

VESTING TENTATIVE PARCEL MAP
MS776-26
ALVARADO GARDENS APARTMENTS
13831 SAN PABLO AVENUE
CITY OF SAN PABLO, CALIFORNIA
APN 411-330-041

PROJECT SUMMARY:

- OWNER: CITY OF SAN PABLO
1000 GATEWAY AVENUE
SAN PABLO, CA, 94806
CONTACT:
PHONE: (510) 215-3000
- SUBDIVIDER: DANCO BUILDERS NORTHWEST
5251 ERICSON WAY, SUITE A
ARCATA, CA 95521
CONTACT: MCKENZIE DIBBLE
PHONE: (707) 822-9000
- MAP PREPARED BY: BKF ENGINEERS
160 W. SANTA CLARA STREET, SUITE 800
SAN JOSE, CA 95113
CONTACT: PHONG KIET
PHONE: (408) 467-9100
LICENSE NUMBER: C78237
EXPIRATION DATE: 9/30/2027
- APN: 411-330-041
- GENERAL PLAN USE: MIXED USE CENTER SOUTH
- GROWTH AREA: N/A
- EXISTING LAND USE: GOVERNMENT-OWNED
- PROPOSED LAND USE: GOVERNMENT-OWNED
PRIMARY USE: RESIDENTIAL
- EXISTING ZONING: SP2 - SAN PABLO AVENUE SPECIFIC PLAN
- REZONING: N/A
- WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
- SANITARY SEWER: WEST CONTRA COSTA SANITARY DISTRICT
- STORM DRAIN: CITY OF SAN PABLO
- POWER AND GAS SUPPLY: PACIFIC GAS AND ELECTRIC COMPANY (PG&E)
- TELEPHONE: AT&T
- INTERNET: COMCAST
- NO. OF EXISTING LOTS: 1
- NO. OF PROPOSED LOTS: 2
- TOTAL GROSS ACREAGE: 2.39 ACRES
- SOIL TYPE: CLAY LOAM
- DEPTH TO GROUNDWATER: 18' TO 21'
- FLOOD ZONE: ZONE X AND ZONE AE
- NO. OF UNITS PROPOSED: N/A

NOTES:

- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
- LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- THIS MAP PROVIDES FOR THE CREATION OF A TWO LOTS, SEPARATING THE EXISTING HISTORICAL BLUME HOUSE BUILDING IN IT'S OWN LOT.

EASEMENT NOTES:

- RECIPROCAL ACCESS & PARKING EASEMENTS BETWEEN LOTS 1 AND 2 WILL BE PROVIDED AND RECORDED FOR THE BENEFIT OF BOTH PARCELS.
- AN EASEMENT FOR "WATER AND AIR PIPES AND INCIDENTAL PURPOSES", RECORDED SEPTEMBER 19, 1941 AS BOOK 621, PAGE 76 OF OFFICIAL RECORDS, DOES NOT HAVE A DEFINED LOCATION OF RECORD. THIS EASEMENT IS TO BE VACATED/QUITCLAIM VIA SEPARATE INSTRUMENT FOR THE PROPOSED SITE.
- AN EASEMENT FOR "POLE LINE AND INCIDENTAL PURPOSES", RECORDED SEPTEMBER 19, 1941 AS BOOK 621, PAGE 76 OF OFFICIAL RECORDS, DOES NOT HAVE A DEFINED LOCATION OF RECORD. THIS EASEMENT IS TO BE VACATED/QUITCLAIM VIA SEPARATE INSTRUMENT FOR THE PROPOSED SITE.

BASIS OF BEARINGS:

THE BEARING NORTH 46°46'43" WEST OF THE MONUMENT LINE OF SAN PABLO AVENUE, BETWEEN FOUND MONUMENTS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. SAID BEARING IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM, ZONE 3.

VERTICAL BENCHMARK:

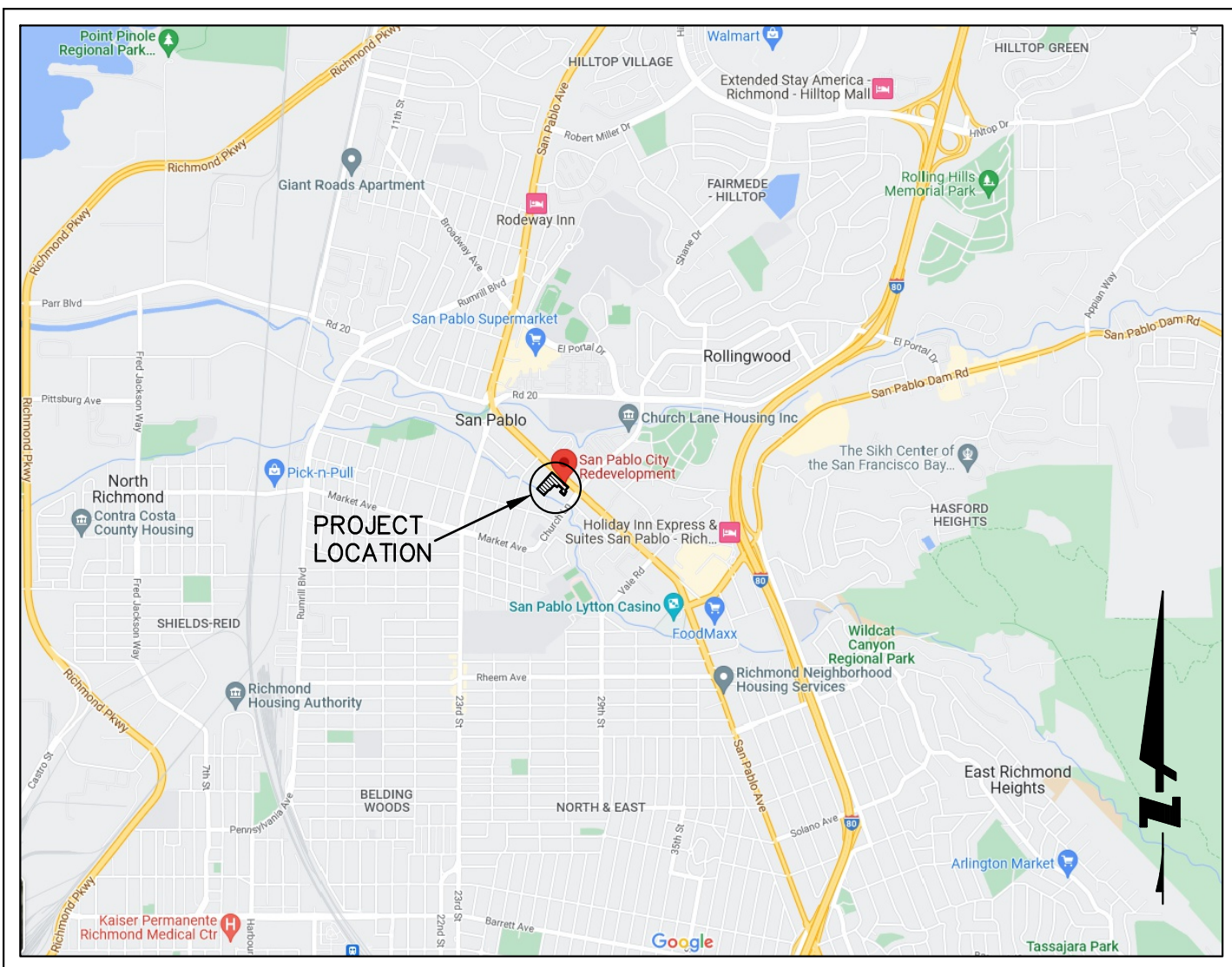
NGS BENCHMARK - GPS CONTROL PT 01, PID DE8480
ELEVATION = 52.5 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88.)

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

PHONG KIET
PROJECT DIRECTOR
BKF ENGINEERS
P.E. #78237

7/15/2026
DATE



VICINITY MAP

NTS

SHEET INDEX

SHEET	DESCRIPTION
1	TENTATIVE MAP TITLE SHEET
2	TENTATIVE MAP SHEET

LEGEND

---	PROPERTY LINE
- - - -	PROPOSED LOT LINE
- - - -	ADJACENT LOT LINE
- - - -	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT
- - - -	STREET CENTER LINE
●	STREET MONUMENT
■	PROJECT AREA

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MON	MONUMENT
APN	ASSESSOR'S PARCEL NUMBER	(N)	NORTH/NEW
BLDG	BUILDING	N.G.V.D.	NATIONAL GEODETICS VERTICAL DATUM
BM	BENCH MARK	NO. #	NUMBER
BW	BACK OF WALK/ BOTTOM OF WALL	NTS	NOT TO SCALE
C&G	CURB & GUTTER	P.A.E.	PUBLIC ACCESS EASEMENT
C - CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CON	CONCRETE	PL	PROPERTY LINE
CR	CURB RETURN	P.S.D.E.	PRIVATE STORMWATER DRAINAGE EASEMENT
CVC	CENTER OF VERTICAL CURVE	PT	POINT
DIA	DIAMETER	PV	PAVEMENT
DWG	DRAWING	R	RADIUS
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EL	END OF CURB RETURN	RT	RIGHT
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	(S) OR S.	SOUTH
EVC	END VERTICAL CURVE	ST.	STREET
EX	EXISTING	STD	STANDARD
F/C	FACE OF CURB	SW	SIDEWALK
FT	FEET	TYP.	TYPICAL
LT	LEFT	VC	VERTICAL CURVE
LF	LENGTH	VIF	VERIFY IN FIELD
LG	LIP OF GUTTER	W/	WITH
		(W)	WEST

MS776-26

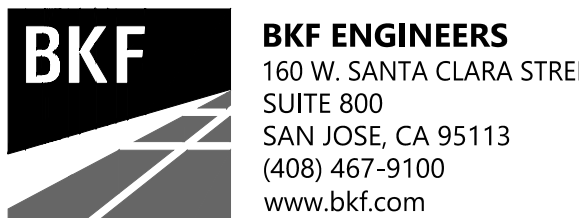
VESTING TENTATIVE PARCEL MAP
FOR
ALVARADO GARDENS APARTMENTS
2 LOTS

BEING A SUBDIVISION OF THAT PORTION OF THE LANDS SHOWN AS (PARCEL OR LOT X) IN THE CERTIFICATE APPROVING LOT LINE ADJUSTMENT RECORDED MARCH 24, 2023 AS INSTRUMENT NO. 2023-0027726 OF OFFICIAL RECORDS CONTRA COSTA COUNTY RECORDS

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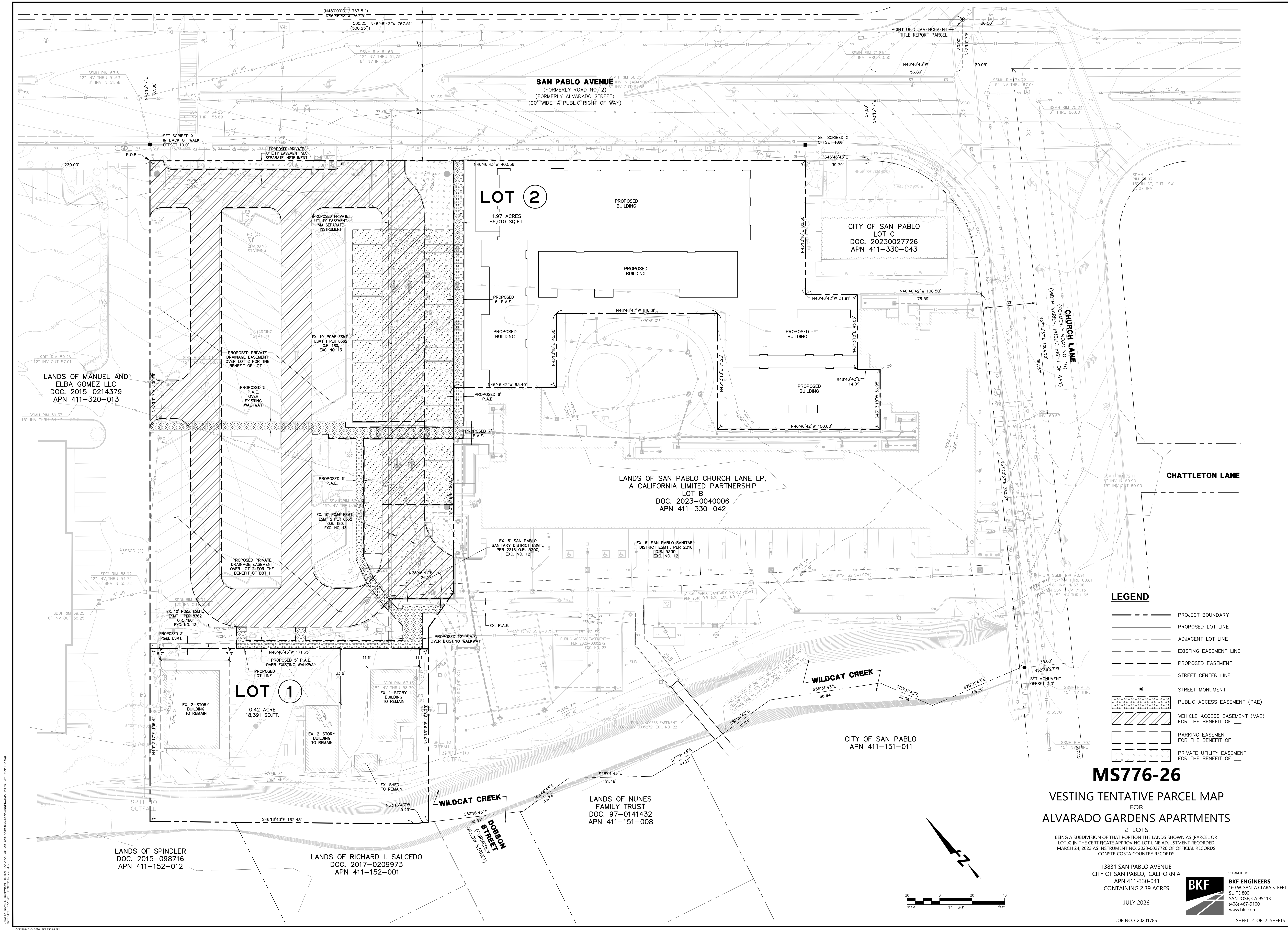
JULY 2026

JOB NO. C20201785



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SHEET 1 OF 2 SHEETS



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT
- STREET CENTER LINE
- STREET MONUMENT
- PUBLIC ACCESS EASEMENT (PAE)
- VEHICLE ACCESS EASEMENT (VAE) FOR THE BENEFIT OF
- PARKING EASEMENT FOR THE BENEFIT OF
- PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF

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PREPARED BY
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SHEET 2 OF 2 SHEETS