

RESOLUTION NO. 78-19

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND ADOPTING
AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (STATE
CLEARINGHOUSE #2014042047) AND APPROVING A TENTATIVE SUBDIVISION
MAP AND DESIGN REVIEW PERMIT FOR THE CASCADE DEVELOPMENT
(PLN18-173)**

WHEREAS, the applicant, Gene Broussard, on behalf of AMG & Associates LLC., (collectively, the “applicant”), is proposing to construct a 46-unit residential development on approximately a 2.58-acre site in the City of Richmond, Contra Costa County, California ("Project");

WHEREAS, the Tentative Map 9505 is subject to the provisions of California Government Code Sections 66410-66499.58, known as the Subdivision Map Act and Series 700 of the Richmond Municipal Code known as the Richmond Subdivision Ordinance; and

WHEREAS, on October 14, 2018, at a public hearing the Design Review Board reviewed the Design Review Permit to the Cascade Residential Development; Planned Area Plan, and voted to recommend approval to the Planning Commission, subject to conditions; and

WHEREAS, on February 21, 2019, at a public hearing the Planning Commission reviewed the Addendum to the MND, Tentative Map, and Design Review Permit, and voted to recommend approval to the City Council, subject to conditions; and

WHEREAS, the City certified a Mitigated Negative Declaration (MND)(SCH# 2014042047) for the Central Avenue housing project in December 2015, including adopting a Mitigation Monitoring and Reporting Program. The proposed Project is a modification of the original project evaluated in the MND. The development program analyzed in the MND assumed a project of up to 155 affordable rental units. The proposed reduction to 46 residential units and development characteristics are consistent with the analysis performed in the original MND. Therefore, the Mitigation Monitoring and Reporting Program remains applicable and is incorporated into the proposed development (see Exhibit 1-A).

WHEREAS, on July 23, 2019, the City Council held a duly noticed public meeting to consider adopting an Addendum to the MND (see Exhibit 1-B) and considered written and oral information provided at the meeting.

NOW THEREFORE, the City Council does hereby resolve as follows:

SECTION 1. Pursuant to Section 15164 of the California Environmental Quality Act (“CEQA”) Guidelines, the New Project is within the scope of the previously adopted MND (SCH# 2007082154) for the Central Avenue Housing Development. An Addendum to the MND has been prepared pursuant to Section 15162 of the CEQA Guidelines, and the Addendum concludes that analysis in the 2014 MND remains current and valid and does not change as a result of the project changes. Based on information and analysis contained in the Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City Council finds as follows:

1. There are no substantial changes to the Project that will require major revisions to the MND due to new, significant environmental effects or a substantial increase in the severity of impacts identified in the MND.
2. Substantial changes have not occurred in the circumstances under which the Project is being undertaken that require major revisions of the MND to disclose new, significant environmental effects or a substantial increase in the severity of impacts identified in the MND.

3. There is no new information of substantial importance not known at the time the MND was certified that shows any of the following:
 - A) The New Project will have any new significant effects not discussed in the MND.
 - B) There are new impacts that were determined to be significant in the MND that will be substantially increased.
 - C) There are additional mitigation measures or alternatives to the project that would substantially reduce one or more of the significant effects identified in the MND.
 - D) There are additional mitigation measures or alternatives to the Project that were rejected by the project proponents that are considerably different from those analyzed in the previous MND that would substantially reduce one or more significant effects on the environment, but the project proponents declined to adopt the mitigation measures or alternatives.

SECTION 2. NOW, THEREFORE BE IT RESOLVED, Based on the above findings, the City Council does hereby adopt the attached Addendum to the Central Avenue Housing Development MND.

WHEREAS, on the basis of the application, plans, materials, and testimony submitted at or before the public hearing, the City Council makes the following findings with statements of fact approving the Tentative Map per Section 15.04.702.100 of the Zoning Ordinance, Design Review findings per Section 15.04.805, and Planned Area Plan findings per Section 15.04.810:

TENTATIVE SUBDIVISION MAP FINDINGS (Section 15.04.702.100):

1. **Consistency.** The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the City's Municipal Code.
Statement of Fact: The site is located in a Regional Commercial Mixed-Use designation under the General Plan and Regional Commercial in the Zoning Ordinance. The zoning district and the General Plan enable subdivisions of this type of development. If the City Council approves the recommended Rezoning to Planned Area (PA), the proposed development would be consistent with the Regional Commercial Mixed-Use (Commercial Emphasis) General Plan land use designation. Land uses allowed within this designation include mixed-use developments consisting of condominiums, townhouses, apartments and commercial activities. The proposed PA zoning for this site is at a density less than 50 units/acre which is permitted in the General Plan 2030 land use designation. The proposed subdivision map for the project will result in 46 residential condominiums on a 2.58 acre site.
2. **Physically Suitable.** The site is physically suitable for the type of development and the proposed density of the development.
Statement of Fact: The site is physically suitable for a residential development. The subject property is considered a large site (2.58-acre) and the proposed residential development with a total of 46 condominium units are consistent with the surrounding area. The proposed lots, open space, and other improvements are of appropriate size as set forth by the Zoning District in which the subject site is located. The subject property is located adjacent to an urbanized area where existing drainage, sewer, water and improvements are available.
3. **No Environmental Damage.** The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.

Statement of Fact: The City certified a Mitigated Negative Declaration (MND) (SCH# 2014042047) for the Central project in December 2015, including adopting a Mitigation Monitoring and Reporting Program. The proposed Project is a modification of the original project evaluated in the MND. The environmental consultant, Urban Planning Partners INC., prepared an Addendum to the MND pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, which support preparation of an Addendum if revisions to a project do not require changes to the CEQA document. Therefore, an Addendum to the MND was prepared for the residential development because the MND and Mitigation and Reporting Program are still applicable and will be incorporated into this proposed development. This will ensure that the project will not substantially cause an environmental adverse impact and will comply with the adopted MND and MMRP.

4. **Public Health Problems.** The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.

Statement of Fact: The design of the land division is not likely to cause any serious public health problems because the project conforms to the City's Subdivision Ordinance. Any future development will be constructed to meet all applicable building and safety codes. According to the MND, the proposed residential development would not violate any air quality standards nor obstruct implementation of applicable air quality plans because the project is located within a nonattainment area for toxic air contaminants. Air quality impacts are localized and vary depending on site-specific conditions such as wind direction and the location of potential sensitive receptors. There are currently no potential sensitive receptors living or working within close proximity to the proposed residential development.

5. **No Conflict with Easements.** The proposed subdivision, together with the provisions for its design and improvement, will not conflict with any public utility easements for access through or use of the property within the proposed subdivision. Public utility easements designated for future infrastructure improvements would be designated by a civil engineer prior to submittal for approval of the Final Tentative Subdivision Map by the City. The City may approve a map if it finds that public utility easements for access will be provided and that these easements will be designated on the map.

Statement of Fact: The design of the land division and the type of proposed improvements for the development will not conflict with easements acquired by the public at large because all existing utility easements will be conveyed.

6. **Availability of Water.** Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.

Statement of Fact: The project has been reviewed by EBMUD and determined that water will be available to serve the project.

DESIGN REVIEW FINDINGS (Section 15.04.805):

- A. The General Plan and any applicable specific plans;

Staff Statement: *The proposed project complies with all applicable development standards in the Richmond Zoning Ordinance and the General Plan. The Regional Commercial Mixed-Use General Plan designation for the subject property is specifically intended to enable this type of residential development as proposed by the applicant. The project is also consistent with the General Plan Land Use Goal LU-A and Land Use Policy LU-I as the proposed project will enhance the value of the area, and will be constructed in conformance with the Richmond Zoning Ordinance and California Building Codes.*

- B. Any applicable design guidelines;

Staff Statement: *There are no applicable design guidelines in this neighborhood aside from design criteria in D below.*

- C. Any approved tentative map, Use Permit, Variance, or other planning or zoning approval that the project required; and

Staff Statement: *The project requires a Rezone from CR, Regional Commercial to a PA, Planned Area District and must be approved by the City Council. The change will allow*

a residential only development of townhomes with 42 townhomes and 4 stacked flats that will include, landscaping, parking garages and open space areas. Said residential development would be a superior urban design in comparison to the existing zoning of CR, Regional Commercial which allows attached multi-unit dwellings and commercial land uses. The proposed project

D. The design review criteria in Section 15.04.805.04.

The project must satisfy these criteria to the extent they apply.	Criteria Met?
A. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, reflects design integrity and the relationship of form and function in a coherent manner.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
B. The project design evidences a sense of place and consideration of scale, mass, height, building siting, and privacy in a neighborhood and community context; does not overwhelm or adversely impact adjoining properties; and respects prevailing setbacks and the scale and heights of neighboring buildings and how they relate to the street.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
C. The project has integrated sun/shadow considerations into building and landscape design to provide for human comfort and not create heat islands with large expanses of unshaded paving.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
D. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, the surrounding neighborhood, and the Richmond community at large.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
E. The project's design elements, materials, signage, and landscaping are internally consistent, fully integrated with one another, and applied in a manner that is visually consistent with the proposed architectural design.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
F. The project contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building façades, rooflines, and building heights within a unifying context, compatible with the surrounding neighborhood.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
G. The project design does not substantially limit public views and vistas from public parks and publicly owned open space.	N/A <input checked="" type="checkbox"/>
H. Parking areas are designed and developed to buffer surrounding land uses, minimize stormwater run-off, and provide shade for internal walkways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
I. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
J. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
K. Landscaping is designed to be compatible with and enhance the architectural character of the buildings on site. Proposed planting materials avoid conflicts with views, lighting, and signage.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
L. The project's design supports the community's energy conservation efforts.	N/A <input checked="" type="checkbox"/>

Staff Statement (A to G): The overall design is contemporary and embraces a distinct building form with landscaping elements that buffer pedestrians from traffic which relates well to commercial and residential buildings in the neighborhood. According to the San Pablo Avenue Specific Plan (SPASP) adopted by the City of El Cerrito in December, 2014, the project abuts two distinct roadways, Central Avenue and San Mateo as noted in the plan. Central Avenue is identified as a Gateway Street and San Mateo is recognized as a Neighborhood Street. These streets provide different vernacular and urban contexts for new residential developments. Central Avenue is a heavy traveled street while San Mateo is a low traffic volume neighborhood street. Both streets support residential development projects that provide pedestrian buffers and building types that break up a building's mass by incorporating pedestrian design features.

Overall, the proposed residential units complement a vision for both streets, Central Avenue and San Mateo Street. There are no potential adverse impacts to adjacent and surrounding

properties associated with the project, such as views, solar exposure, and privacy from the residential development. In context of the surrounding area, the proposed new development would enhance the integrity and aesthetic quality of the neighborhood.

Staff Statement (H to L): The proposed Conditions of Approval will ensure lighting and lighting fixtures are designed to avoid creating glare. The proposed building design supports public safety and security by incorporating all the suggestions and recommendations in the geotechnical report by Cornerstone Earth Group, dated October 2, 2015, for construction of new residential units on the project site. The proposed landscaping is compatible with the architectural character of the surrounding neighborhood.

NOW, THEREFORE BE IT RESOLVED that the City Council does hereby approve the Tentative Subdivision Map and Design Review Permit, and as set forth in Exhibits 1-A through 1-F (PLN18-173).

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held July 23, 2019, by the following vote:

AYES: Councilmembers Bates, Johnson, Martinez, Myrick, Willis, Vice Mayor Choi, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 78-19**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on July 23, 2019.



Pamela Christian, Clerk of the City of Richmond

Memorandum

DATE	June 4, 2019		
TO	Jonelyn Whales (510) 620-6785 Jonelyn_Whales@ci.richmond.ca.us	FROM	Lynette Dias, President

RE: Cascade Central CEQA Compliance

This memorandum, prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, is an Addendum to the Mitigated Negative Declaration (FMND) and Mitigation Monitoring Reporting Program (MMRP) that the Richmond City Council adopted in 2015 for a 155-unit residential project proposed at 5620 Central Avenue in the Richmond Annex neighborhood (2015 project). A Notice of Determination was filed with the Office of Planning and Research in April 2015. The applicant hired Questa Engineering, to fulfill a condition of approval of the project, to design a restoration alignment for Cerrito Creek, adjacent to the property.

The City is in receipt of a new development application from the applicant, Gene Broussard, on behalf of AMG and Associates, LLC, requesting Environmental Review, a Rezone to PA, Planned Area District from CR, Commercial Regional, Tentative Map 9505, and a Design Review Permit to construct 46 residential units, consisting of four stacked flats, and 42 townhomes. Amenities proposed for the residences include community space, public plazas, open space, and private balconies. The differences between the 2015 and 2019 projects are summarized below.

	2015 Project	2019 Project
PROJECT TYPE	APARTMENTS	TOWNHOMES/STACKED FLAT
UNITS	155 units	46 UNITS
UNIT MIX	97 2-BR, 39 3-BR, 19 4-BR	42 TOWNHOMES/ 4 STACKED FLATS
UNIT SIZE RANGE	863 – 1,211 SF	1,249 – 1,533 SF

# OF STORIES	VARIABLES 3 TO 5 STORIES OVER PODIUM	3 STORIES
PARKING	295 PARKING SPACES 153 STANDARD 87 COMPACT 7 ADA	96 PARKING TOTAL 92 COVER 2 RIDESHARE 2 ADDITIONAL
LANDSCAPING	23% OF SITE	40% OF SITE

This Addendum is prepared pursuant to CEQA Guidelines Sections 15162 and 15164 which support preparation of an Addendum if revisions to a project require some changes or additions to the CEQA document, but none of the conditions described in Section 15162 calling for preparation of a subsequent environmental review have occurred.

This Addendum was prepared rather because none of the conditions specified in Section 15162 of the State CEQA Guidelines have occurred, specifically:

- (1) Substantial changes are not proposed in the project which will require major revisions of the previous FMND; the changes in the project do not trigger any new significant environmental effects or a substantial increase in the severity of previously identified significant effects as shown in the above table the scope of the project has been reduced in every element; or
- (2) Substantial changes have not occurred with respect to the circumstances under which the project is undertaken and therefore the changes do not require major revisions of the previous FMND; there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous FMND was certified as complete; the new information shows the following:
 - (A) The 2019 project will not have one or more significant effects not discussed in the previous FMND; or
 - (B) Significant effects previously examined will not be substantially more severe than shown in the previous FMND; or
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact still be not feasible; or
 - (D) There are no new mitigation measures or alternatives which are considerably different from those analyzed in the previous FMND that would substantially reduce one or more significant effects on the environment.

Jonelyn Whales

June 4, 2019

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Therefore, under CEQA section 21166 and CEQA Guidelines sections 15162 and 15163, no further environmental review is required. The FMND adequately addresses the environmental effects of the 2019 project and the City does not need to prepare any subsequent or supplemental environmental review for the purposes of CEQA. The 2019 project (resulting in fewer units, lower building heights, and more landscaping and pervious surface) would only reduce the environmental impacts of the project compared to what was analyzed in the FMND.

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based on the findings of the Initial Study Checklist (IS) prepared for the Richmond Central project in the City of Richmond (City). This MMRP is in compliance with Section 15097 of the *CEQA Guidelines*, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The MMRP lists mitigation measures recommended in the IS and identifies mitigation monitoring requirements.

The MMRP table below presents the mitigation measures identified in the Richmond Central IS necessary to mitigate potentially significant impacts. Each mitigation measure is numbered according to the topical section to which it pertains in the IS. As an example, Mitigation Measure AES-1 is the first mitigation measure identified in the IS for the IS in Section I: Aesthetics.

The first column of the MMRP table identifies the Mitigation Measure. The second column identifies the monitoring schedule or timing, while the third column names the party responsible for monitoring the required action. The fourth column, “Monitoring Procedure,” outlines the steps for monitoring the action identified in the mitigation measure. The fifth and sixth columns deal with reporting and provide spaces for comments and dates and initials. These last columns will be used by the City to ensure that individual mitigation measures have been monitored.

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
I. AESTHETICS					
<p>AES-1 – Lighting Plan: Prior to issuance of a building permit, an exterior lighting plan including fixture and standard design, coverage and intensity, shall be reviewed and approved by the Director of Planning and Building Services. In its review of the lighting plan, the City shall ensure that any outdoor night lighting proposed for the project is directed downward and shielded to prevent light spill onto surrounding properties, sky glow, and glare. The City shall ensure that all development plans for the proposed project conform to the performance standards provided under Section 15.04.840.040 of the Zoning Code.</p>	<ul style="list-style-type: none"> Prior to the issuance of a building permit. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department, specifically the Director of Planning and Building Services. 	<ul style="list-style-type: none"> Review exterior lighting plan for conformance with the Zoning Code and performance standards set forth in mitigation measures. 		
III. AIR QUALITY					
<p>AQ-1 – Basic Construction Best Management Practices: The project shall comply with the following BAAQMD Basic Construction Mitigation Measures:</p> <ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 	<ul style="list-style-type: none"> Ongoing throughout demolition, grading, trenching, and construction period. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Make regular visits to the project site to ensure that all dust-control and emissions mitigation measures are implemented. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
<ul style="list-style-type: none"> All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 					
IV. BIOLOGICAL RESOURCES					
<p>BIO-1 -- Jurisdiction Waters: If the project includes a bridge crossing to Belmont Avenue, as proposed, the applicant shall submit notification to the CDFW along with project plans and the CEQA Notice of Determination for determination of the presence of jurisdictional waters. Where jurisdiction waters of the United States and State are present and cannot be avoided, authorization for proposed modifications shall be obtained from the Corps, RWQCB, and/or CDFW. All conditions required as part of the authorizations by the Corps, RWQCB, and/or CDFW shall be implemented as part of the project. Even though no species have been identified on the project site, consultation or incidental take permitting may be required under the California and federal Endangered Species Acts, and, if required, all legally required permits or other authorizations for the potential "take" of species listed under the Endangered Species Acts shall be obtained. Copies of all authorizations shall be provided to the City of Richmond Community Development Department prior to issuance of a grading or other permit for the project to ensure that the applicant has adequately coordinated with jurisdictional agencies.</p>	<ul style="list-style-type: none"> Prior to issuance of site-specific grading or other permit for the project. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> Confirm submittal of notification, project plans and CEQA Notice of Determination to the CDFW, and that appropriate authorizations are obtained prior to any fill activities. Collect copies of all authorizations prior to issuance of site-specific grading or other permit for the project. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
V. CULTURAL RESOURCES					
<p>CULT-1 – Archaeological Deposits and Human Remains: The project applicant shall retain a qualified archaeologist to monitor project ground-disturbing activities. Prior to project ground-disturbing activities, the archaeologist shall prepare a Monitoring Plan that will guide the monitoring for the project. The Monitoring Plan shall describe the specific methods and procedures that will be used in the event that archaeological deposits are identified.</p>	<ul style="list-style-type: none"> Prior to project ground-disturbing activities. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review the Monitoring Plan and verify compliance with Mitigation Measure CULT-1. 		
<p>CULT-2 – Paleontological Resources: Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If found to be significant, and project activities cannot avoid the paleontological resources, adverse effects on paleontological resources shall be mitigated. Mitigation may include monitoring, recording of the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Richmond for review. If paleontological materials are recovered, the report shall also be submitted to a paleontological repository, such as the University of California Museum of Paleontology.</p> <p>The applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources. The City shall verify that the following directive has been included in the appropriate construction documents:</p> <p>“The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the</p>	<ul style="list-style-type: none"> Ongoing throughout subsurface construction period. After completion of archeological assessment. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review report documenting methods, findings, and recommendations for treatment of paleontological resources discovered. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, ground sloth, dire wolf and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.*					
CULT-3: Implementation of Mitigation Measure CULT-1 would reduce potential impacts on archaeological deposits and human remains to less-than-significant levels.	<ul style="list-style-type: none"> Prior to project ground-disturbing activities. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> See implementation for CULT-1. 		
VI. GEOLOGY, SOILS AND SEISMICITY					
<p>GEO-1 – Geotechnical Investigation: Prior to the issuance of any site-specific grading permits, a design-level geotechnical investigation, in compliance with City of Richmond requirements, shall be prepared by a licensed professional and submitted to the City for review and confirmation that the proposed improvements fully comply with City requirements. The investigation shall determine the project's geotechnical conditions, including seismic shaking and liquefaction hazard, unstable soils hazards, and destabilization and erosion hazards associated with the drainage channel and measures to address these hazards. In addition, the following guidance for the design-level geotechnical investigation shall be addressed:</p> <ul style="list-style-type: none"> Analysis presented in the geotechnical investigation shall conform to the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California. Briefly, the guidelines recommend that the investigation include: a site screening evaluation; evaluation of on- and off-site geologic hazards; quantitative evaluation of hazard potential; detailed field investigation; estimation of 	<ul style="list-style-type: none"> Prior to the issuance of grading permits. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review geotechnical investigation for conformance with the City requirements, California Division of Mines and Geology recommendations and those guidelines set forth in the Mitigation Measure GEO -1. Conduct site visits to verify that all measures identified in the geotechnical report are implemented. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
ground-motion parameters; evaluation of drainage channel bank stability, liquefaction, lateral-spreading and ground-displacement hazards; and recommendations to reduce identified hazards. <ul style="list-style-type: none"> All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical investigation shall be implemented as a condition of project approval. Design review for the project shall include evaluation of fixtures, furnishings, and fasteners with the intent of minimizing collateral injuries to building occupants from falling fixtures or furnishings during the course of a violent seismic event. 					
GEO-2: Implement Mitigation Measure GEO-1, which requires the project applicant to include analysis of the potential liquefaction hazard as part of the design-level geotechnical investigation to be prepared for the project, would reduce the potential liquefaction impacts to a less-than-significant level.	<ul style="list-style-type: none"> Prior to issuance of grading permits. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> See Implementation for Mitigation Measure GEO-1. 		
GEO-3: Implement Mitigation Measure GEO-1. Mitigation Measure GEO-1 requires the project applicant to include analysis of the potential settlement hazard as part of the design-level geotechnical investigation to be prepared for the project, would reduce the potential settlement impacts to a less-than-significant level.	<ul style="list-style-type: none"> Prior to issuance of grading permits. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> See Implementation for Mitigation Measure GEO-1. 		
GEO-4: Implement Mitigation Measure GEO-1. Mitigation Measure GEO-1, which requires the project applicant to include analysis of the potential for soil expansion impacts as part of the design-level geotechnical investigation to be prepared for the project, would reduce the potential expansive soils impacts to a less-than-significant level.	<ul style="list-style-type: none"> Prior to issuance of grading permits. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> See Implementation for Mitigation Measure GEO-1. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
VIII. HAZARDS					
HAZ-1:					
<p>HAZ-1a - Phase II Site Investigation: The project applicant shall prepare a Phase II site investigation for the project which shall evaluate the potential environmental impacts identified during the Phase I Environmental Site Assessment. The Phase II site investigation shall be conducted and evaluated by a licensed professional prior to construction and earthwork activities. If soil and/or groundwater contamination is identified above the applicable Regional Water Board's ESLs, the findings of the Phase II investigation shall be submitted to the local and state regulatory agency for determination of potential remediation requirements. Remediation shall be performed in accordance with the regulatory agency requirements for the protection of public health and the environment. Remediation for identified contamination could include, but is not be limited to, source removal of contaminated materials, in-situ treatment, and/or institutional or engineering controls. It is noted that EBMUD will not design the installation of pipelines until such time as soil and groundwater quality data and remediation plans are received and reviewed and will not install pipelines until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed.</p> <p>The findings of the Phase II site investigation shall be used for development of a project-specific Construction Risk Management Plan (CRMP). The CRMP shall delineate specific soil and groundwater management and disposal procedures, construction worker health and safety requirements, and contingency measures in case unknown contamination is encountered during construction, as required in Mitigation Measure HAZ-1b.</p> <p>HAZ-1b - Construction Risk Management Plan: Construction at the project site shall be conducted under a project-specific CRMP to protect construction workers, the general public, and the environment from hazardous materials previously identified in the Phase II site investigation (see Mitigation Measure</p>	<ul style="list-style-type: none"> Prepare Phase II site investigation prior to construction and earthwork activities. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review Phase II site investigation for conformance with those guidelines outlined in Mitigation Measure HAZ-1. If required, ensure remediation is performed in accordance with the regulatory agency requirements. 		
	<ul style="list-style-type: none"> Develop CRMP prior to issuance of building permits. Evaluate throughout construction period. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review CRMP for conformance with those guidelines outlined in Mitigation Measure HAZ-1. Conduct site visits to verify that the CRMP is implemented. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
<p>HAZ-1a) or to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall incorporate the soil and groundwater analytical data from the Phase II site investigation to ensure that soil and groundwater are stored, managed, and disposed of in a manner protective of human health and the environment, and in accordance with applicable laws and regulations.</p> <p>The CRMP shall include measures for identifying, testing, and managing soil and groundwater suspected of containing hazardous materials that have not previously been identified at the site. The CRMP will: (1) provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively; (2) describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with state and federal worker safety regulations; and (3) designate personnel responsible for implementation of the CRMP.</p>					
IX. HYDROLOGY AND WATER QUALITY					
<p>HYD-1- Base Flood Elevation: In compliance with El Cerrito Municipal Code Chapter 8.35 and Richmond Municipal Code Chapter 12.56, the project site structure shall be constructed so that all floors are elevated a minimum of one foot above the base flood level. This shall also include a certification by a professional engineer or surveyor that the base flood elevation used for this determination incorporates estimates for an 18-inch rise in mean sea level by 2050 and a 55-inch rise in sea level by 2100.</p>	<ul style="list-style-type: none"> Prior to issuance of any building permits. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review floor elevations and certification made by professional engineer or surveyor to ensure conformance with Mitigation Measure HYD-1. 		
X. LAND USE AND PLANNING					
<p>LAND-1 – Rezoning and density bonus: Prior to approval, the project sponsor shall apply for and receive a density bonus and are/or rezoning to a Planned Area Development in order to modify the allowable development standards, for height, density and mix of uses. For parking, the project sponsor must obtain approval for a reduction in the parking requirement through a transportation</p>	<ul style="list-style-type: none"> Prior to project approval. 	<ul style="list-style-type: none"> City of Richmond Planning Division. 	<ul style="list-style-type: none"> Review and approve rezoning and/or density bonus, including any development 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
system management program, density bonus concession, or conditional use permit.			standards' concessions.		
XII. Noise					
<p>NOI-1 – Noise Analysis: The project applicant shall prepare a noise analysis that specifies the means and methods required to ensure that noise levels meet the indoor (Table XII-3) and outdoor (Table XII-2) standards of the cities of Richmond and El Cerrito. At a minimum, the analysis shall be carried out to meet the following City of El Cerrito Chapter 19.21.050(B) (5) Municipal Code noise study standards:</p> <ul style="list-style-type: none"> • The analysis shall be prepared by qualified person experienced in the fields of environmental noise assessment and architectural acoustics. • Noise levels shall be documented with sufficient sampling periods and locations to adequately describe local noise conditions and noise sources. • Existing and projected noise levels shall be estimated in terms of Leq and Ldn or CNEL. Levels shall be compared to existing ambient noise levels. • Mitigation shall be recommended, giving preference to site planning and design rather than noise barriers, where feasible. • Noise exposure after the prescribed mitigation measures have been implemented shall be estimated. 	<ul style="list-style-type: none"> • Prior to issuance of any building permits. 	<ul style="list-style-type: none"> • City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> • Review noise analysis and verify that it meets the specified standards. 		
<p>NOI-2 – Noise Control Plan: The project applicant shall prepare a construction noise control plan that identifies technically and economically feasible measures to reduce the noise levels generated by the use of construction equipment, particularly pile drivers, below the maximum noise level standards specified in Chapter 9.52.110 of the City of Richmond Municipal Code (Tables XII-5 and XII-6). The control plan shall be prepared by a qualified noise professional and approved by the cities of Richmond and El Cerrito prior to issuance of grading permits by the cities. A qualified professional is defined as a Board Certified Institute of Noise Control Engineering member or other qualified consultant or engineer approved by the project engineer. The</p>	<ul style="list-style-type: none"> • Prior to issuance of any grading or building permits. 	<ul style="list-style-type: none"> • City of Richmond Building Division. 	<ul style="list-style-type: none"> • Review and approve noise control plan, verifying that it is prepared by a qualified noise professional and in accordance with the measures outlined in Mitigation Measure NOI-2. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
<p>construction noise control plan would include, but not be limited to, the following measures:</p> <p>a) Muffle and maintain all equipment used on-site. All internal combustion engine-driven equipment shall be fitted with mufflers that are in good condition. Good mufflers shall result in non-impact tools generating a maximum noise level of 80 dB when measured at a distance of 50 feet.</p> <p>b) Use "quiet" air compressors and other stationary noise sources where technology exists.</p> <p>c) Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses.</p> <p>d) Schedule construction activities to have the least impact on noise sensitive receptors (existing residents) in the area. In accordance with the municipal codes of the cities of Richmond and El Cerrito, this shall be accomplished with the following measures:</p> <p>i. Limit grading operations to Monday through Friday between 8 a.m. and 5 p.m. (City of Richmond Municipal Code Chapter 12.44.060(h)(1)).</p> <p>ii. All other construction operations shall be limited to 7 a.m. to 6 p.m., Monday through Friday, and 8 a.m. to 5 p.m. on Saturday. Work is prohibited on Sundays and Holidays (City of El Cerrito Municipal Code Chapter 16.02.080 Section 117).</p> <p>e) Notify all adjacent residents and commercial properties of the construction schedule in writing.</p> <p>f) Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented.</p> <p>g) Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding</p>					

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
<p>the construction schedule.</p> <p>h) Route truck traffic away from residential streets to the extent possible. For example, have truck traffic enter and leave the project site via Central Avenue and avoid San Mateo Street.</p> <p>i) Combine noisy operations so that they occur in the same time period. The total noise level produced will not be significantly greater than the level produced if the operation were performed separately.</p> <p>j) Avoid impact pile driving, if possible. Drilled piles or the use of a sonic or vibratory pile driver are a quieter alternative where the geological conditions permit their use.</p>					
<p>NOI-3: Vibration Impact Assessment: The project applicant shall prepare a vibration impact assessment to determine potential vibration levels at structures located in the vicinity of the project site generated by the pile driving activities proposed on the project site. The vibration impact assessment shall be prepared by a qualified professional and approved by the cities of Richmond and El Cerrito prior to issuance of grading permits by the cities. A qualified professional is defined as a Board Certified Institute of Noise Control Engineering member or other qualified consultant or engineer approved by the project engineer. Detailed recommendations shall be made to reduce vibration levels below the damage criteria of 0.2 PPV (In/sec) (Table XII-11) in order to ensure that the pile driving activities would not damage nearby commercial and residential buildings. All recommendations in the impact assessment shall be incorporated into construction plans for the project.</p>	<ul style="list-style-type: none"> Prior to issuance of any grading or building permits. 	<ul style="list-style-type: none"> City of Richmond Building Division. 	<ul style="list-style-type: none"> Review and approve vibration impact assessment, verifying that it is prepared by a qualified professional and in accordance with the measures outlined in Mitigation Measure NOI-3. 		
<p>NOI-4: Implement Mitigation Measure NOI-3. Implementation of Mitigation Measure NOI-3 would reduce the potential of vibration generated during construction activities to damage nearby residential and commercial buildings to a less-than-significant level.</p>	<ul style="list-style-type: none"> Prior to issuance of grading permits. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> See implementation for Mitigation Measure NOI-3. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
NOI-5; Implement Mitigation Measure NOI-2. Implementation of Mitigation Measure NOI-2 would decrease noise generated by construction activities to a less-than-significant level.	<ul style="list-style-type: none"> Prior to issuance of grading permits. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department. 	<ul style="list-style-type: none"> See implementation for Mitigation Measure NOI-2. 		
XVII. UTILITIES AND SERVICE SYSTEMS					
<p>UTL-1 – Sanitary Sewer Capacity Study: The applicant shall analyze the impact of the project on the capacity of the existing sanitary sewer system, the post-development capacity, and the percent of pipe full at peak flow, and shall confirm the adequacy of existing local and trunk lines for existing and anticipated future flows. If the project will result in a net increase in wet weather flows from the site, the applicant shall (1) replace or rehabilitate the sanitary sewer system serving the project site, including sewer lateral lines, to reduce infiltration/inflow to pre-project levels if feasible, and (2) ensure any new wastewater collection systems, including sewer lateral lines, are constructed to reduce infiltration/inflow to the maximum extent feasible. The study shall include the following analyses/assumptions:</p> <ul style="list-style-type: none"> At a minimum, two manhole locations shall be flow monitored for a two-week wet weather period to determine existing flow characteristics. The locations shall be at the sewer line nearest the project site, and at the nearest trunk line. The monitoring shall be dynamic, continuous and be recorded at 15-minute intervals. The analysis of this data will use the following peaking factors for dry weather flow: 4.5 for local lines, 1.5 trunk lines. In lieu of wet weather monitoring, wet weather flow will be calculated at 400% of peak dry weather flow. Fixture unit equivalents shall be used to determine the amount of proposed project flow. The average family unit shall be 3 persons per residences and 100 gallons/day for proposed residential flows. 	<ul style="list-style-type: none"> Prior to issuance of any building permits. 	<ul style="list-style-type: none"> City of Richmond Planning and Building Services Department 	<ul style="list-style-type: none"> Confirm receipt of letter from the Siege Sanitary District documenting its capacity to serve the project. 		

Mitigation Monitoring and Reporting Program					
Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
The study shall be submitted to the Stege Sanitary District for review and acceptance. A letter from the Stege Sanitary District documenting its capacity to serve the project must be provided to the Richmond Planning Department before a building permit is issued.					

TENTATIVE MAP
A 1 LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
RICHMOND CENTRAL
SUBDIVISION 9505

PARCELS 1-3 AS SHOWN ON THE PARCEL MAP FILED JULY 27, 1964, BOOK 4671 OF OFFICIAL RECORDS, PAGE 76, CONTRA COSTA COUNTY RECORDS; A PORTION OF THE STAMP AND OVERFLOW SURVEY NO. 171 1/4 OF SECTION 26, T. 1 NORTH, R. 4 WEST, M.D.B. & M.

CITY OF RICHMOND
 CONTRA COSTA COUNTY, CALIFORNIA
 BELLECCI & ASSOCIATES, INC.
 CONCORD, CALIFORNIA

OCTOBER 30, 2018 SCALE: 1"=20'
 Revised: January 26, 2019

GENERAL NOTES:
 OWNER: CS CAMPUR 9, LLC
 P.O. BOX 15591
 BOSTON, ID 83701
 DEVELOPER: AMG & ASSOCIATES, LLC
 P.O. BOX 260770
 RICHMOND, CA 94826
 ENGINEER: BELLECCI & ASSOCIATES, INC.
 2290 DIAMOND BLVD., SUITE 100
 CONCORD, CALIFORNIA 94520
 925.655.4569

APN: 510-053-025, 032, 033
 SITE AREA: 2.87 +/- ACRES
 EXISTING ZONING: CR - REGIONAL COMMERCIAL
 PROPOSED ZONING: C-3 - RESIDENTIAL
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL - CONDOMINIUMS

SERVICES:
 WATER - EMUD OF RICHMOND
 GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO.
 TELEPHONE - SBC

FLOODING:
 ZONE A. THIS AREA IS SUBJECT TO 100-YEAR FLOODING (SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 243 OF 802 DATED 09/30/15).

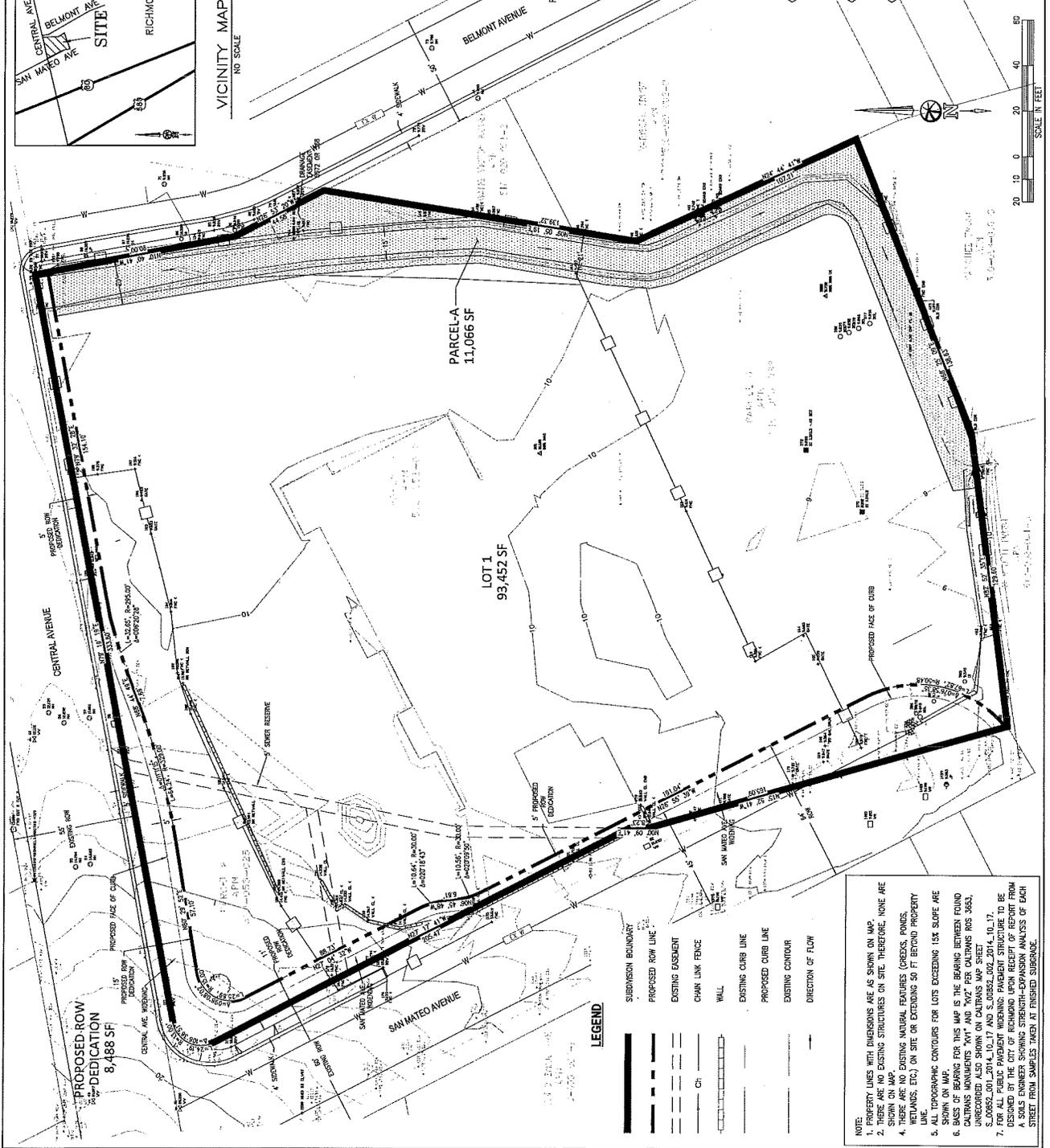
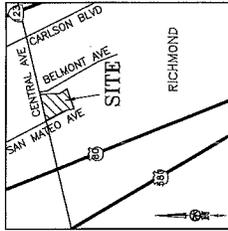
TOPOGRAPHY:
 TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC., 06/25/15, 08/17/15, AND 02/19/16.

BOUNDARY:
 BOUNDARY BASED ON THE CALIFORNIA COORDINATES SYSTEM, ZONE 3 (CCS83).

EXCEPTIONS AND EASEMENTS

- ① PARCEL ONE THAT PORTION THEREOF AWARDED TO THE CITY OF RICHMOND. PARCEL ONE AND DESCRIBED AS PARCEL FOUR IN THE FINAL LOTS WITHIN THE RICHMOND CENTRAL SUBDIVISION AS SHOWN ON THE LOCAL SUPERIOR COURT, A CERTIFIED COPY OF WHICH RECORDED FEB. 27, 1962 IN BOOK 4064 OF OFFICIAL RECORDS, PAGE 527.
- ② PARCELS TWO, THE WESTERN 5 FEET, RIGHT ANGLE RESURVEYMENT, THEREAFTER AS DESCRIBED IN PARCELS 1 OF THE REED LOT IN THE CITY OF EL CERRITO, RECORDED MAY 27, 1960 IN BOOK 3629 OF OFFICIAL RECORDS, PAGE 386.
- ③ PARCEL TWO, THE INTEREST CONVEYED TO THE CITY OF EL CERRITO IN THE DEED RECORDED JULY 23, 1956 IN BOOK 5972 OF OFFICIAL RECORDS, PAGE 386.

PRELIMINARY
 DATE: JANUARY 25, 2019



THE CASCADE | RICHMOND, GA

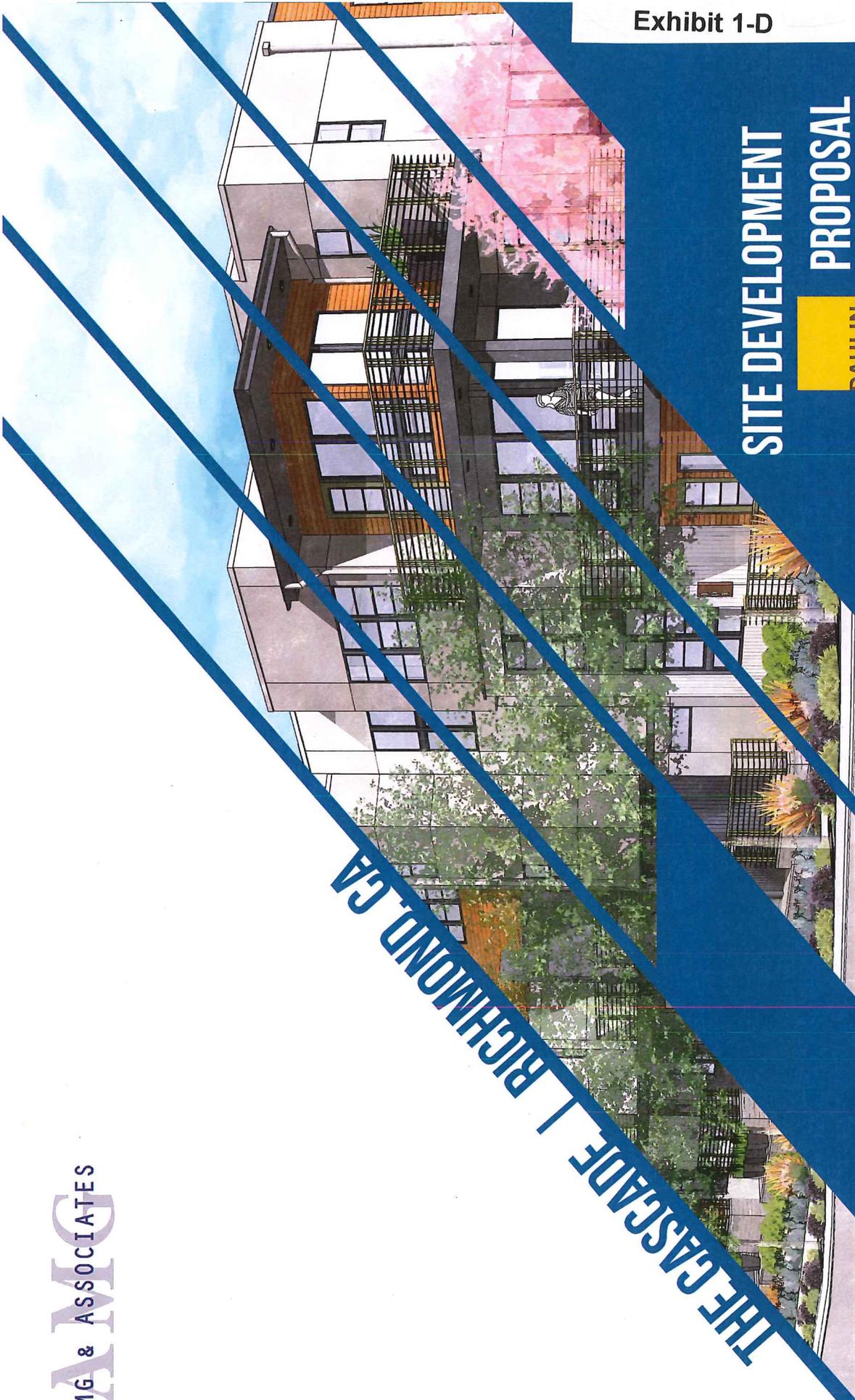
Exhibit 1-D

SITE DEVELOPMENT
PROPOSAL

DECEMBER.2018



DAHLIN GROUP ARCHITECTURE | PLANNING



THE CASCADE

5620 CENTRAL AVENUE | RICHMOND | CA 94804

APN: 510053025 (City of El Cerrito)/510053032; 510053033 (City of Richmond) | Submittal Date: 11/20/2018

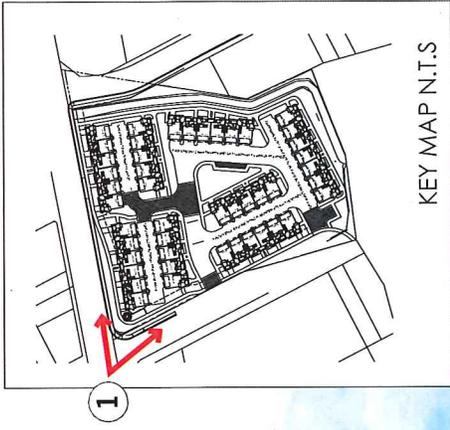
DEVELOPMENT SUMMARY:	REGIONAL COMMERCIAL MIXED-USE (RICHMOND) HIGH DENSITY RESIDENTIAL (EL CERRITO)
EXISTING ZONING:	CF - REGIONAL COMMERCIAL (RICHMOND) RM - MULTI-FAMILY RESIDENTIAL (EL CERRITO)
SITE AREA (GROSS):	+/- 2.59 ACRES (GROSS)
SITE AREA (NET - AFTER ROW TAKE BY CITY):	+/- 2.40 ACRES (NET - AFTER ROW TAKE BY CITY)
TOTAL PROPOSED UNITS:	46 UNITS (4 STACKED FLATS; 42 TOWNHOMES)
DENSITY (GROSS):	+/- 17.73 DU/ACRE (BASED ON 2.59 GROSS ACRES)
PROPOSED BUILDING HEIGHT:	3-STORY BUILDINGS (PROP. MAX HEIGHT: 41'-6")
TOTAL BUILDING FOOTPRINT COVERAGE:	36,399 SQ. FT.
TOTAL BUILDING COVERAGE (%):	32% (BASED ON 2.59 GROSS ACRES)
TOTAL LANDSCAPED AREA (%)	APPROX. 40% (DOES NOT INCLUDE DRIVEWAYS)
PRIVATE OPEN SPACE:	4,472 SF (PRIVATE DECKS) APPROX. 103 SF/UNIT
TOTAL PROVIDED PARKING:	96 TOTAL SPACES
COVERED SPACES:	92 GARAGE SPACES @ 2/UNIT
UNCOVERED SPACES:	(2) RIDE-SHARE SPACES + (2) ADDITIONAL SPACES
UNIT MIX SUMMARY	
PLAN 1:	2 BR, 2.5 BA (TOWNHOME)
PLAN 2:	3 BR, 2.5 BA (TOWNHOME)
PLAN 3:	3 BR, 2.5 BA (TOWNHOME)
PLAN 4:	2 BR, 2 BA (STACKED FLAT)
PLAN 5:	3 BR, 2 BA (STACKED FLAT)
	14 UNITS @ 1,249 SF (NET)
	14 UNITS @ 1,390 SF (NET)
	14 UNITS @ 1,533 SF (NET)
	2 UNITS @ 1,248 SF (NET)
	2 UNITS @ 1,444 SF (NET)
	*NOTE: SQUARE FOOTAGES ARE NET (TAKEN FROM THE INSIDE FACE OF STUD AT THE EXTERIOR WALLS) AND DOES NOT INCLUDE GARAGES, PORCHES, OR DECKS.
REFERENCE CODES	(CALGREEN / T24 REQUIREMENTS INCLUDED)
	2016 CALIFORNIA BUILDING CODE
	2016 CALIFORNIA MECHANICAL CODE
	2016 CALIFORNIA PLUMBING CODE
	2016 CALIFORNIA ELECTRICAL CODE
	2016 CALIFORNIA ENERGY CODE
	2016 CALIFORNIA FIRE CODE
	1. ON-SITE BICYCLE PARKING
	2. PROXIMITY TO BART
	3. ON-SITE RIDE-SHARE DROP OFF AND PICK UP
	4. ELECTRICAL VEHICLE (EV) CHARGING STATIONS
	5. DESIGNATED STORM WATER TREATMENT
	6. HIGH PERFORMANCE WALLS/ROOFING
	7. HIGH EFFICACY LIGHT FIXTURES
	8. WATER CONSERVATION
	9. INDOOR AIR QUALITY
	10. SOLAR PANELS



SITE LOCATION

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DEVELOPER	
AMG & ASSOCIATES, LLC	16633 VENTURA BOULEVARD, SUITE 1014 ENCINO, CA 91436 (818) 380-2600 EXT. 18 CONTACT : GENE BROUSSARD
CIVIL ENGINEER	
BELLECCI & ASSOCIATES	2290 DIAMOND BOULEVARD, SUITE 100 CONCORD, CA 94520 (925) 665-4569 CONTACT : FRANK BELLECCI
ELECTRICAL ENGINEER	
DC ENGINEERING	440 E CORPORATE DRIVE MERRIDIAN, ID 83642 (208) 493-0006 CONTACT : DAVE CLAUSEN
ARCHITECT	
DAHLIN GROUP	5845 OWENS DRIVE PLEASANTON, CA 94588 (925) 251-7200 CONTACT : LAURI MOFFET-FEHLBERG
LANDSCAPE ARCHITECT	
VANDERTOOLEN & ASSOCIATES	855 BORDEAUX WAY, SUITE 240 NAPA, CA 94558 (707) 224-2299 CONTACT : RACHEL BRINKERHOFF



KEY MAP N.T.S



VIEW 1 @ CORNER OF CENTRAL AND SAN MATEO AVENUE

CONCEPTUAL STREETSCENE
VIEW 1

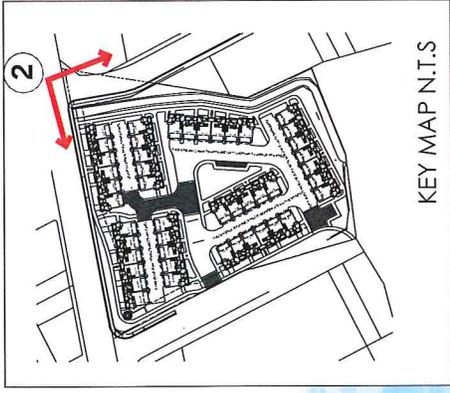
JOB NO. 1460.001
DATE 11-20-18
3835 Owens Dr
Palo Alto, CA 94306
925-251-7200

DAHLLIN

A.1

THE CASCADE | RICHMOND, CA
AMG & ASSOCIATES, LLC

DAHLLIN GROUP ARCHITECTURE | PLANNING



VIEW 2 @ CENTRAL AVENUE

CONCEPTUAL STREETSCENE
VIEW 2

JOB NO. 1460.001
DATE 11-20-18
1885 CAVENIS DR.
P.O. BOX 17070
RICHMOND, CA 94817-0700
925-251-7200

DAHLLIN

A.2

THE CASCADE | RICHMOND, CA
AMG & ASSOCIATES, LLC

DAHLLIN GROUP ARCHITECTURE | PLANNING



BY	DATE	REVISIONS

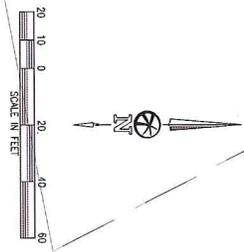
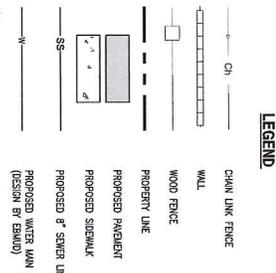


LEGEND

- CHAIN LINK FENCE
- WALL
- WOOD FENCE
- PROPERTY LINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

NOTE:
 1. PROPERTY LINES WITH DIMENSIONS ARE SHOWN ON MAP.
 2. FOOTPRINTS FOR ALL PROPOSED STRUCTURES ARE SHOWN ON MAP.
 3. THERE ARE NO EXISTING STRUCTURES ON SITE. THEREFORE, NONE ARE SHOWN ON MAP.
 4. THERE ARE NO EXISTING NATURAL FEATURES (CREEKS, PONDS, WETLANDS, ETC.) ON SITE OR EXTENDING 50 FT BEYOND PROPERTY LINE.
 5. THERE ARE NO PROPOSED ON SITE PARKING LOCATIONS TO BE SHOWN ON MAP.
 6. ALL TOPOGRAPHIC CONTOURS FOR LOTS EXCEEDING 13% SLOPE ARE SHOWN ON MAP.

PRELIMINARY



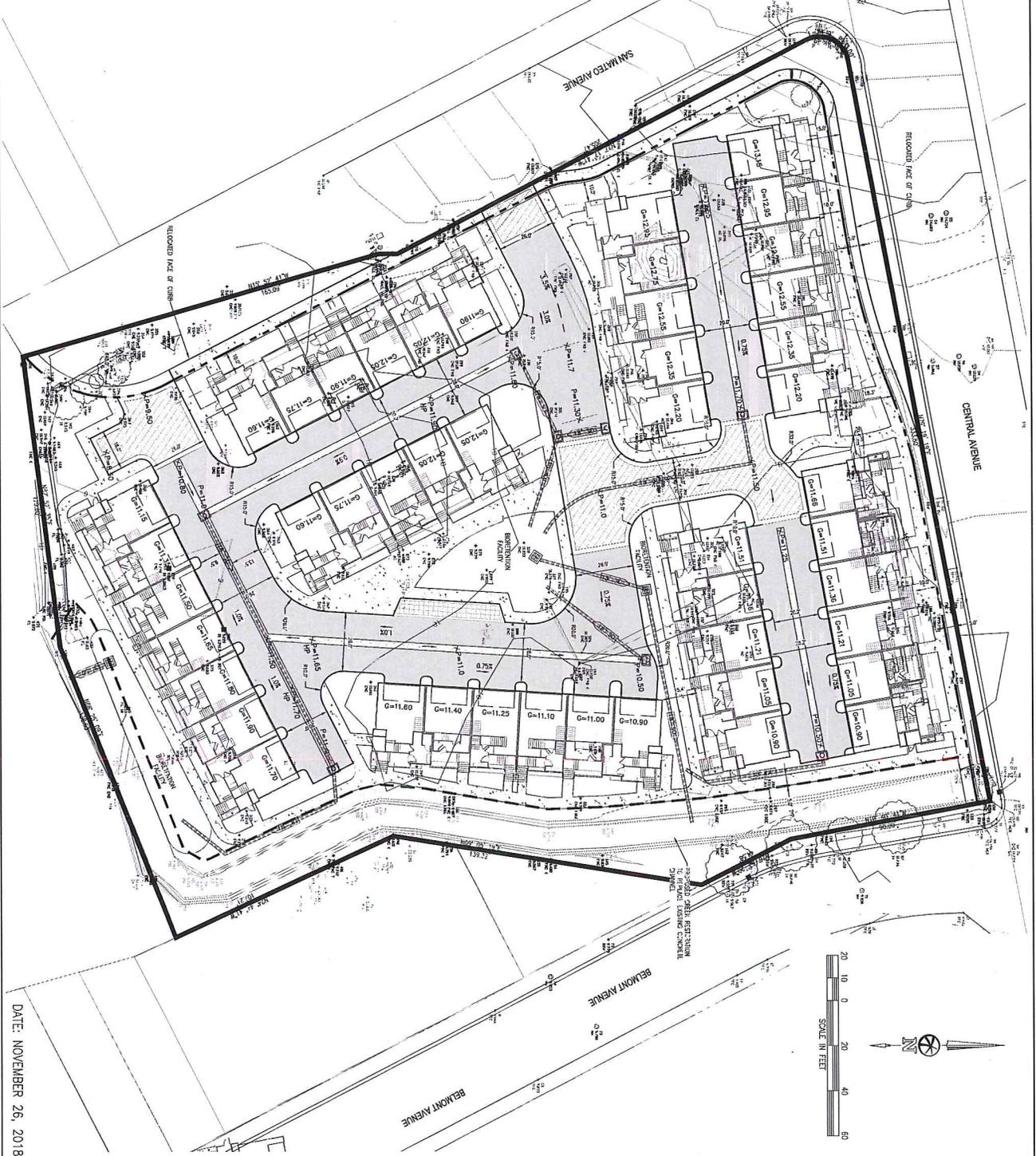
DATE: JUNE 08, 2018

SHEET C3.0	RICHMOND CENTRAL PRELIMINARY UTILITY PLAN	TENTATIVE MAP CONTRA COSTA COUNTY		Bellecci & Associates, inc. Civil Engineering • Land Surveying 2290 Diamond Boulevard, Suite 100 Concord, CA 94520 Phone (925) 685-4569 Fax (925) 683-4838	BY	DATE	REVISIONS
JOB NO. 14095	RICHMOND, CALIFORNIA						

PRELIMINARY

NOTE: THIS IS A BALANCED SITE

- LEGEND**
- CHAIN LINK FENCE
 - WALL
 - PROPERTY LINE
 - ROW LINE
 - SETBACK LINE
 - PROPOSED PAVEMENT
 - PROPOSED SUBPAVK
 - PROPOSED STIGAL DRAIN LINE
 - PROPOSED SODS
 - PROPOSED WATER COUNTER



DATE: NOVEMBER 26, 2018

SHEET
C4.0

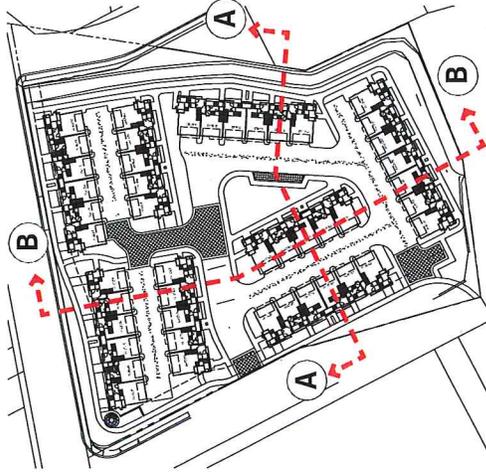
RICHMOND CENTRAL
PRELIMINARY GRADING & DRAINAGE
RICHMOND, CALIFORNIA

TENTATIVE MAP
CONTRA COSTA COUNTY

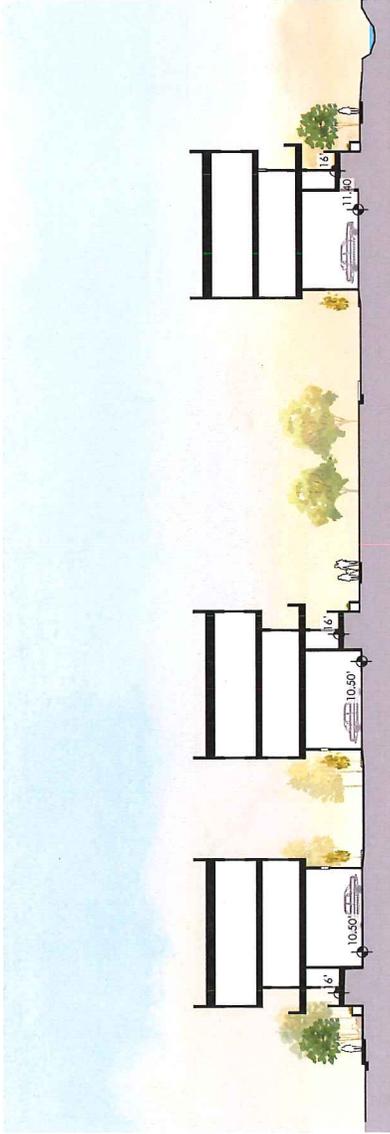


Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 655-4569 Fax (925) 655-4535

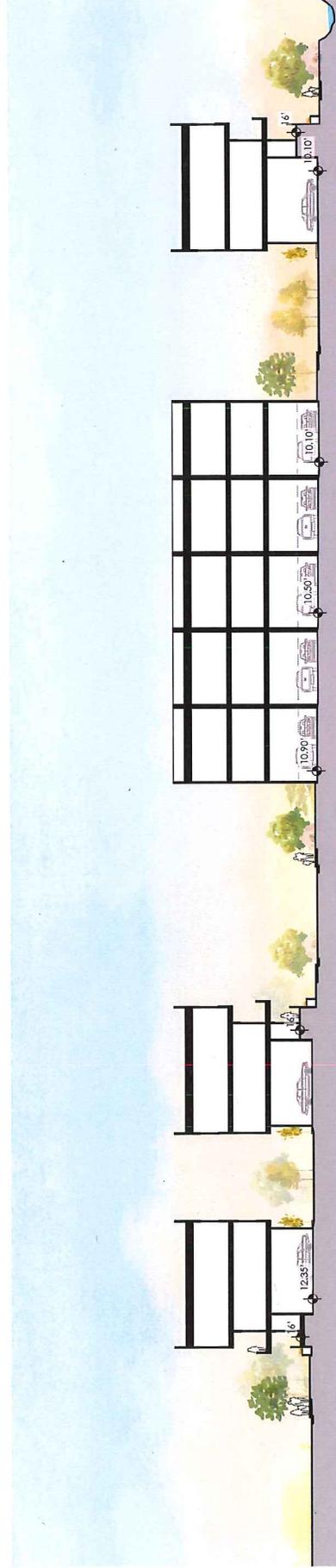
BY _____ DATE _____ REVISIONS _____



KEY MAP N.T.S



SECTION A-A
SCALE: 1" = 20'-0"



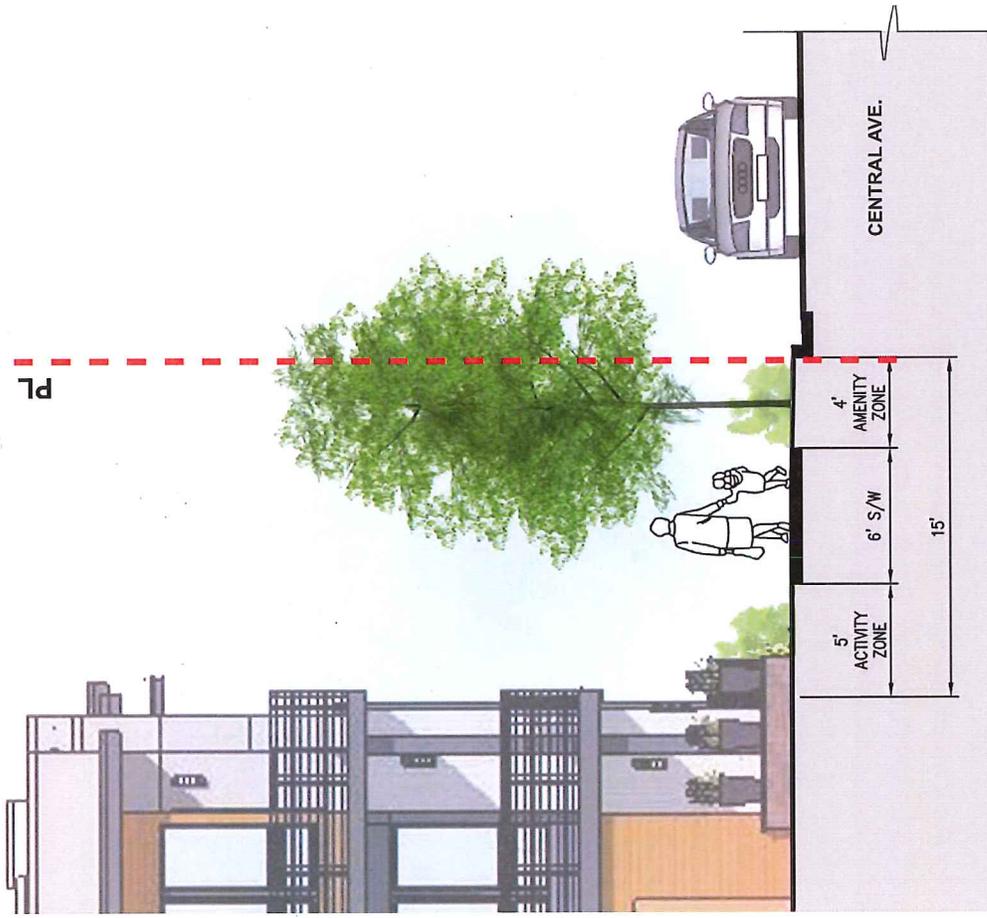
SECTION B-B
SCALE: 1" = 20'-0"

SCHEMATIC SITE CROSS-
SECTIONS

JOB NO. 1460.001
DATE 11-20-18
5885 Owens Drive
Richmond, CA 94688
925-251-7200

DAHLIN

A.3



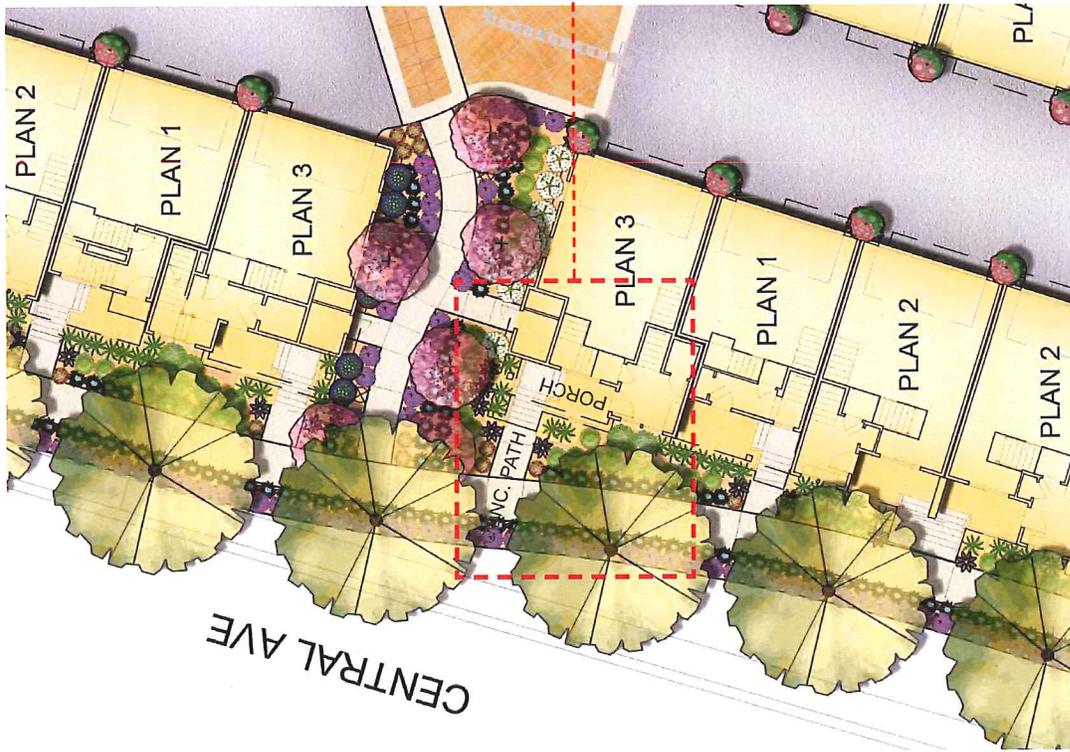
SECTION
SCALE: 1" = 10'-0"

CENTRAL AVENUE
STREET FRONTAGE SECTION

JOB NO. 1460.001
DATE 11-20-18
8888 OWENS DR
P.O. BOX 100
SAN JOSE, CA 94168
925-251-7200

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A.4



FOR LANDSCAPE SPECIFICATIONS, SEE SHEETS L-1 TO L-3.



POTTED PLANTS
PER CLIENT

STAIRS/ RISERS
COLOR TO BE GREY
MATERIAL PER CLIENT

HANDRAILS/ GUARD RAILS
STEEL RAILS. SEE COLOR AND MATERIAL
SCHEMES FOR COLOR SELECTION.

BOARD FORM CONCRETE TILE
OR BRICK VENEER
SEE COLOR AND MATERIAL SCHEMES FOR
COLOR SELECTION.

LOW WALL/ POT SHELF
PRECAST CONCRETE CAP WHEN BRICK
VENEER OCCURS.

ENTRY HARDSCAPE AND
PORCH DESIGN CONCEPTS

JOB NO. 1460.001
DATE 11-20-18
1685 Owens Drive
Pleasanton, CA 94568
925-251-7200

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A.5



KEY MAP N.T.S



FRONT/LEFT AXO. ELEVATION



REAR/LEFT AXO. ELEVATION

AXONOMETRIC ELEVATIONS
 BUILDING 602 - A
 FLAT/TOWNHOME STYLE UNITS

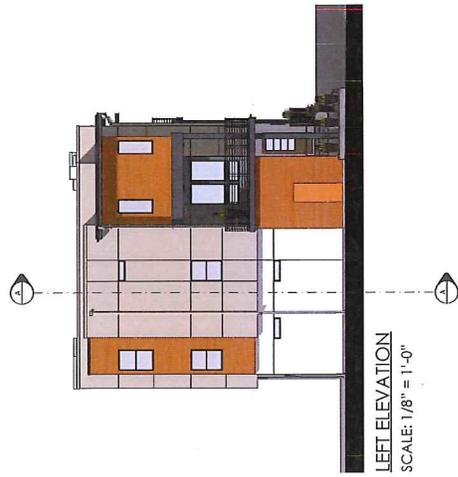
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 DATE 11-20-18
 588E Cypress Drive
 Pleasanton, CA 94566
 925-251-7200

DAHLLIN

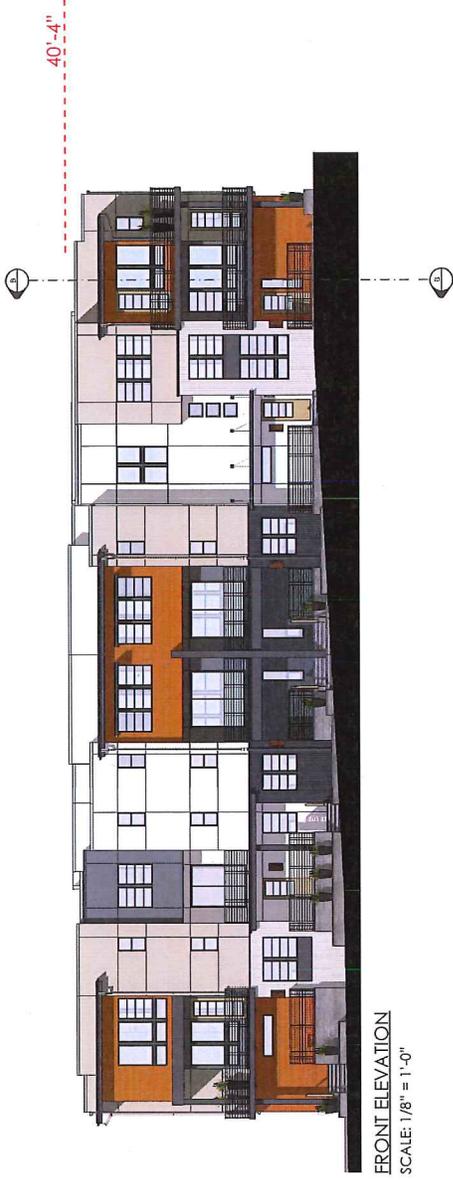
A.6

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 AMG & ASSOCIATES, LLC

DAHLLIN GROUP ARCHITECTURE | PLANNING



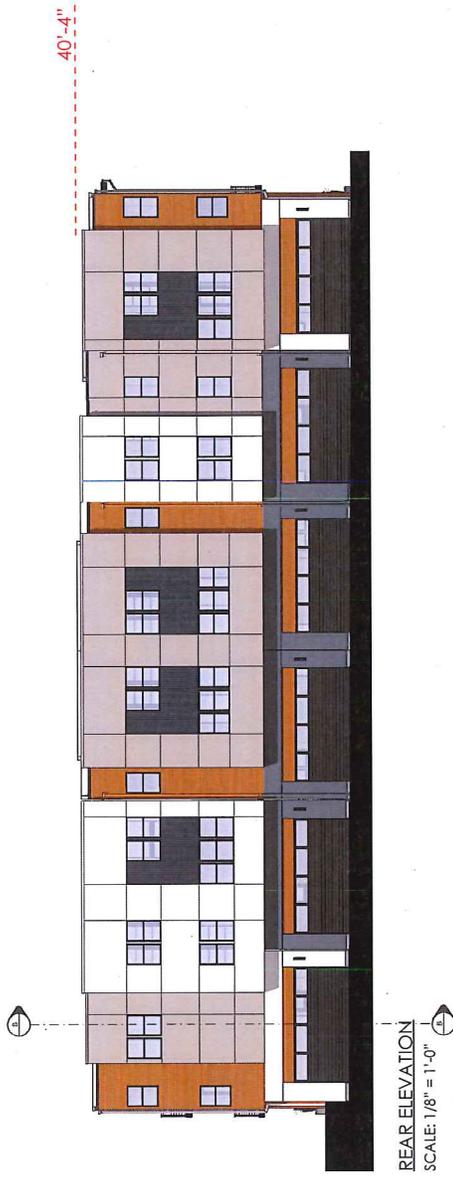
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



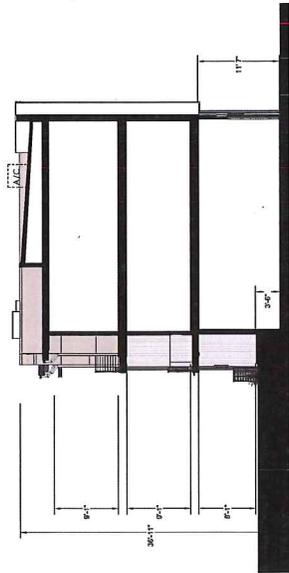
REAR ELEVATION
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS
BUILDING 602 - A
FLAT/TOWNHOMES STYLE UNITS

JOB NO. 1460.001
DATE 11-20-18
5885 Owens Drive
Pleasanton, CA 94668
925-251-7200

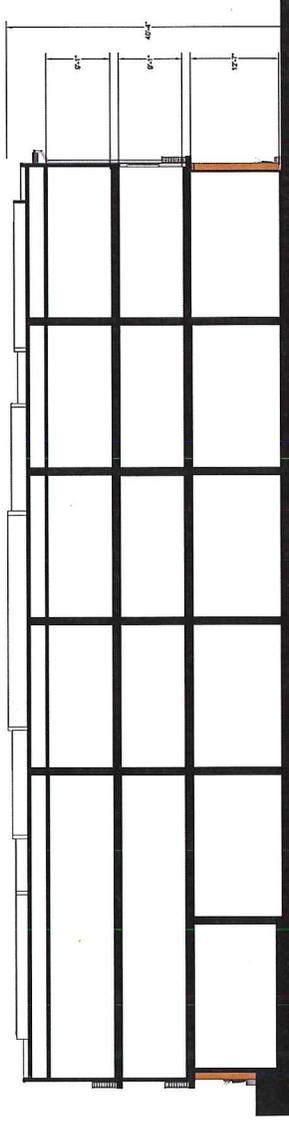
DAHLIN

A.7



UNITS 4/5

SECTION B
SCALE: 1/8" = 1'-0"



UNIT 3

UNIT 1

UNIT 2

UNIT 2

UNIT 5

UNIT 4

SECTION A
SCALE: 1/8" = 1'-0"

CONCEPTUAL BUILDING
SECTION BUILDING 602
FLAT/TOWNHOME STYLE UNITS

JOB NO. 1460.001
DATE 11-20-18
1835 Owens Dr.
Palo Alto, CA 94306
925-251-7200

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A.8



KEY MAP N.T.S



FRONT/LEFT AXO ELEVATION



REAR/LEFT AXO ELEVATION

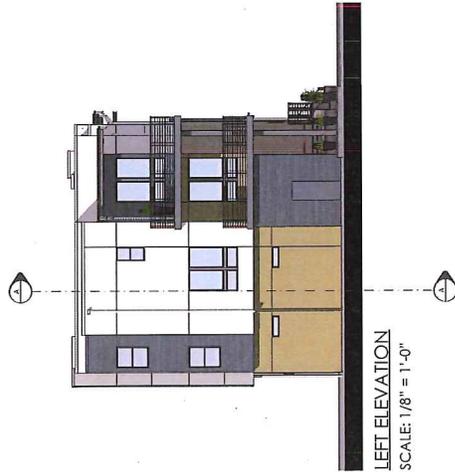
AXONOMETRIC ELEVATIONS
 BUILDING 603 - C
 FLAT/TOWNSHOME STYLE UNITS

JOB NO. 1450.001
 DATE 11-20-18
 508E Cypress Drive
 Pleasanton, CA 94568
 925-251-7200

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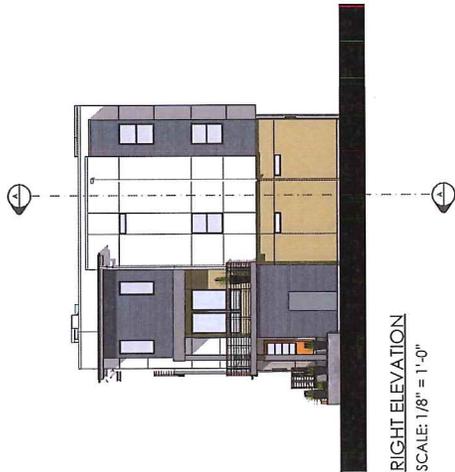
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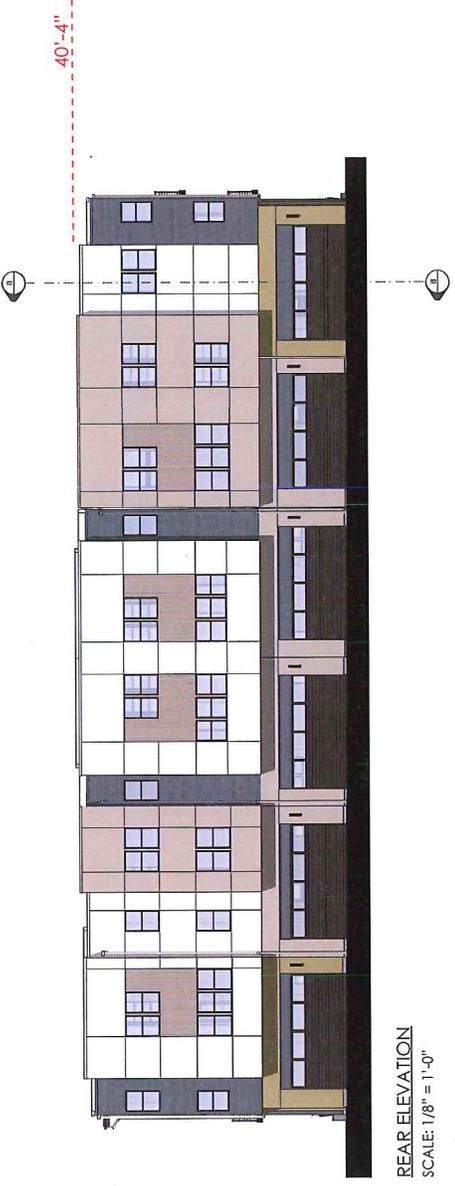
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

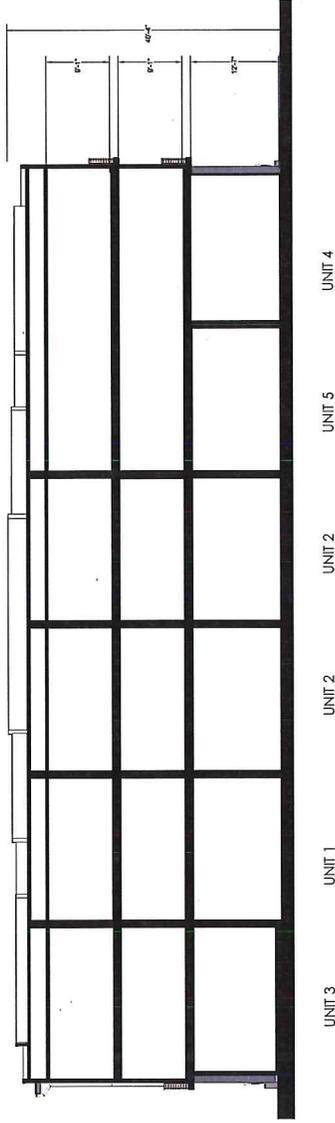


REAR ELEVATION
SCALE: 1/8" = 1'-0"

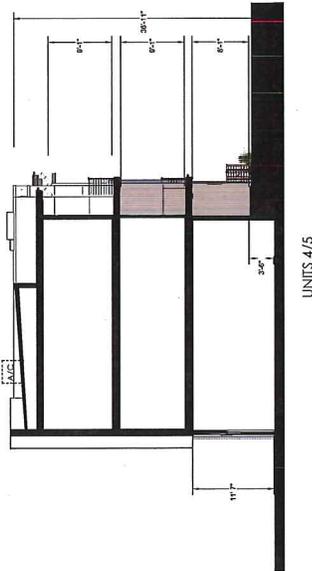
CONCEPTUAL ELEVATIONS
BUILDING 603 - C
FLAT/TOWNHOME STYLE UNITS

JOB NO. 1450.001
DATE 11-20-18
5885 CHIVERS DRIVE
PLEASANTON, CA 94668
925-251-7200

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SECTION A
SCALE: 1/8" = 1'-0"



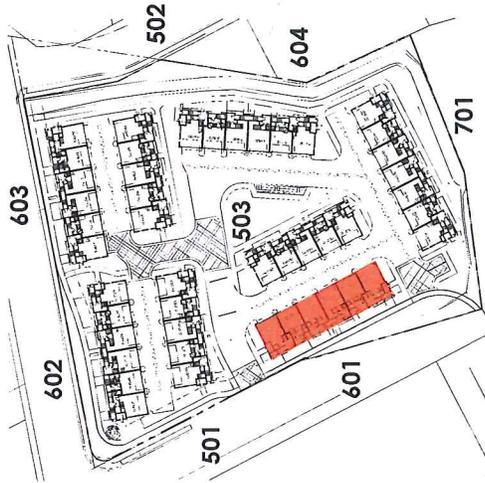
SECTION B
SCALE: 1/8" = 1'-0"

CONCEPTUAL BUILDING
SECTION BUILDING 603
FLAT/TOWNHOME STYLE UNITS

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DATE 11-20-18
9655 Owens Drive
Suite 100
San Diego, CA 92168
925-251-7200

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A.11



KEY MAP N.T.S



FRONT/LEFT AXO. ELEVATION
 BUILDINGS 501, 502, 503, AND 701 SIMILAR TO BUILDING 601
 COLOR SCHEMES TO VARY



REAR/LEFT AXO ELEVATION
 BUILDINGS 501, 502, 503, AND 701 SIMILAR TO BUILDING 601
 COLOR SCHEMES TO VARY

AXONOMETRIC ELEVATIONS
 BUILDING 601 - B
 TOWNHOME STYLE UNITS

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 RICHMOND, CA 94668
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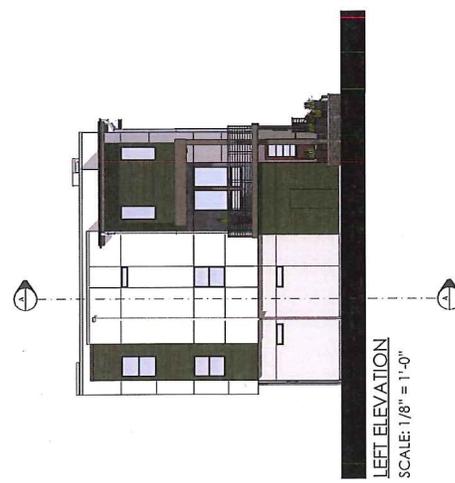
A.12

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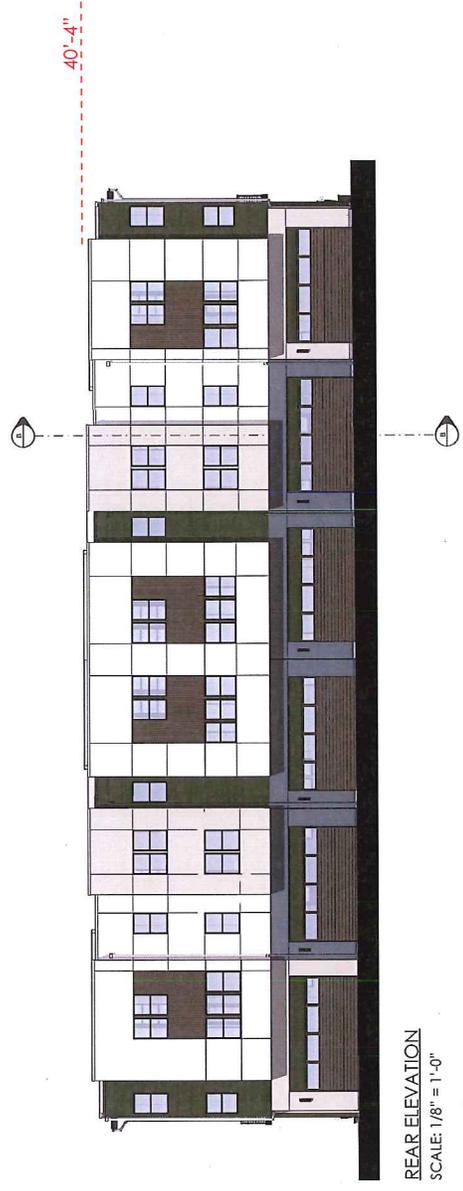
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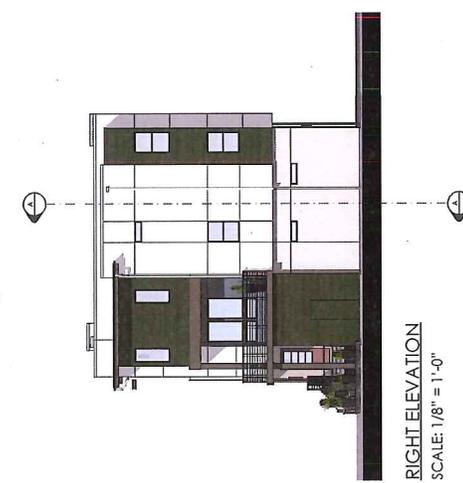
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



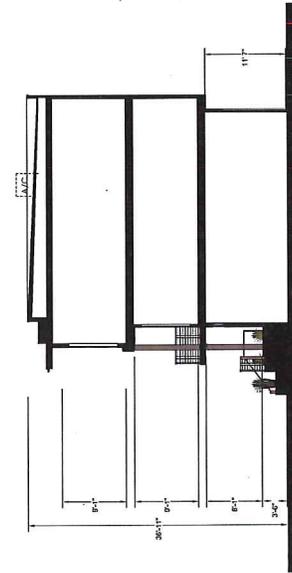
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS
BUILDING 601 - B
TOWNHOME STYLE UNITS

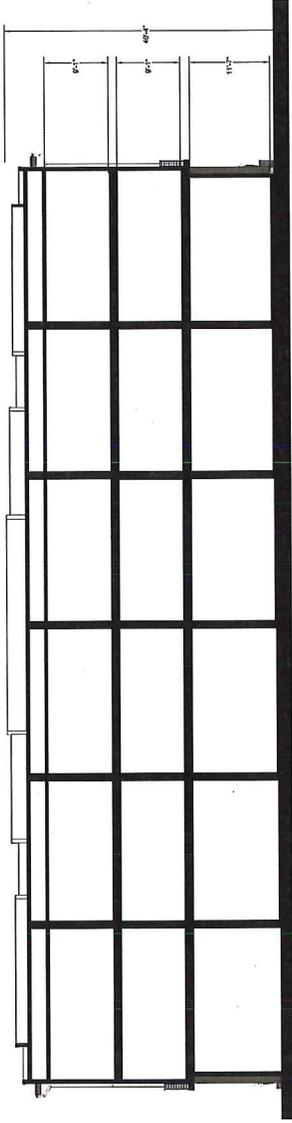
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1835 Owens Dr
Folsom, CA 95688
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A.13



SECTION B
SCALE: 1/8" = 1'-0"



SECTION A
SCALE: 1/8" = 1'-0"

CONCEPTUAL BUILDING
SECTION BUILDING 601
TOWNHOME STYLE UNITS

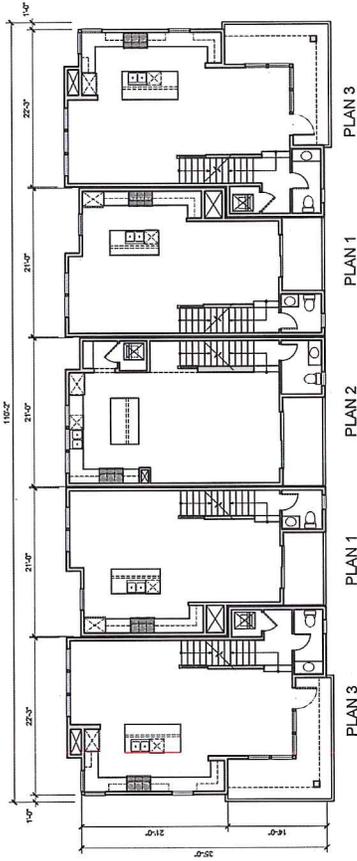
JOB NO. 1460.001
DATE 11-20-18
EGG CHAIRS ID #16
PLEASANTON, CA 94668
925-251-1720

DAHLIN

A.14

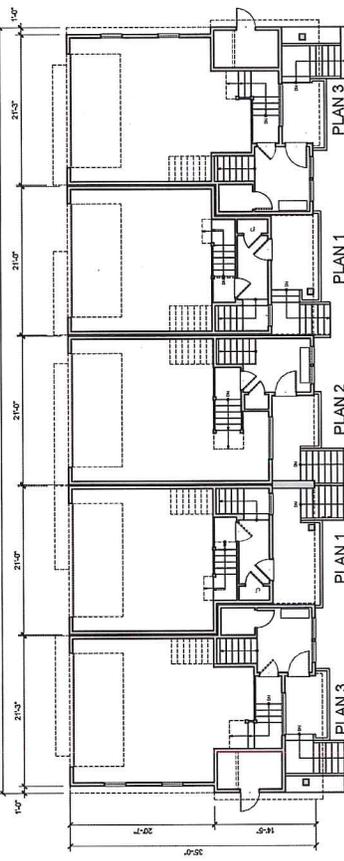
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BUILDINGS 501-503, SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE:	1249 sq. ft.	Type of Construction: VB
1st Floor	688 sq. ft.	688 sq. ft.	
2nd Floor	561 sq. ft.	561 sq. ft.	
THIRD FLOOR	200 sq. ft.	200 sq. ft.	
2 Car Garage	40 sq. ft.	40 sq. ft.	
Private Deck	60 sq. ft.	60 sq. ft.	
Square Footage taken from built area of stud at exterior wall			
2 BR, 2.5 BA	Occupancy: R-2		



BUILDINGS 501-503, FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 2	NET SQUARE FOOTAGE:	1930 sq. ft.	Type of Construction: VB
1st Floor	941 sq. ft.	941 sq. ft.	
2nd Floor	589 sq. ft.	589 sq. ft.	
THIRD FLOOR	200 sq. ft.	200 sq. ft.	
2 Car Garage	40 sq. ft.	40 sq. ft.	
Private Deck	70 sq. ft.	70 sq. ft.	
Square Footage taken from built area of stud at exterior wall			
3 BR, 2.5 BA	Occupancy: R-2		

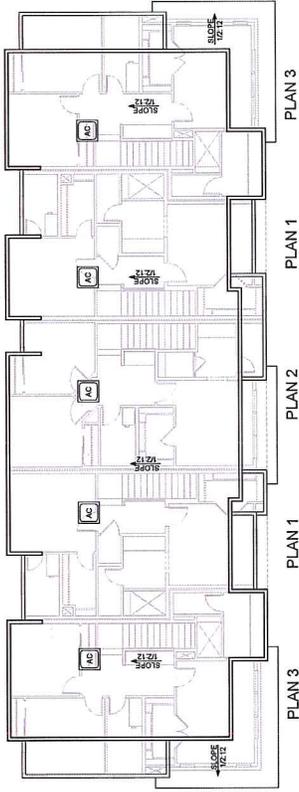
PLAN 3	NET SQUARE FOOTAGE:	1536 sq. ft.	Type of Construction: VB
1st Floor	855 sq. ft.	855 sq. ft.	
2nd Floor	720 sq. ft.	720 sq. ft.	
THIRD FLOOR	200 sq. ft.	200 sq. ft.	
2 Car Garage	50 sq. ft.	50 sq. ft.	
Private Deck	100 sq. ft.	100 sq. ft.	
Square Footage taken from built area of stud at exterior wall			
3 BR, 2.5 BA	Occupancy: R-2		

CONCEPTUAL FLOOR PLANS
BUILDINGS 501, 502, 503

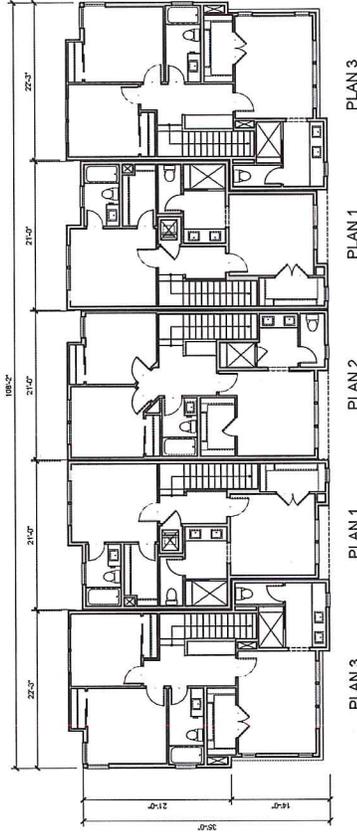
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JOB NO. 1460.001
DATE 11-20-18
5832 Owens Drive
Pleasanton, CA 94568
925-251-1720

A.15



BUILDINGS 501-503, ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDINGS 501-503, THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE: 1249 sq. ft.	Type of Construction: VB
Living Area	684 sq. ft.	
Bedroom Floor	228 sq. ft.	
Third Floor	228 sq. ft.	
2 Car Garage	40 sq. ft.	
1 Storage Room	40 sq. ft.	
Private Deck	129 sq. ft.	
Square Footage taken from building face of unit at exterior wall.		
2 BR, 2.5 BA		
Occupancy: R-2		

PLAN 2	NET SQUARE FOOTAGE: 1390 sq. ft.	Type of Construction: VB
Living Area	641 sq. ft.	
Bedroom Floor	228 sq. ft.	
Third Floor	228 sq. ft.	
2 Car Garage	50 sq. ft.	
1 Storage Room	50 sq. ft.	
Private Deck	73 sq. ft.	
Square Footage taken from building face of unit at exterior wall.		
3 BR, 2.5 BA		
Occupancy: R-2		

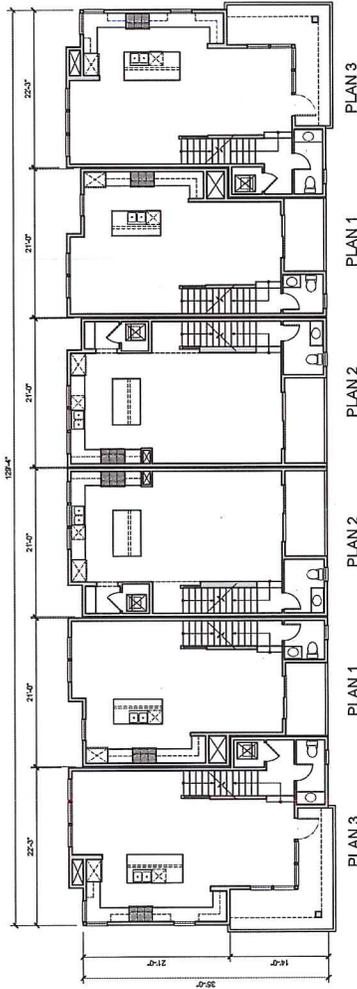
PLAN 3	NET SQUARE FOOTAGE: 1595 sq. ft.	Type of Construction: VB
Living Area	684 sq. ft.	
Bedroom Floor	228 sq. ft.	
Third Floor	228 sq. ft.	
2 Car Garage	50 sq. ft.	
1 Storage Room	50 sq. ft.	
Private Deck	135 sq. ft.	
Square Footage taken from building face of unit at exterior wall.		
3 BR, 2.5 BA		
Occupancy: R-2		

CONCEPTUAL FLOOR PLANS
BUILDINGS 501, 502, 503

DAHLIN

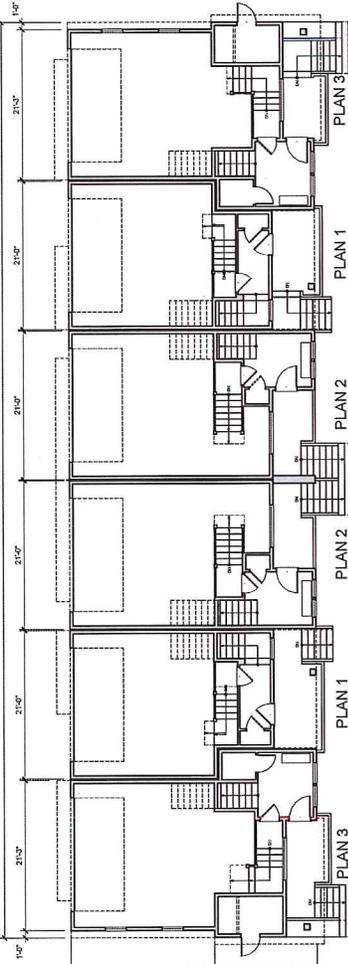
JOB NO. 1450.001
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5885 CHIVERS DRIVE
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A.16



BUILDINGS 601+604, SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE: 1249 sq. ft.	Type of Construction: VB
Second Floor	664 sq. ft.	
Third Floor	585 sq. ft.	
2 Car Garage	44 sq. ft.	
Private Dock	50 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
2 BR, 2.5 BA		
Compliance R-2		



BUILDINGS 601+604, FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 2	NET SQUARE FOOTAGE: 1380 sq. ft.	Type of Construction: VB
Second Floor	641 sq. ft.	
Third Floor	739 sq. ft.	
2 Car Garage	59 sq. ft.	
Private Dock	71 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
3 BR, 2.5 BA		
Compliance R-2		

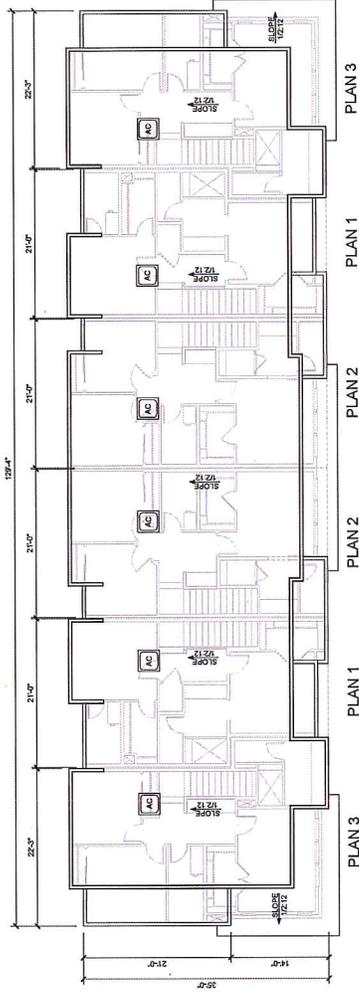
PLAN 3	NET SQUARE FOOTAGE: 1539 sq. ft.	Type of Construction: VB
Second Floor	664 sq. ft.	
Third Floor	775 sq. ft.	
2 Car Garage	50 sq. ft.	
Private Dock	150 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
3 BR, 2.5 BA		
Compliance R-2		

CONCEPTUAL FLOOR PLANS
BUILDINGS 601, 604

DAHLLIN

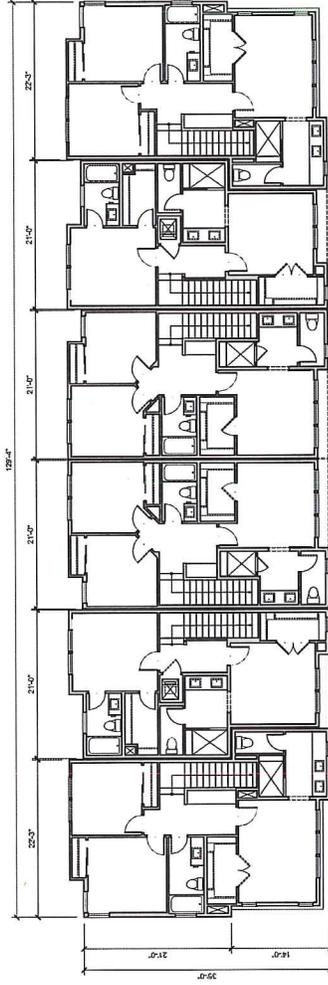
JOB NO. 1460.001
DATE 11-20-18
1683 Owens Drive
Petaluma, CA 94958
925-251-7200

A.17



BUILDINGS 601+604, ROOF PLAN

SCALE: 1/8" = 1'-0"



BUILDINGS 601+604, THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE: 1249 sq. ft.	Type of Construction: VB
Second Floor	694 sq. ft.	
THIRD FLOOR	555 sq. ft.	
2 Car Garage	400 sq. ft.	
Private Deck	60 sq. ft.	
Private Deck	60 sq. ft.	
Roofing Footings taken from building foot of wall at exterior wall		
2 BR, 2.25 BA		
Companion R-2		

PLAN 2	NET SQUARE FOOTAGE: 1390 sq. ft.	Type of Construction: VB
Second Floor	844 sq. ft.	
THIRD FLOOR	546 sq. ft.	
2 Car Garage	600 sq. ft.	
Private Deck	70 sq. ft.	
Private Deck	76 sq. ft.	
Roofing Footings taken from building foot of wall at exterior wall		
3 BR, 2.25 BA		
Companion R-2		

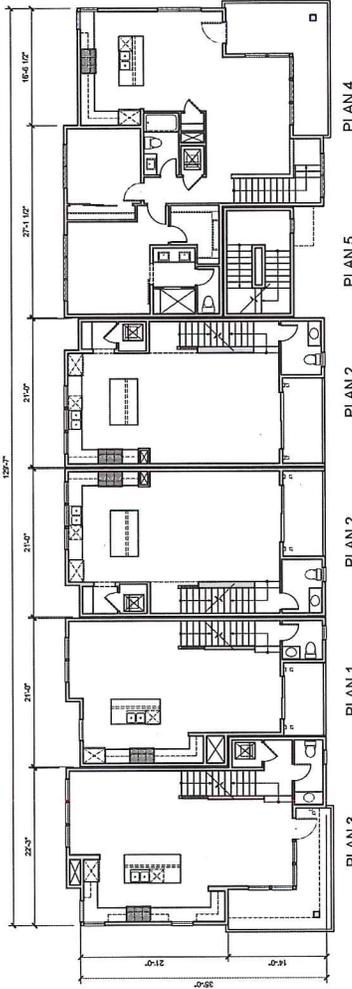
PLAN 3	NET SQUARE FOOTAGE: 1639 sq. ft.	Type of Construction: VB
Second Floor	994 sq. ft.	
THIRD FLOOR	645 sq. ft.	
2 Car Garage	570 sq. ft.	
Private Deck	150 sq. ft.	
Private Deck	159 sq. ft.	
Roofing Footings taken from building foot of wall at exterior wall		
3 BR, 2.25 BA		
Companion R-2		

CONCEPTUAL FLOOR PLANS
BUILDINGS 601, 604

DAHLLN

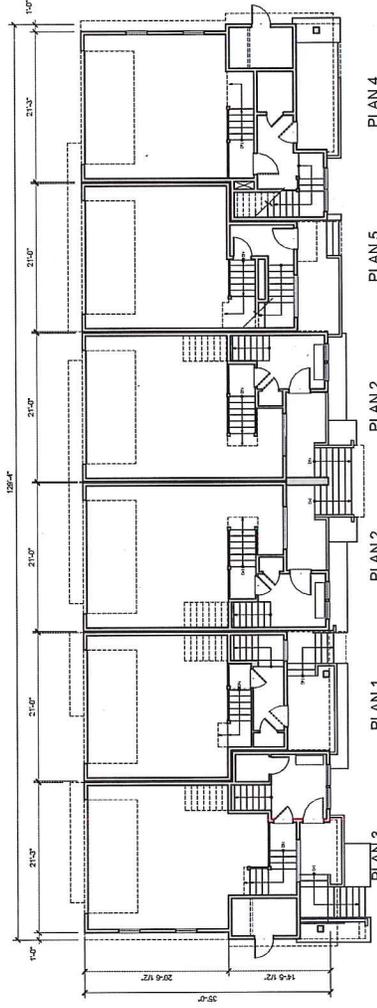
JOB NO. 1450.001
DATE 11-20-18
5685 Owens Drive
Pleasanton, CA 94568
925-251-7200

A.18



BUILDING 602, SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING 602, FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE: 1249 sq. ft.	Type of Construction: V9
First Floor	1249 sq. ft.	
Second Floor	0 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	444 sq. ft.	
Entry Porch	67 sq. ft.	
Private Deck	62 sq. ft.	
Square Footage taken from inside face of exterior wall		
3 BR., 2.5 BA.		
Construction R. 2		

PLAN 2	NET SQUARE FOOTAGE: 1380 sq. ft.	Type of Construction: V9
First Floor	1380 sq. ft.	
Second Floor	0 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	509 sq. ft.	
Entry Porch	71 sq. ft.	
Private Deck	71 sq. ft.	
Square Footage taken from inside face of exterior wall		
3 BR., 2.5 BA.		
Construction R. 2		

PLAN 3	NET SQUARE FOOTAGE: 1538 sq. ft.	Type of Construction: V9
First Floor	1538 sq. ft.	
Second Floor	0 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	570 sq. ft.	
Entry Porch	84 sq. ft.	
Private Deck	84 sq. ft.	
Square Footage taken from inside face of exterior wall		
3 BR., 2.5 BA.		
Construction R. 2		

PLAN 4	NET SQUARE FOOTAGE: 1248 sq. ft.	Type of Construction: V9
First Floor	1248 sq. ft.	
Second Floor	0 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	607 sq. ft.	
Entry Porch	84 sq. ft.	
Private Deck	174 sq. ft.	
Square Footage taken from inside face of exterior wall		
3 BR., 2.5 BA.		
Construction R. 2		

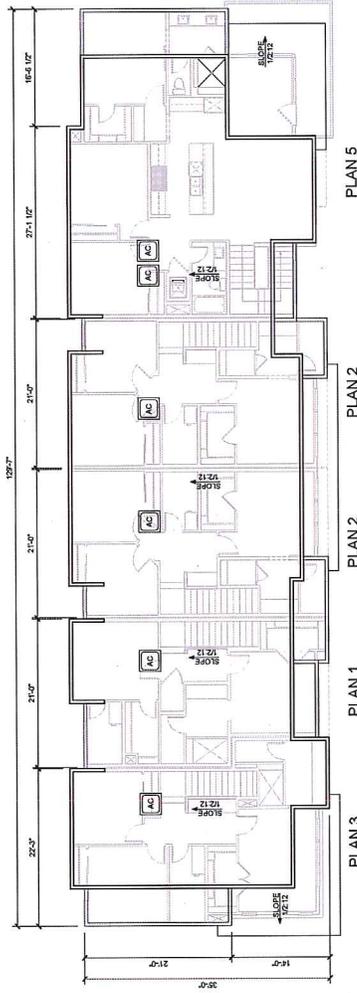
PLAN 5	NET SQUARE FOOTAGE: 1444 sq. ft.	Type of Construction: V9
First Floor	1444 sq. ft.	
Second Floor	0 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	444 sq. ft.	
Entry Porch	67 sq. ft.	
Private Deck	67 sq. ft.	
Square Footage taken from inside face of exterior wall		
3 BR., 2.5 BA.		
Construction R. 2		

CONCEPTUAL FLOOR PLANS
BUILDING 602

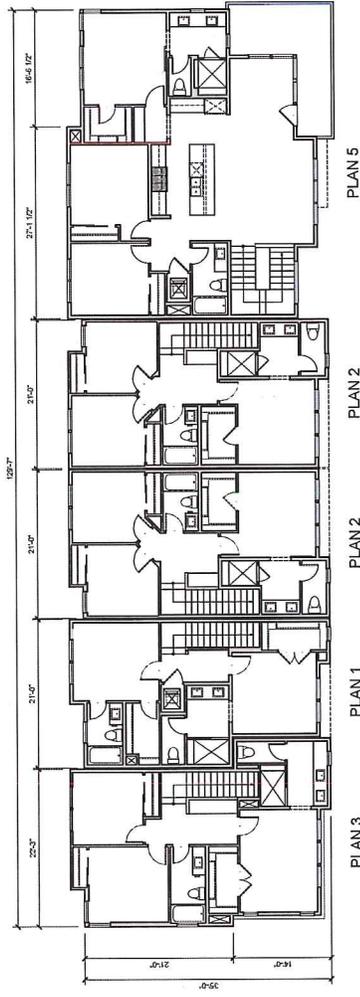
JOB NO. 1450.001
DATE 11-20-18
5685 CHIVERS DRIVE
PLEASANTON, CA 94568
925-251-7200

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A.19



BUILDING 602, ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING 602, THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE: 1249 sq. ft.	Type of Construction: VB
First Floor	594 sq. ft.	
Second Floor	594 sq. ft.	
Third Floor	594 sq. ft.	
2 Car Garage	444 sq. ft.	
Entry Porch	62 sq. ft.	
Private Deck	62 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
2 BR., 2.5 BA.		
Occupancy: R-2		

PLAN 2	NET SQUARE FOOTAGE: 1380 sq. ft.	Type of Construction: VB
First Floor	641 sq. ft.	
Second Floor	641 sq. ft.	
Third Floor	698 sq. ft.	
2 Car Garage	500 sq. ft.	
Entry Porch	75 sq. ft.	
Private Deck	75 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
3 BR., 2.5 BA.		
Occupancy: R-2		

PLAN 3	NET SQUARE FOOTAGE: 1536 sq. ft.	Type of Construction: VB
First Floor	797 sq. ft.	
Second Floor	797 sq. ft.	
Third Floor	739 sq. ft.	
2 Car Garage	570 sq. ft.	
Entry Porch	102 sq. ft.	
Private Deck	102 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
3 BR., 2.5 BA.		
Occupancy: R-2		

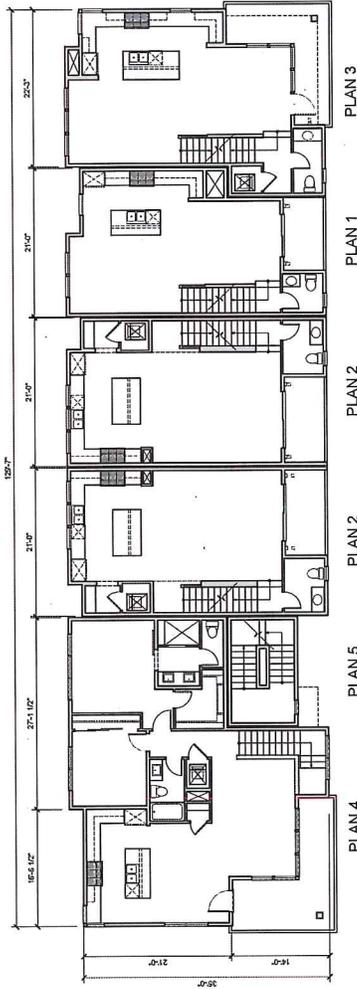
PLAN 4	NET SQUARE FOOTAGE: 1248 sq. ft.	Type of Construction: VB
First Floor	674 sq. ft.	
Second Floor	674 sq. ft.	
Third Floor	600 sq. ft.	
2 Car Garage	627 sq. ft.	
Entry Porch	98 sq. ft.	
Private Deck	174 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
3 BR., 2.5 BA.		
Occupancy: R-2		

PLAN 5	NET SQUARE FOOTAGE: 1444 sq. ft.	Type of Construction: VB
First Floor	694 sq. ft.	
Second Floor	694 sq. ft.	
Third Floor	524 sq. ft.	
2 Car Garage	444 sq. ft.	
Entry Porch	67 sq. ft.	
Private Deck	174 sq. ft.	
Square Footage taken from inside face of wall at exterior wall		
3 BR., 2.5 BA.		
Occupancy: R-2		

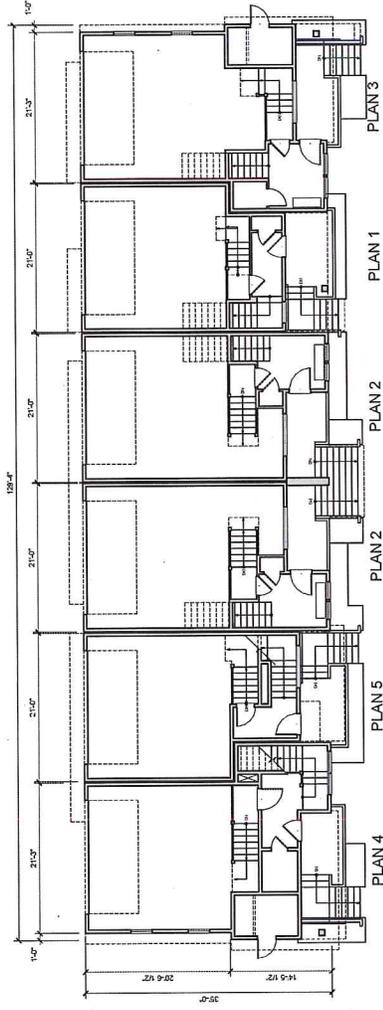
CONCEPTUAL FLOOR PLANS
BUILDING 602

DAHLIN

JOB NO. 1450.001
DATE 11-20-18
5835 OVERS DR. DR.
PLEASANTON, CA 94568
925-251-7200
A.20



BUILDING 603, SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING 603, FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1
NET SQUARE FOOTAGE: 1249 sq. ft.
First Floor
Second Floor
Third Floor
44 sq. ft.
5/11 sq. ft.
2 Car Garage
Entry Porch
Private Deck
50 sq. ft.
62 sq. ft.

Square Footage taken from inside face of exterior wall

3 BR., 2 BA.
Occupancy: V8

Type of Construction: V8

PLAN 2
NET SQUARE FOOTAGE: 1380 sq. ft.
First Floor
Second Floor
Third Floor
44 sq. ft.
5/11 sq. ft.
2 Car Garage
Entry Porch
Private Deck
50 sq. ft.
62 sq. ft.

Square Footage taken from inside face of exterior wall

3 BR., 2 BA.
Occupancy: V8

Type of Construction: V8

PLAN 3
NET SQUARE FOOTAGE: 1538 sq. ft.
First Floor
Second Floor
Third Floor
44 sq. ft.
5/11 sq. ft.
2 Car Garage
Entry Porch
Private Deck
50 sq. ft.
62 sq. ft.

Square Footage taken from inside face of exterior wall

3 BR., 2 BA.
Occupancy: V8

Type of Construction: V8

PLAN 4
NET SQUARE FOOTAGE: 1248 sq. ft.
First Floor
Second Floor
Third Floor
44 sq. ft.
5/11 sq. ft.
2 Car Garage
Entry Porch
Private Deck
50 sq. ft.
62 sq. ft.

Square Footage taken from inside face of exterior wall

3 BR., 2 BA.
Occupancy: V8

Type of Construction: V8

PLAN 5
NET SQUARE FOOTAGE: 1444 sq. ft.
First Floor
Second Floor
Third Floor
44 sq. ft.
5/11 sq. ft.
2 Car Garage
Entry Porch
Private Deck
50 sq. ft.
62 sq. ft.

Square Footage taken from inside face of exterior wall

3 BR., 2 BA.
Occupancy: V8

Type of Construction: V8

CONCEPTUAL FLOOR PLANS
BUILDING 603

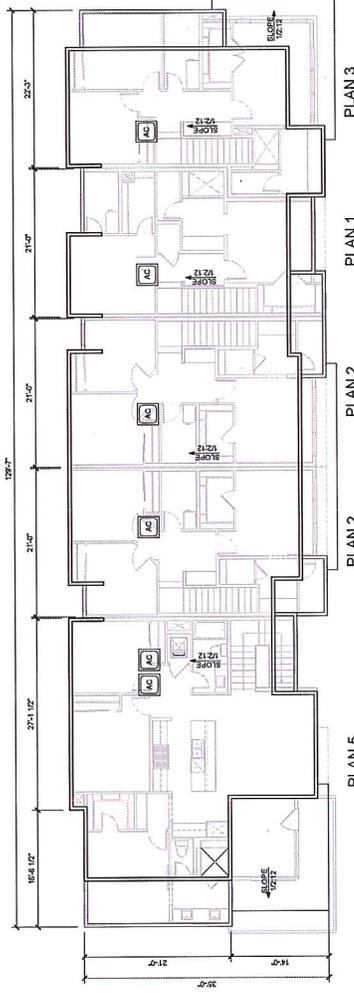
JOB NO. 1450.001
DATE 11-20-18
5885 CHIVERS DRIVE
PLEASANTON, CA 94668
925-251-7200

DAHLIN

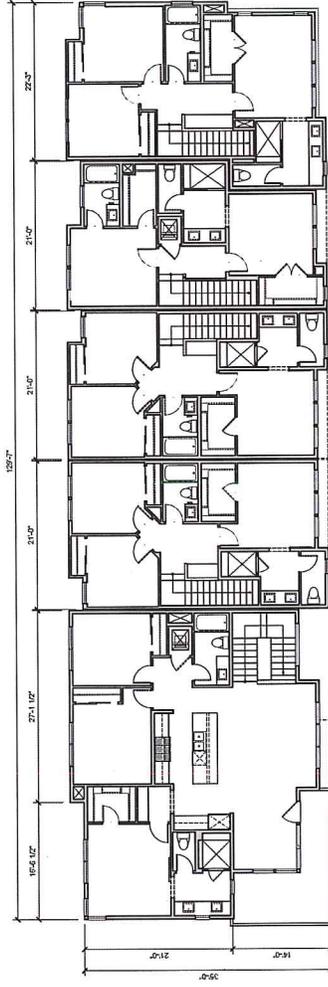
THE CASCADE | RICHMOND, CA
AMG & ASSOCIATES, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

A.21



BUILDING 603, ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING 603, THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1

NET SQUARE FOOTAGE: 1249 sq. ft.

First Floor: 684 sq. ft. (59.6% of total)

Second Floor: 565 sq. ft. (45.4% of total)

2 Car Garage: 44 sq. ft. (3.5% of total)

Entry Porch: 62 sq. ft. (5.0% of total)

Private Deck: 82 sq. ft. (6.6% of total)

Basement Footings taken from building floor of level of exterior wall

3 BR, 2.5 BA
Construction: V8
Occupancy: R-2

PLAN 2

NET SQUARE FOOTAGE: 1380 sq. ft.

First Floor: 814 sq. ft. (59.0% of total)

Second Floor: 566 sq. ft. (41.0% of total)

2 Car Garage: 50 sq. ft. (3.6% of total)

Entry Porch: 72 sq. ft. (5.2% of total)

Private Deck: 78 sq. ft. (5.6% of total)

Basement Footings taken from building floor of level of exterior wall

3 BR, 2.5 BA
Construction: V8
Occupancy: R-2

PLAN 3

NET SQUARE FOOTAGE: 1538 sq. ft.

First Floor: 914 sq. ft. (59.5% of total)

Second Floor: 624 sq. ft. (40.5% of total)

2 Car Garage: 67 sq. ft. (4.3% of total)

Entry Porch: 88 sq. ft. (5.7% of total)

Private Deck: 152 sq. ft. (9.8% of total)

Basement Footings taken from building floor of level of exterior wall

3 BR, 2.5 BA
Construction: V8
Occupancy: R-2

PLAN 4

NET SQUARE FOOTAGE: 1248 sq. ft.

First Floor: 684 sq. ft. (55.0% of total)

Second Floor: 564 sq. ft. (45.0% of total)

2 Car Garage: 97 sq. ft. (7.8% of total)

Entry Porch: 68 sq. ft. (5.5% of total)

Private Deck: 174 sq. ft. (14.0% of total)

Basement Footings taken from building floor of level of exterior wall

3 BR, 2.5 BA
Construction: V8
Occupancy: R-2

PLAN 5

NET SQUARE FOOTAGE: 1444 sq. ft.

First Floor: 814 sq. ft. (56.4% of total)

Second Floor: 630 sq. ft. (43.6% of total)

2 Car Garage: 44 sq. ft. (3.0% of total)

Entry Porch: 67 sq. ft. (4.6% of total)

Private Deck: 174 sq. ft. (12.1% of total)

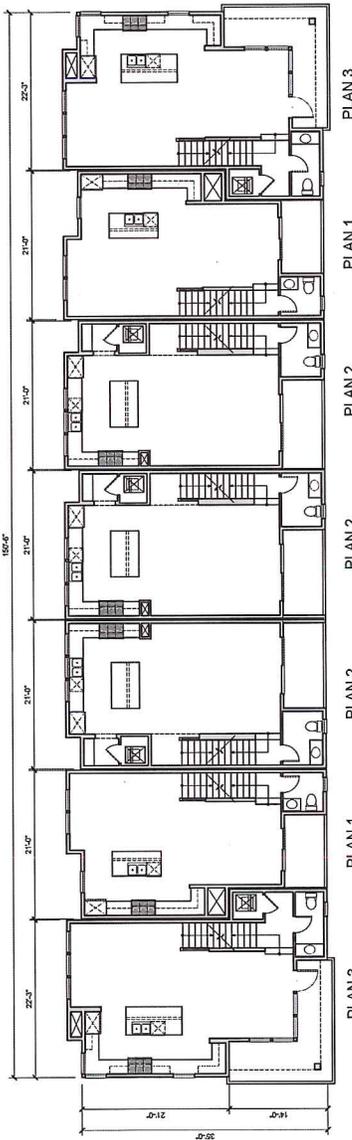
Basement Footings taken from building floor of level of exterior wall

3 BR, 2.5 BA
Construction: V8
Occupancy: R-2

CONCEPTUAL FLOOR PLANS
BUILDING 603

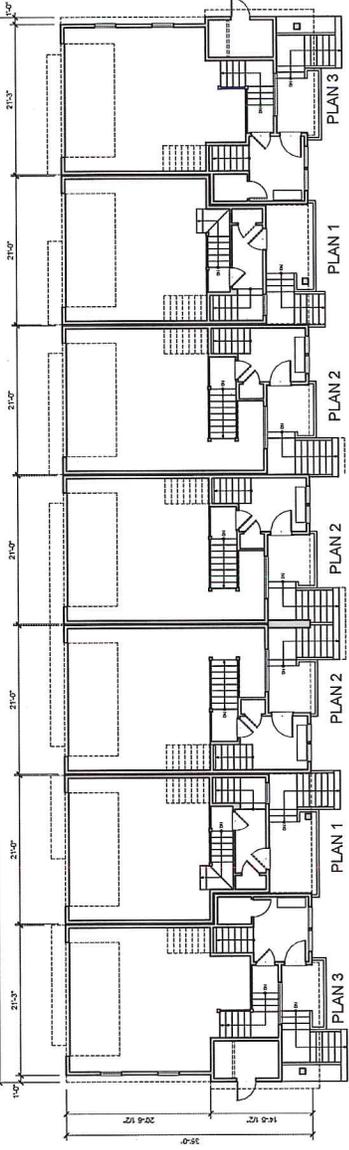
JOB NO. 1460.001
DATE 11-20-18
5665 Owens Drive
Pleasanton, CA 94568
925-251-7200





BUILDING 701, SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE: 1249 sq. ft.	Type of Construction: VB
First Floor	694 sq. ft.	
Second Floor	555 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	44 sq. ft.	
Storage	50 sq. ft.	
Private Deck	0 sq. ft.	
Stairs	0 sq. ft.	
Square Footage taken from building foot of actual on-site wall		
2 BR, 2.5 BA		
Occupancy: 12		



BUILDING 701, FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN 2	NET SQUARE FOOTAGE: 1380 sq. ft.	Type of Construction: VB
First Floor	694 sq. ft.	
Second Floor	686 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	0 sq. ft.	
Storage	0 sq. ft.	
Private Deck	0 sq. ft.	
Stairs	0 sq. ft.	
Square Footage taken from building foot of actual on-site wall		
2 BR, 2.5 BA		
Occupancy: 12		

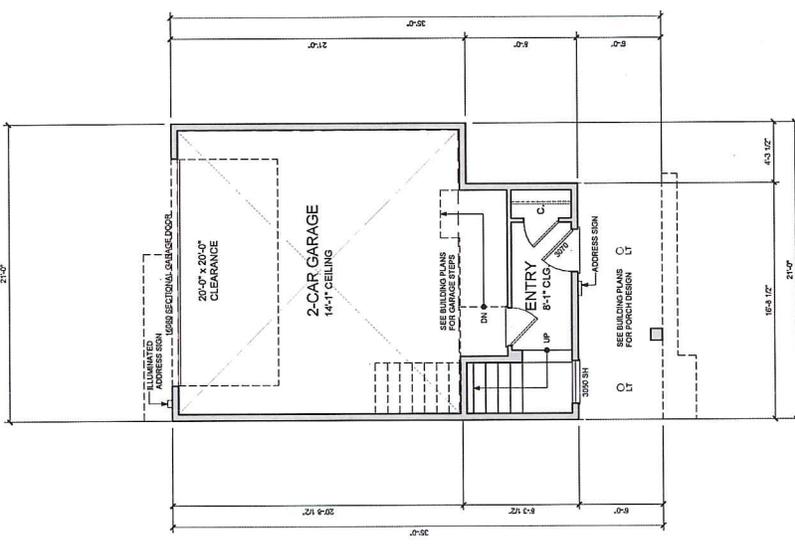
PLAN 3	NET SQUARE FOOTAGE: 1538 sq. ft.	Type of Construction: VB
First Floor	694 sq. ft.	
Second Floor	844 sq. ft.	
Third Floor	0 sq. ft.	
2 Car Garage	0 sq. ft.	
Storage	0 sq. ft.	
Private Deck	0 sq. ft.	
Stairs	0 sq. ft.	
Square Footage taken from building foot of actual on-site wall		
2 BR, 2.5 BA		
Occupancy: 12		

CONCEPTUAL FLOOR PLANS
BUILDING 701

JOB NO. 1460.001
DATE 11-20-18
5685 Owens Drive
San Jose, CA 95168
925-251-7200

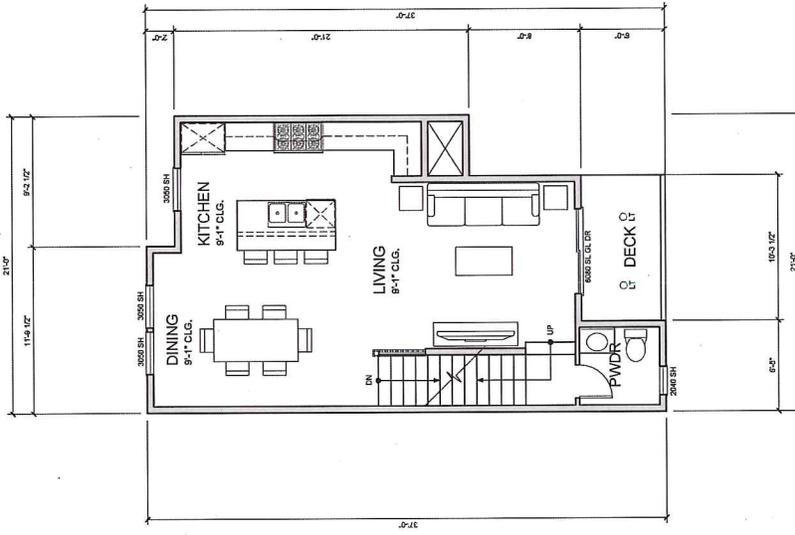
DAHLIN

A.23

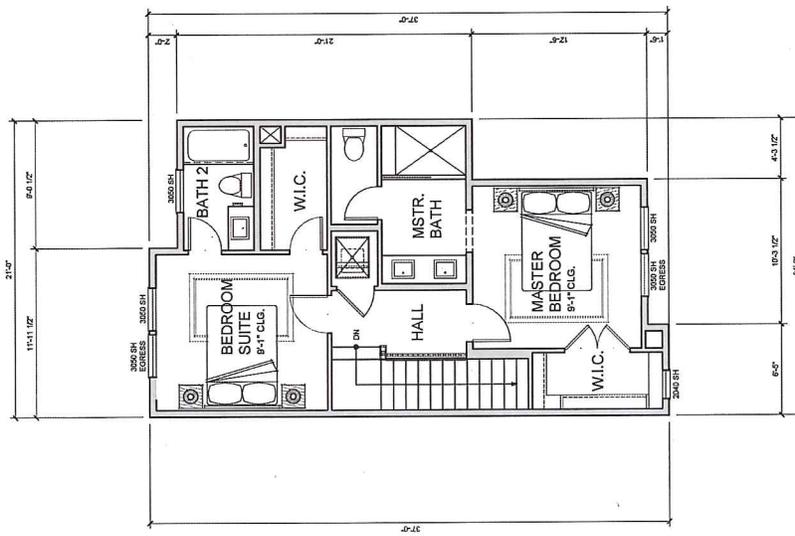


PLAN 1, FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN 1	NET SQUARE FOOTAGE:	1249 sq. ft.
First Floor		604 sq. ft.
Second Floor		273 sq. ft.
Third Floor		372 sq. ft.
Garage		43 sq. ft.
Pool		102 sq. ft.
Permit Deck		95 sq. ft.
Stairs		15 sq. ft.
Square Footage taken from inside line of each exterior wall		
Architect	AMG & ASSOCIATES, LLC	
Contractor	DAHLIN GROUP	
Type of Construction	VR	



PLAN 1, SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN 1, THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONCEPTUAL UNIT PLANS
PLAN 1

JOB NO. 1450.001
DATE 11-20-18
5665 Chivers Drive
Pleasanton, CA 94569
925-251-7200

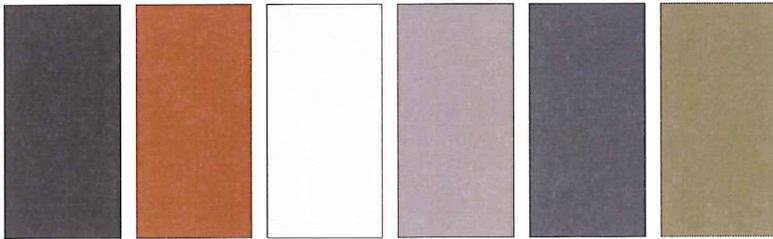
DAHLIN

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AMG & ASSOCIATES, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

A.25

COLOR SELECTIONS



- A. BODY/ TRIM COLOR #1
WINDOW TRIM, TRIM ACCENTS, COLUMNS, FASCIA, EAVES, AWNINGS, & VERTICAL SIDING
Cyberspace SW 7076 by Sherwin Williams
- B. BODY COLOR #2
LAP SIDING
Copper Mountain SW 6356 by Sherwin Williams
- C. BODY COLOR #3
STUCCO & VERTICAL SIDING
Ice Cube SW 6252 by Sherwin Williams
- D. BODY COLOR #4
STUCCO
Pewter Cast SW 7673 by Sherwin Williams
- E. BODY COLOR #5
STUCCO & LAP SIDING
Grays Harbor SW 6236 by Sherwin Williams
- F. ACCENT COLOR
RAILINGS & DOORS
Sheraton Sage SW 0014 by Sherwin Williams



MATERIALS

1	LA HAMIRA STUCCO SMOOTH FINISH OR EQ.	
2	HARDIE LAP SIDING 5/16" THICKNESS 6" EXPOSURE OR EQ.	
3	HARDIE VERTICAL SIDING SIERRA & PANEL 5/16" THICKNESS	
4	HARDIE CEMENTITIOUS TRIM	
5	MILGARD VINYL WDW BRONZE FACTORY FINISH OR EQ.	
6	HOT DIPPED GALV. POWDER COATED STEEL HORIZONTAL RAILING	
7	POWDER COATED STEEL CABLE AND ROD AWNING	
8	BOARD FORM CONCRETE TILE	

**COLOR/MATERIAL BOARD
SCHEME - A**

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AMG & ASSOCIATES, LLC

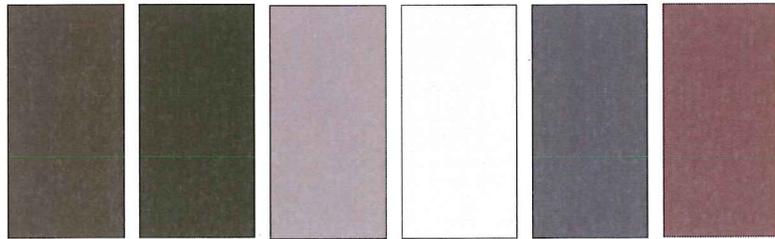
DAHLIN GROUP ARCHITECTURE | PLANNING

DAHLIN

JOB NO. 1460.001
DATE 11-20-18
5885 Owens Drive
Pleasanton, CA 94568
925-251-7200

A.31

COLOR SELECTIONS



A. BODY/ TRIM COLOR #1
 WINDOW TRIM, TRIM ACCENTS, COLUMNS,
 FASCIA, EAVES, AWNINGS, & VERTICAL SIDING
Urbane Bronze SW 7048 by Sherwin Williams

B. BODY COLOR #2
 LAP SIDING
Ripe Olive SW 6209 by Sherwin Williams

C. BODY COLOR #3
 STUCCO & VERTICAL SIDING
Pewter Cast SW 7673 by Sherwin Williams

D. BODY COLOR #4
 STUCCO
Ice Cube SW 6252 by Sherwin Williams

E. BODY COLOR #5
 STUCCO & LAP SIDING
Grays Harbor SW 6236 by Sherwin Williams

F. ACCENT COLOR
 RAILINGS & DOORS
River Rouge SW 6026 by Sherwin Williams



MATERIALS

1
 LA HAMBRA STUCCO
 SMOOTH FINISH OR EQ.



2
 HARDIE LAP SIDING
 5/8" THICKNESS
 6" EXPOSURE OR EQ.



3
 HARDIE VERTICAL SIDING
 SIERRA 5 PANEL
 5/16" THICKNESS



4
 HARDIE CEMENTITIOUS
 TRIM



5
 MILGARD VINYL W/DW
 BRONZE FACTORY FINISH
 OR EQ.



6
 HOT DIPPED GALV.
 POWDER COATED STEEL
 HORIZONTAL RAILING



7
 POWDER COATED
 STEEL CABLE
 AND ROD AWNING



8
 EL DORADO BRICK VENEER
 TUNDRA BRICK
 "IRONSIDE"



COLOR/MATERIAL BOARD
 SCHEME - B

THE CASCADE | RICHMOND, CA
 AMG & ASSOCIATES, LLC

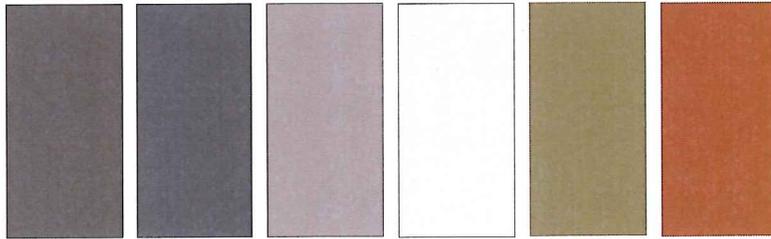
DAHILIN GROUP ARCHITECTURE | PLANNING

DAHILIN

JOB NO. 1450.001
 DATE 11-20-18
 5885 Owens Drive
 Pleasanton, CA 94568
 925-251-7200

A.32

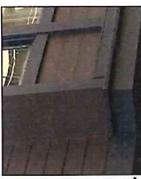
COLOR SELECTIONS



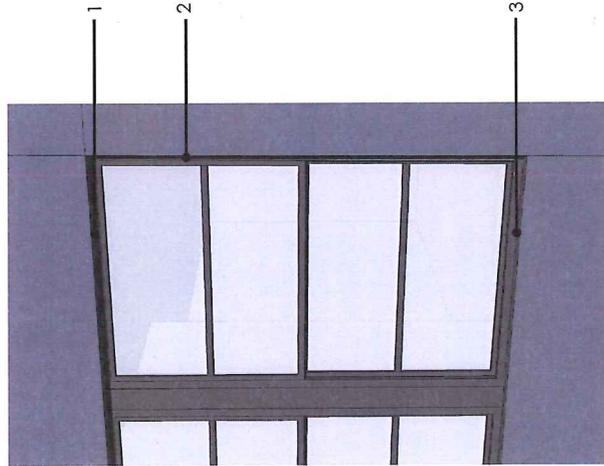
- A. BODY/TRIM COLOR #1
WINDOW TRIM, TRIM ACCENTS, COLUMNS,
FASCIA, EAVES, AWNINGS, & VERTICAL SIDING
Royalcraft Pewter SW 2848 by Sherwin Williams
- B. BODY COLOR #2
LAP SIDING
Grays Harbor SW 6236 by Sherwin Williams
- C. BODY COLOR #3
STUCCO & VERTICAL SIDING
Pewter Cast SW 7673 by Sherwin Williams
- D. BODY COLOR #4
STUCCO
Ice Cube SW 6252 by Sherwin Williams
- E. BODY COLOR #5
STUCCO & LAP SIDING
Sheraton Sage SW 0014 by Sherwin Williams
- F. ACCENT COLOR
RAILINGS & DOORS
Copper Mountain SW 6356 by Sherwin Williams



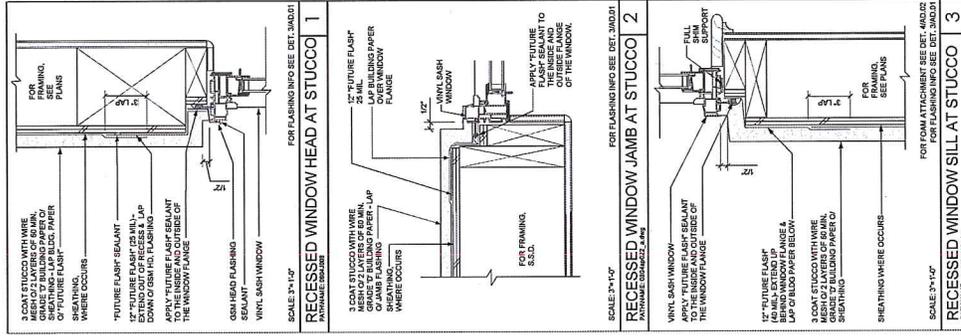
MATERIALS

- 1. LA HAMBRA STUCCO
SMOOTH FINISH OR EQ. 
- 2. HARDIE LAP SIDING
5/8" THICKNESS
0" EXPOSURE OR EQ. 
- 3. HARDIE VERTICAL SIDING
5/8" THICKNESS 
- 4. HARDIE CEMENTITIOUS
TRIM 
- 5. MILGARD VINYL W/DW
BRONZE FACTORY FINISH
OR EQ. 
- 6. HOT DIPPED GALV.
POWDER COATED STEEL
HORIZONTAL RAILING 
- 7. POWDER COATED
STEEL CABLE
AND ROD AWNING 
- 8. BOARD FORM
CONCRETE TILE 

**COLOR/MATERIAL BOARD
SCHEME - C**

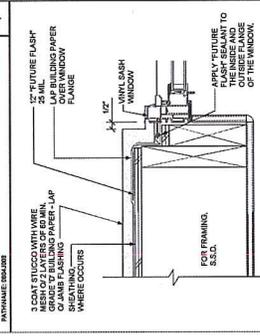


RECESSED WINDOW AT LAP STUCCO



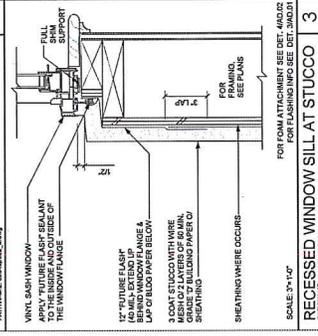
RECESSED WINDOW HEAD AT STUCCO 1

FOR FLASHING INFO SEE DET. 3A.D.01
SCALE: 3/4"=1'-0"



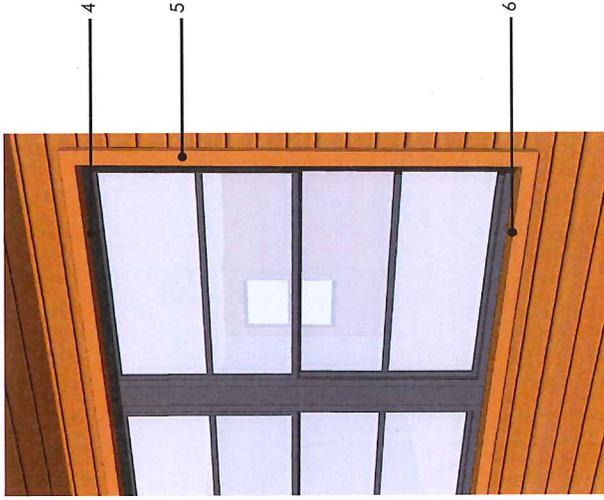
RECESSED WINDOW JAMB AT STUCCO 2

FOR FLASHING INFO SEE DET. 3A.D.01
SCALE: 3/4"=1'-0"

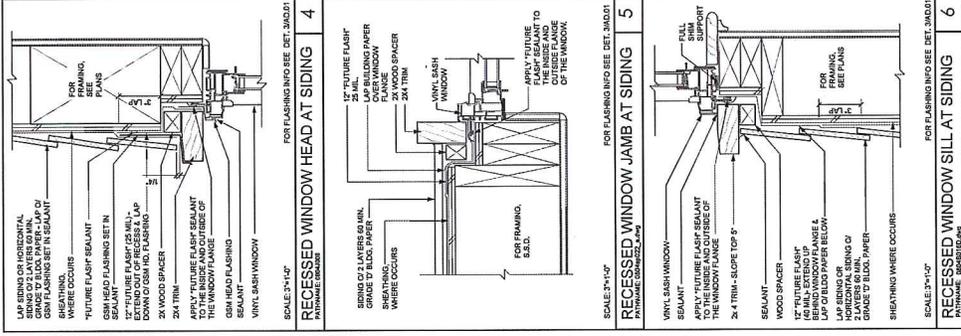


RECESSED WINDOW SILL AT STUCCO 3

FOR FOAM ATTACHMENT SEE DET. 4A.D.02
FOR FLASHING INFO SEE DET. 3A.D.01
SCALE: 3/4"=1'-0"

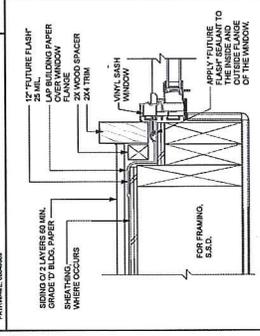


RECESSED WINDOW AT LAP SIDING



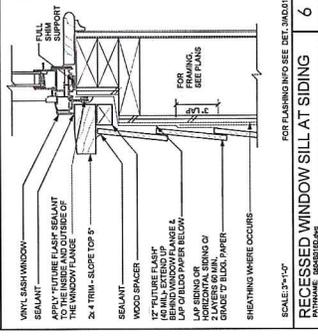
RECESSED WINDOW HEAD AT SIDING 4

FOR FLASHING INFO SEE DET. 3A.D.01
SCALE: 3/4"=1'-0"



RECESSED WINDOW JAMB AT SIDING 5

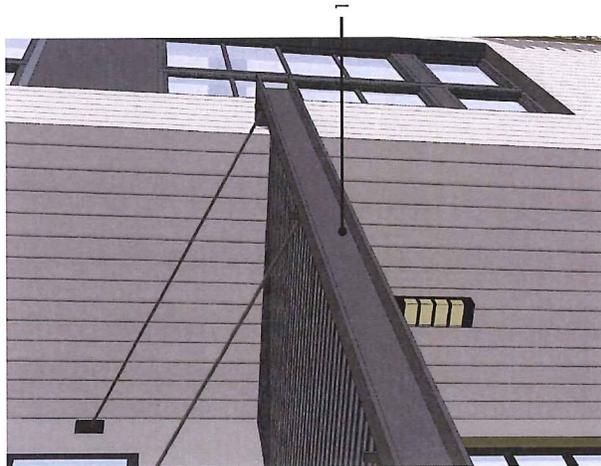
FOR FLASHING INFO SEE DET. 3A.D.01
SCALE: 3/4"=1'-0"



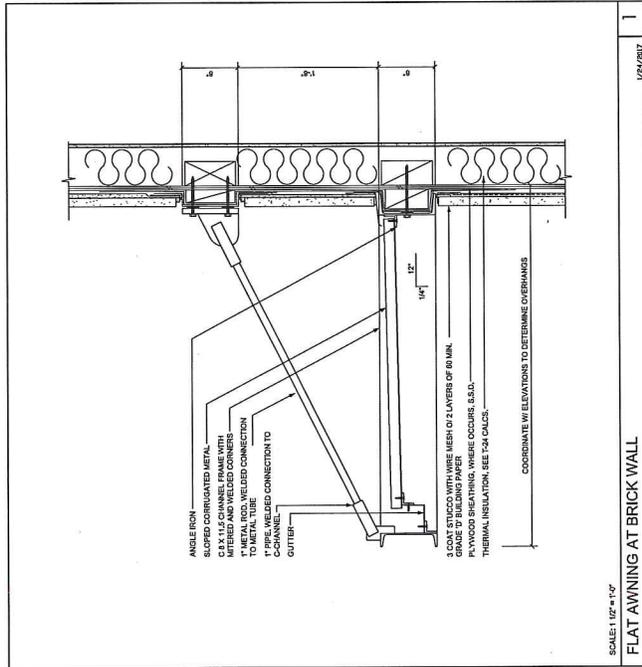
RECESSED WINDOW SILL AT SIDING 6

FOR FLASHING INFO SEE DET. 3A.D.01
SCALE: 3/4"=1'-0"

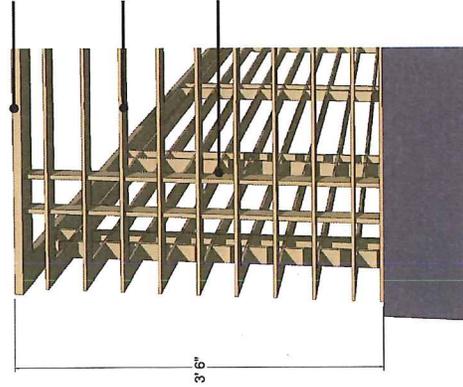
RECESSED WINDOW DETAILS



STEEL AWNING AT STUCCO



FLAT AWNING AT BRICK WALL



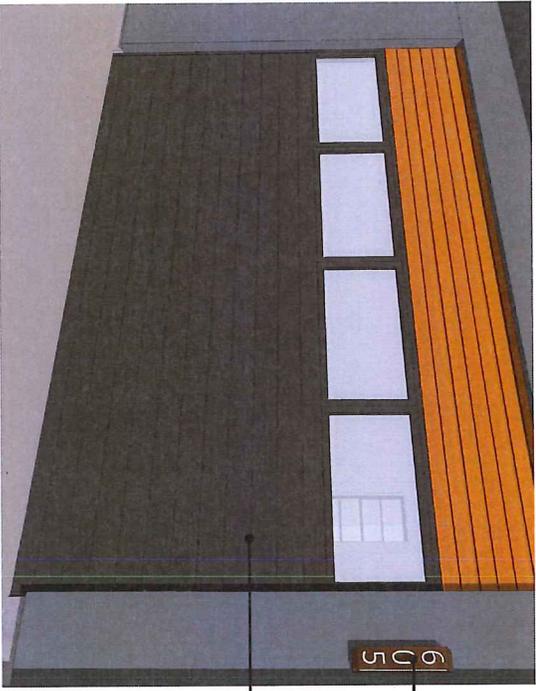
STEEL RAILING

**STEEL AWNING AND RAILING
DETAILS**

JOB NO. 1460.001
DATE 11-20-16
1685 Owens Drive
Richmond, CA 94806
925-251-7200

DAHLIN

A.35



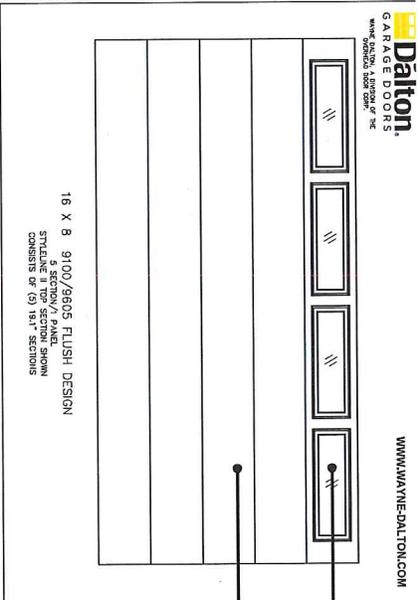
SEE LIGHTING BOARD

WAYNE DALTON 9100
CLASSIC STEEL
GARAGE DOOR SERIES

Wayne Dalton MODELS 9100/9605 GARAGE DOORS

	MODEL 9100	MODEL 9605
Door construction	3-layer construction Steel/Reinforced/Insulation	3-layer construction Steel/Reinforced/Insulation
Insulation	Formed in place independent with R-value of 9*	Formed in place independent with R-value up to 12*
Wind load models	Available	Available
Warranty	Limited Lifetime	Limited Lifetime

*R-value of 9 for 7' tall doors. R-value of 12 for 8' tall doors. Wayne Dalton uses a calculated door section R-value for our insulated doors.



CONTEMPORARY
CLEAR II WINDOW OPTION

CONTEMPORARY
DESIGN DOOR PANEL,
COLOR TO MATCH
COLOR AND MATERIAL
SCHEME.

GARAGE DOOR SPEC

THE CASCADE | RICHMOND, CA
AMG & ASSOCIATES, LLC
DAHLIN GROUP ARCHITECTURE | PLANNING

DAHLIN

JOB NO. 1460.001
DATE 11-20-18
5885 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.37

SAN MATEO AVENUE

BELMONT AVENUE



1 SITE ELECTRICAL
SCALE: 1/8"

GENERAL SITE NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO CONSTRUCTION FOR ELECTRICAL, WATER, GAS, AND TELEPHONE SERVICES. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN MATEO AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN MATEO AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

SITE KEY NOTES:

1. APPROXIMATE UNDERGROUND UTILITY LOCATIONS WITH UTILITY SYMBOLS.
2. SET POINTS FOR RAIN GAGE STATION AT SHEET 11.11.
3. ELECTRICAL SYMBOLS AND SYMBOLS.
4. APPROXIMATE SAN UTILITY LOCATIONS AND SYMBOLS IN FIELD WITH UTILITY SYMBOLS.

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 AMG & ASSOCIATES, LLC
 DAHLIN GROUP ARCHITECTURE | PLANNING

DAHLIN

JOB NO. 1460.001
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 Pleasanton, CA 94588
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A.39





1 SITE ELECTRICAL
SHEET 001



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JOB NO. 1460J001
DATE 11-20-16
5685 Coast Drive
Pleasanton, CA 94568
925-251-7200

A.40

THE CASCADE | RICHMOND, CA
AMG & ASSOCIATES, LLC
DAHILIN GROUP ARCHITECTURE | PLANNING

CONDITIONS OF APPROVAL

1. Development shall be constructed in compliance with the Project Plans in Exhibit A, dated December, 2018, except as modified by the conditions below. Modifications of approved plans and conditions of approval shall be subject to Section 15.04.803.120 of the Zoning Ordinance.
2. All conditions of approval shall be printed on the informational page of the final construction plans submitted for building permits. All conditions of approval shall be on all plans, which shall be kept on the project site at all times. It is the responsibility of the Permittee to ensure that the Contractor and construction crew is aware of and adheres to all conditions of approval.
3. The Permittee shall comply with all mitigation measures adopted in the Mitigation Monitoring and Reporting Program (MMRP) for the Richmond Central Project, dated July 2014 (attached as Exhibit 1-B to Agenda Report).
4. The Permittee shall dedicate to the City of Richmond sufficient right-of-way and reserve a three foot construction easement for the implementation of Phase II of the I-80/Central Avenue Project per the attached Exhibit 3. In exchange for this land dedication, the City agrees to credit the Permittee's Traffic Impact Fee and to request that WCCTAC credit the STMP fee.
5. The Creek Restoration is subject to the following conditions:
 - a. The Permittee hired Questa Engineering Inc., a qualified creek consultant to develop conceptual plans ("Creek Restoration") for the creek naturalization, which includes removal of the concrete lining and replanting the creek bed with riparian landscaping.
 - b. The Permittee shall make applications to all reasonably available grant funding sources to perform the Creek Restoration work. Applications shall begin to be submitted upon project approval, until occupancy of the last unit. Permittee shall make best faith efforts to complete competitive and professionally prepared applications and shall make no less than four applications.
 - c. Applicant has agreed to that once the final Creek Restoration design has been approved by the City, the Permittee shall obtain competitive bids for the Creek Restoration Work ("Bids"). Within 5 years, if at least half of the funding (including but not limited to any grant match by the City) to complete the Creek Restoration is secured based off of the Bids received, the Permittee agrees to complete the Creek Restoration work and advance the remainder of the unfunded costs. The City will reimburse the Permittee for any unfunded costs (including those necessitated by change orders approved by the City) of the Creek Restoration work using the Park Impact Fees and Storm water Impact Fees, as they are collected for any project in the City of Richmond. The Permittee shall obtain City approval of the contractor prior to start up. Permittee shall facilitate the

- completion of the creek restoration construction documents, obtain the necessary permits, and complete the construction of the creek improvements per the final Creek Restoration design, approved by the City.
- d. After the Creek Restoration is complete, Permittee shall dedicate the entire creek area tentatively depicted as Parcel A on the Tentative Parcel Map dated January 25, 2019 to the City or the City's designee.
 - e. Permittee shall be responsible for maintaining the creek restoration work.
 - f. The Creek Restoration project shall be processed and permitted separately from the housing development (PLN18-173). The entirety of Application PLN18-173, including the Rezone, the Tentative Map and the Design Review Permit shall be permitted to proceed with processing, permitting, Final Parcel Map, construction and occupancy permits exclusive of the creek restoration work. The Creek Restoration and all of the conditions of item six above shall in no way impact, deter or prohibit the construction and occupancy of the residential development for project PLN18-173.
 - g. The City will make a good faith effort to utilize the Permittees' Parks Impact fees for the Creek Restoration to serve as a grant match or contribution to the cost of the restoration work.
6. New public improvement plans are part of San Mateo Street and the Phase II of the WCCTAC I-80/Central Avenue Project. These public improvements include new sidewalk, curb and gutter as well as new asphalt on San Mateo St. If within two years of obtaining the final certificate of occupancy for the Project, said public improvement plans have not been made by the City, the Permittee shall submit Public Improvement Plans for the east side of San Mateo St. for its project frontage and be responsible to make said public improvements which include new sidewalk, curb, gutter, green infrastructure, and lighting.
 7. The Permittee shall obtain an encroachment permit from the City of Richmond Public Services/Engineering Department for all work within the Public right-of-way. All curb, gutter, and sidewalk replacements shall conform to City of Richmond standards. Should any infrastructure be damaged or destroyed as a result of the construction of said project, the Permittee shall be responsible for returning the infrastructure to an acceptable condition as determined by the City of Richmond Public Works Director.
 8. The City of Richmond has agreed to defer payment of City impact fees until the certificate of occupancy is issued for the residential unit.
 9. Failure to abide and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Decision Making Body.
 10. Prior to issuance of any building permit, the Permittee shall demonstrate that all exterior lighting has been designed and located so that all direct light is confined to the property and is satisfactory to the Planning and Building Regulations Services

Director or his/her designee. The top of the fixture shall not exceed the height of the parapet or roof. No lights shall be greater than 3,000k LED.

11. The Permittee shall, at all times, keep the property in good order. This includes repair and maintenance of all structures, fences, signs, walks, driveways, painting, etc. as may be necessary to preserve a high quality environment. All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition, and whenever necessary, replaced with equivalent planting materials to ensure continued conformance with approved plans. Every sign shall be kept up and maintained in a secure and safe condition. Signs shall be kept free of rust, corrosion, peeling paint, cracks, fading and other surface deterioration
12. The Project shall comply with RMC Chapter 12.56, Flood Damage Prevention.
13. The Permittee shall prepare a declaration of covenants, conditions and restrictions (CC&Rs) which shall be recorded and apply to each owner of a commercial condominium unit within the project. The CC&Rs shall be subject to the approval of the Zoning Administrator and City Attorney and shall be recorded at, or prior to, the time of final map approval, and shall include all applicable conditions of approval and requirements of the city. The CC&Rs shall, at a minimum, provide:
 - a. That any amendment to the CC&Rs related to the conditions of approval or other requirements of the City's Subdivision Ordinance (RMC Article 15.04.700 et seq.) may not be approved without prior consent of the city;
 - b. That there shall be an entity created (e.g., a property or homeowners' association) which shall be financially responsible for and shall provide for the the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities, including the Creek Restoration work, if completed;
 - c. A provision containing pertinent information regarding the conveyance of units and the assignment of parking, an estimate of any initial assessment fees anticipated for maintenance of common areas and facilities, and an indication of appropriate responsibilities for maintenance of all utility lines and services for each unit;
 - d. A provision addressing the payment of water, utilities, gas and electricity by the homeowner or through the association;
14. The Permittee shall incorporate and adopt the color scheme suggested by Board Member Benz for the color palette of the individual residences. Any modifications shall be reviewed by the Zoning Administrator who shall determine whether the modification(s) require Design Review Board approval.

15. The Permittee shall provide an architecturally concealed detail for the gutters that matches the high quality detailing in the building (with c-channel in front of the gutters at the corner of the decks), subject to review and approval of the Planning and Building Services Director or his/her designee.
16. All new electrical lines and connections to the site on the project's frontages on Central Avenue, San Mateo, and San Benito shall be undergrounded to the satisfaction of the City Engineer and Planning and Building Services Director. Section 15.04.710.130 of the Zoning Ordinance.
17. Any relocation of existing improvements or public utilities shall be accomplished under the direction of the City or the applicable utility company's requirement at no expense to the City or utility company.
18. The Permittee shall repair all damaged sidewalk, pavement, existing curb and gutter along the project frontage to the satisfaction of the Planning and Building Services Director and City Engineer prior to occupancy. The Permittee shall replace any damaged landscaping, improvements, or street improvements caused by the installation of utility services and construction of the project to the satisfaction of the City Engineer and Planning and Building Services Director.
19. Failure to abide and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Decision Making Body.
20. All planning entitlements shall expire three years from the date of final approval, unless made permanent by the issuance of building permits and the commencement of construction. If the use(s) or structure(s) approved by this action are not established within such period of time, this approval shall be terminated and shall, thereafter, be null and void, unless the Permittee or owner applies for a time extension pursuant to Section 15.04.803.110 of the Zoning Ordinance.
21. Improvements plans and a subdivision improvement agreement shall be approved by the City prior to the construction of any subdivision improvements. Subdivision improvements shall comply with Article 15.04.709 Improvements, of the Zoning Ordinance.
22. The Permittee agrees, on behalf of itself, its successor in interest and assigns, to defend, indemnify, and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation

monitoring program, or brought against the City due to acts or omissions in any way connected to the Permittee's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by Permittee or City. If Permittee is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

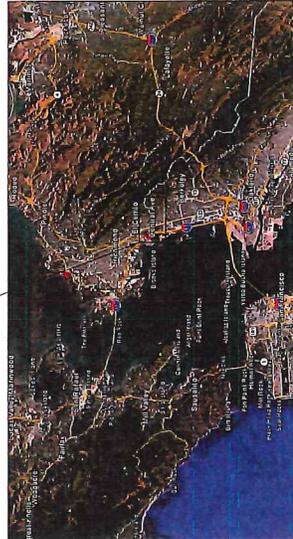
FIRE

28. The furthest projection of the exterior wall of a building shall be accessible from within 150 feet of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1) Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5
29. All turning radii for fire access shall be designed as 25' inside and 45' outside. CFC 503.2.4
30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' for structures up to and including 30' in height and not less than 26' in width for structures in excess of 30' in height. Roads used for Fire Department access shall have an unobstructed vertical clearance of 13'6" or more. CFC 503.2.1
31. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities (minimum 74,000 lbs.). CFC 503.2.3
32. Provide the required fire hydrants in accordance with CFC 507 and Appendix B, Section B105. Note: Appendix B, Table B105.1 (2) has been amended by the City of Richmond so that the maximum amount of fire flow reduction is limited to 50% of the required GPM of Table B105.1 (2). The minimum fire flow requirement shall not be less than 1,500 GPM.
30. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5
31. All turning radii for fire access shall be designed as 25' inside and 45' outside. CFC 503.2.4
32. Roads used for Fire Department access shall have an unobstructed width of not less than 20' for structures up to and including 30' in height and not less than 26' in width for structures in excess of 30' in height. Roads used for Fire Department access shall have an unobstructed vertical clearance of 13'6" or more. CFC 503.2.1

33. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
34. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
35. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 5,000 square feet for Occupancy Groups A, B, E, F-1, S, Group M occupancies exceeding 1,500 square feet, all buildings with 3 stories or more than 35' in height (as measured in accordance with CBC Chapter 5 CFC), all structures within the VHFHSZ areas of Richmond City, any structure that requires a fire flow in excess of 2,000 GPM and all R Occupancies. Fire Code Amendments 903.2
36. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 100 feet from a fire hydrant and not more than 30 feet from a paved roadway.

5620 CENTRAL AVE CONCEPTUAL SITE PLAN

AREA ENLARGED AT RIGHT



AREA MAP
NOT TO SCALE

LIMIT OF WORK



VICINITY MAP
NOT TO SCALE

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE PAGE
2	SITE OVERVIEW
3	PLAN VIEW
4	PLAN VIEW
5	CHANNEL CROSS SECTIONS
6	CHANNEL CROSS SECTIONS
7	OGEE WIER DETAILS
8	PROPOSED PLANTING TABLE

*** NOT FOR CONSTRUCTION**

5620 CENTRAL AVENUE
RICHMOND, CA
AMC AND ASSOCIATES, LLC

QUESTA
ENGINEERING CORP.
Civil
Engineer
& Water Resources
Professional Seal
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www.questaeng.com
P.O. Box 70288 1226 Birchwood Court Road, Fairfield, CA 94507

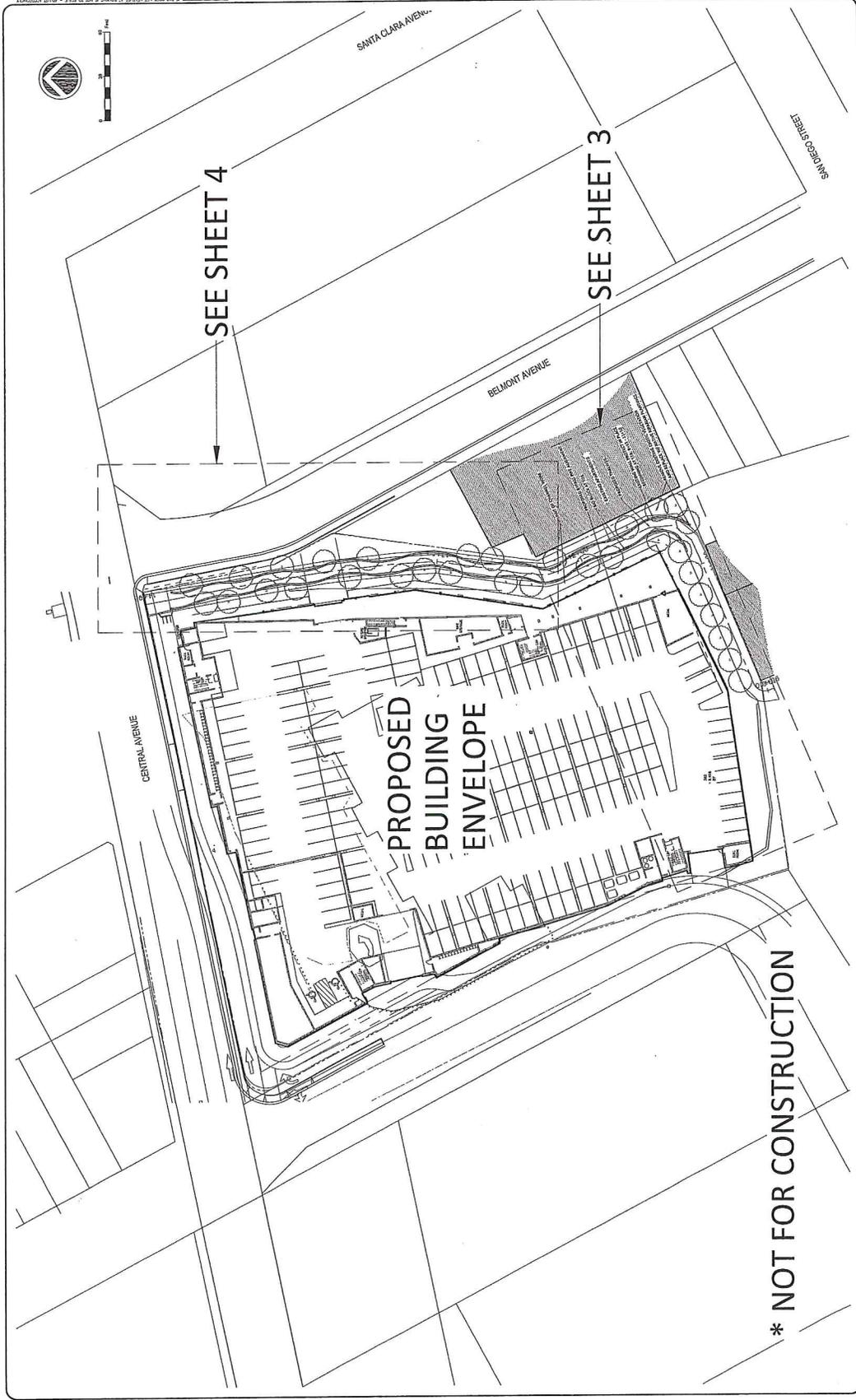


Rev	Date	By	Description

Design: ST
Drawn: MM
Checked: ST
Approved: SKX

TITLE PAGE

Sheet
D 1000005
Scale AS NOTED
Date: 07/20/17
Sheet 1 OF 8



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5620 CENTRAL AVENUE
 RICHMOND, CA
 AMG AND ASSOCIATES, LLC

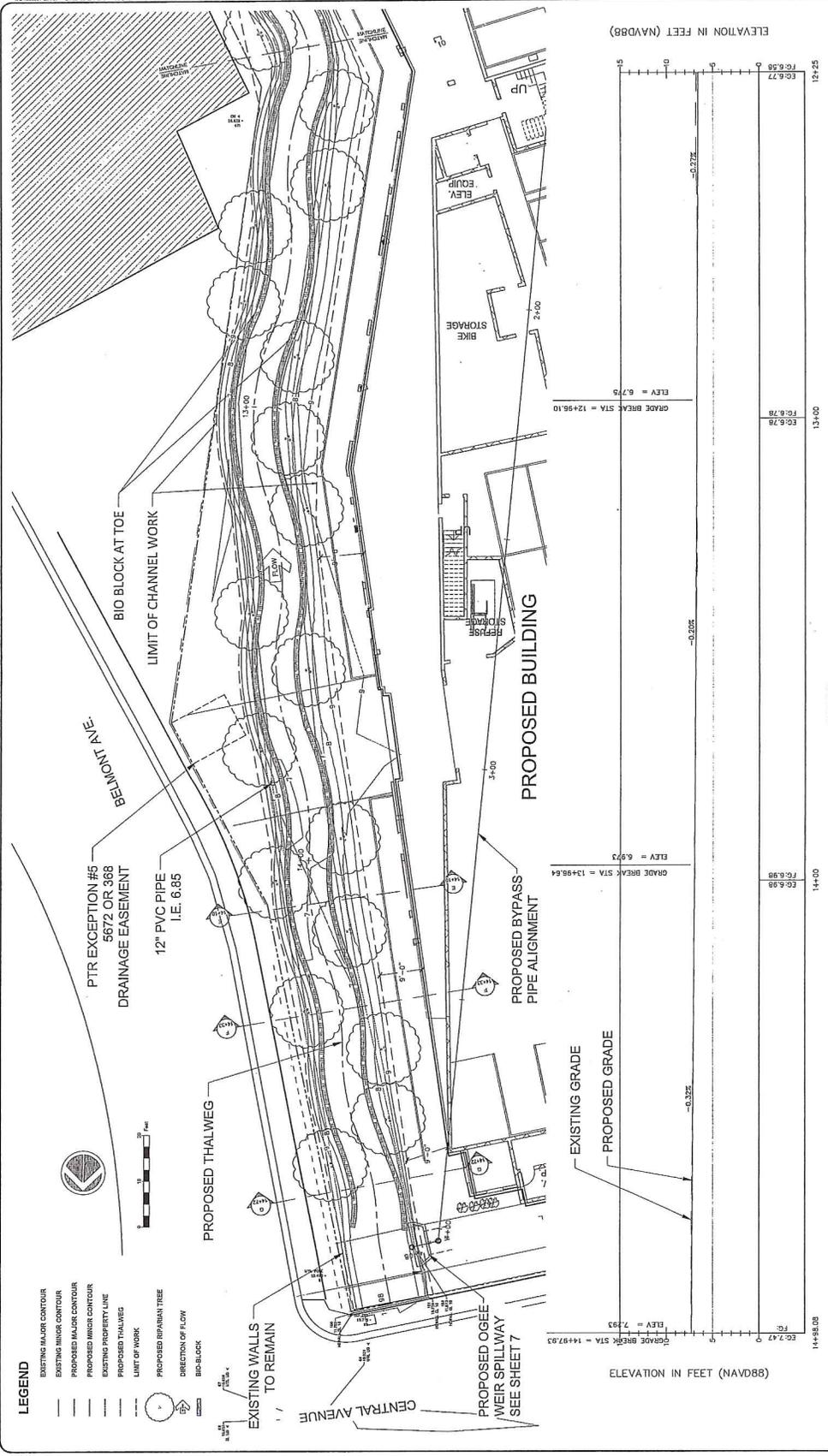
QUESTA
 ENGINEERING CORP.
 Environmental
 & Mechanical
 Engineering
 1220 Elkaywood Court Road, Pearland, TX 77584
 P.O. Box 10309, 1220 Elkaywood Court Road, Pearland, TX 77584



Rev	By	Date	Description

SITE OVERVIEW

DATE: 10/20/18
 DRAWN: AS/ST
 CHECKED: ST
 SCALE: 1/8" = 1'-0"
 SHEET: 2 OF 8



*** NOT FOR CONSTRUCTION**

HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

**5620 CENTRAL AVENUE
RICHMOND, CA**
AMG AND ASSOCIATES, LLC

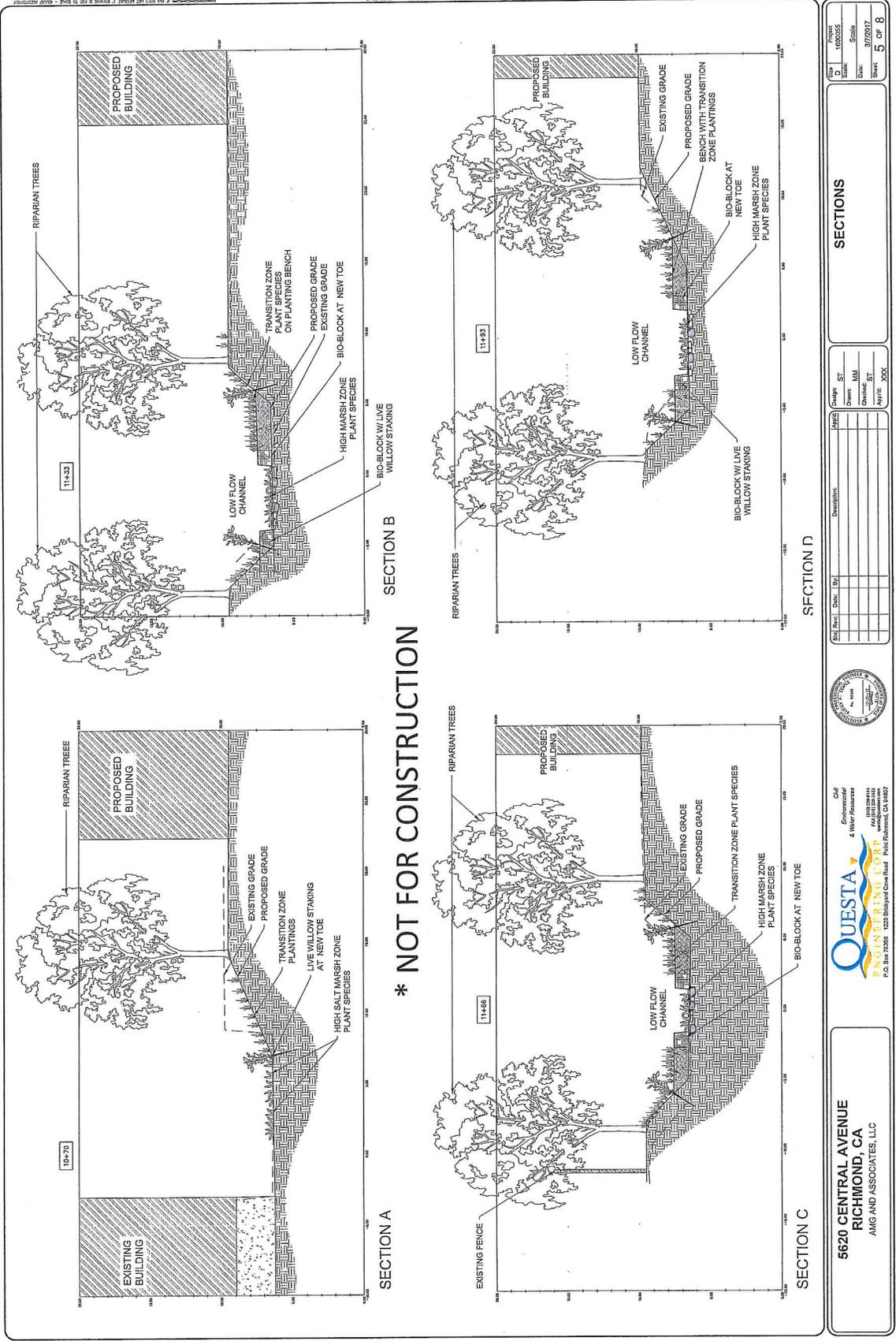
QUESTA
ENGINEERING CORP.
Civil, Environmental & Water Resources
101120414
101120414
101120414
P.O. Box 10080 1020 Blalock Court Road, Point Richmond, CA 94807



Bill No.	Date	By	Description	Project	Sheet	ST

PLAN VIEW

Sheet: 4 of 8
Date: 07/20/17
Scale: 1:500
Project: 1600055



*** NOT FOR CONSTRUCTION**

Project No.	16000055
Date	8/27/2017
Scale	AS SHOWN
Sheet	5 OF 8

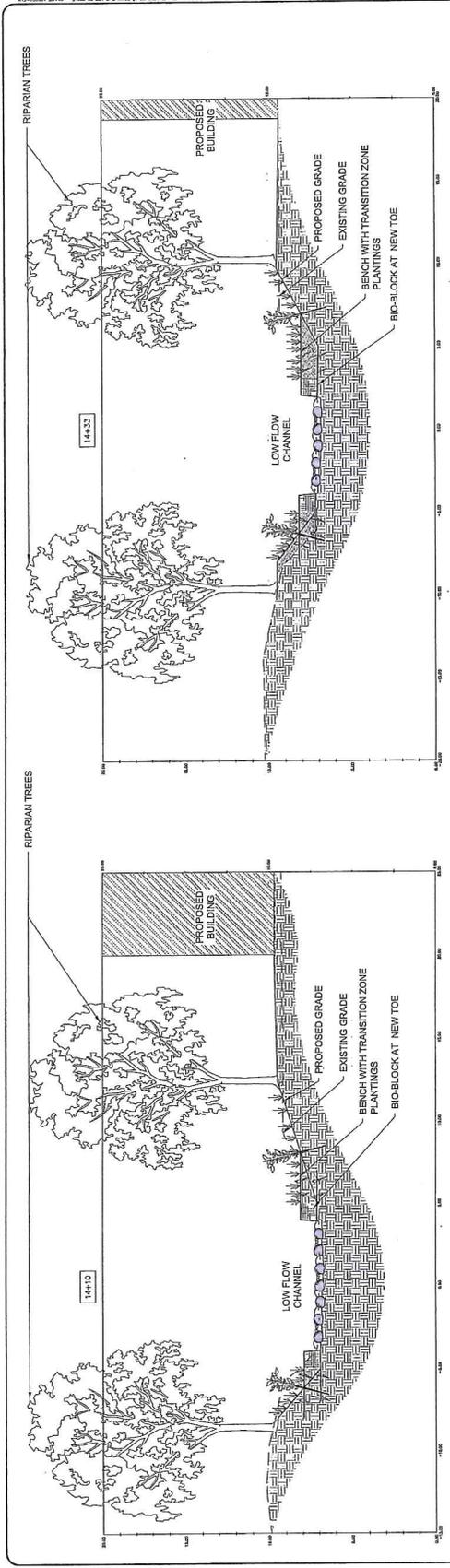
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Section	
Description	
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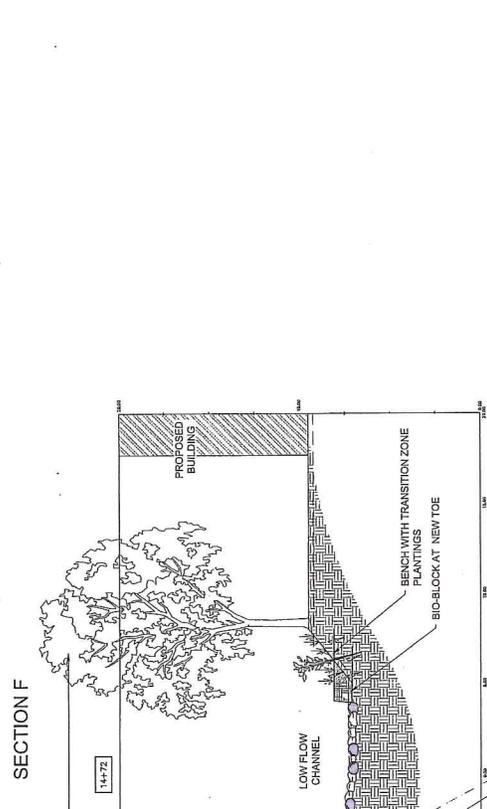


QUESTA
 Environmental
 & Water Resources
ENGINEERING CORP.
 P.O. Box 7005 1220 Briarwood Court Road Pahrump, NV 89047

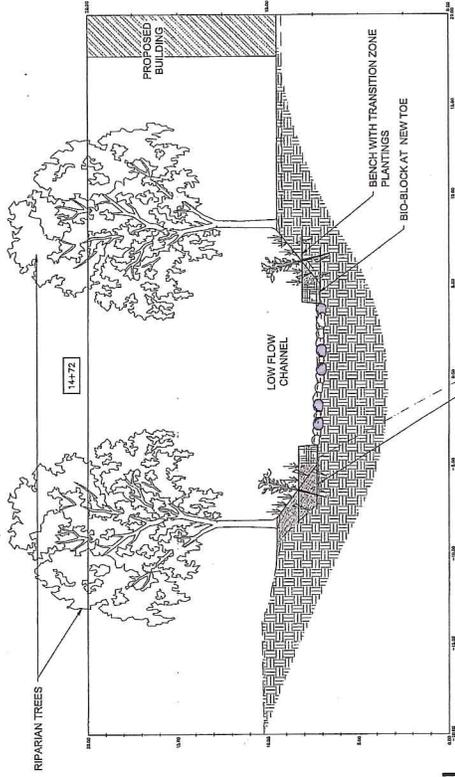
**5620 CENTRAL AVENUE
 RICHMOND, CA**
 AMG AND ASSOCIATES, LLC



SECTION E



SECTION F



SECTION G

*** NOT FOR CONSTRUCTION**

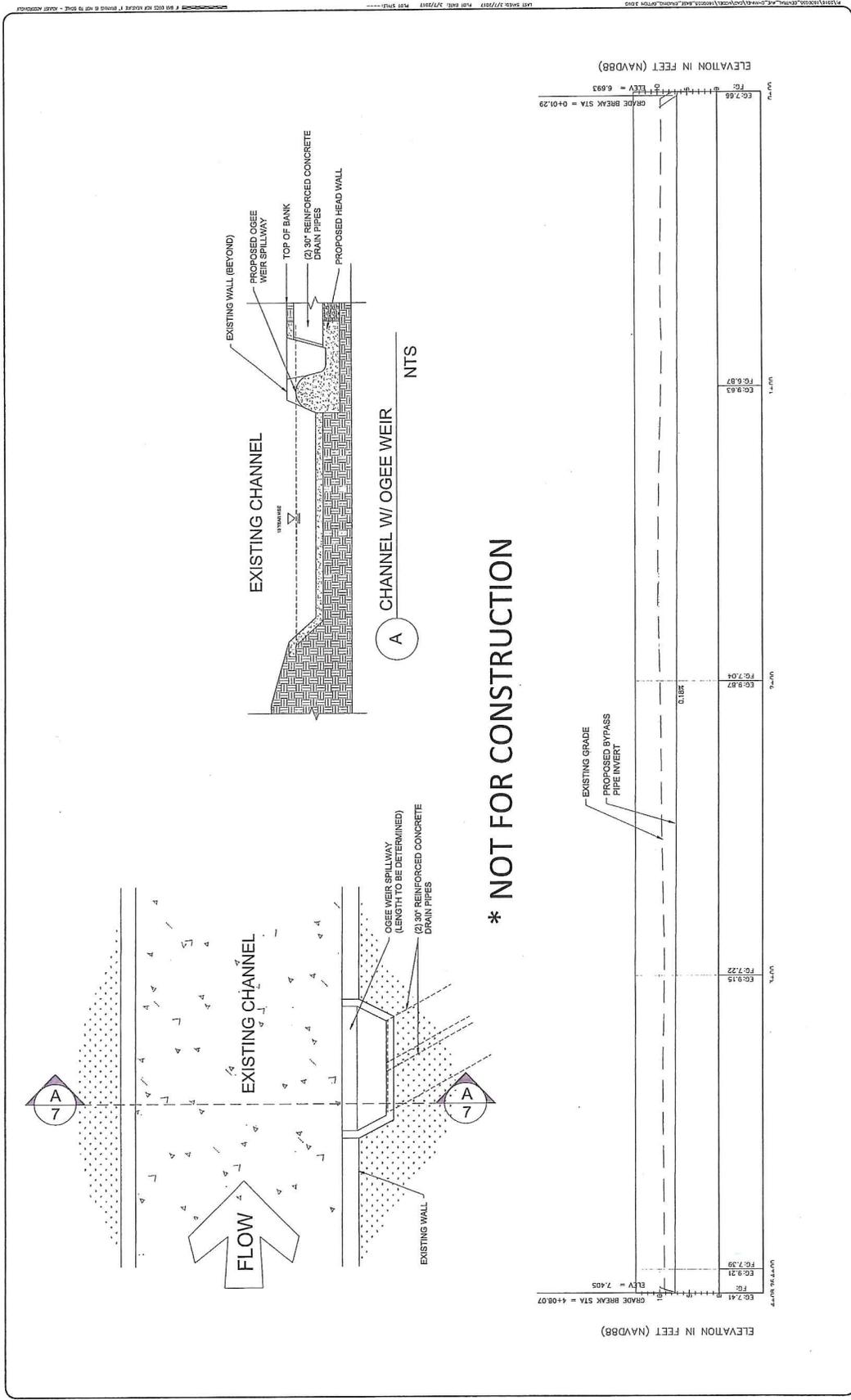
5620 CENTRAL AVENUE
 RICHMOND, CA
 AMG AND ASSOCIATES, LLC



Sheet No.	Date	By	Check	Appr.

SECTIONS

Project No. 1400005
 Date: 07/20/17
 Sheet: 6 of 8



*** NOT FOR CONSTRUCTION**

**5620 CENTRAL AVENUE
RICHMOND, CA
AMG AND ASSOCIATES, LLC**

QUESTA
Environmental
& Water Resources
ENGINEERING GROUP
P.O. Box 70358 1220 Blackhawk Court Road, P.O. Box 70358, Richmond, CA 94807

Project No.	100000	Design	ST	Drawn	MM
Sheet No.	5620A	Checked	MM	Drawn	MM
Date	01/18/2017	Approved	MM	Drawn	MM
Scale		Project	XXXX	Drawn	MM

**OGEE WEIR DETAILS
AND BYPASS PIPE PROFILE**

7 OF 8

PLANT LEGEND	SCIENTIFIC NAME	SIZE	QUANTITY
Riparian Trees			
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
RED ALDER	Alnus Rubra	24" Box	TBD
COTTONWOOD	Populus Fremontii	5 Gal	TBD
Upland Plantings			
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
NARROW LEAF MILKWEED	Aesclepias fascicularis	1 GAL	TBD
TUFTED HAIR GRASS	Deschampsia cespitosa	1 GAL	TBD
Transition Zone Plantings			
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
WESTERN GOLDENROD	Euthamia occidentalis	1 GAL	TBD
BOG RUSH	Juncus effusus	1 GAL	TBD
High Marsh Zone Plantings			
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
CALIFORNIA CORD GRASS	Spartina foliosa	1 GAL	TBD
CHAIRMAKER'S BULRUSH	Schoenoplectus americanus	1 GAL	TBD
COASTAL GUMWEED	Grindelia strictica	1 GAL	TBD
PACIFIC SWAMPPIRE	Salicornia pacifica	1 GAL	TBD
Total To Be Planted			0
Live Willow Stakes			
COMMON NAME	SCIENTIFIC NAME	LIVE STAKE	LIVE STAKE
Arroyo Willow	Salix lasiolepis		TBD

*** NOT FOR CONSTRUCTION**

5620 CENTRAL AVENUE
 RICHMOND, CA
 AMG AND ASSOCIATES, LLC



Scale	Horizontal	Vertical
Sheet No.	Date	By
Project No.	Project Name	Project Location
Client	Contract No.	Contract Date

PROPOSED PLANTING TABLE

DATE: 01/05/2017
 DRAWN: 8
 CHECK: 8
 SHEET: 8 OF 8