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Office of the City Manager

INFORMATION CALENDAR
November 17, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Landmark Preservation Ordinance Notice of Decision: Daley's Scenic Park Tract / #LMSAP2026-0006

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject Landmark property. This action is subject to a 14-day appeal period, which began after the notice was mailed on November 3, 2026.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to appeal any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 14 days of the mailing of the Notice of Decision, or by November 17, 2026.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the SAP within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation and discretionary alteration reviews by staff and LPC provide opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Allison Riemer, Senior Planner, Planning and Development, 510-981-7433

Attachments:

1: Notice of Decision – #LMSAP2026-0006 / Daley's Scenic Park Tract

Attachment 1, Part 1

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: October 1, 2026
DATE NOTICE MAILED: November 3, 2026
APPEAL PERIOD EXPIRATION: November 17, 2026
EFFECTIVE DATE (Barring Appeal or Certification): November 18, 2026

Daley's Scenic Park Tract

Structural Alteration Permit #LMSAP2026-0006 to reconstruct/repair segments of retaining walls within the Daley's Scenic Park Tract near 2692 Hilgard Avenue and 1644 La Loma Avenue. Work near Hilgard Avenue was partially completed in 2025 and revisions are proposed to update previously completed work.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following Structural Alteration Permit request:

- **Applicant** — Randy (Wai) Kong, City of Berkeley
  1947 Center Street
  4th Floor
  Berkeley, CA 94704
- **Property Owner** — City of Berkeley
  2180 Milvia Street
  Berkeley, CA 94704

ZONING DISTRICT: Residential Multi-Unit 2 District, Hillside Overlay (R-2H)

ENVIRONMENTAL REVIEW STATUS: The project is categorically exempt from further environment review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

The application materials for this project are available online at:
https://berkeleyca.gov/construction-development/land-use-development/zoning-projects or
https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2026-0006
Daley's Scenic Park Tract
Mailed: November 3, 2026

FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-0

YES: ANDERSON, CRANDALL, FINACOM, GORDON, GREENE, MONTGOMERY, SCHNIETZ, SCHWARTZ,

NO: NONE

ABSTAIN: NONE

ABSENT: NONE

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
   a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least 200 residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $3,000. This fee may be reduced to $1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
   b. The fee for all appeals by Applicants is $6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structural Alteration Permit will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:

   A. That this belief is a basis of your appeal.

   B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.

   C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

   If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings
2. Conditions
3. Plans

ATTEST:
Allison Riemer, Secretary
Landmarks Preservation Commission

cc: City Clerk
Randy (Wai) Kong, City of Berkeley, 1947 Center Street, 4th Floor, Berkeley, CA 94704
City of Berkeley, 2180 Milvia Street, 4th Floor, Berkeley, CA 94704

Attachment 1, part 2

Landmarks Preservation Commission Findings

App #: LMSAP2026-0006

October 1, 2026

Structural Alteration Permit for Daley's Scenic Park Tract

Quick Facts	Project Description:
Applicant: City of Berkeley Public Works Engineering Division **Property Owner:** City of Berkeley **Project Address:** Daley's Scenic Park Tract **Site Size:** n/a **GP Land Use:** Medium Density Residential **Zoning:** Residential Multi-Unit 2 District (R-2H) **CEQA:** Exempt pursuant to CEQA Section 15331 **Date Submitted:** April 30, 2026 **Date Deemed Complete:** June 1, 2026 **Project Planner:** JulieAnn Murphy, Rincon Consultants	The applicant is seeking approval to reconstruct/repair segments of retaining walls within the Daley's Scenic Park Tract near 2692 Hilgard Avenue and 1644 La Loma Avenue. Work near Hilgard Avenue was partially completed in 2025 and revisions are proposed to update previously completed work.
	Zoning Permits Requested:
	Structural Alteration Permit pursuant to 3.24.200 to make repairs/alterations to a City of Berkeley Landmark.
	Staff Recommendation:
	Staff recommends that LPC approve LMSAP2026-0001 pursuant to BMC Section 3.24.260 "**Permit application–Review standards and criteria**" and subject to the attached Findings and Conditions of Approval.

CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation" because the project will preserve and restore the existing retaining walls.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

Regarding the Secretary of the Interior's Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evidence. The proposed scope of work will not result in a change of use of the retaining walls or any of other associated features of Daley's Scenic Park Tract. The proposed project is consistent with Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evidence. The proposed scope of work will retain the property's existing historic character. Distinctive materials will be preserved. The proposed design refinement and replacement of retaining walls and pavement will be undertaken in a manner that retains the existing spaces and spatial relationships that characterize the Daley's Scenic Park Tract. Retaining walls will be replaced in kind. The proposed scope of work is consistent with Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evidence. The proposed scope of work will not introduce materials that create a false sense of historical development. Standard 3 is not applicable.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Evidence. Daley's Scenic Park Tract retains its original design. No changes have occurred that have acquired historic significance. Standard 4 is not applicable.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evidence. The proposed scope of work is limited to replacing damaged materials in kind. Distinctive materials, features, and finishes that characterize Daley's Scenic Park Tract will be preserved. The proposed scope of work is consistent with Standard 5.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evidence. The proposed scope of work proposes to replace existing deteriorated materials and revise previously completed work to ensure it matches the historic in material, color, profile, and finish. Due to the extent and type of material damage, repair is not suitable or possible. Proposed replacement is limited to segments that are damaged beyond repair. New retaining

wall material will match the existing in design, color, texture, and materials. Replacement is based on existing physical evidence. The proposed scope of work is consistent with Standard 6.

Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Evidence. No chemical or physical treatments are proposed as part of this scope of work. Standard 7 is not applicable.

Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Evidence. The proposed project is not expected to encounter archaeological resources. The proposed work is subject to the City's existing guidelines and conditions on the treatment of archaeological resources. The proposed scope of work is consistent with Standard 8.

Standard 9*: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evidence. The proposed scope of work is limited to replacing materials that are deteriorated by repair and revising previously completed work to ensure it matches the historic in material, color, and finish. All work will be consistent with the historic design and materials. The proposed scope of work will not destroy historic materials, features, and spatial relationships that characterize the property. No additional alterations or additions are proposed. The proposed project is consistent with Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evidence. The proposed scope of work does not include new additions or new construction. Standard 10 is not applicable.

FINDINGS REQUIRED UNDER THE LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

    a. For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

    Evidence: The proposed project will restore the historic appearance of a retaining wall at Hilgard Avenue and replace in-kind the existing retaining walls at La Loma Avenue. The proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will retain Daley's Scenic Park Tract's character-defining features. As such, the proposed scope of work will not adversely affect the special character or value of Daley's Scenic Park Tract.

b. For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The site is not in a Historic District.

c. For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City Landmark and not a Structure of Merit.

Conditions of Approval

October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Project Approval**. This Structural Alteration Permit approval is for Daley's Scenic Park Tract, as substantially shown and described on the project plans dated February 27, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on October 1, 2026 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project.** This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	**Conformance to Approved Plans.** All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060.B.4	On-Going	Land Use Planning
5.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
6.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) "Time Limits"	On-Going	Land Use Planning
7.	**Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection	City of Berkeley	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Conditions of Approval on Building Permit Plan Submittal** **Structural Alteration Permit.** The Conditions of Approval for this Structural Alteration Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title 'Structural Alteration Permit Conditions.	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

3.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division

III. During Construction A. Building & Safety Division		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	**Construction Hours- Exceptions**. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	**Construction / No Parking Permits**. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.	City of Berkeley	During Construction	Building & Safety

IV. During Construction B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Paleontological Resources (Ongoing throughout demolition, grading, and/or construction)**. In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning
2.	**Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,** all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	**Archaeological Resources (Ongoing throughout demolition, grading, and/or construction**). Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Construction	Land Use Planning

	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find. **B.** If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards. **C.** In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations. **D.** If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.			

IV. During Construction **C. During Construction: Public Works**		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Site Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Street & Sidewalk Damages.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works

3.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	**Hauling of Debris.** Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

V. Structural Alteration Permit Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.	City of Berkeley	On-Going	Land Use Planning
2.	**Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning

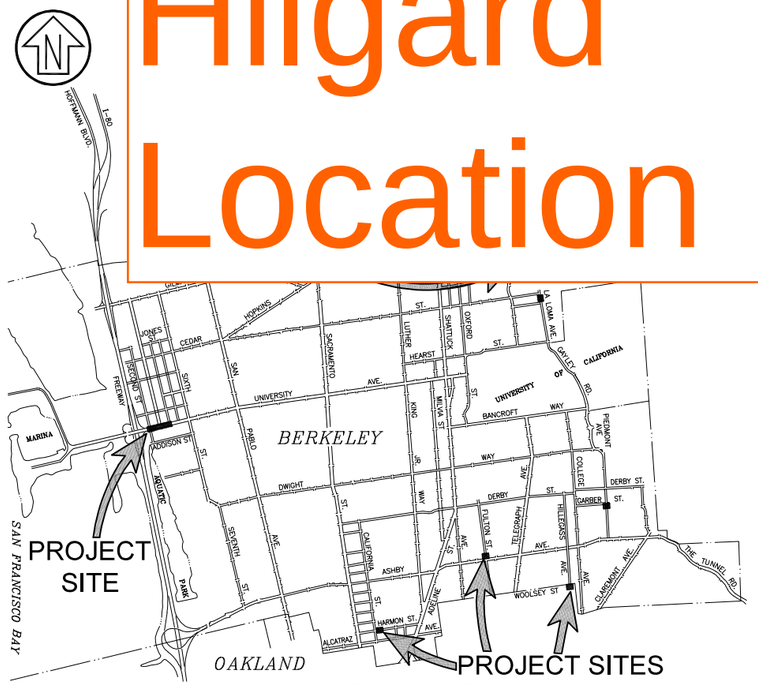
CITY OF BERKELEY

ALAMEDA COUNTY, CALIFORNIA

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT

SPECIFICATION NO. 25-11717-C

Hilgard Location

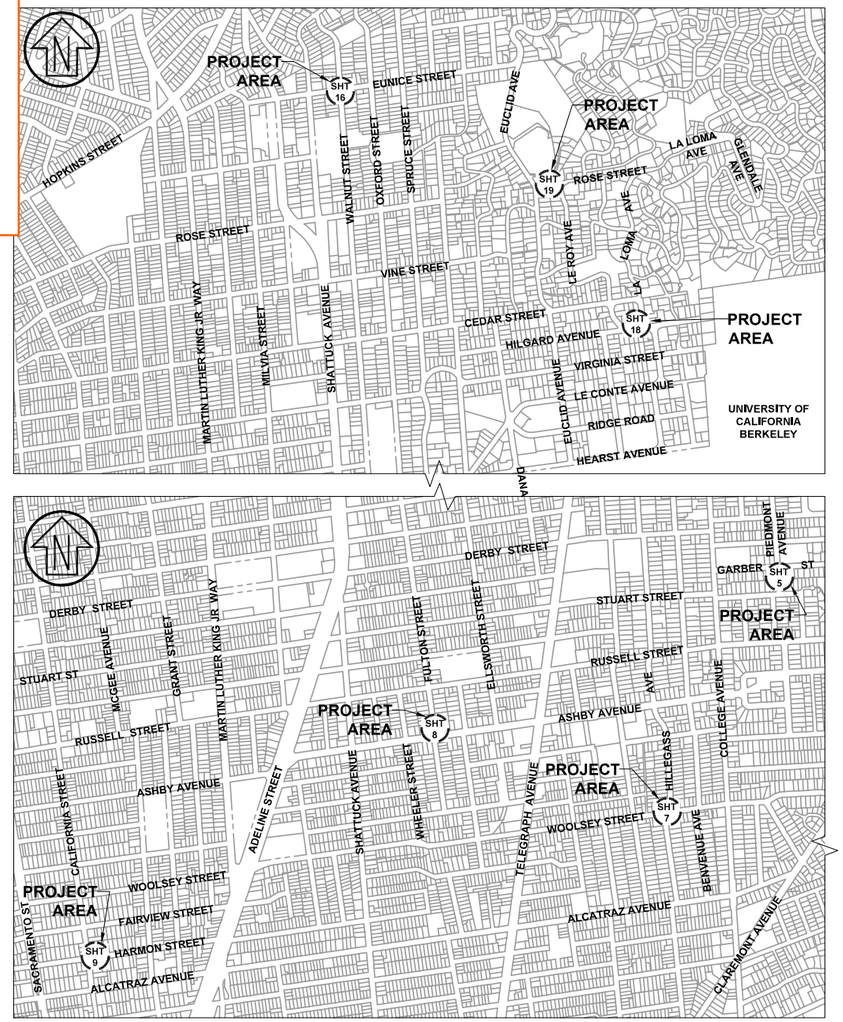


LOCATION MAP

SCALE: N.T.S.

KEY MAP

SCALE: N.T.S.



KEY MAP

SCALE: N.T.S.

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22. LA LOMA AVE RETAINING WALL REPAIRS – RETAINING WALL DETAILS NO. 3
23. LA LOMA AVE RETAINING WALL REPAIRS – RETAINING WALL DETAILS NO. 4
24. LA LOMA AVE RETAINING WALL REPAIRS – RETAINING WALL DETAILS NO. 5
25. ROSE WALK RETAINING WALL REPAIRS – GENERAL LAYOUT
26. ROSE WALK RETAINING WALL REPAIRS – RETAINING WALL DETAILS NO. 6
27. ROSE WALK RETAINING WALL REPAIRS – RETAINING WALL DETAILS NO. 7
28. EROSION CONTROL PLAN
29. POLLUTION PREVENTION PLAN

CONTACT INFORMATION

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oscar.herrera@ebmud.com

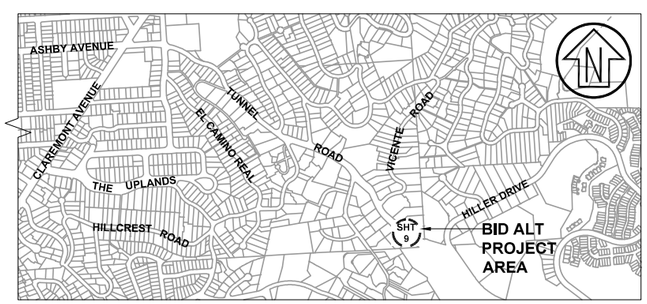
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KEY MAP

SCALE: N.T.S.

CSW ST2
ENGINEERING | LANDSCAPE ARCHITECTURE
SURVEYING | URBAN PLANNING
2001 ADDISON STREET 415.883.9850
BERKELEY, CA 94704 WWW.CSWST2.COM
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PROJECT MANAGER: DATE

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FOR REDUCED PLANS – ORIGINAL SCALE IS IN INCHES

DEPICTION OF MONUMENTS: DATE
SURVEY CHIEF OF PARTY
WATERSHED REVIEW: DATE

SUBMITTED: DATE
SUPERVISING ENGINEER REGISTR. EXP.
APPROVED: DATE
CITY ENGINEER R.C.E. EXP.

DESIGN JD
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DATE 02/27/2026

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
COVER SHEET

PLAN –
FILE –
T1
SHEET 1 OF 29

REVISION	MARK	DATE	APPROVAL
1			
1			

DESCRIPTION

ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
AD	- AREA DRAIN
BC	- BEGINNING OF CURVE
B/L	- BASE LINE
BSW	- BACK OF SIDEWALK
CAMUTCD	- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
CB	- CATCH BASIN
C&G	- CURB AND GUTTER
CC	- CAST IRON
℄	- CENTERLINE
CP	- CONTROL POINT
DI	- DROP INLET
DEP	- DEPRESSED
DESC	- DESCRIPTION
DWY	- DRIVEWAY
EC	- END OF CURVE
EG	- EXISTING GRADE
EP	- EDGE OF PAVEMENT
EL	- ELEVATION
EX	- EXISTING
FG	- FINISH GRADE
F/L	- FLOWLINE
FS	- FINISH SURFACE
FSP	- FLATTENED STEEL PIPE
GB	- GRADE BREAK
HC	- HANDICAP
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
HP	- HIGH POINT
HSS	- HOLLOW STRUCTURAL SECTION
INV	- INVERT
JB	- JUNCTION BOX
JP	- JOINT POLE
LC	- LEVELING COURSE
LF	- LINEAR FEET
LP	- LOW POINT
LOW	- LIMIT OF WORK
MH	- MAINTENANCE HOLE
MON	- SURVEY MONUMENT
NG	- NATURAL GROUND
NTS	- NOT TO SCALE
PA	- PLANTER AREA
PB	- PULL BOX
PCC	- PORTLAND CEMENT CONCRETE
PC	- POINT OF COMPOUND CURVE
POC	- POINT ON CURVE
PRC	- POINT OF REVERSE CURVE
PVC	- POLY VINYL CHLORIDE PIPE
R&R	- REMOVE AND REPLACE
RCP	- REINFORCED CONCRETE PIPE
RRPM	- RETRO-REFLECTIVE RAISED PAVEMENT MARKER
RW	- RIGHT OF WAY
SS	- SANITARY SEWER
SSD	- SEE STRUCTURAL DRAWINGS
SSMH	- SANITARY SEWER MAINTENANCE HOLE
SD	- STORM DRAIN
SDCO	- STORM DRAIN CLEAN OUT
SDMH	- STORM DRAIN MAINTENANCE HOLE
SF	- SQUARE FEET
SSMH	- STANITARY SEWER MAINTENANCE HOLE
SW	- SIDEWALK
TC	- TOP OF CURB
TS	- TRAFFIC SIGNAL
UNO	- UNLESS NOTED OTHERWISE
VIF	- VERIFY IN FIELD

SYMBOLS LEGEND

EXISTING		PROPOSED	
WM GM	– Ex. Water/Gas Meter	●	– BOLLARD
WV GV	– Ex. Water/Gas Valve		– SIGN
	– Ex. Fire Hydrant		– TREE / TREE TO BE REMOVED (GRIND STUMP TO GRADE, UNO)
UP	– Ex. Utility Pole	SD	– STORM DRAIN MAINTENANCE HOLE
JP	– Ex. Utility Pole w/Light	1 / X	– DETAIL NO. SHEET NO.
	– Ex. Tree		
Bxxxx	– Ex. Miscellaneous Survey Monument		
Bxxxx	– Ex. Survey Well Monument		
	– Ex. Benchmark		
CPxxxx	– Ex. Control Point		
	– Ex. Misc. Survey Point		
CPxxxx	– Control Point Set		
	– Ex. Light–Post Mounted		
PP	– Ex. Power Pole with Guy		
SSCO	– Ex. Sanitary Sewer Clean Out		
SS	– Ex. Sanitary Sewer Maintenance hole		
SD	– Ex. Storm Drain		
PB	– Ex. Pullbox		
	– Ex. BOLLARD		
	– Ex. SIGN		

LINETYPES

EXISTING		PROPOSED
30	CONTOUR - MAJOR	30
	CONTOUR - MINOR	
x x x x x	FENCE	N/A
G	GAS LINE	N/A
E	ELECTRICAL LINE(S)	N/A
W	WATER LINE	N/A
N/A	LIMITS OF CONSTRUCTION	
	PROPERTY / LOT LINE	N/A
	RETAINING WALL	
SS	SANITARY SEWER	N/A
	STORM DRAIN	
N/A	SUB-DRAIN (PERFORATED)	
	TIES	
	TREE DRIPLINE	N/A

LEGEND

1.0' — SYMBOL DENOTES RETAINED WALL HEIGHT (DECIMAL FEET). WHERE WALL HEIGHT VARIES, MAX HEIGHT IS INDICATED. UNLESS NOTED ON PLAN, ALL TOP OF WALLS (TW) ARE INTENDED TO BE FLAT. FINISHED SURFACE (FS) CALLOUTS INDICATE THE FINISH SURFACE AT THE TOE OF WALL AND DO NOT ACCOUNT FOR THE GRADE DIFFERENCE BETWEEN FINISH SURFACE AND TOP OF FOOTING.

CONSTRUCTION NOTES:

1. SAWCUT EXISTING PAVEMENT AT LIMIT OF WORK, TYPICAL.
2. PROTECT AND PRESERVE ALL SURVEY MONUMENTS. SEE MONUMENT PRESERVATION NOTE.
3. PROTECT ALL DRAINAGE AND SEWAGE STRUCTURES AND PIPES FROM INFILTRATION OF ALL CONSTRUCTION DEBRIS FOR THE DURATION OF THE WORK.
4. CURB RAMPS SHALL BE LOCATED AS SHOWN WITHIN THESE PLANS AND ADJUSTED IN THE FIELD BY THE ENGINEER, IF NECESSARY.

GENERAL NOTES:

1. ALL DRAWINGS AND SPECIFICATIONS ARE CONSIDERED PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION MAY BE ISSUED. WORK NOT CONFORMING TO THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.

2. UTILITIES AS SHOWN CONFORM TO AVAILABLE RECORD DATA. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY REFEERENCE ALL SUBSURFACE UTILITIES PRIOR TO COMMENCING WORK AND TO VERIFY LOCATION AND DEPTHS BY POTHOLING OF ALL UTILITIES WITH APPROPRIATE AGENCIES, AND TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.

4. CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT, FOR INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF ALL SURFACE WATER POLLUTION PREVENTION MEASURES THROUGHOUT THE FULL EXTENT OF THE PROJECT. SURFACE WATER IS CLASSIFIED AS ANY BODY OF WATER ABOVE GROUND.

5. OVERHEAD UTILITY SERVICE ARE SHOWN APPROXIMATELY ON THE PLANS. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED OVERHEAD CLEARANCES.

6. ALL MAINTENANCE HOLES, CLEANOUTS AND WATER VALVES SHALL BE ADJUSTED TO GRADE WITHIN 48 HOURS OF PAVING. ALL PAVING SHALL BE COMPLETED WITHIN 24 HOURS OF RAISING THE UTILITY TO GRADE.

7. REVOCABLE ITEM - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL UTILITY BOXES TO THE GRADE OF THE FINISHED SIDEWALK OR GUTTER PRIOR TO THE POUR, INCLUDING COORDINATING WITH ALL UTILITY PROVIDERS AND/OR CLEANING AND CLEARING OF CONCRETE MORTAR FROM ALL UTILITY BOXES IN THE AREA SO THEY ARE FULLY ACCESSIBLE UPON COMPLETION OF THE SIDEWALK INSTALLATION.

8. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEASURE AND MARK EXISTING STRIPING , PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS PRIOR TO AND DURING THE STREET WORK. LAYOUT MARKINGS SHALL BE LAID OUT IN ADVANCE OF FINAL STRIPING. ALL LAYOUT MARKINGS SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER. THE CONTRACTOR SHALL PROVIDE A ONE WEEK TIME PERIOD FOR REVIEW OF LAYOUT MARKINGS. STRIPING CHANGES SHALL BE APPROVED BY THE CITY ENGINEER.

9. PAVEMENT MARKINGS DISTURBED, DAMAGED IN ANY FORM, OR TO ANY DEGREE WHILE THE CONTRACTOR HAS CUSTODY OF THE SITE SHALL BE REPLACED IN THEIR ENTIRETY AT CONTRACTOR'S EXPENSE.

10. CONTRACTOR SHALL CONTACT CITY ARBORIST AT LEAST 48 HOURS IN ADVANCE OF PERFORMING WORK UNDER THE DRIP LINE OF EXISTING TREES AND WHEN EXCAVATIONS IS PLANNED WITHIN THE ROOT SYSTEM OF THE TREE. THE CITY ARBORIST WILL REVIEW EACH LOCATION ON A CASE-BY-CASE BASIS TO CONFIRM THE ALLOWABLE EXTENT OF ROOT AND BRANCH PRUNING REQUIRED. CONTRACTOR SHALL ADHERE TO CITY SPECIFICATIONS AND RECOMMENDATIONS FOR TREE PRESERVATION.

11. TREE PROTECTION - PROVIDE FOR WRAPPING TREES, KEEPING EXPOSED ROOTS MOIST, AND USE OF AIR TOOLS FOR EXCAVATING. MEET WITH CITY ARBORIST BEFORE ANY WORK IS DONE.

12. ALL TREE REMOVALS ARE CONTINGENT UPON REVIEW AND RECOMMENDATION BY CITY'S PROJECT ARBORIST.

PRESERVATION OF SURVEY MONUMENTS

ALL CITY OF BERKELEY MONUMENTS LOCATED WITHIN THE PROJECT AREA MUST BE REFERENCED, PRIOR TO WORK COMMENCING, BY A LICENSED LAND SURVEYOR AS REQUIRED BY SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. CORNER RECORDS OF THIS WORK MUST BE SUBMITTED FOR FILING TO BOTH THE COUNTY SURVEYOR OF ALAMEDA COUNTY, AND THE CITY OF BERKELEY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, SURVEY SECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF EXISTING SURVEY MONUMENTS, BENCHMARKS, REFERENCE MARKS AND STAKES. SHOULD ANY SURVEY MONUMENTS, BENCHMARKS, REFERENCE POINTS, OR STAKES BE DAMAGED OR DESTROYED DURING THE PERFORMANCE OF THIS WORK, THE CONTRACTOR SHALL REPLACE SAID ITEMS PER CITY STANDARDS IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND CONTACT A CITY OF BERKELEY, SURVEY SECTION, CHIEF OF PARTY FOR FINAL INSPECTION AND ACCEPTANCE OF THE WORK.

SURVEY CONTROL POINTS

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
CITY MONMUMENTS				
B2922	2137474.041	6061004.156	519.41	FND MON 2"BDWP
B1302	2137560.329	6060809.517	508.45	FND MON PIN CNC
EXISTING CONTROL USED				
6	2137530.969	6061058.015	525.74	CP FND NLW EBMUD CURB
16	2137492.796	6061059.713	524.33	CP FND MNS
CONTROL SET				
1	2140650.163	6056162.623	292.44	CP MN GTR
2	2140447.024	6056200.641	286.93	CP MN
3	2140543.035	6056211.210	291.78	CP MN SW
4	2137555.249	6061034.446	527.66	CP SPK
5	2137361.432	6061153.608	530.37	CP MN CURB
7	2137546.702	6060836.636	512.22	CP SPK
8	2137518.984	6060899.120	516.48	CP MN
10	2148816.451	6053328.897	514.33	CP MN SW
11	2148795.240	6053300.234	502.24	CP MN TCB
12	2148809.997	6053414.348	523.83	CP MN SW
13	2148815.904	6053470.935	526.27	CP MN SW
14	2148828.718	6053522.058	535.07	CP MN SW
15	2148850.689	6053500.634	523.74	CP SPK
18	2138035.656	6055045.146	207.38	CP MN
19	2138251.726	6055060.446	209.34	CP MN
20	2136495.914	6049049.716	75.26	CP MN SW
21	2136469.880	6048887.132	73.19	CP MN
22	2138860.136	6052536.083	162.91	CP MN CNC
23	2138981.210	6052524.622	163.22	CP MN CNC
24	2147340.877	6054433.955	494.83	CP MN
25	2147332.909	6054395.543	486.22	CP SPK

NOTE:

1. CONTROL POINTS 4, 5, 6, 10, 11, 15, 16, 19 & 23 ARE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.

SURVEY NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL CITY MONUMENTS. SEE PRESERVATION OF SURVEY MONUMENT NOTES.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD 83) PER CALIFORNIA REAL TIME NETWORK (CRTN). EPOCH 2017.5
4. VERTICAL DATUM WAS ESTABLISHED BY TRANSLATING TERRESTRIAL SURVEY CONTROL POINTS TO GPS CONTROL POINTS ON CALIFORNIA ZONE 3 STATE PLANES COORDINATE SYSTEM. THEN GIVEN AN ELEVATION BUMP OF -5.89 FEET TO BE PUT ON TO BERKELEY DATUM

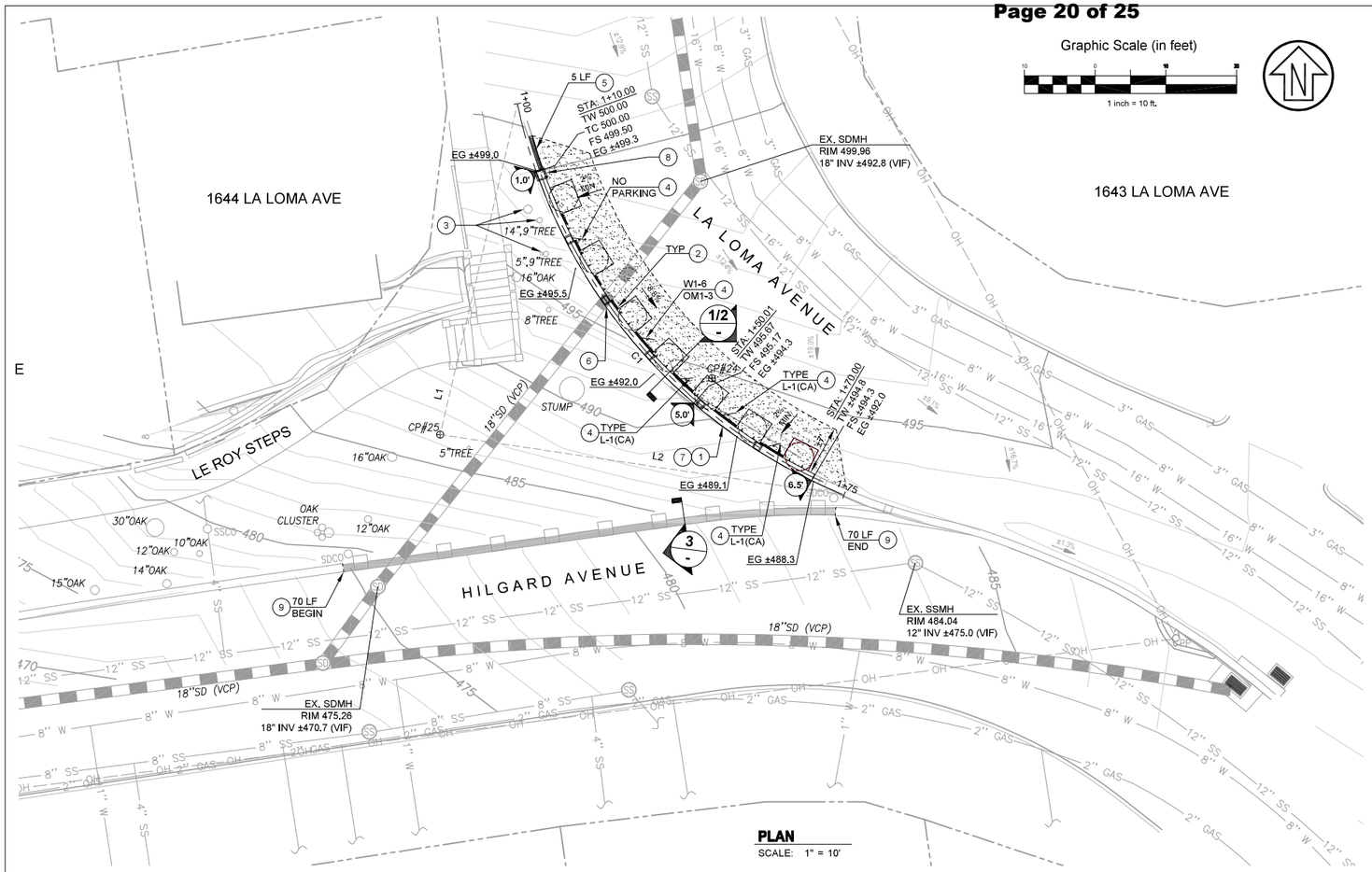
LA LOMA AVENUE SURVEY (ONLY)

1. VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1988 (NAVD88) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5
2. MOUNT POINT P224 (SIBLEY VOLC) WAS USED AND SURVEY POINTS WERE ROTATED HORIZONTALLY AND BUMPED VERTICALLY ACCORDINGLY IN ADDITION TO A 5.89' LOWERING IN ELEVATION TO GET ON BERKELEY'S DATUM SYSTEM

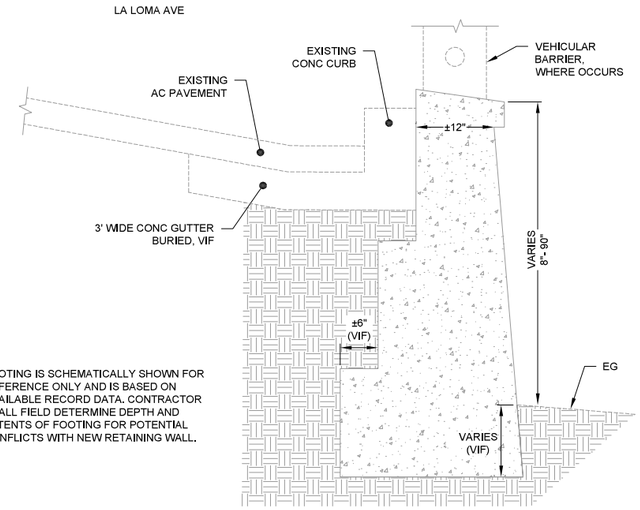
MONITORING FOR EVALUATION OF CONSTRUCTION ACTIVITY IMPACT ON ADJACENT PROPERTIES FOR NEW RETAINING WALLS

1. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR (LS) REFERENCE ALL EXISTING STRUCTURES/FOUNDATIONS WITHING A 50' READIUS OF THE LIMITS OF WORL. (50'-RADIUS FROM EXTENTS OF CONSTRUCTION AT LA LOMA AVENUE, WALNUT STREET, AND ROSE WALK).
2. LS SHALL INSTALL FIXED AND SECURE MARKERS ON THE EXISTING FOUNDATIONS OF NEIGHBORING PROPERTIES.
3. LS SHALL TAKE DATED AND TIMED PHOTOS OF EXISTING CONDITIONS AT THE FOUNDATIONS OF NEIGHBORING PROPERTIES.
4. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS PRIOR TO THE START OF CONSTRUCTION.
5. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS ON A WEEKLY BASIS TO COMPARE WITH EXISTING CONDITIONS.
6. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS AT THE END OF CONSTRUCTION.
7. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS ONE MONTH, 3 MONTHS, 6 MONTHS, AND ONE YEAR AFTER END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE ALL FINDINGS TO THE CITY ENGINEER AT THE END OF EACH 3D SURVEY.

APPROVAL	DESCRIPTION	DATE	MARK	REVISION
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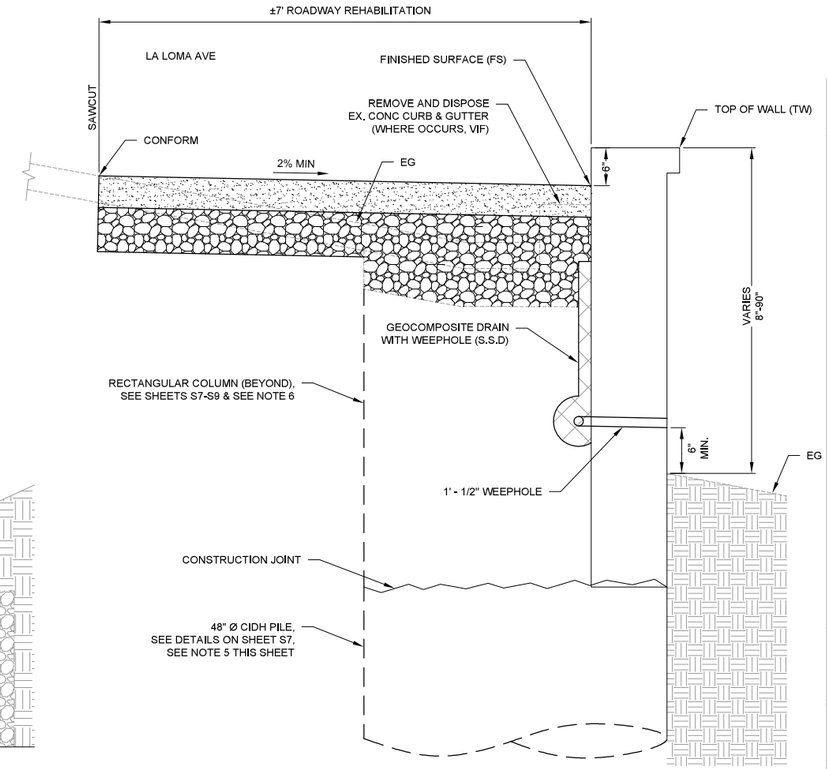


PLAN
SCALE: 1" = 10'



NOTE:
1. FOOTING IS SCHEMATICALLY SHOWN FOR REFERENCE ONLY AND IS BASED ON AVAILABLE RECORD DATA. CONTRACTOR SHALL FIELD DETERMINE DEPTH AND EXTENTS OF FOOTING FOR POTENTIAL CONFLICTS WITH NEW RETAINING WALL.

1 EXISTING LA LOMA AVENUE WALL SECTION
SCALE: 1" = 1'



LEGEND

ROADWAY REHABILITATION - REMOVE AND DISPOSE EX. PAVEMENT SECTION (INCLUDING BASE ROCK), SCARIFY AND RE-COMPACT THE UPPER 12" SUBGRADE TO 95% R.C. OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, PLACE NEW BASE ROCK AND AC TO CONFORM (5" HMA (TYPE A) / 7" MIN. CLASS II AB, VIF)

SAWCUT & CONFORM

KEYNOTES

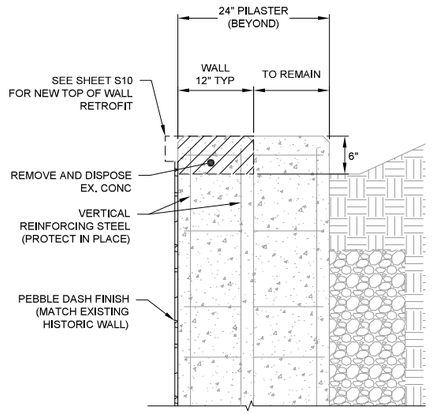
1. NEW RETAINING WALL (SEE DETAILS ON SHEET S6). REMOVE AND DISPOSE EX. RETAINING WALL, EXCAVATE AS REQUIRED FOR NEW WALL FOOTING
2. GEOCOMPOSITE DRAIN WITH WEEP HOLE, S.S.D.
3. TREES MAY BE REMOVED AS DIRECTED BY COB. CITY ARBORIST TO MAKE A DETERMINATION DURING THE COURSE OF THE WORK BASED ON EXTENT OF ROOT PRUNING REQUIRED.
4. REMOVE AND DISPOSE EX. SIGN POST, SALVAGE EX. SIGN(S) AND INSTALL ON NEW POST AND FOUNDATION PER DETAIL 1, SHEET C2.1 (SEE PLAN FOR SIGN DESIGNATION PER CAMUTCD). SIGN HEIGHT SHALL BE SET ABOVE NEW VEHICULAR BARRIER, AS APPROVED BY THE ENGINEER, AND SHALL BE CLEARLY VISIBLE FROM LA LOMA AVENUE
5. REMOVE AND DISPOSE EXISTING CURB, INSTALL STANDARD 6" VERTICAL CURB PER COB STD PLAN 8146, PAINT CURB RED (SEE PLANS FOR LENGTH)
6. PROTECT IN PLACE EX. SD, SEE SHEET S7. CONTRACTOR SHALL POTHOLE AS NEEDED TO VERIFY DEPTH AND LOCATION OF SD. CONTACT ENGINEER IF ANY CONFLICTS.
7. INSTALL DRILL PILES ALONG NEW RETAINING WALL (SEE DETAILS ON SHEET S7)
8. SCRIBE "LA LOMA" & "HILGARD" ONTO PILASTER TO MATCH EX. CONDITION
9. REMOVE AND DISPOSE UPPER 6" OF RETAINING WALL CONCRETE (PROTECT IN PLACE EXISTING REBAR), SEE SHEET S10 FOR NEW TOP OF WALL RETROFIT

LA LOMA AVE WALL ALIGNMENT						
TAG	STATION	NORTHING	EASTING	DELTA / BEARING	DISTANCE	RADIUS
C1	1+00.00	2147379.68	6054406.46	S39° 51' 07"E	75.00	76.50

LINE TABLE		
TAG	BEARING	DISTANCE
L1	N13°08'17"E	48.03'
L2	S81°30'10"E	57.71'

NOTES

1. CONTRACTOR SHALL MAINTAIN CLEARANCES FOR FIRE APPARATUSES AT ALL TIMES. SHOULD ANY WORK LIMIT FIRE ACCESS, CONTRACTOR SHALL PROVIDE TWO BUSINESS DAYS NOTICE TO BERKELEY FIRE DEPARTMENT (BFD). CONTRACTOR SHALL PROVIDE ALTERNATE ACCESS PLANS TO BFD FOR APPROVAL PRIOR TO LIMITING ACCESS.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL FIRE HYDRANTS AND MAINTAIN FIRE ACCESS AT ALL TIMES. HYDRANT ON EAST SIDE OF LA LOMA AVENUE, SOUTH OF THE RETAINING WALL.
3. CONTRACTOR SHALL CRACK SEAL VOIDS ALONG THE REMAINDER OF THE EXISTING RETAINING WALL, AS APPROVED BY THE ENGINEER.
4. PROTECT IN PLACE ALL EXISTING UTILITIES, UNO (INCLUDING MAINTENANCE HOLES, POWER POLES, OVERHEAD LINES, ETC).
5. DEPTH OF PIER VARIES DEPENDING ON THE DEPTH OF BEDROCK. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBSERVE EXCAVATION AND VERIFY ADEQUATE DEPTH IN WRITING BEFORE POURING CONCRETE.
6. NEW WALL AND PILASTERS SHALL MATCH EXISTING WALL & PILASTERS IN APPEARANCE, BOTH COLOR AND FINISH, AS APPROVED BY THE ENGINEER.



3 NEW HILGARD AVENUE WALL SECTION
SCALE: 1" = 1'

2 NEW LA LOMA AVENUE WALL SECTION
SCALE: 1" = 1'

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BERKELEY, CA 94704 WWW.CSWST2.COM
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PROJECT MANAGER: DATE
DEPICTION OF MONUMENTS: DATE
SURVEY CHIEF OF PARTY
WATERSHED REVIEW: DATE
SUBMITTED: DATE
SUPERVISING ENGINEER
APPROVED: DATE
CITY ENGINEER
REGISTR. EXP.
R.C.E. EXP.
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FOR REDUCED PLANS – ORIGINAL SCALE IS IN INCHES

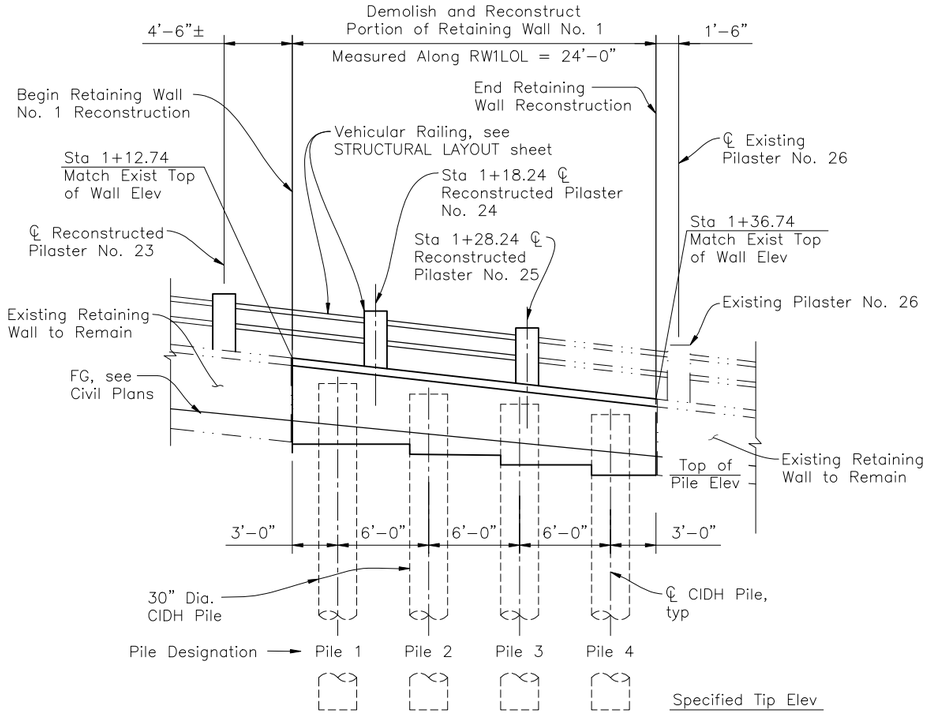
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CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
IMPROVEMENT PLAN
LA LOMA AVENUE RETAINING WALL

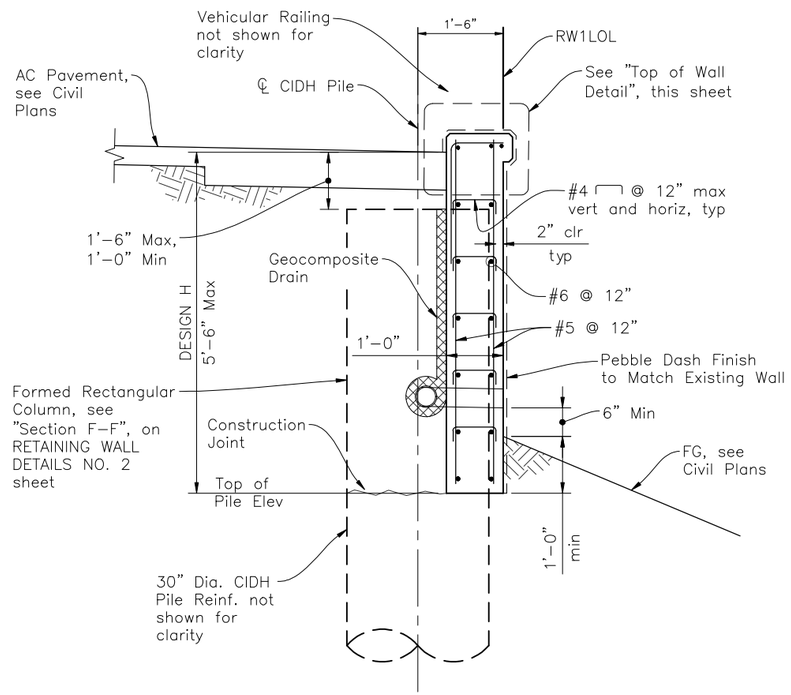
PLAN –
FILE –
C1.1
SHEET 4 OF 29

APPROVAL	DESCRIPTION
	DATE
	MARK
	REVISION



PARTIAL ELEVATION

1" = 5'–0"

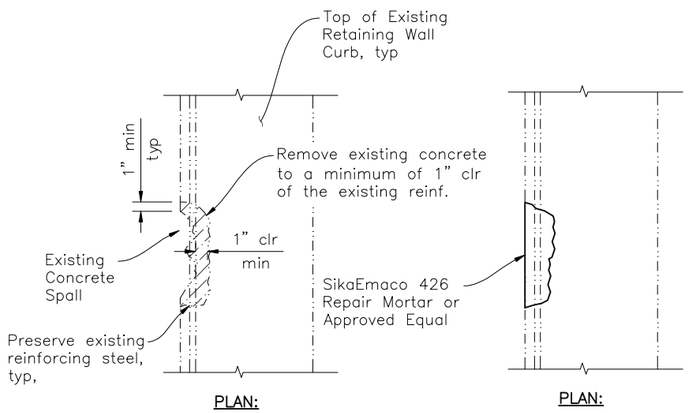


RETAINING WALL NO. 1 TYPICAL SECTION

3/4" = 1'–0"

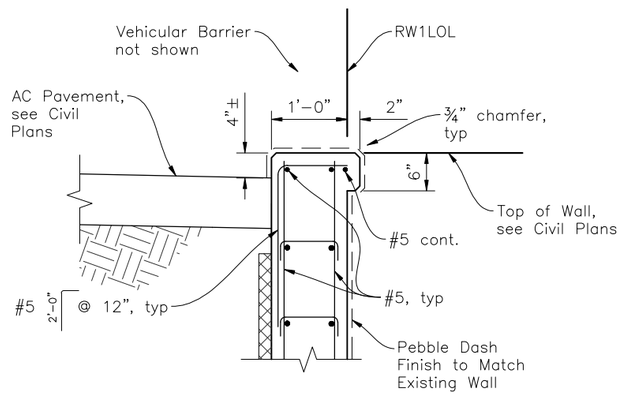
PILE DATA TABLE

Pile Designation	Pile Type	Top of Column Elev (ft)	Top of Pile Elev (ft)	Specified Tip Elev (ft)
Pile 1	30" dia CIDH Pile	112.72	108.72	76.00
Pile 2	30" dia CIDH Pile	112.03	108.03	75.25
Pile 3	30" dia CIDH Pile	111.35	107.35	74.50
Pile 4	30" dia CIDH Pile	110.68	106.68	73.75



DETAIL E

NO SCALE



TOP OF WALL DETAIL

1" = 1'–0"

NOTE:
The Contractor shall verify all controlling field dimensions before ordering or fabricating any materials.

REVISION	MARK	DATE	DESCRIPTION
		02/20/2026	100% CONSTRUCTION DOCUMENTS
		09/05/2025	100% CONSTRUCTION DOCUMENTS
		03/17/2025	95% CONSTRUCTION DOCUMENTS
			APPROVAL

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DEPICTION OF MONUMENTS: DATE
SURVEY CHIEF OF PARTY
WATERSHED REVIEW: DATE

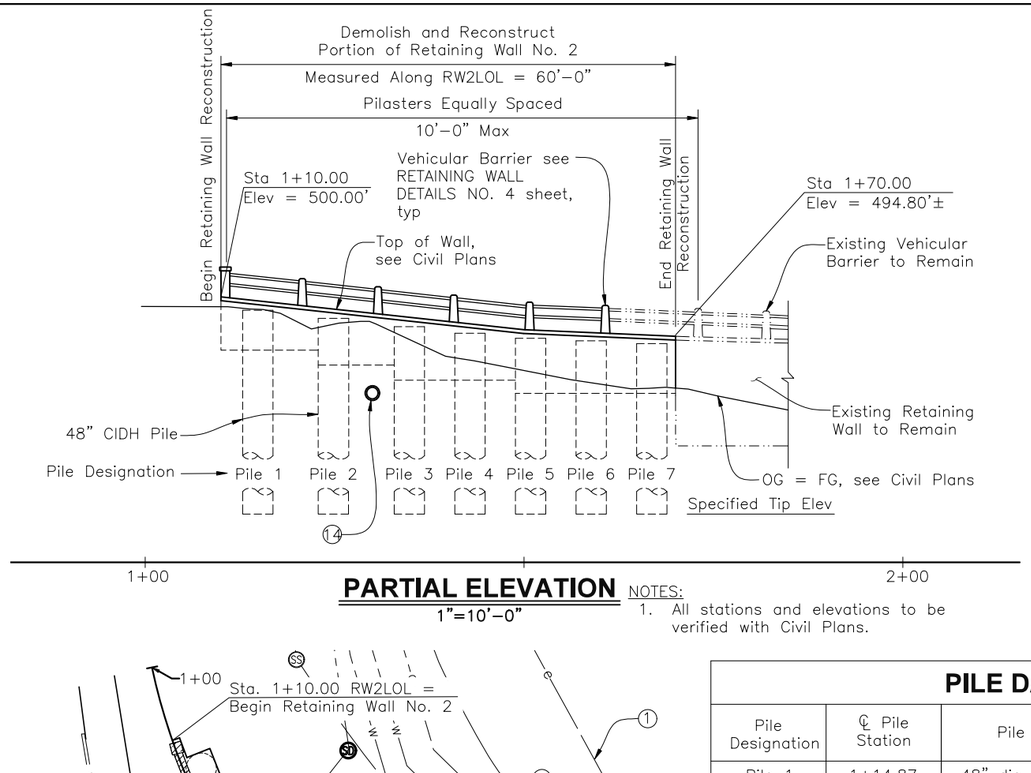
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SUPERVISING ENGINEER
REGISTR. EXP.
APPROVED: DATE
CITY ENGINEER
R.C.E. EXP.

DESIGN NRZ
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CHECK JPJ
AS BUILT
HORIZ.
VERT.
BOOK
DATE 02/20/2026

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
EUNICE ST AND WALNUT ST REPAIRS
RETAINING WALL DETAILS NO. 1

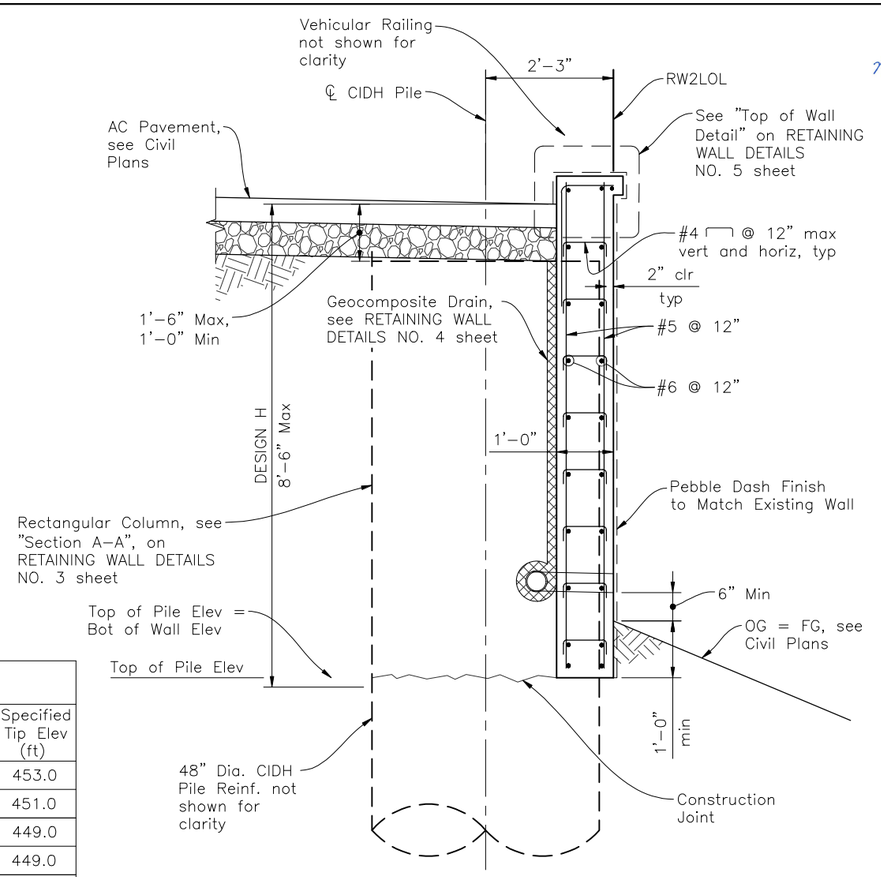
PLAN –
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PARTIAL ELEVATION

1"=10'-0"

NOTES:
1. All stations and elevations to be verified with Civil Plans.



RETAINING WALL NO. 2 TYPICAL SECTION

3/4"=1'-0"

PILE DATA TABLE

Pile Designation	℄ Pile Station	Pile Type	Top of Column Elev (ft)	Top of Pile Elev (ft)	Specified Tip Elev (ft)
Pile 1	1+14.87	48" dia CIDH Pile	498.3	493.0	453.0
Pile 2	1+24.87	48" dia CIDH Pile	497.2	491.0	451.0
Pile 3	1+34.87	48" dia CIDH Pile	496.1	489.0	449.0
Pile 4	1+42.87	48" dia CIDH Pile	495.2	489.0	449.0
Pile 5	1+50.87	48" dia CIDH Pile	494.5	487.3	447.3
Pile 6	1+58.87	48" dia CIDH Pile	494.2	487.3	447.3
Pile 7	1+66.87	48" dia CIDH Pile	493.8	487.3	447.3

PLAN

1"=10'-0"

CURVE DATA

No.	RADIUS	DELTA	LENGTH
Ⓐ	76.50'	56°10'20"	75.00'

Legend

1. Exist Overhead Electric Lines to Remain
2. Exist 3" Gas Line to Remain
3. Exist Storm Drain Inlet to Remain
4. Exist 12" Sanitary Sewer Line to Remain
5. Exist 18" Storm Drain to Remain
6. Exist Staircase to Remain
7. Exist 8" Water Pipe to Remain
8. Exist 2" Gas Line to Remain
9. Exist 16" Water Pipe to Remain
10. Exist 12" Sanitary Sewer Line to Remain
11. Exist 8" Water Pipe to Remain
12. Exist 1" Water Pipe to Remain
13. Exist 8" Sanitary Sewer Line to Remain
14. Protect in Place Exist 18" Dia. Storm Drain Line

Portion of Existing Retaining Wall to be Removed

B0-13 / 13-1: Indicates Caltrans standard plan sheet no. / Indicates detail no.

INDEX TO LA LOMA AVENUE STRUCTURAL PLANS

SHEET No.	TITLE
S7	RETAINING WALL NO. 2 GENERAL LAYOUT
S8	RETAINING WALL DETAILS NO. 3
S9	RETAINING WALL DETAILS NO. 4
S10	RETAINING WALL DETAILS NO. 5

GENERAL NOTES:
1. These plans are for Retaining Wall No. 2 only. See Civil Plans for additional notes and details.
2. Geotechnical engineer to field verify limits of drilled hole.
3. Contractor is responsible for maintaining roadway and wall stability during all temporary conditions and construction operations.
4. Utility locations shown are schematic. Contractor to verify all utilities with Civil Plans.
5. For traffic control details, see Civil Plans.
6. If an unsheltered individual is encountered within the project site during construction, please contact the City of Berkeley.

APPROVAL	DESCRIPTION	DATE	MARK	REVISION
	100% CONSTRUCTION DOCUMENTS	09/05/2025		
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http://www.csw-st2.com

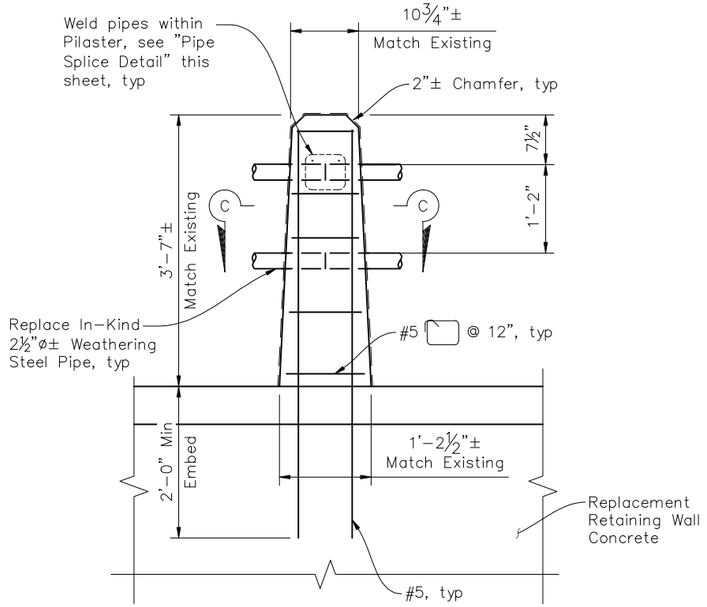
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R.C.E. EXP.
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T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
LA LOMA AVE RETAINING WALL REPAIRS
RETAINING WALL NO. 2 GENERAL LAYOUT

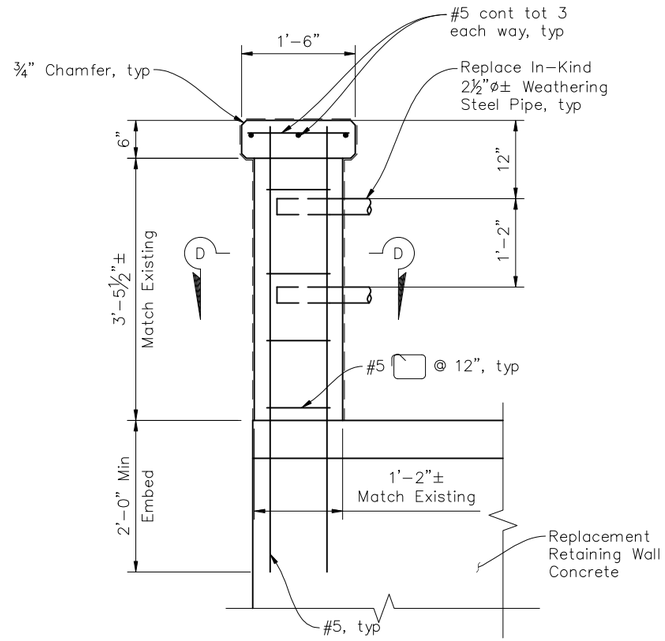
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INTERIOR PILASTER REPLACEMENT ATOP REPLACEMENT RETAINING WALL



INTERIOR PILASTER REPLACEMENT EXAMPLE



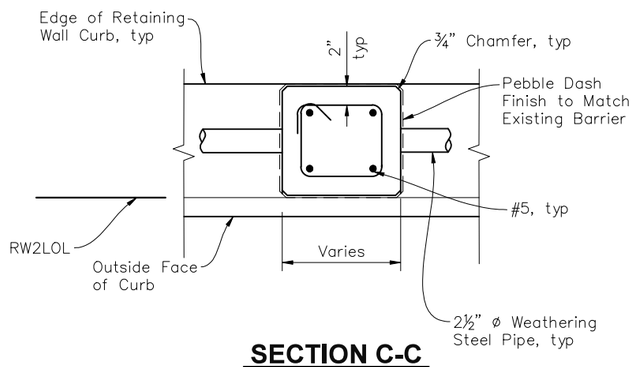
EXTERIOR PILASTER REPLACEMENT ATOP REPLACEMENT RETAINING WALL

INTERIOR PILASTER REPLACEMENT DETAIL

1" = 1'–0"

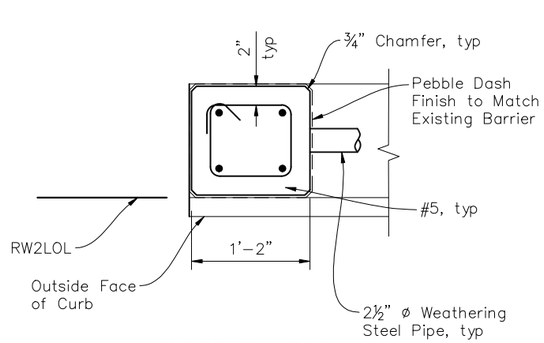
EXTERIOR PILASTER REPLACEMENT DETAIL

1" = 1'–0"



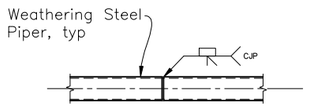
SECTION C-C

1–1/2" = 1'–0"



SECTION D-D

1–1/2" = 1'–0"



PIPE SPLICE DETAIL

1–1/2" = 1'–0"

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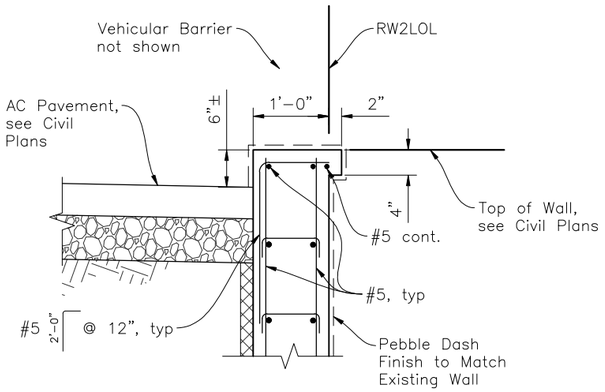
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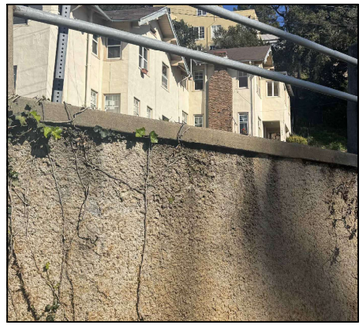
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DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
LA LOMA AVE RETAINING WALL REPAIRS
RETAINING WALL DETAILS NO. 4

PLAN –
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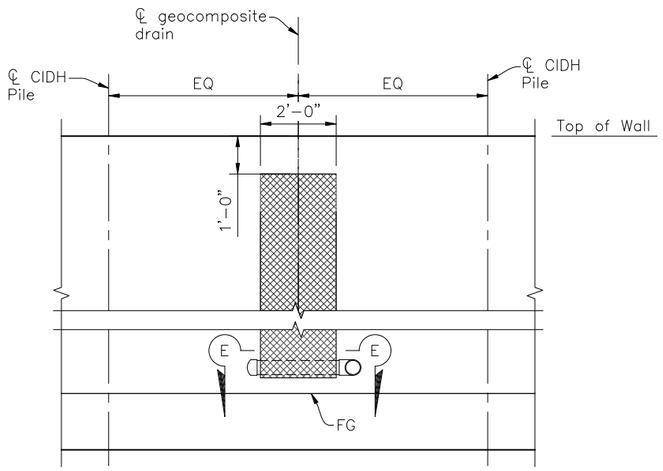
TOP OF LA LOMA WALL DETAIL



TOP OF LA LOMA WALL EXAMPLE = TOP OF HILGARD WALL EXAMPLE

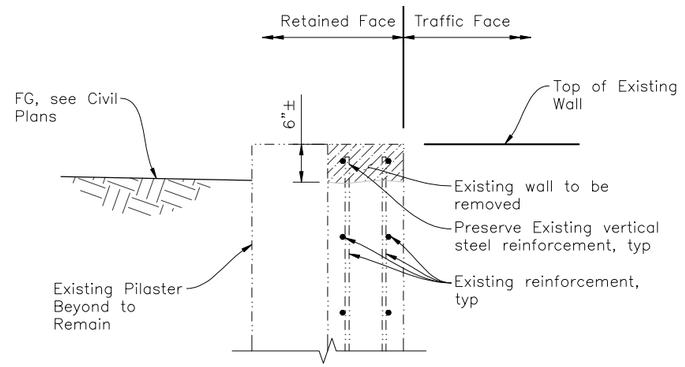
TOP OF LA LOMA WALL DETAIL

1" = 1'–0"

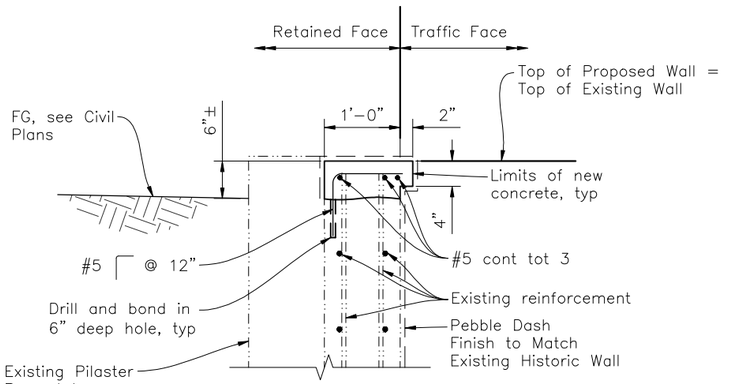


PARTIAL DRAINAGE ELEVATION

NO SCALE



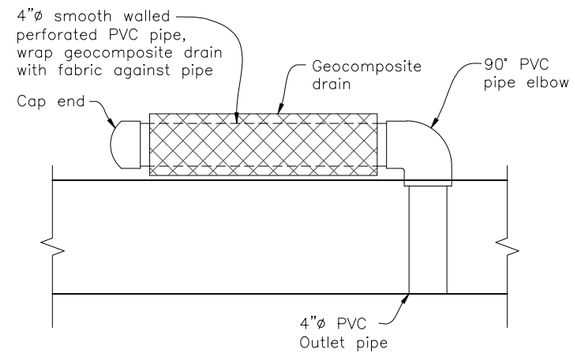
REMOVAL OF TOP OF EXISTING WALL



TOP OF WALL REPLACEMENT

TOP OF HILGARD WALL DETAIL

1" = 1'–0"



SECTION E-E

3/4" = 1'–0"

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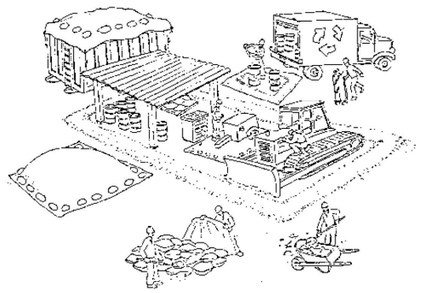
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CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
LA LOMA AVE RETAINING WALL REPAIRS
RETAINING WALL DETAILS NO. 5

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Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of $10,000 or more per day!

For more detailed information:
Get a copy of the "Field Manual" — (510) 622-2465 or www.abag.ca.gov/bayarea/sfep/reports/construction.html

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T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
POLLUTION PREVENTION PLAN

PLAN –
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SHEET 29 OF 29

REVISION	MARK	DATE	DESCRIPTION	APPROVAL
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