

RESOLUTION PC25-13

RESOLUTION APPROVING MAJOR DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW 25,549-SQUARE FOOT INDUSTRIAL BUILDING WITH 42 OFF-STREET SURFACE PARKING SPACES, ALONG WITH A MINOR ADJUSTMENT FOR AN INCREASED MAXIMUM FENCE HEIGHT FROM SIX FEET TO EIGHT FEET, AND A PARKING REQUIREMENT REDUCTION OF TEN PERCENT DUE TO PROXIMITY TO A TRANSIT STOP, ON TWO ADJACENT PARCELS LOCATED IN THE IMU – INDUSTRIAL MIXED-USE AND CMU- COMMERCIAL MIXED USE ZONING DISTRICTS, ALONG WITH A FINDING THAT THE PROJECT IS EXEMPT UNDER CEQA GUIDELINES SECTION 15332 AS INFILL DEVELOPMENT, AT 1701 RUMRILL BOULEVARD, SAN PABLO, APNS: 410-011-005 & 410-011-002.

WHEREAS, an application has been submitted by Ben Plant of Rudy's Refrigeration for a Major Design Review for a new 25,549 square foot industrial building with 42 off-street surface parking spaces, a Minor Adjustment for an increased maximum fence height (from six feet to eight feet) and a parking requirement reduction of one space due to proximity to a transit stop, on two adjacent parcels located within the Industrial Mixed Use (IMU) and Commercial Mixed Use (CMU) districts; and,

WHEREAS, as part of the implementation of the recently adopted San Pablo General Plan Update 2035, the City is in the process of rezoning the project site from its current designations of IMU and CMU to a single designation of Employment Mixed Use (EMU) as recommended for approval at the June 24, 2025 Planning Commission meeting by Resolution PC25-12, and scheduled for City Council consideration on July 21, 2025, with a second reading of the proposed rezoning ordinance to occur on August 4, 2025, and the potential final effect date of September 3, 2025; and,

WHEREAS, Zoning Code section 17.20.030(B) requires Major Design Review by the Planning Commission for commercial development including any additions over 15 feet in height or involving more than 250 square feet of ground area; and,

WHEREAS, in order to approve any Major Design Review within this site, the Planning Commission shall make findings that the design of the commercial building is compatible with the Industrial Design Guidelines and conforms to the applicable provisions of the Zoning Ordinance, the General Plan, and any pertinent community design plans or specific plans; and,

WHEREAS, the project site, consisting of two parcels (APNS: 410-011-005 and 410-011-002) will be merged as a condition of approval for the construction of the new industrial building and parking lot; and,

WHEREAS, Zoning Code section 17.18.070 allows for the Zoning Administrator to grant a Minor Adjustment to modify certain development standards to allow creative design solutions and accommodate unique site conditions; and,

WHEREAS, Zoning Code section 17.54.050.F. allows for the Zoning Administrator to reduce parking requirements by up to ten percent for buildings located within one-quarter mile of a transit stop; and,

WHEREAS, Zoning Code section 17.16.070 requires that, when a proposed project requires more than one permit with more than one approving authority, all project permits shall be processed concurrently and final action shall be taken by the highest-level designated approving authority; and,

WHEREAS, as the requested project requires Major Design Review, a Minor Adjustment, and a parking reduction, final action on all permits shall be taken by the Planning Commission; and,

WHEREAS, the project applicant has requested a Minor Adjustment to increase the maximum fence height by two feet; and,

WHEREAS, pursuant to Section 17.18.070.E. of the Zoning Code, in order to approve an application for a Minor Adjustment, the Planning Commission shall make the findings that the proposed development is of sufficient size and is designed as to provide a desirable environment within its boundaries; is compatible with existing and proposed land uses in the surrounding area; that any exceptions to or deviations from the density, requirements, or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions; that granting the minor adjustment will not adversely affect the interests of the public or the interests of residents or property owners in the vicinity of the premises in question; that the minor adjustment is consistent with the general plan or any applicable specific plan or development agreement; and that the exception is the minimum required in that it allows the specified improvement or development to occur, but does not provide additional development rights; and,

WHEREAS, the City staff has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15332, In-Fill Development Projects, as it involves development on a site that is five acres or less, is surrounded by urban uses, has no habitat value, is adequately served by all required utilities and public services, and would not result in any significant effects on traffic, noise air quality, or water quality; and

WHEREAS, a public hearing notice has been provided by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property, and has been published in the West County Times newspaper (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65091, and a public hearing was held on July 22, 2025, at which public testimony was considered.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Pablo has reviewed the proposed project and does hereby determine that

the project is categorically exempt from CEQA, and does further hereby grant approval of the Major Design Review, Parking Reduction, Minor Adjustment for increased fence height for PLAN2506-0005, based on the above recitals which are true and correct and incorporated herein, all information contained in the staff report and administrative record for this project, and the following findings:

- A. The proposed project is determined to be categorically exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA Guidelines Section 15332, In-Fill Development Projects, as it involves development on a site that is five acres or less, is surrounded by urban uses, has no habitat value, is adequately served by all required utilities and public services, would not result in any significant effects on traffic, noise air quality, or water quality, and would be consistent with general plan and zoning regulations.
- B. The proposed project adequately meets the required findings for approval of Major Design Review pursuant to San Pablo Municipal Code section 17.20.030 as well as the applicable design guidelines, as follows:

- 1. *Design Guidelines. The proposal is consistent with applicable design guidelines.*

The project is consistent with the applicable Industrial Design Guidelines contained as an appendix to the Zoning Code as well as the Land Use and Physical Design policies of the General Plan 2035 and the Rumrill Corridor Plan component of the General Plan

- 2. *Community Plans. The proposal is consistent with any community design plan or specific plan.*

The proposed project is located within the Rumrill Corridor Plan area, which is addressed as a component of the recently adopted General Plan 2035. The project would be consistent with the Corridor Plan policies calling for a cohesive land use framework, thriving local businesses, and comprehensive parking management.

- 3. *General Plan. The proposal is consistent with the land use, physical design, and economic development of the general plan.*

The project is responsive to General Plan policies calling for new commercial development that will serve the region and provide employment opportunities. The proposed project will foster appropriate daytime activities, providing new job opportunities for local residents and creating a potential opportunity for a shared parking area.

4. Location and Design. The location and design of proposed development gives particular consideration to privacy, views, and sunlight on adjoining properties and fosters the orderly and harmonious development and preservation of the public health and welfare of the city and its neighborhoods.

The location and design of the proposed development gives particular consideration to privacy, views, and sunlight to adjoining properties and fosters the orderly and harmonious development and preservation of the public health and welfare of the city neighborhoods. At 32 feet 3 inches in height, the proposed building complies with the maximum building height of 65 feet in the Industrial Mixed Use (IMU) district and the proposed height limit of 60 feet in the Employment Mixed Use (EMU) district. With a floor area ratio of 0.34, the project is under the maximum floor area ratio of 0.6 in the existing IMU district and the proposed EMU district. The proposed building is set back from Rumrill Avenue so as to avoid creating a monotonous street wall and is further broken up with colored façade panels and a gabled roof. Additional site landscaping further improves the appearance of the site in its context.

5. Design and Colors. The architectural design of structures and their colors and materials are visually harmonious with surrounding development, landforms, and vegetation.

The architectural design, materials and colors of the proposed building are visually harmonious with surrounding development, landforms, and vegetation. The proposed colors for the exterior of the building include grays and blues, with corrugated metal siding reflecting the industrial nature of the building and fitting within the light industrial context of this portion of the Rumrill corridor. The main entry to the building would be along the Rumrill Boulevard façade and would be accented with a metal awning. The Market Avenue face of the building would feature a lower portion with windows and multiple gables. The building would be surrounded with perimeter landscaping, and the parking area would be buffered with new landscaped area, tree plantings, and bioretention areas.

C. The proposed project adequately meets the findings of a Minor Adjustment pursuant to Zoning Code Section 17.18.070 as follows:

- 1. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.*

The proposed increase in fence height would ensure that the proposed industrial facility is adequately secure and cannot be accessed by unauthorized persons.

The increased height would only pertain to the rear and interior portions of the project and not along the street frontages.

2. *The proposed development is compatible with existing and proposed land uses in the surrounding area.*

The proposed increase in fence height would be compatible with adjacent uses, which include a railroad right-of-way and a parking lot. These uses would not adversely be affected by the presence of a fence that is 8 feet in height. The increased fence height would be set back away from pedestrian areas.

3. *Any exceptions to or deviations from the density, requirements, or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g., additional open space, protection of natural resources, improved pedestrian connectivity, public plazas). All minor adjustments shall be consistent with density bonus provisions outlined in Section 17.60.020, Density bonus and other incentives.*

The proposed deviation from the design standards for fence height would allow for the success of the project, as the increased height ensures that the proposed manufacturing and warehousing facility can securely operate without risk of theft, vandalism, or other unwanted entry.

4. *Granting the minor adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.*

Due to the location and setback of the fence away from pedestrian areas and sensitive land uses, granting the minor adjustment would not adversely affect the public or interests of residents or property owners in the vicinity.

5. *The minor adjustment is consistent with the general plan or any applicable specific plan or development agreement.*

The proposed fence height does not conflict with any policies or provisions of the General Plan, including the Rumrill Corridor Plan. There are no applicable specific plans or development agreements that pertain to this property.

6. *The exception is the minimum required in that it allows the specified improvement or development to occur, but does not provide additional development rights.*

The increased fence height of two feet would be the minimum height required to adequately prevent unwarranted intrusion onto the property, as lower fence heights can be climbed much more easily by potential trespassers. The

increased height would be limited to the rear of the property and internal areas that out of public view and most susceptible to trespass and security concerns.

- D. The proposed project is eligible for a parking requirement reduction of up to ten percent, or four spaces, because it is located within one-quarter mile of a transit stop in accordance with Section 17.54.050.F. of the Zoning Code.
- E. Public notice of hearing has been given by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property and has been published in the West County Times (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65905.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approves the Major Design Review and Minor Adjustment for PLAN2506-0005 contingent upon the following Conditions of Approval:

General Conditions

1. The proposed use and project construction shall be conducted in substantial compliance with the planning submittal, including the site plans, floor plans; elevations, renderings, details, and landscape plan submitted to Planning Staff on July 2, 2025, which are on file with the Community Development Department, under PLAN 2506-0005.
2. Minor amendments to this approval and modifications to the design review and minor adjustment may be approved by the Zoning Administrator, if the proposed changes generally comply with the overall intent of the permit and/or are in response to revisions required by other approving agencies.
3. The Applicant shall obtain all necessary City of San Pablo Building and Public Works permits as well as any outside agency permits for water, waste, fire and any proposed work and shall submit payment of fees and agency permits and approval from relevant agencies for any proposed work.
4. The design review approval shall expire if building permits have not been issued within one year from the date of final approval. A time extension not exceeding one year beyond the initial one-year period may be granted by the Zoning Administrator.
5. The Applicant shall complete a Lot Merger of the two site parcels prior to issuance of Certificate of Occupancy.

6. Plans shall clarify whether a fence is proposed between the public right-of-way and private property, and if so, location, height, and material specifications shall be provided on the plans.
7. The applicant shall clarify whether the address is 1701 Rumrill Boulevard as shown in the application or 1660 Rumrill Boulevard as shown in Civil plans.
8. The applicant shall provide ownership, lease, and easement information, as applicable, for the cell tower located on site, and clarify whether a vehicular path and driveway curb cut will be maintained or removed by this project.
9. The development shall pay any applicable Sub-regional Transportation Mitigation Program (STMP) and School District Impact Fees.
10. The Applicant shall obtain any permits and licenses needed for the proposed use.
11. All roof-mounted and other mechanical equipment, if any, shall be screened from view from adjacent public rights-of-way as well as from adjoining properties, subject to the review and approval during the Plan Check review process.
12. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times. All scrap materials shall be stored in a container and shall be removed regularly.
13. All construction improvements shall be designed by the appropriately licensed design professional. The standards imposed by the City for the private improvements shall be considered as minimum requirements and the standards may be increased by the design professional where judgment and prudence dictate.
14. Applicant shall submit any joint trench and/or utility undergrounding plans to City's Public Works Engineering Division for review prior to the work. Plans shall be prepared and signed by the appropriate professional.
15. After construction is complete, Applicant shall provide City with bound copies of grading, improvement, joint trench, and landscaping plans. Plans must be the final approved versions, with red lines denoting any as-built deviations from the plans. Additionally, CADD files of said plans shall be provided to City.
16. Prior to construction, Applicant shall submit to City's Public Works Engineering Division, product and material cut sheets for key components, including storm drain pipes, manholes, inlets, streetlights and pull boxes, if applicable.

17. All abandoned pipes and other abandoned miscellaneous improvements shall be removed.
18. All equipment such as backflow prevention devices, meters and transformers shall be screened with landscaping or other means, and not visible from the public right of way.
19. In the event of the encounter of subsurface materials suspected to be an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area and the find left untouched. Applicant shall select and provide a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree in paleontology or geology, to evaluate. The recommendation of the qualified professional shall be implemented before work may proceed. The Applicant shall be liable for all costs associated therewith.
20. The project is subject to the Art in Public Places Ordinance as outlined in Section 17.63 of the San Pablo Zoning Ordinance. If on-site public art is proposed, it must be reviewed and approved by the city council prior to issuance of the building permit for the development project.
21. All applicable ordinances, regulations and requirements of Federal, State and local governments shall be met, including all the requirements of the City of San Pablo Municipal Code. All noise, building permit and grading permit requirements shall be met as applicable.
22. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

Police Department

23. All exterior site and parking lot lighting should conform to the Illuminating Engineering Society of North America Security Lighting for People, Property and Public Spaces Guidelines, and shall be compliant with the San Pablo Municipal Code provisions contained in Section 17.56.
24. Video surveillance:

- a. The Applicant shall place a video surveillance system around the exterior and interior of the location that covers all entrances/exits, parking lot, in front of, to the side of, and to the rear of the location.
- b. The surveillance system shall be tied into existing City of San Pablo camera system if possible.
- c. Use a surveillance system that is easily accessible to and simple to use by law enforcement personnel.

25. Ensure trash receptacles and/or dumpsters are completely secured, enclosed and only accessible to staff.

Building Division Conditions

26. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24, and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

27. Fees will apply to the current fiscal year of Building permit applications.

28. FEMA Certification on FEMA form approved by Chief Building Official will be required at time of submittal. The finished floor must be one foot above adjacent grade.

29. The applicant must obtain approvals from BAAQMD, West Contra Costa wastewater district, Fire Department, and Eastbay municipal utility district.

30. An accessible path of travel to a public way from each building office space must be provided.

31. The accessible parking stalls must be closest to the main entrance of each building.

32. Separate permits are required for trash enclosure, fence, signs, equipment and storage racks.

33. A soils report will be required for foundation design.

34. Interior roof access will be required.

35. Applicant must provide disinfection of potable water system certificate from approved testing agency at building final inspection.

36. A State Permit is required for air compressor and pressure vessels.

37. The project plans shall comply with accessibility requirements for persons with disabilities, as applicable.
38. Noise and construction hours shall be observed as required by Chapter 17 of the San Pablo Municipal Code.
39. Structural observations will be required in accordance with the engineer's design and applicable risk category.
40. Submit complete sets of electronic plans including the following: Plot Plan; Foundation Plan; Floor Plan; Ceiling and roof framing plan; Electrical Plans, including size of main switch, number and size of service entrance conductors, circuit schedule, and demand load; Plumbing and sewer plan and isometric, including underground diagram, water piping diagram, sewer location, fixture units, gas piping and vents, and heating and air conditioning diagram; Landscape and Irrigation plans.
41. Landscape plans shall be compliant with the San Pablo MWELo requirements and approved prior to the issuance of any Building Permits.
42. The Applicant shall submit electronic sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers electronic stamp and signature are acceptable at the time of plan check submittal.
43. All contractors shall be licensed by the State of California and shall obtain City of San Pablo business licenses.
44. No work shall be performed until the required permits are obtained.
45. No structure shall be occupied until a Certificate of Occupancy issued by the Building Official has been granted.
46. It is the responsibility of the person doing the work to call for the required inspections.
47. Changes or deviations from the approved set of plans shall be resubmitted for Plan Check.
48. All work shall remain accessible until inspected and approved by the Building Official.

49. Best management practices shall be observed during construction to avoid pollutants from entering the storm drain system.
50. At the time of Plan Check, the applicant shall incorporate the required California Green Code Mandatory Measures such as E.V. Ready, clean air vehicle parking, bicycle parking, best management practices and storm water pollution prevention, light pollution reduction, energy efficiency, indoor and outdoor water usage efficiency etc.
51. Cal Green mandatory measures shall be observed during construction, for example:
- a. water efficiency and conservation
 - b. construction waste reduction, disposal and recycling
 - c. All other applicable codes for the efficient construction and operation of the new structure.
52. Applicable deferred submittals must be clearly identified on the building plans. This includes submittals such as photovoltaic, fire sprinklers, fire alarms, trusses, etc.
53. All building permits shall expire by limitation 12 months after the issuance date. One or more extensions may be granted by the building official. Extensions shall be requested in writing prior to the expiration of the building permit.

Fire Protection District Conditions

54. The project as proposed shall require the installation of an approved Fire District turnaround. Dead-end emergency apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for the turning around of Fire District apparatus. (503.2.5) CFC
55. Access roadways of less than 28 feet unobstructed width shall have signs posted or curbs painted red with the words: NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC
56. Access gates for Fire District apparatus shall be a minimum of 20 feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. (D103.5) CFC

57. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507. 1) CFC

58. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit scaled site improvement plans indicating:

- All existing or proposed hydrant locations,
- Fire apparatus access to include slope and road surface
- Elevations of building,
- Size of building and type of construction,
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
- Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor.
- Striping and signage plan to include "NO PARKING-FIRE LANE" markings

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501. 3) CFC

59. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.

60. The building as proposed shall be protected with an approved automatic fire sprinkler system complying with the current, adopted edition of NFPA 13, as amended. Submit to this office for review and approval prior to installation. (903. 2) CFC

61. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the conditions of CFC 510. 4. 1 are not met. Testing shall be conducted and the results submitted to the Fire District prior to the building final. (510. 1) CFC

62. The developer shall submit building construction plans and specifications for the subject project to the Fire District.

After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following:

- Private underground fire service water mains
- Fire sprinklers
- Fire alarm
- Fire pump (if required)
- Energy systems (if applicable)

- High-pile storage (if applicable)
- Carbon Dioxide Systems
- Emergency Responder Radio Coverage System (ERRCS)

All projects shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105. 4. 1) CFC, (901. 2) CFC, (107) CBC

63. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District.
64. Portable generators used at construction sites shall comply with Section 1204.
65. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property.
66. Fire apparatus access to the site shall be maintained at all times of grading and construction.
 - a. Vehicles shall not block fire apparatus access.
 - b. Trash/rubbish shall not accumulate within the building and shall be removed from buildings at the end of each shift of work.
 - c. Trash/rubbish containers shall not be placed in a location that blocks fire apparatus access roads.
67. Smoking shall be prohibited except in approved areas. Signs shall be posted in accordance with Section 320. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310.
68. In accordance with Chapter 33 the owner or on-site general contractor project manager, shall establish a fire prevention program that is applicable throughout all phases of construction. The developer shall provide the following information:
 - a. Name and contact information of the project manager/site safety director.
 - b. Procedures for reporting emergencies.
 - c. Smoking and cooking policies, designated areas to be used where approved, and signage locations in accordance with Section 3305.8.
 - d. Location and safety considerations for temporary heating equipment.
 - e. Hot work permit plans (if applicable).
 - f. Plans for control of combustible waste material.
 - g. Locations and methods for storage and use of flammable and combustible liquids.
 - h. Location of the building material during the phases of subdivision construction.
 - i. Provisions for site security.

Garbage and Recycling Area

69. The trash enclosure must provide a covered roof and must be in compliance with the City of San Pablo's standard detail and obtain Republic Services approval.

70. The project shall comply with the requirements of the Republic Services and shall place containers within the areas set forth on the approved plans.
71. The project must provide equal space for recyclables as for garbage containers which are adequate, accessible and convenient areas for collecting and loading of both recyclable and garbage materials. Driveways and/or travel aisles shall, at a minimum, conform to local building-code requirements for garbage collection access and clearance. The driveways and/or travel aisles must provide unobstructed access for collection vehicles and personnel. Areas for collecting and loading recyclable materials must be adjacent to the solid waste collection areas. The builder should make their "best effort" to use recycled materials wherever possible.
72. The applicant shall provide the estimated bin types and sizes for operational use of the proposed facility.

Drainage and Stormwater

73. The applicant shall be required to comply with all rules, regulations, and procedures of the National Pollutant Discharge Elimination System (NPDES) permit for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (San Francisco Bay-Regional II). If applicable, the project shall comply with requirements of the NPDES *Municipal Regional Permit* Section C.3, and the Contra Costa Clean Water Program *Stormwater C.3 Guidebook* (*Stormwater C.3 Guidebook*), current versions.
74. A Stormwater Control Plan, and Operations & Maintenance Plan and Agreement shall be required for the parcel; the Agreement must be recorded prior to a certificate of occupancy.
75. A hydrology or hydraulics report to show whether the existing and proposed storm drain system can accommodate runoff from the subject site after the improvement. This report typically includes drainage design, system capacity, and other relevant information related to hydrology or hydraulic study.
76. The Applicant shall submit grading, drainage improvement plans, sediment and erosion control plans and to the Public Works Engineering Division for approval. All of these plans shall be prepared by a California-registered Civil Engineer and approved by the City prior to submission for a building permit.

77. All improvement plans, landscaping plans and joint trench and/or utility undergrounding plans shall include a separate section with a copy of the City Standard Notes, without alteration of the numbers or content, as presented in the Appendix, and a full-size plan sheet with the "Pollution Prevention" plan sheet developed by the NPDES/Clean Water program (electronic copies are available from the City).
78. The applicant shall agree to provide repairs, upgrades or connection to public storm drain facilities which will be necessary to accommodate the proposed storm water generated by the project as required by the City Engineer.
79. In accordance with San Pablo Municipal Code (SPMC) Section 8.40.100, the applicant shall provide access to the site for the Contra Costa Clean Water Program (CCCW) or its contractor to perform soil sampling. If access is not provided the City will require that the site perform the sampling in accordance with guidelines and protocols provided as required by SPMC 8.40.100 E.

Signs

80. No illegal signs, pennants, banners, balloons, flags, or streamers are to be used on this site at any time.
81. Prior to the installation of any signs, the applicant shall obtain approval from the Planning Division and building permits from the Building Division. The design, color, and location of any project sign at the entrance to the property shall be reviewed and approved by the Community Development Department.

Lighting

82. A lighting site plan and contour plan shall be submitted for approval of the Zoning Administrator consistent with required standards. All lighting on the property shall be oriented or screened so as to prevent glare and direct light from reaching adjacent properties.

Utilities

83. Water, gas, electrical, telephone, and sanitary sewer utilities shall be constructed to the minimum standards of the respective utility companies. However, the trench details, pipe slope and other details shown the City's Standard Details shall also be met as minimum requirements. All requirements of the applicable utility companies and departments and the fire district shall be met, including fees and administrative requirements.
84. All proposed overhead wires shall be undergrounded.

85. Contractor shall call 811 before construction for the location of any underground services.

Sanitary Sewer

86. A Plot Plan showing the locations of sewer laterals and connections shall be submitted, reviewed and approved by West County Wastewater District (WCWD), along with a related fee estimate. The plot plan shall show the following information:

- a. Assessor's Parcel Number(s) (APNs)
- b. Easement(s), if applicable
- c. Location(s) of the structure(s) in relation to the parcel(s)
- d. Location(s) of the parcel(s) in relation to the street(s)
- e. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)
- f. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
- g. North arrow
- h. Sidewalk(s)
- i. Street name(s)

87. Submit the plot plan directly to: permits@wcwd.org for WCW review and approval

88. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above). The annexation fee estimate will be prepared first and then the connection fee estimate will be prepared second. Please see the attachment for a preview of the fees. It is important to note that the Schedule of User Fees is only valid from 07/01/2022 to 06/30/2023

89. If WCWD has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCWD for approval.

Water

90. Off-site pipeline improvements, at the project sponsor's expense, may be required to serve the proposed development. Off-site pipeline improvements include, but are not limited to, replacement of existing pipelines to the project site.

91. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development.

Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule.

92. No water meters are allowed to be located in driveways.

93. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

Environmental Hazards

94. If applicable, any existing or abandoned monitoring wells shall be destroyed pursuant to Contra Costa Environmental Health requirements. Appropriate permits and inspections for this work shall be obtained.

95. If applicable, prior to commencement of site grading or the issuance of a building permit, the applicant shall have the site inspected by a competent hazardous waste materials expert who shall submit a report for the City's review attesting to the removal of any hazardous waste materials on site.

96. The project shall comply with the requirements of the Health Services Department, Environmental Health Division.

Landscaping

97. The property owner or manager for the development shall be responsible for maintaining site landscaping. Landscaping shall be maintained to professional standards on a regular basis.

98. At the back of sidewalks, where the slope of the planting bed may allow soil, mulch or other materials to migrate onto the walkway, appropriate durable border boards shall be placed, or concrete curbs shall be used.

99. Landscaping and irrigation shall be part of the final design drawings (improvement plans).

100. Plants and vegetation that are drought tolerant with a minimal use of pesticide and fertilizer (Bay friendly) are required. See C.3 Guidebook Section B-1-1 for a list of approved plants. List all trees that will be cut or removed and check for any disturbances of natural habitat (nests, etc.) before the removal of any trees or vegetation.

101. An on-site inspection shall be made by the Community Development Department (or Public Works Department) to determine compliance with the approved landscape plan.
102. The property owner or manager will be responsible for sidewalk and landscaping strip maintenance. Root barriers needed to be installed in the landscaping area per City Standards.

Streets & Sidewalks

103. Any work performed within the public right-of-way will require an encroachment permit and work shall conform to City standard details.
104. All private curb ramps and sidewalks within the property shall meet current Americans with Disabilities Act Title III (ADA Title III) Regulations. Existing public curb ramps along the project frontage which do not meet current ADA Title II requirements shall be upgraded. Tripping hazards and severe cracks in public sidewalks shall be corrected by replacing the offending sections. City inspector may require additional work in the Public Right-of-Way, if deemed necessary for public safety and interest.
105. If unused or altered, existing driveway and curb cut along the project frontage shall be replaced with appropriate sidewalk, curb and gutter. New driveway location(s) shall be reviewed and approved by the Public Works Department.
106. The applicant shall provide for public street improvements as necessitated by the project, including but not limited to median modifications, striping and other pavement markings, curb ramps, sidewalk repairs, monuments, fire hydrants, electroliers/lighting facilities, along the frontage and adjacent properties, if applicable.
107. Improvements near intersections shall not obstruct the sight distance to oncoming traffic.

TDM & Growth Management

108. The developer shall comply with applicable provisions of Measure J, including any regional traffic improvements that may be required by the Contra Costa County Transportation Authority (Congestion Management Agency) for projects generating more than 100 peak hour trips, if applicable.

Waste Minimization/Energy Conservation

- 109. Incorporate design features wherever feasible to protect solar access. Inclusion of these measures would not be part of Title 24 compliance, but rather an additional conservation measure.
- 110. All outdoor lighting shall be LED.

Construction

- 111. Construction activity shall be limited to between the hours of 7:00 am and 6:00 pm Monday through Friday and from 9:00 am to 5:00 pm on Saturday. Construction is not permitted on Sundays. Construction activities in the Public Right-of-Way such as lane closure, traffic control, sidewalk and trench work are subject to construction days and hours listed on Encroachment Permit.
- 112. At least 50% of construction waste must be recycled.
- 113. The project shall be subject to performance bonds for all on-site and off-site improvement, including grading, stormwater facilities including C3, public utility facilities, and all improvements in the Public Right-of-way. The Engineer's estimate for the performance bond shall be approved by Public Works Department.
- 114. At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective actions in their area of responsibility. The names of individuals responsible for noise and litter control, tree protection, construction traffic and vehicles, erosion control, and the 24-hour emergency number, shall be expressly identified in the notice. The notice shall be re-issued with each phase of major grading and construction activity.
- 115. A copy of the notice shall be concurrently transmitted to the Building Official in the Community Development Department. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.
- 116. A staging plan for construction must be submitted to the Community Development Department during Plan Check. The plan must include a described narrative on how and where construction staging will occur.

117. A dust and litter control program shall be submitted for the review and approval of the City. Any violation of the approved program or applicable ordinances shall require an immediate work stoppage. Construction work shall not be allowed to resume until, if necessary, an appropriate construction bond has been posted.
118. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows. Prior to issuance of building permits, the proposed roads serving this development shall be constructed to provide access as required by the City Engineer.
119. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
120. A Site Improvement (and/or Encroachment) Permit will be required from Public Works Department for all on-site and off-site improvement, including grading, stormwater facilities including C3, public utility facilities, and all improvement on Public Right-of-way.
121. Separate permits will be required from Public Works for the following work: grading, joint trench and site improvements.
122. Truck routes for hauling materials shall be submitted for City approval.

Adopted this 22nd day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

APPROVED:

Elizabeth H. Tyler, Secretary

Johana Gurdian, Chair