

L S O B R A N T E L I B R A R Y S I T E R E P O R T
o n t r a C o s t a C o u n t y , C a l i f o r n i a

April 15, 1958

Mrs. Bertha Hellum
County Librarian
County Court House
Martinez, California

Dear Mrs. Hellum:

We have selected six lots for your consideration as possible library building sites. These are Lot Sites McIntier, Clark, 43-44-45, 38-39, 113-114-115, and 123-124.

The immediate building program tentatively calls for a library of approximately 6000 square feet in area, public parking area for 20 to 30 cars, and site development (landscaping and terracing) as may be aesthetically necessary.

It has been recommended the site be large enough to comfortably accommodate future library expansion such as additional stack area, work area, art gallery, music record and audio library, public meeting room and resultant additional parking space. To satisfy both present and possible future needs we required each lot site to be approximately one and a half acres or more in area. It has been necessary in some cases to group adjacent lots together to attain this desired minimum area.

Lot Sites Nos. 113-114-115 and 123-124 are located to the rear of a 200 foot deep commercial strip zoned for "Residential-Business" activity. This is to avoid as much as possible the premium cost attendant with commercial property. Unfortunately, however, this places the library out of sight from traffic thoroughfare, and may inhibit the use of the library facilities.

To provide as much flexibility as possible in planning the building we have selected lot sites with dimensions of 200 feet or better resulting in lot shapes tending to be square rather than long and narrow.

We have not considered, in this report, the influence on desirability presented by each lot sites situation as to zone in regard to variance requirements. In view of the fact the library would enhance the value of adjacent property, and because so many realize the need for these

facilities, we anticipate little protest in the event a variance is required. These questions might better be presented to the County Planning Commission.

We have referred to each lot site by its lot number or, where the lot number was not available by the name of the owner as provided by records of the County Tax Assessors Office.

The contours indicated are approximate only and are intended to provide a rough three dimensional picture of each site. The shaded portions on each drawing indicate each specific lot site composed of one or more lots or parts of lots as the case may be.

You have asked us to state our preference as to which sites may be more desirable. They are as follows:

First Choice:

Lot Site McIntier — ^{planner} 2nd

Lot Site 43-44-45 — 1st

Lot Site 38-39 — 3rd

Second Choice:

Lot Site Clark — 5th

Third Choice:

Lot Site 113-114-115 — 6th

Lot Site 123-124 — 5th

The following is a brief summarized analysis of each site.

Lot Site McIntier

Located on Valley View Road and Sobrante Road, immediately adjacent to Pinole Hercules School District and El Sobrante Shopping Center. Approximately 2300 feet from Richmond Union High School District. The site contains an existing residence fronting on Sobrante Road. Library facilities would be convenient to El Sobrante Shoppers, students of Marie A. Murphy Elementary School, and De Anza High School. Secondary access into the site is possible by extending Joan Vista which, at present, ends at the northwest property line. This lot site is between 5 and 6 acres in area and may be considered too large in its entirety for this project. In this event we recommend acquiring the north west half of the site fronting on Sobrante Road, as indicated on the drawing. You will note this lot site is contiguous with other county property.

Lot Site 43-44-45

Located on Valley View Road and Sobrante Road, immediately across from El Sobrante Shopping Center and Pinole Hercules School District. Approximately 2900 feet from Richmond Union High School District. The site contains an existing building used as an assembly building by the "Veterans of El Sobrante". Library facilities would be convenient to El Sobrante shoppers, students of Marie A. Murphy Elementary School and De Anza High School.

Lot Site 38-39

Located on Valley View Road and Appian Way, immediately across from El Sobrante Shopping Center. The site, composed of two lots, each lot containing an existing residence. Library facilities would be immediately available to El Sobrante shoppers and relatively close to students of Marie A. Murphy Elementary School.

Lot Site Clark

Located on Appian Way. Site would provide library facilities relatively close to El Sobrante Shoppers. The Clark lot, being considerably larger than is needed (9 to 10 acres) we have indicated only a part of it to be the lot site. We chose the northern portion of the lot because it remains unimproved (no existing bldgs.) and because it presents the least difficulties to building.

Lot Site 113-114-115

This lot site is located on Appian Way and to the rear of lots 113 and 114, and includes a portion of lot 115 to serve as access right of way. An existing drainage ditch (see drawing) separating the right of way from the lot site may present costly difficulties in gaining access from Appian Way to future parking area.

Lot Site 123-124

This lot site is located on Appian Way and to the rear of lots 123 and 124 with 40 foot access from Appian Way through portion of lot 124 and 50 foot right of way from Lot Site through portion lot 126 to Pebble Drive.

To provide sufficient level area for the facilities outlined in the beginning of this report, all lot sites will require some excavating and grading. Before final purchase it may be well to investigate the following:

1. Determine the soil bearing capacity through licensed soil testing laboratory. This information will be needed in calculating the building foundations during the course of the design. It has been the habit of land owners in this area to advertise for fill which sometimes requires expensive concrete piers to adequately support normal building loads. This additional expense may be such that a more desirable site could be acquired at no extra cost to the overall project.
2. Immediate availability and/or exact locations of utilities, sewerage, storm lines, gas and water lines, electrical and telephone service, etc.
3. It is our understanding that Appian Way is to be widened to carry four lanes of automobile traffic. In reducing property depths, lot sites gaining access from this street may be adversely affected.

We hope this information will prove helpful.

Sincerely,

A. B. Miner
A. B. Miner

E. S. Chang
E. S. Chang

J. C. Wilson
J. C. Wilson

