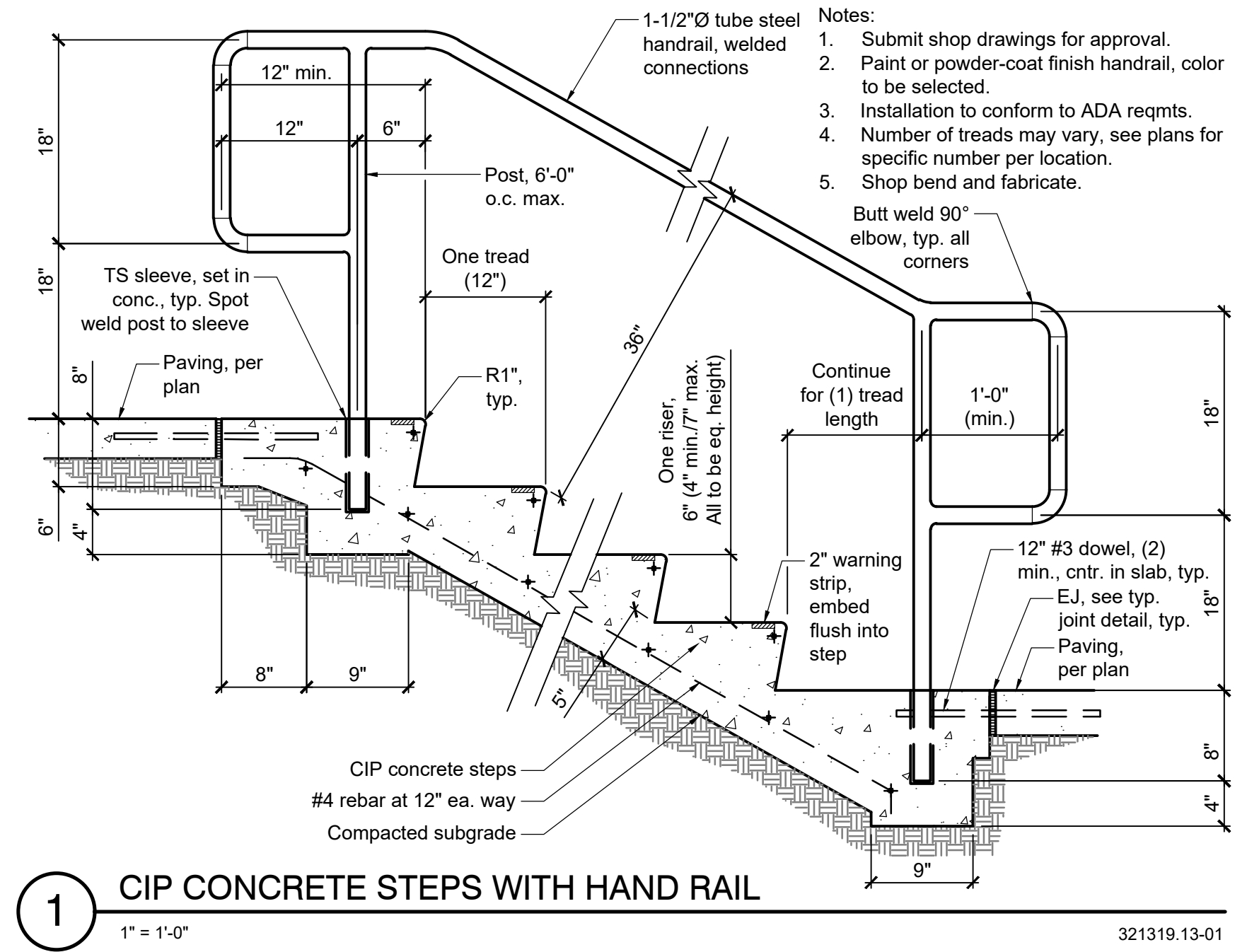
2	PC #2	9/13/2023
3	PC #3	10/24/2023

Date: 24 Oct 2023
 Drawn: RSH
 Checked: RSH
 Project No.: 23-10
 Scale: 1" = 20'-0"

Sheet:

Site Construction Plan

L1.1



Prepared for:
Discovery Builders, Inc.
4021 Port Chicago Hwy
Concord, CA 94520

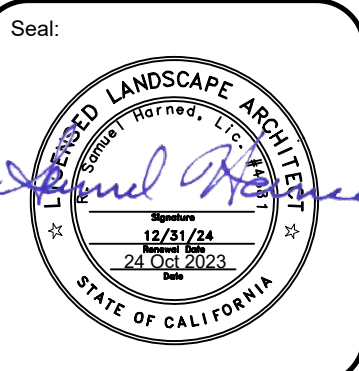
Project:
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Revision:
2 PC #2 9/13/2023
3 PC #3 10/24/2023

Date: 24 Oct 2023
Drawn: RSH
Checked: RSH
Project No.: 23-10
Scale: As shown

Sheet:
Site Construction Details

L2.1



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Concord, CA 94520

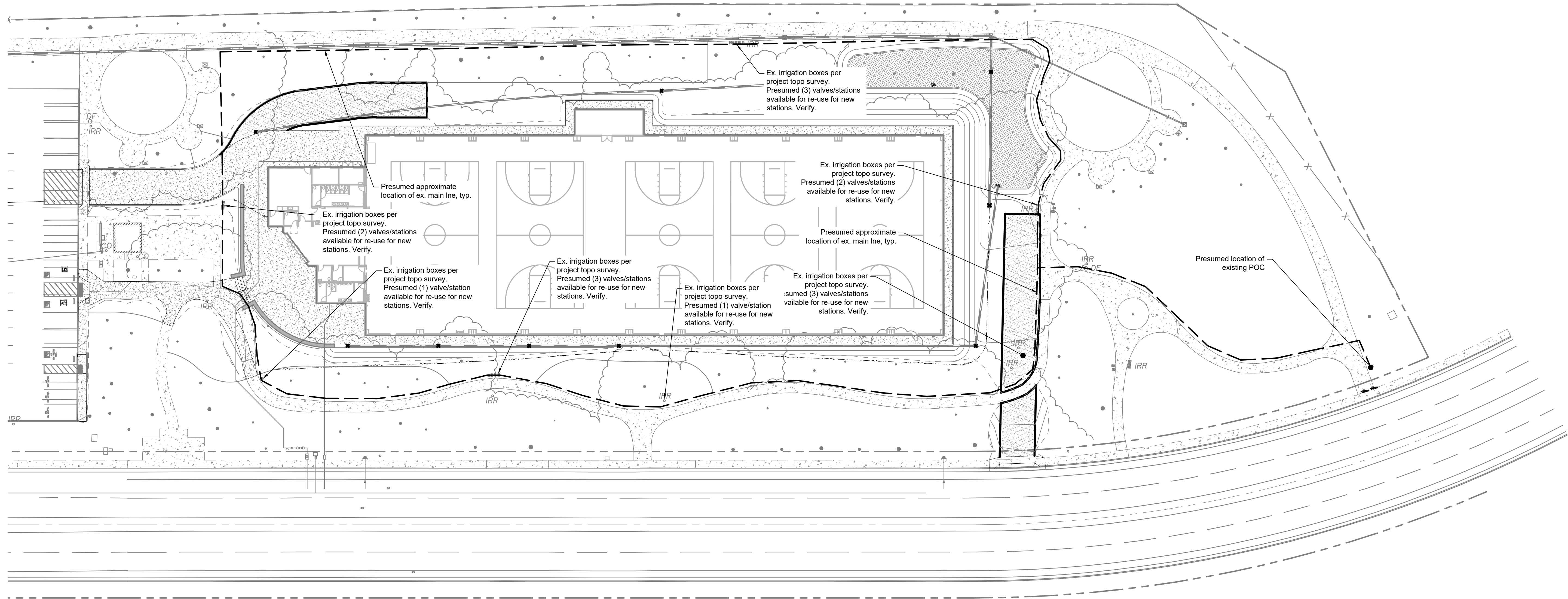
Project:
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JOHN HENRY JOHNSON PARK
790 W. LELAND ROAD, PITTSBURG, CA 94565

Revision:
2 PC #2 9/13/2023
3 PC #3 10/24/2023

Date: 24 Oct 2023
Drawn: RSH
Checked: RSH
Project No.: 23-10
Scale: 1" = 30'-0"

Sheet:
**Irrigation
Plan**

L3.0



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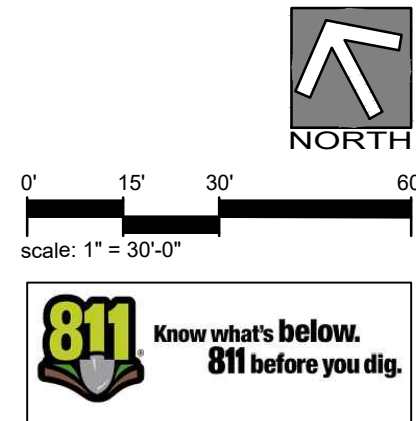


RECLAIMED WATER IRRIGATION SYSTEM

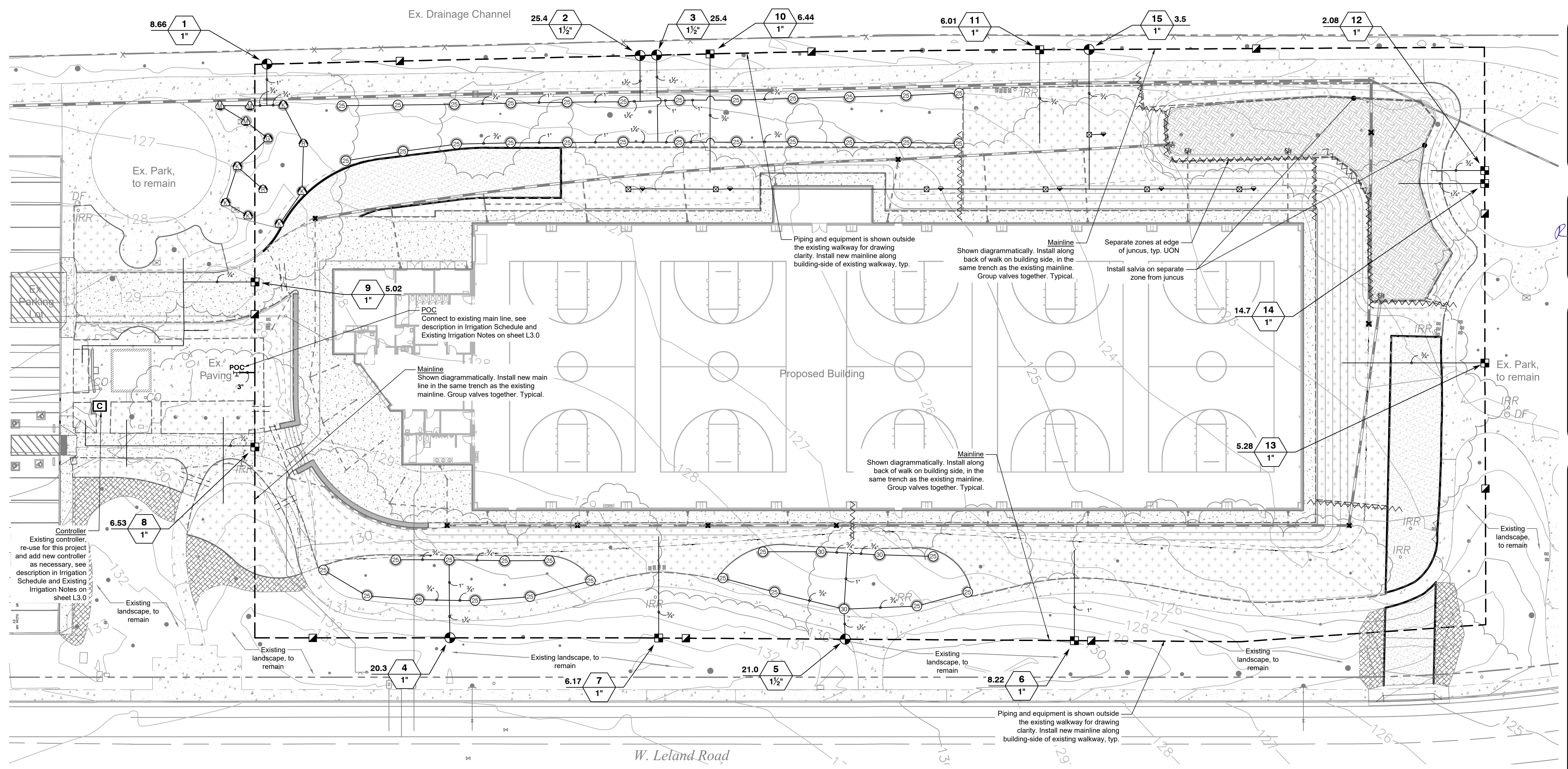
This project uses reclaimed water for the irrigation system. All equipment, pipes, valve boxes, and other materials and appurtenances used in the irrigation system shall be the models for reclaimed water prepared by each respective manufacturer, whether indicated in the model number on the plans or not. The installation shall conform to the City's standards, or those of other jurisdictions having authority, for reclaimed irrigation systems, including provision and installation of any required signage or other markings.

EXISTING IRRIGATION NOTES

1. The new irrigation system for this project connects to an existing system. Contractor shall investigate the existing system and verify that it can support the design as shown; contact the landscape architect if found otherwise.
2. Contractor shall convene an on-site meeting with the Owner's Representative and City to review the existing irrigation system and the preferred method for connecting the proposed irrigation of these plans with the existing system. Should preferences or methods be discussed at that meeting, and are agreed upon by the City, that contradict designs of these plans, those agreed-upon items shall prevail over these drawings.
 - 2.1. POC location is presumed. Contractor and City shall locate the POC, mainline and all equipment that will need to be used and modified as part of the Work of this project, and shall verify that is in suitable working order. Also, identify any upgrades needed or desired by the City that should be included into this project.
3. Modifications may be necessary to the existing system as part of the Work of this project. Contractor shall coordinate these modifications with City maintenance staff and shall modify and reconnect all existing zones as required to provide continued water supply to the existing zones and to provide a coordinated and functional irrigation system for the overall site at completion of work.
4. The design of these plans is based on the following minimum parameters of the existing system. Confirm and report any discrepancies to landscape architect for further clarification or direction as may be required:
Pressure: 60 psi
Available Flow: 3" PVC mainline, 110 gpm
5. Contractor shall investigate the existing controller to determine if it is functional and feasible for connection of new valves. Report findings to Owner's Representative and landscape architect for final determination and additional direction. Use of existing controller in place of new proposed controller may be an option pending approval by Owner.
 - 5.1. Re-use existing wiring or stations on controller for existing stations that are to be abandoned with this project.
 - 5.2. Use any available station on the existing controller(s) for valves of this project. Extend new wiring between controllers and valves as needed.



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DELTA DIABLO NOTES

Contractor shall notify Delta Diablo Inspector a minimum of at least 24 hours before work begins. Delta Diablo Inspector must inspect and/or verify:

1. Presence of proper backflow prevention at all potable water points of connection;
2. New underground piping (labeling, clearances, burial depth, sleeving);
3. Installation of signs, tags, and controller decals; and
4. Required temporary connection to potable water service; in most cases, the site's irrigation system must be connected to a temporary source of potable water in order to conduct required cross-connection test.

Other requirements:

1. The recycled water system shall be designed and installed in accordance with Delta Diablo's Procedures, Specifications, and Drawings.
2. All piping and appurtenances on the recycled water system shall be recycled water purple.
3. No cross-connections between the potable and recycled water system are permitted.
4. Prior to final connection to the existing recycled water system, a cross-connection test shall be conducted by a certified AWWA Cross-Connection Control Program Specialist in the presence of Delta Diablo staff using a method which conforms to California Plumbing Code.
5. Contractor shall maintain a minimum of 4 foot horizontal and one-foot vertical separation between buried pressurized recycled water piping and buried potable water piping. At a crossing, buried pressurized recycled water piping must be 1' below potable water lines. Any variance from this requires Delta Diablo's approval.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G-R	1"	Turf Rotary	8.66	44.4	44.4	0.41 in/h
2	Hunter ICV-G-R	1-1/2"	Turf Rotor	25.42	60.5	60.6	0.87 in/h
3	Hunter ICV-G-R	1-1/2"	Turf Rotor	25.42	60.5	60.7	0.86 in/h
4	Hunter ICV-G-R	1"	Turf Rotor	20.32	59.6	59.7	0.56 in/h
5	Hunter ICV-G-R	1-1/2"	Turf Rotor	20.96	58.1	58.3	0.56 in/h
6	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	8.22	47.6	47.7	1.04 in/h
7	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	6.17	47.2	47.3	1.28 in/h
8	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	6.53	46.7	46.7	0.79 in/h
9	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	5.02	46.2	46.2	261.26 in/h
10	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	6.44	47.8	47.8	1.17 in/h
11	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	6.01	47.0	47.0	2.67 in/h
12	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	2.08	43.2	43.2	1.331 in/h
13	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	5.28	46.8	46.8	0.78 in/h
14	Hunter ICZ-101-40-LF-R	1"	Area for Drip Emitters	14.72	51.3	51.4	26.172 in/h
15	Hunter ICV-G-R	1"	Bubbler	3.5	18.3	18.3	0.86 in/h



RECLAIMED WATER IRRIGATION SYSTEM

This project uses reclaimed water for the irrigation system. All equipment, pipes, valve boxes, and other materials and appurtenances used in the irrigation system shall be the models for reclaimed water prepared by each respective manufacturer, whether indicated in the model number on the plans or not. The installation shall conform to the City's standards, or those of other jurisdictions having authority, for reclaimed irrigation systems, including provision and installation of any required signage or other markings.

Adjust turf to new planter edge. Re-grade disturbed areas to blend back in with existing slopes and grades. Provide new irrigation heads along edge of disturbed area and provide head-to-head coverage (at a minimum) to existing rotors/pop-ups; limit overspray onto paving. Re-seed all disturbed areas to rehabilitate turf areas.

Revision:

2	PC #2	9/13/2023
3	PC #3	10/24/2023

Date: 24 Oct 2023
 Drawn: RSH
 Checked: RSH
 Project No.: 23-10
 Scale: 1" = 20'-0"

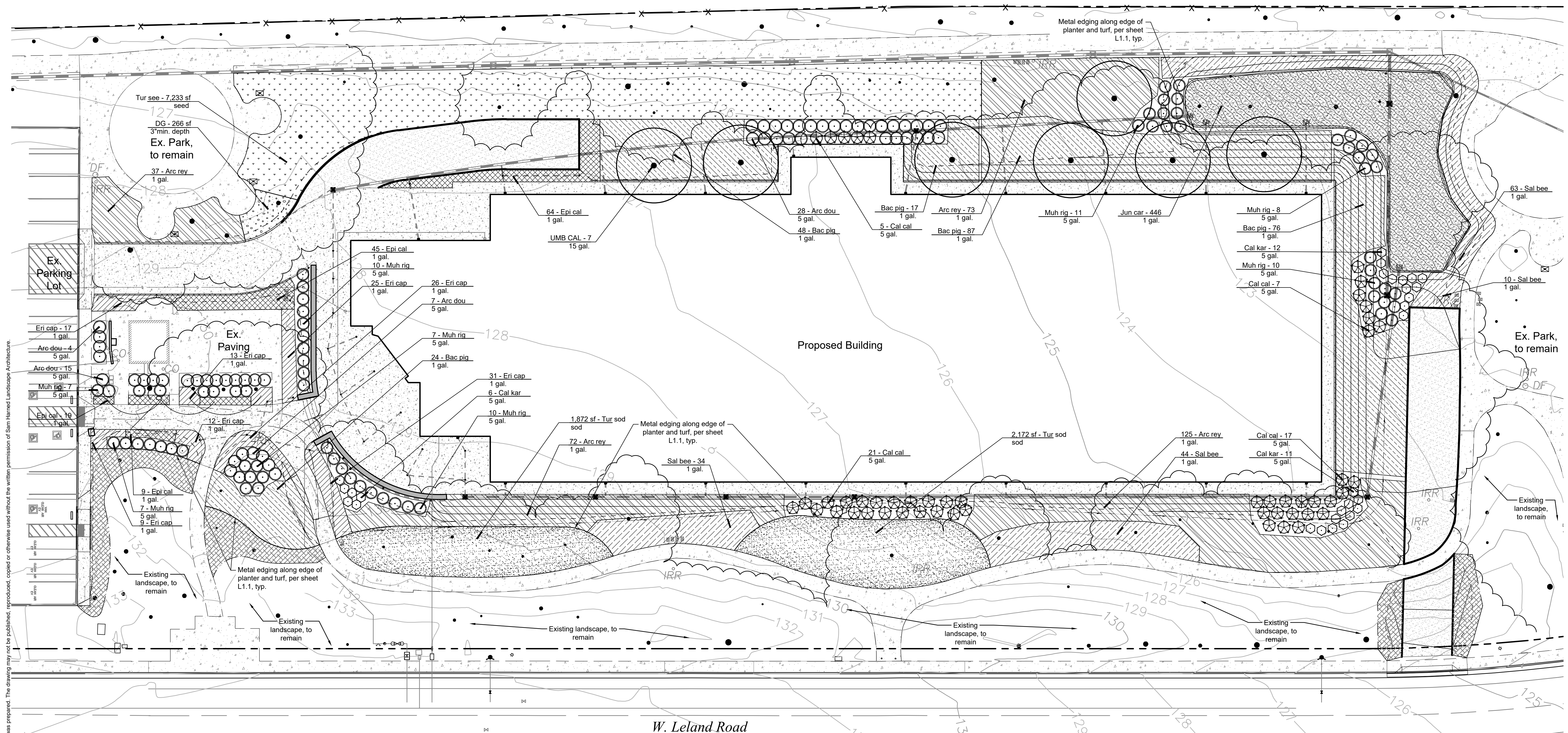
Sheet:
Irrigation Plan
 L3.1

- Notes:
1. See Sheet L7.1 for WELO calculations and notes, and valve table.
 2. See Sheet L5.1 for Irrigation Schedule.

Scale: 1" = 20'-0"

NORTH

811 Know what's below. 811 before you dig.



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Seal:

Prepared for:
 Discovery Builders, Inc.
 4021 Port Chicago Hwy
 Concord, CA 94520

Project:
DREAM COURTS
 JOHN HENRY JOHNSON PARK
 790 W. LELAND ROAD, PITTSBURG, CA 94565

Revision:
 2 PC #2 9/13/2023
 3 PC #3 10/24/2023

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Sheet:
Planting Plan
 L4.1

INERT GROUND COVER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL
	DG	Decomposed Granite Path	Match DG at fire access lanes	3"min. depth		266 sf	3/L6.1
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL
	Tur see	Turf Seed, Aqua Wise Sportsclub 80/20	Pacific Coast Seed, or eq.	seed		7,233 sf	Moderate
	Tur sod	Turf Sod	Native Bentgrass, by Delta Bluegrass Co.	sod		4,044 sf	5/L6.1

Adjust turf to new planter edge. Re-grade disturbed areas to blend back in with existing slopes and grades. Provide new irrigation heads along edge of disturbed area and provide head-to-head coverage (at a minimum) to existing rotors/pop-ups; limit overspray onto paving. Re-seed all disturbed areas to rehabilitate turf areas.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	WATER USE (WUCOLS)	
	UMB CAL	Umbellularia californica	Bay Laurel	15 gal.	7	4/L6.1	Low	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	WATER USE (WUCOLS)	
	Arc dou	Arctostaphylos x 'John Dourley'	John Dourley Manzanita	5 gal.	54	1/L6.1	Low	
	Cal cal	Calliandra californica	Red Baja Fairy Duster	5 gal.	50	1/L6.1	Low	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	WATER USE (WUCOLS)	
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	29	1/L6.1	Low	
	Muh rig	Muhlenbergia rigens	Deer Grass	5 gal.	70	1/L6.1	Low	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	WATER USE (WUCOLS)
	Arc rey	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Kinnikinnick	1 gal.	60" o.c.	307	2/L6.1	Low
	Bac pig	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1 gal.	72" o.c.	253	2/L6.1	Low
	Epi cal	Epilobium californicum	California Fuchsia	1 gal.	36" o.c.	137	2/L6.1	Low
	Eri cap	Erigeron glaucus 'Cape Sebastian'	Cape Sebastian Seaside Daisy	1 gal.	36" o.c.	133	2/L6.1	Low

IRRIGATION SCHEDULE

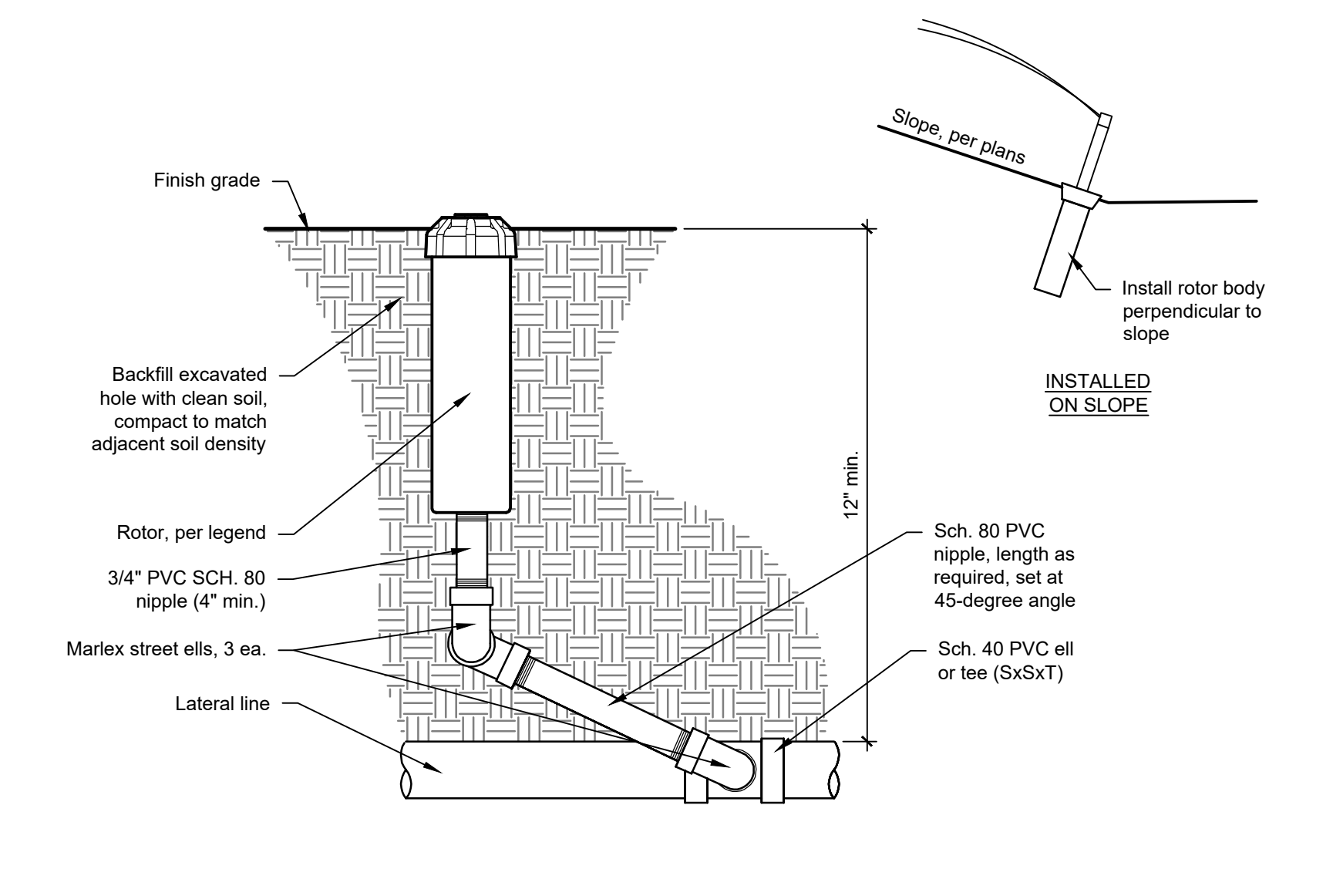
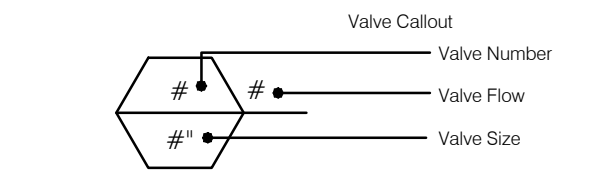
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ARC	PSI	GPM	RADIUS	DETAIL
⚠	Hunter MP1000 PROS-06-PRS40-CV-F-R M Turf Rotor, 6in. pop-up with check valve, foguard, reclaimed body cap, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	90-210	40		13'	5/L.1
⚠	Hunter MP2000 PROS-06-PRS40-CV-F-R G Turf Rotor, 6in. pop-up with check valve, foguard, reclaimed body cap, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	210-270	40		17'	5/L.1
⚠	Hunter MP2000 PROS-06-PRS40-CV-F-R K Turf Rotor, 6in. pop-up with check valve, foguard, reclaimed body cap, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	90-210	40		17'	5/L.1
⚠	Hunter MP2000 PROS-06-PRS40-CV-F-R R Turf Rotor, 6in. pop-up with check valve, foguard, reclaimed body cap, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	360	40	1.48	17'	5/L.1
⊠	Hunter PCB-R 25 Install (1) pressure compensating drip bubbler 0.25 gpm threaded onto 1/2" IPS flexible PVC pipe. Locate over root ball on uphill side of tree. Install in conjunction with tree root bubbler.	360	15	0.25	3'	3/L.2
⚡	Hunter RZWS-18-CV 25 18" long with 0.25 gpm bubbler, Check Valve, and 1/2" swing joint. Install with supplemental bubbler at each tree, locate on opposite sides of the tree from the supplemental bubbler and adjacent to the root ball. Provide Purple grate and bubbler to indicate reclaimed water.	360	15	0.25	3'	3/L.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
⊕	Rain Bird 5006-PL-PC-SAM-R-NP-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	55		23'	4/L.1
⊕	Rain Bird 5006-PL-PC-SAM-R-NP-MPR 30 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	55		27'	4/L.1

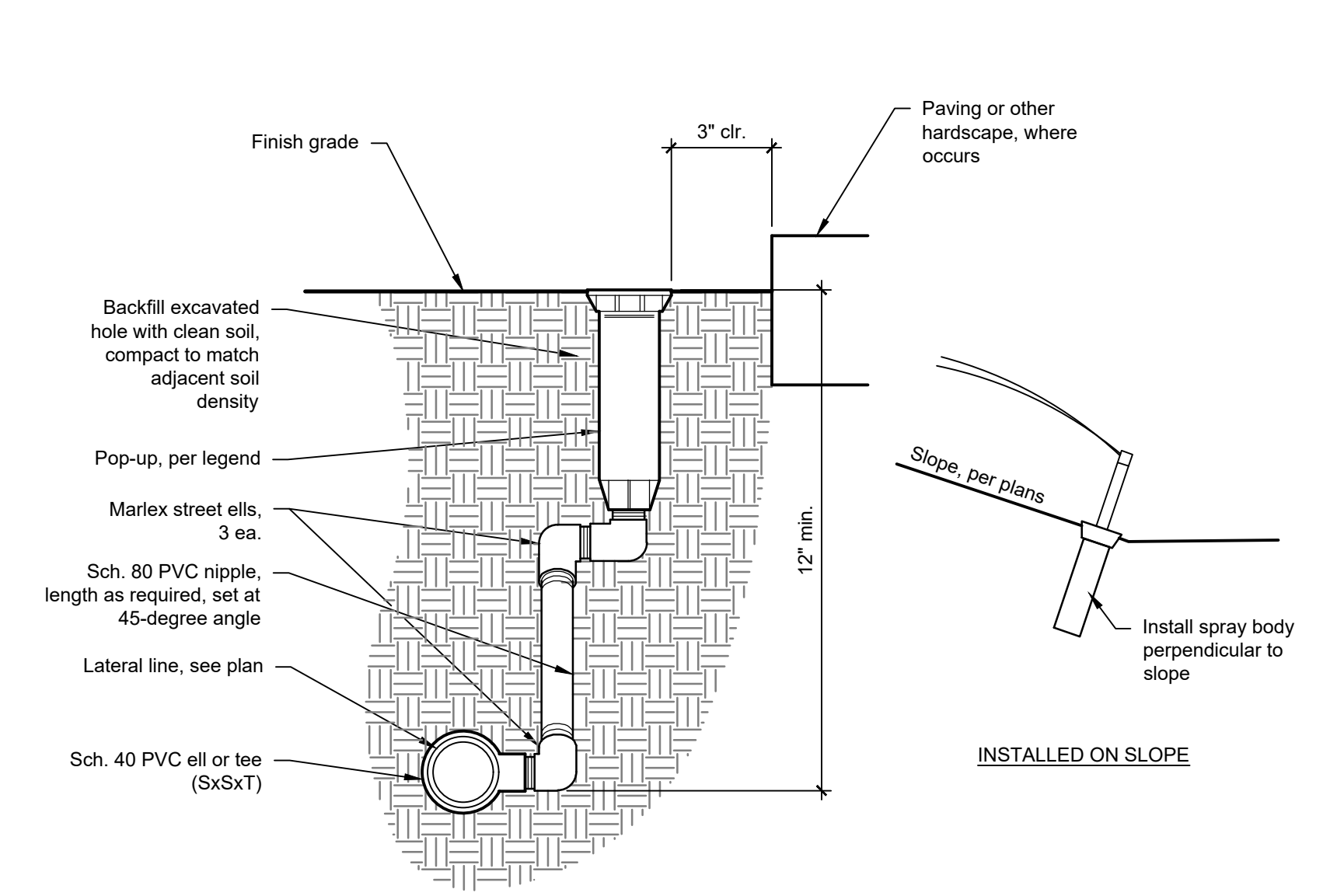
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊠	Hunter ICZ-101-40-LF-R Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen. Reclaimed purple filter cover.	3/L.1
⊠	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb with diffuser cap. Install on 5/8" or 3/4" polyethylene supply tubing to each plant; purple supply tubing to indicate reclaimed water use. Install emitters equally around the plant at the rates provided below. Install supply tubing on surface of finish grade with staples at 5' o.c. max. Install supply tubing through planter so as to limit the need for 1/4" distribution tubing for emitters. Provide flush valve in 10" round plastic box at the end of each assembly. Locate emitters on uphill side of plant. Emitter Notes: 20 emitters (1 assigned to each 1 gal. plant) 20 emitters (2 assigned to each 5 gal. plant)	6/L.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	Hunter ICV-G-R Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, size per plan. With Reclaimed Water ID, Purple Handle.	2/L.1
⊕	Hunter HQ-44LRC-R Quick coupler valve, purple rubber locking cover for reclaimed water use, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	1/L.1

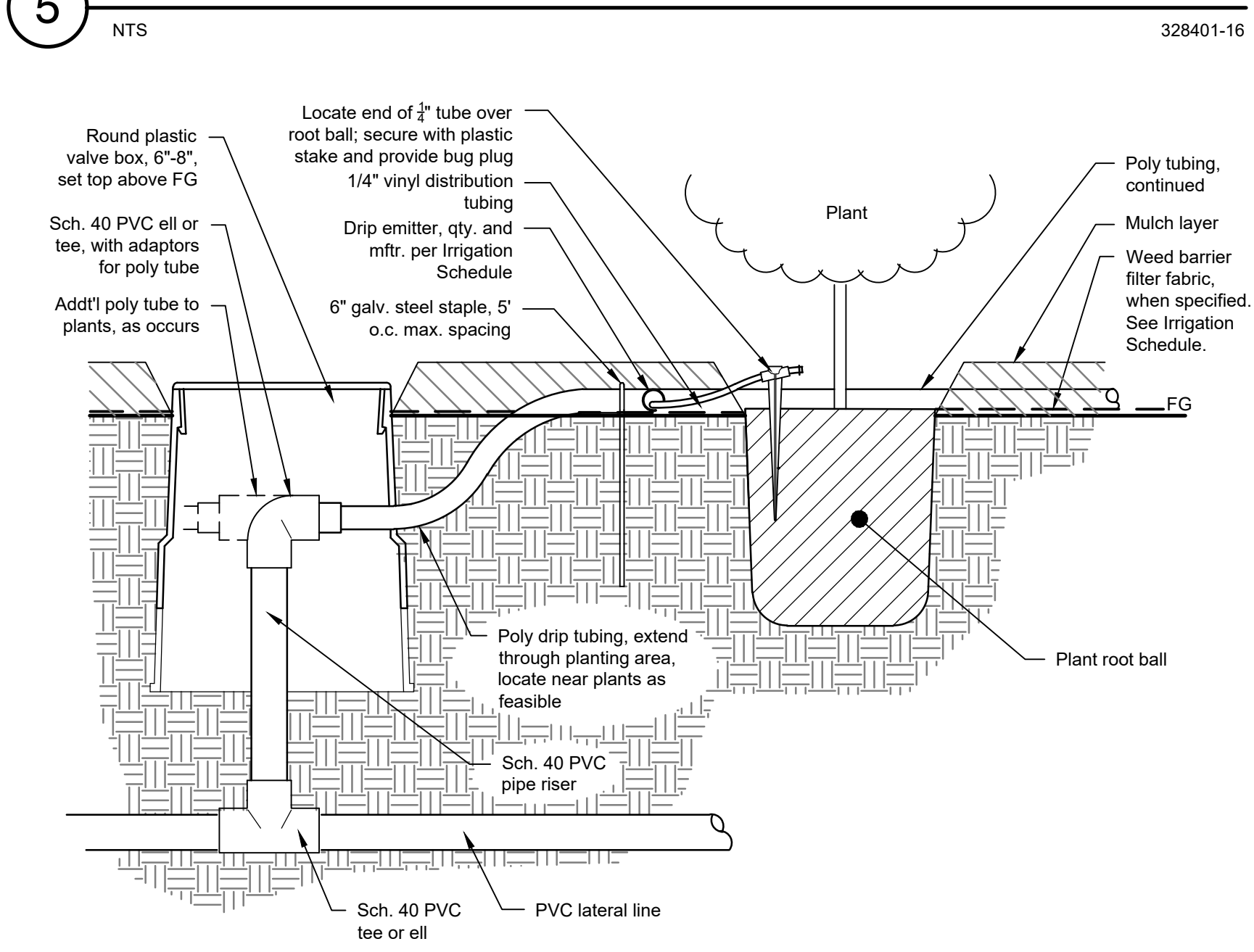
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	Controller Controller is existing. Verify capability for re-use for all required valves associated with this project (either existing stations being abandoned, or existing unused stations that are available). Provide additional controller as needed, match existing controllers for make and model, and conform to City requirements and specifications. All new equipment used shall be reviewed and approved by the City prior to inclusion into the project.	
⊕	Point of Connection 3" Make connection to existing mainline. Match existing main line pipe size; presumed pipe size is 3". Design based on 3" main and min. 65 PSI; verify and inform if less. Location of connection is diagrammatic and may occur at any location along the existing main line as approved by the City.	
---	Irrigation Lateral Line: PVC Schedule 40	2/L.2
---	Irrigation Mainline: 3" PVC Schedule 40	2/L.2
---	Pipe Sleeve: PVC Class 200 SDR 21 Install dbl. 3" (min.) sleeves at each location on the plan. For pipes 2" and greater install sleeves at twice the diameter of the pipe.	1/L.2



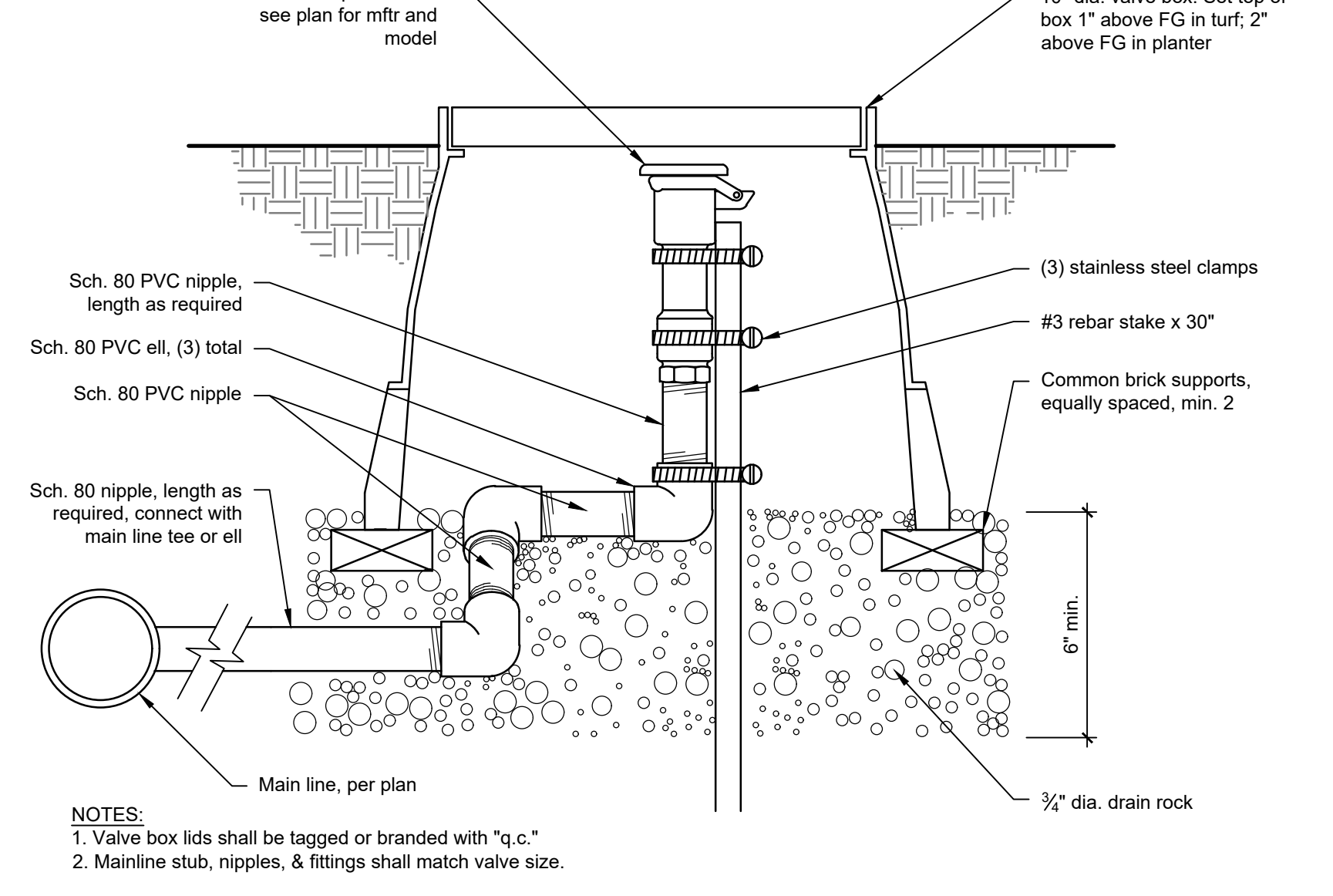
4 GEAR ROTOR
NTS 328401-15



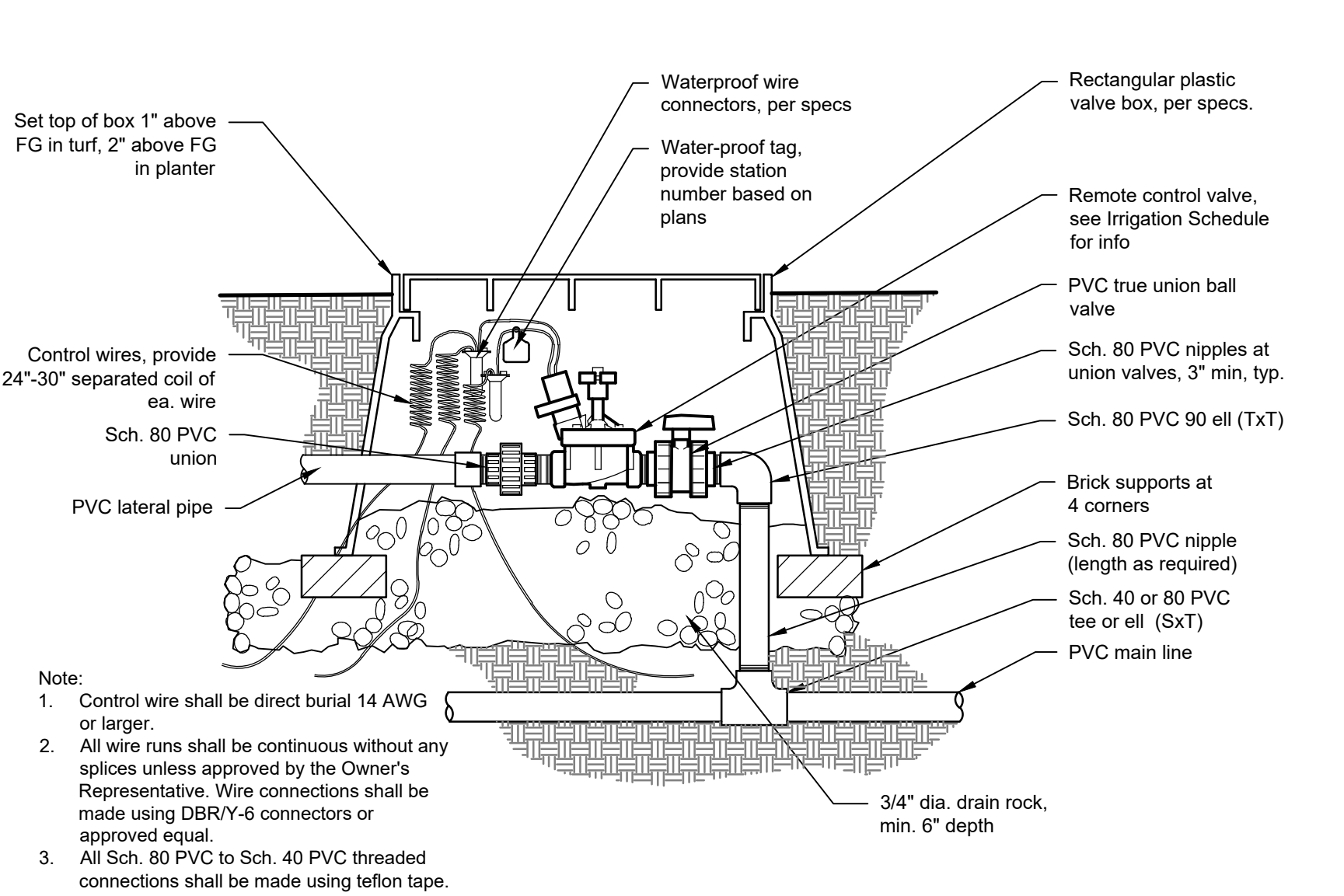
5 POP-UP SPRAY
NTS 328401-16



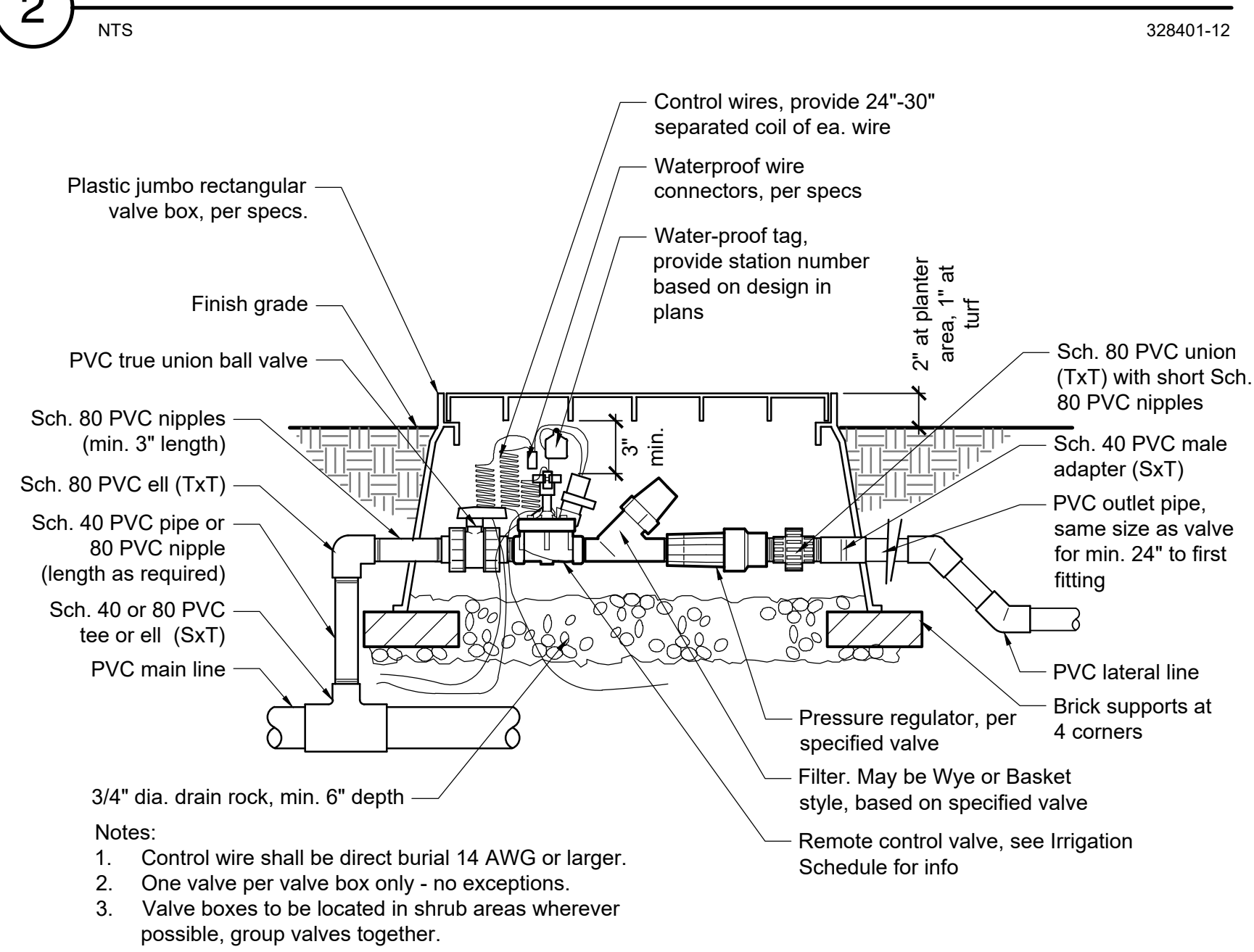
6 DRIP TUBING - SURFACE INSTALL
1" = 1" 328401.01-32



1 QUICK COUPLER
NTS 328401-10

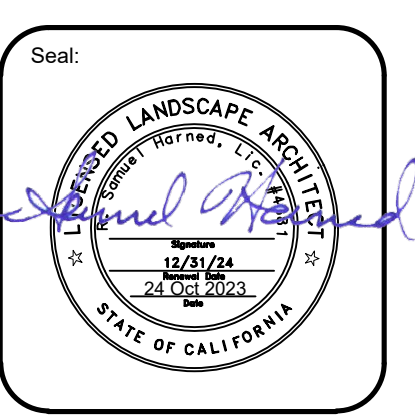


2 REMOTE CONTROL VALVE
NTS 328401-12



3 DRIP ZONE REMOTE CONTROL VALVE
1 1/2" = 1'-0" 328401.01-14

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Concord, CA 94520

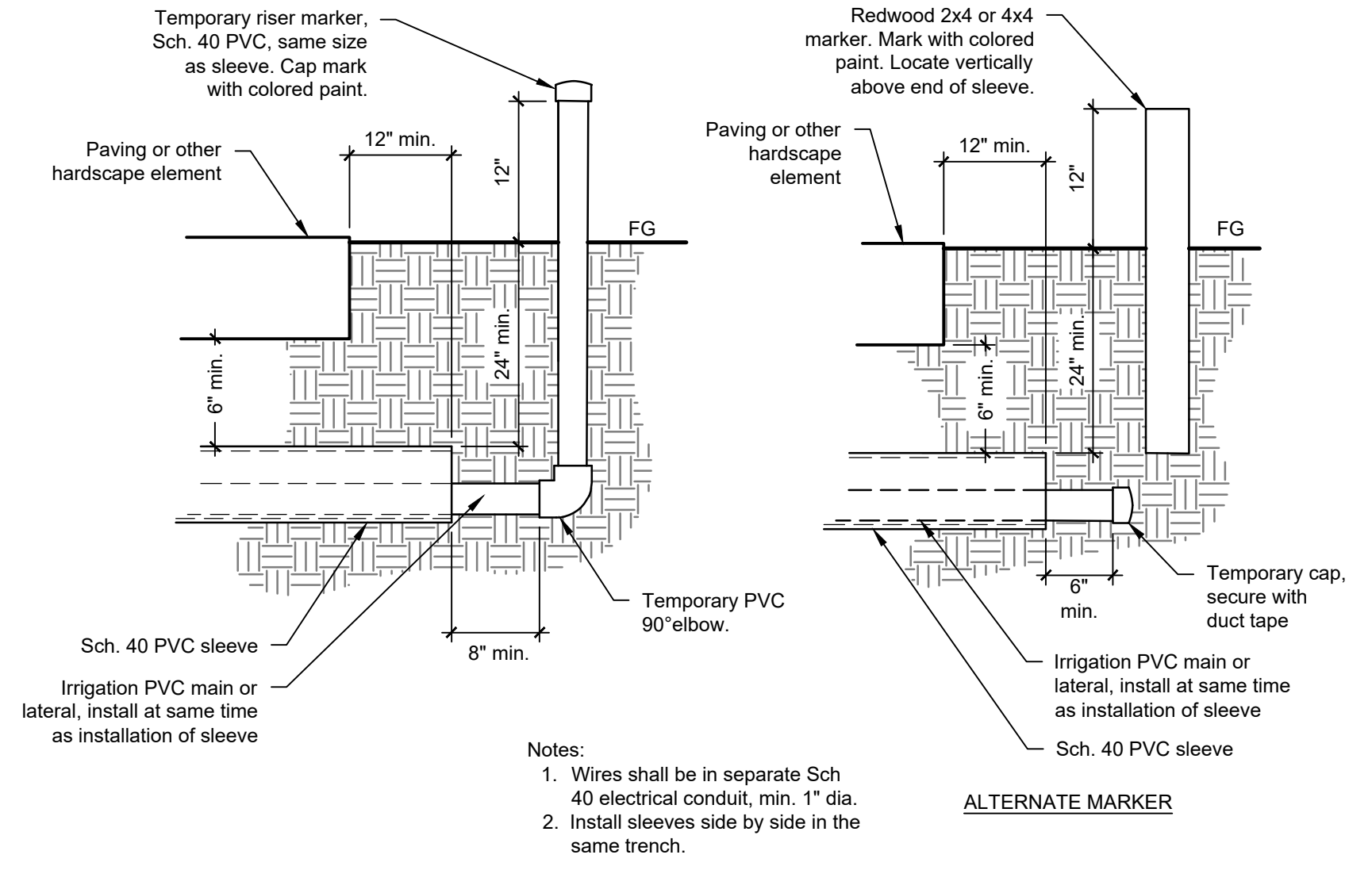
Project:
DREAM COURTS
JOHN HENRY JOHNSON PARK
790 W. LELAND ROAD, PITTSBURG, CA 94565

Revision:
2 PC #2 9/13/2023
3 PC #3 10/24/2023

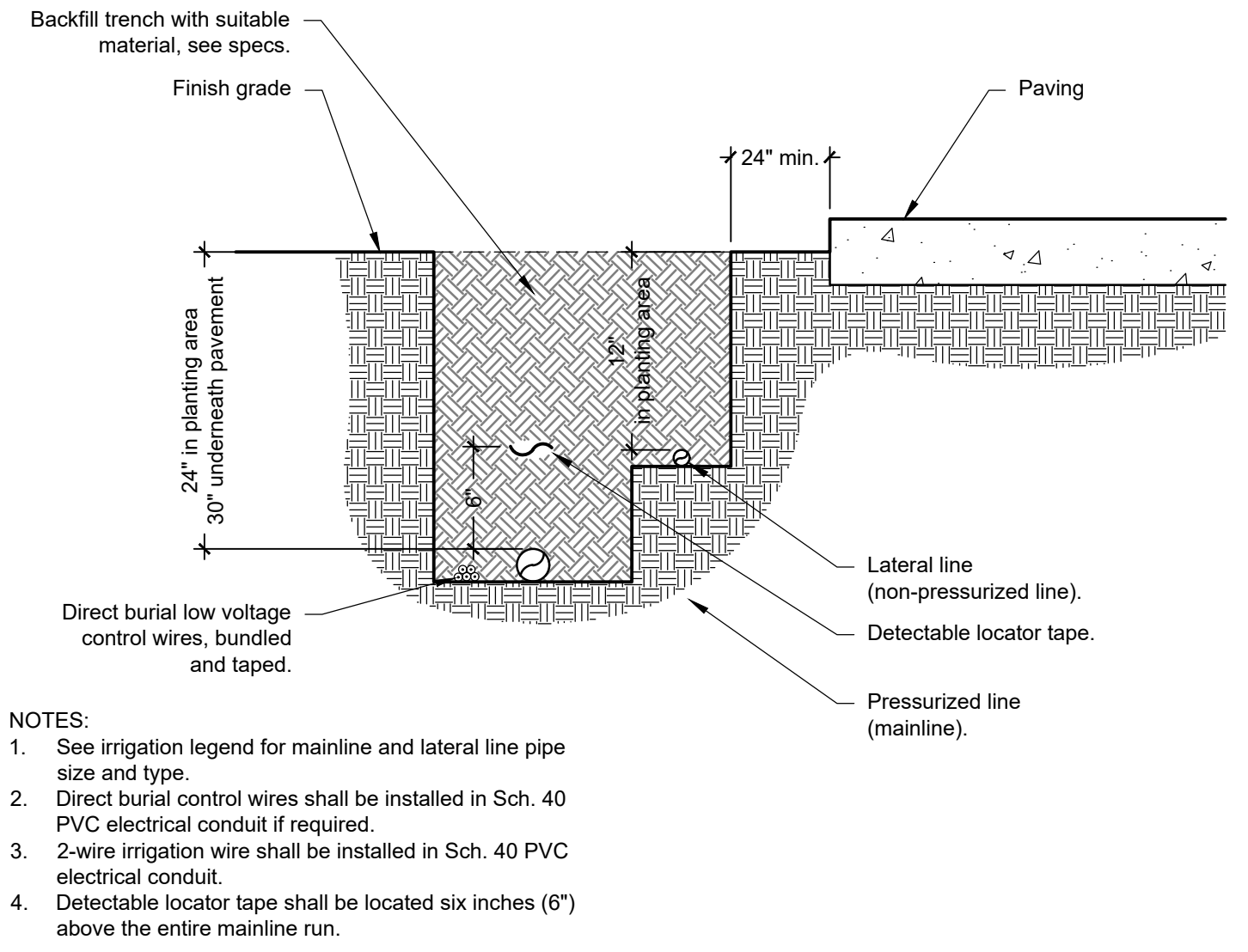
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Checked: RSH
Project No.: 23-10
Scale: As shown

Sheet:
**Irrigation
Details**
L5.1

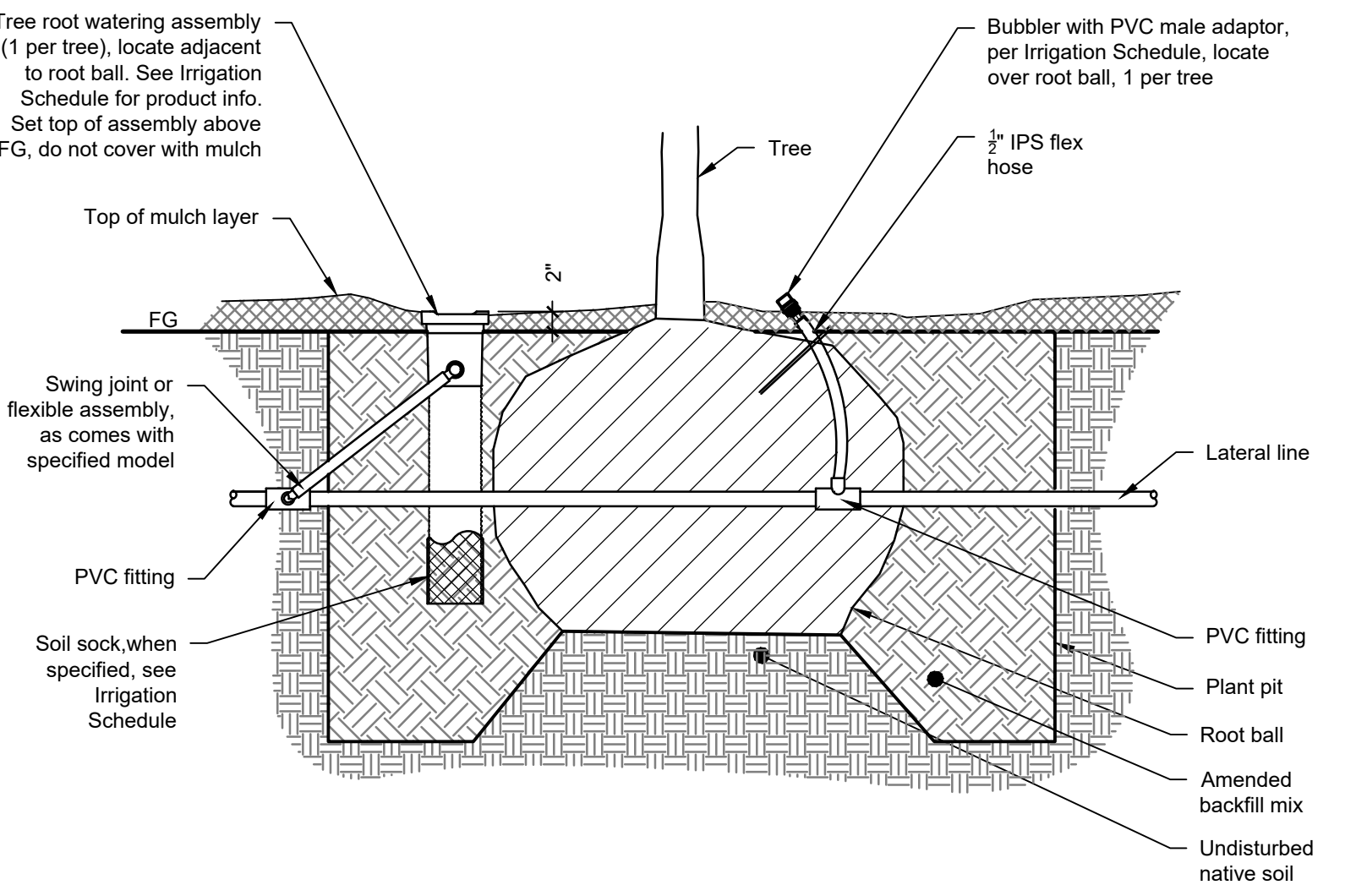
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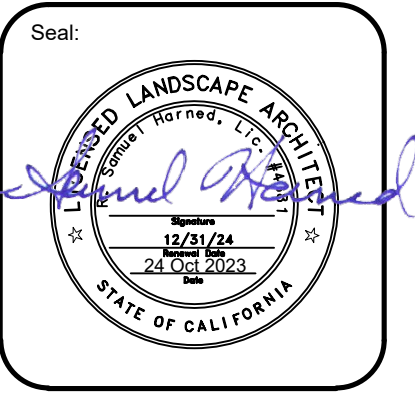
1 IRRIGATION SLEEVE
 NTS 328401-26



2 TRENCHING
 NTS 328401-29



3 TREE ROOT WATERING SYSTEM WITH ADDED BUBBLER
 NTS 328401-18



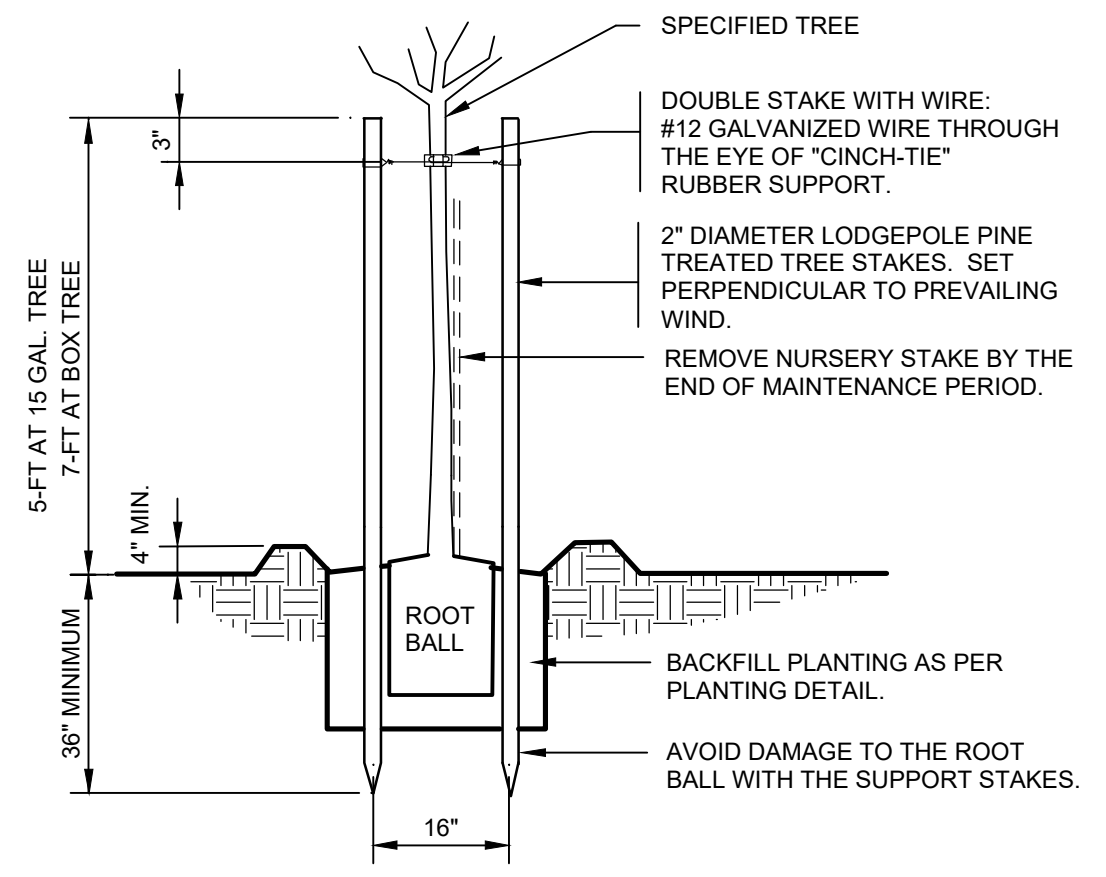
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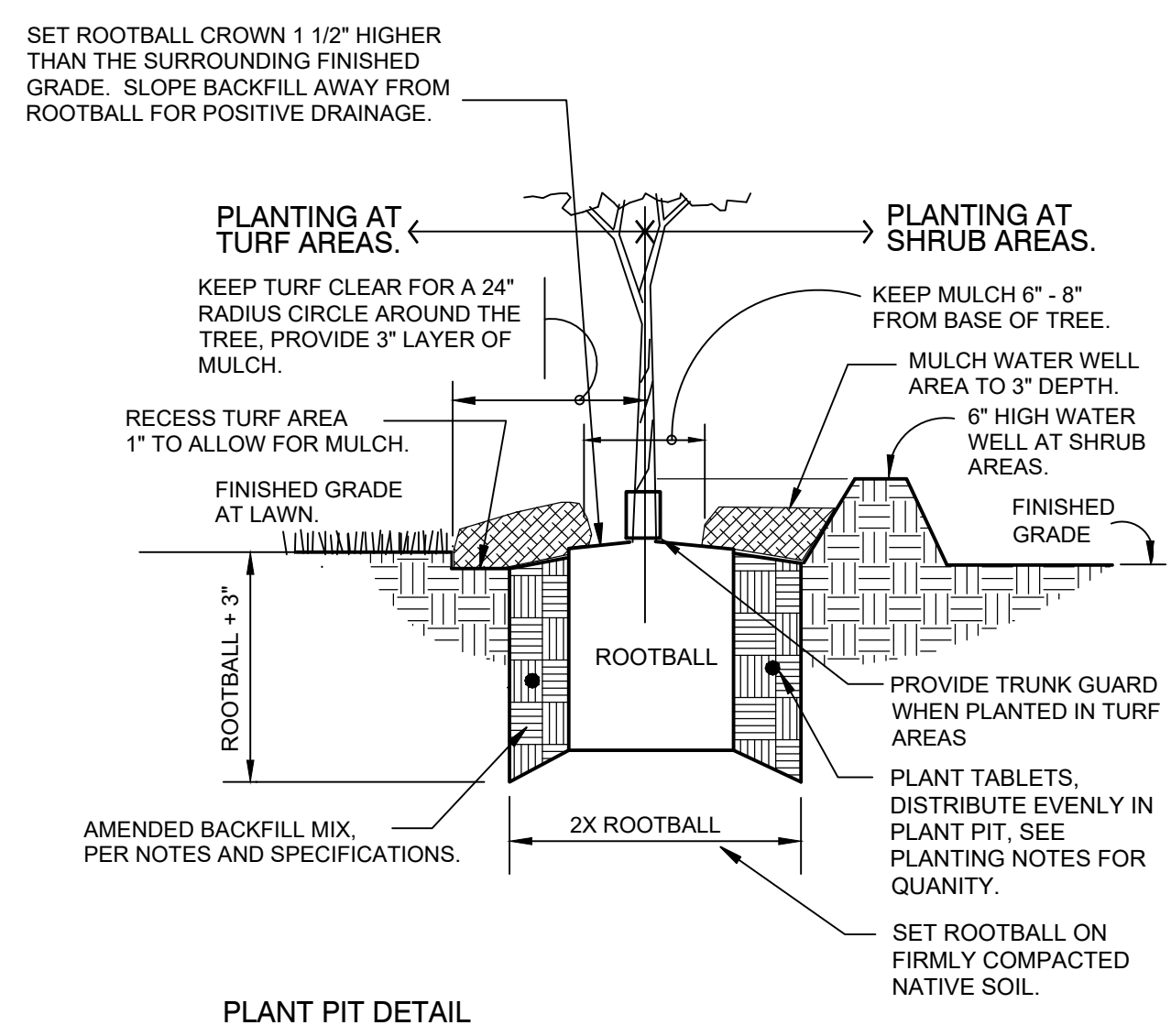
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Irrigation Details
 L5.2



STAKING DETAIL



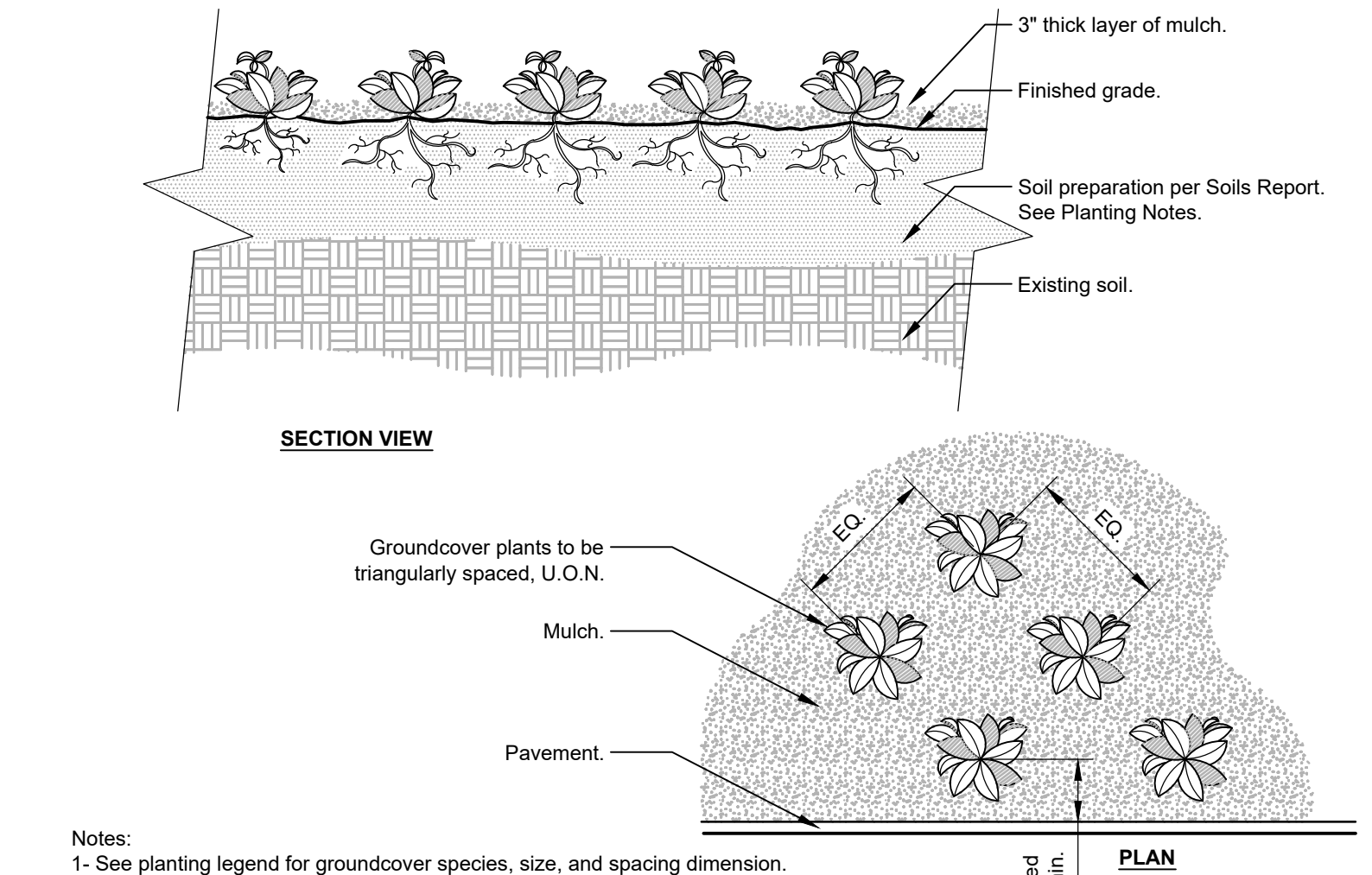
PLANT PIT DETAIL

4 TREE PLANTING
1" = 1'-0"

329301-13

1 SHRUB PLANTING
NTS

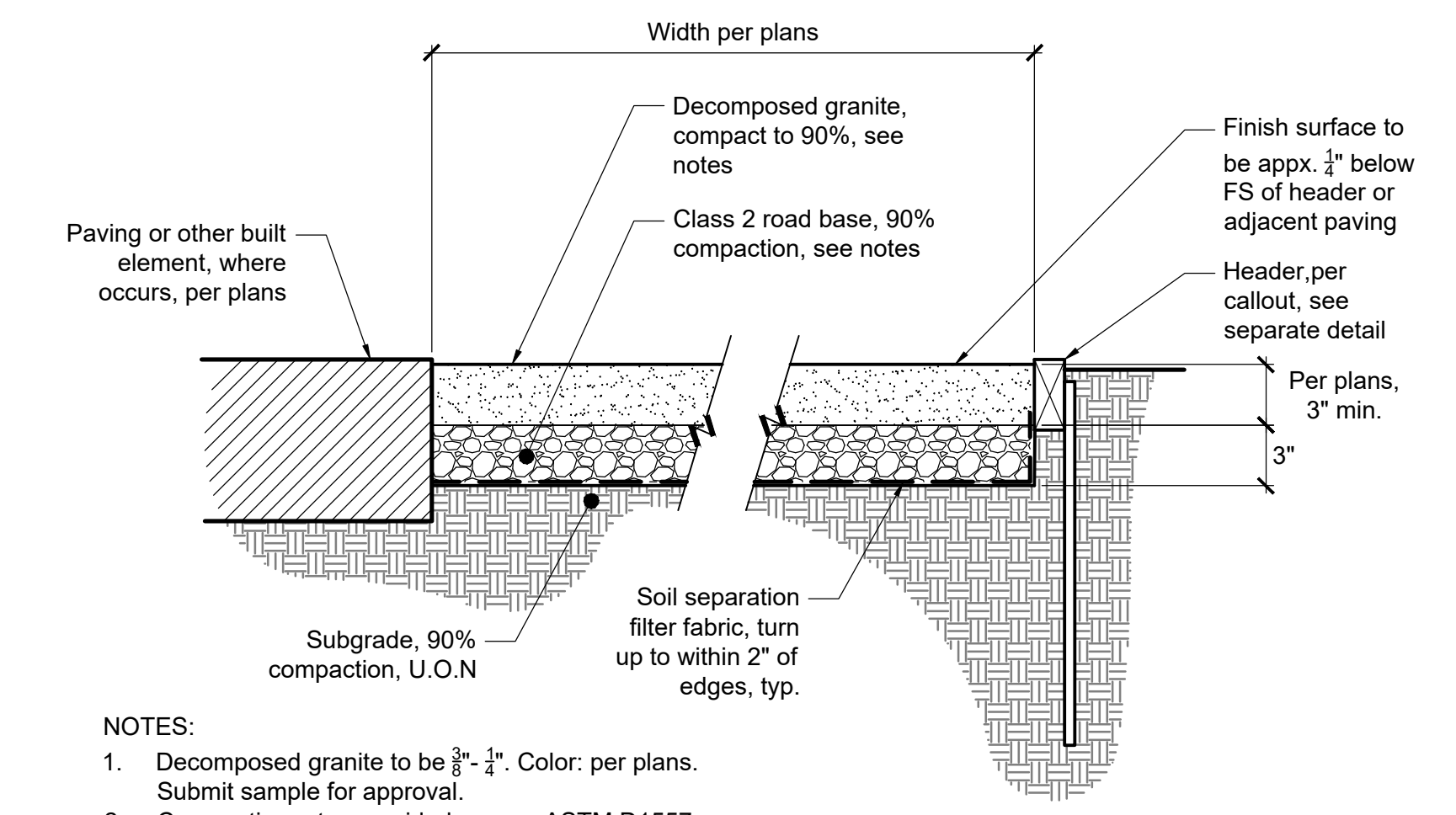
329301-11



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/2\"/>

2 GROUNDCOVER PLANTING
NTS

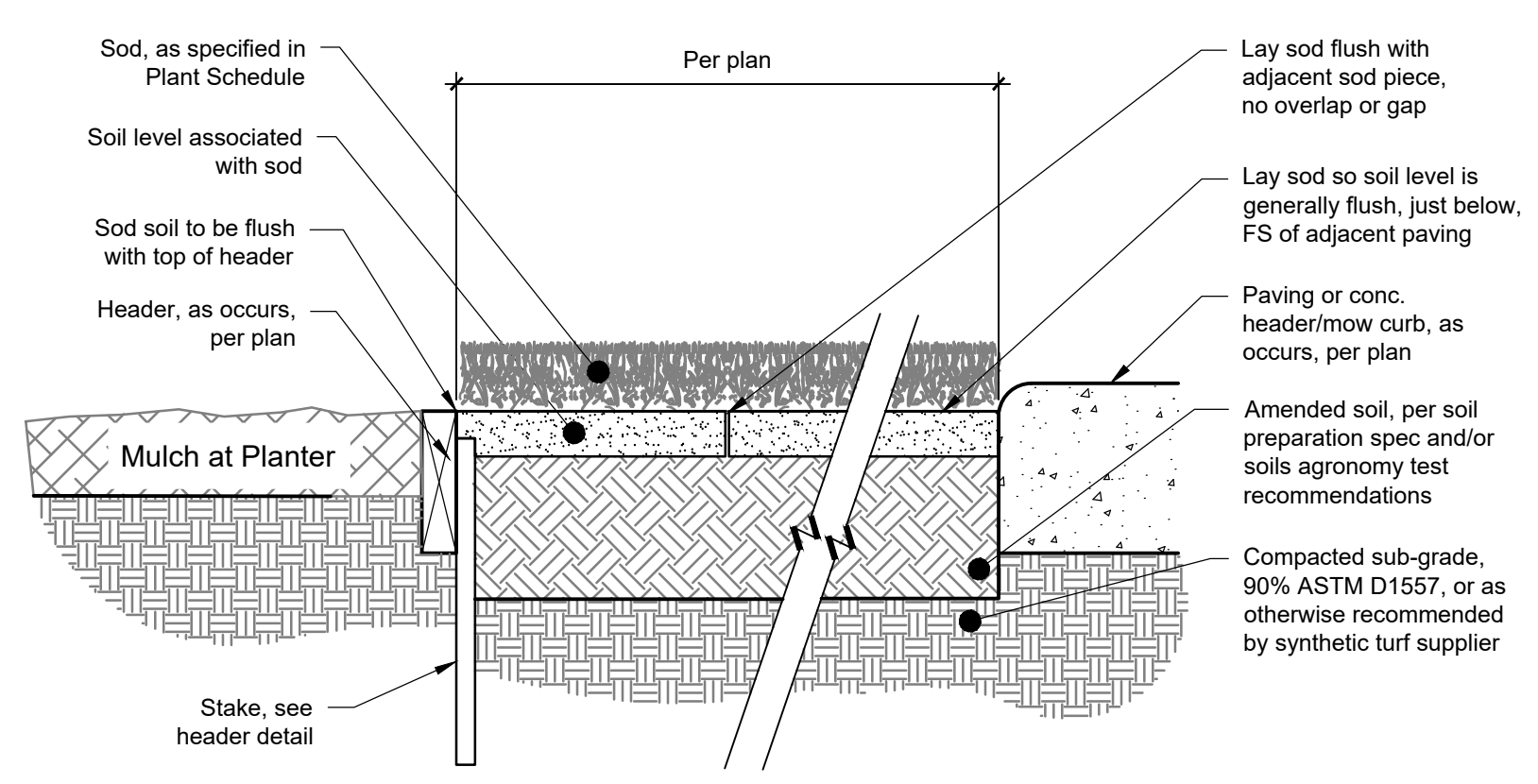
329301-12



NOTES:
1. Decomposed granite to be 3/8\"/>

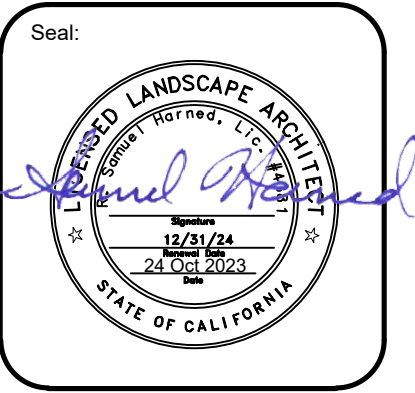
5 SOD
NTS

329301-18



3 DECOMPOSED GRANITE (DG) PAVING
1 1/2\"/>

321516-06



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Sheet:
Planting Details

L6.1

IRRIGATION SPECIFICATIONS

PART ONE - GENERAL

1.01 REGULATORY COMPLIANCE: Comply with all requirements of the following:

- A. Water Efficient Landscape Ordinance California Code of Regulations Title 23, Division 2, Chapter 2.7 § 490 - 494 ("WELO" or the "Ordinance")
B. Governing municipality's standards, latest edition.

1.02 DEFINITIONS:

- A. Mainline: Pipe from backflow prevention device to zone valves.
B. Lateral Line: Pipe downstream of zone valve.
C. Shrub Bubbler/Emitter Zone Lateral: Lateral line symbol indicated portion or lateral run from which bubbler/drip distribution lines are run.
D. Bubbler/Drip Distribution Line: Lines from shrub bubbler/emitter zone lateral to bubbler or emitter locations.
E. Extra Control Wire: Control wire that is intended for a future valve.
F. Spare Control Wire: Control wire that is intended as a backup in case of faults or unknown conditions.

1.03 SYSTEM DESCRIPTION

A. Contractor shall provide and install a complete irrigation system in conformance with the intent of the Drawings and Specifications. System shall provide 100% coverage to all planted areas.

1.04 SUBMITTALS

- A. Submit product data for all materials to be incorporated into the project as part of this work.
B. Submit samples of products as requested.
C. Submit proposed substitutions prior to start of any irrigation or planting work.

1.05 PROJECT RECORD DOCUMENTS

- A. Accurately record actual locations of piping system, valves, controllers, control wire, backflow prevention assemblies and other equipment of the completed system.
B. Draft "as-built" conditions on Owner-provided reproducible or in CAD drawing file. Locate each component with dimensions from 2 different permanent surface objects.

1.06 OPERATION AND MAINTENANCE DATA

- A. Provide instructions for operation and maintenance of system and controls, seasonal activation and shutdown, and manufacturer's parts catalog of all components.
B. Color Coded Schematic Reference Plan:
1. Prepare a color coded schematic reference plan of the system that clearly differentiates individual zones using color coding for different zones.
2. The plan shall delineate the valve, piping, and heads in color. Use a minimum of 5 distinct colors and more if necessary to clearly differentiate zones from one another.
3. Provide 11"x17" set of color-coded schematic with each sheet laminated with plastic front and back and bind one end with a spiral binder that allows each sheet to open and fold back under following sheet such that the set will lie flat.

1.07 FIELD MEASUREMENTS

- A. Verify in the field that dimensions are as shown on Drawings and as required for installation. Adjust layout as required by each individual lot for which typical designs are applied. Confirm adjustments with Landscape Architect.
B. Notify Landscape Architect of discrepancies between actual field conditions and the Drawings.
C. Contractor shall not intentionally install any part of the irrigation system as shown on the Drawings when it is obvious that field conditions such as obstructions, grade differences, or dimensional discrepancies might not have been considered in the design of the system. No work affected by discrepancies between actual field conditions and what is shown on the Drawings shall be executed until direction is provided by the Landscape Architect. Contractor shall assume responsibility for revisions to work if contractor executes work in areas of concern prior to receiving direction from the Landscape Architect.

1.08 MAINTENANCE

A. Contractor shall maintain system during the Plant Establishment Period.

1.09 WARRANTY

- A. Warranty Period: A period of one year beginning with Final Acceptance.
B. Contractor shall warrant that the sprinkler irrigation system is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings, specifications and approved changes. Contractor shall repair or replace any defects in material or workmanship that may develop during the Warranty Period.

PART TWO - PRODUCTS

2.01 PVC PIPE AND FITTINGS MATERIALS

- A. PVC Materials: ASTM D1784, Type I Polyvinyl chloride plastic (PVC), cell classification 12454-B.
B. Class 200 PVC Pipe: ASTM D2241 listed with NSF-PW Standard 61 and Standard 14.
C. Class 315 PVC Pipe: ASTM D2241 listed with NSF-PW Standard 61 and Standard 14.
D. Schedule 40 PVC Pipe: ASTM D1785 listed with NSF-PW Standard 61 and Standard 14.
E. Flexible PVC Pipe: Agricultural Products Inc. 1174AG, Heavy Wall IPS Flex Vinyl (PVC) Pipe (C).
F. PVC, Schedule 40 Socket Fittings: ASTM D2466 listed with NSF-PW Standard 61 and Standard 14.
G. PVC, Schedule 80 Socket Fittings: ASTM D2467 and listed with NSF-PW Standard 61 and Standard 14.
H. PVC, Schedule 80 Threaded Fittings: ASTM D2464 and listed with NSF-PW Standard 61 and Standard 14.
I. Gasket Joints: Comply with ASTM F477 and ASTM D3139

2.02 Steel Pipe and Fittings

- A. Galvanized Pipe: Standard weight Schedule 40. Comply with ASTM A53.
B. Steel Pipe Nipples: ASTM A 733, made of ASTM A 53/A 53M or ASTM A 106, Schedule 40, galvanized, seamless steel pipe with threaded ends.
C. Malleable-Iron Unions: ASME B16.39, Class 150, hexagonal-stock body with ball-and-socket, metal-to-metal, bronze seating surface, and female threaded ends.
D. Gray-Iron Threaded Fittings: ASME B16.4, Class 125, galvanized, standard pattern.
E. Cast-Iron Flanges: ASME B16.1, Class 125.
F. Cast-Iron Flanged Fittings: ASME B16.1, Class 125, galvanized.
G. Galvanized Fittings: 150lbs. malleable iron, threaded. Comply with ASTM A53

2.03 PIPE SCHEDULE

- A. Water Service: Conform to City requirements.
B. Equipment Assemblies: Per referenced details and Standard Specifications.
C. Irrigation Mainline: As specified on the Drawings
D. Lateral Lines: As specified on the Drawings
E. Sleeves: Schedule 40 PVC conforming to ASTM D1785, solvent weld joints. Inside diameter shall be a minimum of twice the outside diameter of pipe for which it is used. Size sleeves to facilitate ease of pipe installation.
F. Fittings: Schedule 40 PVC unless otherwise indicated.

2.04 EQUIPMENT

- A. Automatic Control Valves: As specified on the Drawings.
B. Ball Valves: True Union 2000 Industrial Ball Valves, T x T
C. Gate/Isolation Valves: As specified on the Drawings.
D. Automatic Controllers: As specified on the Drawings.

2.05 ACCESSORIES

- A. Control Wire for Conventional Controller: Copper, UL rated for direct burial, Type UF. Conform to NEC. Common shall be white and pilot wire shall be red. Spare control wires shall be of a different color approved by the Landscape Architect.
1. Pilot Wire: 14 Gauge
2. Common Wire: 12 Gauge
3. See Two-wire Control System notes for wire requirements for two-wire system.
B. Control Wire Connectors: DBRY-6 waterproof wire connectors.
C. Valve Boxes: As specified on the Drawings and below. Provide extensions by same manufacturer as required and heat stamp cover with identification of equipment or valve and controller number as applicable. Verify sizes are sufficient to completely house valves and unions as necessary to facilitate removal with valve box in place. Use concrete vehicle traffic

rated boxes of appropriate size when located in road shoulder.

- 1. Isolation Valves: Carson 1220 with T-cover and Bolt Down Loc-Kit, green.
2. Master Valve: Carson 1324 with T-cover and Bolt Down Loc-Kit, green.
3. Flow Sensor: Carson 1220 with T-cover and Bolt Down Loc-Kit, green.
4. Remote Control Valves: Carson valve box with T-cover and Bolt Down Loc-Kit, green. Size as required by valve configuration. All unions, ball valves, filters, and pressure regulators must fit in box with sufficient room for removal.
5. Quick Couplers: Carson 910 with T-cover and Bolt Down Loc-Kit, green
D. Primer: Weldon P-70 PVC, IAMPO-UPC and NSF listed.
E. Cement (solvent):

- 1. Comply with ASTM D2564, IAMPO-UPC and NSF listed. Compatible with pipe being joined and job site conditions.
2. Flexible PVC to Schedule 40 PVC Fittings, use cement specifically approved for flexible PVC.
F. Galvanized Pipe Paint: Carbon elastic Paint No. 2221 by American Tar Company or equal.

2.06 IRRIGATION HEADS AND EMITTERS

A. As specified on Drawings.

PART THREE - EXECUTION

3.01 EXAMINATION

- A. Verify that field conditions are acceptable and are ready to receive work.
B. Verify location of underground utilities and facilities. Drawings may show utilities in some locations but do not necessarily represent all underground utilities and facilities. Field verify locations prior to start of Work.
C. Verify that required utilities are available, in proper location, and ready for use.
D. Verify locations of existing sleeves. Notify Landscape Architect of discrepancies in existing sleeve locations and system requirements.
E. Beginning of installation shall signify Contractor's acceptance of existing conditions.
F. Verify existing pressure prior to start of Work

3.02 PREPARATION

- A. Call Underground Service Alert 48 hrs prior to start of work. Field mark underground utilities prior to excavation. Make provisions to protect underground utilities and facilities.
B. Piping layout indicated is diagrammatic only. Route piping to avoid utilities, structures, proposed plantings, and as directed. Locate in planter areas wherever possible.
C. Layout and stake locations of system components for review by Landscape Architect.

3.03 TRENCHING

- A. Minimum Trench Width: As required to provide a minimum 3 inches clearance between adjacent piping and trench walls.
B. Minimum Trench Depths:
1. Mainline: 18" cover in planters and 36" cover under paving
2. Lateral Lines: 12" cover in planters and paving.
3. Bubbler Distribution Lines: 6" cover in planters. Do not install under areas to be paved.
C. Trench to accommodate grade changes and slope to drains.
D. Maintain trenches free of debris, material, and obstructions that may damage pipe.

3.04 PIPE INSTALLATION

A. General

- 1. Comply with manufacturer's printed instructions and recognized industry standards.
2. Pipe and equipment installed in trenches shall be fully supported by approved trench foundation material. Do not stack pipe.
3. Pipe and equipment installed above grade shall be properly and securely anchored and supported by approved devices and means.
4. Pipe under paved areas shall be installed in PVC pipe sleeves
B. PVC, Solvent-Cement Welded Joints: Comply with ASTM D2855 and ASTM F402
C. Threaded Joints: Use teflon tape. Hand tighten and use only light wrench pressure as required to produce sound, water tight joint.
D. Galvanized Pipe:

- 1. Comply with industry standards.
2. Paint all below grade galvanized pipe with specified galvanized pipe paint.
E. Bubbler Distribution Line:

- 1. Comply with manufacturer's printed instruction and specifications.
2. Layout pipe in orderly manner and as required to provide emitters or bubblers to each plant within the irrigated zone. Field mark example typical layout for review by Landscape Architect prior to installation of system.

3.05 EQUIPMENT INSTALLATION

A. Automatic Control Valves:

- 1. Comply with referenced details and manufacturer recommendations.
2. Install valve risers plumb true and square to adjacent construction.
3. Flush mainline of all debris before installing valves.
B. Controller:
1. Comply with referenced details and manufacturer recommendations.
2. Install wall-mounted controllers by approved means. Submit shop drawing.
3. Install and wire in conformance with manufacturer's published instructions and specifications
4. Wire only one valve per station.
5. Make connection to electrical supply. Conform to applicable regulations and codes. All electrical work shall be performed by properly licensed electricians
C. Remote Control Valve Control Wiring for Conventional Controllers. See Two-Wire Control System notes for wiring requirements for Two-wire systems:

- 1. Comply with applicable requirements of Standard Specifications.
2. Above grade wire shall be installed in approved conduit. Extend conduit to the full required depth of cover. Transition from vertical to horizontal alignment shall be made with a sweep elbow.
3. Install in sleeve when under paved areas. Sleeve shall be sized so that no more than 40% of its cross-sectional area is filled.
4. Bundle wires with electrical tape.
5. Run a separate pilot wire to each control valve.
6. Run a separate common ground for each controller.
7. Make splices in valve boxes only. Use specified connectors. Provide a 36 inch loop at each valve.
8. Install extra control wire for future valves, if any, where indicated on the Drawings. Extra control wire quantities are cumulative. Extra control wires shall not be used as spares without approval.
9. Install 2 spare control wires to the furthest valve location
D. Sensor Installations:

- 1. Mount by approved means only.
2. Firmly and securely attach to structure, building, or pole where indicated on plans and approved in the field. Provide mounting arms and all required mounting hardware as appropriate for each sensor.
3. Run required control wires in Schedule 80 PVC conduit from controller to sensor. Above grade conduit shall be metal. Size as required for wire size, type, and quantity; 1" minimum.
4. Field verify that the distance from the controller to the sensor unit does not exceed its operational limits based on the field determined wire routing.
5. Make splices in valve boxes only. Minimize number of splices. Use only approved connectors.

E. Sprinkler Heads:

- 1. Comply with referenced details and manufacturer recommendations.
2. Thoroughly flush lines before installing nozzles or emitters.

3.06 BACKFILLING

A. Backfill only after specified tests have been performed and Landscape Architect's acceptance has been obtained.

- B. Clean trenches of debris and rocks.
C. Bed pipe with approved bedding sand.
D. Backfill with approved granular sandy material free of rocks, sticks, debris and other deleterious material.

E. Compaction

- 1. In landscape areas match compaction of landscape area soil and as required to prevent settling.
2. Under areas to be paved compact to a minimum of 95% per ASTM D1557. Meet minimum compaction requirements for pavement section.

3.07 FIELD QUALITY CONTROL

A. Tests: The following tests shall be performed by the Contractor and observed by the Landscape Architect. Contractor shall supply all equipment necessary for conducting tests.

B. Pressure Testing: Pressure test mainlines and lateral lines as follows.

- 1. Perform pressure tests prior to concealing fittings and valves.
2. Cap all open ends.
3. Mainline: Test with all gate valves open. Pressurize to full line pressure. Piping must hold this pressure for 6 continuous hours.
4. Laterals, Spray Systems: Pressurize to full line pressure. Piping must hold this pressure for period of 2 continuous hours.
C. Laterals, Drip System: Pressurize to maximum pressure recommended by flex pipe manufacturer based on specified joint and fitting systems. Piping must hold this pressure for 2 continuous hours.
D. Coverage test: Operate system to test irrigation coverage in presence of Landscape Architect. Make adjustments to nozzle sizes, radius, degree of arc, head locations, and operating pressure as required to provide 100% coverage with distribution uniformity that meets or exceeds industry standards and all governing regulation or ordinance.
E. All tests that fail will require additional testing at Contractor's expense, including Landscape Architect's time and expenses, until accepted by the Landscape Architect.

3.08 INSTALLER'S FIELD SERVICES

A. Prepare and start systems.

B. Provide one complete spring startup and one winterization procedure. Conduct these operations with Owner's personnel present and instruct them on the required procedures.

3.09 ADJUSTING

A. Adjust control system to achieve time cycles required to deliver proper precipitation rates for the various planting types. Adjust sequencing of stations such that the required watering can be accomplished during the Owner-specified watering time window.
B. Change head and nozzle types as directed and as required to achieve proper coverage and precipitation rates.
C. Adjust heads and valve pressures as required to provide proper irrigation coverage and precipitation rates.

3.10 DEMONSTRATION

A. Instruct Owner's personnel in operation and maintenance of system, including adjusting of sprinkler heads. Use operation and maintenance material as basis for demonstration.

3.11 MAINTENANCE

A. Maintain the system during the Plant Establishment Period specified in the Planting Notes and Specifications. Make all necessary adjustments and repairs to keep the system functioning as intended.



Prepared for: Discovery Builders, Inc. 4021 Port Chicago Hwy Concord, CA 94520

Project: DREAM COURTS JOHN HENRY JOHNSON PARK 790 W. LELAND ROAD, PITTSBURG, CA 94565

Revision: 2 PC #2 9/13/2023, 3 PC #3 10/24/2023

Date: 24 Oct 2023, Drawn: RSH, Checked: RSH, Project No.: 23-10, Scale: None

Sheet: Landscape Specifications L7.1

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PLANTING SPECIFICATIONS

PART ONE- GENERAL

1.01 REGULATORY COMPLIANCE: Comply with all requirements of the following:

- A. Water Efficient Landscape Ordinance California Code of Regulations Title 23, Division 2, Chapter 2.7 §490 - 494 ("WELCO" or the "Ordinance")
B. Governing municipality's standards, latest edition.
A. Materials List:
1. Prior to start of any irrigation or planting work submit documentation that specified plants have been ordered.
2. Submit requests for substitutions with materials list.
B. Delivery Tickets: Submit for all plant deliveries. Include botanical and common names.
C. Product Data: Submit catalog cuts, MSDS, installation instructions and other pertinent product data as appropriate and as requested for all materials incorporated into this portion of the Work.
D. Federal and State certificates of inspection as applicable.
E. Samples: Submit samples as requested.
F. Test Reports: Submit soil test results and recommendations.

1.02 SUBMITTALS

- 1.03 GUARANTEE
A. Guarantee Period: One year immediately following the Plant Establishment Period.
B. All planting shall be guaranteed to be in a healthy and thriving condition after completion of Guarantee Period.
C. Replace all dead plants and plants not in vigorous growing condition immediately upon notification by Owner or Landscape Architect during Guarantee Period.
D. Repair all defective work and materials as directed by Owner or Landscape Architect during guarantee period.

PART TWO - PRODUCTS

- 2.01 FERTILIZERS: All fertilizers shall be of an approved commercial brand with a guaranteed chemical analysis as required.
2.02 SOIL CONDITIONERS
A. Soil conditioners shall be modified as required by the soil report recommendations
B. Organic matter: Dairy Manure.
C. Compost: Nitrolized redwood
D. Dolomite limestone: Kaiser AG-65 containing not less than 85% of total carbonates. 100% shall pass No. 200 sieve.
E. Gypsum: Approved by Landscape Architect.
F. Mulch: Sierra Organics Supreme Walk-On Bark.

2.03 PLANTS

- A. Quantities shown on Drawings are for Contractor's convenience only. Contractor is responsible for total number of plants represented graphically or by calculation.
B. Quality: Plant grading shall conform to ANSI Z60.1
C. Prior to ordering any plants, landscape products, or other landscape materials, confirm that all plants specified are available and secure them for this project. Submit acceptable evidence of confirmation. Should any plant not be available, submit a proposed substitute. Plant substitution must be approved by Landscape Architect.
D. Condition: All plants shall conform to the following minimum requirements:
1. Nursery grown containerized stock unless otherwise specified.
2. In vigorous growing condition with full foliage and symmetrically branched typically representative of the species.
3. Free from pests, diseases and weeds.
4. Free from damage from pests, diseases, and weeds.
5. Fully and completely rooted but not root-bound.
6. Street Trees: Uniform in appearance, high branched.
7. Oversized Plants: Plants larger than specified size may be used providing height, spread, caliper, and root ball dimensions conform to ANSI Z60.1.

2.04 TOP SOIL

- A. Sandy loam suitable for horticultural use free of rocks, clods, gravel, sticks debris, and other deleterious material.

2.05 HERBICIDES:

- A. Pre-emergent: Surflan or approved equal.
B. Other Herbicides: As approved. Submit product data and purpose of use for review.

2.06 ACCESSORIES

- A. Tree Stakes: 3" round Lodge Pole pine stakes. Length as required.
B. Tree Ties: Cinch-Tie by V.I.T. Products. Size and strength per manufacturer's recommendation for tree size.
C. Root Barriers: Deep Root UB-24-2 and UB-36-2

PART THREE - EXECUTION

3.01 SOIL TESTING AND ANALYSIS

- A. Upon establishment of rough grades in landscape planting areas, take soil samples and have samples analyzed by an approved horticultural soil testing laboratory. Comply with the requirements of §492.5 of the Ordinance.
B. Collect a minimum of one sample per 10,000 SF for each area of distinct soil characteristics as directed by Landscape Architect.
C. Prepare a Soil Management Report in compliance with §492.5 of the Ordinance.

3.02 SOIL PREPARATION

- A. Use the mix as specified in the Planting Notes for bidding purposes. Modify or replace the specified quantities based on the recommendations from the Soil Management Report. Final soil preparation shall be as indicated in the Soil Management Report.
B. Fine grade as specified herein.

3.03 FINE GRADING

- A. Remove rocks and debris that has any dimension larger than 1 inch turned up during preparation.
B. Rake, drag, and roll area smooth to establish approved finished grades. Maintain established flow lines, slopes, and grade to achieve positive drainage allowing no puddling.
C. Finished grade requirements: Grade as required to leave landscaped areas with finished grades as follows:
1. Turf Areas: 1" below adjacent paving and curbs.
2. Planting Bed Areas: 2" below adjacent paving and curbs.

3.04 PLANTING

- A. Layout: Plant locations shown on the plans are diagrammatic. Review plant layout with Landscape Architect prior to excavating plant pits. Coordinate layout with irrigation system. Adjust locations of plants as required to avoid conflicts with utilities, underground facilities, paving, and structures.
B. Coordinate planting operations with other construction to avoid damage to plants by other trades.
C. Planting operations shall not be conducted during freezing weather, excessive heat, high winds, or excessively wet conditions.
D. Plant Pit Excavation:
1. Clear and set aside amended soil from area to be excavated.
2. Excavate to sizes indicated on Drawings and flood to test drainage. Notify Landscape Architect of poorly draining pits and propose solution.
3. Roughen sides of pit.
E. Backfill plant pits with soil excavated from the pit thoroughly mixed with amendments specified in the approved Soil Management Report. Use the mix as specified in the Planting Notes for bidding purposes. Modify or replace the specified quantities based on the recommendations from the Soil Management Report. Submit a detailed change order request that itemizes the specific modifications from the above specification to the recommendations of the Soil Management Report. Provide unit pricing for each item.

3.05 ROOT BARRIERS: Install root barriers on all trees planted within 5'-0" of paving, curb, or walls.

- A. Install immediately adjacent to the paving or curb and extend a distance of 6'-0" each side of the tree along the length of the adjacent paving or curb.
B. Install 24" deep barriers when adjacent to paving and mow curbs.
C. Install 36" deep barriers when adjacent to curbs or walls.

3.06 TREE STAKING

- A. Conform to details.
B. Set stakes plumb without damage to root ball and sufficiently deep to provide intended support.

3.07 PRE-EMERGENT HERBICIDE

- A. Apply in accordance with manufacturer's recommended rates and procedures.
B. Apply to soil of all Planting Bed Areas prior to placement of mulch.

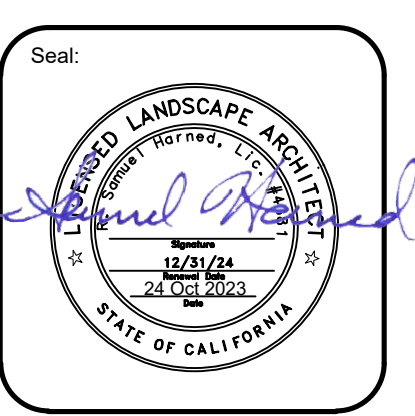
3.08 MULCHING

- A. Apply to a depth of 3 inches uniformly throughout all planter areas not being seeded or sodded.
B. Thoroughly water mulched areas to ensure moisture penetration to the soil.
C. Depth of mulch shall be measured as the compacted depth after it has been thoroughly watered in.

3.09 PLANT ESTABLISHMENT PERIOD

- A. The Plant Establishment Period shall be a period of 90 consecutive calendar days immediately following substantial completion. Maintain landscape planting and irrigation system during this period as follows and as necessary.
B. Provide personnel skilled in all appropriate horticultural, arboricultural, weed control, and pest control sciences and practices as necessary to develop and implement an acceptable maintenance program.
C. Keep planting beds and turf areas weed free until final acceptance by weeding on a continuous and regular basis so as not to allow establishment of weeds.
D. Keep all plantings properly watered until final acceptance. Adjust irrigation system and watering times to minimize run-off. Adjust to seasonal and weather conditions.
E. Contractor shall establish an appropriate fertilization, pest control, and pruning program for the duration of the Plant Establishment Period as required to ensure vigorous establishment and growth of all plantings.
F. Dead plants and plants that in the opinion of the Landscape Architect are not in vigorous growth condition shall be replaced immediately.
G. At the end of the Plant Establishment Period, all plantings shall be healthy, in vigorous growing condition, and properly pruned. The irrigation system shall be completely operable and functioning as intended. And, the entire project area shall be clean and free of all weeds. If at the end of the specified Plant Establishment Period the Project is not in a condition acceptable to the Owner, the Plant Establishment Period shall be extended at no cost to the Owner until the Contractor brings the Project into compliance with the requirements of the Contract Documents.

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Prepared for: Discovery Builders, Inc. 4021 Port Chicago Hwy Concord, CA 94520

Project: DREAM COURTS JOHN HENRY JOHNSON PARK 790 W. LELAND ROAD, PITTSBURG, CA 94565

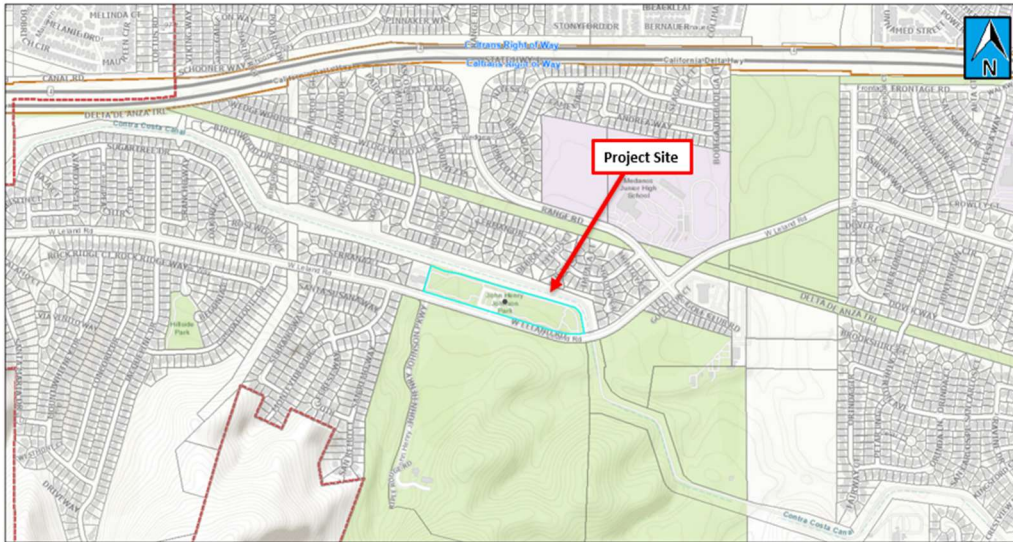
Revision: 2 PC #2 9/13/2023 3 PC #3 10/24/2023

Date: 24 Oct 2023 Drawn: RSH Checked: RSH Project No.: 23-10 Scale: None

Sheet: Landscape Specifications L7.2

Project Title: Dream Courts – Tree Removal Permit, AP-23-0159 (TRP)

Location: 790 W. Leland Road, Assessor's Parcel No. 094-080-037



City of Pittsburg
California

Community and Economic Development Department
- Planning Division
65 Civic Avenue
Pittsburg, CA 94565

SERRANO MIGUEL A SR & MARIA T
2198 ACKERMAN DR
PITTSBURG CA 94565 4656

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the ZONING ADMINISTRATOR of the City of Pittsburg will conduct a public hearing on:

DATE: February 21, 2024
TIME: 1:30 p.m.
PLACE: City Hall, First Floor Conference Room 4B
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Dream Courts – Tree Removal Permit at 790 W. Leland Road, AP-23-0159 (TRP)

This is an application requesting Zoning Administrator approval of a permit to remove nine protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed. The project site is located at 790 W. Leland Road, Pittsburg, CA 94565, in the GQ (Governmental and Quasipublic) Zoning District. Assessor's Parcel No. 094-080-037.

PROJECT PLANNER: Ariana Ruiz, (925) 252-4029 or aruiz@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

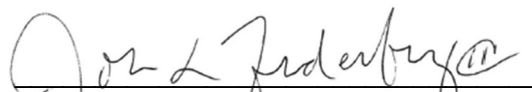
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en
español:
(925) 252-4920


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION