



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
February 4, 2015**

TO: Mayor and City Council
FROM: Mercy G. Cabral, Deputy City Clerk
SUBJECT: Adopting Ordinance 1383 C.S. Ordinance No. 1383 Rezoning 25.9 Acre Parcel Located at 451 Vine Hill Way
DATE: January 28, 2015

RECOMMENDATION:

Adopt Ordinance No. 1383 Rezoning 25.9 Acre Parcel Located at 451 Vine Hill Way from M-OS/RF (Mixed Use Open Space/Recreational Facilities) to R-7.5/PUD Overlay (Family Residential, minimum 7,500 square feet per dwelling unit/planned development overlay).

BACKGROUND:

At the City Council meeting of January 21, the above ordinance was introduced and a public hearing was held in accordance with California Government Code. The ordinance is now before you for adoption and will become effective after 30 days.

FISCAL IMPACT:

No fiscal impact. There general plan amendment application is entirely based on cost recovery from the applicant and does not impact the General Fund. Upon development of the project area there will be a fiscal impact with respect to police, fire, water and roads.

ACTION:

Motion to adopt Ordinance No. 1383 Rezoning 25.9 Acre Parcel Located at 451 Vine Hill Way from M-OS/RF (Mixed Use Open Space/Recreational Facilities) to R-7.5/PUD Overlay (Family Residential, minimum 7,500 square feet per dwelling unit/planned development overlay).

Attachment:
Ordinance

APPROVED BY:


Interim City Manager

ORDINANCE NO. 1383 C.S.

REZONING A 25.9 ACRE PROPERTY LOCATED AT 451 VINE HILL WAY FROM M-OS/RF (MIXED USE OPEN SPACE RECREATION) TO A COMBINATION OF R-7.5/PUD OVERLAY (SINGLE FAMILY RESIDENTIAL: MINIMUM 7,500 SQUARE FEET PER DWELLING UNIT/PLANNED UNIT DEVELOPMENT OVERLAY) AND A PUD PLAN TO ALLOW DEVELOPMENT OF 99 SINGLE FAMILY HOMES RZ #

WHEREAS, on October 4, 2013, DeNova Homes ("the applicant") filed an application requesting the rezoning of a 25.9 acre area from M-OS/RF (Mixed Use Open Space Residential) to R-7.5/PUD Overlay (Family Residential: minimum 7,500 square feet per dwelling unit/planned unit development overlay as illustrated by Exhibit RZ-A attached hereto and incorporated herein by reference; and

WHEREAS, on October 28, 2014, and November 12, 2014, the Planning Commission of the City of Martinez held public hearings on the requested rezoning; and

WHEREAS, on November 12, 2014, the Planning Commission adopted a resolution recommending approval to the City Council of the requested rezoning; and

WHEREAS, on December 3, 2014, the City Council of the City of Martinez held a duly noticed public hearing on the proposed rezoning and continued the hearing to provide an opportunity for the Design Review Committee and the Planning Commission to review the Planned Unit Development, hold public hearings and provide a recommendation to the City Council; and

WHEREAS, on December 10, 2014, the Design Review Committee held a public meeting took public testimony both oral and written and recommended approval of the Planned Unit Development to the Planning Commission; and

WHEREAS, on January 6, 2015, the Planning Commission held a public hearing, took public testimony both oral and written and recommended approval of the Planned Unit Development to the City Council; and

WHEREAS, on January 21, 2015, the City Council adopted Resolution No. 008-15 approving a Mitigated Negative Declaration, finding, on the basis of an Initial Study prepared as required under the California Environmental Quality Act (CEQA), that said Rezoning would not have significant environmental effects; and

WHEREAS, on January 21, 2015, the City Council adopted Resolution No. 009-15 amending the General Plan designation for the 25.0 acre project site from Open Space and Recreation, Permanent to Residential: 0-6 units/gross acres to allow for the development of 99 single family residential units; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the General Plan in that:

1. The proposed Zoning Districts are consistent with the applicable General Plan Land Use Designations:
 - a) The "R-7.5(Family Residential: 7,500 square feet per dwelling unit)Zoning District is consistent with the approved Residential 0-6 units/gross acre land use designation, as both permit residential units at a density of up to 6 units per acre; and
2. The proposed Zoning Districts are consistent with applicable General Plan policies, in that:
 - a) The Hidden Lakes Area Specific Plan supports and sets forth policies that residential use is appropriate; and
 - b) The proposed residential project is proposed on a property that has been used as a golf course for approximately 50 years and the surrounding uses are all residential at a similar size and scale.
3. General Plan Amendment and text amendment to delete golf course use as requested is found to be consistent with the remainder of the General Plan as set forth in Exhibit 2B attached thereto and incorporated by reference.
4. General Plan Amendment as requested is found to be consistent with the Hidden Lakes Specific Area Plan of the General Plan as set forth in Exhibit 2C attached thereto and incorporated by reference.

WHEREAS, the City Council makes the following findings relating to the PUD Plan:

1. **The proposed PUD Plan development is in conformance with the applicable goals and policies of the general plan and any applicable specific plan;**

The project is in conformance to the Housing policies of the Hidden Lakes Specific Plan in particular Section 32.411 in that essential open space masses and vital elements of the terrain are being protected while still allowing

development densities reasonably consistent with the patterns established on adjoining properties. Furthermore, Section 32.421 of the Hidden Lakes Specific Plan states that development shall be consistent with the trends in the adjoining lands, as well as with the Martinez General Plan, the housing units should be single family sale units to the extent feasible.

2. **The proposed PUD Plan development can be adequately, conveniently, and reasonably served by public conveniences, facilities, services, and utilities;**

The proposed plan development is immediately adjacent to existing residential developments and established routes to commercial centers both walking, and via private transportation. In addition the area is largely developed except for this site, and fully serviced by utilities. A traffic study was conducted by Abrams and Associates on December 10, 2013 and determined that the site is adequately served by public facilities and services.

3. **Streets and pedestrian facilities adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the proposed development;**

The existing streets are improved to carry vehicular traffic from this site. In addition, modifications to the street widths are proposed to carry traffic safely in and out of the site. Furthermore, the proposed landscape buffer and meandering pathway on Vine Hill Way and Center Avenue provides a connection between neighborhoods allowing for pedestrians to walk safely within and around the neighborhood.

4. **The proposed PUD Plan development concepts are reasonably suited to the specific characteristics of the site and the surrounding neighborhood and the site is physically suitable for the type and density/intensity of development being proposed, adequate in shape and size to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by of the Title 22 of the Martinez Municipal Code;**

The site is a 25.9 acre site and is well suited for development of this type. The property is has been used as a golf course for 50 years and is vacant of structures except for a clubhouse and storage sheds. The proposed development is similar in size and intensity to all residential development adjacent to the site. The site can easily accommodate the development and limited changes to topography are necessary to complete development.

5. The proposed PUD Plan would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than might otherwise occur from more traditional development applications;

The proposed development clusters density at the center of the site allowing for more open space at the perimeter, preserving visual character along Vine Hill Way. In addition, the project proposal includes varied types of housing, one and two story as well as different high quality architecture. This development provides an opportunity for single, elderly and first time homeowners to locate in Martinez.

6. The location, access, density/building intensity, size and type of uses proposed in the PUD Plan are compatible with the existing and future land uses in the surrounding neighborhood.

This is an infill site that lends itself to the proposed type and density of development. It is compatible with existing development in the area because it will provide a housing opportunity site in an area that is largely built out and desirable. The area is easily served by existing roadway network and in close proximity to freeways.

NOW, THEREFORE, the City Council of the City of Martinez does ordain as follows:

SECTION I. The 25.9 acre property located at 451 Vine Hill Way Road is rezoned from, M-OS/RF(Mixed Use Open Space/Recreational Facilities) to "R-7.5/PUD (Residential: 7,500 square feet per dwelling unit/Planned Unit Development Overlay)", as set forth on Exhibit A-RZ, attached hereto and expressly incorporated herein by reference.

SECTION II. The Zoning Map is hereby amended as set forth on Exhibit A-RZ, attached hereto and expressly incorporated herein by reference.

SECTION III. The PUD Plan is hereby adopted as set forth on Exhibit PUD-B, attached hereto and expressly incorporated herein by reference.

SECTION IV. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrase or clauses be declared unconstitutional on their face or as applied.

SECTION V. Effective date. This ordinance shall become effective 30 days after the date of adoption.

SECTION VI. Posting. The City Clerk shall cause this ordinance to be published within fifteen days after its adoption, at least once, with the names of those City Council members voting for or against the ordinance, in a newspaper of general circulation published and circulated in the City of Martinez.

APPROVED: _____
Robert Schroder, Mayor

ATTEST: _____
Deputy City Clerk

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was duly and regularly introduced at the Regular Meeting of the City Council of the City of Martinez, held on the 21st day of January, 2015, and duly passed and adopted of said City Council held on the day of February 4, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ



From M-OS-RF to R-7.5/PUD

1 inch = 361 feet



EXHIBIT 2b

“The Meadows Subdivision”

FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN

The proposed project, Planned Unit Development which consists of subdividing a 25.9 acre project area into 99 single family residential homes is consistent with policies of the Martinez General Plan, components thereof, including, but not limited to the following:

Land Use Element:

21.2 Land to remain for open uses is designated Public Permanent Open Space or Open Space/Conservation Use Land. These designations shall apply where the following conditions are prevalent: natural conditions such as steep or potentially unstable slope, hazardous geologic conditions, watershed stability and flood hazards, seismic hazard, and fire hazard, which constitute major constraints to development or threats to life and property, where soils, land forms, vegetation, watersheds, creekways and water bodies combine to provide either a significant habitat for wildlife or agricultural resource and where land forms, vegetation, waterways and surfaces constitute a major scenic and recreational resource which should be preserved either for purposes of public use or protection and shaping of the scenic setting of the community.

Facts of Support: The project site is not within an area which is steep or on a potentially unstable slope, there are no hazardous geologic conditions, watershed stability or flood hazard issues. The project site contains no major constraints to development or threats to life and property. The project site has been a private golf course for the past 50 years and has been fully developed as such and includes commercial activities such as a restaurant/bar, golf course and pro shop . There is no significant habitat or wildlife existing on the site. The project site is not a public recreational resource, and as a golf course does not shape the scenic setting of the community. The project site no longer holds the same natural terrain or features it is a man made environment.

21.22 Zoning and other regulatory powers shall be used to maintain open space use where there are substantial threats to life and property or where private open space uses are appropriate. Appropriate private open space uses include agricultural, grazing, open space recreational uses such as camp facilities or residential uses where such uses and related facilities such as roads and parking areas constitute less than two percent of the entire land area where the balance of the land is retained in a natural state or agricultural state.

Facts of Support: The project site is currently operated as a private golf course with a restaurant and bar. It is not public open space. The use has continually been operated by a private enterprise and used by those who paid to play golf or eat at the site. The land was and is not being used as open agricultural or grazing lands and no camp facilities or associated public services.

21.23 Dedication shall be required for open spaces having scenic, recreation or habitat value where natural and man-made conditions permit economic use of a sufficient portion of the land holding with lower open space values. The balance shall be developed in accordance with other general plan policies.

Facts of Support: The entire site is privately owned. No portion of this site has been dedicated nor has there been a determination that the site as a whole has scenic, recreation or habitat value. However, the property owner will be required to dedicate the perimeter pedestrian pathway, with existing and added trees and other open space parcels as part of the proposed development.

21.312 To respect the established physical patterns of these neighborhoods, new residential structures should be similar in scale and type of accommodations to existing units.

Facts of Support: The proposed project is similar in size and scale of the existing residences.

OPEN SPACE ELEMENT

22.3 Permanent Open Space Lands Policies

22.31 Land subject to landslide hazard or of excessively steep slope should be dedicated to public or private permanent open space use.

Facts of Support: The proposed project site is not located within a landslide hazard area or on an excessively steep slope. The property has been used as a private golf course for 50 years largely graded and the portion of the site that is greater than 30 percent slope will remain undeveloped.

EXHIBIT 2C

FINDINGS OF CONSISTENCY WITH THE HIDDEN LAKES SPECIFIC AREA PLAN

The proposed project, Planned Unit Development which consists of subdividing a 25.9 acre project area into 99 single family residential homes is consistent with policies of the Hidden Lakes Specific Plan Area, components thereof, including, but not limited to the following:

HIDDEN LAKES SPECIFIC AREA PLAN

32.21 To preserve large masses of natural permanent open space areas for their ecological, environmental, aesthetic and recreational value to the health, safety and welfare of present and future residents.

Facts of Support: The existing project site is developed as a commercial golf course and is not considered a natural area of mass of land.

32.22 To conserve the natural form and visual quality of the land and vegetation.

Facts of Support: The project site is a privately owned golf course, which has been graded and landscaped with non native vegetation and has been operating as a golf course for 50 years. The site includes well manicured lawns, parking, restaurant and pro shop.

32.23 To ensure that future development will preserve and enhance these qualities, while meeting needs for housing.

Facts of Support: The hidden lakes specific plan area includes approximately 190 acres of open space within the 565 acres of land. The project site is surrounded by housing developments of similar size and configuration, and will enjoy the same amenities provided by the existing open space both passive and active, providing needed housing.

APPROVED PUD PLAN/TENTATIVE MAP AND
CONDITIONS OF APPROVAL

PUD-B

AS REVIEWED BY PLANNING COMMISSION
AND RECOMMENDED TO CITY COUNCIL

Project Name: "Vine Hill (Sub. 9358)

Site Location: Pine Meadows APN 162-020-0019

I. Description of Permit

These conditions apply to and constitute the approval of:

A. The Planned Development consisting of up to 99 single-family homes on a 25.9 acre site, the Planned Development overlay allows for exceptions to development standards normally set forth in the R-7.5 Zoning District. The following exceptions to normal the R-7.5 Zoning District development standards are allowed by this permit:

1. Front yard setback of not less than 10 feet measured from the front of the residence and or front porch to the front property line on Lots 1-23. The remaining lots shall have a front yard setback of not less than 18 feet from the garage door.
2. Rear yard minimum of 15 feet except as previously required for Lots 1-23.
3. Backyard setbacks to the first story of a building on Lots 1-23 shall not be less than 30 feet from the backyard property line.
4. Backyard setbacks to the second story of a two-story building on Lots 1-23 shall be not less than 35 feet from the backyard property line. This setback requirement does not prohibit the construction of a single-story building in accordance with the first story setback of 30 feet for lots 1-23.
5. Side yards- Minimum of 5 feet; when side yard is sloped the side yard shall be measured from the toe of the slope and shall not have a measurement of less than 5 feet from the toe of the slope to the building footprint.
6. Height-Maximum height of 30 feet.
7. Maximum coverage of 40 percent.

- B. These conditions apply to and constitute the approval of Vesting Tentative Map Subdivision Map No. 9358 consisting of up to 99 residential lots, and common landscape, drainage and access parcels and/or easements

II. Exhibits and Environmental Documentation

The following exhibits are incorporated as conditions of approval, except where specifically modified by these conditions:

EXHIBIT	DATE RECEIVED	PREPARED BY	PAGES
Vesting Tentative Map/ Development Plan Sub 9358	June 16, 2014	Carlson, Barbee & Gibson Inc.	6
Landscape Plans	June 13, 2014	VTA	1
Preliminary Development Plan	August 27, 2014	Carlson, Barbee & Gibson Inc	1

All construction plans, including but not limited to the final map, improvement/grading plans and construction plans for the individual units shall conform to these exhibits, except as modified by these conditions, and shall incorporate all mitigation measures identified in the adopted Initial Study and Mitigated Negative Declaration. Where a plan or further information is required by these conditions, it is subject to review and approval by the Planning Division, Engineering Division and/or Building Department, or as noted.

III. Special Requirements for Final Approval and Recordation of Subdivision 9358

A. **REQUIRED SITE PLAN CHANGES:**

The final map, improvement plans, design review approval and/or final building permit plans shall incorporate the following modifications to the plans otherwise hereby approved:

1. To reduce impact on the existing residences to the north directly behind the proposed development the rear setbacks have been increased as well as second story setbacks as follows:
2. Backyard setbacks to the first story of a building on Lots 1-23 shall not be less than 30 feet from the backyard property line.
3. Backyard setbacks to the second story of a two-story building on Lots 1-23 shall be not less than 35 feet from the backyard property line. This setback requirement does not prohibit the construction of a single-story building in accordance with the first story setback of 30 feet for lots 1-23.

Air Quality

1. Prior to approval of improvement plans the project applicant shall submit an Air Quality Impact Assessment to the BAAQMD for an Indirect Source Review. The submittal shall be subject to the BAAQMD fees. The project applicant shall consider opportunities for incorporating renewable energy sources into buildings as an emissions offset option.
2. Building plans shall include only natural gas burning fireplaces, low volatile organic compound paint shall be used on the project site, installation of high efficiency appliances, low flow faucets, toilets and showers and a water efficient irrigation system and a planting scheme that includes a majority of drought tolerant plant species.
3. Project applicant shall reduce construction related emissions and implement the following:
 - a. Water all active construction at least twice a day.
 - b. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c. Pave, apply water three times a day, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

Bird Nesting and Bat Roosting

1. If project construction activities, including vegetation clearing, are to occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (whenever birds are nesting but at all times between March 1-August 31) the project applicant shall retain a qualified biologist to perform preconstruction surveys for protected birds, including nesting raptors, on the project site and in the immediate vicinity. At least two surveys shall be conducted no more than 15 days prior to the initiation of construction activities, including vegetation clearing. If protected birds, including nesting raptors, are found on the project site, off site improvement corridors, or the immediate vicinity the applicant shall locate and map the locations of the nest site and notify the City and California Department of Fish and Wildlife within in two working days. The applicant shall establish a no-disturbance buffer of 250 feet; continue weekly surveys until such time as a qualified biologist has confirmed the birds have fledged.

2. Applicant shall conduct a preconstruction survey for bat roosting 15 days prior to construction. The survey shall be conducted by a qualified biologist with known experience surveying for bats. If a maternity colony is found the applicant shall consult with California Department of Fish and Wildlife. No eviction or exclusion is permitted during maternity season typically between April 15 and Jul 30. Activity should be avoided at that site until such time as the bats have reached independence.
3. Reproductive bats found require a consult with California Department of Fish and Wildlife and they shall only be evicted by a qualified biologist prior to work activities and during a suitable timeframe (February 20 to April 14 and July 30 to October 15).

Cultural Resources

1. If cultural resources are discovered all work shall be stopped within 50 meters of the discovery, the City of Martinez shall be notified and a qualified archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained by the City at the applicant's expense to determine the significance of the discovery. The City shall consider the options determine which options are feasible and appropriate and the applicant shall undertake those measures.

IV. Site Plan

A. Lighting

1. Building plans and landscaping plans shall show all exterior lighting: walkways, driveway areas, recreational areas, etc. Height and style shall be shown.
2. All exterior lighting shall be directed such that lights create as little off-site glare and nuisance as is feasible. All fixtures shall be glare-shielded.
3. Energy-saving fixtures shall be used.
 - a) Outdoor lighting at the residential lots, including building and landscape lighting, shall be designed so that it is not directed off the site (ie. Adjacent lots to the public right of way) and the light source is shielded downward from overhead viewing and from direct off-site viewing. Light spill or glare shall not exceed 0.1 foot candle on adjacent properties or the public right of way. These requirements shall be shown on the plot plans for each single family unit.

- b) Street light fixtures shall use LED or other similar lighting fixtures approved by the City of Martinez and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane of the light source. High intensity discharge lamps shall be prohibited. Street lighting plans shall be submitted with project improvement plans for City review and approval.
- c) Building plans shall incorporate materials that minimize glare to the extent feasible. Metal siding for roofing shall be prohibited, unless paint or other non-glare materials are applied to the material to minimize the glare. Building plans shall be submitted to the City for review and approval.

V. Landscaping, Walls and Fences

- A. Final landscape plans shall be prepared by a licensed landscape architect, on the grading plan as a base map and shall be submitted for review and approval by the City at the same time grading and improvement plans are submitted. Final plans must receive City approval prior to filing of the Final Map or issuance of building or grading permits, whichever comes first. All exterior and roof mounted utility and meter boxes, and mechanical equipment shall be screened from public view. Equipment and screening shall be shown on final construction plans and subject to staff review and approval.
 - 1. Permanent project/neighborhood identification signage may be placed at the entryway and shall be subject to Design Review approval.
 - 2. Landscape plans shall be prepared in accordance with the City's adopted water conservation and landscaping ordinance (Martinez Municipal Code Chapter 22.35).
 - 3. Specify shrubs of minimum 5-gallon size
 - 4. Provide either lawn or a continuous ground cover with complete coverage within 3 years.
 - 5. Show all non-plant features areas such as paths, benches etc.
 - 6. Include an irrigation plan.

Fences

- a. All fencing, retaining walls, barriers, etc., shall be installed by the developer, and shall be shown on the site and landscape plan.
- b. The maximum height for all walls, fences and/or fences on retaining walls shall be 6 feet unless as otherwise shown on approved plans. Fences off-set from retaining walls 18 inches or greater shall be considered separate structures with a maximum height of 6 foot each.

B. Tree Preservation

1. All trees to be preserved shall be clearly indicated on the grading plan, site plan, composite plans and landscape plans. As indicated on the existing Tree Survey Exhibit- Vine Hill prepared by CBG Engineers dated November 5, 2014.
2. All trees to be saved shall be fenced at the drip line with three-strand barbed wire or other approved fencing prior to grading and construction activities. Prior to grading or construction, the developer's contractor shall request City inspection of fencing.
3. Dead wood shall be pruned from existing trees.
4. If during construction, the developer wished to remove the trees, the applicant shall apply for a tree removal permit pursuant to Chapter 8.12 Trees on Private Property.
5. Tree #1338 shall be preserved and the configuration of the roadway changed to accommodate the tree and dripline.
6. The sizes of trees shall be varied throughout the project site with the smallest tree size being 15 gallon. In addition, the applicant shall properly distribute larger trees (ie. 48" pots) throughout the site, placement of the trees and sizes shall be approved by the Planning Department prior to planting.

VI. Noise Control, Dust and Conditions for Construction Activity

- A. All construction activities shall conform to the City's Noise Control Ordinance, Chapter 8.34 of the Municipal Code: Construction activities including delineation and starting/warning of vehicles are limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday; and 9:00 a.m. to 5 p.m. Saturday and Sunday. **Lane closures shall be limited to 9:00 a.m. to 4:00 p.m. Monday through Friday on Center Avenue and Morello Avenue.** The permittee shall post a sign on the site notifying all workers of these restrictions.

- B. The site shall be fenced with locked gates at 7 p.m. The gates shall remain locked until 7:00 am. Contractors shall not arrive at the site prior to the opening of the gates.
- C. A site-specific sound mitigation study shall be conducted for this project, sound levels shall be reduced to meet the following criteria for year 2000 noise contours:
 - 1. Indoor noise levels not to exceed 45 d_{BA} CNEL.
 - 2. Private outdoor noise levels not to exceed 65 d_{BA} CNEL.

Any Mitigation Measures necessary to reduce sound levels shall be applied and approved by the Community Development Department prior to issuance of a building permit.
- D. All construction equipment utilizing combustion engines shall be equipped with “critical” grade (rather than “stock” grade) noise mufflers or silencers that are in good condition. Back up “beepers” shall be tuned to insure lowest possible noise levels while also serving the safety purpose of the backup sound indicator.
- E. Stationary noise sources shall be located at least 300 feet from any occupied residential dwellings unless noise-reducing engine housing enclosures or other appropriate noise screens are provided.
- F. Speeds of construction equipment shall be limited to **10** miles per hour. This includes equipment traveling on local streets to and from the site.
- G. Access shall be maintained to all driveways at all times.
- H. There shall be no parking of construction equipment or construction worker's cars on residential streets at any time.
- I. Truck routes for the import or export of cut/fill material shall be identified and approved by the City Engineer prior to the issuance of any permits. Developer shall be responsible for the repair of any damage to city streets (private and public) caused by the import or export of soils materials necessary for the project.
- J. Prior to construction, contractor shall contact city inspector for a pre-construction meeting. Haul route shall be submitted for review and approval by the building and engineering departments for approval.

- K. All construction activities must be designed to minimize potential spills, from equipment and to provide a planned response in the event an accidental spill occurs. The applicant shall maintain spill equipment on site, if refueling takes place on site there shall be a designated area. Applicant shall insure all construction personnel are trained in proper material handling, cleanup and disposal procedures.
- L. All demolition activities shall be performed in accordance with the Bay Area Air Quality Management District Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing. The purpose of this Rule is to control emissions of asbestos to the atmosphere during demolition, renovation, milling and manufacturing and establish appropriate waste disposal procedures. These requirements specify the appropriate methods for survey, demolition/removal, and disposal of asbestos materials to control emissions and prevent hazardous conditions. Specifications developed for the demolition activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal, in accordance with local, State, and federal requirements.
- M. Prior to demolition or renovation activities that may disturb suspect lead-based paint (LBP), actual material samples shall be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead are subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62. If lead-based paint is identified, the paint shall be removed by a qualified lead abatement contractor. Specifications developed for the demolition activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal, in accordance with local, State, and federal requirements.
- N. Prior to grading, mechanical excavation and disposal of the diesel and oil range petroleum hydrocarbons release (area of the petroleum product storage shed) shall be completed by a qualified contractor. Specifications developed for the excavation and disposal activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal, in accordance with local, State, and federal requirements. Confirmation soil samples following excavation shall be performed to confirm that the release has been effectively removed.

VII. Agreements, Fees and Bonds

- A. A subdivision improvement agreement in the City's standards shall be required. All improvement agreements required in connection with improvement plans shall be submitted to and approved by City and other agencies having jurisdiction prior to City approval of the Final Map or issuance of the Building, Encroachment, Grading or Site development permit, whichever comes first.
- B. All required faithful performance bonds and labor materials bonds in penal amount equal to 100 percent of the approved estimates of construction costs of improvements shall be submitted to and approved by City and other agencies having jurisdiction prior to City approval of the Final Map or issuance of the Building, Encroachment, Grading, or Site Development permit, whichever comes first.
- C. Prior to approval of the plans and issuance of permits, applicant shall pay all applicable fees, deposits as required by the Community Development Director/or his or her designee in accordance with the City's fee schedule, the City's Municipal Code, and these conditions of the project's approval. The fees include: Plan check and inspection fees, drainage fees, transportation facilities fees, park (in lieu of land dedication) fees, park and recreation facilities fees, cultural facilities fees, and police facilities fees. The final amount shall be determined in accordance with the fee schedule in effect of time of payment.
- D. All fees and deposits required by other agencies having jurisdiction shall be paid prior to City approval of the Final Map or issuance of the Building, Encroachment, Grading or Site Development Permit, whichever comes first.

VIII. Grading

- A. All grading shall require a grading and drainage plan prepared by a registered Civil Engineer, a soils report prepared by a registered Geotechnical Engineer and a Grading Permit approved by the City Engineer. The grading plans and soils report shall require review by the City's geotechnical consultant with all costs to be borne by the applicant.
- B. All recommendations made in the Soil Engineers report, (unless amended through the City's review) and all recommendations made by the City's geotechnical consultant shall be incorporated into the design and construction of the project.
- C. Contour grading techniques with spot elevations shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading.

- D. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements.
- E. Erosion control measures shall be implemented per plans approved by the City Engineer for all grading work not completed before October 1. At the time of approval of the improvement and/or grading plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer.
- F. All graded slopes in excess of 5 ft. in height shall be hydroseeded no later than September 15 and irrigated (if necessary) to ensure establishment prior to the onset of the rainy season.
- G. The applicant's engineer shall certify the actual pad elevation for the lot in accordance with City standards prior to issuance of Building Permit.
- H. All front yard landscaping or alternate erosion control measures shall be installed prior to release for occupancy to mitigate erosion problems on each lot.
- I. The finished grading shall be inspected and certified by the developer's engineer that it is in conformance with the approved Grading Plan and Soils Report pursuant to the provisions of Title 15 of the Martinez Municipal Code.
- J. All existing trees shall be clearly indicated on the grading plan. Refer to Section V Landscaping for tree preservation requirements.
- K. Any grading on adjacent properties will require written approval of those property owners affected.
- L. If cultural resources are discovered during subsurface excavations, the Contractor shall cease construction and a qualified archeologist shall be contacted to make recommendations for mitigation.
- M. The plans shall include the boundary treatment shown on cross sections, drawn to scale, for retaining walls, fencing and drainage.

IX. Drainage

- A. The storm drain system shall be designed per City and County Flood Control District Standards to carry at least a 10-year storm. Furthermore, the system shall be designed to ensure that local streets remain passable during a 100-year storm. Passable is defined as one 10-ft. travel lane in each direction, pavement free of water runoff. The developer shall install a drainage system to ensure passability. Should the runoff due to the

proposed development contribute incrementally to an existing flooding problem, then the developer shall be required to contribute funds for his proportional share of future drainage system costs as determined by the City Engineer. The developer shall comply with Contra Costa County Flood Control requirement.

- B. Collect and convey the storm drain runoff from the site to existing adequate drainage facilities. Submit drainage study and hydraulic calculations for the existing downstream drainage facilities to demonstrate the adequacy of the existing system to the satisfaction of the City Engineer. If the existing facilities are not adequate to handle the additional runoff, the developer shall construct all necessary upgrades and improvements to existing systems to the satisfaction of the City Engineer.
- C. If the existing downstream facilities are inadequate to handle the runoff, the developer may mitigate the increase of the runoff peak flows from the proposed development by constructing a detention basin(s) onsite. The runoff peak flows from the developed conditions shall not exceed that of the existing conditions for the 10 years, 25, 50 and 100 years design storms. The 100 year stormwater level shall be contained within the basin(s).

Should the proposed C.3 bio-retention basin(s) be used for water treatment as well as a detention basin(s) for the mitigation of the increase of peak flows, the developer engineer shall submit calculations to determine the required size and configuration of the basin(s) to achieve both design objectives. Adjustment to basin(s) size and/or omission of lot(s) may be necessary to achieve the design objectives.

The C.3 facilities shall meet the requirements of the CCCWP, C.3 Guidebook. The bio- retention basin side slope of the basin shall not be steeper than 3H:1V.

Detention basin(s) design and the calculations shall be in accordance with Contra Costa County Floods Control guidelines, design criteria and parameters. The size of the basin shall be determined using flood hydrograph routing through the proposed basin(s) for said design storms, unless alternative method is approved by the City Engineer. The required hydrologic study and calculations shall be prepared and submitted for review and approval to the City Engineer and Contra Costa County Flood Control District.

- D. All concentrated runoff shall be collected and conveyed to an approved storm drainage system. Existing slopes that have no additional discharge directed onto them or are not substantially re-graded can remain as natural runoff.

- E. Applicant shall not increase storm water runoff to adjacent downhill lots unless either, (1) a Drainage Release is signed by the property owner(s) of affected downhill lots and recorded in the office of the County Recorder; or (2) site drainage is collected and conveyed in approved drainage facilities within a private drainage easement through a downhill property. This condition may require collection of on-site runoff and construction of an off-site storm drainage system. All required releases and/or easements shall be obtained prior to filing of Final Map or issuance of the Building, Encroachment, Grading or Site Development Permit, whichever comes first.
 - F. Streets and on-site drainage shall be collected and conveyed to an approved storm drainage facility. When approved by the City Engineer, drainage may be conveyed under the sidewalk and discharged through the curb in accordance with City standards. Drainage shall be directed to a concrete curb and gutter whenever practical.
 - G. All public drainage facilities, which cross private lots and to be maintained by the City, shall require a 10-ft. minimum width storm drain easement. Private storm drain facilities to be maintained by an Association of Homeowners or by individual lot owners shall be contained within 10-ft. private drainage reserves. Said easements and/or reserves shall be delineated on the Final Map or recorded by separate document prior to City approval of the Final Map or issuance of Building Permit, whichever comes first.
 - H. Concentrated drainage flows shall not be permitted to cross sidewalks or driveways.
 - I. Fifteen (15) inch minimum RCP (reinforced concrete pipe) shall be used for all public storm drain lines and 12-inch minimum pipe shall be used for laterals and for private storm drain lines.
- X. NPDES Requirements
- A. Efficient irrigation, appropriate landscape design and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.
 - B. To the maximum extent practicable, as determined by the City Engineer, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filters prior to discharge into the storm drain system.
 - C. All storm drain inlets (catch basins) shall be imprinted with the sign "No Dumping, Flows to Creek" as per City Standard #SD-1. Where required by the City Engineer, trash capture devices shall be installed at storm drain inlet.

- D. All areas used for washing, steam cleaning, maintenance, and repair or processing shall have impermeable surfaces and containment berms, roof covers, recycled water wash facilities, and shall discharge into the sanitary sewer, as approved by the City Engineer.
- E. A sweeping program, as approved by the City Engineer, shall be implemented by the developer and maintained by the Homeowners Association or operation, which at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
- F. For projects one (1) acre or larger, developer shall comply with the State Construction General Permit requirements. The Developer shall be responsible preparing the SWPPP with all required documents, and obtaining coverage by filing a Notice of Intent (NOI) with State Water Resource Control Board (SWRQB). A copy of the SWPPP and the Notice of Intent (WDID) shall be submitted to the City prior to issuing permits for construction. The SWPPP and the WDID shall be kept at the job site during construction.
- G. Developer shall comply with the requirements of Provision C.3 of the Municipal Regional Permit (MRP) of the State Regional Water Resources Control Board NPDES Permit as applicable to this project. This project shall comply with provision C.3 of the MRP for flow-control and treatment measures in accordance with the current edition of the Contra Costa Clean Water Program's Stormwater C.3 Guidebook.
- H. Construction improvement plans, calculations, and specifications for the C.3 stormwater control facilities shall be submitted to the City for review and approval. The plans and specifications shall include, but not limited to, grading plan, drainage watershed maps, landscaping plans, and detail drawings for the proposed facilities. The proposed improvements shall be reviewed and approved by the project soil engineer and the City's geotechnical consultant (if deemed necessary by the City Engineer) prior to City approval of the plans.
- I. Prior to the issuance of building, grading, or site development permits, the applicant shall submit a complete set of stormwater control plan with the operation and maintenance plan for review and approval by the City Engineer. All required documents and agreements shall be submitted and executed prior to issuing permits for construction.
- J. The owner(s)/HOA, in perpetuity, shall be responsible for the ongoing operation and maintenance of the C.3 storm water control facilities. Prior to City approval of the plans and issuance of permits, the owner(s) shall execute an operation and maintenance agreement to insure proper operation and maintenance of the facilities. The agreement to be similar to the model O&M agreement prepared by the CCCWP.

- K. Stormwater control plan and the operation and maintenance plan shall be included as a part of the CC&R (or other approved document) for this development.
- L. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit as built drawings of the stormwater control facilities, including any updates. All required agreements must be executed and recorded.
- M. Development shall include adequate accessible and convenient areas for collecting and loading recyclable materials, to the satisfaction of the City Engineer, in conformance with the California Integrated Waste Management Board Recycling Ordinance.

XI. Street Improvements

- A. General Frontage Improvement Requirements: Pursuant to Chapter 12.30 of the Martinez Municipal Code sidewalks, curb, gutter, and street pavement shall be constructed and/or replaced along the entire property frontage. The developer shall install new (or replace existing damaged) sidewalk, curb and gutter, relocate existing driveways, and construct and dedicate to the City the improvements within the City's right-of-way, including concrete curb, gutter, sidewalk, paving, drainage system, street lights, and street trees, all to the satisfaction of the City Engineer. Existing street structural section shall be removed and replaced along the frontage of the property to the centerline of the street if the existing structural section is cracked or damaged in any way (regardless if it is damaged by construction or not), or if the street structural section is determined by the City Engineer to be inadequate for the intended traffic. All improvement shall be designed and constructed to the satisfaction of the City Engineer. Improvements shall be maintained by the Homeowners Association.
- B. All streets shall be paved and improved after utilities are installed in accordance with City of Martinez Standard Drawings and Design Guidelines and the Approved plans.
- C. Interior Streets: All interior street shall be constructed to public street standards as follows:

Street pavement section design and construction control shall be based on State of California "R" value method, using Traffic Indices (T.I.'s) approved by the City Engineer. The street section design shall utilize a T.I. of 5.5 with a minimum 0.25 ft. AC pavement depth over a minimum of 0.50 ft. Class 2 aggregate base. The minimum pavement width shall be 36 ft., as measured from face of curb to face of curb, within a 56 feet wide right of way. Where required by the City Engineer, an additional 5 feet wide public utility easement shall be provided on both sides of the right of way. The maximum street grade shall 15 percent unless otherwise

approved by the City Engineer. All Streets shall also provide for approved provisions for the turning around of Police Department and Fire Department apparatus. Driveway profile shall conform to Contra Costa County standard details to allow for a minimum of 4 feet wide ADA access across the driveways. All required right of way and/or public access easement shall be dedicated on the final map, and shall be maintained by the Homeowners Association.

- D. Center Ave: Frontage improvement includes, but not limited to, installing new curb, gutter, 5.5 foot wide pathway that shall meet American with Disabilities Act (ADA) the dimension and placement shall be approved by the City Engineer. There may be a requirement by the City Engineer to install both a sidewalk and pathway if the City Engineer determines there is a safety issue or that the existing conditions do not allow for installation of a pathway due to the slope of the street in this instance the developer my install both a sidewalk and a meandering pathway. The frontage improvement also include re-stripping the street, installing street lights and street trees and signs to the satisfaction of the City Engineer. Pavement section design and construction control shall be based on State of California "R" value method, using Traffic Indices (T.I.'s) approved by the City Engineer. The street section design shall utilize a T.I. of 8.5 with a minimum 0.50 ft. AC pavement depth over a minimum 0.50 ft. Class 2 aggregate base.
- E. Morello Ave: Frontage improvement includes, but not limited to, installing new 5.5 feet wide sidewalk, as measured form face of curb, from the existing sidewalk near the intersection of Center Ave. and Morello Ave. Frontage improvements also include re-stripping the street, installing street light(s) at the entry to the subdivision, street trees and signs to the satisfaction of the City Engineer. Pavement section design and construction control shall be based on State of California "R" value method, using Traffic Indices (T.I.'s) approved by the City Engineer. The street section design shall utilize a T.I. of 8.5 with a minimum 0.50 ft. AC pavement depth over a minimum 0.50 ft. Class 2 aggregate base.
- F. Vine Hill Way: Frontage improvement includes, but not limited to, removing existing ac berm, installing new concrete curb, gutter, 5.5 foot wide pathway that shall meet American with Disabilities Act (ADA) the dimension and placement shall be approved by the City Engineer. There may be a requirement by the City Engineer to install both a sidewalk and pathway if the City Engineer determines there is a safety issue or that the existing conditions do not allow for installation of a pathway due to the slope of the street in this instance the developer my install both a sidewalk and a meandering pathway. Applicant shall be required to widen the existing street pavement section to provide 40 feet wide as measured from face of curb to face of curb, and base repair and repave existing damaged pavement section to centerline of the street. The frontage improvement

shall also include re-striping the street, undergrounding existing overhead utilities, installing street lights and street trees and signage to the satisfaction of the City Engineer. Pavement section design and construction control shall be based on State of California "R" value method, using Traffic Indices (T.I.'s) approved by the City Engineer. The street section design shall utilize a T.I. of 7.0 with a minimum 0.33 ft. AC pavement depth over a minimum 0.50 ft. Class 2 aggregate base.

- G. Valley gutters shall not be used to provide drainage across any through street or intersection, unless otherwise approved by the City Engineer.
- H. Access ramp shall be installed at all curb returns per Caltrans standard details.
- I. All new utility distribution services on-site and off-site shall be installed underground.
- J. Sidewalk pipe drains shall be installed on either side of the driveway and shall conform to City Standard No. S-13.
- K. A City Encroachment Permit is required for any work within the City Right-of-Way.
- L. All traffic control devices, including Stop signs, No Parking signs, legends and striping shall be installed in accordance with plans approved by the City Engineer.
- M. Street names for public and private streets are subject to the approval by the Community Development Department and the Fire District.
- N. Street lights shall be installed at Developer's expense in accordance with plans approved by the City Engineer. Developer shall bear full costs of energizing and monthly utility charges until acceptance of improvements by the City Council. Street lights shall be installed along Center Ave, Morello Ave and Vine Hill Way as well as in the new interior streets. All street lights fixture shall be LED. Street lights shall be maintained by the Homeowners Association if not accepted by the City.
- O. Street trees shall be planted in accordance with City standards. The species of tree shall be approved by the Parks Superintendent.
- P. All required street right of way shall be dedicate to the City, if right of way is not accepted then maintenance of the street is the responsibility of the Homeowners Association and shall be included in the CC&R's.

- Q. The developer shall keep the adjoining streets free and clean of project dirt, mud, materials and debris during the construction period as is found necessary by the City Engineer.
- R. On street parking shall not be permitted along Vine Hill Way and Center Avenue on the street side adjacent to the project site and a bike lane shall be installed along Vine Hill Way and connect to Center Avenue. The dimension of the bike lane shall be approved by the City Engineer.
- S. Developer shall install a deceleration lane from the entry road onto to Center Ave.
- T. No on street parking on the entry way to the project site from Center Avenue for its entire length (Center Avenue to the intersection of "B" street). No parking on the entryway from Morello Avenue for the first 60 feet, approximate measurement from Morello Avenue to Parcel 1.

XII. Water System

- A. Water system facilities shall be designed to meet the requirements of the City of Martinez Water Department and the fire flow requirements of the Contra Costa County Consolidated Fire Protection District. All requirements of the responsible agency shall be guaranteed prior to approval of the improvement plans. Any required offsite easements shall be obtained at the developer own expense.
- B. The interior water system for the subdivision shall be connected to the existing water system at the intersection of Vine Hill Way and Center Ave via a minimum of an 8" diameter pipe along Center Ave to the Entry Road and looped to the existing water main on Morello Ave unless otherwise approved by the City Engineer.
- C. Water system connection, including installation of the water meter, shall be made in accordance with the Water Department standards. Prior to obtaining water service, fees shall be paid in accordance with the water fee schedule in effect at time of payment.
- D. Backflow prevention, required as part of the water service installation, must be completed before occupancy of the building, and appropriately screened with suitable material.

XIII. Sanitary Sewer System

- A. Sewer system connections and plans for sanitary sewer facilities shall be approved by the Mt. View Sanitary District. All requirements of that District, including constructing offsite improvement and upgrading existing sanitary sewer mains offsite downstream of the project, shall be met before the City approval of the improvement plans. All required easements and right of way shall be dedicated to the sewer district.

- B. Streets A, B, C, D and E require an 8" sewer main.
- C. The sewer connection shall be routed through the Bio retention Basin Parcel and to Vine Hill Way and out the northeasterly to the existing manhole on Rolling Hill Way. Modifications to the sewer connection and or its location shall be approved by both the City Engineer and the Sanitation District.

XIV. Other Requirements

- A. Construction shall comply with all applicable City and State building codes and requirements including handicapped and energy conservation requirements, grading and erosion control ordinances.
- B. Design of all public improvements shall conform to the City of Martinez Design Guidelines, Standard Special Provisions, and Standard Drawings. Prior to preparation of improvement plans, the developer or his representative should contact the City's Engineering Development Review section of the Community Development Department.
- C. Complete grading, site and improvement plans, specifications and calculations shall be submitted to and approved by the City Engineer, Community Development Director, and/or other agencies having jurisdiction for all improvements within the proposed development prior to filing of the Final Map or issuance of a Building, Site, Grading or Encroachment Permit whichever comes first. Approved plans shall become the property of the City of Martinez upon being signed by the City Engineer and Community Development Director.
- D. Prior to City approval of the Final Map, all fees, bonds, and deposits shall be paid and posted; all agreements shall be executed and all grading and improvement plans shall be approved by the City Engineer and Community Development Director. No construction shall take place until recordation of the Final Map and issuance of the appropriate Encroachment, Site, Grading and/or Building Permits.
- E. If more than one unit is to be recorded on the area of the Tentative Map, master plans for the water mains, sanitary sewers, and storm sewers must be approved prior to the submittal of an improvement plan. The master plans are subject to review with any requested time extension of approval of the Tentative Map.
- F. The developer shall comply with all the mitigation measures listed in the CEQA environment documents prepared for this project. The Community Development Director shall interpret the mitigation measures and furnish the developer with specific improvements to be installed.

- G. Prior to issuance of the first building permit, the access to building sites shall be graded and improved to at least an all-weather surface condition, and operating fire hydrants shall be in place.
- H. Prior to issuance of the first certificate of occupancy, the public improvements including streets, sewers, storm drains, street lights, and traffic signs required for access to the sites of that phase of the project shall be completed. All public improvements shall be completed and accepted or rejected by the City prior to issuance of certificate of occupancy on final dwelling unit in the project.
- I. Prior to acceptance of improvements, offers of dedication, and release of bonds and deposits by the City, the City's record copies of the grading, site, and improvement plans shall be updated to show "As Built" conditions of the project. Said plans shall be prepared by the responsible Civil Engineer of work and shall reflect all changes made during the course of project construction. Grading and improvement plans shall be 24" x 36" in size. The as built plans and final map shall be provided in 4 mil photo mylars and in the form of electronic files compatible with AutoCAD.
- J. All on-site improvements not covered by the building permit including sidewalks, driveways, paving, sewers, drainage, curbs and gutters must be constructed in accordance with approved plans and/or standards and a Site Development Permit approved by the City Engineer.
- K. Building permits for retaining walls shall be obtained as follows:
 - 1. For major walls to be constructed during the mass-grading phase, obtain permit prior to issuance of the Grading Permit.
 - 2. For all other walls, obtain permit prior to issuance of Permits for structures on the respective lot.
- L. Any existing water wells on the property shall be filled and sealed off or otherwise disposed of as directed by the City Engineer.
- M. All required offsite easements that are necessary to complete the improvement of this project shall be obtained by the developer, at his own sole expense, and submitted to the City prior to approval of the Final Map.
- N. Where existing onsite utility easements and facilities are to be removed, located or abandoned, the developer shall be responsible for securing all necessary approvals from the owner(s) of the easements and facilities prior to approval of the Final Map.

- O. Approval by the applicant's Soils Engineer, the City's Soils Consultant, the Fire District, Sewage District, water agency, and State Department of Fish & Game of all improvements and buildings is required prior to City approval of the grading and improvement plans, and the issuance of any permits.
- P. Final Map and/or CC & R's clearly showing lot numbers and property lines shall be submitted with building permit applications. Final Map shall be 18" x 26" in size.
- Q. The developer shall establish a Homeowners' Association (hereinafter referred to as the "HOA") for the purpose that includes but is not limited to the maintenance of the access and landscape easements and/or parcels as described on the Vesting Tentative Map. The HOA shall be responsible for all exterior maintenance, including repainting of buildings, inspection and maintenance of private improvements such as: private storm drain system, landscaping and irrigation system; private access roads, sidewalks, retaining walls, parks, sewer, signs, lighting, utilities and unaccepted streets and or parcels. Maintenance of Parcels A, B, C, D, E and F shall be the responsibility of the Homeowners Association.
- R. The HOA shall also be responsible for inspection, operation and maintenance of stormwater control facilities (C.3 facilities), including reporting as required. All required documents and agreement shall be executed prior to issuance of permits. The CC&R shall clearly note the maintenance responsibility. Final wording of the implementing CC & R's shall be subject to approval of the City Attorney, and the City Engineer.
- S. Project CC & R's shall be submitted for City review and approval with the final map and improvement plans. The CC & R's shall contain a clause giving the City the right, but not the duty, to enforce the CC & R's. The CC & R's shall include the following restrictions on the uses of garages:
 - 1. Garages shall be kept sufficiently clear so as to permit the parking of 2 motor vehicles in addition to any incidental household storage.
 - 2. Residents shall use their assigned garages to capacity before using guest or on-street parking.
- T. As required by Map Act, Final Subdivision Map shall be prepared by licensed Land Surveyor or qualified Civil Engineer. Regardless of whether any discrepancies between the boundary locations and/or site area as shown on tentative and final maps, the developer is required to maintain the maximum permitted density, all required minimum setbacks, bio retention areas, site amenities (etc.) as shown on the Tentative Map/PUD plan. If necessary, units may be deleted to preserve consistency with the PUD plan, as required by Planning staff and City engineer.

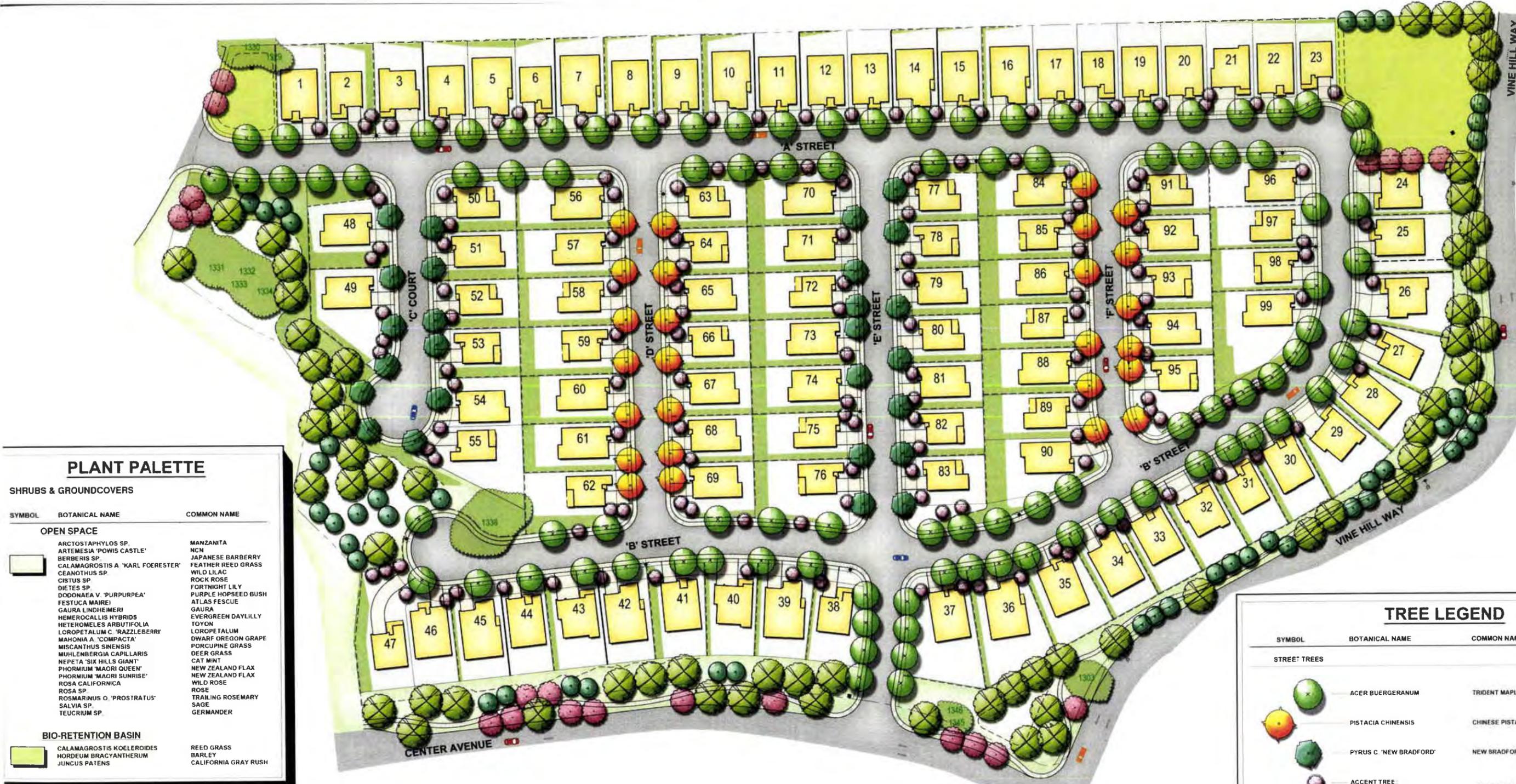
- U. The applicant shall construct the project in compliance with Green Building standards and techniques.

XV. Validity of Permit and Approval

- A. The tentative map, shall expire on January 21, 2016 (24 months from Planning Commission or City Council approval date, whichever is later.) unless:
 - 1. The final map, the Improvement plans and all required documents are filed with City Engineer prior to the expiration date;
 - 2. Or if an application for extension with all required fees are received prior to the expiration date as stated in item B below.
- B. Extension of the tentative map approval: Extension(s) shall be in accordance with the City's Municipal Code and Subdivision Map Act requirements. Tentative map extension can be considered upon receiving an application with required fee prior to the expiration date of the approved Tentative Map. If the tentative map is expired a new application is required. A public hearing will be required for all extension applications.
- C. Extensions are not automatically approved: Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require or permit denial.
- D. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Martinez, or other public agency having jurisdiction.
- E. The permittee, DeNova Homes, shall defend, indemnify and hold harmless the City and its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys or employees to attack, set aside, void, or annul the Planning Commission's decision to recommend approval PUD 09-01, Major Subdivision 9358, and any environmental document approved in connection therewith. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by DeNova Homes, the City, and/or the parties initiating or bringing such action.
- F. DeNova Homes shall defend, indemnify and hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation of, or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the Negative Declaration), if made necessary by said legal action and if DeNova Homes

desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.

- G. For all entitlements other than the map. In the event that a claim, action or proceeding described in Subsection E, above, is brought, the City shall promptly notify DeNova Homes of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that DeNova Homes is required to defend the City in connection with any said claim, action, or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably be withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with DeNova Homes in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where DeNova Homes has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that the fees and expenses of the City Attorney shall be paid by the applicant.
- H. As to the Vesting Tentative Map, the applicant shall indemnify the City Pursuant California Government Code Section 66474.9.
- I. DeNova Homes shall indemnify the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- J. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirement, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS & GROUNDCOVERS		
OPEN SPACE		
	ARCTOSTAPHYLOS SP.	MANZANITA
	ARTEMESIA 'POWIS CASTLE'	NCN
	BERBERIS SP.	JAPANESE BARBERRY
	CALAMAGROSTIS A. 'KARL FOERESTER'	FEATHER REED GRASS
	CEANOTHUS SP.	WILD LILAC
	CISTUS SP.	ROCK ROSE
	DIETES SP.	FORTNIGHT LILY
	DODONAEA V. 'PURPURPEA'	PURPLE HOPSEED BUSH
	FESTUCA (MAIRE)	ATLAS FESCUE
	GAURA LINDHEMERI	GAURA
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY
	HETEROMELES ARBUTIFOLIA	TOYON
	LOROPETALUM C. 'RAZZLEBERRY'	LOROPETALUM
	MAHONIA A. 'COMPACTA'	DWARF DREYON GRAPE
	MISCANTHUS SINENSIS	PORCUPINE GRASS
	MUHLENBERGIA CAPILLARIS	DEER GRASS
	NEPETA 'SIX HILLS GIANT'	CAT MINT
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX
	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX
	ROSA CALIFORNICA	WILD ROSE
	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY
	SALVIA SP.	SAGE
	TEUCRIUM SP.	GERMANDER
BIO-RETENTION BASIN		
	CALAMAGROSTIS KOELEROIDES	REED GRASS
	HORDEUM BRACVANTHERUM	BARLEY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH

GENERAL NOTES:

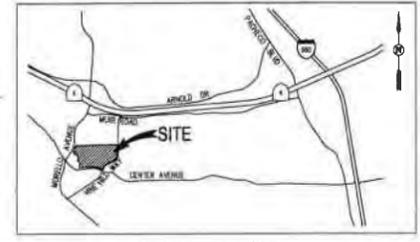
- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO FINAL UTILITY LOCATIONS AND CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES. IRRIGATION HEADS SHALL BE DESIGNED TO MINIMIZE OVERSPRAY AND RUNOFF.

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
STREET TREES				
	ACER BUERGERANUM	TRIDENT MAPLE	15 GAL	97
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	26
	PYRUS C. 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	26
	ACCENT TREE ACER PALMATUM	JAPANESE MAPLE	15 GAL	152
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	
	LAGERSTROEMIA SPP.	GRAPE MYRTLE	15 GAL	
				TOTAL: 301
PERIMETER TREES				
	PRUNUS CERASIFERA	PURPLE LEAF PLUM	15 GAL	21
	QUERCUS AGRIFOLIA QUERCUS RUBRA	COAST LIVE OAK RED OAK	15 GAL	62
	SEQUOIA S. 'SOQUEL'	COAST REDWOOD 'SOQUEL'	15 GAL	44
	EXISTING TREES TO REMAIN			
				TOTAL: 127

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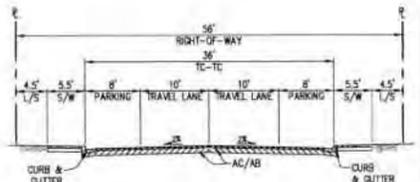




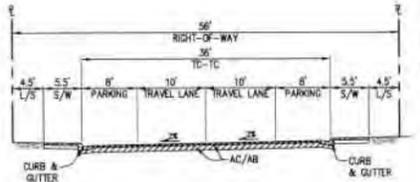
VICINITY MAP
NOT TO SCALE

LINE TABLE	
NO.	BEARING LENGTH
L1	N62°45'05"W 52.77'
L2	N02°24'52"W 119.23'
L3	N06°18'00"W 100.00'
L4	N06°27'20"E 63.39'
L5	N44°20'02"W 121.63'
L6	N11°09'17"E 144.73'
L7	N35°32'16"W 68.82'
L8	N62°33'37"W 58.55'
L9	N04°39'37"W 112.48'
L10	N15°51'51"E 169.79'

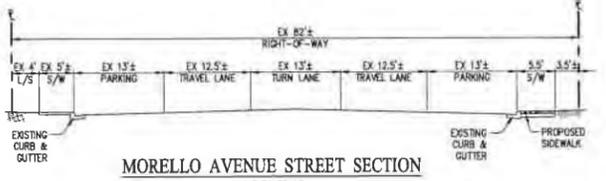
CURVE TABLE		
NO.	RADIUS	DELTA LENGTH
C1	140.00'	65°29'51" 160.04'
C2	30.00'	93°49'47" 46.13'
C3	542.00'	19°39'27" 185.95'
C4	542.00'	13°53'28" 131.41'



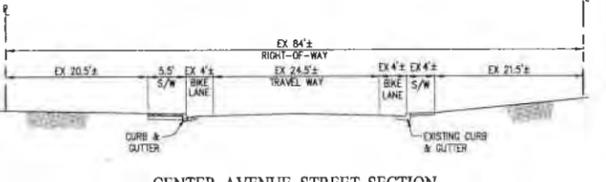
TYPICAL IN-TRACT STREET SECTION
ALL STREETS EXCLUDING ENTRY ROAD
NOT TO SCALE



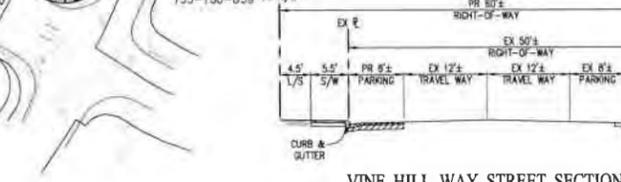
TYPICAL ENTRY ROAD STREET SECTION
NOT TO SCALE



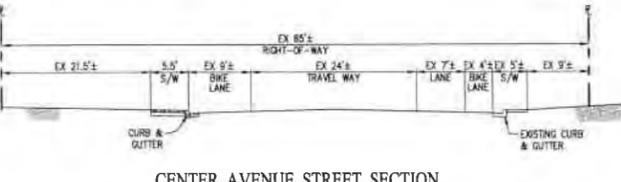
MORELLO AVENUE STREET SECTION
NOT TO SCALE



CENTER AVENUE STREET SECTION
(ADJACENT TO LOTS 40-47)
NOT TO SCALE



VINE HILL WAY STREET SECTION
NOT TO SCALE



CENTER AVENUE STREET SECTION
(ADJACENT TO LOTS 37-39)
NOT TO SCALE

GENERAL NOTES:

- OWNERS: DEAN, COWARD, AND COWARD
451 VINE HILL WAY
MARTINEZ, CA 94553
- DEVELOPER: DeNOVA HOMES
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 885-0110
DAVE SANSON
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 868-0322
LEW CARPENTER REG# 59416
- APN: 162-020-019
- EXISTING ZONING: M-OS/RP
PROJECT RE-ZONING: R-70 (SINGLE FAMILY RESIDENCE)
- EXISTING GENERAL PLAN: OS & R
PROPOSED PROJECT GENERAL PLAN: R O-6
- GROSS SITE AREA: 26.76 Ac ±
DEDICATED R/W AREA: 6.08 Ac ±
NET SITE AREA: 20.68 Ac ±
- NUMBER OF UNITS: 99
DENSITY: 4.8 DU / NET ACRE
- PARCELS:
PARCEL A - PRIVATE OPEN SPACE/DRAINAGE (7,802 SF)
PARCEL B - PRIVATE OPEN SPACE (8,518 SF)
PARCEL C - PRIVATE OPEN SPACE/DRAINAGE (21,800 SF)
PARCEL D - PRIVATE OPEN SPACE/DRAINAGE (55,899 SF)
PARCEL E - PRIVATE OPEN SPACE/DRAINAGE (4,154 SF)
PARCEL F - PRIVATE OPEN SPACE/DRAINAGE (32,566 SF)
PARCEL G - PUBLIC STREETS R/W-R/W (268,982 SF)
(INCLUDES S/W & L/S STRIP)
- MINIMUM LOT SIZE: 5,077 SF (LOT 23)
MAXIMUM LOT SIZE: 13,046 SF (LOT 99)
AVERAGE LOT SIZE: 7,102 SF
- STREET PARKING: ALL PROPOSED PUBLIC STREETS TO HAVE 8' PARKING ON BOTH SIDES
SEE TYPICAL IN-TRACT STREET SECTION THIS SHEET.

- UTILITY PROVIDERS:
SEWER: MOUNTAIN VIEW SANITARY DISTRICT (MVSD)
WATER: CITY OF MARTINEZ
STORM DRAIN: CITY OF MARTINEZ
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TRASH: ALLED WASTE
CABLE/TELEPHONE: COMCAST
 - FLOOD ZONE DESIGNATION: ZONE X PER FEMA FIRM PANEL NUMBER 06013C0277F & 06013C0280F DATED, JUNE 16, 2009
 - GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN
 - ALL PROPOSED UTILITIES SHOWN ARE TENTATIVE AND MAY CHANGE DURING FINAL DESIGN FINAL DESIGN SHALL ADHERE TO CITY OF MARTINEZ STANDARDS
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED ALL EXISTING TREES WITHIN GRADING LIMIT LINE ARE TO BE REMOVED SEE SHEET 2 & 5 FOR GRADING LIMIT LINE, AND SEE NOTE 2 ON SHEET 5
 - FOR TREE INFORMATION, SEE REPORT PREPARED BY BAEFSKY & ASSOCIATES, ENVIRONMENTAL LANDSCAPE CONSULTING, DATED OCTOBER 27, 2011
 - ALL EXISTING ON-SITE UTILITIES ARE TO BE REMOVED
 - NO PROPOSED STRIPING UPGRADES OR PAVEMENT RESTORATION IS PROPOSED FOR MORELLO AVENUE EXCEPT FOR SIDEWALK INSTALLATION
 - INSTALL CURB & GUTTER AND SIDEWALK ON CENTER DRIVE ALONG PROJECT FRONTAGE AND RESTRIPE TO ACCOMMODATE THE ENTRY ROAD
 - WIDEN STREET SECTION FOR VINE HILL WAY TO 40' (FC - FC) AND 80' R/W. INSTALL CURB & GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE.
 - PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED
- BENCHMARK:**
CONTRA COSTA COUNTY BM #3058
CONTRA COSTA COUNTY BRASS DISK SET IN TOP OF DRAIN INLET IN CURB, NORTH SIDE OF CENTER AVENUE 175' EAST OF VINE HILL WAY
E.L.: 187.801 FEET (NGVD 29)
- EASEMENTS:**
① DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MARTINEZ, PER BOOK 5491 OF OFFICIAL RECORDS, PAGE 496.
- BASIS OF BEARING:**
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN MORELLO AVENUE, THE BEARING BEING N 147°19' E PER SUBDIVISION 3357 (102 M 30)

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	RIGHT-OF-WAY LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	TOP OF CURB

ABBREVIATIONS:

AB	AGGREGATE BASE
Ac	ACRES
AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
EL	ELECTRODER
EX	EXISTING
FC	FACE OF CURB
FI	FIRE HYDRANT
FL	FIELD INLET
FL	FLOWING
GB	GRADE BREAK
GR	GROUND ELEVATION
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH (BY OTHERS)
LL	LOT LINE
LP	LOW POINT
LEFT	LEFT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RT	RIGHT
RW	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
SO	SIDE OPENING
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WM	WATER METER

SHEET INDEX

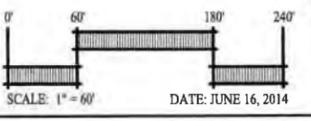
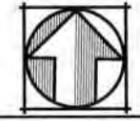
TM-1	SITE PLAN
TM-2	PRELIMINARY GRADING PLAN
TM-3	PRELIMINARY UTILITY PLAN
TM-4	PRELIMINARY STORMWATER CONTROL PLAN
TM-5	PRELIMINARY TREE REMOVAL & DEMOLITION PLAN
TM-6	EXISTING TREE SURVEY EXHIBIT

PROPOSED LOT SETBACK SUMMARY

CENTER AVENUE	30' TYPICAL (VARIES)
MORELLO AVENUE	75' TYPICAL (VARIES)
VINE HILL WAY	30' TYPICAL (VARIES)
FRONT	20' MINIMUM
SIDE	5' MINIMUM
SIDE (CORNER LOT) ADJACENT TO STREET	15' MINIMUM
REAR	15' MINIMUM

**VESTING TENTATIVE MAP
SUBDIVISION 9358
SITE PLAN
VINE HILL**

CITY OF MARTINEZ CONTRA COSTA COUNTY CALIFORNIA



cog Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
TEL: (925) 886-0322
FAX: (925) 886-0378

SHEET NO.
TM-1
OF 6 SHEETS

DATE: JUNE 16, 2014



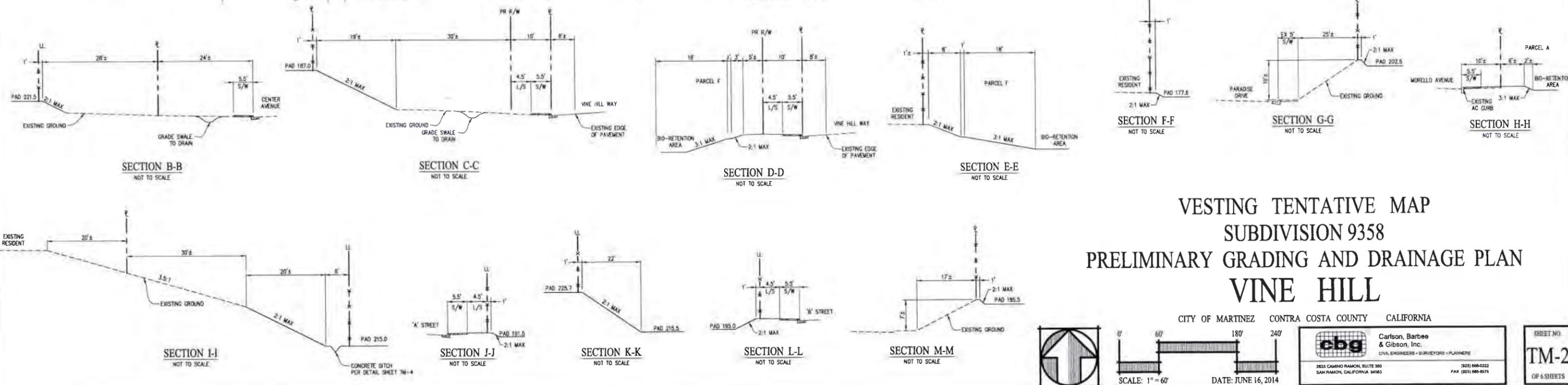
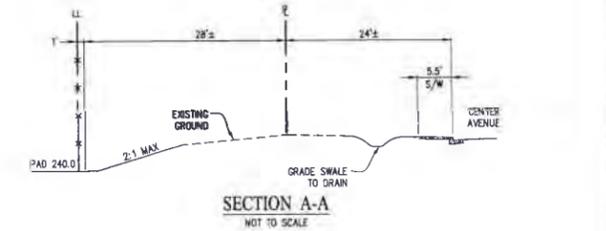
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	RIGHT-OF-WAY LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	TOP OF CURB
---	---	SPOT ELEVATIONS
---	---	EXISTING TREE
---	---	STORM DRAIN LINE
---	---	STORM DRAIN MANHOLE
---	---	FIELD INLET
---	---	CATCH BASIN
---	---	DIRECTION OF DRAINAGE
---	---	DIRECTION OF EXISTING STREET DRAINAGE
---	---	DRAINAGE SWALE

PRELIMINARY EARTHWORK SUMMARY

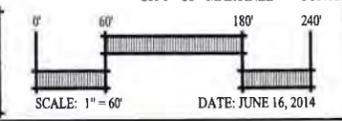
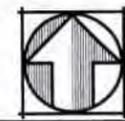
ITEM	CUB YDS	FILL (%)
EARTHWORK	132,800±	100,000±
TOTALS	132,800±	100,000±
NET	31,700±	-

EARTHWORK NOTES:
 1. A SHRINK/SWELL FACTOR HAS NOT BEEN APPLIED, AND NEEDS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WITH FINAL DESIGN.



**VESTING TENTATIVE MAP
 SUBDIVISION 9358
 PRELIMINARY GRADING AND DRAINAGE PLAN
 VINE HILL**

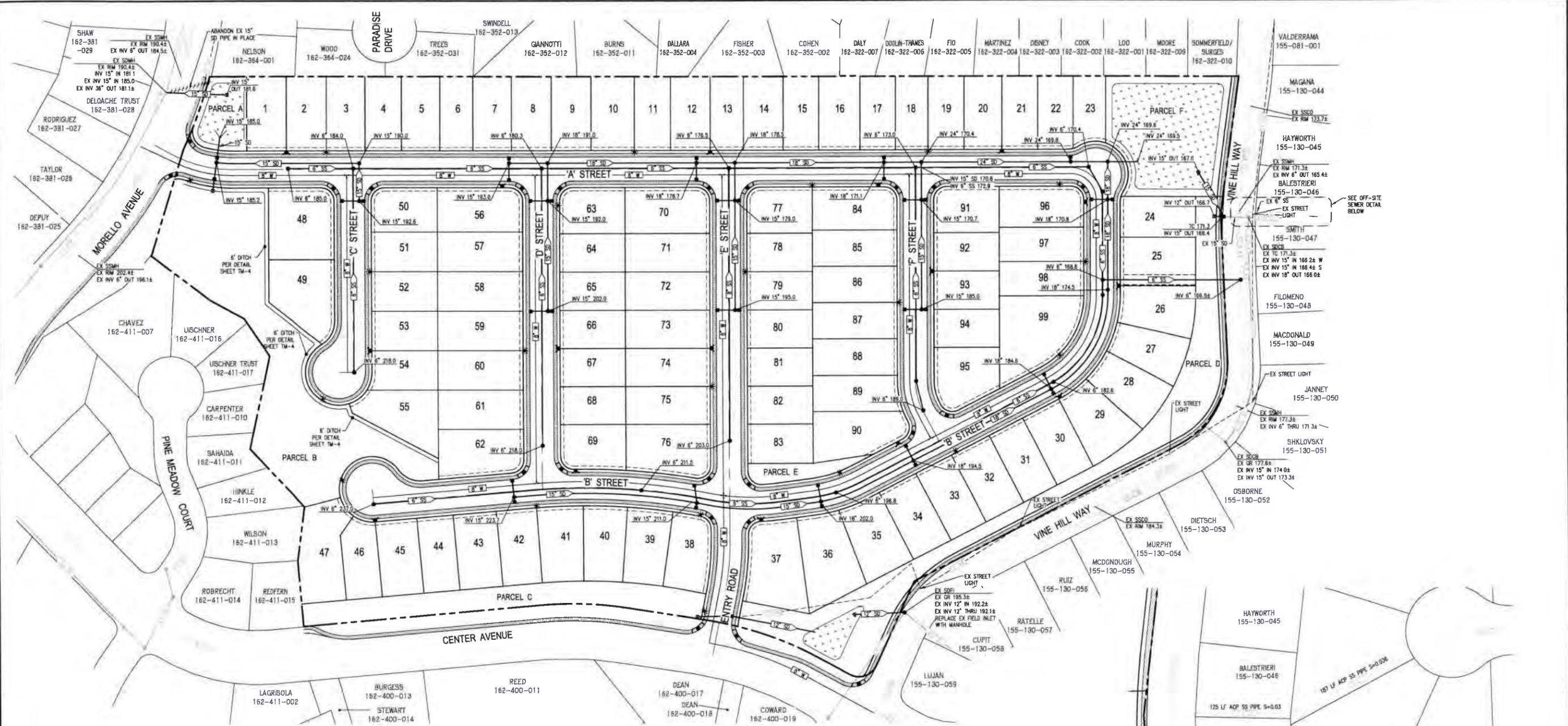
CITY OF MARTINEZ CONTRA COSTA COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA 94583
 (925) 866-0322
 FAX (925) 866-8575

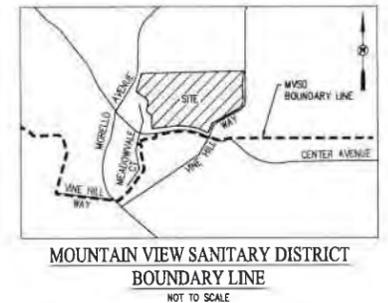
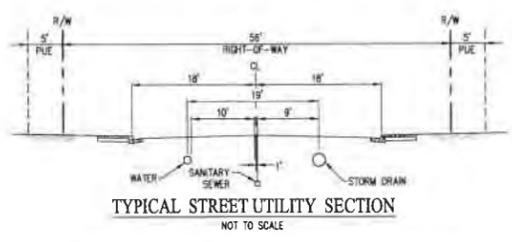
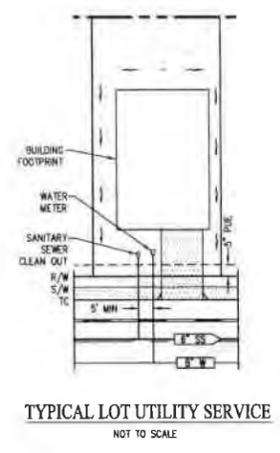
SHEET NO.
TM-2
 OF 6 SHEETS

DATE: JUNE 16, 2014



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	1	PROPOSED LOT NUMBER
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	RIGHT-OF-WAY LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	TOP OF CURB
---	x 67.0	SPOT ELEVATIONS
---	SD	STORM DRAIN LINE
---	SS	PROPOSED SANITARY SEWER
---	W	PROPOSED WATER
---	---	OVERHEAD ELECTRIC
---	---	STORM DRAIN MANHOLE
---	---	FIELD INLET
---	---	CATCH BASIN
---	---	SANITARY SEWER MANHOLE
---	---	FIRE HYDRANT
---	---	STREET LIGHT
---	---	BIO-RETENTION AREA



- NOTES:**
- A CAPACITY STUDY OF THE EXISTING FACILITIES DOWNSTREAM OF THE PROPOSED DEVELOPMENT WILL BE DONE WITH FINAL DESIGN.
 - THE EXISTING 8" SEWER PIPE IN THE DISTRICT'S EASEMENT OVER 511 VINE HILL WAY AND 2049 HOPKINSON COURT WILL BE PIPE BURST AND UP-SIZED TO AN 8 INCH HOPE PIPE IF THE CAPACITY STUDY DETERMINES THAT THE DOWNSTREAM FACILITIES CAN NOT HANDLE THE PROPOSED CAPACITY GENERATED BY THE DEVELOPMENT.

NOTE: JOINT TRENCH FACILITIES (BOXES, VAULTS, ETC.) AND LOCATION TO BE DETERMINED WITH FINAL DESIGN.

NOTE: WATER METER AND SANITARY SEWER CLEAN OUT LOCATIONS TO BE DETERMINED WITH FINAL DESIGN AND TO COMPLY WITH CITY OF MARTINEZ STANDARDS.

NOTE: DRIVEWAY DETAIL TO BE DETERMINED WITH FINAL DESIGN AND TO COMPLY WITH ALL CURRENT ADA REQUIREMENTS.

**VESTING TENTATIVE MAP
SUBDIVISION 9358
PRELIMINARY UTILITY PLAN
VINE HILL**

CITY OF MARTINEZ CONTRA COSTA COUNTY CALIFORNIA

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS & SURVEYORS - PLANNERS
2923 CAMINO RAMON, SUITE 380
SAYRAMON, CALIFORNIA 94589
(925) 898-0321
FAX (925) 898-8275

SHEET NO. **TM-3**
OF 6 SHEETS

DATE: JUNE 16, 2014



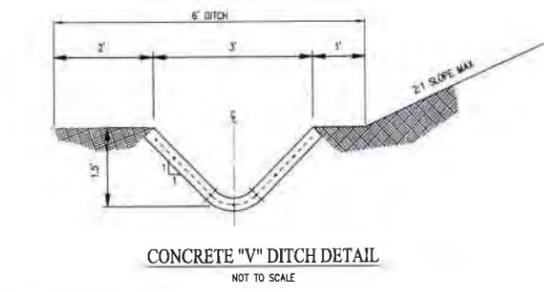
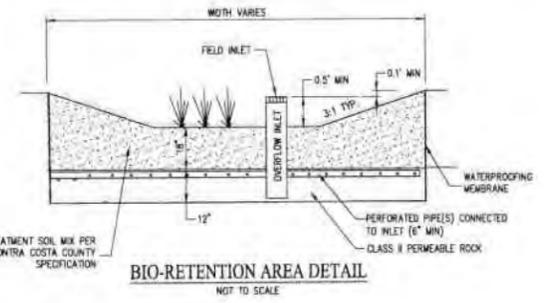
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
	1	PROPOSED LOT NUMBER
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	RIGHT-OF-WAY LINE
---	---	TOP OF CURB
---	x 57.0	SPOT ELEVATIONS
---	---	STORM DRAIN LINE
○	●	MANHOLE
⊗	⊗	FIELD INLET
□	■	CATCH BASIN
	---	BIO-RETENTION AREA
	---	COBBLES
	DMA 1	DRAINAGE MANAGEMENT AREA
	---	DRAINAGE MANAGEMENT AREA BOUNDARY

DRAINAGE MANAGEMENT AREA SUMMARY

DMA	PERVIOUS AREA:	IMPERVIOUS AREA:	TOTAL AREA:	TREATMENT REQUIRED:	TREATMENT PROVIDED:
DMA 1	114,805 SF	78,560 SF	201,450 SF	8,358 CUBIC FEET	100%
DMA 2	425,650 SF	371,810 SF	921,050 SF	71,500 CUBIC FEET	100%
DMA 3	34,080 SF	8,470 SF	42,550 SF	901 CUBIC FEET	100%

- NOTES:**
- SIZING BASED ON CONTRA COSTA COUNTY C3 STORMWATER TECHNICAL GUIDANCE, DATED FEBRUARY 15, 2012
 - BIO-RETENTION SIZING BASED ON COMBINATION FLOW AND VOLUME DESIGN BASIS
 - IMPERVIOUS AREAS WERE CALCULATED BASED ON STREET AND SIDEWALK AREAS AND AN AVERAGE LOT COVERAGE OF 30%
 - ULTIMATE SIZING OF BIO-RETENTION AREAS WILL BE DETERMINED WITH THE FINAL DESIGN



VESTING TENTATIVE MAP
SUBDIVISION 9358
PRELIMINARY STORMWATER CONTROL PLAN
VINE HILL

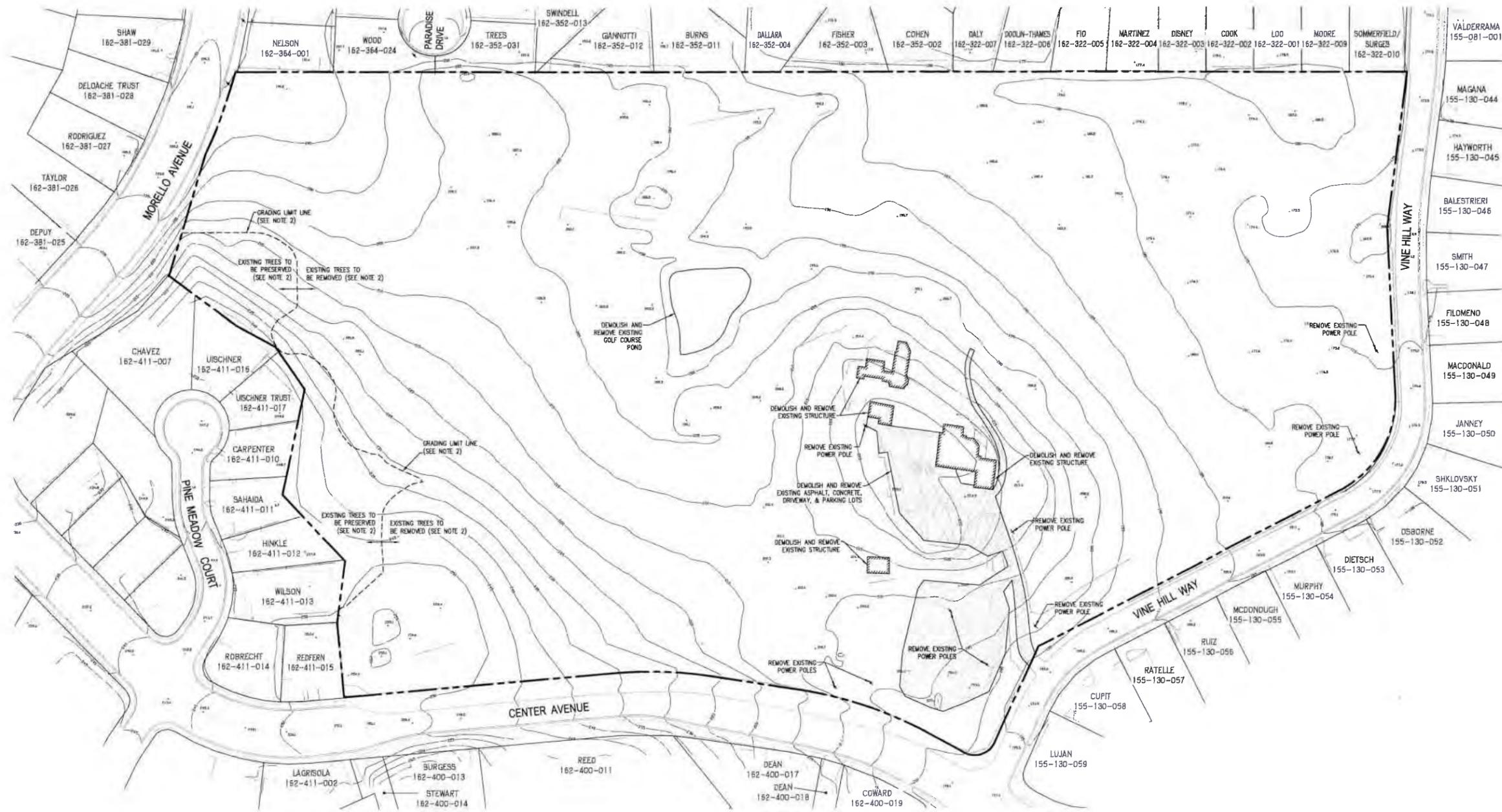
CITY OF MARTINEZ CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 60'

DATE: MAY 1, 2014

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2630 CAMINO RAMON, SUITE 300
SAN RAMON, CALIFORNIA 94583
(925) 888-0322
FAX: (925) 888-8773

SHEET NO. **TM-4**
OF 6 SHEETS



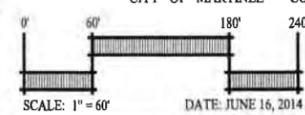
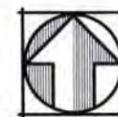
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	TOP OF CURB

NOTES:

1. A TREE REPORT HAS BEEN PREPARED FOR THE SITE BY BAETSKY & ASSOCIATES ENVIRONMENTAL LANDSCAPE CONSULTING ON OCTOBER 27, 2011 TITLED: VINE HILL GOLF COURSE - PRELIMINARY ARBORIST EVALUATION
2. ALL EXISTING TREES ON-SITE ARE TO BE REMOVED, EXCEPT FOR TREES OUTSIDE THE GRADING LIMIT LINE, ON THE WESTERN PORTION OF THE SITE. (SEE THIS SHEET & SHEET TM-2 FOR REFERENCE) THE GRADING LIMIT LINE IS PRELIMINARY AND MAY ADJUST WITH FINAL DESIGN
3. ALL EXISTING ON-SITE STRUCTURES, CONCRETE, ASPHALT, AND HARDSCAPE TO BE DEMOLISHED AND REMOVED
4. ALL EXISTING ON-SITE UTILITIES TO BE REMOVED
5. EXISTING CHAIN LINK FENCES ON MORELLO AVENUE, CENTER AVENUE, AND VINE HILL WAY TO BE REMOVED

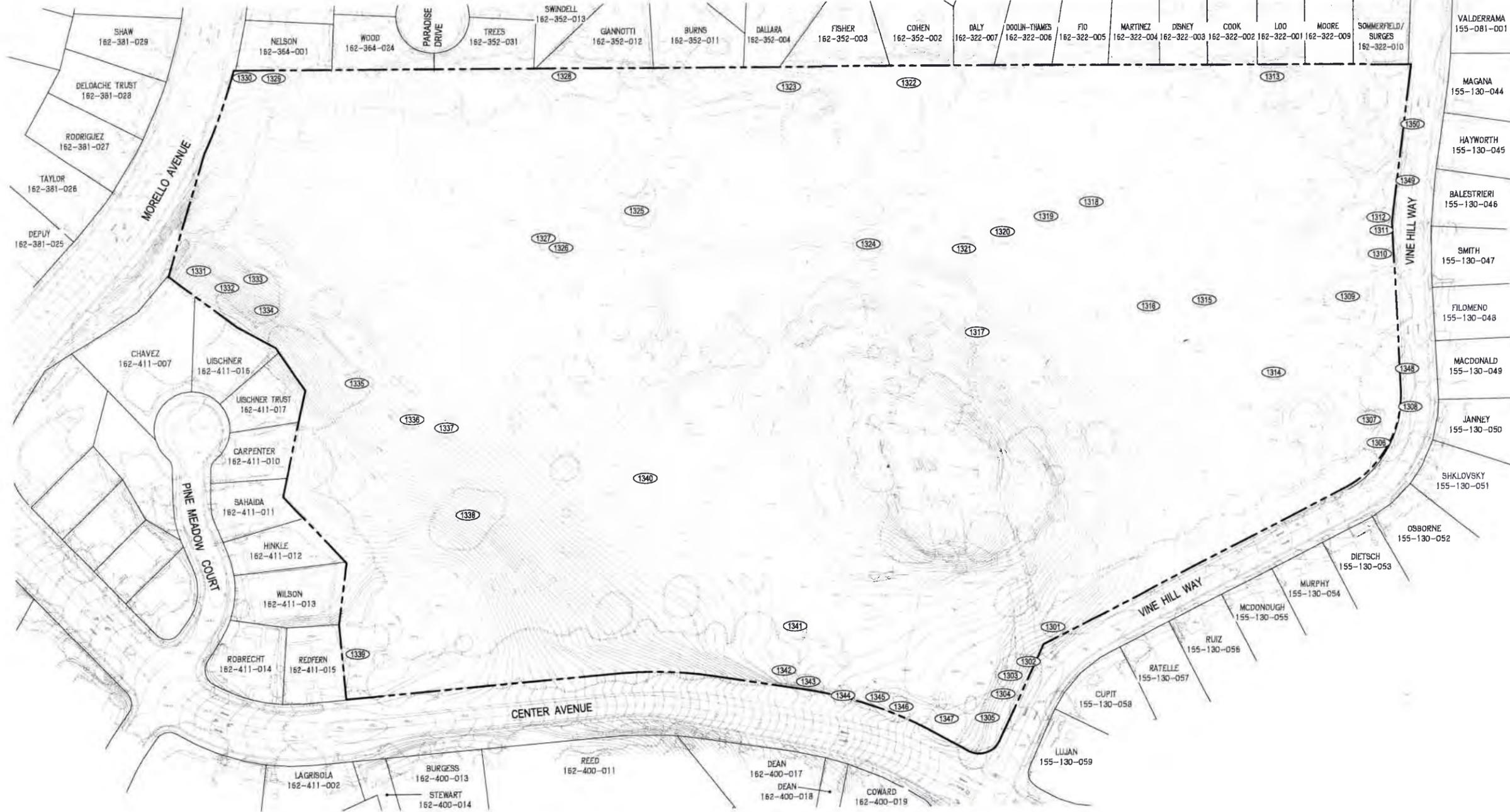
VESTING TENTATIVE MAP
SUBDIVISION 9358
PRELIMINARY TREE REMOVAL & DEMOLITION PLAN
VINE HILL



CITY OF MARTINEZ CONTRA COSTA COUNTY CALIFORNIA


Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2833 CAMINO RAMON, SUITE 300 (925) 888-0222
 SAN RAMON, CALIFORNIA 94583 FAX: (925) 888-8579

SHEET NO.
TM-5
 OF 6 SHEETS



NOTES:

- TREE INFORMATION PROVIDED ON THIS EXHIBIT IS PER THE PRELIMINARY ARBORIST EVALUATION PREPARED BY BAESKY & ASSOCIATES DATED OCTOBER 27, 2011.
- TREE NUMBERS & DATA WITH LINES THROUGH THEM WERE ORIGINALLY IDENTIFIED AS PROTECTED, BUT THEIR SMALL DIAMETERS DISQUALIFIED THEM FOR THIS STUDY, AND SO ARE NOT LISTED AS PROTECTED TREES ON THIS SITE.

TREE #	COMMON NAME	DIAMETER (IN)	CONDITION
1301	COAST LIVE OAK	11.1"	POOR
1302	COAST LIVE OAK	13.7"	FAIR/POOR
1303	COAST LIVE OAK	11.6"	GOOD/FAIR
1304	COAST LIVE OAK	17.2"	FAIR
1305	COAST LIVE OAK	9.9"	FAIR
1306	CA BLACK WALNUT	5.3", 4.3", 2.3", 2.8", 5"	VERY POOR
1307*	CA BLACK WALNUT	4.5", 5.6", 3.6"	VERY POOR
1308*	COAST LIVE OAK	4", 4"	VERY POOR
1309	COAST LIVE OAK	6.1", 7.9", 5", 8", 12"	EXCELLENT/GOOD
1310	BLUE OAK	7.8", 5", 5.3"	GOOD/FAIR
1311	BLUE OAK	7.2"	FAIR
1312	VALLEY OAK	6.2"	FAIR
1313	BLUE OAK	3.1", 3.5"	FAIR
1314	COAST REDWOOD	7.6"	POOR/FAIR
1315	COAST REDWOOD	7.4"	FAIR
1316	COAST REDWOOD	11.6"	FAIR/GOOD
1317	COAST REDWOOD	20.8"	GOOD
1318	COAST REDWOOD	12.5"	FAIR/GOOD
1319	COAST REDWOOD	17.7"	GOOD
1320	COAST REDWOOD	19.3"	GOOD
1321	COAST REDWOOD	22.4"	GOOD
1322	COAST LIVE OAK	14", 11", 9"	GOOD/FAIR
1323	VALLEY OAK	11", 15", 7"	GOOD
1324	COAST REDWOOD	26.7"	GOOD
1325	COAST REDWOOD	9.4"	GOOD

* SEE NOTE 2 THIS SHEET.

TREE #	COMMON NAME	CIRCUMFERENCE (IN)	CONDITION
1326	COAST REDWOOD	11.2"	FAIR
1327	COAST REDWOOD	12"	FAIR/POOR
1328	COAST LIVE OAK	6.4", 4.5", 2.8"	GOOD/FAIR
1329	VALLEY OAK	11.6"	GOOD/EXCELLENT
1330	VALLEY OAK	9.7", 5.6"	GOOD/FAIR
1331	VALLEY OAK	14.7"	GOOD
1332	VALLEY OAK	11.8"	FAIR
1333	VALLEY OAK	13.1"	FAIR
1334	VALLEY OAK	16.2", 10", 17", 13.5"	GOOD
1335	VALLEY OAK	18.4", 17.2"	FAIR
1336	COAST REDWOOD	12.5"	FAIR/GOOD
1337	COAST REDWOOD	11.2"	GOOD
1338	VALLEY OAK	34.2"	GOOD
1339	COAST LIVE OAK	13", 7"	EXCELLENT/FAIR
1340	COAST REDWOOD	6.4"	POOR
1341	VALLEY OAK	12.5"	GOOD/FAIR
1342	COAST LIVE OAK	10.2"	GOOD/FAIR
1343	COAST LIVE OAK	8", 3.5", 5.8"	FAIR
1344	COAST LIVE OAK	9.3"	FAIR/POOR
1345	BLUE OAK	10.8", 10.5"	FAIR/POOR
1346	COAST REDWOOD	9.5"	GOOD
1347	VALLEY OAK	7.8", 12.8", 8.5"	FAIR
1348	VALLEY OAK	8", 5"	FAIR
1349	BLUE OAK	7.1", 7.7", 5.2"	GOOD
1350	BLUE OAK	9.7"	GOOD/FAIR

**VESTING TENTATIVE MAP
 SUBDIVISION 9358
 EXISTING TREE SURVEY EXHIBIT
 VINE HILL**

CITY OF MARTINEZ CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 60'

DATE: JUNE 16, 2014

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 3833 CAMINO RAMON, SUITE 300
 SAN RAMON, CALIFORNIA 94583
 (925) 898-0332
 FAX (925) 898-8573

SHEET NO.
TM-6
 OF 6 SHEETS