



# B A Y P O I N T F A M I L Y A P A R T M E N T S

## PROJECT DESCRIPTION

Per the Baypoint community design guidelines, the site is designed to orient buildings and their entrances to the two primary adjacent streets: Willow Pass Road and Port Chicago Highway. Parking is generally located internally, away from public view. The community building anchors the main entry on Willow Pass Road. At the heart of the project is a large open commons which accommodates a pool, a play area for children, seating and barbeque areas, and a play field.

The scope of this project includes one, two, three and four-bedroom apartments located in eight 3-story buildings. 27 garages are provided and are integrated into two buildings at the center of the community. It also includes the community center with laundry, maintenance facility, a pool-related building and trash enclosures. The entire site will be gated.

The site layout is designed to promote a pedestrian-friendly environment which connects to both streets and all of the project's shared amenities.

## ARCHITECTURE

The architecture is designed to bring a fresh contemporary face to this prominent neighborhood location. Two 3-story high exterior stair halls at each apartment building serve to punctuate the building entrances with their angled butterfly-shape profiles. This form serves two purposes: to lend a distinctive village-like appearance to the project from a distance, and to screen rooftop mechanical units. Special exterior building features include upper-level decks with railings of horizontal lap siding, wood privacy fencing at ground floor patios, siding accents, and a unique light fixture at each stair hall.

## SITE DATA

APN: 098-240-058 & 092-240-059  
 LOCATION: NW CORNER WILLOW PASS ROAD & PORT CHICAGO HIGHWAY  
 OWNER: BAYPOINT FAMILY APARTMENTS, LLC  
 1640 SEPULVEDA BLVD., SUITE 425  
 LOS ANGELES, CA 90025

EXISTING ZONING: P-1

PROPOSED ZONING: P-1

SITE AREA: 7.61 AC GROSS

LESS EASEMENTS 0.27

NET SITE 7.34 AC

NUMBER OF UNITS: 193

PARKING REQUIRED FOR 193 UNITS\*:

1 CUARTO -	1 BR UNIT = 69 @ 1 EACH =	69
2 CUARTOS -	2 BR UNIT = 31 @ 2 EACH =	62
3 CUARTOS -	3 BR UNIT = 81 @ 2 EACH =	162
4 CUARTOS	4 BR UNIT = 12 @ 2.5 EACH =	30
	TOTAL	323

\*PER TABLE 9, PARKING REQUIREMENT REDUCTION, CCC DENSITY BONUS GUIDELINES  
 PARKING PROVIDED: 328 SPACES

## PROJECT TEAM

ARCHITECTURE  
 SDG ARCHITECTS, INC.  
 3361 WALNUT BLVD., #120  
 BRENTWOOD, CA 94513  
 ATTN: SCOTT PRICKETT  
 (925) 634-7000

CIVIL ENGINEER  
 KPFF  
 45 FREMONT STREET  
 SAN FRANCISCO, CA 94105  
 ATTN: STEVE MURRAY / R'  
 (415) 989-1004

LANDSCAPE ARCHITECTURE  
 R3 STUDIOS  
 201 4TH STREET #101B  
 OAKLAND, CA 94607  
 ATTN: ROMAN DESOTA  
 (510) 452-4190

## BUILDING DATA

CONSTRUCTION TYPE: V-E  
 OCCUPANCY CLASSIFICATION:

- A1 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - GARAGES & STORAGE
  - BUILDING TOTAL
- A2 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - BUILDING TOTAL
- A3 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - GARAGES & STORAGE
  - BUILDING TOTAL
- B1 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - BUILDING TOTAL
- B2 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - BUILDING TOTAL
- C1 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - COMMUNITY CENTER
  - BUILDING TOTAL
- C2 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS

PORT CHICAGO HIGHWAY

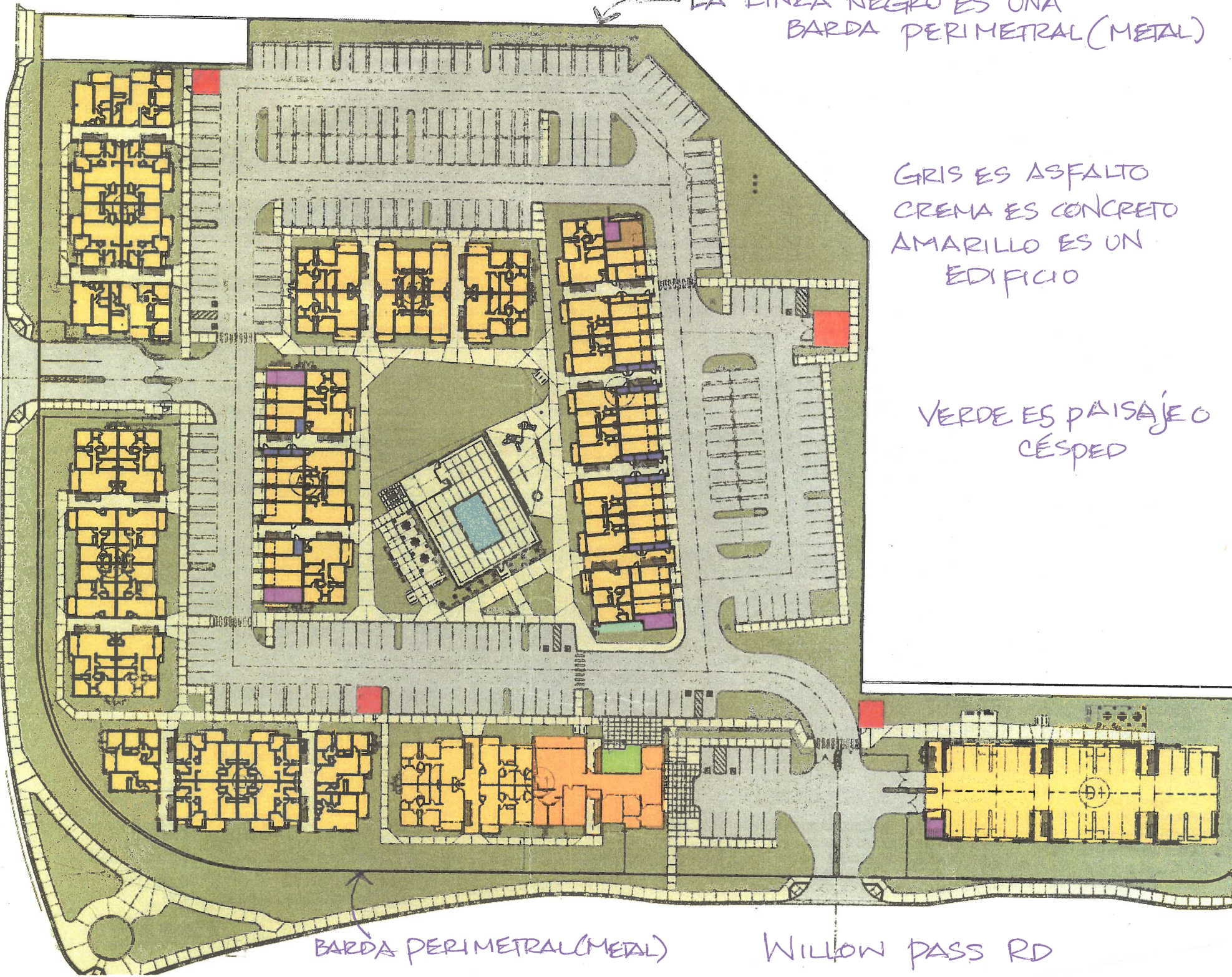
LA LINEA NEGRO ES UNA BARDA PERIMETRAL (METAL)

GRIS ES ASFALTO  
CREMA ES CONCRETO  
AMARILLO ES UN EDIFICIO

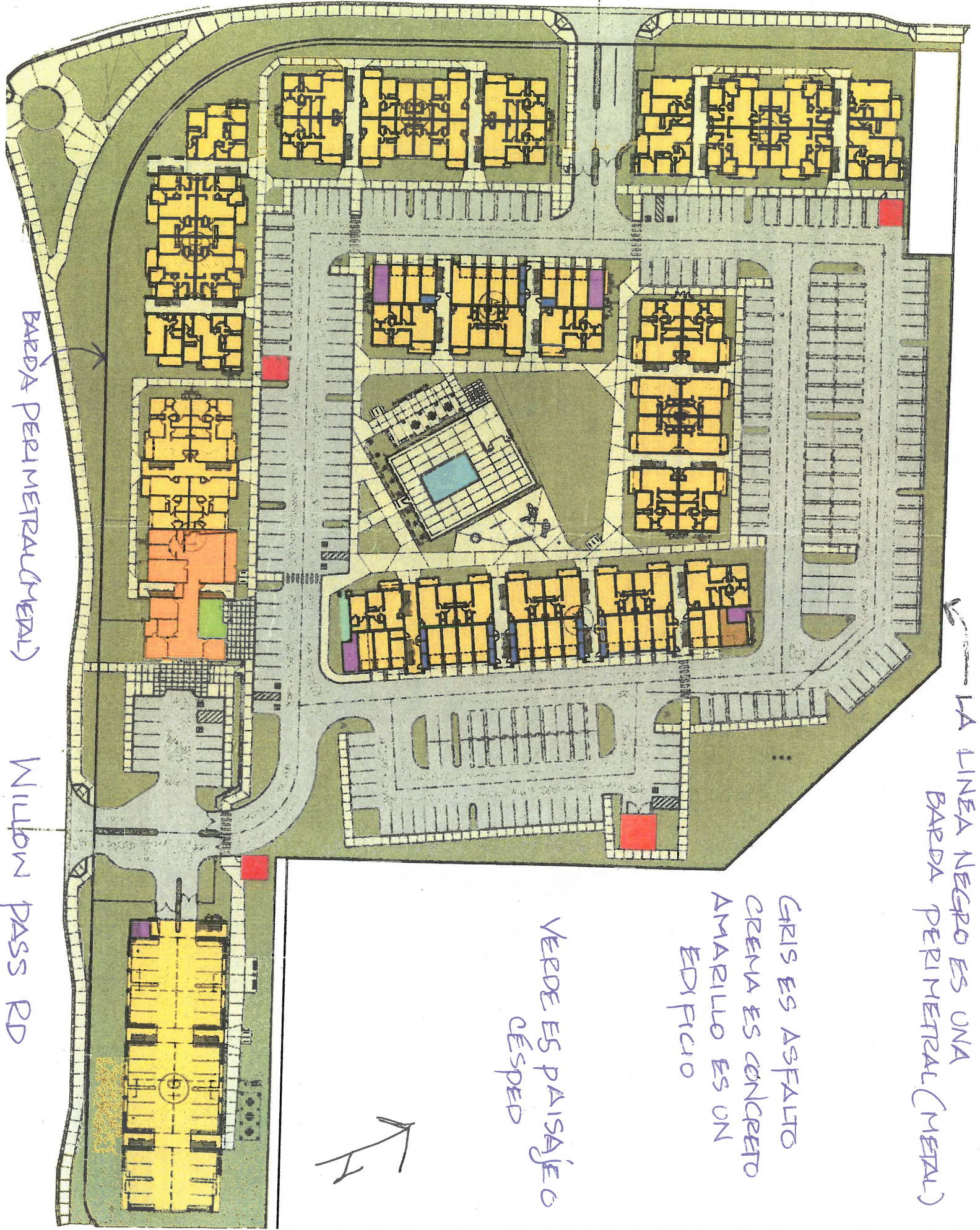
VERDE ES PAISAJE  
CÉSPED

BARDA PERIMETRAL (METAL)

WILLOW PASS RD



# PORT CHICAGO HIGHWAY



BARRA PERIMETRAL (METAL)

WILSON PASS RD

LA LINEA NEGRO ES UNA BARRA PERIMETRAL (METAL)

GRIS ES ASFALTO  
CREMA ES CONCRETO  
AMARILLO ES UN EDIFICIO

VERDE ES PAISAJE  
CESPED





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  - LIVING
  - CORRIDOR, STAIRS
  - GARAGES & STORAGE
  - BUILDING TOTAL
- B1 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - BUILDING TOTAL
- B2 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - BUILDING TOTAL
- C1 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS
  - COMMUNITY CENTER
  - BUILDING TOTAL
- C2 BUILDINGS
  - LIVING
  - CORRIDOR, STAIRS

D.S

**BELMONT STATION APARTMENTS (FAMILY UNITS)**

**(866) 271-9251**

1302 W. 2nd Street, Los Angeles, CA 90026

CONTRA COSTA

**4 STORIES 287 UNITS**

2016 DEC 16 PM 3:59

APPLICATION & PERMIT CENTER



Ho

**ATTACHMENT 1-A**

**5400 HOLLYWOOD FAMILY APARTMENTS**

**(310) 802-3022**

5400 Hollywood Boulevard, LA, CA 90027

**5 STORIES 40 UNITS**



AS

**ATTACHMENT I-B**

CONTRA COSTA

**CABRILLO FAMILY APARTMENTS**

2015 DEC 16 PM 3:59

(310) 781-9189

1640 Cabrillo Avenue, Torrance, CA 90501

**3 STORIES - 44 UNITS**

**2015**

IN & PERMIT CENTER



**ATTACHMENT I-C**

**VERNON VILLAGE PARK (FAMILY APARTMENTS)**

**(323) 771-0202**

4675 East 52nd Drive, Vernon, CA 90058

**2 STORIES - 45 UNITS**

**2015**



**ATTACHMENT 2-A**



**THE GROVE at SUNSET COURT (FAMILY APARTMENTS)**

**(925) 240-6060**

55 Havenwood Avenue, Brentwood, CA 90058

**2 STORIES - 54 UNITS**

**2013**



**ATTACHMENT 2-B**

**Federal Register**

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Tuesday  
December 22, 1998

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**Part V**

**Department of  
Housing and Urban  
Development**

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**Fair Housing Enforcement—Occupancy  
Standards; Statement of Policy; Notice;  
Republication**

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**ATTACHMENT 3**

**DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT**

[Docket No. FR-4405-N-01]

**Fair Housing Enforcement—  
Occupancy Standards; Notice of  
Statement of Policy**

**Note:** This document, FR Doc. 98-33568, was originally published on December 18, 1998 at 63 FR 70256-70257. It is being republished to reproduce the camera copy of the appendix furnished by the agency.

**AGENCY:** Office of the Assistant Secretary for Fair Housing and Equal Opportunity, HUD.

**ACTION:** Notice of Statement of Policy.

**SUMMARY:** This statement of policy advises the public of the factors that HUD will consider when evaluating a housing provider's occupancy policies to determine whether actions under the provider's policies may constitute discriminatory conduct under the Fair Housing Act on the basis of familial status (the presence of children in a family). Publication of this notice meets the requirements of the Quality Housing and Work Responsibility Act of 1998.

**DATES:** Effective date: December 18, 1998.

**FOR FURTHER INFORMATION CONTACT:** Sara Pratt, Director, Office of Investigations, Office of Fair Housing and Equal Opportunity, Room 5204, 451 Seventh Street, SW, Washington, DC 20410, telephone (202) 708-2290 (not a toll-free number). For hearing- and speech-impaired persons, this telephone number may be accessed via TTY (text telephone) by calling the Federal Information Relay Service at 1-800-877-8339 (toll-free).

**SUPPLEMENTARY INFORMATION:**

**Statutory and Regulatory Background**

Section 589 of the Quality Housing and Work Responsibility Act of 1998 (Pub. L. 105-276, 112 Stat. 2461, approved October 21, 1998, "QHWRA") requires HUD to publish a notice in the **Federal Register** that advises the public of the occupancy standards that HUD uses for enforcement purposes under the Fair Housing Act (42 U.S.C. 3601-3619). Section 589 requires HUD to publish this notice within 60 days of enactment of the QHWRA, and states that the notice will be effective upon publication. Specifically, section 589 states, in relevant part, that:

[The specific and unmodified standards provided in the March 20, 1991, Memorandum from the General Counsel of [HUD] to all Regional Counsel shall be the policy of [HUD] with respect to complaints of discrimination under the Fair Housing Act \* \* \* on the basis of familial status which involve an occupancy standard established by a housing provider.

The Fair Housing Act prohibits discrimination in any aspect of the sale, rental, financing or advertising of dwellings on the basis of race, color, religion, national origin, sex or familial status (the presence of children in the family). The Fair Housing Act also provides that nothing in the Act "limits the applicability of any reasonable local, State or Federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling." The Fair Housing Act gave HUD responsibility for implementation and enforcement of the Act's requirements. The Fair Housing Act authorizes HUD to receive complaints alleging discrimination in violation of the Act, to

investigate these complaints, and to engage in efforts to resolve informally matters raised in the complaint. In cases where the complaint is not resolved, the Fair Housing Act authorizes HUD to make a determination of whether or not there is reasonable cause to believe that discrimination has occurred. HUD's regulations, implementing the Fair Housing Act (42 U.S.C. 3614) are found in 24 CFR part 100.

In 1991, HUD's General Counsel, Frank Keating, determined that some confusion existed because of the absence of more detailed guidance regarding what occupancy restrictions are reasonable under the Act. To address this confusion, General Counsel Keating issued internal guidance to HUD Regional Counsel on factors that they should consider when examining complaints filed with HUD under the Fair Housing Act, to determine whether or not there is reasonable cause to believe discrimination has occurred.

**This Notice**

Through this notice HUD implements section 589 of the QHWRA by adopting as its policy on occupancy standards, for purposes of enforcement actions under the Fair Housing Act, the standards provided in the Memorandum of General Counsel Frank Keating to Regional Counsel dated March 20, 1991, attached as Appendix A.

**Authority:** 42 U.S.C. 3535(d), 112 Stat. 2461.

**Dated:** December 14, 1998.

**Eva M. Plaza,**

*Assistant Secretary for Fair Housing and Equal Opportunity.*

**BILLING CODE 4210-28-P**



U. S. Department of Housing and Urban Development  
Washington, D.C. 20410-0500

APPENDIX A

March 20, 1991

OFFICE OF GENERAL COUNSEL

MEMORANDUM FOR: All Regional Counsel

FROM: Frank Keating, G

SUBJECT: Fair Housing Enforcement Policy: Occupancy Cases

On February 21, 1991, I issued a memorandum designed to facilitate your review of cases involving occupancy policies under the Fair Housing Act. The memorandum was based on my review of a significant number of such cases and was intended to constitute internal guidance to be used by Regional Counsel in reviewing cases involving occupancy restrictions. It was not intended to create a definitive test for whether a landlord or manager would be liable in a particular case, nor was it intended to establish occupancy policies or requirements for any particular type of housing.

However, in discussions within the Department, and with the Department of Justice and the public, it is clear that the February 21 memorandum has resulted in a significant misunderstanding of the Department's position on the question of occupancy policies which would be reasonable under the Fair Housing Act. In this respect, many people mistakenly viewed the February 21 memorandum as indicating that the Department was establishing an occupancy policy which it would consider reasonable in any fair housing case, rather than providing guidance to Regional Counsel on the evaluation of evidence in familial status cases which involve the use of an occupancy policy adopted by a housing provider.

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For example, there is a HUD Handbook provision regarding the size of the unit needed for public housing tenants. See Handbook 7465.1 REV-2, Public Housing Occupancy Handbook: Admission, revised section 5-1 (issued February 12, 1991). While that Handbook provision states that HUD does not specify the number of persons who may live in public housing units of various sizes, it provides guidance about the factors public housing agencies may consider in establishing reasonable occupancy policies. Neither this memorandum nor the memorandum of February 21, 1991 overrides the guidance that Handbook provides about program requirements.

**ATTACHMENT**  
**3-B**

nongovernmental restriction to determine whether it operates unreasonably to limit or exclude families with children.

24 C.F.R. Chapter I, Subchapter A. Appendix I at 566-67 (1990).

Thus, in reviewing occupancy cases, HUD will consider the size and number of bedrooms and other special circumstances. The following principles and hypothetical examples should assist you in determining whether the size of the bedrooms or special circumstances would make an occupancy policy unreasonable.

#### Size of bedrooms and unit

Consider two theoretical situations in which a housing provider refused to permit a family of five to rent a two-bedroom dwelling based on a "two people per bedroom" policy. In the first, the complainants are a family of five who applied to rent an apartment with two large bedrooms and spacious living areas. In the second, the complainants are a family of five who applied to rent a mobile home space on which they planned to live in a small two-bedroom mobile home. Depending on the other facts, issuance of a charge might be warranted in the first situation, but not in the second.

The size of the bedrooms also can be a factor suggesting that a determination of no reasonable cause is appropriate. For example, if a mobile home is advertised as a "two-bedroom" home, but one bedroom is extremely small, depending on all the facts, it could be reasonable for the park manager to limit occupancy of the home to two people.

#### Age of children

The following hypotheticals involving two housing providers who refused to permit three people to share a bedroom illustrate this principle. In the first, the complainants are two adult parents who applied to rent a one-bedroom apartment with their infant child, and both the bedroom and the apartment were large. In the second, the complainants are a family of two adult parents and one teenager who applied to rent a one-bedroom apartment. Depending on the other facts, issuance of a charge might be warranted in the first hypothetical, but not in the second.

#### Configuration of unit

The following imaginary situations illustrate special circumstances involving unit configuration. Two condominium associations each reject a purchase by a family of two adults and three children based on a rule limiting sales to buyers who satisfy a "two people per bedroom" occupancy policy. The first association manages a building in which the family of the five sought to purchase a unit consisting of two bedrooms plus a den or

study. The second manages a building in which the family of five sought to purchase a two-bedroom unit which did not have a study or den. Depending on the other facts, a charge might be warranted in the first situation, but not in the second.

#### Other physical limitations of housing

In addition to physical considerations such as the size of each bedroom and the overall size and configuration of the dwelling, the Department will consider limiting factors identified by housing providers, such as the capacity of the septic, sewer, or other building systems.

#### State and local law

If a dwelling is governed by State or local governmental occupancy requirements, and the housing provider's occupancy policies reflect those requirements, HUD would consider the governmental requirements as a special circumstance tending to indicate that the housing provider's occupancy policies are reasonable.

#### Other relevant factors

Other relevant factors supporting a reasonable cause recommendation based on the conclusion that the occupancy policies are pretextual would include evidence that the housing provider has: (1) made discriminatory statements; (2) adopted discriminatory rules governing the use of common facilities; (3) taken other steps to discourage families with children from living in its housing; or (4) enforced its occupancy policies only against families with children. For example, the fact that a development was previously marketed as an "adults only" development would militate in favor of issuing a charge. This is an especially strong factor if there is other evidence suggesting that the occupancy policies are a pretext for excluding families with children.

An occupancy policy which limits the number of children per unit is less likely to be reasonable than one which limits the number of people per unit.

Special circumstances also may be found where the housing provider limits the total number of dwellings he or she is willing to rent to families with children. For example, assume a landlord owns a building of two-bedroom units, in which a policy of four people per unit is reasonable. If the landlord adopts a four person per unit policy, but refuses to rent to a family of two adults and two children because twenty of the thirty units already are occupied by families with children, a reasonable cause recommendation would be warranted.

As you know, assuring Fair Housing for all is one of Secretary Kemp's top priorities. Prompt and vigorous enforcement of all the provisions of the Fair Housing Act, including the protections in the Act for families with children, is a critical responsibility of mine and every person in the Office of General Counsel. I expect Headquarters and Regional Office staff to continue their vigilant efforts to proceed to formal enforcement in all cases in which there is reasonable cause to believe that a discriminatory housing practice under the Act has occurred or is about to occur. This is particularly important in cases where occupancy restrictions are used to exclude families with children or to unreasonably limit the ability of families with children to obtain housing.

In order to assure that the Department's position in the area of occupancy policies is fully understood, I believe that it is imperative to articulate more fully the Department's position on reasonable occupancy policies and to describe the approach that the Department takes in its review of occupancy cases.

Specifically, the Department believes that an occupancy policy of two persons in a bedroom, as a general rule, is reasonable under the Fair Housing Act. The Department of Justice has advised us that this is the general policy it has incorporated in consent decrees and proposed orders, and such a general policy also is consistent with the guidance provided to housing providers in the HUD handbook referenced above. However, the reasonableness of any occupancy policy is rebuttable, and neither the February 21 memorandum nor this memorandum implies that the Department will determine compliance with the Fair Housing Act based solely on the number of people permitted in each bedroom. Indeed, as we stated in the final rule implementing the Fair Housing Amendments Act of 1988, the Department's position is as follows:

[T]here is nothing in the legislative history which indicates any intent on the part of Congress to provide for the development of a national occupancy code. . . .

On the other hand, there is no basis to conclude that Congress intended that an owner or manager of dwellings would be unable to restrict the number of occupants who could reside in a dwelling. Thus, the Department believes that in appropriate circumstances, owners and managers may develop and implement reasonable occupancy requirements based on factors such as the number and size of sleeping areas or bedrooms and the overall size of the dwelling unit. In this regard, it must be noted that, in connection with a complaint alleging discrimination on the basis of familial status, the Department will carefully examine any such

If your review of the evidence indicates that these or other special circumstances are present, making application of a "two people per bedroom" policy unreasonably restrictive, you should prepare a reasonable cause determination. The Executive Summary should explain the special circumstances which support your recommendation.

[FR Doc. 98-33568 Filed 12-17-98; 8:45 am]

BILLING CODE BILLING CODE 4210-28-C

3-F





# GROVE AT SUNSET COURT 2 & 3 Bedrooms

**Affordable Housing in Brentwood, CA**

One of the best communities Brentwood has to offer!

*Section 8 vouchers accepted*

### FEATURING THESE AMENITIES

- Spacious Floor Plans
- Fully Featured Kitchens
- Washer/Dryer
- Large, Ample Closet Space
- Swimming Pool
- Large Playground
- Recreational Building with
  - Site Management Office
  - Community / TV Room
  - Exercise Room
  - Computer Learning Center
- Covered Parking Spaces

### MAXIMUM HOUSEHOLD INCOME LIMITS

Number of Occupants	Maximum Annual Income
1	\$40,980
2	\$46,800
3	\$52,680
4	\$58,500
5	\$63,180
6	\$67,860
7	\$72,540
8	\$77,220

### ANTICIPATED AFFORDABLE RENTAL RATES

Number of Bedrooms	Monthly Rent
2	Up to \$1,247*
3	Up to \$1,436*

*\*Lower Rents May Be Available, depending on eligibility*

**\*Depends on household income and availability of apartments.**

Refundable Security Deposits will be based on information obtained during the screening process. Deposits will not exceed one month's rent. All applications will be taken on a first come, first-served basis. Application fees are payable by check or money order. Applicants will be screened, with a non-refundable fee of \$40, on the basis of meeting income qualifications, previous rental, criminal and credit history. Minimum occupancy standards may apply. **Effective 4/19/16**

Grove at Sunset Court:  
 (925) 240-6060 or TDD (800) 735-2929  
 55 Havenwood Avenue  
 Brentwood, CA 94513  
[grove@crestarts.com](mailto:grove@crestarts.com)  
[www.crestarts.com/grove](http://www.crestarts.com/grove)

**CAMBRIDGE**



The Grove <grove@cresapts.com>

Dec 6 at 12:42 PM

To

CeCe

Howdy,

Below is the information I was able to gather based on my understanding of your request.

(18) 1 Bed- **(13) 1 person households and (5) 2 or more person households**

You have to have a minimum of 2 people to qualify for a 2 bedroom.

(18) 2 bed- **(8) 2 person households and (10) 3 or more person households**

You have to have a minimum of 3 people to qualify for a 3 bedroom.

(18) 3 bed- **(6) 3 person households and (12) 4 or more person households**

Let me know if this is the info you were looking for. Hope this helps.

Regards,

*Dominique Nelson*

The Grove at Sunset Court

55 Havenwood Ave.

Brentwood, Ca 94513

P: (925) 240-6060

F: (925) 626-7741

[grove@cresapts.com](mailto:grove@cresapts.com)

[www.cresapts.com/grove](http://www.cresapts.com/grove)

**ATTACHMENT 5**

Studio Occupancy	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	TOTAL
1 to 2 people Per HUD: 2 living room	1 to 4 people Per HUD: 2/ bdrm + 2 living room	1 to 6 people Per HUD: 2/ bdrm + 2 living room	1 to 8 people Per HUD: 2/ bdrm + 2 living room	1 to 10 people Per HUD: 2/ bdrm + 2 living room	

<b>EXISTING occupancies</b>	MetaHousing Corp Grove at Sunset Court Brentwood, CA	0	13 units x 1 = 13 5 units x 2 = 10 23 occupants total	8 units x 2 = 16 10 units x 3 = 30 46 occupants total	6 units x 3 = 18 12 units x 4 = 48 66 occupants total	0	135
	Using same methodology as Contra Costa Child Care Council & staff report	0	18 units x 1 = 18 18 occupants total	18 units x 2 = 36 36 occupants total	18 units x 3 = 54 54 occupants total	0	108

MetaHousing Corp Bay Point Family Apts Bay Point, CA

None available	1 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 4)	2 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 6)	3 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 8)	4 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 10)	TOTAL
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Hypothetical Maximum Bay Point Family Apts

69 units x 4 = 276	31 units x 6 = 186	81 units x 8 = 648	12 units x 10 = 120	1,030
69 units x 1 = 69	31 units x 2 = 62	81 units x 3 = 243	12 units x 4 = 48	422

Co Co County staff report pop range 300 - 500

Population Case 1

Key

- 1. 1 unit is 1 apartment
- 2. number after x represents tenant(s)/apt

In population of 743 in family apts, estimate children at 66% that equals 490 and 75% (367) are school age.

490-367= 128  
128/2 = 64 children for daycare

1 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 4)	2 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 6)	3 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 8)	4 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 10)	TOTAL
25 units x 1 = 25	3 units x 1 = 3	10 units x 3 = 30	9 units x 8 = 72	
25 units x 2 = 50	9 units x 2 = 18	15 units x 4 = 60	2 units x 9 = 18	
19 units x 3 = 57	10 units x 3 = 30	20 units x 5 = 100	1 units x 10 = 10	
Parent w/ visitation More weight parent + enfant & 2 Parents + 1 enfant	10 units x 4 = 40 More weight parent + child. 2 Parents + 1 child or 2 Parents + 2 child	25 units x 6 = 150	↓ More weight parent + 7 children or 2 parents + 6 children.	
↓	↓	8 units x 7 = 56	↓	
↓	↓	3 units x 8 = 24	↓	
↓	↓	Most weight 2 Parents + 3-4 children	↓	
69 units/pop. 132	31 units/pop. 91	81 units/pop. 420	12 units/pop. 100	743

Population Case 2

In population of 795 in family apts, estimate children at 66% that equals 524 and 75% (394) are school age.

524-394 = 130  
130/2 = 65 children for daycare

1 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 4)	2 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 6)	3 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 8)	4 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 10)	TOTAL
10 units x 1 = 10	2 units x 2 = 4	3 units x 3 = 9	8 units x 8 = 64	
40 units x 2 = 80	14 units x 3 = 42	10 units x 4 = 40	3 units x 9 = 27	
19 units x 3 = 57	15 units x 4 = 60	25 units x 5 = 125	1 units x 10 = 10	
↓ A couple	↓ Similar to Case 1	36 units x 6 = 216	↓ Similar to Case 1	
↓	↓	5 units x 7 = 35	↓	
↓	↓	2 units x 8 = 16	↓	
↓	↓	Similar to Case 1	↓	
69 units/pop. 147	31 units/pop. 106	81 units/pop. 441	12 units/pop. 101	795

ATTACHMENT 6-A

**Population Case 3**

	1 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 4)	2 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 6)	3 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 8)	4 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 10)	
	5 units x 1 = 5	2 units x 2 = 4	4 units x 4 = 16	8 units x 8 = 64	
	44 units x 2 = 88	10 units x 3 = 30	34 units x 5 = 170	3 units x 9 = 27	
	20 units x 3 = 60	19 units x 4 = 76	37 units x 6 = 222	1 units x 10 = 10	
	↓	↓	4 units x 7 = 28	↓	
	Similar to Case 1	Similar to Case 1	1 units x 8 = 8	Similar to Case 1	
	↓	↓	↓	↓	
	↓	↓	Similar to Case 1	↓	
In population of 808 in family apts, estimate children at 66% that equals 533 and 75% (400) are school age. 533-400 = 133 133/2 = 66 children for daycare	69 units/pop. 153	31 units/pop. 110	81 units/pop. 444	12 units/pop. 101	<b>TOTAL</b> <b>808</b>

**Population Case 4**

	1 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 4)	2 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 6)	3 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 8)	4 Bedroom Per HUD: 2/ bdrm + 2 living room (1 - 10)	
	49 units x 2 = 98	10 units x 3 = 30	4 units x 4 = 16	8 units x 8 = 64	
	20 units x 3 = 60	25 units x 4 = 100	35 units x 5 = 175	3 units x 9 = 27	
	↓	6 units x 5 = 30	38 units x 6 = 228	1 units x 10 = 10	
	↓	↓	4 units x 7 = 28	↓	
	Similar to Case 1	Similar to Case 1	Similar to Case 1	Similar to Case 1	
	↓	↓	↓	↓	
	↓	↓	↓	↓	
In population of 866 in family apts, estimate children at 66% that equals 572 and 75% (429) are school age. 572-429 = 143 143/2 = 71 children for daycare	69 units/pop. 158	31 units/pop. 160	81 units/pop. 447	12 units/pop. 101	<b>TOTAL</b> <b>866</b>

**A TACHMENT 6-B**



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# **Integrate Sustainability and Green Alternatives**

**Sustainable communities are healthy communities.**

**Meta Housing Corporation designs every project to meet LEED, Green Communities or GreenPoint requirements.**

**By integrating sustainability into our communities, we are able to reduce each project's impact on the environment, while also reducing costs through energy-saving features.**

**Our team thoughtfully integrates sustainable and green alternatives, including features such as solar thermal, photovoltaic, gray water systems, drought tolerant landscaping, recycled materials, etc.**

**We also encourage sustainability among our residents, supporting projects such as the creation of community gardens, as well as programs that reduce water usage and contribute to the overall well-being of local citizens.**

**ATTACHMENT 7**

**Child Care Needs Assessment  
And Mitigation Plan  
For Bay Point Project, Meta Housing Corporation**

***Prepared by Contra Costa Child Care Council  
November 10, 2015***

The Contra Costa Child Care Council is the only non-profit child care resource and referral agency in Contra Costa County. The Child Care Council has served families finding quality care for children birth through 12 years of age for over 35 years.

### **Project Description**

The Bay Point Project is located on the northeast corner of Willow Pass Road and Port Chicago Blvd., Bay Point, Contra Costa County, CA 94565. The plan submitted for this review, called for 193 multi-family townhomes, ranging from one to four bedrooms.

**Bay Point Population:** 21,349

**Population under 5 years of age:** 9.1%\*

\* according to the US Census Bureau this is a little higher than the norm

**Average household:** 3.4 people\*

\*according to US census Bureau this is higher than the state percentage

**Residents living in poverty:** 32.3%

For the purpose of this study, the boundaries of the municipality of Bay Point were used to show the impact the Bay Point Project will have on the need for child care in the area.

The Bay Point Project is located in the Mt. Diablo School District. The elementary schools for the project will be Rio Vista, Shore Acres and Bel Air Elementary schools.

Based on figures from the Contra Costa Child Care Council's computerized database we show the following information regarding the supply of child care. Information in our data reflects licensed child care programs who are currently

**ATTACHMENT 8-A**

serving children. Not included in these figures are programs, which are inactive, but still have a license, or programs, which are exempt from licensure.

### **Present Child Care Status**

Licensed child care is provided in child care centers, such as preschools, nursery schools and day care centers, or in family child care homes.

<b>Facility Type</b>	<b>Number of Facilities</b>	<b>Capacity</b>
Child Care Centers	8	413
Family Child Care Homes	8	88
<b>Total</b>	<b>16</b>	<b>501</b>

For statistical purposes, children are grouped into these age groups:

- Infant/toddler (ages 0 to 2)
- Preschoolers (ages 2 to 5)
- School-age children (ages 5 and older)

These age groups are used by Community Care Licensing, the regulatory agency of the State Dept. of Social Services to determine the numbers of children that a provider may care for in a child care center or family child care home. The ages of the children determine allowable group size and acceptable adult/child ratios.

The number of children for which the facility is licensed determines "capacity". Family child homes are divided into "small" family child care homes and "large" family child care homes. Small family child care homes may care for no more than 8 children. Large family child care homes, with an assistant may care for up to 14 children. The ages of the children also determine the capacity of the facility. A small family child care home may care for no more than 4 infants, since it is unsafe for one adult to care for more than 4 infants at one time. This tends to create a shortage of infant/toddler spaces, since caring for 8 preschoolers is more profitable than caring for 4 infants. Child care centers also have a limited number of infant/toddler spaces available. Transportation issues may create a shortage of available school-age spaces if the facility is not located within walking distance of a school, because of these factors, most available licensed spaces are for preschool children.

**According to the Contra Costa County Child Care Needs Assessment and Status of Children and Families 2006 through 2015;**

- The number of children 0-5 years old is expected to increase by a modest 1.6% while the school age population is expected to decrease by 9.2%.
- The County will add 78,000 new residents by 2015 and approximately 74,00 new jobs
- This population and employment growth will increase the demand for child care services

The above study could not break down the statistics for the municipality of Bay Point specifically, so we will refer to the countywide numbers.

After showing the county wide supply of child care, 37,811 spaces, and the estimated demand for child care, 51,849 spaces there will be a 14,038 shortfall or child care gap.

Overall, 73% of the child care demand is being met.

Infant and preschool show small shortfalls of unmet child care needs

- Infant shows a 11% shortfall
- Preschool shows a 3% shortfall
- School age shows a 50% shortfall

As the Child Care Council database shows, there are eight licensed child care centers within the boundaries of Bay Point. Four centers are government subsidized; families using these facilities must qualify as "low income" which well serves this area. Generally these centers specifically, for reason mentioned above, have no vacancies. One center serves only infants and toddlers, four centers serve only preschool age children and the remaining three centers serve 2 – 8 year olds.

Additionally, two of the three elementary schools operate under license-exempt regulations and serve a little less than 200 school age children in before and after school care.

The eight family child care homes serve all ages. These programs care for a large percentage of our infants and toddlers, many times, children with special needs are best served in family child care and these programs are also available to transport school age children before and after the school day hours.

Anecdotally, as the Child Care Council responds to calls from families living in Bay Point as they look for child care, we repeatedly hear families are not happy

8-c



with their choices. Bay Point has some excellent child care programs and providers (these are the first to fill) but more training and assistance is needed to improve the child care workforce and the educational materials and environments where they are in care. Research continues to point to the importance of quality, educational child care making a difference in the success of children in school.

## **Summary:**

The Contra Costa County Child Care Facilities Ordinance (82-22) mandates that a certain number of openings are required in the market for parents to have flexibility and options in finding quality child care. Therefore, only vacancies beyond 15% of the total number of child care spaces may be used in calculating child care vacancy rates. Factoring in this requirement, child care centers are at 16% vacancy rate and family child care homes have a 14% vacancy rate. As noted above, infant/toddler spaces are usually scarce and the demand for school age care continues as well.

Child care centers in Bay Point are operating at close to capacity. Mitigation is needed to provide sufficient child care particularly for infants/toddlers as the migration of families' increases to the suburbs.

## **Projections for Bay Point Project**

The addition of 193 low-density multi-family homes is expected to bring an additional 47 children in need of licensed child care to this geographic location. To meet the expanded need for child care capacity, 47 spaces in child care centers and family child care homes will need to be made available,

- 10 infant/toddler
  - 11 preschool
  - 26 school-age
- 47 Total

The addition of 193 homes is predicted to generate twice the above number of children. Statistics take into account that 50% of the children will be cared for by a parent or relative at home or in a license exempt facility.

Due to the poor economy, more parents have been forced back to work and the numbers needing child care may be even higher.

As mentioned previously, the Bay Point area has a higher than usual rate of families with children, a high rate of families living in poverty and consequently a higher rate of single parents and two parent working families. As Child Care

Facilities Ordinance (82-22) states, this policy is to assist and encourage the development of adequate, affordable child care.

The Child Care Council wishes to encourage the developer and the County to support the intention of the ordinance and improve the quality of life for Bay Point families by moving forward with a proposed mitigation plan.

## **Proposed Child Care Mitigation Plan**

Child care centers are operating near full capacity in the Bay Point area. The anticipated number of additional children and in order to offer families a choice in child care more spaces will need to be made available. Family child care providers have available spaces for preschool children, but infant/toddler care and school-age care will be more severely impacted by the additional children.

The Bay Point Project consists of multi-unit attached housing, with a majority of units having three bedrooms. There will also be a county designated number of affordable units included in the project. Housing with these criteria qualifies as producing a high generation of children that will require child care due to working parents and the formula used by counting the number of bedrooms to a unit.

The Contra Costa County Child Care Facilities Ordinance (82-22) states that a developer shall pay \$200 per condominium or town-house for child care mitigation, or provide a child care facility on-site or off-site consistent with the needs assessment and response program required by this chapter, or shall demonstrate that the child care needs of the project are mitigated through the use of existing facilities. The developer can mitigate the need for 47 child care spaces by one or a combination of these methods:

- The developer may contract with the Contra Costa Child Care Council to recruit and train additional family child care providers, with a special focus on recruiting providers to provide infant/toddler and school-age care.
- The developer may contribute the funds directly to child care centers located adjacent to elementary schools in the area to improve and expand facilities to provide care for school-age children. The Contra Costa Child Care Council can act as facilitator for dispersal of these funds, if desired.
- The developer may contribute the funds directly to family child care providers in the area of Bay Point to encourage providers to care for infants, toddlers and school-age children. These funds may be used for training or the

purchase of infant equipment. The Contra Costa Child Care Council can act as facilitator for dispersal of these funds, if desired.

- The developer may pay a fee of \$200 per unit to the county, to contribute expanding and improving child care in the geographical region. For the Bay Point Project this fee would total \$38,600.

**Please feel free to contact the Contra Costa Child Care Council for further information regarding the status of child care or the implementation of a mitigation program.**

TELEPHONE/IN-PERSON SURVEY TAKEN 1, 2 & 5 DECEMBER 2016

Bel Air Elementary School (925) 458-2606  
 663 Canal Road  
 Bay Point, CA 94565

(Per California Educational Code  
Section 41376 & 41378)

Total student population 571

Grade	Number of Classes	Extrapolated Average Class Size	Not to Exceed Average Class Size	Total Population by grade
T-K*	1	13	31	13
K	4	26 – 27	31	105
1	4	25 – 26	30	101
2	3	27	30	81
3	3	25 – 26	30	76
4	3	28 – 30	29.9	88
5	4	26 – 28	29.9	<u>107</u>
				<b>571 School Total</b>

\*Transitional Kindergarten

Rio Vista Elementary School (925) 458-6101 Spoke with Sheryl  
 511 Pacific Avenue  
 Bay Point, CA 94565

(Per California Educational Code  
Section 41376 & 41378)

Total student population 559

Grade	Number of Classes	Extrapolated Average Class Size	Not to Exceed Average Class Size	Total Population by grade
T-K	0			
K	4	24 – 26	31	110
1	3	28 – 30	30	88
2	4	21 – 25	30	91
3	4	22	30	88
4	3	27 – 30	29.9	87
5	3	31 – 32	29.9	<u>95</u>
				<b>559 School Total</b>

**ATTACHMENT 9-A**

TELEPHONE/IN-PERSON SURVEY TAKEN 1, 2 & 5 DECEMBER 2016

Shore Acres Elementary School (925) 458-3261  
 351 Marina Road  
 Bay Point, CA 94565

(Per California Educational Code  
Section 41376 & 41378)

Grade	Number of Classes	Extrapolated Average Class Size	Not to Exceed Average Class Size	Total Population by grade
T-K*	1	?	31	
K	3	26 – 27	31	105
1	3	25 – 26	30	101
2	3	27	30	81
3	3	25 – 26	30	76
4	3	28 – 30	29.9	88
5	3	26 – 28	29.9	<u>107</u>

\*Transitional Kindergarten

**541 School  
Total**

Riverview Middle School  
 208 Pacifica Avenue  
 Bay Point, CA 94565

(925) 458-3261

Carolyn Hill Vice-Principal

Subject	Grade			Extrapolated	Not to Exceed	(Section 41376 & 41378)
	6	7	8	Average Class Size	Average Class Size	
Art	1	2	3	(27 – 30)	29.9	
English	10	10	9	(27 – 30)	29.9	
History	10	10	9	(27 – 30)	29.9	
Literature	5	5	5	(28 – 30)	29.9	
Math	10	10	9	(28 – 30)	29.9	
Music	2	2	2	(30)	29.9	
PE	6	4	6	(27 – 28)	29.9	
Science	10	10	9	(26 – 30)	29.9	
	269	283	286			

**838 School  
Total  
2,509 Total Population**

9-B

~~Handwritten red scribble~~

D.8  
*appellant*

**LOS RESIDENTES DE BAY POINT, DECLARAMOS NUESTRO APOYO A ESTA PETICIÓN ENCONTRA DE BAY POINT FAMILY APARTMENTS LLC (META HOUSING CORPORATION) POR LAS RAZONES SIGUIENTES:**

- 1. LA NOTIFICACIÓN AL VECINDARIO NO FUE SUFICIENTE:** El condado requiere notificación a los vecinos que estén entre una distancia de 300 pies del area de construcción que es de la esquina de Willow Pass Road y Port Chicago Highway; sin embargo a toda la comunidad le afectara el impacto a la población , que traerá el proyecto.
- 2. LAS ESCUELAS DE LA COMUNIDAD ESTÁN A SU MAXIMA CAPACIDAD:** Los apartamentos de Bay Point incrementaran la población de nuestras escuelas por aproximadamente 367 estudiantes mas y sera dañino a nuestras ya presionadas y bajo productivas escuelas.
- 3. ESTOS 8 EDIFICIOS DE 3 PISOS, COMPLEJO DE 193 UNIDADES ES DEMASIADO GRANDE Y NO ENCAJA CON LA ESTÉTICA DE NUESTRA COMUNIDAD:** Unidades de 1 recamara = 69, unidades de 2 recamaras = 31, unidades de 3 recamaras = 81 y apartamentos de 4 recamaras = 12. Creemos que el estimado a la población de 300-500 es subestimado. Nosotros proyectamos que este complejo de apartamentos habitara de 550-850 personas.
- 4. LA CONGESTION DE TRAFICO AUMENTARA:** A lo contrario del reporte del condado, el trafico de la mañana incrementara sustancialmente con la adición de mas de 400 carros en la carretera. El retraso al HWY 4 es aproximadamente 18 a 20 minutos por la Willow Pass Road.
- 5. SOLO PORQUE SE PUEDE HACER NO SIGNIFICA QUE SE DEBA HACER:** Este complejo de apartamentos cambiara como se siente y como se ve nuestra ciudad y nosotros como comunidad sentiremos el impacto de este proyecto por muchas décadas. Mientras que este proyecto cumple con la mayoría de los requisitos de planificación y se ha tomado 2 anos para que el diseño se hiciera, nosotros sentiremos el impacto del este sitio/proyecto durante todos los días de nuestra vida.

**LO QUE NOSTROS LA COMUNIDAD DE BAY POINT QUEREMOS:**

- 1. UNA REDUCCIÓN DEL TAMAÑO Y ALCANCE DEL PROYECTO,** QUE INCLUYA EL NUMERO DE LAS UNIDADES REDUCIDAS POR 25% Y REDUCCIÓN DE LA ALTURA DEL EDIFICIO EN LA ESQUINA.
- 2. LOS RESIDENTES DE BAY POINT SERÁN EMPLEADOS** EN LA CONSTRUCCIÓN Y ADMINISTRACIÓN DE LA PROPUESTA DEL COMPLEJO DE VIVIENDAS
- 3. UN PROYECTO QUE COMBINE CON EL ESTILO Y LA ALTURA DE NUESTRAS VIVIENDAS, EN NUESTRA PEQUEÑA CIUDAD**

**WE, THE FOLLOWING RESIDENTS OF BAY POINT, ARE DECLARING OUR SUPPORT OF THIS PETITION AGAINST THE BAY POINT FAMILY APARTMENTS LLC (META HOUSING CORPORATION) FOR THE FOLLOWING REASONS:**

1. **NEIGHBORHOOD NOTIFICATION WAS INSUFFICIENT:** County requires notification to neighbors within a distance of 300 feet of the building site at the corner of Willow Pass Road and Port Chicago Highway, which are each near 80 feet wide; however, the community-at-large will feel the project's population impact.
2. **COMMUNITY SCHOOLS AT CAPACITY:** Bay Point Apartments are likely to increase our schools population by approximately 367 more students and will be detrimental to our strained, low-performing schools. **ON-SITE CHILDCARE IN APARTMENT COMPLEX IS NEEDED.**
3. **THIS 3 STORY, 8 BUILDING, 193 UNIT COMPLEX IS TOO LARGE AND DOES NOT FIT WITH OUR COMMUNITY AESTHETICS:**  
1 bdrm units = 69, 2 bdrm units = 31, 3 bdrm units = 81 & 4 bdrm apts = 12. We believe that the population estimate of 300 -500 is grossly understated. We project the apartment complex will likely house ~~550-850~~ people.
4. **INCREASED TRAFFIC CONGESTION:** Contrary to the County report, morning commute drive time will increase substantially with the addition of ~~400~~ plus cars on the road. Current delay to HWY 4 is approximately 18 to 20 and worst case 35 minutes along the length of Willow Pass Road.
5. **JUST BECAUSE YOU CAN, DOES NOT MEAN YOU SHOULD:** This apartment complex will change the look and feel of our town and we, as a community, will feel the impact of this project for scores of years. While this project currently meets most of the planning requirements and has taken a couple of years for the developer to design, we will feel the impact of this site every day during our lifetime.

**WHAT WE, THE BAY POINT COMMUNITY, WANT INSTEAD:**

1. **REDUCTION IN THE SIZE AND SCOPE OF THE PROJECT, THE NUMBER OF UNITS BY 25% & 2 STORY BUILDING HEIGHT AT STREET CORNER**
2. **BAY POINT RESIDENTS TO BE EMPLOYED IN THE CONSTRUCTION ON AND ADMINISTRATION OF THE PROPOSED HOUSING COMPLEX**
3. **A DEVELOPMENT THAT MATCHES THE FEEL IN STYLE & SCALE OF THE HOUSING IN OUR SMALL TOWN**



- 1 Maria Del Rosano prios 63 Connie Ct BayPoint  
CA 9456
- 2 Lustero Flores 30 Connie Ct BayPoint
- 3 FRANCES ALLEN 55 CONNIE CT BAY POINT
- 4 Larry Sanders 58 Connie Ct BayPoint
- 5 Niel Ahnago 47 Connie Ct Bay Point
- 6 Luz Medina 43 Connie Ct Bay Point
- 7 Maria Lata 30 Connie Ct Bay Point
- 8 Ryan Prios 571 Lissa Ann Ct Bay Point
- 9 Richard K. Johnson Corliss St. Bay Point
- 10 Cynthia Correa Beach Dr Bay Point
- 11 Jose Verez ~~484~~ 484 Cliff Ford Ct
- 12 Sergio Cordova 408 Clifford Ct.
- 13 James Cloud 444 Clifford Ct Bay Pt
- 14 Marissa Ramirez Gomez 492 Clifford Ct
- 15 NERUSA AVILA 496 Clifford Ct

- 15 Linda McKay 3304 Steele Dr. Bay Point, CA
- 16 Hector Alvarado 57 CONNER CT BAYPOINT CA 94565
- 17 Gordon McKay 3304 Steele Dr. Bay Point, CA
- 18 Marissa Esquer 3300 Steele Dr. Bay Point CA.
- 19 Gustavo Padilla 11 Steele Ct Bay Point CA
- 20 Mary Cross 10 Steele Ct Bay Point Ca
- 21 ABRAM MARTINEZ 3320 Steele Ave Bay Point CA
- 22 Emilia Pineda 487 Pamela Dr. Bay Point, CA. 94565
- 23 Marvin Watson 3300 Steele DR Bay Point, CA. 94565
- 24 Vict J. Deniz 185 Mary's Ave. Bay Point, CA 9456
- 25 Aurora Martinez 191 Mary's Ave Bay Point 94565
- 26 Jose J. Navarrete 65 Mary's Ave Bay Point CA
- 27 Jennifer Rosales 180 Alberts Ave Bay Point
- 28 dna Maria Aguilar 190 Alberts Ave

29 ~~John Miller~~ 816 Caskey St Bay Pt

30 Judy Dawson 75 Beverly Ave, Bay Point

31 Frances Allen 55 Connie Ct Bay Pt

32 ~~Dean Dondos~~ 38 Connie CA Bay Pt

33 Jennifer Tjader 35 Connie Ct. Bay Pt.

34 Angelica Rodriguez 31 Connie Ct Bay Point, CA

35 ~~Jeff~~ BAY POINT, CA 31 CONNIE CT.

36 Howard Wang 75 Beverly Ave Bay Point CA

37 ~~Virginia~~ (Virginia Z) 147 Marys Ave Bay Point, CA 94565

38 Cecilia Reyes 131 Mary's Ave Bay point CA 94565

39 Reina Fuentes 123 Marys ave Bay Point CA 94565

40 Gustavo Macias 81 Marys Ave Bay point 9456

41 JAKE TAHOE 111 MARYANN BAY POINT

42 CARLOS MENDEZ 2228 PLACER DR, BAY POINT CA 94565

43 Roberto Lopez 2228 Placer DR BAYPOIN CA 9456

- 44 Sandra Jacobson 38 Connie Ct. Bay Point
- 45 Alton Sanders 38 Connie Ct 407097.
- 46 LITA Flippin 39 Connie Ct Bay Point
- 47 Maria E. Guadalupe 417 Clifford Ct. Bay Point
- 48 Angelica Maires 31 Connie Ct
- 49 Tina Hudson 494 Lisa Ann St.
- 50 Fred Newark 406 LISA ANN ST.
- 51 Lorenzo Godillo 470 Lisa Ann St
- 52 Maria Andrades 464 Lisa Ann St
- 53 Merita Smith 3533 Desante Circle
- 54 Elba Magdaleno 3541 Desante Circle
- 55 Aunt Cindy 2221 River Shore Rd Bay Point
- 56 Nora East 167 Marys Ave Baypoint
- 57 Jacqueline Fausta 185 Marys Ave. Bay Point

58 Alex Dorigallo 175 Alburts Ave

59 Cathy Dorigallo 175 Alburts Ave

60 Brenda Vega 177 Alburts Ave.

61 Carlos Mejia 177 Alburts Ave.

62 Eniberto Mejia 177 Alburts Ave.

63 Elvira Perayo 177 Alburts Ave.

64 Chris Moreno 550 Bailey Ave

65 Erica Moreno 2250 Oak Hills Dr Apt 116

66 Kertrell Hall 19 Quartz ct

67 Jose meza 30 bay drive

68 RANDALL LEWIS BAY POINT, CA 94563  
3327 STAGLE DR

69 Steve Young 1119 Brookthorn Drive  
Pittsburg -

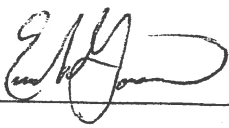
70 JOEL ESPINOZA 270 MAR VISTA RD - BAY POINT

71 Damon Uma 143 Shore rd 94563

72 Yami HETS ARUIZ 74 Ambrose Ave

- 73 Daniel Connolly 160 Gibson Ave Bay Point
- 74 Rosa Mazariego 137 Jimmo Av Pitts
- 75 Joseph Orr 115 Enes Ave.
- 76 Tom Wright 109 ALBetz Ave
- 77 Helen Taylor 109 ALBetz Ave
- 78 Roberto Arvizu 74 Ambrose Ave
- 79 Jonathan Arvizu 74 Ambrose Ave
- 80 Ricardo Arzeta 74 Ambrose Ave
- 81 Susy Solis 74 Ambrose Ave
- 82 Allissa Spaman 42 Ambrose Ave
- 83 Sergio D. Singh Bhairo 12 Ambrose
- 84 Frank Gomez 20 Ambrose Ave.
- 85 Grace Bhairo 12 Ambrose Ave
- 86 Yessenica Critey 12 Ambrose Ave

- 87 Jose Armando Jr Shore across. CA <sup>94525</sup>
- 88 Hortencia Belman 125 Loftus. st Bay Point CA <sup>94525</sup>
- 89 Victor Camacho 125 Loftos st Bay Point CA <sup>94565</sup>
- 90 Silvestre Guerrero 125 Loftos st Bay Point CA <sup>94565</sup>
- 91 Guillermo Jimenez 180 Ambrose ave Bay Point
- 92 Brenda Hverta 252 Orangevale pittsburg
- 93 David Rodriguez 252 Orangevale pittsburg
- 94 Concepcion Mora 62 EOLA pittsburg
- 95 Pedro Mora 180 Ambrose ave Baypoint
- 96 Patricia Mora 180 Ambrose ave Bay Point
- 97 Claudia Hverta 353 melanie Bay point
- 98 Alfredo Guerrero 125 Loftus st Baypoint
- 99 Erika Bustamante 125 Loftos st Bay Point
- 100 Sonia Guerrero 2101 Rivershore Aparments  
Baypoint.

- 101 anastacia 195 Enes Ave Bay point CA 94565
- 102  263 Enes Ave Bay Point, CA 94565
- 103 Maria de L 106 Virginia Dr. Bay Point, CA 94565
- 104 ROBERTO PERALTA 35-BRUCLEY CR. 94565
- 105 Belia margarita Paredes 90 AmbrosiaWay BP 94565
- 106 Alexander Orduna 35 AmbrosiaWY BP 94565
- 107 Alexia Lucero 55 Ambrosia WAY BP 94565
- 108 ROBIN M. Lee 55 Ambrosia Way BP 94565
- 109 JIMMY T. HAMES 5128 Trailridge way 94531
- 110 Jose Lobo 70 Ambrosia Way BP 94565
- 111 Kimberly Brax 176 Manor Dr. Bay Point, CA. 94565
- 112 Teresita Gonzalez de R 177 Manor Dr Bay point CA 94565
- 113 JOSE MALDONADO 150 MANOR DR. BAY POINT CA 94565
- 114 Tony Johnson 187 Manor Dr. BP 94565



- 115 Brian Hawks 194 Manor Dr.
- 116 MARITZA GILLO 103 Manor Dr.
- 117 JOSEPH FIGUERA 109 MANOR DR
- 118 Geary Yu 115 Manor Dr.
- 119 Lisa Asher 103 manor Dr.
- 120 Julie Espinoza 124 Manor Dr
- 121 Margarito Espinoza 124 Manor Dr
- 122 Mistina Lopez 139 Manor Dr Baypoint
- 123 Luis Ibarra 139 Manor Dr Bay point
- 124 Maria Esther Hurtado 55 Beverly Circle BP 94565
- 125 Jose Adan Sibrían 55 Beverly Circle BP 94565
- 126 Selva López 2211 Placer Dr. Bay P. 94566
- 127 ALFONSO I LÓPEZ 2211 PLACER DR. BAYPOINT CA. 94565
- 128 CAROLINA LÓPEZ 2211 Placer Dr Bay Point 94566

- 129 Helen Rush 230 Eres Ave. Bay Point, Ca. 94565-3118
- 130 Erika Guerrero 180 Ambrose ave Bay Point CA 94565
- 131 Jenna Breau 172 Ambrose Ave #A Bay Point
- 132 Florence J Bentley 164 Ambrose Ave Bay Point <sup>Ca</sup> 94565
- 133 Will Nyles 156 Ambrose Ave Bay Point CA 94565
- 134 Laura Garcia 151 Ambrose Ave Bay Point CA 94565
- 135 Jerhamed Jarama 151 Ambrose Ave Bay Point CA 94565
- 136 Mercedes A. Martinez 139 Ambrose Ave Bay Point CA 94565
- 137 David Martinez 139 Ambrose Ave Ave #B Bay Point
- 138 Esperanza Martinez 139 Ambrose Ave #B Bay Point
- 139 Juan Jose Martinez 139 Ambrose Ave #B Bay Point
- 140 Roberto Granada 139 Ambrose Bay Point
- 141 Erica Ramos-C. 179 Ambrose Ave, Bay Point.
- 142 Raulo Brambila A. 180 Ambrose Ave. Bay Point

143 Maria del Rosario Sanchez Angel 179 Ambrose Ave Bay Point

144 Genrala Sanchez, 179 Ambrose Ave Bay Point

145 Bridget Forcado, 187 Hill st Bay Point

146 Alonso Mejia 298 Alves LN Bay point

147 Humberto Mesa 198 Alves Ln Bay point

148 Jacqueline Chavez 45 Alves Ln Baypoint

149 Herlinda Tojar 59 Ambrose AVE Bay Point

150 Rosario Lopez 71 Ambrose Av Baypoint

151 Bernardo Meza 2982 Clearland cir Bay Point

152 Agustina H Ordoña 2979 Clearland cir Bay point

153 Teresa Zamudio 139 AMBROSE AVE Bay point

154 Paul Granados Hernandez 139#B AMBROSE AVE Bay point

155 Nozho Reed 139 Ambrose AVE

156 Maria Granados 347 Shore rd

157 Cheryl Graves 41 Riverside Ct Baypoint CA 94565

158 Lois Ayala 61 Riverside Ct Baypoint

159 Cam Rimm 30 RIVERSIDE COURT BAY POINT CA 94565

160 Roxanne 41 Riverside Ct Bay Point 94565

161 Janice Harski 163 Ambrose Ave Bay Point, CA 94565

162 Mr Mark M Dume Baypoint CA 94565 727 7364

163 ~~Armando Mora 62 Eola Pittsburg CA 94565~~

164 Norma Rodriguez 353 melanie dr Baypoint CA 94565

165 Antonio Rodriguez 353 melanie dr Baypoint CA 94565

166 Antonio Rodriguez JR 353 melanie dr Bay CA 94565

167 Elsa Rodriguez 62 EOLA Pittsburg CA 94565

168 ~~Juan Rodriguez 62 Eola Pittsburg~~

169 Armando Guerrero 125 Loftus Baypoint CA 94565

170 Elyia Gervero 125 Loftus Baypoint CA 94565

- 171 mindy case 95 Bay Dr
- 172 Cody case 95 Bay Dr
- 173 Hamilton #7 Wharf DR
- 174 ~~George Arling 58 HARBOR DR~~
- 175 ~~Don't my 861 west to Fr.~~
- 176 ~~Michael P 398 west 17<sup>th</sup> Street Pittsbor~~
- 177 ~~Ellis G 43 Harbor Dr~~
- 178 Carlana Lockett 1086 Shoreview Ct BP 94505
- 179 Pauli Lopez 254 Anchor DR
- 180 Jose Lopez 254 Anchor DR
- 181 Patty Bennett 254 Anchor DR.
- 182 John Id Gardner 155 Enes Ave Bay Point
- 183 Thomas Hughes 64 Mt View Bay Pt
- 184 Tela Burton 339 Shore rd. Baypoint CA

- 185 Marix Hernandez 175A Alberts Ave B.P
- 186 Omar ALI 2193 Mary Ann B.P
- 187 Ahmed ALI ↗
- 188 Don DeFauw 175 Poinsetta Ave B.P
- 189 Marabeth DeFauw 175 Poinsetta Ave Bay Point
- 190 Shleen Talbot 220 Riverside P
- 191 Wilkie Filgord 220 RIVERSIDE P
- 192 Janoli Avila 19 Skipper rd Bay point
- 193 Leticia Gutierrez 63 Blaine ct Bay point, CA 94565
- 194 Ada Franco 428 Pamela Dr. Bay point 9456
- 195 Jennifer Chew 520 Medanos ave BP, CA 94565
- 196 Jes Young Chang 20 RIVERSIDE CT Bay Point, CA 94565
- 197 Peter Chang 20 Riverside ct Bay Point CA 94565
- 198 Adrian Chwiedro 2051 Deltaview Ln Bay Point

- 199 Beneely Roemer 2066 Mendocino Dr  
Bay Point, CA 94596
- 200 Gordon R. Schell 1944 CALAVERAS DR, BAY POINT, CA 94565  
GORDON R. SCHELL
- 201 Raguel Ayala 2082 Mendocino DR. Bay Point.
- 202 Crystal Ayala 2082 Mendocino Dr. Bay Point, CA 94565
- 203 J. Bautista Garcia 2062 MENDOCINO DR Bay Pt
- 204 Robert Gonzalez 2058 MENDOCINO DR BAY POINT
- 205 Diana Gonzalez 2058 Mendocino Dr. BAY POINT CA 94565
- 206 Art Niska 2255 Placer DR. Bay Point Ca 94565
- 207 Chelcraft 2255 Placer Drive Bay Point, CA. 94565
- 208 DK 2243 PLACER DRIVE BAYPOINT CA 94565
- 209 Ryan Cuyabano 2235 Placer Dr. Bay Point CA 94531
- 210 Monique Aviles 2227 Placer Dr. Bay point CA
- 211 Janet 2228 Placer Dr Bay Point CA 94565
- 212 Doug Pe 241 Riverside Pl BAY POINT



- 213 ~~ASB~~ 21 Riverside Ct Bay Point CA 94565
- 214 ~~MSB~~ 54 Water St, Bay Point CA 94565
- 215 Miguel Arzua 187 Hill st Bay point CA 94565
- 216 Rosalia Nuñez 189 Hill st Bay point CA 94565
- 217 Alexis Nuñez 189 Hill St Bay Point CA 94565
- 218 Cristian Nuñez 189 Hill St Baypoint CA 94565
- 219 ~~Jose Nuñez 189 Hill St Bay Point CA 94565~~ <sup>OR</sup>
- 220 N GO CUONG 2070 Mendocino Dr Baypoint
- 221 Nelson C Campos 2066 Mendocino Drive, Bay Point
- 222 Ken Rodriguez 65 Amador Ct., Bay Point
- 223 Josefine J. Rodriguez 65 Amador Ct., Bay Point
- 224 Will Reddick 68 Amador Ct Baypoint 94565
- 225 Ashley Reddick " " " " "
- 226 ~~Becky Reddick~~ " " " " "



227 ~~and date~~ 31 RIVERSIDE, CT. BAY POINT CAL. 94565

228 Mayra Lora 61 Riverside ct Bay Point CA 9456

229 Monica Aviles 2227 Placer Dr. Bay Point CA 94566

230 STEVE AVILES 2227 PLACER DR. BAY POINT CA 94565

231 Vincent Williams 85 Placer Ct, Bay Point CA 94565

232 D. Deyou 89 Placer Ct. Bay Point CA 94565

233 Shirley Quipado 89 Placer Ct. Bay Point CA 94565

234 Chito Placed 89 Placer Court Bay Point

235 Gene W. Boy 92 Placer ct, Bay Point, CA

236 Pamela Goring 92 Placer Ct Bay Point CA

237 Allysa Goring 92 Placer Ct, Bay Point, CA 94565

238 Jerry Jimenez 2077 Mendocino Dr, Bay Point

239 Helen L 2077 Mendocino Dr Bay Pt

240 \_\_\_\_\_

ST

15 ~~Tusay~~ ~~Grozzetti~~ 495 Lisa Ann

16 ~~Brandon Osgood~~ Bay Point  
490 Lisa Ann St Bay Point CA

17 Janet Lee  
490 Lisa Ann  
Bay Point CA

18 Laura N Moreno 3528 Desanie Cir. Bay Point CA 94565

19 Oscar Moreno 3528 Desanie Circle Bay Point CA 94565

20 Mania Palmer 3519 Desanie Circle Bay Point CA 94565

21

22

23

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25

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28

Recovered  
Missing  
page

44 Lena Strawn 190 Marys Ave Bay Point, CA 94565

45 Hugo R Urdiano 160 Marys AV Bay Point

46 DAMIÁN FRANCO 146 MARY'S AVE BAY POINT CA

47 Tom Trapp 52 Portvieve [Pittsburg CA]

48 Maria Azucena Torres 110 Mary's Ave. Bay Point

49 Rita Jovanoni 96 Marys Ave Bay Point

50 Raquel A Fajardo 35 Portvieve Dr ~~Tracy~~

51 Nancy Anastas 15 Marcia ct ~~Nancy Anastas~~

52 Mark Anastas 15 Marcia ct ~~Mark Anastas~~

53 Julissa Anastas 15 Marcia ct ~~Julissa Anastas~~

54 Jennika Herebia 163 Alberts Ave jennika Herebia

55 Justin Couch 88 Hill Street Bay Point CA Justin Couch

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ORDINANCE NO. 2015-22

(Amendment of 2013 California Green Building Standards Code)

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

**SECTION I. Summary.** This ordinance amends the 2013 California Green Building Standards Code, including the July 1, 2015 supplement, to establish electric vehicle parking and charging station standards. This ordinance is adopted pursuant to Health and Safety Code sections 17922, 17958, 17958.5, and 17958.7, and Government Code sections 50020 through 50022.10.

**SECTION II.** Section 74-4.006 is hereby added to Chapter 74-4 of the Ordinance Code to read:

**74-4.006 Amendments to the Green Building Standards Code.** The 2013 California Green Building Standards Code, including the July 1, 2015 supplement, is amended by the changes, additions, and deletions set forth in this chapter and Division 72. Section numbers used below are those of the 2013 Green Building Standards Code, including the July 1, 2015 supplement.

(a) Section 4.106.4.2 of Chapter 4 of the Green Building Standards Code is amended to read:

**4.106.4.2 New multifamily dwellings.** For any new multifamily dwelling other than a dwelling type specified in Section 4.106.4.1, at least five percent of the total number of parking spaces provided for all types of parking facilities, but in no case no less than one parking space, shall be electric vehicle charging stations (EVCS). Each EVCS shall be equipped with fully operational electric vehicle supply equipment (EVSE). The location of each EVCS shall be identified on construction documents. Calculations to determine the number of EVCS shall be rounded up to the nearest whole number.



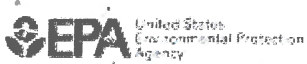
(b) Section 5.106.5.3 of Chapter 5 of the Green Building Standards Code is amended to read:

**5.106.5.3 Electric vehicle (EV) charging.** [N] New nonresidential construction shall comply either with Section 5.106.5.3.1 or Section 5.106.5.3.2, whichever is applicable, and provide the required number of fully operational EVCSs. Each EVCS shall be installed in accordance with the California Building Code and California Electrical Code, and the requirements of Section 5.106.5.3.1 or Section 5.106.5.3.2, whichever is applicable.

(c) Section 5.106.5.3.1 of Chapter 5 of the Green Building Standards Code is amended to read:

**5.106.5.3.1 Single charging space requirements.** [N] If Table 5.106.5.3.3 requires only one EVCS for new nonresidential construction, one fully operational EVCS must be

328 spaces  
x .05  
16.4 = 16  
project  
has 5



## Heat Island Cooling Strategies



Many communities are taking action to reduce urban heat islands using five main strategies: 1) increasing tree and vegetative cover, 2) installing green roofs, 3) installing cool—mainly reflective—roofs, 4) using cool pavements (either reflective or permeable), and 5) utilizing smart growth practices. The links below lead to detailed information on each of these strategies and examples of the activities that governments and communities are implementing.

### Strategies and Technologies

- Trees and Vegetation - Increasing tree and vegetation cover lowers surface and air temperatures by providing shade and cooling through evapotranspiration. Trees and vegetation can also reduce stormwater runoff and protect against erosion.
- Green Roofs - Growing a vegetative layer (plants, shrubs, grasses, and/or trees) on a rooftop reduces temperatures of the roof surface and the surrounding air and improves stormwater management. Also called "rooftop gardens" or "eco-roofs," green roofs achieve these benefits by providing shade and removing heat from the air through evapotranspiration.
- Cool Roofs - Installing a cool roof – one made of materials or coatings that significantly reflect sunlight and heat away from a building – reduces roof temperatures, increases the comfort of occupants, and lowers energy demand.
- Cool Pavements - Using paving materials on sidewalks, parking lots, and streets that remain cooler than conventional pavements (by reflecting more solar energy and enhancing water evaporation) not only cools the pavement surface and surrounding air, but can also reduce stormwater runoff and improve nighttime visibility.
- Smart Growth - These practices cover a range of development and conservation strategies that help protect the natural environment and at the same time make our communities more attractive, economically stronger, and more livable.



# California

## LEGISLATIVE INFORMATION

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### AB-296 Department of Transportation: paving materials. (2011-2012)

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## Assembly Bill No. 296

### CHAPTER 667

An act to add Section 18941.9 to the Health and Safety Code, and to add Part 5 (commencing with Section 71400) to Division 34 of the Public Resources Code, relating to building standards.

[ Approved by Governor September 27, 2012. Filed with Secretary of State September 27, 2012. ]

### LEGISLATIVE COUNSEL'S DIGEST

AB 296, Skinner. Department of Transportation: paving materials.

(1) Existing law provides that the Department of Transportation is responsible for the maintenance and improvement of the state highway system.

This bill would make legislative findings and declarations regarding the meaning of urban heat island effect (UHIE). The bill would require the California Environmental Protection Agency to develop a definition for the term UHIE and, upon completion of an UHIE index, develop a standard specification for sustainable or cool pavements.

(2) The California Building Standards Law requires any building standard adopted or proposed by a state agency to be submitted to, and approved or adopted by, the California Building Standards Commission prior to codification.

This bill would require the commission, in the next triennial adoption process of the California Green Building Standards Code to consider incorporating a standard specification for sustainable or cool pavements that this bill would require the Department of Transportation to develop in the Cool Pavements Handbook as additional strategies for Heat Island Effect: Hardscape Alternatives in the California Green Building Standards Code.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no

### THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

**SECTION 1.** (a) The Legislature finds and declares that urban heat island effect is a phenomenon characterized by a temperature differential between developed and rural lands.

(b) It is the intent of the Legislature that the California Environmental Protection Agency develop a standard definition of the term "urban heat island effect."

**SEC. 2.** Section 18941.9 is added to the Health and Safety Code, to read:

**18941.9.** The commission shall, in the next triennial adoption process for the code adopted after the development of a standard specification by the Department of Transportation pursuant to subdivision (b) of Section 71400 of the Public Resources Code, consider incorporating that specification as an additional strategy for Heat Island Effect: Hardscape Alternatives in the California Green Building Standards Code (Section A5.106.11.1 of Appendix 5 of Part 11 (commencing with Section 101.1) of Title 24 of the California Code of Regulations).

**SEC. 3.** Part 5 (commencing with Section 71400) is added to Division 34 of the Public Resources Code, to read:

**PART 5. URBAN HEAT ISLAND EFFECT**

**71400.** (a) It is the intent of the Legislature that all of the following shall occur:

- (1) The California Environmental Protection Agency shall work with its partners on the Climate Action Team to develop heat reduction strategies that include urban forestry, cool roofs, and sustainable or cool pavements.
  - (2) The California Environmental Protection Agency shall develop a definition for the urban heat island effect. The definition shall include the extent and severity of an urban heat island effect index for California cities such that the cities can have a quantifiable goal for heat reduction.
  - (3) In support of this effort, the Department of Transportation shall work with the California Environmental Protection Agency and other stakeholders on sustainable or cool pavement technologies and research.
- (b) Upon completion of a definition for an urban heat island effect index, the Department of Transportation shall develop a standard specification for sustainable or cool pavements that can be used to reduce the urban heat island effect index.

## 2013 Title 24, Part 11, California Green Building Code

04.1 Scope. Specific scope of application of the agency responsible for enforcement, the enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated. 1. Housing construction. Application—Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities and uses thereto. Enforcing agency—Local building department or the Department of Housing and Community Development.

### SECTION 202 DEFINITIONS

**ALBEDO.** Synonymous with solar reflectance, which is a ratio of the energy reflected back into the atmosphere to the energy absorbed by the surface, with 100 percent being total reflectance

**COOL PAVEMENT(S).** Includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade.

**DEVELOPMENT FOOTPRINT.** The total area of the building footprint, hardscape, access roads and parking.

**RAINWATER CATCHMENT SYSTEM.** A facility designed to capture, retain, and store rainwater flowing off a building, parking lot, or any other manmade impervious surface for subsequent onsite use. Rainwater catchment system is also known as “Rainwater Harvesting System” or “Rainwater Capture System.”

**301.2 Low-rise and high-rise residential buildings.** [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. 3

### APPENDIX A4 RESIDENTIAL VOLUNTARY MEASURES

A4.106.4 Water permeable surfaces. Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following. Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable. Tier 2. Not less than 30 percent of the total parking, walking or patio surfaces shall be permeable.



**RESIDENTIAL VOLUNTARY MEASURES**

**TABLE A4.106.5.1(2)  
TIER 2 – LOW-RISE RESIDENTIAL**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	2, 4, 6 – 15	0.65	0.85	78
> 2:12	2, 4, 6 – 15	0.23	0.85	20

**TABLE A4.106.5.1(3)  
TIER 1 – HIGH-RISE RESIDENTIAL BUILDINGS, HOTELS AND MOTELS**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	10 & 11, 13 – 15	0.55	0.75	64
> 2:12	2 – 15	0.20	0.75	16

**TABLE A4.106.5.1(4)  
TIER 2 – HIGH-RISE RESIDENTIAL BUILDINGS, HOTELS AND MOTELS**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	2 – 15	0.65	0.75	78
> 2:12	2 – 15	0.23	0.75	20

**A4.106.5.4 Verification.** Inspection shall be conducted to ensure roofing materials meet cool roof aged solar reflectance and thermal emittance or SRI values.

**A4.106.6 Vegetated roof.** Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the *California Building Code*, Chapter 15 and Chapter 16.

**A4.106.7 Reduction of heat island effect for nonroof areas.** Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.

1. Trees or other plantings to provide shade and that mature within 15 years of planting. Trees should be native or adaptive to the region and climate zones and noninvasive; hardy and resistant to drought, insects and disease; easy to maintain (no frequent shedding of twigs, branches, unwanted fruit or seed pods); and suitable in mature size and environmental requirements for the site. Tree selection and placement should consider location and size of areas to be shaded, location of utilities, views from the structure, distance to sidewalks and foundations, overhangs onto adjacent properties and streets; other infrastructure and adjacent to landscaping. In addition, shading shall not cast a shadow, as specified, on any neighboring solar collectors pursuant to *Public Resources Code* Section 25981, et seq. (Solar Shade Control Act).
2. Use high albedo materials with an initial solar reflectance value of at least 0.30 as determined in accordance with American Society for Testing and Materials (ASTM) Standards E 1918 or C 1549.
3. Use open grid pavement system or pervious or permeable pavement system.

4. Locate 50 percent of parking underground or use multi-level parking.

5. Other methods of reducing heat island effects acceptable to the enforcing agency.

**Note:** Local agencies may have ordinances requiring mitigation of heat island effects through building or parking lot shading, tree plantings, landscaping, use of pervious pavements and other approved methods.

**A4.106.8 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections A4.106.8.1 and A4.106.8.2 to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

**A4.106.8.1 New one- and two-family dwellings and townhouses with attached private garages.**

**Tier 1 and Tier 2.** For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the *California Electrical Code*.

**A4.106.8.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device designated for future EV charging purposes as “EV READY” in accordance with the *California Electrical Code*. The receptacle or blank cover shall be identified as “EV READY.”

**A4.106.8.2 New multifamily dwellings.**

**Tier 1 and Tier 2.** Where 17 or more multifamily dwelling units are constructed on a building site, 5 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EVCS) capable of supporting future EVSE and shall be identified on construction documents. Calculations for the number of EVCS shall be rounded up to the nearest whole number.

See Section 4.106.4.2 for additional requirements related to EVCS for multifamily dwellings.

**Notes:**

1. The California Department of Transportation adopts and publishes the “California Manual on Uniform Traffic Control Devices (California MUTCD)” to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: [www.dot.ca.gov/hq/traffops/signtech/signdel/policy.htm](http://www.dot.ca.gov/hq/traffops/signtech/signdel/policy.htm).
2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.

# ENVIRONMENTAL HEALTH

Environmental Health Division

## Control & Preventions of Rodents

### INDEX

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[Common Rodent Entry Location](#)

[Steps to Rodent Control](#)

[Rodentproofing](#)

[Rodents & Vegetation](#)

[Trapping](#)

[Chemical Control \(Rat Baits\)](#)

[Guidelines When Speaking to a Pest Control Service](#)

[Safety Precaution for Clean-up](#)

### GENERAL INFORMATION

**Commensal (domestic) rodents** live in close association with humans. These commensal rodents are nocturnal and tend to move indoors to warmer areas during late fall or early winter and return to the outdoors in late spring or early summer, or remain indoors if food and suitable harborage are available. Commensal rodents generally have poor sense of vision, but they have acute sense of smell, touch, and taste. They tend to gnaw through any material that is softer than their enamel, and they are generally good climbers, jumpers, swimmers and burrowers. There are three species of domestic rodents:

#### TYPE OF RODENTS

#### DESCRIPTION



**ROOF RAT**  
(*Rattus rattus*)

Alias: Black Rat/Tree Rat

**Roof rat** is slender and agile, and its tail is longer than the head and body lengths combined. Its total length may reach 12 to 17 ¼ inches and can weigh up to about ¾ of a pound. Roof rat nests above ground and lives in ivy, wild blackberry vines, attics, garages, and wood piles. It will enter buildings if given the opportunity, and often use utility lines and fences as runways. It prefers to feed on fruits, nuts, ivy, and pet food commonly found in residential areas.



**NORWAY RAT**  
(*Rattus norvegicus*)

Alias: Sewer Rat/Wharf Rat

**Norway rat** is larger and more aggressive than the roof rat. It has smaller eyes and ears than the roof rat, and its tail is shorter than the combined head and body length. Its total length may reach 18 inches and may weigh up to about 1 lb. Norway rat lives and nests in underground burrow system and is generally found in agricultural areas, creeks, sewers and occasionally developed neighborhoods. It can also live in buildings, basement, creekbanks, waterfronts, under blackberry vines, under wood piles. It feeds on garbage, pet food, meat scraps, cereal grains, fruits and vegetables.

**House mouse** is small, slender bodied, and the tail is longer than the length of its

**University of California**  
**Safe and Poisonous Garden Plants**

## Toxic Plants (by scientific name)

To search for **photos** of these plants, check the UC Berkeley [CalPhotos: Plants](#) site.

### Toxicity Class (third column in table below)

1. **Major Toxicity:** These plants may cause serious illness or death. If ingested, immediately call the Poison Control Center -- (800) 222-1222 -- or your doctor.
2. **Minor Toxicity:** Ingestion of these plants may cause minor illnesses such as vomiting or diarrhea. If ingested, call the Poison Control Center or your doctor.
3. **Oxalates:** The juice or sap of these plants contains oxalate crystals. These needle-shaped crystals can irritate the skin, mouth, tongue, and throat, resulting in throat swelling, breathing difficulties, burning pain, and stomach upset. Call the Poison Control Center or your doctor if any of these symptoms appear following ingestion of plants.
4. **Dermatitis:** The juice, sap, or thorns of these plants may cause a skin rash or irritation. Wash the affected area of skin with soap and water as soon as possible after contact. The rashes may be very serious and painful. Call the Poison Control Center or your doctor if symptoms appear following contact with the plants.

<b>Toxic plants: Scientific name</b>	<b>Common name</b>	<b>Toxicity class</b>
<i>Abies balsamea</i>	Balsam fir	4
<i>Abrus precatorius</i>	Rosary bean; Rosary pea; Jequirity bean	1
<i>Acalypha</i> spp.	Chenille plant; Copperleaf; Firetail	2,4
<i>Acer</i> spp.	Maple	4
<i>Achillea millefolium</i>	Achillea; Yarrow	2,4
<i>Acokanthera</i> spp.	Bushman's poison; Wintersweet	1
<i>Aconitum</i> spp.	Aconite; Monkshood	1
<i>Aesculus</i> spp.	Buckeye; California buckeye; Horse chestnut	2
<i>Agapanthus</i> spp.	African lily; Agapanthus; Lily- of-the-Nile	2,4
<i>Agave</i> spp.	Agave; Century plant	2,3,4
<i>Aglaonema</i> spp.	Aglaonema; Chinese evergreen	3,4
<i>Ailanthus altissima</i>	Ailanthus; Tree-of-heaven	2,4
<i>Alcea rosea</i>	Hollyhock	4
<i>Allium</i> spp.	Allium; Wild onion	2
<i>Alnus</i> spp.	Alder	4

<i>Pittosporum</i> spp.	Pittosporum	1
<i>Plumbago auriculata</i>	Cape plumbago	4
<i>Plumeria rubra</i>	Frangipani; Plumeria	4
<i>Podocarpus macrophyllus</i>	Yew pine	2
<i>Podophyllum peltatum</i>	May apple	1
<i>Polianthes tuberosa</i>	Tuberose	2
<i>Polyscias</i> spp.	Ming aralia	2,4
<i>Primula</i> spp.	Primrose; Primula	4
<i>Prunus caroliniana</i>	Carolina laurel cherry; Laurel cherry	1
<i>Prunus laurocerasus</i>	English laurel	1
<i>Prunus</i> spp.	seeds of these plants: Almond; Apricot; Black cherry; Cherry; Nectarine; Peach; Nectarine	1
<i>Prunus virginiana</i>	Chokecherry	1
<i>Pyracantha</i> spp.	Firethorn; Pyracantha	2,4
<i>Pyrus</i> spp.	Pear (seeds)	1
<i>Quercus</i> spp.	Oak tree (acorns)	2,4
<i>Ranunculus</i> spp.	Buttercup; Ranunculus	2,4
<i>Rhamnus</i> spp.	Buckthorn; Coffeeberry	2,4
<i>Rheum rhabarbarum</i>	Rhubarb (leaves)	3
<i>Rhododendron</i> spp.	Azalea; Rhododendron	1
<i>Rhoeo spathacea</i>	Moses-in-the-cradle	4
<i>Ricinus communis</i>	Castor bean	1
<i>Robinia pseudoacacia</i>	Black locust (seeds)	1
<i>Ruta graveolens</i>	Rue	4
<i>Sambucus</i> spp.	Elderberry (ripe fruit is nontoxic)	1
<i>Sansevieria</i> spp.	Snake plant	2,4
<i>Sapium sebiferum</i>	Chinese tallow tree	4
<i>Schefflera actinophylla</i>	Schefflera; Umbrella tree	2,4
<i>Schinus molle</i>	California pepper tree	4
<i>Schinus terebinthifolius</i>	Brazilian pepper tree	2,4
<i>Scilla</i> spp.	Peruvian scilla; Squill	1
<i>Senecio hybridus</i>	Cineraria	2,4

SCHOOL	TK	K	1st	2nd	3rd	4th	5th	6th	7th	8th
<b>BEL AIR PRIMARY</b>										
ENGLISH					2015 CAASPP Score BASIC or BELOW 91%	2016 CAASPP Score BASIC or BELOW 94%	2016 CAASPP Score BASIC or BELOW 94%			
ENGLISH						2015 CAASPP Score BASIC or BELOW 97%	2016 CAASPP Score BASIC or BELOW 97%			
MATHEMATICS					2015 CAASPP Score BASIC or BELOW 86%	2016 CAASPP Score BASIC or BELOW 95%	2016 CAASPP Score BASIC or BELOW 95%			
MATHEMATICS						2015 CAASPP Score BASIC or BELOW 97%	2016 CAASPP Score BASIC or BELOW 92%			
SCIENCE							2015 CAASPP Score BASIC or BELOW 84%			
<b>RJO VISTA PRIMARY</b>										
ENGLISH					2015 CAASPP Score BASIC or BELOW 75%	2016 CAASPP Score BASIC or BELOW 73%	2016 CAASPP Score BASIC or BELOW 73%			
ENGLISH						2015 CAASPP Score BASIC or BELOW 75%	2016 CAASPP Score BASIC or BELOW 63%			
MATHEMATICS					2015 CAASPP Score BASIC or BELOW 82%	2016 CAASPP Score BASIC or BELOW 75%	2016 CAASPP Score BASIC or BELOW 75%			
MATHEMATICS						2015 CAASPP Score BASIC or BELOW 84%	2016 CAASPP Score BASIC or BELOW 98%			
SCIENCE							2015 CAASPP Score BASIC or BELOW 87%			
<b>SHORE ACRES PRIMARY</b>										
ENGLISH					2015 CAASPP Score BASIC or BELOW 88%	2016 CAASPP Score BASIC or BELOW 87%	2016 CAASPP Score BASIC or BELOW 87%			
ENGLISH						2015 CAASPP Score BASIC or BELOW 89%	2016 CAASPP Score BASIC or BELOW 89%			
MATHEMATICS					2015 CAASPP Score BASIC or BELOW 88%	2016 CAASPP Score BASIC or BELOW 92%	2016 CAASPP Score BASIC or BELOW 92%			
MATHEMATICS						2015 CAASPP Score BASIC or BELOW 95%	2016 CAASPP Score BASIC or BELOW 95%			
SCIENCE							2015 CAASPP Score BASIC or BELOW 80%			
<b>RIVERVIEW MIDDLE</b>										
ENGLISH									2015 CAASPP Score BASIC or BELOW 76%	2016 CAASPP Score BASIC or BELOW 70%
MATHEMATICS									2015 CAASPP Score BASIC or BELOW 84%	2016 CAASPP Score BASIC or BELOW 87%
SCIENCE									2015 CAASPP Score BASIC or BELOW 56%	2016 CAASPP Score BASIC or BELOW 56%

ATTACHMENT 10-A

# 2015 CAASPP Test Results

## Bel Air Elementary School

### All Students - California Standards Test Scores

County Name: Contra Costa County  
 District Name: Mt. Diablo Unified District  
 School Name: Bel Air Elementary School  
 CDS Code: 07-61754-6003974

Total Enrollment: 251  
 Total Number Tested: 243  
 Total Number Tested in Selected Subgroup: 243

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively. An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

**Reported Enrollment**

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment				70						

**CST Science - Grade 5, Grade 8, and Grade 10 Life Science**

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested				67						
% of Enrollment				95.7 %						
Students with Scores				62						
Mean Scale Score				305.7						
% Advanced				0 %						
% Proficient				16 %						
% Basic				40 %						
% Below Basic				26 %						
% Far Below Basic				18 %						

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ATTACHMENT 10-B.1

	3rd Grade	4th Grade
Standard Met: Level 3	( <del>20%</del> )	( <del>20%</del> )
Standard Nearly Met: Level 2	31 %	27 %
Standard Not Met: Level 1	56 % <b>86</b>	68 % <b>95%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

---

**ATTACHMENT 10-B-2**

Test Results for:

# Bel Air Elementary School

CDS Code: 07-61754-6003974

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

4th Grade

Select Group/Subgroup:

All Students (Default)

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2336.4	2360.5
Standard Exceeded: Level 4	2 %	4 %
Standard Met: Level 3	6 %	3 %
Standard Nearly Met: Level 2	21 %	13 %
Standard Not Met: Level 1	70 %	81 %

91

942

English Language Arts/Literacy Achievement Level Descriptors

English Language Arts/Literacy Scale Score Ranges

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2366.3	2387.9
Standard Exceeded: Level 4	2 %	1 %

ATTACHMENT 10-B-2



Test Results for:

# Bel Air Elementary School

CDS Code: 07-61754-6003974

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

Select Group/Subgroup:

5th Grade

All Students (Default)

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2380.9	2414.1
Standard Exceeded: Level 4	2 %	3 %
Standard Met: Level 3	2 %	11 %
Standard Nearly Met: Level 2	27 %	22 %
Standard Not Met: Level 1	70 %	65 %

#### English Language Arts/Literacy Achievement Level Descriptors

#### English Language Arts/Literacy Scale Score Ranges

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2394.5	2410.9
Standard Exceeded: Level 4	0 %	0 %

ATTACHMENT B-3

	4th Grade	5th Grade
Standard Met: Level 3	(20%)	(20%)
Standard Nearly Met: Level 2	30 %	13 %
Standard Not Met: Level 1	67 % <b>97%</b>	79 % <b>92%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

---

**ATTACHMENT B-3**



California Department of Education  
Assessment and Accountability Division

[Return to Test Results Search](#)

[Print Report](#)

# 2015 CAASPP Test Results

## Shore Acres Elementary School

### All Students - California Standards Test Scores

County Name: Contra Costa County  
 District Name: Mt. Diablo Unified District  
 School Name: Shore Acres Elementary School  
 CDS Code: 07-61754-6004295

Total Enrollment: 266

Total Number Tested: 261

Total Number Tested in Selected Subgroup: 261

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.  
 An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

**Reported Enrollment**

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment				84						

**CST Science - Grade 5, Grade 8, and Grade 10 Life Science**

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested				77						
% of Enrollment				91.7 %						
Students with Scores				77						
Mean Scale Score				309.0						
% Advanced				0 %						
% Proficient				19 %						
% Basic				44 %						
% Below Basic				19 %						
% Far Below Basic				17 %						

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ATTACHMENT 10-C.1

	3rd Grade	4th Grade
Standard Met: Level 3	( <del>20%</del> )	( <del>20%</del> )
Standard Nearly Met: Level 2	29 %	21 %
Standard Not Met: Level 1	59 % <b>88</b>	71 % <b>92%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

---

ATTACHMENT 10-C.2

Test Results for:

# Shore Acres Elementary School

CDS Code: 07-61754-6004295

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

Select Group/Subgroup:

4th Grade

All Students (Default)

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2344.5	2380.2
Standard Exceeded: Level 4	2 %	4 %
Standard Met: Level 3	9 %	9 %
Standard Nearly Met: Level 2	19 %	26 %
Standard Not Met: Level 1	69 %	61 %

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2360.8	2375.9
Standard Exceeded: Level 4	1 %	1 %

ATTACHMENT 10-6.2

Test Results for:

# Shore Acres Elementary School

CDS Code: 07-61754-6004295

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:  Select Group/Subgroup:

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2356.8	2414.5
Standard Exceeded: Level 4	3 %	1 %
Standard Met: Level 3	8 %	10 %
Standard Nearly Met: Level 2	11 %	29 %
Standard Not Met: Level 1	78 %	60 %

*Handwritten red annotations: Upward arrows between 11% and 29%, and downward arrows between 78% and 60%. The number 89 is written in red between the Level 2 and Level 1 rows for both years.*

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

**All Students**

### MATHEMATICS

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2371.8	2406.2
Standard Exceeded: Level 4	1 %	1 %
Standard Met: Level 3	4 %	4 %
Standard Nearly Met: Level 2	25 %	19 %

*Handwritten red annotations: Upward arrows between 25% and 19%.*

**ATTACHMENT 10-C.3**

*SEE 10-C.3 OTHER*

	4th Grade (2015)	5th Grade (2016)
Standard Not Met: Level 1	70 % + 25	76 % + 19

*Handwritten notes in red:*  
Under 4th Grade (2015): 95 (with up arrow) and 25 (with down arrow)  
Under 5th Grade (2016): 95 (with up arrow) and 19 (with down arrow)

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

---

**ATTACHMENT 10-C.3**

Test Results for:

# Riverview Middle School

CDS Code: 07-61754-6004261

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

8th Grade

Select Group/Subgroup:

All Students (Default)

Apply Selections

## Smarter Balanced Results

**ENGLISH LANGUAGE ARTS/LITERACY**

### Achievement Level Distribution Over Time

	7th Grade (2015)	8th Grade (2016)
Mean Scale Score	2492.4	2517.0
Standard Exceeded: Level 4	3 %	2 %
Standard Met: Level 3	20 %	28 %
Standard Nearly Met: Level 2	29 %	32 %
Standard Not Met: Level 1	47 %	38 %

English Language Arts/Literacy Achievement Level Descriptors

English Language Arts/Literacy Scale Score Ranges

**All Students**

**MATHEMATICS**

### Achievement Level Distribution Over Time

	7th Grade (2015)	8th Grade (2016)
Mean Scale Score	2484.0	2496.4
Standard Exceeded: Level 4	3 %	4 %

ATTACHMENT  
10-E.2



	7th Grade	8th Grade
Standard Met: Level 3	(26%)	(20%)
Standard Nearly Met: Level 2	34 %	36 %
Standard Not Met: Level 1	50 %	51 %

*Handwritten notes: 84 and 87% are written in red ink next to the 7th and 8th grade percentages for Standard Not Met: Level 1, respectively.*

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

---

ATTACHMENT  
10-E.2



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# 2015 CAASPP Test Results

## Rio Vista Elementary School

### All Students - California Standards Test Scores

County Name: Contra Costa County

District Name: Mt. Diablo Unified District

School Name: Rio Vista Elementary School

CDS Code: 07-61754-6096226

Total Enrollment: 278

Total Number Tested: 274

Total Number Tested in Selected Subgroup: 274

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.

An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

#### Reported Enrollment

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment				94						

#### CST Science - Grade 5, Grade 8, and Grade 10 Life Science

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested				77						
% of Enrollment				81.9 %						
Students with Scores				77						
Mean Scale Score				302.5						
% Advanced				0 %						
% Proficient				13 %						
% Basic				48 %						
% Below Basic				18 %						
% Far Below Basic				21 %						

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ATTACHMENT 10 - D.1

Test Results for:

# Rio Vista Elementary School

CDS Code: 07-61754-6096226

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

4th Grade ▼

Select Group/Subgroup:

All Students (Default) ▼

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2374.5	2434.5
Standard Exceeded: Level 4	2 %	10 %
Standard Met: Level 3	22 %	17 %
Standard Nearly Met: Level 2	22 % <b>75</b>	34 % <b>73%</b>
Standard Not Met: Level 1	53 %	39 %

English Language Arts/Literacy Achievement Level Descriptors

English Language Arts/Literacy Scale Score Ranges

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2379.9	2445.1
Standard Exceeded: Level 4	4 %	9 %

**ATTACHMENT  
10-D.2**

	3rd Grade	4th Grade
Standard Met: Level 3	(28%)	(28%)
Standard Nearly Met: Level 2	29 %	44 %
Standard Not Met: Level 1	53 % <b>82</b>	31 % <b>75%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT  
10-D.2**

Test Results for:

# Rio Vista Elementary School

CDS Code: 07-61754-6096226

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

Select Group/Subgroup:

5th Grade

All Students (Default)

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
<b>Mean Scale Score</b>	2412.8	2471.6
Standard Exceeded: Level 4	7 %	9 %
Standard Met: Level 3	17 %	28 %
Standard Nearly Met: Level 2	19 %	29 %
Standard Not Met: Level 1	56 %	34 %

*Handwritten notes: Red arrows pointing up from 19% to 29% and from 56% to 34%. A red line is drawn under the Level 2 and Level 1 rows. The number 75% is written in red above the 19% cell, and 63% is written in red above the 34% cell.*

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

**All Students**

### MATHEMATICS

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
<b>Mean Scale Score</b>	2432.6	2436.7
Standard Exceeded: Level 4	3 %	0 %
Standard Met: Level 3	13 %	6 %
Standard Nearly Met: Level 2	45 %	32 %

*Handwritten notes: Red arrows pointing up from 45% to 32%.*

**ATTACHMENT  
10-D.3**

4th Grade      5th Grade

(2015)      (2016)

Standard Not Met: Level 1

39 %	↑	62 %	↑
+ 45%	84%	32	94%
	↓		

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

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**ATTACHMENT  
10-D.3**



# 2015 CAASPP Test Results

## Riverview Middle School

### All Students - California Standards Test Scores

County Name: Contra Costa County  
 District Name: Mt. Diablo Unified District  
 School Name: Riverview Middle School  
 CDS Code: 07-61754-6004261

Total Enrollment: 749

Total Number Tested: 739

Total Number Tested in Selected Subgroup: 739

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.

An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

#### Reported Enrollment

Grade	2	3	4	5	6	7	8	9	10	11
Reported Enrollment							254			

#### CST Science - Grade 5, Grade 8, and Grade 10 Life Science

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested							212			
% of Enrollment							83.5 %			
Students with Scores							211			
Mean Scale Score							338.7			
% Advanced							26 %			
% Proficient							18 %			
% Basic							21 %			
% Below Basic							16 %			
% Far Below Basic							19 %			

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**ATTACHMENT**  
**10-E.1**

To: Contra Costa County Board of Supervisors  
From: Douglas Parker, Bay Point Resident  
Subject: Bay Point Apartment complex proposal

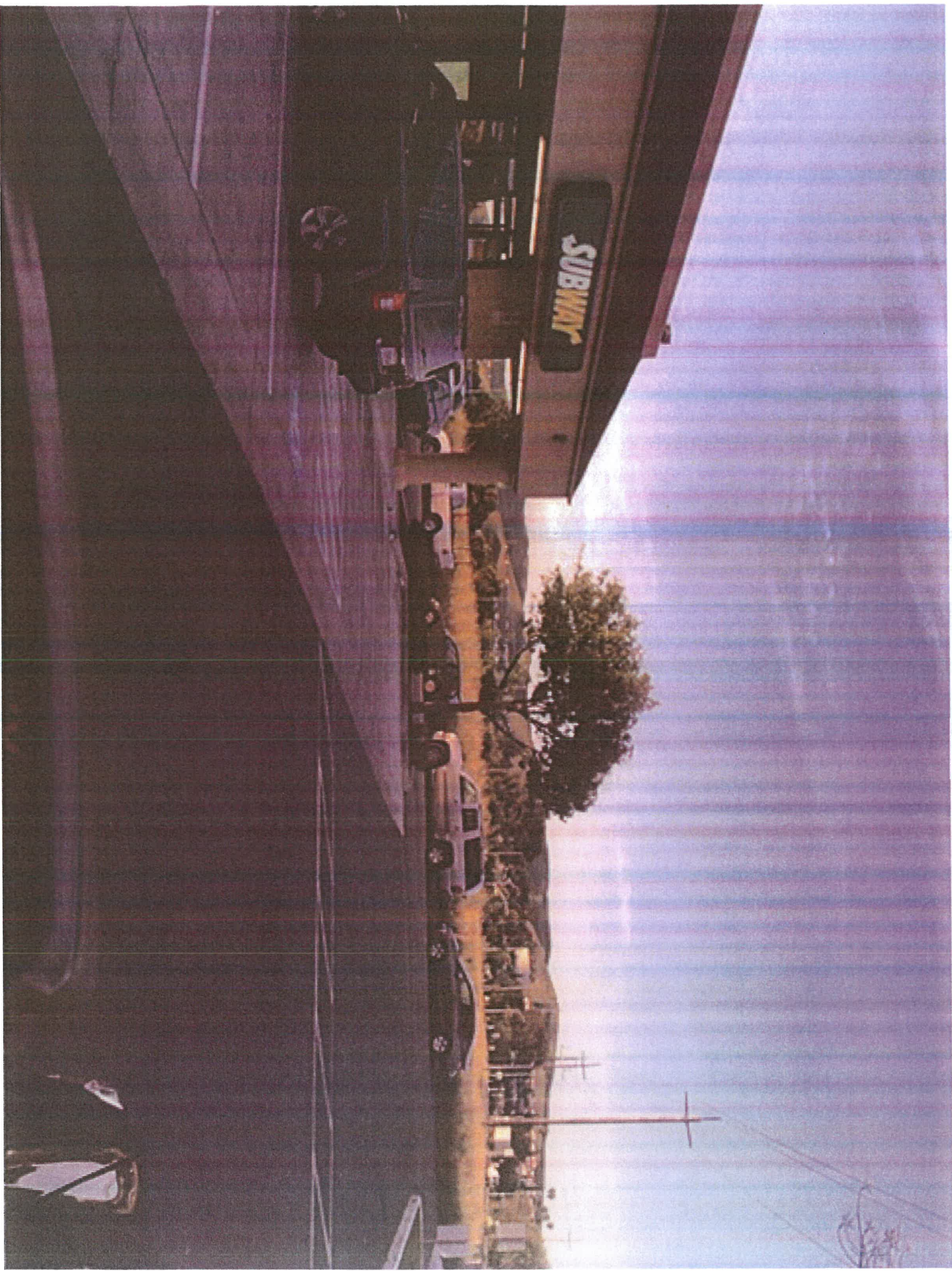
My name is Douglas Parker and I have been in my current residence directly across the street from the proposed project for over 30 years.

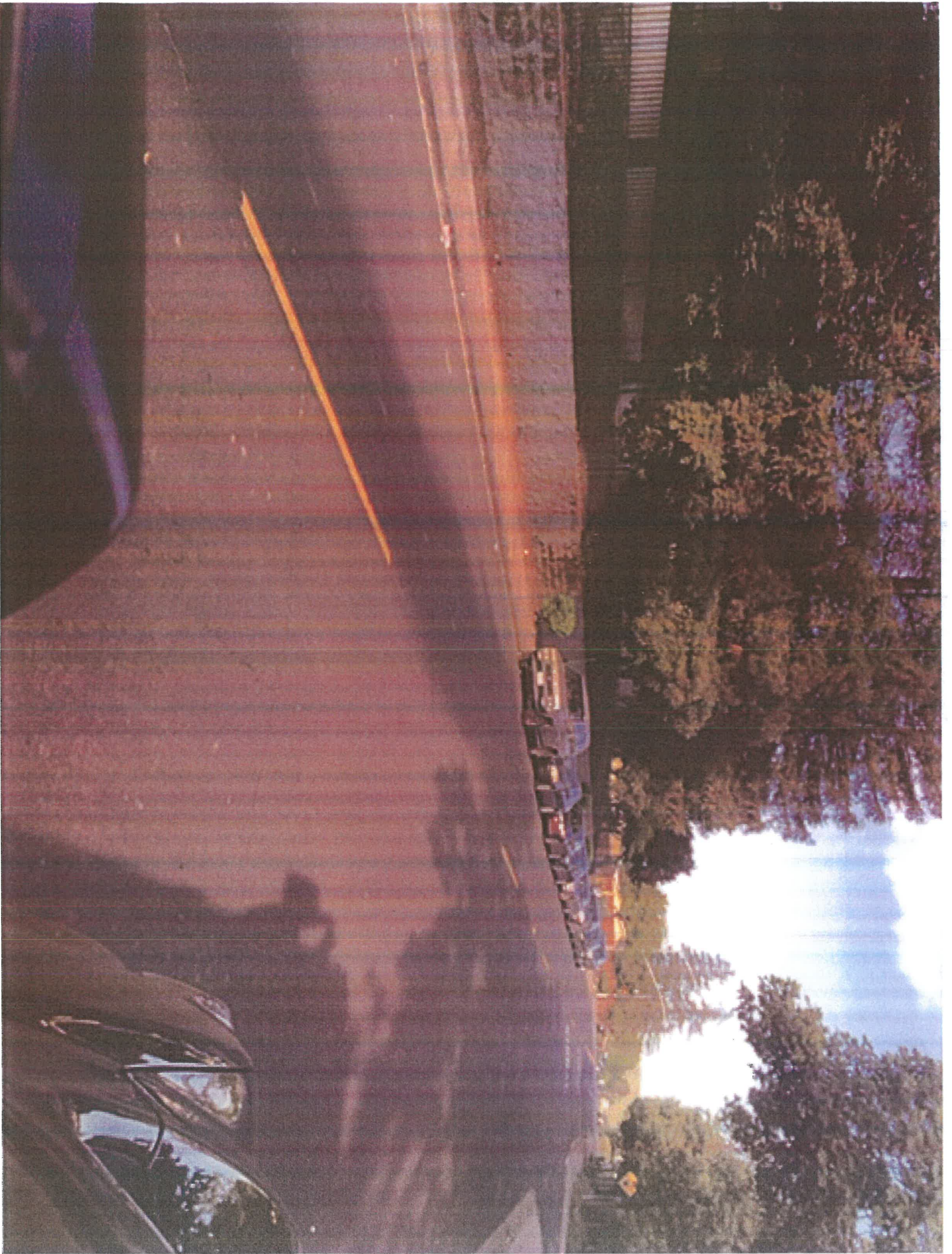
The staff report indicates that there will be 193 apartments with 328 parking spots and an estimated net population increase of 500 new residents. This equates to 1.6 parking spots and 2.5 people per unit. Attached for your review are pictures of the southern end of the existing strip mall as well as the surface street of Lynbrook Dr. to the north. These pictures were taken at approximately 6:30am which is before any of the business's open. This indicates that the cars are overflow parking for the existing apartments to the east. Furthermore to suggest that the new apartments will house 2.5 people per unit is a gross under estimate. The reality is that these units will house multiple families and overtax an already congested neighborhood.

The report also contains a history of the property that states that in 1988 it was rezoned from community business to retail. What the report does not indicate is that at the time there was a proposed Albertsons store to be built. Because of excessive fees and red tape from the County Albertsons ultimately found the city of Pittsburg to be much more business friendly and a new store was built on Railroad Avenue. I respectfully submit to you that this community would be better served by a full service grocery store that sells more than just cigarettes' and lottery tickets and NOT more apartments.



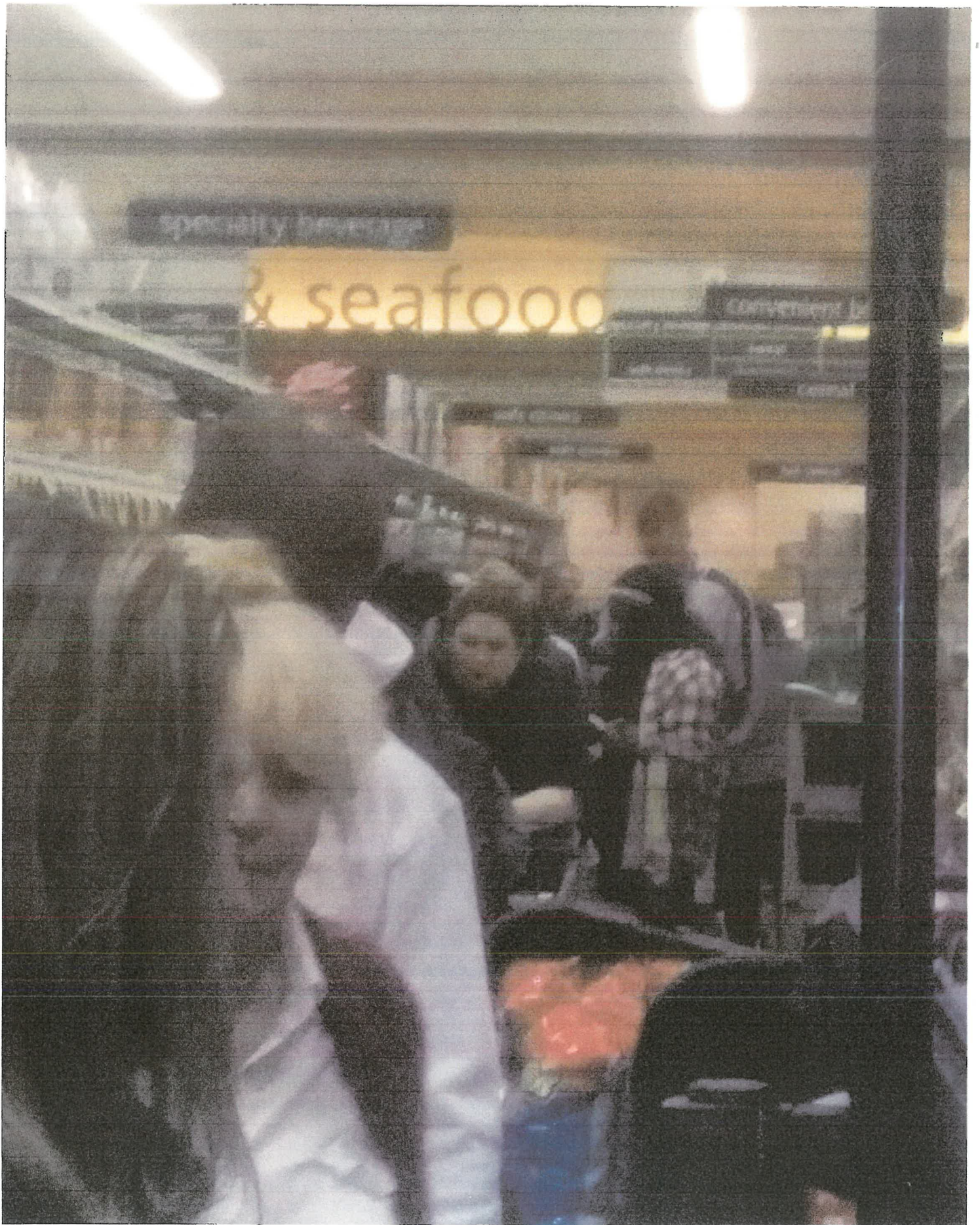








Saban 28



**REQUEST TO SPEAK FORM (2 minute limit)**

I wish to speak on Agenda Item # D8

Complete this form and place it in the upright box near the speaker's podium, and wait to be called by the Chair.

Date: 4.25.17

Personal information is optional. This speaker's card will be incorporated into the public record of this meeting.

My comments will be:  General  For  Against

NAME (Print) Brenda Chaquette  
To ensure your name is announced correctly, you may include phonetic spelling.

I wish to speak on the subject of:

Address: [redacted] e

Bay Point Family Apartments

City: Bay Point

Phone: [redacted]

I am speaking for:  Myself on behalf on Bay Point  Organization: \_\_\_\_\_

I do not want to speak but would like to leave comments for the Board to consider. (Use the back of this form.)

\* Please note: I prefer to speak with all of you, but I am catching an international flight this afternoon and unable to stay.

**Information for Speakers:**

In lieu of speaking, I wish to submit these comments:

Deposit this form in the upright box next to the speaker's podium before the Board's consideration of your item.

Wait to be called by the Chair. Please speak into the microphone at the podium.

Begin by stating your name and your city or area of residence, and whether you are speaking for yourself or on behalf of an organization.

If you have handout materials, please give them to the Clerk.

Avoid repeating comments made by previous speakers.

I am here today to speak for and on behalf of the Bay Point Community at large with regard to the Bay Point Family Apartments. We are on record opposing this project and urge you to hear our concerns.

The path that brought us here today has failed our community as we were not fully informed. Everyone here today in opposition is here as a result of our (Bay Point Community) grassroots effort to inform.

I spoke with Mr. Glover last year with regard to this proposed project and requested that all pertinent information be added to the Bay Point webpage through Mr. Glover's office. In addition, I requested that our Bay Point NAC page be updated in a timely manner. As you can see by the attached screen shots, neither happened. They failed.

We feel the the proposed project does not match our homes in size, style and scale. These apartments ~~are~~ contemporary and prison-like faced simply do not resemble anything in our community anywhere, but especially along Post Chicago and Willow Pass Road. Allowing something of this size and style on a lot that has been vacant for over 40+ years is unacceptable. We need more homeownership opportunities, not more apartments.

The Bay Point Community and the County are in this together. We can do better than this. Just because you can build something like this, doesn't mean you should. We deserve to be informed. We demand that our voices and objections be heard. We are a small and mighty group that believe in a better Bay Point and are prepared to utilize our voice, skills and passion to achieve our goals.

I would like to leave you with one final thought, we understand that Meta Housing put in time and money designing this project. However, this project will affect our community for a lifetime.

Brenda Clayton

As of 4.10.17

**Vicki Zumwalt, Chair**  
315 East Leland Road  
Pittsburg, CA 94565  
[\(925\) 427-8360](tel:(925)427-8360)

**Vicki Zumwalt, Chair**  
**Charles Tremaine, Vice Chair**  
**Lupe Lopez Garcia, Secretary**  
**Debra Mason, Treasurer**  
**Trina Hudson, Councilmember**  
**Sterling Stevenson, Councilmember**  
**Eva Garcia, Councilmember**

**AGENDAS**

**2016 Bay Point MAC Agenda's**  
[April 5, 2016 Bay Point MAC Agenda](#)  
[March 1, 2016 Bay Point MAC Agenda](#)

**2015 Bay Point MAC Agenda's**  
[January 5, 2016 Bay Point MAC Agenda](#)  
[December 1, 2015 Bay Point MAC Agenda](#)  
[September 1, 2015 Bay Point MAC Agenda](#)  
[August 4, 2015 Bay Point MAC Agenda](#)  
[July 7, 2015 Bay Point MAC Agenda](#)  
[June 2, 2015 Bay Point MAC Agenda](#)  
[May 5, 2015 Bay Point MAC Agenda](#)  
[April 7, 2015 Bay Point MAC Agenda](#)  
[March 3, 2015 Bay Point MAC Agenda](#)  
[January 6, 2015 Bay Point MAC Agenda](#)

**2014 Bay Point MAC Agenda's**  
[December 2, 2014 Bay Point MAC Agenda](#)  
[November 4, 2014 Bay Point MAC Agenda](#)  
[October 7, 2014 Bay Point MAC Agenda](#)  
[September 2, 2014 Bay Point MAC Agenda](#)

There was no AUGUST MAC meeting due to National Night Out  
[July 1, 2014 Bay Point MAC Agenda](#)  
[June 3, 2014 Bay Point MAC Agenda](#)  
[May 6, 2014 Bay Point Agenda](#)  
[April 1, 2014 Bay Point MAC Agenda](#)

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- Staff Members
- Contact Us
- Bay Point MAC
- Pacheco MAC
- Rodeo Information
- Grant Research, Writing & Administration
- Youth Summit 2016
- Gang Task Force Meeting
- District V Library slideshows

Live Chat

CCTV

Online Payments

Jobs





as of 4-10-17

- [May 8, 2008 Bay Point MAC Minutes](#)
- [May 8, 2008 Traffic Advisory Committee Minutes](#)
- [April 1, 2008 Bay Point MAC Minutes](#)
- [March 4, 2008 Bay Point MAC Minutes](#)
- [March 4, 2008 Code Enforcement Subcommittee Minutes](#)
- [February 5, 2008 Bay Point MAC Minutes](#)
- [January 2, 2008 Bay Point MAC Minutes](#)

**Bay Point Newsletter**  
 Bi-Annual Newsletter of the Bay Point Municipal Advisory Council

- [Newsletter #23 - May 2014](#)
- [Newsletter #22- November 2013](#)
- [Newsletter #21 - May 2013](#)
- [Newsletter #20 - October 2012](#)
- [Newsletter #19- June 2012](#)
- [Newsletter #18- October 2011](#)
- [Newsletter #17- March 2011](#)
- [Newsletter #16- November 2010](#)

**End of Year Annual Report**  
[2012 End of the Year Report](#)

**Bay Point Redevelopment**  
 American Tower Corporation

- [American Tower Corporation Land Use Permit](#)
- [Agency Comment Request](#)
- [American Tower Revised Plans LP972085C](#)

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**RECORD OF ACTIONS****2016 Bay Point MAC Record of Action /Minutes****2015 Bay Point MAC Record of Action /Minutes**[October 6, 2015 Bay Point MAC Record of Action](#)[June 2, 2015 Bay Point MAC Record of Action](#)[February 3, 2015 Bay Point MAC Record of Action](#)[January 6, 2015 Bay Point MAC Record of Action](#)**2014 Bay Point MAC Record of Action /Minutes**[November 4, 2014 Bay Point MAC Record of Action](#)[October 7, 2014 Bay Point MAC Record of Action](#)[September 14, 2014 Bay Point MAC Record of Action](#)**There was no AUGUST MAC meeting due to National Night Out**[July 1, 2014 Bay Point MAC Record of Action](#)[May 6, 2014 Bay Point MAC Record of Action](#)[April 1, 2014 Bay Point MAC Record of Action](#)[March 4, 2014 Bay Point MAC Record of Action](#)[February 4, 2014 Bay Point Record of Action](#)[January 7, 2014 Bay Point MAC Record of Action](#)**2013 Bay Point MAC Record of Action/Minutes****There was no December 2013 Bay Point MAC**[November 5, 2013 Bay Point Record of Action](#)[October 13, 2013 Bay Point MAC Record of Action](#)[September 12, 2013 Bay Point MAC Record of Action](#)**There was no August MAC meeting**[July 2, 2013 Bay Point MAC Record of Action](#)[June 4, 2013 Bay Point MAC Record of Action](#)[May 7, 2013 Bay Point MAC Record of Action](#)[April 13, 2013 Bay Point MAC Record of Action](#)[March 13, 2013 Bay Point MAC Record of Action](#)**January 2013 MAC meeting was cancelled****2012 Bay Point MAC Record of Action/Minutes**[December 12, Bay Point MAC Record of Action](#)[November 12, 2012 Bay Point MAC Record of Action](#)[September 4, 2012 Bay Point MAC Record of Action](#)[July 12, 2012 Bay Point MAC Record of Action](#)

As of 4-10-17