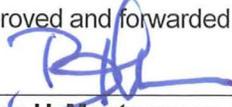




STAFF REPORT

Approved and forwarded to City Council


Bryan H. Montgomery, City Manager

Date: February 25, 2014
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
Subject: **Diablo Water District Office Building (DR 01-14)**

Summary

This is a request by Mike Yeraka of Diablo Water District (“DWD”) for Design Review approval of site development and building construction (including conceptual landscape plans, site plan, and elevations) for development of a 0.75 acre site with a 5,640 square foot office building known as “Diablo Water District Office Building (DR 01-14)” (“Project”). The project site is located at 87 Carol Lane, just west of the Les Schwab building on the same lot (currently 89 Carol Lane), which will eventually be divided into two lots as part of an action separate of the City’s permitting jurisdiction. The site is zoned C (General Commercial) District. APN 037-110-023.

Staff recommends the City Council adopt the resolution approving Design Review for the Diablo Water District Office Building (DR 01-14), as conditioned.

Background and Project Description

General Plan and Zoning

The project site is designated as “*Commercial*” on the Oakley 2020 General Plan land use map, and zoned General Commercial (C) District on the City’s zoning map. The C District is consistent with the “*Commercial*” land use designation.

Surrounding Uses

Les Schwab Tire Center sits directly to the east of the project site. In fact, the project site is located on a vacant portion of the tire center’s property. DWD will be able to subdivide the property through processing of a grant deed without the consent or approval of the City of Oakley. Other surrounding uses include Cypress Square to the north across Carol Lane, Eagle City Mobile Home Park to the south, and the Commons apartments to the west. Cypress Square is anchored by the Raley’s grocery store.

Proposed Design Review Plans

As part of this design review application, the applicant's plans include a site plan, floor plan, roof plan, exterior building elevations, building sections, landscape plan, electrical plan, photometric plan, preliminary grading and drainage plan, and preliminary stormwater control plan. A monument sign and building signage is also being proposed. For the purposes of this application, the building sections, electrical plan, and preliminary grading and drainage plan will not be analyzed, but were routed to the appropriate departments and agencies for potential comments and/or applicable conditions of approval.

Site Plan:

The site plan is designed to allow easy in and out traffic for customers of DWD and the future occupant of the proposed secondary office space. Parking is located nearest Carol Lane with a one-way aisle, angled spaces and separate in and out driveways. The 5,640 square foot ("sf.") office building sits on the southern portion of the site with a main entrance that faces the parking lot to the north. The concrete work leading to the building frontage will be colored concrete paving with broom finish. An outdoor covered patio area, which will be available to employees for lunches and breaks, is tucked in between the building and southern property line.

Landscape Plan:

A unique feature of the project is the demonstration garden adjacent to the east side of the building. This 6,172 sf. garden is planned to be an interpretive representation of over 40 drought tolerant plant species. In addition to the demonstration garden, the site will contain another 7,612 sf. of landscaped area for a total of 13,784 sf. of landscape coverage. Tree species include White Alder, Western Redbud, Australian Willow, Standard Crape Myrtle, Fruitless Olive, and Standard Chinese Photinia (botanical names available in applicant's plans). The site frontage will contain four Fruitless Olive trees and two White Alders. The building frontage, and west, south and east property lines will include another 19 trees.

Exterior Elevations/Roof Plan:

The proposed building is approximately 18 feet high to the top of roof and 21 feet high to the top of the main entry feature. From the bottom up, the building exterior consists of mostly a textured and painted finish with stone veneer at the bottom of the entry way columns and architectural columns embedded into the building's main exterior walls. The concrete tile roof has a hip appearance, although it is open in the middle for the purposes of screening rooftop equipment. Windows are placed somewhat evenly across all four elevations. Overall, the building has a low profile and is architecturally designed to appear like a quasi-public building. It bears a slight resemblance to the Oakley City Hall, but lacks the cupola and some of the overall mass of City Hall.

Figure 1 and 2, below, show the front (north) elevation and renderings submitted by the applicant's architect, Massoud Naraghi:

Figure 1. Main Entrance – north elevation:



Figure 2. Illustrative Renderings:



Photometric Plan: This plan is titled "Site Plan – Footcandle Calculation" in the applicant's plans. Numbers on the plan represent foot-candles, which are a photometric measurement of luminance (or the amount of light) in a given area. Section II.c (Pedestrian Circulation) of the [Oakley Commercial and Industrial Design Guidelines](#) recommends a minimum of one foot-candle for pedestrian safety. The proposed plans meet this recommendation in all areas of pedestrian traffic.

Stormwater Control Plan: Per the requirements of the City's Joint Municipal National Pollutant Discharge Elimination System ("NPDES") Permit, new development must meet specific criteria for the collection, retention and/or detention, and treatment of stormwater run-off prior to that water reaching the City's storm drains and eventually the delta. The applicant's plan was reviewed by the City's Stormwater Coordinator and found to be in compliance with the NPDES permit requirements.

Signage: Plans submitted by the applicant show a proposed 6.5' tall, exterior illuminated monument sign that will match the architectural style, materials, and colors of the building's main entry monument sign. Plans also show a wall sign at the main entry. [Oakley Municipal Code \("OMC"\) section 9.5.122](#) (Regulations of Signs and Outdoor Advertising – Administrative Sign Permits) allows monument signs for businesses not within a center to be no more than eight feet in height with a sign area of no more than 36 sf. per side. The proposed monument sign measures 6.5 feet in height with a sign area of approximately 15 sf. per side.

In regards to the wall signage, the exact measurements were not provided; however, OMC section 9.5.130 (Sign Area and Height Regulations by Zoning District) would allow up to one square foot of signage per linear foot of building frontage in the C (General Commercial) District. At approximately 81 linear feet, the building frontage can accommodate up to 81 sf. of wall signage. A rough calculation of the proposed "Diablo Water District" wall sign results in a sign area of no more than 20 sf.

Environmental Review

This project is exempt from requiring an Initial Study analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development). The project meets the requirements of this exemption because:

- The project is consistent with the applicable general plan designation (Commercial) and all applicable general plan policies as well as with applicable zoning designation and regulations (General Commercial District);
- The proposed development occurs within City limits on a project site of no more than five acres (less than 1-acre) substantially surrounded by urban uses (residential and commercial uses on all sides);
- The project site has no value as habitat for endangered, rare or threatened species (designated as "urban" on HCP/NCCP map);
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The site can be adequately served by all required utilities and public services.

Analysis

The project plans for the building and site were analyzed for consistency with applicable [Oakley 2020 General Plan](#) policies, land use and development regulations of the [C \(General Commercial\) District](#), and the adopted [City of Oakley Residential Guidelines](#). Signage was analyzed for consistency with OMC Chapter 9.5, and those analyses are included in the “Background and Project Description” section above.

General Plan Consistency: The “Commercial” designation allows for a broad range of uses, including limited office uses. Sensitivity in design is encouraged when locating commercial uses adjacent to residential; and the proposed office use is low-intensity by nature, and buffers the parking area from the adjacent mobile home park by design. Public uses should be located in a manner that best serves the needs of the community, allows for adequate access, and helps minimize trips. The proposed location is a few hundred feet from Main Street where bus stops are within one-quarter to one-half mile, and improved streets and sidewalks are completed throughout the vicinity, so it is easily accessible by automobile, bike, public transportation and by foot. Also, its location across Carol Lane from Cypress Square (where the offices currently lease a storefront) will allow customers to continue any trends in visiting the DWD office while also visiting other businesses in the center.

Although the proposed public/quasi-public use is not normally categorized as a commercial use, it functions like other limited office uses, such as real estate, insurance, and tax offices. For this reason, it is appropriate in the Commercial designation.

Zoning Consistency: The proposed use is permitted in the C (General Commercial) District, pursuant to OMC section 9.1.506(b)(4) – “Offices.” Development regulations applicable to the project include the lot requirements, yard requirements, and building height (OMC sections 9.1.506(f), (g), and (h)). Table 1 shows the project’s consistency with the applicable development regulations.

Table 1. Project’s Consistency with C District Development Regulations

Requirement	C District Regulation	Proposed Project
Min. lot area (sf)	7,500	32,880
Max. floor area ratio (sf)	1.0	0.17
Rear setback adjacent to residential (ft)	20	29.75
Side setback when adjacent to residential (ft)	20	21.66
Max. building height (ft)	35	20.83

The proposed site plan is shown to have adequate parking for the proposed use. [OMC section 9.1.1402\(i\) – “Off-Street Parking”](#) requires one parking space for every 250 sf. of gross building floor area. The building contains 5,640 sf. of gross floor area, which would

require 22 parking spaces. The site plan shows exactly 22 parking spaces, including one ADA accessible space (which meets ADA requirements).

Consistency with Design Guidelines: The proposed building and site design provide for many consistencies with the Oakley Commercial and Industrial Design Guidelines. Some (not all) examples follow:

- The site contains a large amount of landscape area surrounding the building and providing buffers to adjacent residential land uses;
- There is an adequate landscape strip between the sidewalk and parking lot (over twice the minimum 5 foot requirement);
- The parking lot and pedestrian areas are designed with ample shading from trees and the building, and with adequate lighting;
- The trash enclosure is located in a manner that is away from the adjacent residential uses, easily accessible, and not in a sight line of the building from public property;
- Rooftop equipment is screened from view while maintaining an attractive roof line (hip style) and materials, rather than a two-dimensional, vertical parapet;
- The architecture successfully combines a quasi-public building with a commercial office use; and
- The building entries are clearly defined through use of architecture.

It is noted that this analysis does not itemize each and every project consistency with the Guidelines, but rather points out some specific examples. In general, the project is consistent with the Guidelines.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the resolution approving Design Review for the Diablo Water District Office Building (DR 01-14), as conditioned.

Attachments

1. Draft Resolution
2. Vicinity Map
3. Public Hearing Notice
4. Applicant's Plans

RESOLUTION NO. XX-14

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW FOR THE DIABLO WATER DISTRICT OFFICE BUILDING (DR 01-14) FOR THE CONSTRUCTION OF AN APPROXIMATELY 5,640 SQUARE FOOT BUILDING ON A VACANT 0.75 ACRE LOT LOCATED AT 87 CAROL LANE ADJACENT TO LES SCHWAB TIRE CENTER (APN 037-110-023)

FINDINGS

WHEREAS, on January 9, 2014, Mike Yeraka (“Applicant”) of Diablo Water District (“DWD”) filed an application for Design Review approval of site development and building construction (including conceptual landscape plans, site plan, and elevations) for development of a 0.75 acre site with a 5,640 square foot office building known as “Diablo Water District Office Building (DR 01-14)” (“Project”) located at 87 Carol Lane (currently 89 Carol Lane); APN 037-110-023; and

WHEREAS, on February 7, 2014 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project is designated as *Commercial* in the Oakley 2020 General Plan, and zoned (C) General Commercial District; and

WHEREAS, on February 14, 2014, the Notice of Public Hearing for the project was posted at the Project site, Oakley City Hall, Freedom High School, and at 204 2nd Street (City Annex), and mailed out to all owners of property within a 300-foot radius of the subject property’s boundaries; and

WHEREAS, the project is exempt from requiring an Initial Study analysis under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, “Class 32 – In-Fill Development Projects”; and

WHEREAS, on February 25, 2014, the City Council opened the public hearing at which it received a report from City Staff, oral and written testimony from the public and applicant, and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as conditioned; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based upon the City's General Plan, the City's Zoning Ordinance, the City's Commercial and Industrial Design Guidelines, and the information submitted to the City Council at its February 25, 2014 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the project (hereinafter the "Record"); and

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the City Council makes the following additional findings in support of the approvals:

- A. In regards to the application requesting Design Review approval of site development and building construction (including conceptual landscape plans, site plan, and elevations) for development of a 0.75 acre site with a 5,640 square foot office building known as "Diablo Water District Office Building (DR 01-14)" located at 87 Carol Lane; APN 037-110-023:
1. The proposed project is consistent with the Oakley 2020 General Plan in that the site plan design buffers the parking area from the adjacent mobile home park by design; the project is located in a manner that best serves the needs of the community, allows for adequate access, and helps minimize trips; the project is a few hundred feet from Main Street where bus stops are within one-quarter to one-half mile; the project is near improved streets and sidewalks throughout the vicinity, which makes it easily accessible by automobile, bike, public transportation and by foot; and the project is located across Carol Lane from Cypress Square, where the offices currently lease a storefront, which will allow customers to continue any trends in visiting the DWD office while also visiting other businesses in the center.
 2. The proposed project is consistent with the applicable sections of the Zoning Ordinance and Sign Ordinance in that office use is permitted in the C District; the site plan and building details meet the applicable development regulations of the C District; and the site plan provides the minimum number of off-street parking spaces.
 3. The proposed project meets the criteria set forth in the Oakley Commercial and Industrial Design Guidelines in that:
 - a. The site contains a large amount of landscape area surrounding the building and providing buffers to adjacent residential land uses;
 - b. There is an adequate landscape strip between the sidewalk and parking lot (over twice the minimum 5 foot requirement);

- c. The parking lot and pedestrian areas are designed with ample shading from trees and the building, and with adequate lighting;
- d. The trash enclosure is located in a manner that is away from the adjacent residential uses, easily accessible, and not in a sight line of the building from public property;
- e. Rooftop equipment is screened from view while maintaining an attractive roof line (hip style) and materials, rather than a two-dimensional, vertical parapet;
- f. The architecture successfully combines a quasi-public building with a commercial office use; and
- g. The building entries are clearly defined through use of architecture.

B. The project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves of the Applicant's request for Design Review approval, subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application received by the Community Development Department on **January 9, 2014**, as well as additional information acquired since that time and made part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE NOTED:

Planning Division Conditions

General:

1. This Design Review (DR 01-14) is approved, as shown on the plans, date stamped by the Planning Department on January 9, 2014, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.
2. This approval shall be effectuated within a period of two (2) years from the effective date of this resolution by pulling a building permit and if not effectuated shall expire on February 25, 2016. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Zoning Code.

3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on February 25, 2014, and as modified by the condition of approval herein.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
7. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

Site Plan:

8. All parking stall striping shall be double striped. Parking stalls shall be 9 feet wide by 19 feet deep and all drive aisles shall be a minimum 24 feet in width as reviewed and approved by the Community Development Director.
9. The lighting and photometric plan shall be submitted with the construction drawings for building permits. The minimum requirement shall be one candle-foot light on the ground within public parking areas and pedestrian pathways.
10. A trash enclosure shall match Oakley Disposal and City standards and shall provide adequate space to accommodate both trash and recycling. Also, trash enclosures shall be constructed with a roof to match the building design and materials, have metal gates, and when appropriate be surrounded by landscaping with climbing vines on three sides per the review and approval of the Community Development Director.

Architecture:

11. Exterior light fixtures on the building and/or trash enclosure shall be decorative fixtures per the review and approval of the Community Development Director.
12. The building colors and materials shall be in substantial compliance with those approved by the City Council on February 25, 2014.

Landscaping Requirements:

13. Front yard and right-of-way landscaping shall conform to the Oakley Water Efficient Landscape Ordinance and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.
14. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.
15. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director. An exception to this may be for the "demonstration garden."
16. Parking lot trees shall provide 50 percent shading of the parking areas at tree maturity.
17. Prior to occupancy, an on-site inspection shall be made of privately owned lands by a licensed landscape architect to determine compliance with the approved landscape plan. A signed certification of completion shall be submitted to the Community Development Director for review and approval.
18. If occupancy is requested prior to the installation of the landscape and irrigation improvements, then either a cash deposit or a letter of credit shall be delivered to the City for 125 percent of the estimated cost of the uncompleted portion of the landscape and irrigation improvements. If compliance is not achieved after six months of occupancy as determined by the Community Development Director, the City shall contract for the completion of the landscaping and irrigation improvements to be paid for by the held sum. The City shall return the unused portion within one year of receipt or at the completion of all work.
19. Landscaping shall be maintained as shown on the landscape plan in perpetuity.

Signage:

20. The proposed signage shall meet the requirements of the City's Zoning Ordinance. All proposed signage shall be reviewed by the Planning and Building Departments.
21. All signs shall be on permanent structure and of design and material to compliment the proposed commercial building. No signs on the premises shall be animated, rotating or flashing. No flags, pennants, banners, pinwheels or similar items shall be permitted on the premises, with the exception of a United States flag and California state flag.
22. Flag poles may not exceed 20 feet in height if ground mounted or 15 feet in height above the building if building mounted.
23. Final drawings for the monument sign shall be subject to review and approval by the Planning Department, Public Works and Engineering Department, and Building Department. The sign shall comply with the General Regulations for freestanding signs as found in Oakley Municipal Code section 9.5.122(a)(5)(b).

Waste Management Plan

24. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

25. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy Requirements per the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625 – 7005.
26. Prior to requesting a Certificate of Occupancy from the Building Division all Conditions of Approval required to occupancy must be completed.

Public Works and Engineering Conditions

General:

27. Submit improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and pay the appropriate processing costs in accordance with the Municipal Code and these conditions of approval. The plans shall be consistent with the Stormwater Control Plan for the project, include the drawings and specifications necessary to implement the required stormwater control measures, and be accompanied by a Construction Plan C.3 Checklist as described in the Stormwater C.3 Guidebook.

28. Submit grading plans including erosion control measures and revegetation plans prepared by a registered civil engineer to the City Engineer for review and pay appropriate processing costs in accordance with the Code and these conditions of approval.
29. Submit landscaping plans for publicly maintained landscaping, including planting and irrigation details, as prepared by a licensed landscape architect to the City Engineer for review and pay appropriate processing costs in accordance with the Code and these conditions of approval.
30. Execute any agreements required by the Stormwater Control Plan which pertain to the transfer of ownership and/or long term maintenance of stormwater treatment mechanisms required by the plan prior to the final inspection of the first house within the subdivision.

Roadway Improvements:

31. Design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.

On-Site Improvements:

32. Provide a minimum outside turning radius of 45 feet and a minimum inside turning radius of 28 feet within the parking lot.

Landscaping in the Public Right of Way:

33. Enter into an agreement with the City that requires the right of way landscaping adjacent to the site to be maintained as part of the on-site landscaping at the property owner's expense to a standard acceptable and agreed upon by the City.

Grading:

34. Submit a geotechnical report to the City Engineer for review that substantiates the design features incorporated into the subdivision including, but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections.
35. At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control

shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

36. Grade any slopes with a vertical height of four feet or more at a slope of 3 to 1. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.
37. Submit a dust and litter control plan to the City Engineer prior to beginning any construction activities.
38. Submit a haul route plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan the City Engineer shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible to repair to their pre-construction condition any roads along the utilized routes.
39. Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.
40. Submit an updated erosion control plan reflecting current site conditions to the City Engineer for review and approval no later than September 1st of every year while the Notice of Intent is active.
41. The burying of any construction debris is prohibited on construction sites.

Utilities/Undergrounding:

42. Underground all new and existing utility distribution facilities, including those along the frontage of Carol Lane. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

43. All utility boxes shall be installed underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

44. Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

Drainage Improvements:

45. Collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse consistent with the plans for Drainage Area 29C as prepared by the Contra Costa County Flood Control and Water Conservation District.

46. Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.

47. Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

National Pollutant Discharge Elimination System (NPDES):

48. Comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley - Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org.

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:

- Utilize pavers or other pervious materials for driveways, walkways, and parking areas wherever feasible.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City standards.

- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Install filters in on-site storm drain inlets.
- Sweeping the paved portion of the site at least once a month utilizing a vacuum type sweeper.
- Use of landscape areas, vegetated swales, pervious pavement, and other infiltration mechanisms to filter stormwater prior to entering the storm drain system.
- Provide a sufficient amount of on-site trash receptacles.
- Distribute public information items regarding the Clean Water Program to customers.
- Other alternatives as approved by the City Engineer.

Fees/Assessments:

49. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 00-85 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

- A. Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03);
- B. Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);
- C. Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03);
- D. Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03);
- E. Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);
- F. Fire Facilities Impact Fee, collected by the City (adopted by Ordinance No. 09-01);
- G. General Plan Fee (adopted by Resolution No. 53-03): and

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

50. The applicant shall be responsible for paying the County Recorder's fee for the Notice of Determination as well as the State Department of Fish and Game's filing fee.
51. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide landscaping and park maintenance, subject to an assessment for maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to issuance of a certificate of occupancy. The Applicant shall apply for annexation and provide all information and documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
52. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide street lighting costs and maintenance, subject to an assessment for street light maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to issuance of a certificate of occupancy. The applicant shall apply for annexation and provide all information and documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
53. Participate in the provision of funding to maintain police services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to filing of the final map. Should the building be occupied prior to the City receiving the first disbursement from the tax bill, the project proponent shall be responsible for paying the pro-rata share for the remainder of the tax year prior to the City conducting a final inspection.
54. Participate in the formation of a mechanism to fund the operation and maintenance of the storm drain system, including storm water quality monitoring and reporting. The appropriate funding mechanism shall be determined by the City and may include, but not be limited to, an assessment district, community services district, or community facilities district. The funding mechanism shall be

formed prior to issuance of a certificate of occupancy, and the project proponent shall fund all costs of the formation.

55. Applicant shall comply with the drainage fee requirements for Drainage Area 29C as adopted by the County Board of Supervisors. The applicant shall pay the fee in effect at the time of building permit issuance. Certain improvements required by the Conditions of Approval for this development or the Code may be eligible for credit or reimbursement against the drainage area fee. The developer should contact the City Engineer to personally determine the extent of any credit or reimbursement for which they might be eligible. Any credit or reimbursements shall be determined prior to filing the final map or as approved by the Flood Control District.

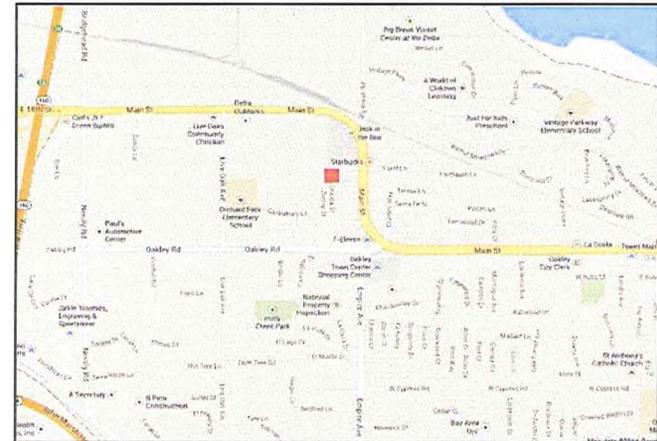
Advisory Notes

Please note these advisory notes are attached to the conditions of approval but are not a part of the conditions of approval. Advisory notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Oakley Municipal Code.
- C. Comply with the requirements of the Ironhouse Sanitary District.
- D. Comply with the requirements of the East Contra Costa Fire Protection District.
- E. Comply with the requirements of the Diablo Water District.
- F. Comply with the requirements of the Building Inspection Department. Building permits are required prior to the construction of most structures.
- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, PO Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

VICINITY MAP

Diablo Water District Office Building (DR 01-14)





City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **February 25, 2014** at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for **Diablo Water District Office Building (DR 01-14)**.

Project Name: Diablo Water District Office Building (DR 01-14).

Project Location: 87 Carol Lane (Currently 89 Carol Lane), directly west of Les Schwab Tire Center. APN 037-110-023.

Applicant: Mike Yeraka of Diablo Water District.

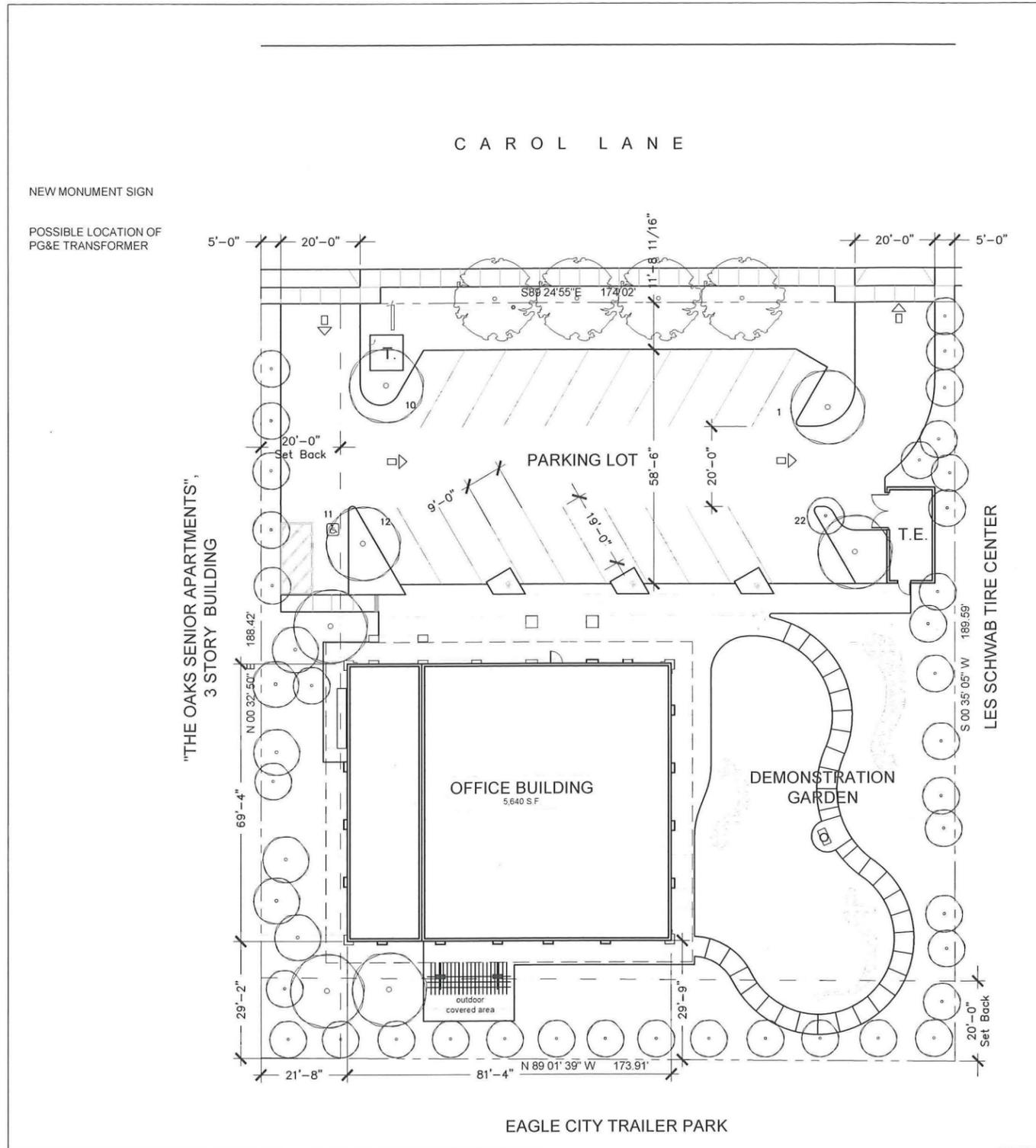
Request: This is a request for Design Review approval for site development and building construction (including conceptual landscape plans, site plan, and elevations) for development of a 0.75 acre site with a 5,640 square foot office building (Diablo Water District Office Building (DR 01-14)). The project site is located just west of the Les Schwab building on the same lot (currently 89 Carol Lane), which will eventually be divided into two lots as part of an action separate of the City's permitting jurisdiction. The site is zoned C (General Commercial) District.

Environmental: This project is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15332, "In-fill Development Projects."

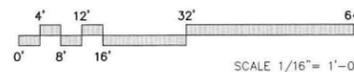
The Staff Report and its attachments will be available for public review, on or after February 20, 2014 at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com.

Interested persons are invited to submit written comments prior to and may testify at the public hearing. **Written comments may be submitted to Ken Strelo, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.**

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Council Secretary at, or prior to, the Public Hearing.



Schematic Site Plan



PROJECT DATA

OWNER'S INFORMATION:

Diablo Water District
 2107 Main Street
 Oakley, CA 94561
 Tel: 925-625-6159
 Fax: 925-625-0814

AREAS INFORMATION:

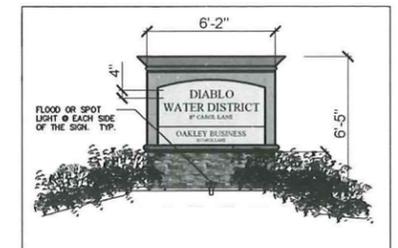
LAND AREA: 32,880 S.F./ 0.755 ACRES
 BUILDING AREA: 5,640 S.F.- 17% COVERAGE
 LANDSCAPE AREA: 13,784 S.F.
 LANDSCAPE COVERAGE: 41.78 %

PARKING:

REQUIRED PARKING STALLS: 5,640 S.F./1000 X 4 = 22
 PROVIDED PARKING STALLS: STANDARD STALLS 21
 ACCESSIBLE STALLS 01



Vicinity Map



MONUMENT SIGN



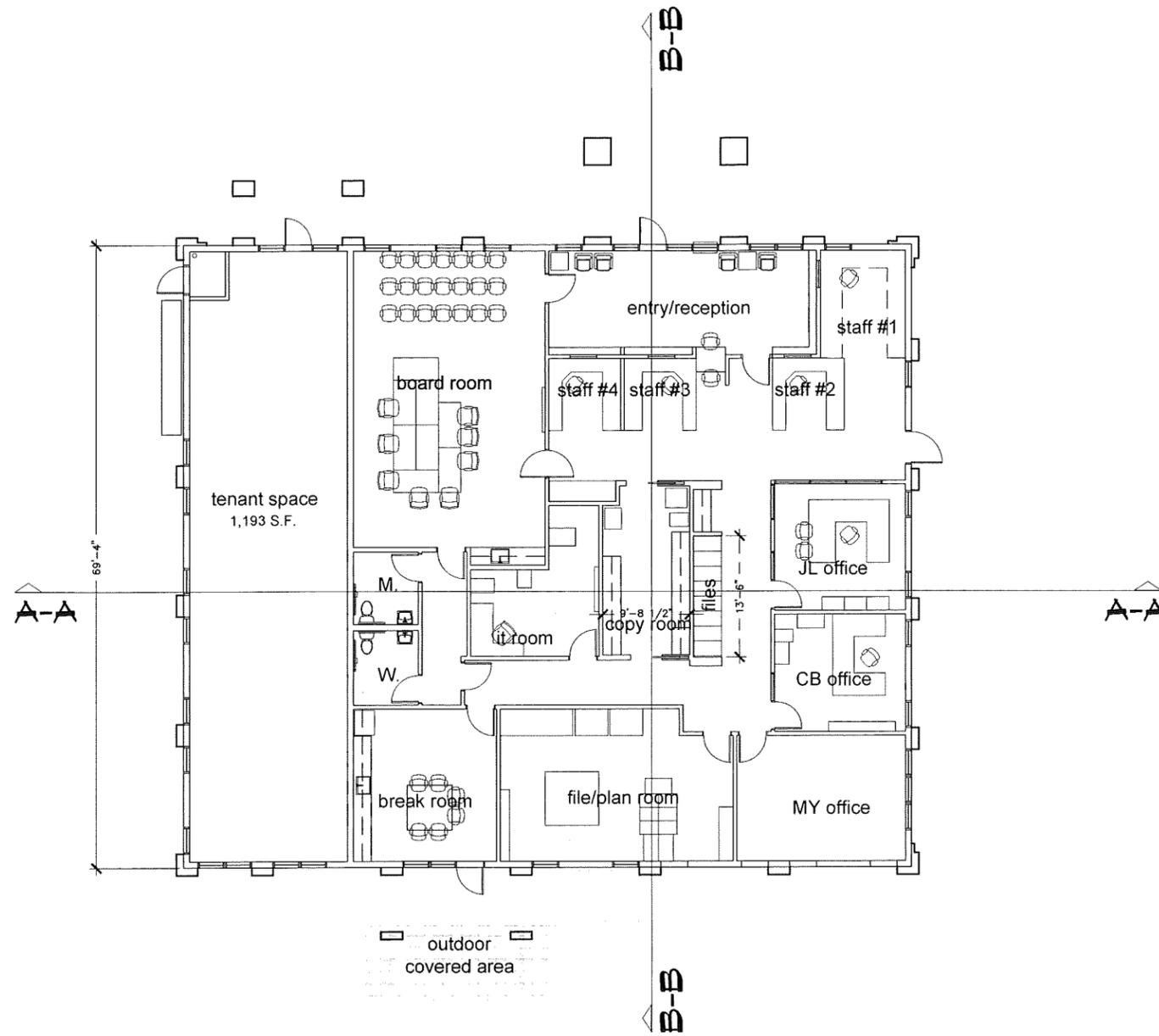
DND Office Building
 85-87 Carol Lane
 Oakley, California



ARCHITECTURE . PLANNING
 1515 TREAT BLVD., SUITE 101 PALMNT. CREEK, CALIFORNIA 94598 TEL: (925) 256-6454 FAX: (925) 944-5560

DATE: 01-07-2014
 SCALE: 1/16"=1'-0"
 DRWN: MMN
 JOB #: 080813-01DWD

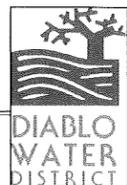
DR-1



FLOOR PLAN



DND Office Building
85-87 Carol Lane
 Oakley, California

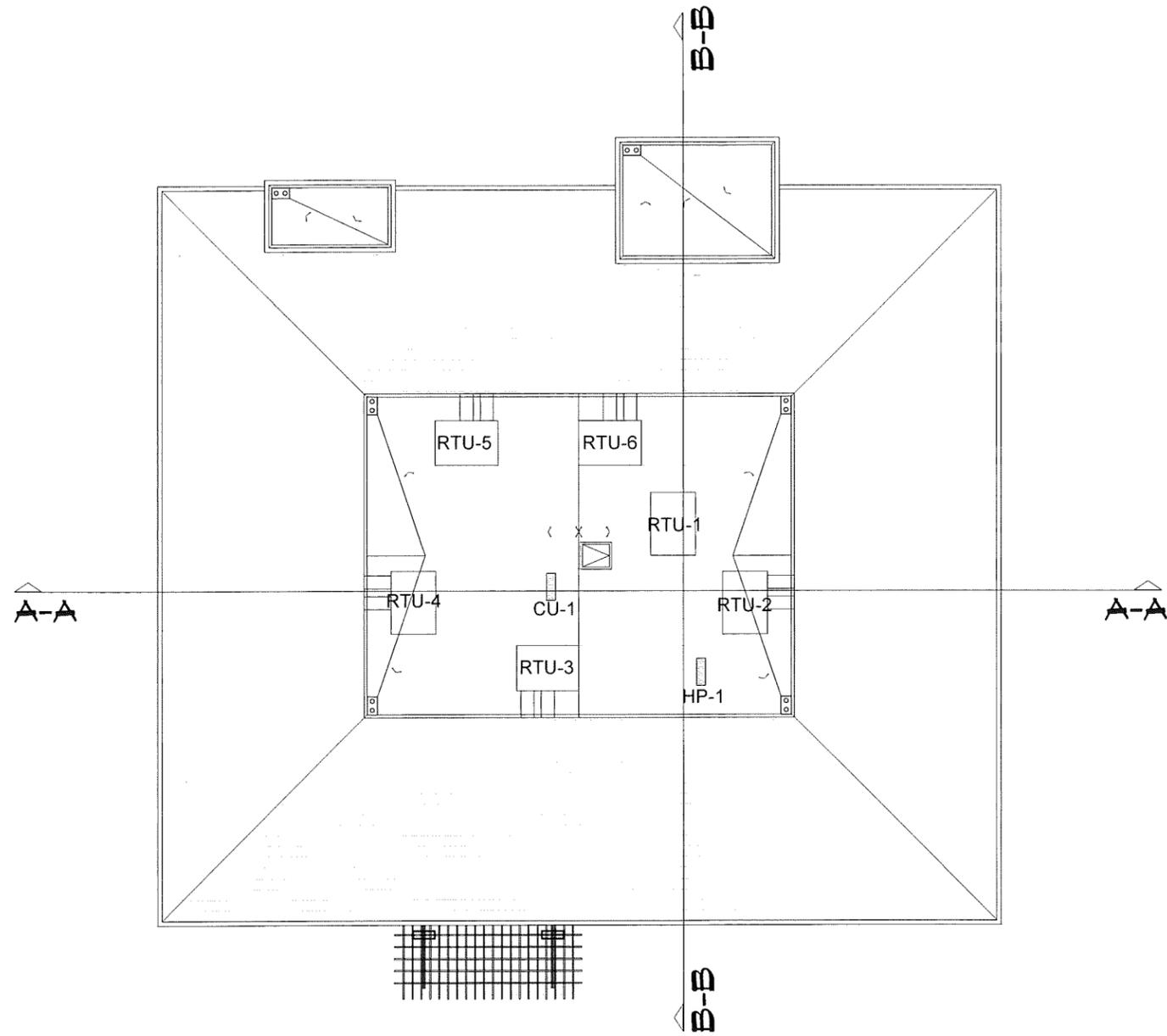


M. NARAGHI
ARCHITECT
 PLANNING

ARCHITECTURE . PLANNING
 1515 TREAT BLVD., SUITE 101 WALNUT CREEK, CALIFORNIA 94598 TEL (925) 256-6454 FAX (925) 944-5560

DATE: 01-07-2014
 SCALE: 1/8"=1'-0"
 DRWN: MMN
 JOB #: 080813-01DWD

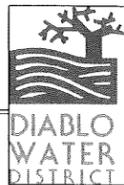
DR-2



ROOF PLAN



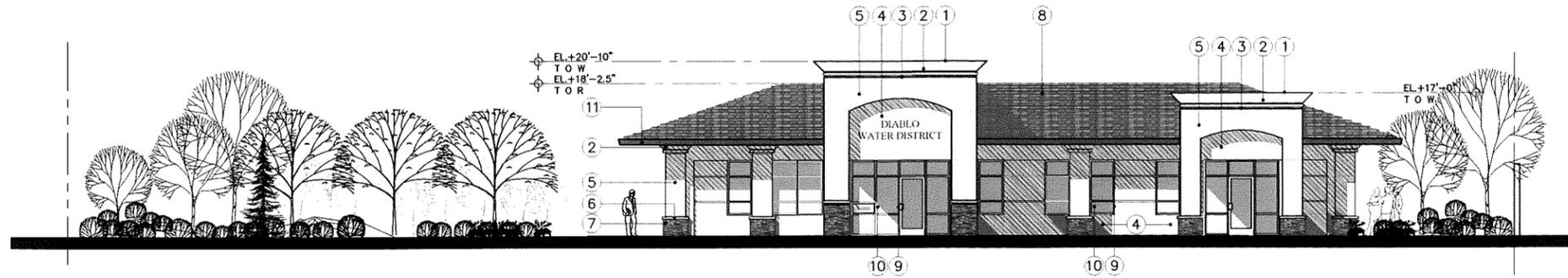
DND Office Building
 85-87 Carol Lane
 Oakley, California



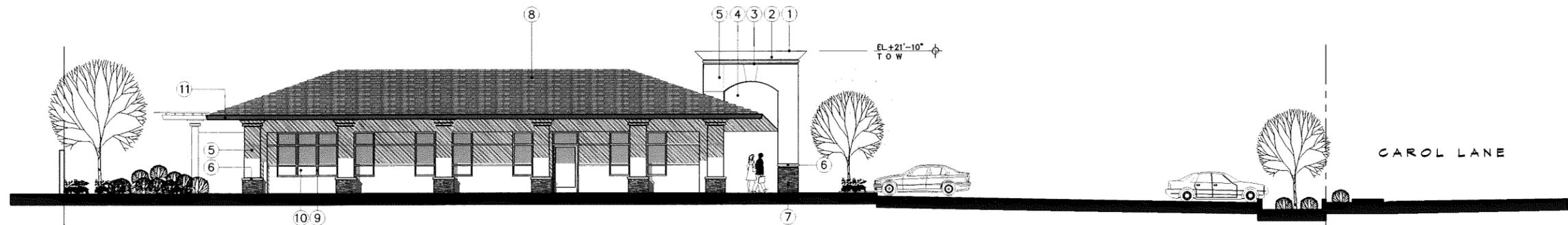
M. NARAGHI ARCHITECT
 ARCHITECTURE PLANNING
 1575 TREAT BLVD., SUITE 101 WALNUT CREEK, CALIFORNIA 94596 TEL: (925) 256-6484 FAX: (925) 944-5960

DATE: 01-07-2014
 SCALE: 1/8"=1'-0"
 DRWN: MMN
 JOB #: 080813-01DWO

DR-3



N O R T H E L E V A T I O N



E A S T E L E V A T I O N

- | | | |
|---|---|---|
| <p>① METAL COPING:
COLOR: KM4546-5, APPALOOSA SPOTS</p> <p>② SHAPED FOAM CORNICE, FINE FINISH EIFS:
COLOR: KM4546-5, APPALOOSA SPOTS</p> <p>③ EIFS REVEAL:
COLOR: KM4542-1, SOFT DOE SKIN</p> <p>④ EXTERIOR WALLS, FINE FINISH EIFS:
COLOR: KM4542-1, SOFT DOE SKIN</p> | <p>⑤ EXTERIOR ARCHES & PIELASTERS:
COLOR: KM4544-3, HUTCHINS PLAZA</p> <p>⑥ BASE CAPS: HIGH IMPACT, FINE FINISH
COLOR: KM4546-5, APPALOOSA SPOTS</p> <p>⑦ STACKED STONE COLUMN BASE:
"CASTAWAY STACKED STONE" BY
"ELDORADO".</p> <p>⑧ CONCRETE ROOF TILE:
"VILLAGE BLEND, #4671" BY "EAGLE"</p> | <p>⑨ EXT. STOREFRONT SYSTEM FRAMES:
2" X 4.5" ALUMN. STOREFRONT, MED.
BRONZE BY "OLD CASTLE".</p> <p>⑩ EXTERIOR GLAZING:
"SOLARBAN TOXL ON SOLARBLUE +
CLEAR GLASS INSULATING GLASS
UNIT</p> <p>⑪ METAL GUTTER:
COLOR: KM4547-5, COCONUT HUSK</p> |
|---|---|---|



DWD Office Building

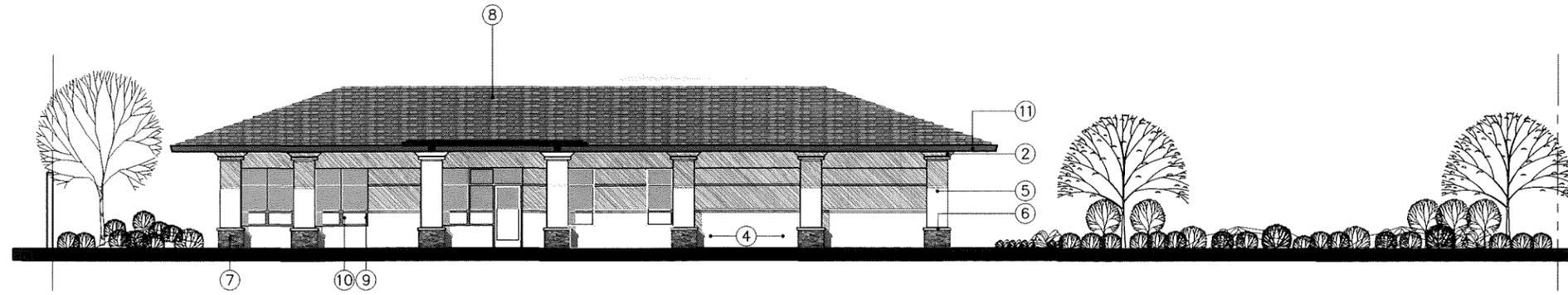
85-87 Carol Lane
Oakley, California



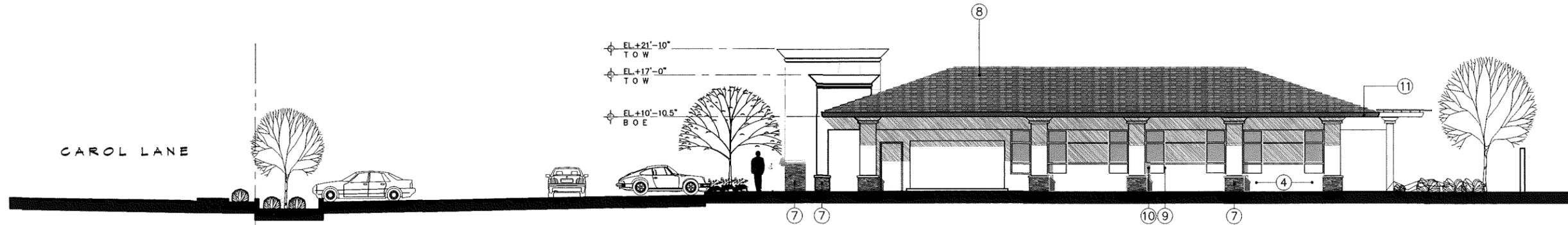
ARCHITECTURE PLANNING
1815 TREAT BLVD., SUITE 101 WALNUT CREEK, CALIFORNIA 94590 TEL: (925) 250-6454 FAX: (925) 444-5560

DATE: 01-07-2014
SCALE: 1/8"=1'-0"
DRWN: MMN
JOB #: 080813-01DWD

DR-4



SOUTH ELEVATION



WEST ELEVATION

- | | | |
|---|---|---|
| <p>① METAL COPING:
COLOR: KM4546-5, APPALOOSA SPOTS</p> <p>② SHAPED FOAM CORNICE, FINE FINISH EIFS:
COLOR: KM4546-5, APPALOOSA SPOTS</p> <p>③ EIFS REVEAL:
COLOR: KM4542-1, SOFT DOE SKIN</p> <p>④ EXTERIOR WALLS, FINE FINISH EIFS:
COLOR: KM4542-1, SOFT DOE SKIN</p> | <p>⑤ EXTERIOR ARCHES & PIELASTERS:
COLOR: KM4544-3, HUTCHINS PLAZA</p> <p>⑥ BASE CAPS: HIGH IMPACT, FINE FINISH
COLOR: KM4546-5, APPALOOSA SPOTS</p> <p>⑦ STACKED STONE COLUMN BASE:
"CASTAWAY STACKED STONE" BY
"ELDORADO".</p> <p>⑧ CONCRETE ROOF TILE:
"VILLAGE BLEND, #4671" BY "EAGLE"</p> | <p>⑨ EXT. STOREFRONT SYSTEM FRAMES:
2" X 4.5" ALUMN. STOREFRONT, MED.
BRONZE BY "OLD CASTLE".</p> <p>⑩ EXTERIOR GLAZING:
"SOLARBAN TOXL ON SOLARBLUE +
CLEAR GLASS INSULATING GLASS
UNIT</p> <p>⑪ METAL GUTTER:
COLOR: KM4547-5, COCONUT HUSK</p> |
|---|---|---|



DND Office Building

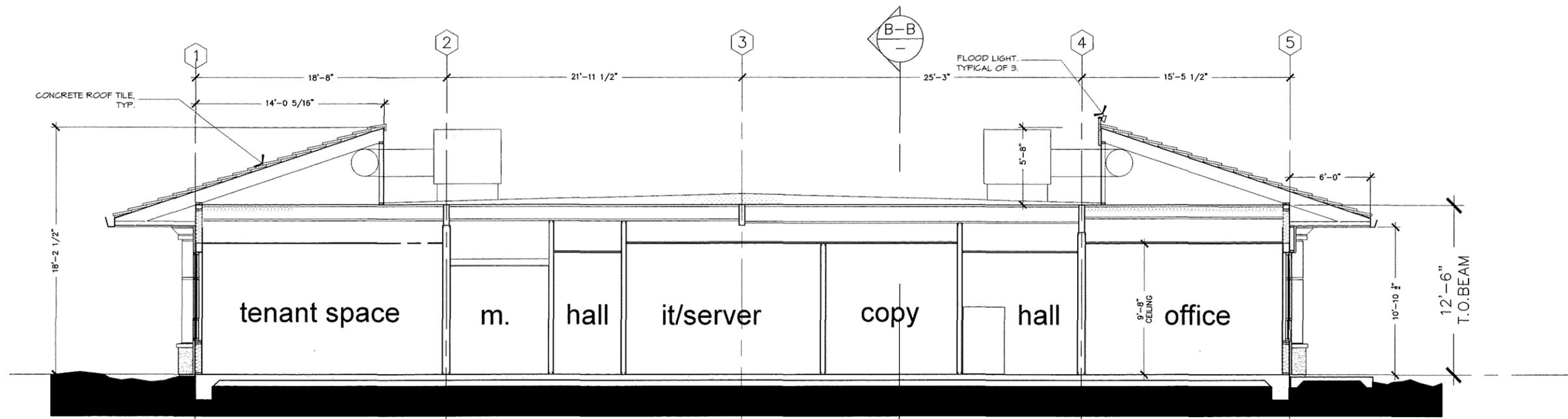
85-87 Carol Lane
Oakley, California



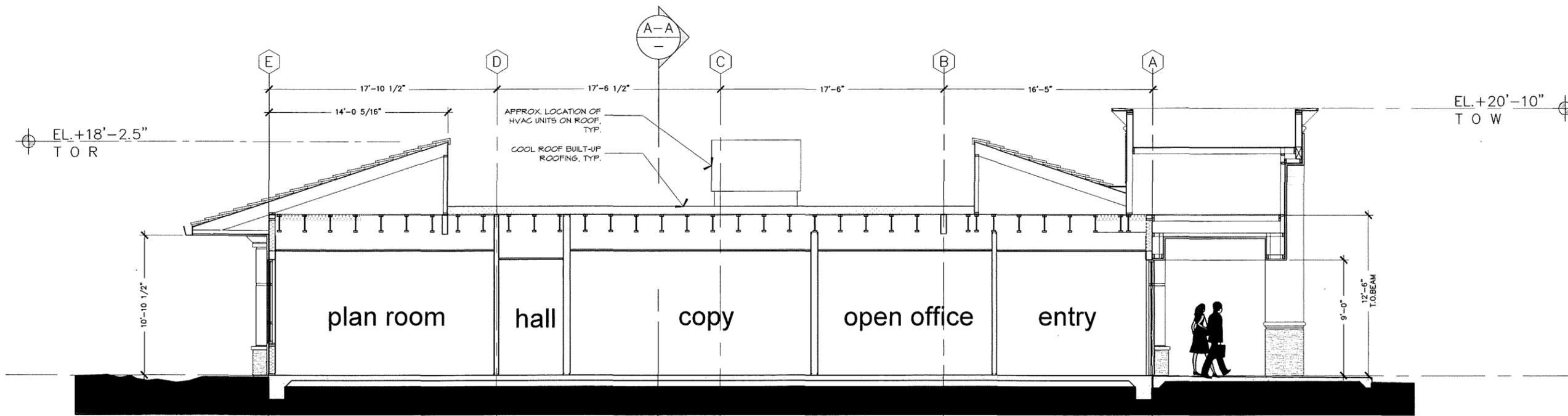
ARCHITECTURE . PLANNING
1919 TREAT BLVD., SUITE 101 WALNUT CREEK, CALIFORNIA 94598 TEL (925) 256-6484 FAX (925) 944-5380

DATE: 12-19-2013
SCALE: 1/4"=1'-0"
DRWN: MMN
JOB #: 080813-01DWD

DR-5

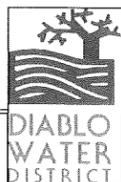


SECTION A - A



SECTION B - B

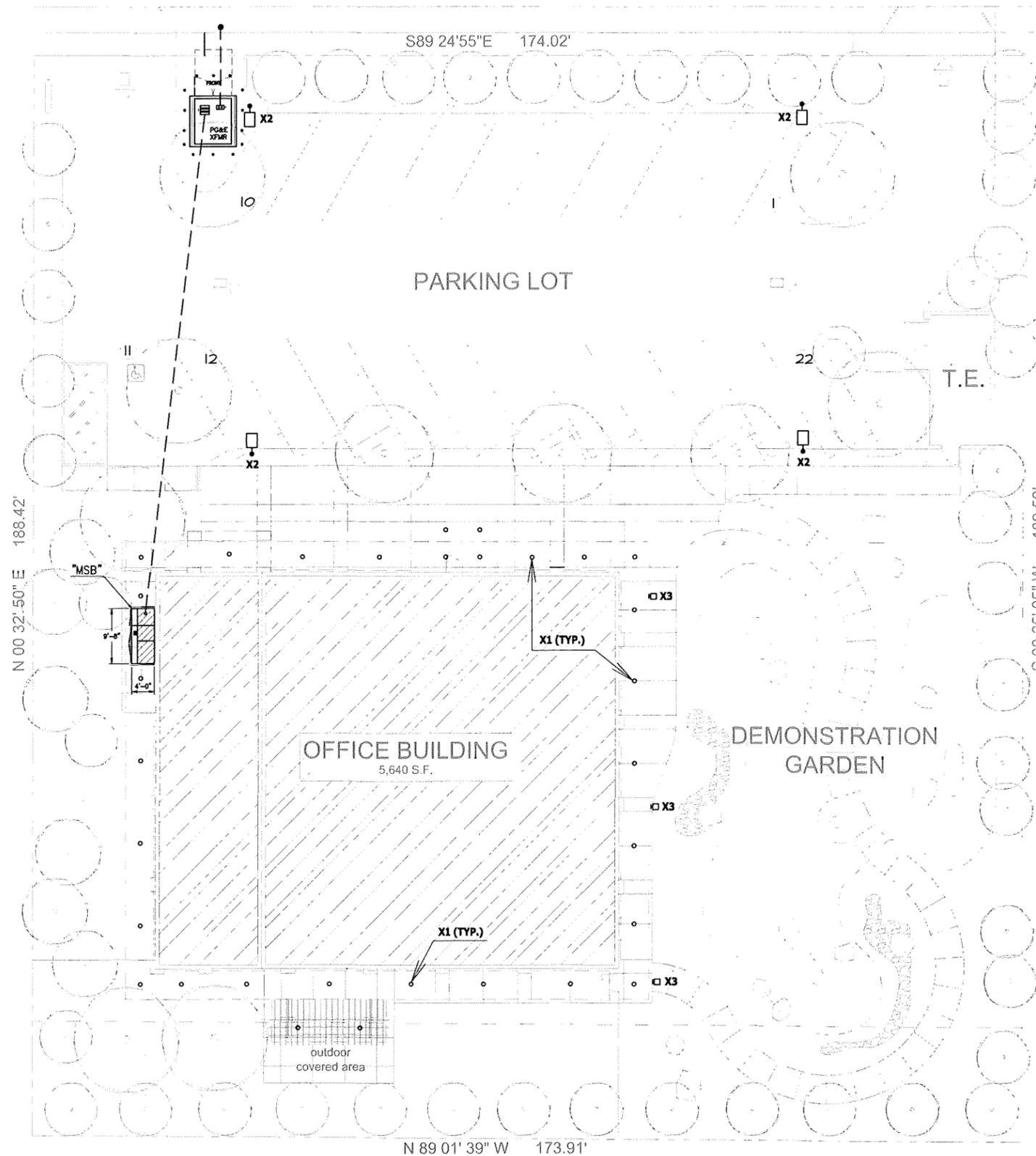
DND Office Building
 85-87 Carol Lane
 Oakley, California



ARCHITECTURE PLANNING
 1575 TREAT BLVD., SUITE 101 KALIHUT CREEK, CALIFORNIA 94543 TEL (925) 256-6454 FAX (925) 944-5260

DATE: 01-07-2014
 SCALE: 1/4"=1'-0"
 DRWN: MMN
 JOB #: 080813-01DWD

DR-6



DWD Office Building

ELECTRICAL SITE PLAN



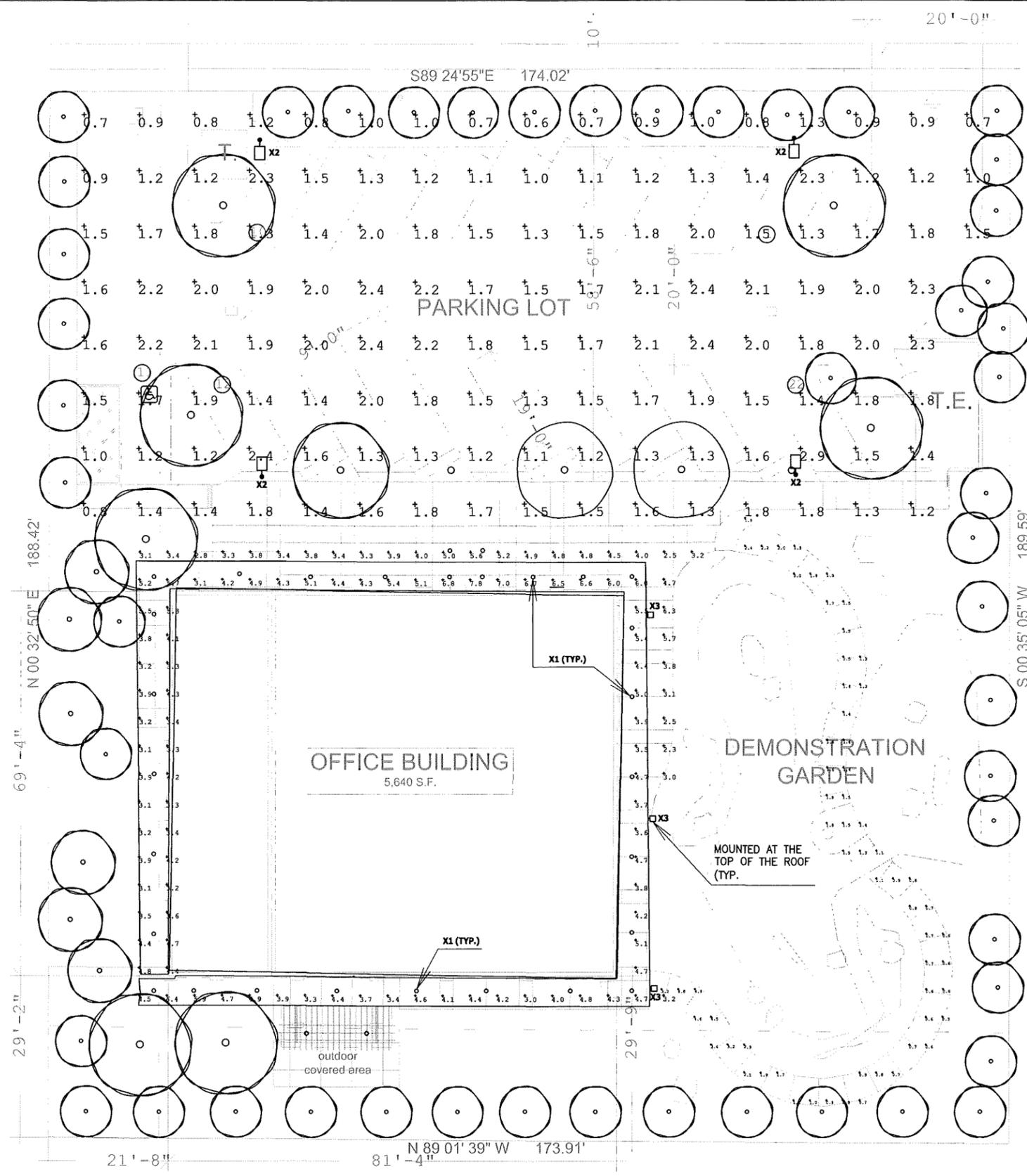
Golden Gate Engineering, Inc.
 Electrical Consultant
 35477-B Dumbarton Court
 Newark, CA 94560
 Phone (510)792-6333 Fax (510)792-6615



DATE: 12-16-2013
 SCALE: 1/16"=1'-0"
 DRAWN: LES
 JOB #: 13015.0

ES.0

ARCHITECTURE PLANNING
 1000 BAYVIEW BLVD., SUITE 101, SAN FRANCISCO, CA 94133 TEL: (415) 774-1100 FAX: (415) 774-1101



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
○	27	"X1" & "EX1"	SINGLE	N.A.	0.900	DOM6 900L 35K DO6
□	4	"X2"	SINGLE	7615	0.900	30NB-90-T4-5K
■	3	"X3"	SINGLE	5603	0.900	24 LED CORELED 93039184 F6X6 FLOOD

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Parking lot 1	Illuminance	Fc	1.54	2.9	0.6	2.57	4.83
Pathway lighting	Illuminance	Fc	1.61	4.9	0.5	3.22	9.80
Under canopy	Illuminance	Fc	4.32	7.8	2.3	1.88	3.39

LumNo	Label	X	Y	Z	Orient	Tilt
1	"X2"	374.093	179.548	25	270.264	0
2	"X2"	470.985	179.912	25	270	0
3	"X2"	374.514	119.13	25	90	0
4	"X2"	471.314	119.562	25	90	0
5	"X3"	444.074	94.166	20	359.194	55.417
6	"X3"	445.3	26.755	20	345.256	58.08
7	"X3"	444.891	57.397	20	0	57.214
8	"X1" & "EX1"	355.045	26.456	10	90	0
9	"X1" & "EX1"	362.346	26.456	10	90	0
10	"X1" & "EX1"	373.813	26.452	10	90	0
11	"X1" & "EX1"	388.278	26.418	10	90	0
12	"X1" & "EX1"	402.846	26.506	10	90	0
13	"X1" & "EX1"	415.266	26.499	10	90	0
14	"X1" & "EX1"	430.641	26.456	10	90	0
15	"X1" & "EX1"	441.807	26.456	10	90	0
16	"X1" & "EX1"	441.764	36.936	10	90	0
17	"X1" & "EX1"	441.764	50.604	10	90	0
18	"X1" & "EX1"	441.721	65.002	10	90	0
19	"X1" & "EX1"	441.721	79.615	10	90	0
20	"X1" & "EX1"	441.721	91.812	10	90	0
21	"X1" & "EX1"	441.678	101.099	10	90	0
22	"X1" & "EX1"	432.926	101.121	10	90	0
23	"X1" & "EX1"	423.89	101.121	10	90	0
24	"X1" & "EX1"	414.579	101.121	10	90	0
25	"X1" & "EX1"	396.905	101.076	10	90	0
26	"X1" & "EX1"	408.614	101.131	10	90	0
27	"X1" & "EX1"	383.437	101.186	10	90	0
28	"X1" & "EX1"	355.098	101.048	10	90	0
29	"X1" & "EX1"	370.6	101.598	10	90	0
30	"X1" & "EX1"	355.043	94.417	10	90	0
31	"X1" & "EX1"	355.181	79.953	10	90	0
32	"X1" & "EX1"	355.098	65.488	10	90	0
33	"X1" & "EX1"	355.071	51.133	10	90	0
34	"X1" & "EX1"	355.043	36.662	10	90	0

SITE PLAN-FOOTCANDLE CALCULATION

DWD Office Building



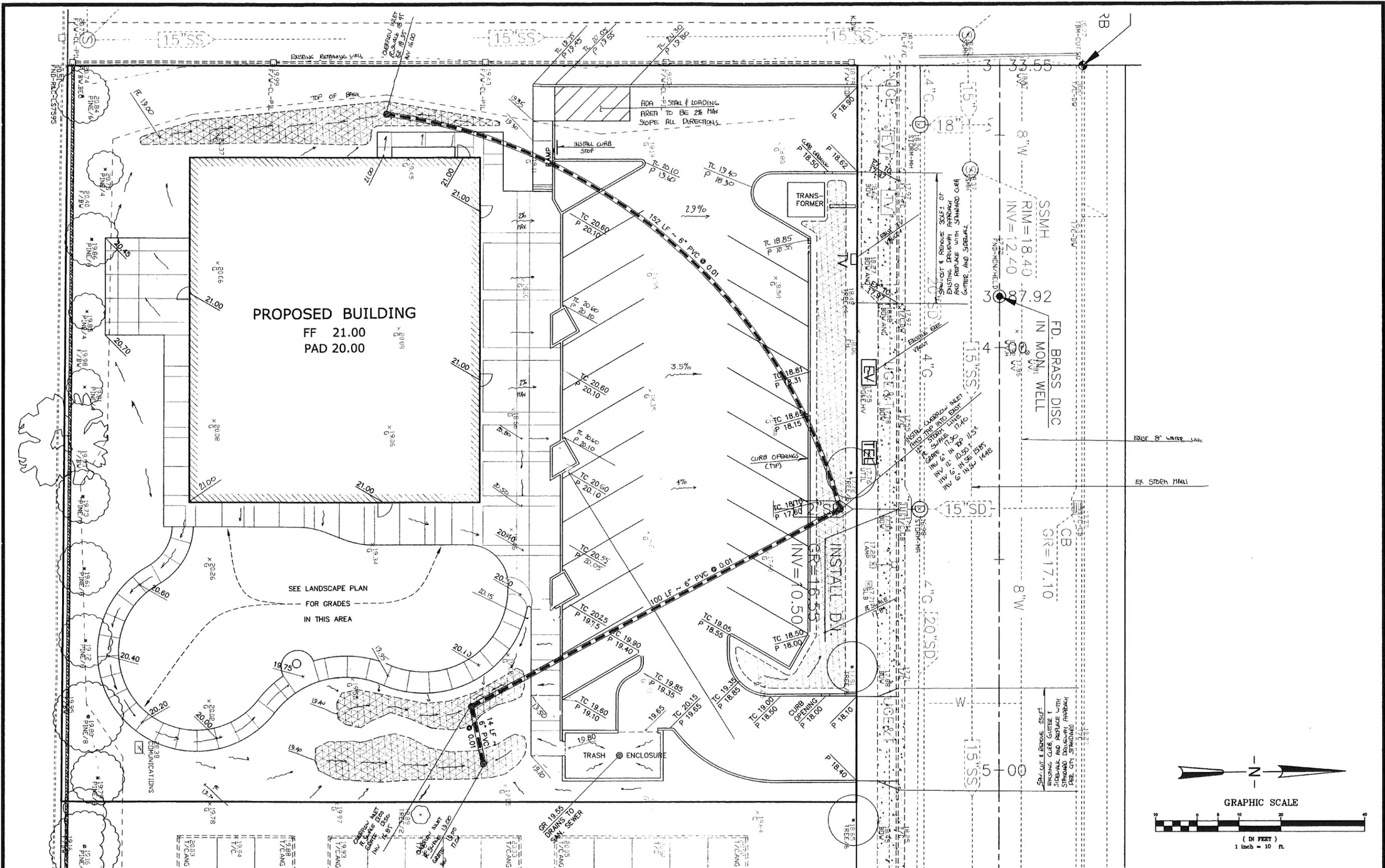
Golden Gate Engineering, Inc.
 Electrical Consultant
 35477-B Dumbarton Court
 Newark, CA 94560
 Phone (510)792-6333 Fax (510)792-6615



DATE: 12-16-2015
 DRAWN: LEB
 JOB #: 13015.0

ARCHITECTURE PLANNING

E6.0



PRELIMINARY GRADING and DRAINAGE PLAN

**DIABLO WATER DISTRICT
 CAROL LANE**

OAKLEY

CONTRA COSTA COUNTY

CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
 RENEWAL DATE: 03/31/14

#	REVISIONS	DATE



DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, California 94526
 Tel: 925/837-3780
 Fax: 925/837-4378
 deboltcivil@earthlink.net

Date: 1/7/2014
 Scale: 1" = 10'
 By: JED/kl
 Job No.: 13290