



Proposal to the City of Walnut Creek

699 Ygnacio Mixed-Use Development

Proposed Project Description

Resources for Community Development (RCD) is one of the few developers in the East Bay with the depth of experience and ability to develop housing to meet the complete spectrum of housing needs, from single-room occupancy and studio apartments to three-bedroom apartments for large families. We provide well maintained, safe, affordable housing and voluntary, free resident service programs that enhance residents' self-sufficiency, and thus their ability to meet their basic needs. We are excited for the opportunity to create 97 new units of affordable housing at such an accessible, amenity-rich and desirable location in Walnut Creek. The 699 Ygnacio Mixed-Use Development is envisioned as an integrated housing development, bringing together supportive housing for formerly homeless persons, as well as lower income individuals and families.

One hundred percent of the units will be affordable to extremely low- and low-income households—households with incomes between 20 to 60 percent of the Area Median Income (AMI), and include a mix of studios, 1-, 2-, and 3-bedroom units, with 41 parking spaces and secure storage for at least 95 bicycles. The Project will also include approximately 1,320 SF of non-residential area on the ground floor and the residential units are organized around a shared 5,899 square-foot courtyard space above the garage level. The architectural design is consistent with the design guidelines outlined in the North Downtown Specific Plan, and other City plans. Community spaces will include a property management office, community room, services office, laundry room, and outdoor open space for residents located on the podium.

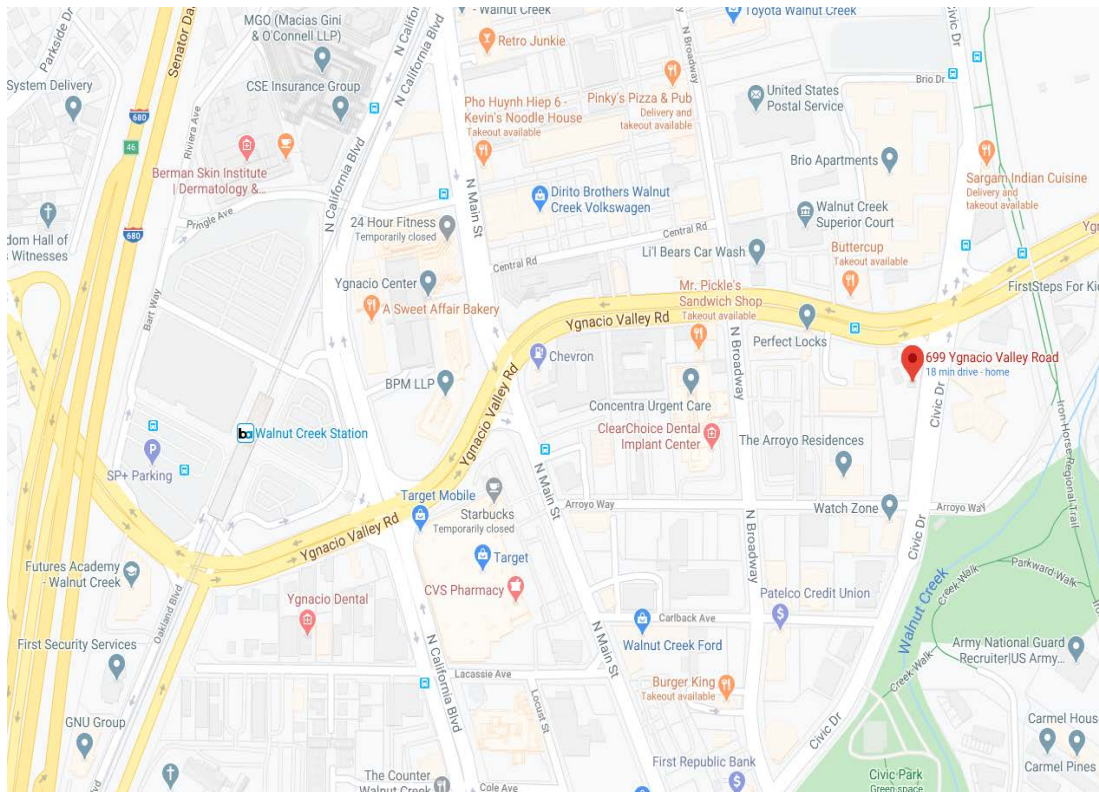
The central location of the Project Site near BART, bus lines and within minutes to Downtown, is ideal for creating new affordable housing for individuals, small and large families, and special needs households given the transit rich and pedestrian and bike-friendly location. Within a one-mile radius of the site, residents will be able to access an array of amenities including schools, parks, medical centers, retail, employment, grocery, and entertainment. Given this accessible location, residents and visitors alike will have enhanced ability to reduce the greenhouse gas emissions from automobiles by using different travel modes, a key goal of Plan Bay Area. Additionally, the property is located in close proximity to RCD's Riviera and Saint Paul's developments, which creates opportunities for economies of scale and collaboration with property management and supportive services provided at all three locations.

Additionally, a key goal of the North Downtown Specific Plan is to support and expand existing transit, bicycle, and pedestrian transportation, including creating better east-west connections, especially from the Iron Horse Trail to Walnut Creek BART station. These enhancements will

provide direct and complementary benefits to the future residents of this development. These plans also present potential opportunities for collaborating on an application for Affordable Housing and Sustainable Communities (AHSC) funding for both the housing and for these infrastructure improvements in the Specific Plan Area.

- **Site Features**

The 699 Ygnacio site is a 0.863-acre lot located at the corner of Ygnacio Valley Road and Civic Drive in the North Downtown Specific Plan Area. The site gently slopes from north to south, with a steep slope on the western edge, and is bounded by commercial and residential uses on the west, and a commercial use to the south. The site is currently occupied by a vacant gas station that was remediated in 2011, and the California State Water Resources Control Board has cleared the site for redevelopment as a mixed residential-commercial use.



- **Utility Undergrounding**

As part of the approved entitlements, the project will be undergrounding the overhead utilities that front the property on Civic Drive. The City of Walnut Creek and RCD are working together to plan, finance and underground the utilities from across Ygnacio Valley Road down Civic Drive to Arroyo Way. As part of this collaboration, RCD is requesting \$500,000 to help facilitate the financing of the undergrounding along the property frontage on Civic Drive.

- **Current Status & Entitlements**

RCD purchased the property on October 5, 2021 with help from the City of Walnut Creek and the Housing Trust of Silicon Valley.

RCD worked closely with representatives of the City's Housing, Planning and Building Divisions to agree on the project concept, scope and massing. After significant community and City interaction, the property secured its entitlements on March 18, 2021. The planning application was submitted under SB 35, which is a streamlined ministerial approval process for projects that include housing for lower income households. Project's that are submitted under SB 35 and are consistent with a City's objective zoning, subdivision, or design review standards must be approved within 90 days of submittal, are not subject to CEQA review, and are eligible for reductions in parking requirements. Additionally, projects that provide 100 percent of their units for lower income households and are located within 1/2 mile of a major transit stop are eligible for unlimited densities under State Density Bonus Law. Taking an SB 35 approach, the project secured land use approval on March 18, 2021.

- **Preliminary Design Plan**

The goal of the design program is to create a truly livable, community-oriented environment, with ample open spaces and common amenities. Pyatok Architects has studied the capacity of the site as four-story building with a height not exceeding 50 feet. The building design consists of three floors of residential uses over a 14-foot-high podium with retail, parking, utilities, and building services all located on the ground floor. Above the podium, three residential floors stack consisting of 97 units, and a community room, laundry room, and 5,899 SF of open space located on the podium.

- **Proposed Unit Mix, Rents and Target Population**

Units at 699 Ygnacio are sized to meet the needs of individuals and small and large families. Residents who earn no more than \$26,045 to \$68,160 (20 to 60 percent of AMI) could qualify, depending on the household size. Rents would range from \$312 to \$2,038 depending on unit and household size and affordability level. Additionally, up to 30 percent of units will be reserved for formerly homeless households. The deep affordability level in the project would allow Walnut Creek to meet a significant portion of their RHNA fair share requirement.

| Unit Type | Rent Range | Number of Units | Total | # of Units at each Affordability Level (as a % of AMI) | | | | Supportive Units |
|----------------|-------------|-----------------|-------|--|-----------|-----------|-----------|------------------|
| | | | | 20% | 30% | 50% | 60% | |
| Studio | \$ 312.00 | 8 | | 8 | | | | 8 |
| Studio | \$ 312.00 | 19 | | | 19 | | | 19 |
| Studio | \$ 1,151.00 | 4 | 31 | | | 4 | | |
| 1 Bedroom | \$ 331.00 | 2 | | 2 | | | | 2 |
| 1 Bedroom | \$ 1,129.00 | 11 | | | | 11 | | |
| 1 Bedroom | \$ 1,486.00 | 22 | 35 | | | | 22 | |
| 2 Bedroom | \$ 1,465.00 | 5 | | | | 5 | | |
| 2 Bedroom | \$ 1,773.00 | 15 | 20 | | | | 15 | |
| 3 Bedroom | \$ 1,682.00 | 3 | | | | 3 | | |
| 3 Bedroom | \$ 2,038.00 | 7 | 10 | | | | 7 | |
| Manager's Unit | | 1 | 1 | | | | | |
| Total | | 97 | | 10 | 19 | 23 | 44 | 29 |

RCD has extensive experience with integrating supportive housing units into larger multi-family developments. For instance, Lakeside Apartments, a 124-unit apartment complex located in Concord, is a great example of RCD’s integrated housing model that successfully integrates formerly homeless and special needs residents into an overall family development and into the greater community. Twenty-nine of the units (approximately 23 percent) house formerly homeless families and people with physical and mental disabilities. The remaining units house seniors, families and singles. This model provides affordable housing and supportive services (provided by Contra Costa Interfaith Housing) to people with special needs in a way that enables them to connect to health care, jobs, and the greater community to better become active and healthy citizens. It also recognizes the vitality created through a community that allows and encourages the healthy integration of people of various ages, abilities, and family size.

- **Proposed Financing**

This development will require the support from multiple financing sources, and the financing structure will be dictated by the availability and timing requirements of those sources over time. However, we have examined the feasibility of several financing scenarios for this development and believe the strategies outlined below offer a very competitive and feasible approach to developing the property. Our financing scenario features a unit mix that targets individuals and families earning 20 to 60 percent AMI. By creating a spectrum of affordability, the development offers housing resources for a range of household needs, from homeless households needing more supportive housing to working low-income individuals and families seeking affordable housing options. The total development cost of this proposal is \$70.37 million. RCD requests a total of \$10 million from the City of Walnut Creek. The City of Walnut Creek previously committed a total of \$7.9M and with this request we are asking for the balance of our original request for a new amount of \$2,100,000. In addition, as described above, RCD is also requesting \$500,000 towards the undergrounding of the overhead utilities along the property frontage on Civic Drive. The undergrounding effort will be in collaboration

with the City of Walnut Creek and YVR to significantly enhance the street elevation along Civic Drive.

As with most affordable housing developments, the financing will require Low Income Housing Tax Credits through the California Tax Credit Allocation Committee. These are tax credits that affordable housing developers can apply for in order to sell to investors in exchange for an equity investment in the development. This source often leverages the majority of funding for an affordable housing deal. The structure we are currently presenting is a 4% scenario, which assumes \$10 million from the City of Walnut Creek plus \$500,000 for undergrounding in conjunction with funding from the State through their Affordable Housing and Sustainable Communities (AHSC) and No Place Like Home (NPLH) programs, Contra Costa County HOME, and private, conventional financing for the construction and permanent debt. The level of City gap financing directly improves a development’s competitiveness for state funding, including AHSC and NPLH, and supports a development’s ability to serve limited income residents while maintaining strong property management.

Additionally, the AHSC program brings investments not only in affordable housing, but also in transit infrastructure to local communities. Eligible uses include bike, pedestrian, and streetscape improvements, as well as transit system improvements, including station area improvements and procurement of new vehicles. A successful application and award could help facilitate build-out of transportation improvements identified in the North Downtown Specific Plan Area.

Table 2: Sources and Uses

| Sources | Amount | Uses | Amount |
|-------------------------------------|---------------------|-----------------------------------|---------------------|
| First Mortgage | \$928,000 | Acquisition | \$7,645,000 |
| City of Walnut Creek (committed) | \$7,900,000 | Hard Costs (incl. builder's risk) | \$44,266,290 |
| City of Walnut Creek Undergrounding | \$500,000 | Hard Cost Contingency (10%) | \$2,189,565 |
| City of Walnut Creek (requested) | \$2,100,000 | Permits, Fees, and Utilities | \$3,153,333 |
| Contra Costa County | \$3,344,636 | Design Costs | \$2,250,000 |
| Re-contributed Developer Fee | \$500,000 | Construction Loan Financing | \$4,213,242 |
| AHSC (Cap & Trade) | \$12,778,838 | Perm Loan Costs | \$50,000 |
| NPLH | \$2,231,574 | Syndication | \$221,500 |
| Deferred Developer Fee | \$1,300,000 | Capitalized Operating Reserve | \$977,281 |
| 4% Tax Credit Equity | \$38,784,379 | Developer Fee | \$4,000,000 |
| | | Other Soft Costs | \$1,401,217 |
| Total | \$70,367,427 | | \$70,367,427 |

RCD has a pending funding application for Contra Costa County HOME funds for \$3,344,636. Our application is being currently reviewed and a commitment is scheduled for May 2022. These funds are included in our current proforma.

RCD also applied for IIG funds but was not awarded these in the latest round. These funds are very competitive, and we do not expect our application to be competitive in the future even if the State issued an RFP for additional funds.

We applied for and did not receive a No Place Like Home award in the January 2021 round. We improved our score due to the project being entitled and reapplied in January 2022. However, the NPLH funds are extremely competitive and we did not currently include these sources in our proforma.

We also applied for AHSC funds but were not awarded this last round. Our project was the highest scoring project not to be funded. We intend to re-apply at the end of 2022 for another AHSC award. These funds are currently included in our proforma.

Lastly, we understand that the Contra Costa County Housing Authority may issue an RFP for project-based vouchers. If the RFP is issued, we intend to apply for vouchers thus adding additional funds to the overall project financing.

- **Proposed Project Schedule**

We currently anticipate that we will close the project's financing and begin construction during the summer of 2023. We are moving forward with our design and construction drawings and expect to submit for a building permit in early 2023. We will continue to apply for other financing throughout 2022 and 2023 as necessary and as described above. We anticipate that a project of this size will require a 24-month construction schedule thus opening its doors to new residents in summer 2025.

Attachment A: Proforma

Attachment B: Permit Set

| | A | B | C | D | E | F | G |
|-----|--|----------------|---------------------------------------|--|-----------|------|-------------------------|
| 121 | CREDIT CALCULATIONS | | | | | | |
| 122 | | | | | | | |
| 123 | Basis for 9% low income credit | | 58,942,058 | lower of project basis or basis limits | | | |
| 124 | % OF UNITS LOW INCOME | | | | | 100% | |
| 125 | Eligible Basis | | 58,942,058 | | | | |
| 126 | <i>REDUCE FOR TIEBREAKER</i> | | | 0 | | | |
| 127 | Boost for DDA/QCT | | 76,624,676 | | | 130% | 2021 SDDA yes |
| 128 | | | | | | | |
| 129 | Federal Credit | | 3,064,987 | | | | 4.00% Fixed Rate |
| 130 | State Credit | | 12,850,000 | 30% Factor | | | |
| 131 | | | | | | | |
| 132 | Equity from Federal Credit | | 28,504,379 | | | | 0.930 |
| 133 | Equity from State Credit | | 10,280,000 | | | | 0.800 |
| 134 | TOTAL EQUITY TO PROJECT | | 38,784,379 | | | | |
| 135 | | | | | | | |
| 136 | | | | | | | |
| 137 | Basis limit calc | | 2021 Contra Costa County 4%/9% | | | | |
| 138 | | 31 studio | 365,252 | 11,322,812 | | | |
| 139 | | 35 1BR | 421,132 | 14,739,620 | | | |
| 140 | | 21 2Br | 508,000 | 10,668,000 | | | |
| 141 | | 10 3BR | 650,240 | 6,502,400 | | | |
| 142 | | 97 | | 43,232,832 | | | |
| 143 | Plus prevailing wages | 20% | | 8,646,566 | | | |
| 144 | Plus Impact Fees | | | 1,973,400 | | | |
| 145 | Plus Energy | 0% | | 0 | | | |
| 146 | Plus Elevator | 10% | | 4,323,283 | | | |
| 147 | Plus garage | 10% | | 4,323,283 | | | |
| 148 | Plus Remediation | | | 0 | | | |
| 149 | Plus High resource | 0% | | 0 | | | |
| 150 | Plus 4% under 35% ami | | | 25,939,699 | 30.0 | | |
| 151 | plus 4% under 50% ami | | | 9,943,551 | 23.0 | | |
| 152 | Total Maximum Basis | | | 97,085,630 | | | |
| 153 | | | | | | | |
| 154 | Compare to project basis | | 58,942,058 | | | | |
| 155 | LOWER of 2 | | | 58,942,058 | | | |
| 156 | | High Cost Test | | 94.31% | | | |
| 157 | | | | 62,499,364 | | | |
| 158 | | | | | | | |
| 159 | TCAC calc of value of operating subsidy | # units | 40% ami rent | Sec 8 rent | | | |
| 160 | | | | | | | |
| 161 | COSR | | | | 4,920,807 | | |
| 162 | | | | | 20 | | |
| 163 | | | | | 246,040 | | |
| 164 | vacancy | 5% | | | -12,302 | | |
| 165 | EGI | | | | 233,738 | | |
| 166 | supportable loan | 4.00% | | | 2,795,068 | | |

| | N | O | P | Q | R | S | T | U | V | W | X | Y |
|----|---|-----|-----------|-------|----------------|------------------|----|-------|--------|-------|----------|---|
| 3 | CASH FLOW ANALYSIS | | | | | | | | | | | |
| 4 | CASH FLOW ANALYSIS | | | | | | | | | | | |
| 5 | CASH FLOW ANALYSIS | | | | | | | | | | | |
| 6 | Tenant Income | | | | | | | | | | | |
| 7 | Tenant Income | | | | | | | | | | | |
| 8 | Tenant Income | | | | | | | | | | | |
| 9 | Studio 20% ami- NPLH (underwrite @ 15%) | 15% | 8 | 312 | 2,496 | 29,952 | 47 | 359 | 2,872 | 359 | SCORINGS | |
| 10 | Studio 30% ami- (underwrite @ 15%) | 15% | 19 | 312 | 5,928 | 71,136 | 47 | 359 | 6,821 | 359 | SCORINGS | |
| 11 | Studio 30% ami | 30% | 0 | 672 | 0 | 0 | 47 | 719 | 0 | 719 | SCORINGS | |
| 12 | Studio 50% ami | 50% | 4 | 1,151 | 4,604 | 55,248 | 47 | 1,198 | 4,792 | 1,198 | SCORINGS | |
| 13 | 1BR 20% ami | 15% | 0 | 331 | 0 | 0 | 55 | 386 | 0 | 386 | SCORINGS | |
| 14 | 1BR 30% ami- (underwrite @ 15%) | 15% | 2 | 331 | 662 | 7,944 | 55 | 386 | 772 | 386 | SCORINGS | |
| 15 | 1BR 30% ami | 30% | 0 | 715 | 0 | 0 | 55 | 770 | 0 | 770 | SCORINGS | |
| 16 | 1BR 50% ami | 50% | 11 | 1,229 | 13,519 | 162,228 | 55 | 1,284 | 14,124 | 1,284 | SCORINGS | |
| 17 | 1BR 60% ami | 60% | 22 | 1,486 | 32,692 | 392,304 | 55 | 1,541 | 33,902 | 1,541 | SCORINGS | |
| 18 | 2BR 30% ami | 30% | 0 | 848 | 0 | 0 | 76 | 924 | 0 | 924 | SCORINGS | |
| 19 | 2BR 50% ami | 50% | 5 | 1,465 | 7,325 | 87,900 | 76 | 1,541 | 7,705 | 1,541 | SCORINGS | |
| 20 | 2BR 60% ami | 60% | 15 | 1,773 | 26,595 | 319,140 | 76 | 1,849 | 27,735 | 1,849 | SCORINGS | |
| 21 | 3BR 30% ami | 30% | 0 | 969 | 0 | 0 | 99 | 1,068 | 0 | 1,068 | SCORINGS | |
| 22 | 3BR 50% ami | 50% | 3 | 1,682 | 5,046 | 60,552 | 99 | 1,781 | 5,343 | 1,781 | SCORINGS | |
| 23 | 3BR 60% ami | 60% | 7 | 2,038 | 14,266 | 171,192 | 99 | 2,137 | 14,959 | 2,137 | SCORINGS | |
| 24 | | | | | | | | | | | | |
| 25 | Manager - 2BR | | 1 | 0 | 0 | 0 | | | | | SCORINGS | |
| 26 | TOTALS | | 97 | | 113,133 | 1,357,596 | | | | | SCORINGS | |
| 27 | Laundry | | | 75.0 | | 7,200 | | | | | SCORINGS | |
| 28 | Vacancy- NPLH units | | 10% | | | -10,903 | | | | | SCORINGS | |
| 29 | Vacancy- Other units | | 5% | | | -62,788 | | | | | SCORINGS | |
| 30 | EGI from tenant rents | | | | | 1,291,105 | | | | | SCORINGS | |
| 31 | | | | | | | | | | | | |
| 32 | Section 8 income | | | | | | | | | | | |
| 33 | Section 8 income | | | | | | | | | | | |
| 34 | Section 8 income | | | | | | | | | | | |
| 35 | Section 8 income | | | | | | | | | | | |
| 36 | Section 8 income | | | | | | | | | | | |
| 37 | Section 8 income | | | | | | | | | | | |
| 38 | Section 8 income | | | | | | | | | | | |
| 39 | Section 8 income | | | | | | | | | | | |
| 40 | Section 8 income | | | | | | | | | | | |
| 41 | Section 8 income | | | | | | | | | | | |
| 42 | Section 8 income | | | | | | | | | | | |
| 43 | Section 8 income | | | | | | | | | | | |
| 44 | Section 8 income | | | | | | | | | | | |
| 45 | Section 8 income | | | | | | | | | | | |
| 46 | Section 8 income | | | | | | | | | | | |
| 47 | Section 8 income | | | | | | | | | | | |
| 48 | Section 8 income | | | | | | | | | | | |
| 49 | Section 8 income | | | | | | | | | | | |
| 50 | Section 8 income | | | | | | | | | | | |
| 51 | Section 8 income | | | | | | | | | | | |
| 52 | Section 8 income | | | | | | | | | | | |
| 53 | Section 8 income | | | | | | | | | | | |
| 54 | Section 8 income | | | | | | | | | | | |
| 55 | Section 8 income | | | | | | | | | | | |
| 56 | Section 8 income | | | | | | | | | | | |
| 57 | Section 8 income | | | | | | | | | | | |
| 58 | Section 8 income | | | | | | | | | | | |
| 59 | Section 8 income | | | | | | | | | | | |
| 60 | Section 8 income | | | | | | | | | | | |
| 61 | Section 8 income | | | | | | | | | | | |
| 62 | Section 8 income | | | | | | | | | | | |



AERIAL CONTEXT ③



PRELIMINARY PERSPECTIVE LOOKING NORTH ALONG CIVIC DRIVE



AERIAL - STREET CORNER ②



PRELIMINARY PERSPECTIVE LOOKING SOUTHEAST ALONG YGNACIO VALLEY ROAD



AERIAL - COURTYARD ①



PRELIMINARY PERSPECTIVE LOOKING WEST FROM INTERSECTION

STAMP:

REVISION SCHEDULE

| NO. | ISSUE | DATE |
|----------------|-------|------------|
| ENTITLEMENTS | | 11/09/2020 |
| ENTITLEMENT | | 02/16/2021 |
| REVISION#1 | | 03/16/2021 |
| ENTITLEMENT | | 07/11/2021 |
| SD PRICING SET | | 07/01/2021 |

KEYPLAN

JOB NUMBER: 2011
DRAWN BY: HH, JAF, JMA
CHECKED BY: AS
ISSUE DATE: 7/11/21
SCALE: 1/2" = 1'-0"
TITLE:
AERIALS & PERSPECTIVES

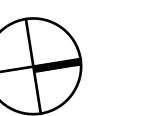
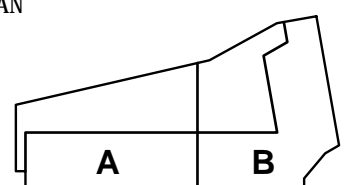
SHEET:

G0.03

STAMP:

| NO. | ISSUE | DATE |
|-----|---------------------------|------------|
| 1 | ENTITLEMENTS | 11/09/2020 |
| 2 | ENTITLEMENT RESUBMITTAL | 03/16/2021 |
| 3 | ENTITLEMENT RESUBMITTAL 2 | 03/16/2021 |
| 4 | SD PRICING SET | 07/01/2021 |

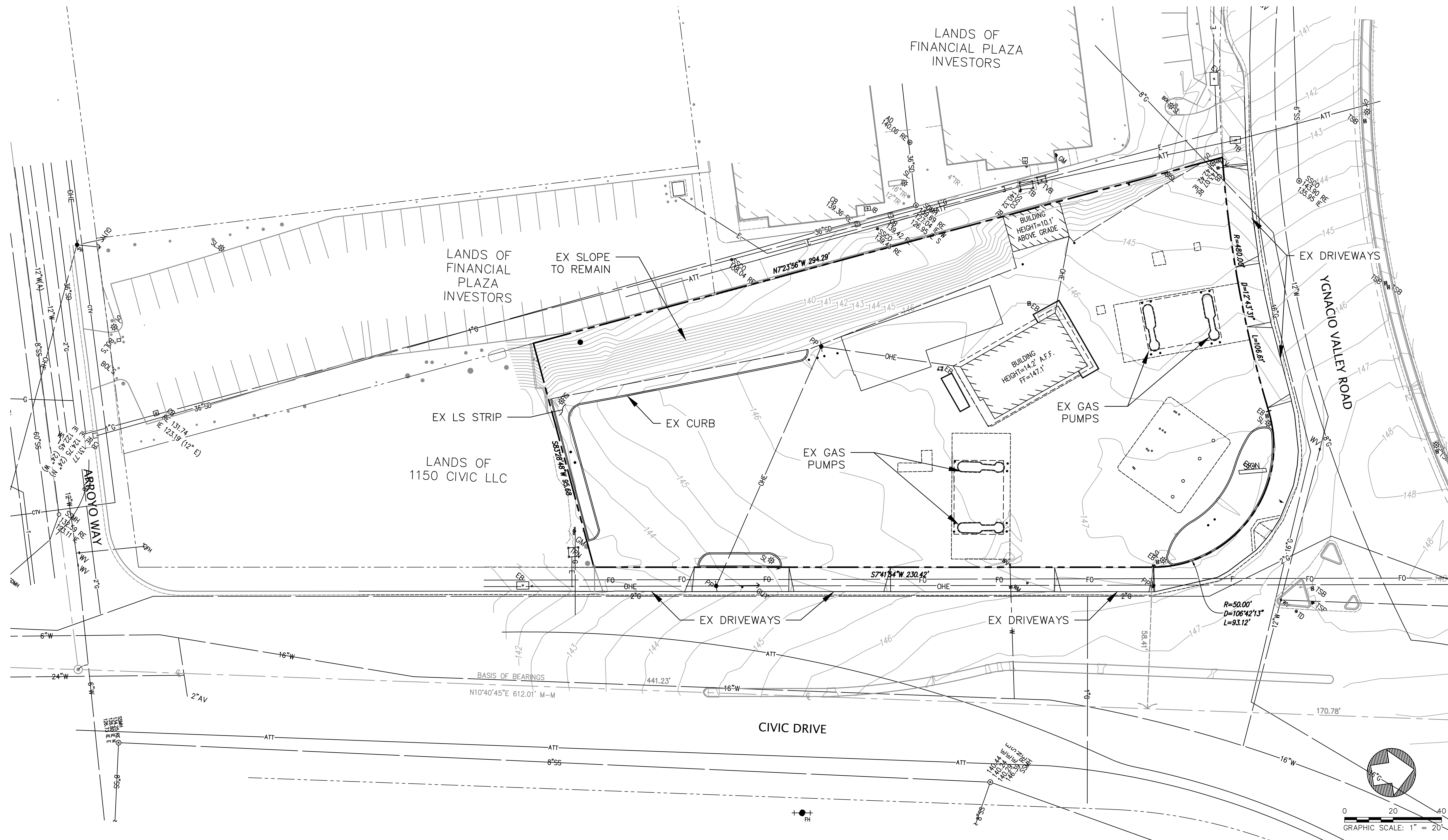
KEYPLAN



JOB NUMBER: 2011
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: 7/1/21

SCALE:
 TITLE:
 EXISTING CONDITIONS

SHEET:
C1.0

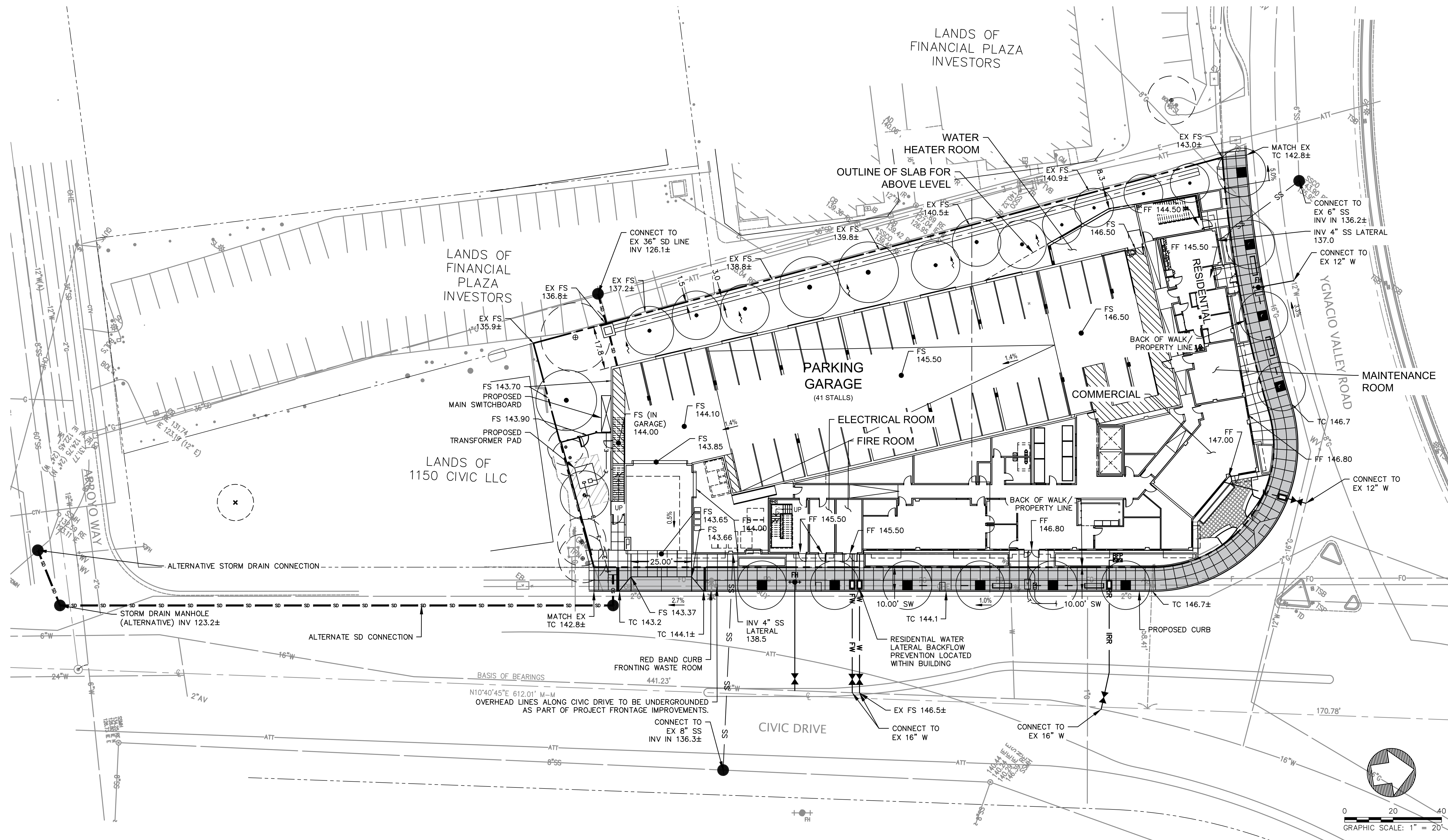


LEGEND

- PROPERTY LINE
- E- EX ELECTRICAL LINE
- G- EX GAS LINE
- SD- EX STORM DRAIN LINE
- SS- EX SANITARY SEWER LINE
- W- EX WATER LINE
- FO- EX FIBER OPTIC LINE
- OHE- EX OVER HEAD LINE
- ATT- EX AT&T LINE

EXISTING CONDITIONS NOTES

1. LOT LINES AND TOPOGRAPHY BASED ON TOPOGRAPHIC SURVEY BY KIER AND WRIGHT CIVIL ENGINEERS & SURVEYORS ON JANUARY 2011.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.



LEGEND

| | | | |
|-------|------------------------|---|--|
| --- | PROPERTY LINE | □ | BACKFLOW PREVENTER (BFP) |
| -E- | EX ELECTRICAL LINE | ○ | MANHOLE (MH) |
| -G- | EX GAS LINE | □ | STORM DRAIN OVERFLOW (SDO) |
| -SD- | EX STORM DRAIN LINE | □ | WATER METER (WM) |
| -SS- | EX SANITARY SEWER LINE | ⊕ | FIRE HYDRANT (FH) |
| -W- | EX WATER LINE | ⊕ | PROPOSED SIDEWALK IN PUBLIC RIGHT-OF-WAY |
| -FO- | EX FIBER OPTIC LINE | | |
| -OHE- | EX OVER HEAD LINE | | |
| -ATT- | EX AT&T LINE | | |
| -SD- | PR STORM DRAIN LINE | | |
| -SS- | PR SANITARY SEWER LINE | | |
| -W- | PR DOMESTIC WATER LINE | | |
| -FW- | PR FIRE WATER LINE | | |

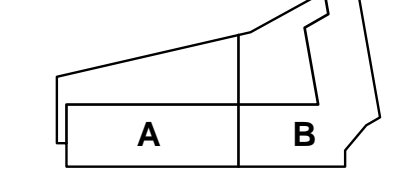
GRADING AND UTILITY NOTES

- BACKFLOW PREVENTION DEVICES FOR POTABLE DOMESTIC WATER LINES ARE TO BE LOCATED WITHIN BUILDING.
- ALL GRADING WORK SHALL BE IN CONFORMANCE WITH CITY GRADING STANDARDS AND PROJECT GEOTECHNICAL RECOMMENDATIONS, INCLUDING SITE STRIPPING AND OVEREXCAVATION REQUIREMENTS.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.
- LOT LINES AND TOPOGRAPHY BASED ON TOPOGRAPHIC SURVEY BY KIER AND WRIGHT CIVIL ENGINEERS & SURVEYORS ON JANUARY 2011.
- ALL DIMENSIONS ARE TO FACE OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- OVERHEAD LINES ALONG CIVIC DRIVE TO BE UNDERGROUND AS PART OF PROJECT FRONTAGE IMPROVEMENTS.

STAMP:

| NO. | ISSUE | DATE |
|-----|---------------------------|------------|
| 1 | ENTITLEMENTS | 11/08/2020 |
| 2 | ENTITLEMENT RESUBMITTAL | 03/16/2021 |
| 3 | ENTITLEMENT RESUBMITTAL 2 | 03/16/2021 |
| 4 | SD PRICING SET | 07/01/2021 |

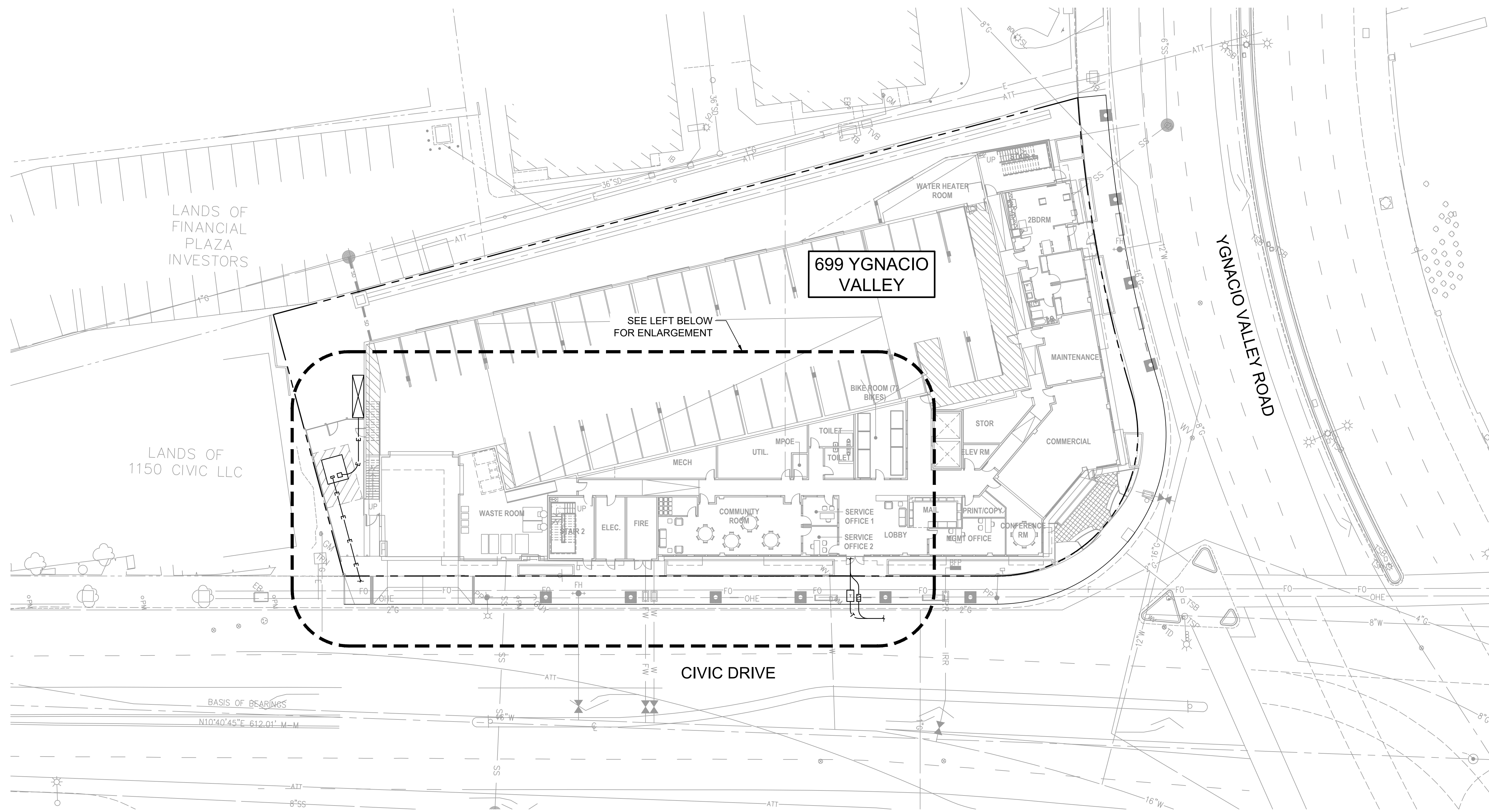
KEYPLAN



JOB NUMBER: 2011
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: 7/1/21

SCALE:
 TITLE:
PRELIMINARY UTILITY & GRADING PLAN

SHEET:
C2.0



EQUIPMENT TAG:

- 1 PRECAST CONCRETE PAD FOR TRANSFORMER, TYPE IIE-LB, 90" X 106"
- 2 AT&T VAULT 30" X 48" X 34"
- 3 COMCAST B44 VAULT, 47" X 28" X 12" WITH 8" EXTENSION

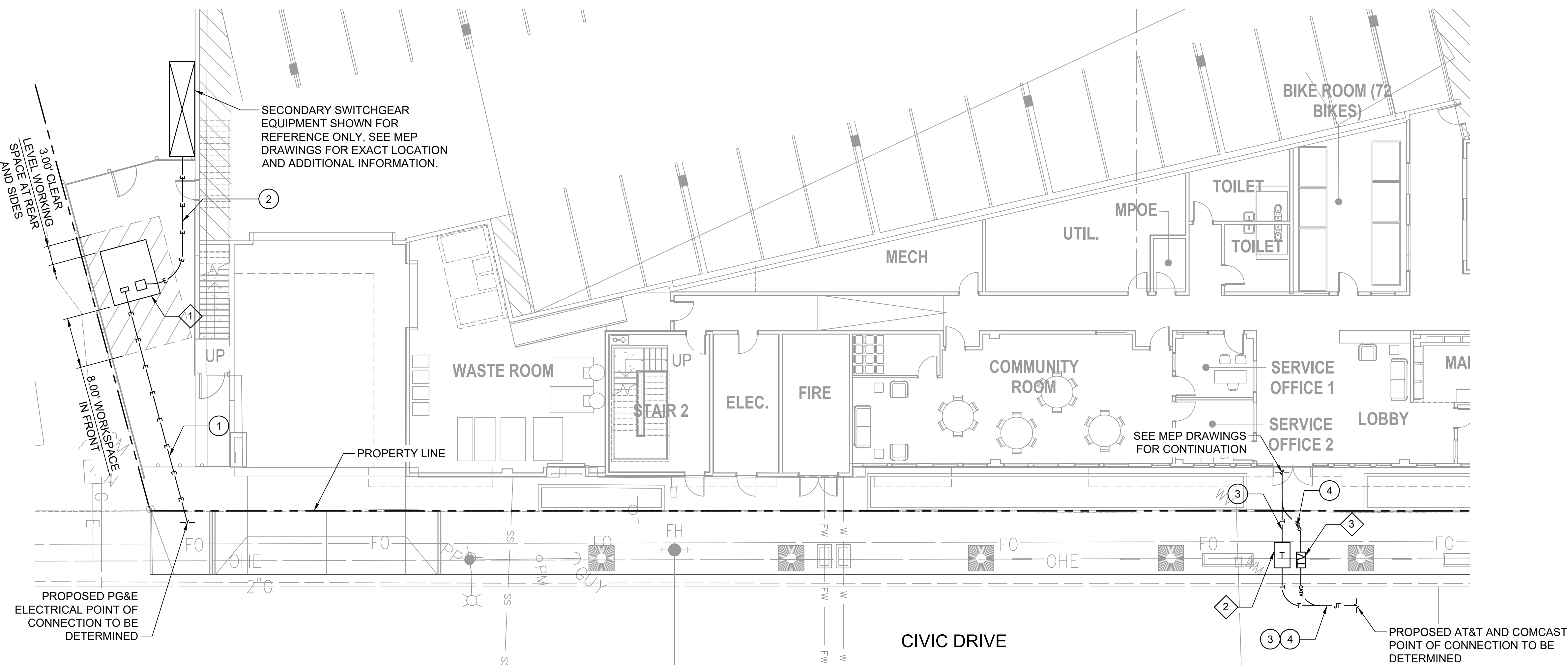
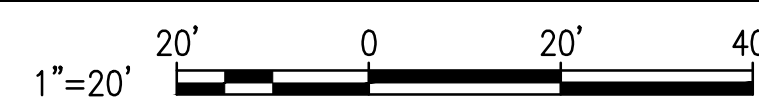
CONDUIT NOTE TAG:

- 1 PG&E PRIMARY ELECTRICAL (2) 4"
- 2 PG&E ELECTRICAL SECONDARY (7) 5"
- 3 AT&T (1) 4"
- 4 COMCAST (1) 4"

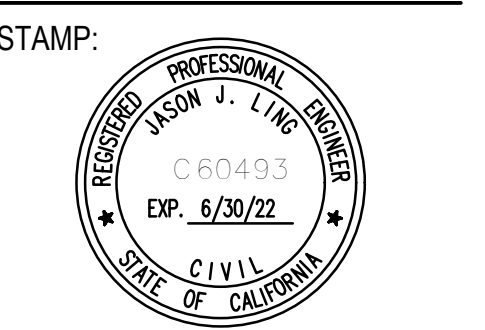
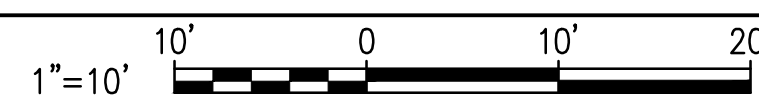
NEW PG&E CONDUIT REQUIREMENT (EFFECTIVE 2/15/2020):

PER UTILITY BULLETIN TD-062288-8006, ALL RIGID PVC CONDUITS, COUPLINGS, FITTINGS, AND BENDS TO BE USED IN PG&E'S ELECTRIC DISTRIBUTION SYSTEM ARE TO BE PVC SCHEDULE 40. PVC DB-120 IS NOW PROHIBITED. FOR QUESTIONS, CONTACT YOUR PG&E PROJECT SERVICE PLANNER OR FIELD INSPECTOR.

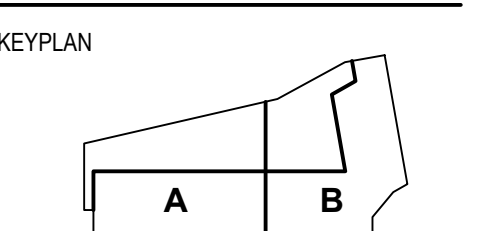
A DRY UTILITY SITE PLAN
SCALE: 1" = 20'



B DRY UTILITY ENLARGEMENT
SCALE: 1" = 10'



| REVISION SCHEDULE | NO. | ISSUE | DATE |
|---------------------------|-----|-------|------------|
| ENTITLEMENTS | | | 1/29/2020 |
| ENTITLEMENT RESUBMITTAL | | | 03/16/2021 |
| ENTITLEMENT RESUBMITTAL 2 | | | 03/16/2021 |
| SD PRICING SET | | | 07/01/2021 |



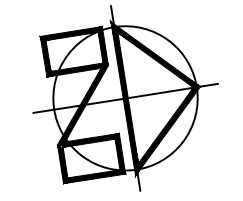
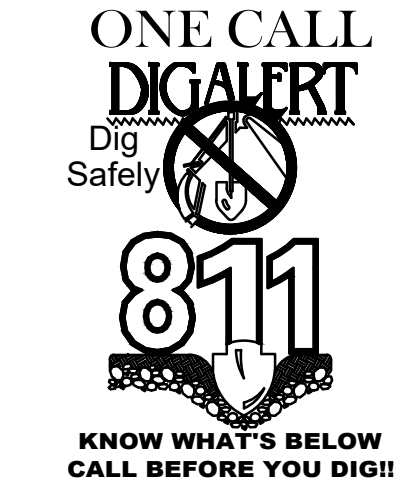
JOB NUMBER: 2011
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 7/1/21

SCALE:
TITLE: JOINT TRENCH INTENT

SHEET:
JT1.02

PRELIMINARY - Not for Construction -

NOTE:
SEE SHEET JT1.01 FOR DRY UTILITY NOTES AND STANDARDS.



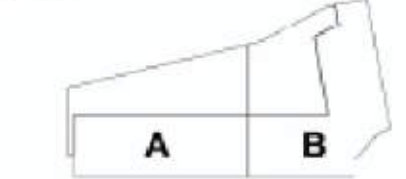
NOT FOR CONSTRUCTION

STAMP:

REVISION SCHEDULE

| NO. | ISSUE | DATE |
|---------------------------|-------|------------|
| ENTITLEMENTS | | 11/09/2020 |
| ENTITLEMENT RESUBMITTAL | | 02/16/2021 |
| ENTITLEMENT RESUBMITTAL 2 | | 03/16/2021 |
| SD PRICING SET | | 07/01/2021 |

KEYPLAN



JOB NUMBER:
DRAWN BY:
CHECKED BY: 201
ISSUE DATE: Author
SCALE: Checker
TITLE: 7/1/21

LANDSCAPE PLAN - LEVEL 1

SHEET:

L.101

PRELIMINARY - Not for Construction -



A
EXISTING REDWOODS ON CIVIC DRIVE



B
EXISTING OAK ON SW CORNER OF SITE



C
EXISTING SYCAMORE OFFSITE NEAR YGNACIO VALLEY ROAD

TOTAL LANDSCAPE PLANTING AREA
+/- 7,935 SF (+/- 11,076 SF WITH STREET TREES)

IRRIGATION NOTES
SEE L.200 SCHEMATIC IRRIGATION PLAN

- GRADING AND DRAINAGE NOTES
1. RAINWATER FALLING OUTSIDE THE PROPERTY LINE ON THE PUBLIC SIDEWALK SHALL DRAIN AWAY FROM THE BUILDING TOWARD THE CURB AT 2% MAX SLOPE.
 2. RAINWATER FALLING INSIDE THE PROPERTY LINE SHALL BE CAPTURED WITHIN PLANTING AREAS AND DRAINAGE SYSTEM.
 3. SEE CIVIL DWGS. FOR GRADING AND DRAINAGE PLAN, INCLUDING C3 COMPLIANCE.

LIGHTING NOTES
SEE ARCHITECTURE DRAWINGS FOR SITE LIGHTING

TREE AND SHRUB PLANTING ALONG BACK SIDE OF PARKING GARAGE SHALL BE COORDINATED WITH ARCHITECTURAL ELEMENTS AND SIGHTLINES TO SCREEN PERMEABLE FACADE FEATURES REQUIRED FOR VENTILATION, TYP.



- (E) OAK TREE TO BE PRESERVED
- PLANTING AREA, TYP.
- (N) FENCE AND GATE
- (N) TREES
- (E) TWO TREES REMOVED
- (N) TRANSFORMER, SEE CIVIL DWGS.
- (N) FENCE
- (E) REDWOOD TREES TO BE PRESERVED

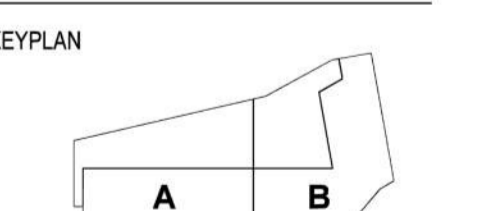
- DRIVEWAY, SEE CIVIL
- STREET LIGHT, SEE CIVIL
- 21'
- SEE CIVIL DWG.
- 30' O.C. SPACING, TYP.
- BIORETENTION PLANTING
- 2'-6"
- BENCH, TYP.
- BIKE RACK, TYP. (8 SPACES TOTAL ALONG CIVIC DR)
- PLANTING AREA W/ 6" WIDE C.I.P. CONCRETE PLANTER, +/- 16" HT., TYP.
- STREET TREE W/ 4'X4' GRATE PER CITY STANDARD, TYP.
- 30' O.C. SPACING, TYP.
- 10'
- STREET TREE W/ 4'X4' GRATE PER CITY STANDARD, TYP.
- FIRE HYDRANT, SEE CIVIL
- BIKE RACK (2 SPACES)
- BENCH, TYP.
- BIKE RACK (2 SPACES)
- CONCRETE PAVING, TYP.
- PLANTING AREA W/ 6" WIDE X +/- 16" HT. C.I.P. CONCRETE PLANTER, TYP.
- OUTDOOR PLAZA W/ OVERHEAD TRELLIS
- CUSTOM BENCH, TYP.
- CURB RAMP, SEE CIVIL
- PLANTING AREA W/ 2" WIDE X +/- 16" HT. CORTEN METAL W/ RIVETS PLANTER, TYP.



699 YGNACIO VALLEY
699 Ygnacio Valley Rd.
Walnut Creek, CA 94596

STAMP:

| REVISION SCHEDULE | | |
|-------------------|----------------|------------|
| NO. | ISSUE | DATE |
| 1 | ENTITLEMENT | 11/09/2020 |
| 2 | ENTITLEMENT | 03/16/2021 |
| 3 | ENTITLEMENT | 03/16/2021 |
| 4 | SD PRICING SET | 07/01/2021 |



JOB NUMBER: 2011
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 7/1/21

SCALE:
TITLE:
LANDSCAPE PLAN - LEVEL 2

SHEET:

L.102

PRELIMINARY - Not for Construction

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

OPEN SPACE
SEE ARCHITECTURE DRAWINGS

FLOW-THROUGH PLANTER AREA +/-
968 SF

TOTAL LANDSCAPE PLANTING AREA
+/- 2,528 SF

IRRIGATION NOTES
SEE L.200 SCHEMATIC IRRIGATION PLAN

LIGHTING NOTES

1. ALL PEDESTRIAN AREAS SHALL BE LIT AT A MINIMUM OF 1 FC, INCLUDING ALL EGRESS PATHS. LIGHTING SHALL NOT SHINE INTO ADJACENT BUILDING ROOMS OR PROPERTIES.
2. SECONDARY AND AMBIENT LIGHTING SHALL BE SUFFICIENT FOR SAFETY AND AMBIANCE.
3. SEE ARCHITECTURE PLANS FOR SITE LIGHTING

FIRE ACCESS NOTE:
SEE ARCHITECTURE G1.03 FOR FIRE ACCESS PLAN. CURRENT PLANTER LAYOUT SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE LEVEL LADDER PADS FOR EMERGENCY ACCESS TO UPPER LEVEL BEDROOM WINDOWS. DRAINAGE DESIGN AND CALCULATIONS WILL BE REVISED TO REFLECT ANY REQUIRED ADJUSTMENTS.

36" HIGH C.I.P. PLANTER W/ BUILT-IN SEATING
- INTEGRAL COLOR TBD

PLAY AREA
- BERM WITH SYNTHETIC TURF
PROTECTIVE PLAY SURFACING
BOULDERS, PLAY ELEMENTS, TBD.
SHADE STRUCTURE, TBD

BUILT-IN COUNTER
DINING AREA W/ MOVEABLE SEATING
SHADE STRUCTURE, TBD

42" HIGH C.I.P. PLANTER
- INTEGRAL COLOR TBD

TREE, TYP.

VERTICAL GREEN HERB WALL, TYP
COMMUNITY GARDEN, TYP.

PEDESTAL PAVERS, TYP.
- COLOR AND FINISH TBD

36" HIGH C.I.P. PLANTER
- INTEGRAL COLOR TBD

18" HIGH C.I.P. PLANTER
- INTEGRAL COLOR TBD

FLOW-THROUGH PLANTER, TYP.

18" HIGH C.I.P. PLANTER
- INTEGRAL COLOR TBD

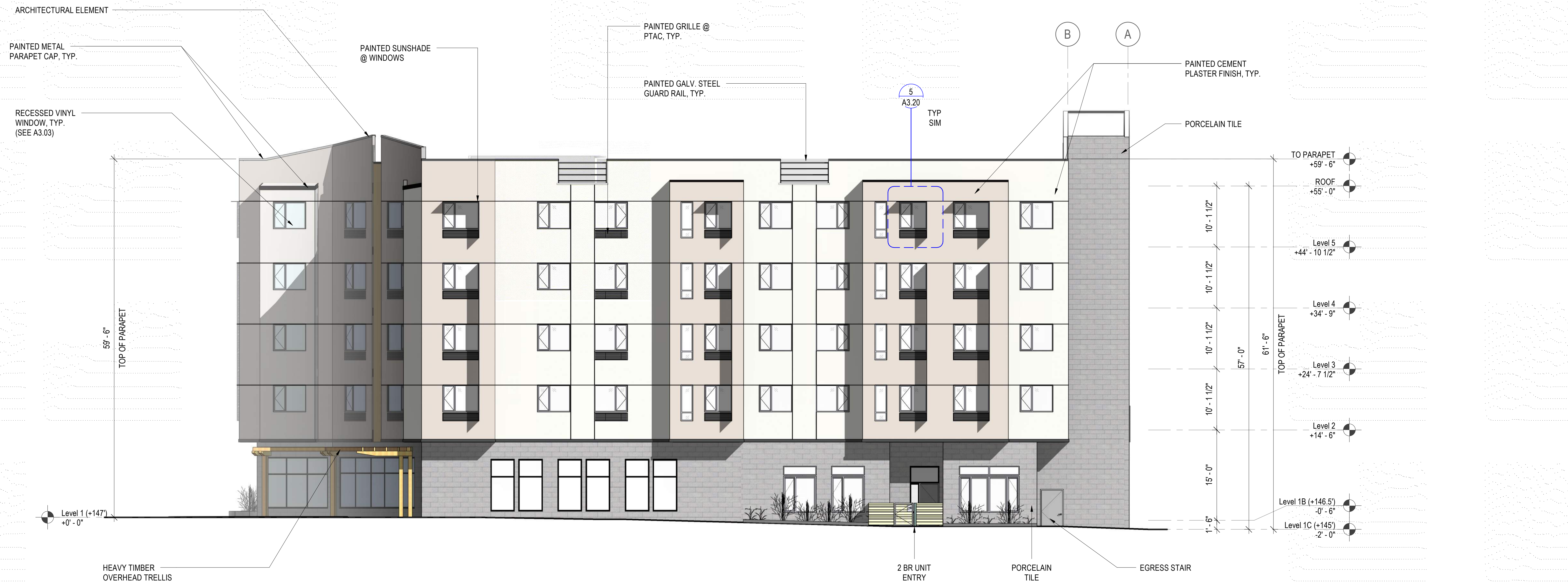
36" HIGH PLANTER POTS

BUILT-IN SEATING, TYP.

18" HIGH C.I.P. PLANTER
- INTEGRAL COLOR TBD

FLOW-THROUGH PLANTER, TYP.
36" HIGH C.I.P. PLANTER





ELEVATION @ YGNACIO (NORTH) 2
1/8" = 1'-0"



ELEVATION @ CIVIC DRIVE (EAST) 1
1/8" = 1'-0"

STAMP:

| NO. | ISSUE | DATE |
|---------------------------|-------|------------|
| ENTITLEMENTS | | 11/09/2020 |
| ENTITLEMENT RESUBMITTAL | | 02/16/2021 |
| ENTITLEMENT RESUBMITTAL 2 | | 03/16/2021 |
| SD PRICING SET | | 07/01/2021 |

KEY PLAN

JOB NUMBER: 2011
DRAWN BY: HH, JAF, JMA
CHECKED BY: AS
ISSUE DATE: 7/1/21
SCALE: 1/8" = 1'-0"
TITLE: ELEVATIONS

SHEET:
A3.00

PRELIMINARY - Not for Construction -
© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

7/1/2021 12:16:24 PM

STAMP:

REVISION SCHEDULE

| NO. | ISSUE | DATE |
|-----|---------------------------|------------|
| 1 | ENTITLEMENTS | 11/09/2020 |
| 2 | ENTITLEMENT RESUBMITTAL | 02/16/2021 |
| 3 | ENTITLEMENT RESUBMITTAL 2 | 03/16/2021 |
| 4 | SD PRICING SET | 07/01/2021 |

KEYPLAN

JOB NUMBER: 2011
 DRAWN BY: HH, JAF, JMA
 CHECKED BY: AS
 ISSUE DATE: 7/1/21
 SCALE: 1/8" = 1'-0"
 TITLE: ELEVATIONS

SHEET:
A3.01

PRELIMINARY - Not for Construction -
 © 2019 PYATOK ARCHITECTURE & URBAN DESIGN



7/1/2021 12:16:57 PM

STAMP:

| NO. | ISSUE | DATE |
|-------------------------|-------|------------|
| ENTITLEMENTS | | 11/09/2020 |
| ENTITLEMENT REVISION #1 | | 02/16/2021 |
| ENTITLEMENT REVISION #2 | | 03/16/2021 |
| SD PRICING SET | | 07/01/2021 |

KEYPLAN

JOB NUMBER: 2011
DRAWN BY: HH, JAF, JMA
CHECKED BY: AS
ISSUE DATE: 7/1/21
SCALE: 1/8" = 1'-0"
TITLE: ELEVATIONS

SHEET:

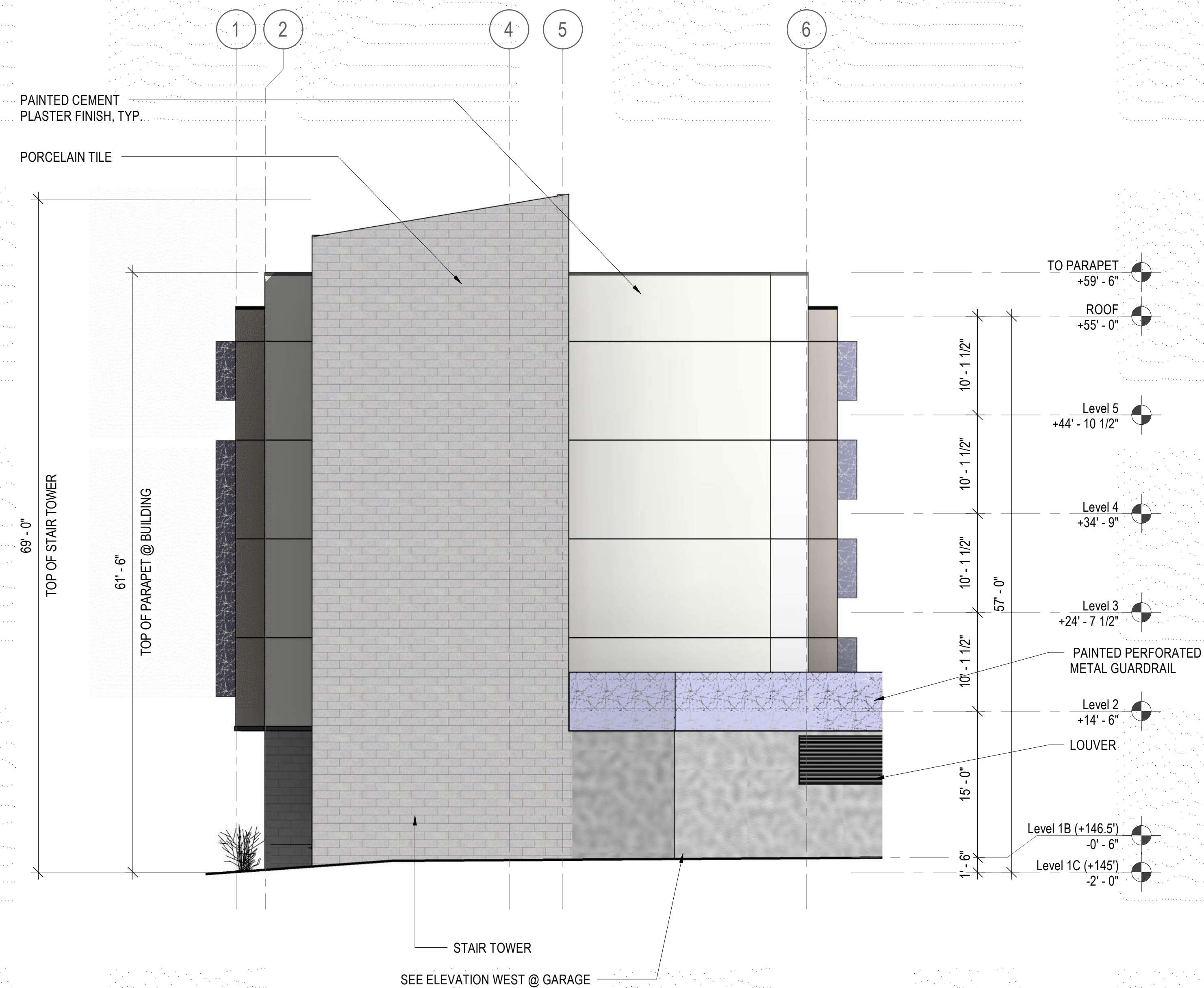
A3.02

PRELIMINARY - Not for Construction -

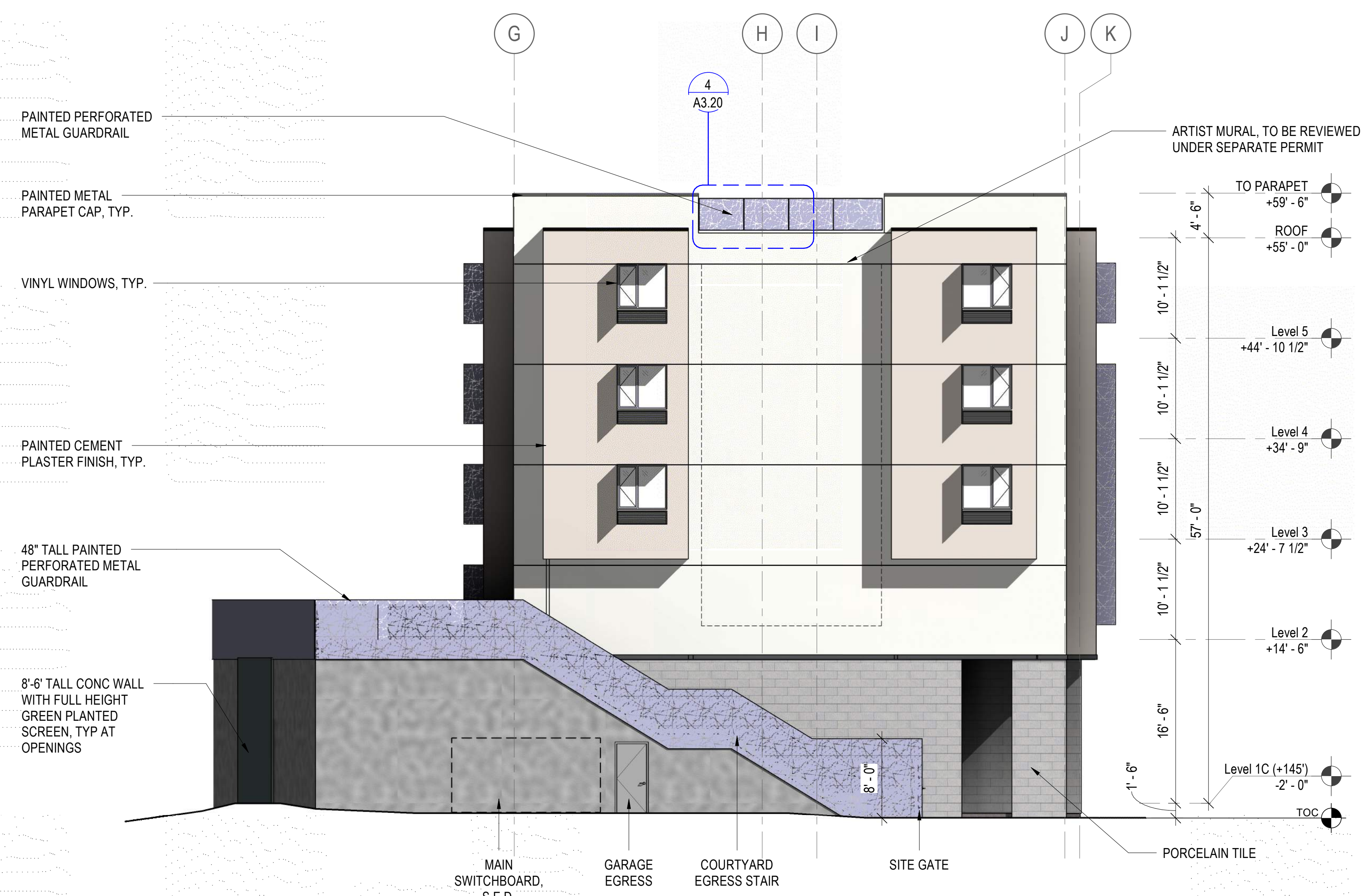
© 2019 PYATOK ARCHITECTURE & URBAN DESIGN



ELEVATION @ CORNER
1/8" = 1'-0" **4**



PARITAL ELEVATION - WEST
1/8" = 1'-0" **3**



SOUTH ELEVATION - LOOKING NORTH
1/8" = 1'-0" **2**



ELEVATION COURTYARD - SOUTH
1/8" = 1'-0" **1**



7/1/2021 12:17:09 PM