

CITY OF UNION CITY AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING ON THURSDAY, FEBRUARY 15, 2024 7:00 PM

City Hall- Council Chamber 34009 Alvarado-Niles Road Union City, CA 94587

VIDEO

1. <u>CALL TO ORDER:</u>

- A. <u>PLEDGE OF ALLEGIANCE</u>
- B. <u>ROLL CALL:</u>

Chairperson Lee Guio; Vice Chairperson Seyi McIelland Commissioners: Ignacio Romero, Lee Guio, Jo Ann Lew, and Amandeep Sandhu

Alternates: Kevin Finnerty, Prairna Gupta Garg

2. <u>ELECTION OF OFFICERS:</u>

3. <u>APPROVAL OF MINUTES:</u>

A. The minutes from the February 1, 2024 regular meeting will be included in a following packet.

4. ORAL COMMUNICATIONS:

(This is an opportunity for persons to speak on items not listed on the agenda. According to the California Government code the commission is prohibited from taking any immediate action on an item which does not appear on the agenda.)

5. WRITTEN COMMUNICATIONS:

6. <u>PUBLIC HEARINGS:</u>

A. <u>CONTINUED HEARINGS:</u>

B. <u>NEW HEARINGS:</u>

1. RAYMOND BURRISS OF RAYMOND BURRISS DESIGN STUDIO, ON BEHALF OF ASHESH SINGH, SITE DEVELOPMENT REVIEW (SD-23-004) AND USE PERMIT (UP-23-006); Raymond Burriss of Raymond Burriss Design Studio, on behalf of Ashesh Singh, is seeking Site Development Review (SD-23-004) and Use Permit (UP-23-006) approval to expand an existing 3,302 square-foot, one (1) story day care facility, Adventure Montessori Academy, by constructing a new, detached one (1) story 2,597 square-foot building for an infant care facility at a 0.67-acre site at 4101 Pleiades Place (APN 483-102-169), within the RS 4500, Residential Zoning District. Staff recommends that the project be categorically exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines.

EMAD MOUSAVI OF ARCHITECTURALGIG, INC., ON 2. BEHALF OF UNITED MECHANICAL, INC. (UMEC), SITE DEVELOPMENT REVIEW (SD-23-003) AND VARIANCE (V-23-002); Emad Mousavi of Architecturalgig, Inc., on behalf of United Mechanical, Inc. (UMEC), is seeking Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building; and Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet at a one (1) acre site at 33250 Western Avenue (APN: 475-80-17). ?Staff recommends that the project is consistent with the findings as required by Section 15183, Projects Consistent With a Community Plan, General Plan, or Zoning, of the California Environmental Quality Act (CEQA) Guidelines, as the subject parcel was analyzed in the 2040 General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2018102057), dated November 2019, and certified by the City Council on December 10, 2019.

7. <u>SUPPLEMENTAL STAFF REPORTS:</u>

- A. <u>CONTINUED REPORTS:</u>
- B. <u>NEW REPORTS:</u>
- 8. ECONOMIC DEVELOPMENT REPORTS:
- 9. COMMISSION MATTERS:

10. GOOD OF THE ORDER:

11. ADJOURNMENT:

A complete agenda packet is available for review at City Hall or on our website www.unioncity.org

Any writings or documents provided to a majority of City Council or Planning Commission members regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall, located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested person must request the accommodation at least

two working days in advance of the meeting by calling (510) 675-5319.



Agenda Item

ATTACHMENTS:

	Description	Туре
D	STAFF REPORT	Staff Report
D	EXHIBIT A - PROJECT PLANS	Exhibit
D	EXHIBIT B - STATEMENT OF USE	Exhibit
D	ATTACHMENT 1 - CONDITIONS OF APPROVAL, UP-18-85	Attachment
D	ATTACHMENT 2 - CONDITIONS OF APPROVAL, UP-6-91	Attachment
D	ATTACHMENT 3 - TRAFFIC AND PARKING STUDIES	Attachment
D	Desk Item	Attachment
D	PowerPoint Presentation	Attachment



Agenda Item

DATE:	FEBRUARY 15, 2024		
то:	PLANNING COMMISSION		
FROM:	CARMELA CAMPBELL, ECONOMIC, AND COMMUNITY DEVELOPMENT DIRECTOR		
SUBJECT:	UP-23-006, SD-23-004 (4101 PLEIADES PLACE)		
APPLICANT:	RAYMOND BURRISS, RBDS, INC.		
LEGAL OWNER:	ASHESH K. SINGH, ANMOL READ ESTATE HOLDINGS		
REQUEST:	Site Development Review (SD-23-004) and Use Permit (UP-23-006) approval to expand an existing 3,302 square-foot, one (1) story child daycare facility, Adventure Montessori Academy, by constructing a new, detached one (1) story 2,597 square-foot building for an infant care facility at an existing 0.67-acre site.		
LOCATION:	4101 Pleiades Place (APN 483-102-169)		
SIZE OF PARCEL:	29,468 square feet (0.67 acres)		
GENERAL PLAN:	Residential (6 - 10 du/ac)		
ZONING:	RS 4500 Zoning District		

SURROUNDING LAND USES:

Table 1 – Surrounding Land Uses					
Location	General Plan Designation	Zoning District	Land Use		
North	Retail Commercial	CC	North		
South	Residential (6 - 10 du/ac)	RS 4500	Residential		
East	Residential (6 - 10 du/ac)	RS 4500	Residential		
West	Residential (10 - 17 du/ac)	RM 2500	Residential		

ENVIRONMENTAL ASSESSMENT:

This project is categorically exempt under Section 15303, *New Construction or Conversion of Small Structures*, of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION MAPS:



Figure 1 – Zoning Map of 4101 Pleiades Place



Figure 2 – Location Map of 4101 Pleiades Place

BACKGROUND & PROPOSAL

The project applicant, Raymond Burriss, RBDS, Inc. is seeking Site Development Review (SD-23-004) and Use Permit (UP-23-006) approvals to allow an expansion of the existing child daycare facility by constructing a new, detached one (1) story 2,597 square-foot building for an infant care facility at an existing 0.67-acre site. The new infant care facility will be licensed to serve an additional 36 children, ages 0-2 years. The project plans and statement of use are included as Exhibit A and Exhibit B, respectively.

The site is located at 4101 Pleiades Place within the RS 4500 Zoning District. A child daycare facility, Adventure Montessori Academy, is currently operating at the site within one 3,302 square-foot building with a 4,654 square-foot playground and adjacent parking area. The current facility is licensed by the Department of Social Services to serve up to 60 children, ages 2-6 years. The site is located in a primarily single-family residential neighborhood. The project site is located at the southeast corner of Alvarado Boulevard and Galaxy Drive.

The facility has operated as a child daycare facility since its initial approval in 1978. The initial Use Permit was conditioned to expire in two years. To continue the use, the applicant was required to reapply for a Use Permit before permit expiration. A Use Permit was granted again on April 21, 1980 (no use permit approval on file) to continue for five years. The applicant reapplied again in 1985 (UP-18-85), where staff reported that the use had received no complaints, that the child daycare has operated in a manner which has contributed to the general welfare of the community; and the permit was granted for another five years. In 1991, a further Use Permit was granted (UP-6-91), which also granted a request to lift the five-year time limitations on the use, based upon the project's positive record of operation. Conditions of Approval for use permits UP-18-85 and UP-6-91 as Attachments 1 and 2. Since approval of the UP-6-91, the child daycare facility has been operating per the Conditions of Approval and the City has not received complaints or code violations to date.

PROJECT ANALYSIS

A. Permit Requirements

Per Union City Municipal Code (UCMC) Section 18.56.130 B., preexisting conditional uses, alteration or expansion of a conditional use established prior to enactment of Title 18 shall be permitted upon the granting of a use permit. The expansion is also subject to Chapter 18.76, Site Development Review. The expansion includes the construction of a new 2,597 square foot building, a new reconfigured parking lot to accommodate the

increase in the number of employees and clientele, as well as new landscaping and playground areas.

B. Development Standards Compliance

The project site is located in the RS 4500 zoning district. The purpose of RS 4500 residential districts, per Section 18.32.015, is to define allowable uses and provide property development standards for the RS zoning districts to further the public health, safety, and general welfare in a manner consistent with the General Plan. Table 2, below, compares how the project complies with or exceeds the relevant development standards of Chapter 18.32 and other applicable Code requirements, including how the project is designed to be compatible with other structures in the neighborhood. A more in-depth discussion on project design, conformance with Code, and policy requirements follows.

Table 2 - Development Standards, 18.32				
Development Regulation	Required	Project Provides- Existing Building	Project Provides- New Building	Complies?
Front Setback	20feet (min)	125 feet	20 feet	Yes
Side Setback (Alvarado Boulevard)	20 feet (min)	40 feet	30 feet	Yes
Side Setback (interior)	18 feet (min)	18 feet	68 feet	Yes
Rear Setback (south)	10 feet(<i>min</i>)	20 feet	64 feet	Yes
Height	30 feet (<i>max</i>)	17 feet 9 inches	17 feet	Yes
Lot Coverage	50 percent (max)	11 percent	31.65 percent	Yes
Parking Automobile Bicycle	21 spaces (min.) 3 (min.)	6 spaces	21 spaces 3 spaces*	Yes
Landscaping	10 percent (min.)	10 percent +	13 percent	Yes
*The project will be conditioned to comply with requirements for bicycle parking, per Section 18.32.160.				
Design Criteria				
Façade Variation	No façade facing a public right-of- way shall run in a continuous plane of more than 10 feet and	Eight foot minimum	Ten foot minimum	Yes

	no façade facing			
	an interior lot			
	line shall run in			
	a continuous			
	plane of more			
	than 15 feet			
	Three exterior			
	colors or a			
	combination of			
	materials and			
Exterior Colors or	colors shall be	Colors: blue, light	Colors: blue, light	
a Combination of	used on the	grey, dark grey	grey, dark grey	
Materials and	building façade;	Materials: brick,	Materials: brick,	Yes
Colors	stucco must be	wood, stucco	wood, stucco	
	used in	·····, -····	···· , -····	
	combination			
	with a			
	secondary			
	material			
	Transitions for	Transitions from	Transitions from	
	both materials	brick to stucco at	brick to stucco at	
Transitions	and colors shall	corners and from	corners and from	Yes
	be located at	blue to grey	blue to grey	
	internal corners	blue to grey		
	All windows			
	shall incorporate			
Windows and	trim - at least	Three-inch trip	Three-inch trip	
Glazing	three inches in	around windows	around windows	Yes
Giazing	width, or			
	recessed at least			
	two inches			
	Roof pitch- no	Roof pitch- no	Roof pitch- no less	
	less than two	less than two and	than two and one-	
Roof Form and	and one-half	one-half (2.5)	half (2.5) inches of vertical rise for each 12 inches of	Yes
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of three feet		of three feet			

C. Project Design

Building Design

The design of the new infant care facility will follow the design criteria for residential districts, per UCMC Section 18.32.125. As required for residential development, the building will be compatible with the scale, bulk, style, and character of dwellings in the vicinity.

The building will be prefabricated and constructed of fiber cement material. The building exterior will feature vertical siding primarily, with accents of stucco finish. Brick

wainscoting will be added to all elevations of the new building. The vertical siding, stucco finish, and brick wainscoting will match the materials and design of the existing child daycare facility. The roof will be built on site. The colors of the new infant child daycare and the existing child daycare building will be painted to match.

Floor Plan

The proposed floor plan will include two offices, and two infant care rooms, with 510 square feet and 616 square feet, respectively, each with an infant restroom. A separate restroom will be provided for staff. The new building will also include a 98 square-foot food preparation area. As required by the Department of Social Services, the infant facility will include access to a 2,982 square-foot outdoor playground area.

Parking and Circulation

The existing child daycare facility consists of 60 pre-school and kindergarten age children and six (6) employees. The existing parking area includes six parking spaces with a circular drive aisle. The applicant provided a proposal for a parking lot with 16 spaces. The proposed expansion will consist of 36 infants and nine (9) employees for a total of 96 students and 15 employees. Per Section 18.32.160, off-street parking in residential districts, one parking space for each two employees, plus one parking space for each 10 students is required. The required parking would total 18 spaces, requiring additional spaces for parking. The applicant provided a traffic and parking study to ensure the parking and circulation could be accommodated for the proposed expansion. See traffic and parking study performed by Stantec, dated June 8, 2022, as Attachment 3 to this staff report.

The study observed drop-off and pick-up, arrivals/departure rates of parents' vehicles and applied the observed drop-off and pick-up rates to the proposed infant daycare facility to determine if the proposed parking lot design will be sufficient to accommodate the combined operations without impacting the adjacent roadway or neighborhood parking conditions. The study concluded that the 16 parking spaces would not accommodate parking for employees, parking for persons dropping off or picking up children, and accessible parking, finding that 11 spaces would be required for pick up and drop off and eight for employees, for a total of 19 spaces.

Addressing these concerns, the applicant responded with a new parking lot design that included 21 spaces. A subsequent evaluation by Stantec, dated September 7, 2022, concluded the new proposal would accommodate the demand.

Because there was concern that the City's requirement for one space for every two employees was low, the City contracted with TJKM Transportation Engineers (TJKM) to perform a peer review of Stantec's studies. The peer review concurred with Stantec's findings that the 11 parking spaces for pick-up and drop-off were sufficient to address demand. TJKM's final recommendations included restricting 11 parking spaces with signage indicating a 10-minute time limit during the peak hours of pick up and drop off. See Condition #15 that addresses the requirement for parking signage.

Landscaping

The project will require relandscaping due to the new building and parking lot construction. The applicant proposes landscaping that blends into the surrounding neighborhood, including a variety of regionally appropriate trees, shrubs, and groundcover to provide seasonal interest, large canopy parking lot shade trees, mid-ground shrubs, and low groundcover. The proposed landscaping also includes the removal of 11 trees, which requires tree removal permits from Public Works. The applicant/property owner is also providing new landscaping at the corner of Galaxy Drive and Alvarado Boulevard, which is public property, as shown in Exhibit A. (See Conditions #12 and 13.)

To address potential noise and privacy impacts to neighboring properties, an eight-foot wood fence will be constructed along the south lot line. Per Section 18.32.040, *Walls, fences and hedges,* fences eight feet in height may be allowed in the required rear yard or interior side yards when the yard abuts a childcare center, or major arterials, including Alvarado Boulevard. New landscaping will be installed between the fence and parking lot, further addressing noise and privacy impacts.

All new landscaping must comply with Chapter 18.112, *Water Efficient Landscape*, of the Municipal Code and the *Landscape Standards Policy Statement*. The final landscape plan will be subject to review and approval by the City's consulting Landscape Architect. All landscaping shall comply with Conditions of Approval #s 10 through 13.

Waste Management

The child daycare facility currently uses residential carts for waste management. The facility will continue cart service for its collection service needs. The carts for waste management will be screened with fencing per the project plans, Exhibit A.

D. Consistency with the General Plan

The project is generally consistent with the subject property's General Plan designation of Residential (6 - 10 du/ac), which allows detached single-family homes of moderate

density and accessory dwelling units. This designation is typically applied to areas of predominantly single-family character where a greater diversity of housing type is intended. The allowed density range is 6 to 10 units per gross acre.

Additionally, the project is consistent with applicable General Plan Policies:

LU-1.2, *Promote Infill and Enhance Neighborhoods*. The project improves and expands the existing child daycare facility and related improvements onto a currently underutilized portion of the site. The project offers a well-designed new building, fencing, and landscaping which will enhance the aesthetic quality of the surrounding neighborhood.

LU-4.9, *Public and Institutional Uses in Residential Neighborhoods* where the City shall permit recreational uses, educational uses, faith organizations, and child daycare and congregate living facilities in residentially designated areas when they meet standards for development that protect neighborhood character. The project will be used to expand an existing child daycare facility and meets the applicable standards for development and has been designed to be compatible with the surrounding structures to be consistent with neighborhood character.

HQL-4.7 *Childcare Facilities,* where the City shall encourage the development and accessibility of child daycare facilities in appropriate areas in the community. The project would support this policy through the expansion of a child daycare facility to serve the daycare needs of the community. Also, the project is accessible within an existing residential community and is located in the RS 4500 Zoning District where the use is conditionally permitted.

E. Noticing & Communication

Consistent with State law noticing requirements, public hearing notices were posted on January 25, 2024, in the Tri-City voice and were mailed to neighbors within 300 feet of the project site boundary. Staff have not received any public feedback regarding the project.

F. Conclusion

The project is consistent with the applicable policies in the General Plan and is compliant with the development standards and design criteria in Chapter 18.32, Residential Districts. The Development Review Committee (DRC) recommends that the Planning Commission approve SD-23-004 and UP-23-006 and make the required findings as provided in Section III of this report, in support of this approval.

REQUIRED FINDINGS

Site Development Review

Section 18.76.060 of the Zoning Ordinance requires that the Planning Commission make the following findings in granting Site Development Review approval. Below each finding is a discussion of how the project meets the required finding.

1. Approval of this application is consistent with the General Plan and any applicable specific plans;

The project is consistent with several General Plan Policies:

LU-1.2, Promote Infill and Enhance Neighborhoods. The project expands the use through the construction of a building onto a currently underutilized portion of the site. The project offers a well-designed new building, designed to match the existing building at the site, and landscaping which will enhance the surrounding neighborhoods.

LU-4.9, Public and Institutional Uses in Residential Neighborhoods where the City shall permit recreational uses, educational uses, faith organizations, and child daycare and congregate living facilities in residentially designated areas when they meet standards for development that protect neighborhood character. The new building will be used to expand an existing child daycare facility and meets the applicable standards for development and has been designed to be compatible with the surrounding structures to be consistent with neighborhood character.

HQL-4.7 Childcare Facilities, the City shall encourage the development and accessibility of child daycare facilities in appropriate areas in the community. The project would support policy HQL-4.7 through the expansion of a child daycare facility to serve the daycare needs of the community. Also, the project is accessible within an existing residential community and is located in the RS 4500 Zoning District where the use is conditionally permitted.

There are no applicable specific plans.

2. Approval of this application is consistent with the purpose of Title 18 and the requirements of the RS 4500 Zoning District; and

The project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people; the proposed project, as conditioned, is consistent with the applicable requirements for the RS 4500 Zoning District for uses, development standards, landscaping, and site design.

3. Approval of this application is consistent with the purpose of Site Development review as outlined in Section 18.76.010.

The project is consistent with the purpose of Site Development Review, which seeks to promote orderly, attractive and harmonious development and the stability of land values and investments and the general welfare, as it would result in an expansion of the existing daycare facility with an attractive new building that incorporates the original building design, a new parking lot for clientele, and other site improvements such as upgraded landscaping and fencing, which are orderly and attractive.

Use Permit

Section 18.56.060 of the Zoning Ordinance requires that the Planning Commission make the following findings in granting Use Permit approval. Below each finding is a discussion of how the project meets the required finding.

1. That the proposed location of the conditional use is in accord with the purposes of Title 18 and the purposes of the RS 4500 Zoning District in which the site is located;

The location of the child daycare facility will protect the character of the district by constructing an attractive building for the child daycare expansion that will match the existing child daycare facility in color and materials, installing attractive new landscaping, and by providing infant care services to local residents. The expanded child daycare facility is compatible with the character of development of the neighborhood in terms of scale and massing. The newly expanded child daycare facility will enhance the availability of child daycare facilities in the district as well as for Union City, in general.

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;

The location of the use, as conditioned, is not detrimental to the public health, safety, welfare, or materially injurious to properties within the vicinity. The daycare facility has been in operation since 1978 and has demonstrated compliance with all required conditions of approval and findings per various use permits since that time. The project will adhere to all required conditions from the City and responsible agencies pertaining to public health, safety, and welfare. The project is conditionally permitted in the zoning district and conditions of approval will ensure protection of the public health, safety, and welfare; adjacent uses in the vicinity include higher density residential and commercial uses. Additionally, the City has no record of complaints or code enforcement actions regarding the operation of the facility.

3. That the proposed conditional use is consistent with the general plan, any applicable specific plans, and will comply with each of the applicable provisions of Title 18.

The project is generally consistent with the subject property's General Plan designation of Residential (6 - 10 du/ac); this designation is typically applied to areas of predominantly single-family character where a greater diversity of housing type is intended, and child daycare facilities are a conditionally permitted use. The project is also consistent with General Plan Policy LU-1.2, Promote Infill and Enhance Neighborhoods. The project improves and expands the existing site through the construction of a new child daycare facility and related improvements to a currently underutilized portion of the site. The project offers a well-

designed new building and landscaping which will enhance the surrounding neighborhood. The project aligns with General Plan Policy LU-4.9, Public and Institutional Uses in Residential Neighborhoods where the City shall permit child daycare facilities in residentially designated areas when they meet standards for development that protect neighborhood character, as the project does. The use is child daycare and meets the standard for development and has been designed to be compatible with the surrounding structures to be consistent with neighborhood character. The project also aligns with policy HQL-4.7 Childcare Facilities, where the City shall encourage the development and accessibility of child daycare facilities in appropriate areas in the community. The project would support policy HQL-4.7 through the expansion of a child daycare facility to address expanding the childcare needs of the community. Also, the project is accessible within an existing residential neighborhood and located in the RS 4500 Zoning District where the use is conditionally permitted.

The child daycare use, as conditioned, will comply with provisions of the Municipal Code including all applicable provisions of Title 18. There are no applicable specific plans.

ALTERNATIVES

- 1. Approve UP-23-006, SD-23-004 as proposed;
- 2. Approval of UP-23-006, SD-23-004 with modified conditions;
- 3. Denial of UP-23-006, SD-23-004 with stated findings; or
- 4. Continue the matter for further consideration.

CONDITIONS OF APPROVAL

PLANNING DIVISION

For additional information, please contact Natalie Dean, email: NatalieD@unioncity.org or telephone: (510) 675-5382.

General

- 1. These conditions of approval shall supersede the Conditions of Approval for use permits UP-18-85 and UP-6-91, as listed in Attachments 1 and 2, respectively.
- 2. All actual site improvements shall be made with adherence to the plans listed in Exhibit A, except as they may be modified by other conditions of approval listed below. Any variation or modification from the approved plans are subject to the review and approval of the Economic and Community Development Department.
- 3. This application shall expire one year from the date of Planning Commission approval unless building permits have been issued and construction diligently pursued.
- 4. The applicant and/or property owner shall include an annotated copy of the approved Planning Commission Resolution with each set of detailed construction plans submitted for plan check review. Notations to the plans shall be made to clearly indicate how all conditions of approval will be or have been complied with. Construction plans shall not be accepted without the annotated final conditions of approval included as a note sheet with each set of plans.
- 5. The applicant and/or property owner shall apply for and take out all required building and fire permits prior to beginning any on-site work. Plans submitted to the Building Division and Fire Department must demonstrate compliance with all applicable local and state requirements.
- 6. The applicant and/or property owner shall be responsible for ensuring that all contractors and subcontractors have obtained a valid City of Union City business license for the duration of the project.
- 7. Prior to building permit issuance, the applicant and/or property owner shall ensure the project complies with requirements for bicycle parking, per Section 18.32.160.

Building Materials and Finishes

8. Prior to the issuance of building permits, the applicant and/or property owner shall submit samples and details of color palettes and all exterior materials,

including but not limited to roof materials, siding materials, metalwork, exterior doors and windows, and exterior lighting fixtures for review and approval by the Economic & Community Development Department. The color samples shall be provided in a binder with paint and material schemes for each model along with full-size brush-outs as opposed to paint chips. Color swatches shall also be painted on the buildings on site for review and approval by the Economic and Community Development Department prior to full painting. The applicant shall use an integral color coat for the final color coat on all stucco walls. Any future amendments or changes to the approved painting schemes shall be submitted to the Economic and Community Development Department for approval prior to the repainting of any buildings or structures on site.

9. The applicant and/or property owner shall provide factory-processed color finishes, such as baked enamel, on all exterior metal surfaces.

Landscaping

- 10. Prior to the issuance of building permits, the applicant and/or property owner shall submit a final landscape package, which is consistent with the preliminary landscape package except as may be modified by the following requirements, other project conditions of approval, and/or by feedback from the City's consulting Landscape Architect. The landscape package shall also be consistent with Chapter 18.112, *Water Efficient Landscape*, of the Municipal Code and the Landscape Standards Policy Statement. The final landscape plan will be subject to review and approval by the City's consulting Landscape Architect. Additional fees for consultants' review and inspection are required to be paid with the building permit fees. A final inspection of the installed landscaping and irrigation shall be completed prior to the issuance of the Certificate of Occupancy.
 - a. Trees shall be 24" box size.
 - b. The applicant and/or property owner shall be responsible for maintaining all irrigation and landscaping and shall replace any dead or dying vegetation on the entire site for the life of the project.
- 11. The applicant and/or property owner shall provide a cash deposit equal to 50% of the estimated installation cost of the landscaping, up to \$10,000.00, in order to ensure the installation of the planting shown on the approved landscape plan. The required deposit shall be submitted to the Economic and Community Development Department prior to the issuance of building permits. The project

landscaping shall be installed and inspected, pursuant to the above-stated requirements, prior to issuance of a Certificate of Occupancy for the building.

- 12. The applicant and/or property owner shall, prior to issuance of building permits, obtain tree removal permits from Public Works.
- 13. Prior to inspection for Final approval, applicant/property owner shall provide new landscaping at the corner of Galaxy Drive and Alvarado Boulevard as shown in the Preliminary Landscape Plan, Exhibit A.

Signage

- 14. The applicant and/or property owner shall comply with Chapter 18.30, for all new and existing signage.
- 15. To ensure eleven parking spaces are available for pick-up and drop off, 11 parking spaces shall be restricted with signage indicating a 10-minute time limit during peak hours of pick-up and drop off.

Fees

- 16. Prior to issuance of building permit, the applicant/property owner shall pay all applicable fees (Capital Facilities Fee, Park Facilities Fee, etc.) that are in effect at the time of building permit issuance.
- 17. Prior to issuance of building permits, the applicant and/or property owner shall pay the General Plan Cost Recovery Fee in effect at the time of building permit issuance. The current fee is \$1.00 per \$1,000.00 of construction valuation per Planning Commission Resolution Number 3379-07.

BUILDING DIVISION

For additional information regarding comments from Building, contact Chuck Venook, Chief Building Official/Senior Plans Examiner, 510-675-5314, or email at ChuckV@unioncity.org.

- 18. The applicant/property owner shall maintain all public and exterior private improvements to be in compliance with the Americans with Disabilities Act (ADA).
- 19. Any construction shall fully comply with the Building Standard Codes in effect at the time of building permit issuance.
- 20. The applicant/property owner shall provide detailed construction plans (working drawings) and calculations to the Building Division for plan review prior to issuance of a building permit. Plans and supporting documents shall be prepared

by a state-licensed architect or engineer. Upon completion of the plan check, all applicable fees shall be paid, and a building permit issued prior to commencement of any actual construction work on-site.

- 21. The applicant/property owner shall maintain the property to be free of litter, weeds, debris, etc., both before and after issuance of building permits. Daily litter and debris collection rounds shall be conducted on the site and an adequate number of trash receptacles shall be provided to minimize litter accumulation.
- 22. The applicant/property owner shall comply with the Construction and Demolition Ordinance 576-01 to divert recyclable debris away from landfills. The applicant and/or property owner shall submit a completed Construction and Demolition Waste Management Plan with their application for a construction or demolition permit.
- 23. The applicant/property owner shall not locate construction debris boxes within the public right-of-way (ROW), driveways or on adjacent private properties.

FIRE DEPARTMENT

For assistance complying with requirements for fire prevention and safety, please contact Stan Fernandez, Deputy Fire Marshal, (510) 693-3436, email: Stan.Fernandez@acgov.org.

- 24. The project shall comply with the California Building and Fire Codes and current local ordinances in effect at the time of building permit submittal.
- 25. The applicant/property owner shall provide an exit analysis plan, for review prior to issuance of building permit.
- 26. The applicant/property owner shall provide a KNOX BOX Mode 3200 (Lock Box) with door hinge, mounted adjacent to the front door no higher than 6 feet, prior to final inspection of building permit.
- 27. The applicant/property owner shall pull fire and building permits for a Fire sprinkler system. Fire sprinkler systems for Building undergoing a change of occupancy or use, shall be designed, and installed in accordance with the CFC and NFPA 13 fire Sprinkler Standard.
- 28. The applicant/property owner shall have the Fire Alarm system professionally monitored by a Central Monitoring Control Center.
- 29. The applicant/property owner shall ensure access to the building under construction will not impede and/or obstruct responding personnel or workers evacuating the property.

30. The applicant/property owner shall apply for hot work permits for all welding or cutting operations.

PUBLIC WORKS DEPARTMENT

For additional information regarding comments from Public Works, contact Farooq Azim at FarooqA@unioncity.org.

- 31. The applicant shall secure an encroachment permit from the Public Works Department for all work in the public right-of-way. The applicant shall be responsible for any repairs required adjacent to the development, including paving, curbs and gutters, sidewalks, and streetlights, or installation of same where not existing, as required by the City Engineer.
- 32. The applicant and/or property owner shall ensure the following noise control measures are implemented during construction activities:
 - a. Properly muffle and maintain all construction equipment powered by internal combustion engines.
 - b. Prohibit unnecessary idling of combustion engines.
 - c. Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses. Such equipment shall also be acoustically shielded.
 - d. Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order.
 - e. Residences adjacent to project sites shall be notified in advance in writing of the proposed construction schedule before construction activities commence. The construction schedule shall comply with Condition of Approval #40.
 - f. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.

- 33. The applicant and/or property owner shall ensure the following vibration control measures are implemented during construction activities.
 - g. Avoid the use of vibratory rollers (i.e., compactors) within 50 feet of buildings that are susceptible to damage from vibration.
 - h. Schedule construction activities with the highest potential to produce vibration to hours with the least potential to affect nearby institutional, educational, and office uses that the Federal Transit Administration identifies as sensitive to daytime vibration (FTA 2006).
 - i. Notify neighbors of scheduled construction activities that would generate vibration.
- 34. The applicant shall design all public and exterior private improvements in compliance with the Americans with Disabilities Act (ADA).
- 35. Prior to building permit issuance, the applicant shall ensure sufficient lighting levels and provide a photometric study to demonstrate the proposed light intensity in the parking lot and around the buildings.
- 36. The applicant, in order to prevent trash from entering the public storm drainage system, shall install a full trash capture device (TCD), as approved by the City Engineer, at each new and existing storm drain inlets (curb inlets) located along the frontage of the development in the public right-of-way. In addition, the applicant shall install TCDs at the most downstream inlet(s) on private property prior to connecting with the public storm drain system.
- 37. The applicant shall complete a Stormwater Requirements Checklist and submit it for review.
- 38. The applicant shall ensure that the development complies with the latest requirement of the Alameda County Clean Water Program and meets the Stormwater treatment and hydromodification requirements.
- 39. The applicant shall enter into a storm water treatment measures maintenance agreement with the City of Union City assuring both the responsibility for the post-construction operation and maintenance (O&M) of the treatment measure (bio-treatment basins) and the access by public agency personnel strictly for the purpose of O&M verification. This maintenance agreement shall be recorded by the property owner at the Alameda County Recorder's Office.
- 40. The applicant shall submit grading plan for review, apply for a Grading Permit,

pay a fee and post a Grading Permit Bond, which will be based upon the final estimate of the amount of cubic yards of dirt estimated to be moved, including cut, fill and import, etc.

- 41. The applicant shall pay all Public Works Department fees such as Plan Check & Inspection fees, Grading Permit Fee (and associated bonds) and Encroachment Permit fee (for any work in the public right-of-way). Except for the Encroachment Permit fee, all other fees shall be paid prior to the issuance of the Grading Permit.
- 42. The applicant shall provide a detailed breakdown of the engineer's estimate for all on-site work including grading, storm drainage facilities, Stormwater treatment facilities, paving, sidewalk, curb & Gutter, lighting and landscaping. The Plan Check & Inspection Fees will be based upon this estimate.
- 43. The applicant shall ensure that as part of the Demolition Permit, issued by the Building Dept., the checklist that documents the amount the PCBs removed is completed, as required by the Alameda County Clean Water Program (ACCWP).
- 44. The applicant shall apply for an Encroachment Permit, pay a fee and post a Bond for all work in the public right-of-way, including trenching, roadwork and concrete, etc.
- 45. Construction activity on-site shall comply with Section 9.40.053 of the Union City Municipal Code, and is limited to the following hours:

Monday through Friday - 8:00 a.m. to 8:00 p.m. Saturday - 9:00 a.m. to 8:00 p.m. (allowed only on a case-by-case basis) Sundays & Holidays -10 a.m. to 6 p.m. (allowed only on a case-by-case basis)

- 46. The applicant shall place a copy of the approved Public Works conditions of approval (COA) on the improvement/grading plans.
- 47. The applicant will work with ACWD to ensure any existing monitoring wells on site are protected or removed following ACWD's requirements.
- 48. The applicant shall coordinate with ACWD, PG&E and USD for the approval of these utilities, including coordinate any other dry utilities.
- 49. The applicant shall maintain a program of dust control, to the satisfaction of the Public Works Director, to prevent air pollution as well as discomfort or damage to adjacent properties. The dust control program shall include the following Best Management Practices recommended by the Bay Area Air Quality Management

District.

- A. Water all active construction areas at least twice daily.
- B. Cover all trucks hauling soil, sand, and other loose materials *or* require all trucks to maintain at least two feet of freeboard.
- C. Apply water three times daily to all unpaved areas on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- D. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- E. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

Stormwater Post-Construction Best Management Practices

- 50. All condensate drainage shall be routed to sanitary sewer. This shall include, but is not limited to chiller and HVAC condensate, cooling tower and boiler discharges, air compressor condensate, de-ionized water softening units, etc. Compressors: Air or liquid lines contaminated with oil/hydrocarbons shall drain to sanitary sewer. These activities shall be clearly delineated in the plans and specifications submitted for building permits.
- 51. Metal roofs, including galvanized, shall be coated and/or treated to minimize run-off of metallic materials and salts. Lead and copper materials or solders shall not be used.
- 52. Paved outdoor storage, staging, or lay down areas shall be designed to limit the potential for storm water runoff to contact pollutants. Bulk materials stored outdoors shall be covered.
- 53. Landscaping shall be designed with efficient irrigation practices to reduce runoff, promote surface infiltration, and to minimize the need for fertilizers and pesticides. All landscaping shall be properly maintained.
- 54. Sidewalks, parking lots, driveways and other paved areas under private ownership/management shall be regularly swept to prevent the accumulation of litter and debris. If water is used, it shall be collected, along with any debris before entering the storm drain system. Discharge of wash waters from parking lots, sidewalks, etc. to the sanitary sewer system requires the approval of the Union Sanitary District.
- 55. The property owner and/or applicant is responsible for cleaning storm drains

and catch basins that are located on private property at least three times each year, once prior to the rainy season (before October 1st), once in January, and once in May. The Public Works Department may require additional cleaning as warranted. Maintenance and cleaning records shall be maintained at the site.

56. On-site storm drain inlets shall be labeled "No Dumping - Drains to Bay" using a stencil approved by the Public Works Department.

Stormwater-"During Construction" Best Management Practices

- 57. The following Best Management Practices (BMPs) relating to construction site controls shall be implemented during construction activities. These best management practices shall be shown as notes on the approved grading and building permit plan sets.
 - A. The applicant shall ensure compliance with all of the following best management practices by making sure that all contractors, subcontractors, and suppliers are aware of all storm water pollution prevention measures and their implementation requirements.
 - B. The applicant shall ensure that concrete supply trucks or concrete/plaster and finishing operations discharge washout water into a designated cleanout area, designed to prevent pollutants from entering the storm water and/or sanitary sewer system.
 - C. Discharge restrictions shall also apply to the operation of general construction machinery including masonry cutting equipment, and the washing of tools, brushes, containers, etc. These operations shall not be performed in the street, gutter, or where pollutants can enter the storm water system. Failure to comply with the approved construction requirements will result in the issuance of correction notices, citations, or project stop work orders.
 - D. The applicant shall minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. All cut and fill slopes shall be stabilized as soon as possible after completion of grading. No site grading shall take place unless approved erosion control measures are in place.
 - E. The applicant shall install filter materials (sandbags, filter fabric, straw wattle, etc.) at the storm drain inlet nearest the downstream side of the project site prior to the start of work. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Filtered

particles shall be disposed of in an appropriate manner based upon constituents.

- F. The applicant shall gather all construction debris on a regular basis and place it in a dumpster or other container, which is emptied or removed at a minimum on a weekly basis. When appropriate, tarps shall be used on the ground to collect falling debris, paint over-spray, etc. that could contribute to storm water pollution.
- G. Trash enclosures and/or recycling containers, paved outdoor storage, staging, or lay down areas shall be designed and constructed to prevent pollutants from entering storm drain system.
- H. The applicant shall create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential of becoming a pollutant and/or being discharged to the storm drain system.
- I. Dirt, gravel, debris, and green waste shall be removed from the sidewalk, street pavement, and storm drains adjoining the project site. These areas shall be broom swept on a daily basis. Caked-on mud or dirt shall be scraped before sweeping. During wet weather, the applicant should avoid excavation and other activities that lead to pollutants entering storm water such as driving vehicles on unpaved areas, etc.
- J. Outdoor washing or pressure washing shall be managed to prevent pollutants from getting into storm water and/or into the storm drain system.

ENVIRONMENTAL PROGRAMS

For assistance complying with requirements for Environmental Programs, contact Andy Block, Environmental Programs Manager at 510.675.5358, email AndyB@UnionCity.Org.

58. The applicant/property owner is hereby advised that unauthorized discharge of any kind to the storm water system, which includes the streets and gutters, is prohibited, and that such discharges, whether intentional or not, are subject to penalties up to \$20,000 per violation per day. This applies both to the construction phase and to routine facility operations.

ALAMEDA COUNTY WATER DISTRICT

For assistance complying with requirements for Alameda County Water District ("ACWD", "District"), please contact Sean O'Reilly, P.E., Development Services Manager, (510) 668-4472, email: sean.oreilly@acwd.com.

- 59. ACWD can confirm that there is an existing ³/₄-inch non-residential (commercial, business) meter serving the site.
- 60. ACWD operates an existing and in-service 6-inch asbestos-cement pipeline (ACP) water main fronting the Project site in Pleiades Place. Project proponent shall use caution when working near ACWD pipelines. Project proponent can submit a GIS and Records Request for 200-scale base maps, easements, and as-built improvement plan drawings using the ACWD Public Records Request Portal (https://alamedacountywaterdistrict.nextrequest.com/).
- 61. The proposed Project site is currently served from Pressure Zone 1. Project proponent should coordinate required fire demand requirements with the City of Union City and Alameda County Fire Department.
- 62. Given the layout of the Project, the most likely service configurations would appear to involve the existing domestic non-residential water meter(s), and potentially a separate dedicated fire service(s), and separate meter(s) serving the landscape irrigation demands from the existing public water mains located within Western Avenue. The plans do not call out a non-residential, fire, or irrigation service to serve those needs. The Project site does not currently have a separate irrigation meter; however, the site may need to install a separate irrigation service along with any new services to bring the site up to existing State requirements, and ACWD requirements and policy.
- 63. Each non-residential, fire, and irrigation service will require an above-ground reduced pressure backflow prevention device. Backflow prevention devices must be in accordance with District Standard Drawings BP-1-08 through BP-3-08. The location and screening of these above-ground devices should be considered in the site design to address both District installation standards as well as aesthetic concerns of the development. Backflows located within buildings are not acceptable. No connections between the District's detector check and the private side backflow prevention device are allowed on fire services.
- 64. For modifications of existing water facilities or to initiate new water service to the property, the Project proponent should contact the District Engineering Department. Any existing water services which will not be used in the new development must be removed by the District at the Project proponent's expense.

Project proponent is encouraged to meet with Engineering staff to review your Project prior to submitting the application or other materials or if you need assistance in completing the Customer Work Request Application. The application and instruction can be found on the District's website at: https://acwd.org/171/Customer-Work-Request-Application. The District's estimate for processing Customer Work Request Applications through field construction is 4-6 months. The Project proponent should plan accordingly.

- 65. The District requires that minimum clearance requirements are maintained between water meters, service lines, fire hydrants or mains and the nearest utilities, buildings, and trees. Reference District Standard Drawings CL-1-08 through CL-5-08.
- 66. Project proponent should contact ACWD's Groundwater Resources Division regarding requirements related to any drilling, deep excavations, existing wells, or elevator shaft construction.
- 67. The Project shall be designed to implement water efficient plumbing fixtures and irrigation systems, including but not limited to, those listed in the Water Efficiency Measures for New Development, located on the District's website (http://acwd.org/DocumentCenter/View/421). CL-5-08.
- 68. The applicant/property owner shall contact the ACWD Engineering Department for modifications of existing water facilities. Any existing water services which will not be used in the new development must be removed by the district at the developer's expense.

VI. RECOMMENDATION

The DRC recommends that the Planning Commission approve Site Development Review (SD-23-004) and Use Permit (UP-23-006), subject to conditions, making the following specific findings in support of this approval:

- a. That the project is categorically exempt under Section 15303, *New Construction or Conversion of Small Structures*, of the California Environmental Quality Act (CEQA) Guidelines; and
- b. That the project is consistent with several General Plan Policies:
 - i. LU-1.2, LU-1.2, Promote Infill and Enhance Neighborhoods. The project expands the use through the construction of a building onto a currently underutilized portion of the site. The project offers a well-designed new building, designed to match the existing building at the site and landscaping, which will enhance the surrounding neighborhoods.
 - ii. LU-4.9, Public and Institutional Uses in Residential Neighborhoods where the City shall permit recreational uses, educational uses, faith organizations, and child daycare and congregate living facilities in residentially designated areas when they meet standards for development that protect neighborhood character. The new building will be used to expand an existing child daycare facility and meets the applicable standards for development and has been designed to be compatible with the surrounding structures to be consistent with neighborhood character.
 - iii. HQL-4.7 Childcare Facilities, the City shall encourage the development and accessibility of child daycare facilities in appropriate areas in the community. The project would support policy HQL-4.7 through the expansion of a child daycare facility to serve the daycare needs of the community. Also, the project is accessible within an existing residential community and is located in the RS 4500 Zoning District where the use is conditionally permitted.

There are no applicable specific plans; and

- c. That the project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people; the proposed project, as conditioned, is consistent with the applicable requirements for the RS 4500 Zoning District for uses, development standards, landscaping, and site design; and
- d. That the project is consistent with the purpose of Site Development Review, which seeks to promote orderly, attractive and harmonious development and the stability of

land values and investments and the general welfare, as it would result in an expansion of the existing daycare facility with an attractive new building that incorporates the original building design, a new parking lot for clientele, and other site improvements such as upgraded landscaping and fencing, which are orderly and attractive; and

- e. That the location of the child daycare facility will protect the character of the district by constructing an attractive building for the child daycare expansion that will match the existing child daycare facility in color and materials, installing attractive new landscaping, and by providing infant care services to local residents. The expanded child daycare facility is compatible with the character of development of the neighborhood in terms of scale and massing. The newly expanded child daycare facility will enhance the availability of child daycare facilities in the district as well as for Union City, in general; and
- f. That the location of the use, as conditioned, is not detrimental to the public health, safety, welfare, or materially injurious to properties within the vicinity. The daycare facility has been in operation since 1978 and has demonstrated compliance with all required conditions of approval and findings per various use permits since that time. The project will adhere to all required conditions from the City and responsible agencies pertaining to public health, safety, and welfare. The project is conditionally permitted in the zoning district and conditions of approval will ensure protection of the public health, safety, and welfare; adjacent uses in the vicinity include higher density residential and commercial uses. Additionally, the City has no record of complaints or code enforcement actions regarding the operation of the facility; and
- g. That the project is generally consistent with the subject property's General Plan designation of Residential (6 10 du/ac); this designation is typically applied to areas of predominantly single-family character where a greater diversity of housing type is intended, and child daycare facilities are a conditionally permitted use. The project is also consistent with General Plan Policy LU-1.2, Promote Infill and Enhance Neighborhoods. The project improves and expands the existing site through the construction of a new child daycare facility and related improvements to a currently underutilized portion of the site. The project offers a well-designed new building and landscaping that will enhance the surrounding neighborhood. The project aligns with General Plan Policy LU-4.9, Public and Institutional Uses in Residential Neighborhoods where the City shall permit child daycare facilities in residentially designated areas when they meet standards for development that protect neighborhood character, as the project does. The use is child daycare and meets the

standard for development and has been designed to be compatible with the surrounding structures to be consistent with neighborhood character. The project also aligns with policy HQL-4.7 Childcare Facilities, where the City shall encourage the development and accessibility of child daycare facilities in appropriate areas in the community. The project would support policy HQL-4.7 through the expansion of a child daycare facility to address expanding the childcare needs of the community. Also, the project is accessible within an existing residential neighborhood and located in the RS 4500 Zoning District where the use is conditionally permitted.

The child daycare use, as conditioned, will comply with provisions of the Municipal Code including all applicable provisions of Title 18. There are no applicable specific plans.

It is further recommended that the Planning Commission adopt a Resolution confirming this action.

Prepared by

Natalie Dean, Associate Planner

Attachments

Exhibit A:	Project Plans
Exhibit B:	Statement of Use
Attachment 1:	Conditions of Approval, UP-18-85
Attachment 2:	Conditions of Approval, UP-6-91
Attachment 3:	Traffic and Parking Studies

STAFF REPORT

Adventure Montessori Academy Expansion 4101 Pleiades Place UP-23-006, SD-23-004 February 15, 2024

<u>GENERAL</u>

G0.00 COVER SHEET G0.01 ABBREVIATIONS, SYMBOLS LEGEND, MATERIALS LEGEND & GENERAL NOTES PROJECT INFORMATION G0.02 FIRE LIFE SAFETY PLAN G0.10

- SITE ACCESSIBILITY DETAILS G0.21
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE G0.30
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE G0.31 G0.32 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

LANDSCAPE

L1.1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL

A1.00	DEMOLITION SITE PLAN
A1.10	SITE PLAN
A2.10	FLOOR PLAN
A2.30	ROOF PLAN
A3.00	BUILDING ELEVATIONS
A3.01	EXISTING BUILDING ELEVATION
A5.00	TYPICAL MOUNTING HEIGHTS
A8.30	EXTERIOR TYPICAL DETAILS
A13.00	PROJECT SITE CONTEXT PHOTOS

ADVENTURE MONTESSORI ACADEMY

SCHEMATIC DESIGN

PROJECT DESCRIPTION

THE ADVENTURE MONTESSORI ACADEMY (AMA) EXPANSION PROJECT IS A NEW DETACHED (1) STORY 2,597 SF INFANT CARE FACILITY WITH INFANT CARE ROOMS, OFFICES AND FOOD PREP AREA ON A 0.67 ACRE SITE WITH AN EXISTING 3,302 SF (1) STORY DAY CARE FACILITY. THE TYPE OF CONSTRUCTION IS V-B AND FULLY SPRINKLERED WITH FIRE ALARM AS REQUIRED BY CODE.

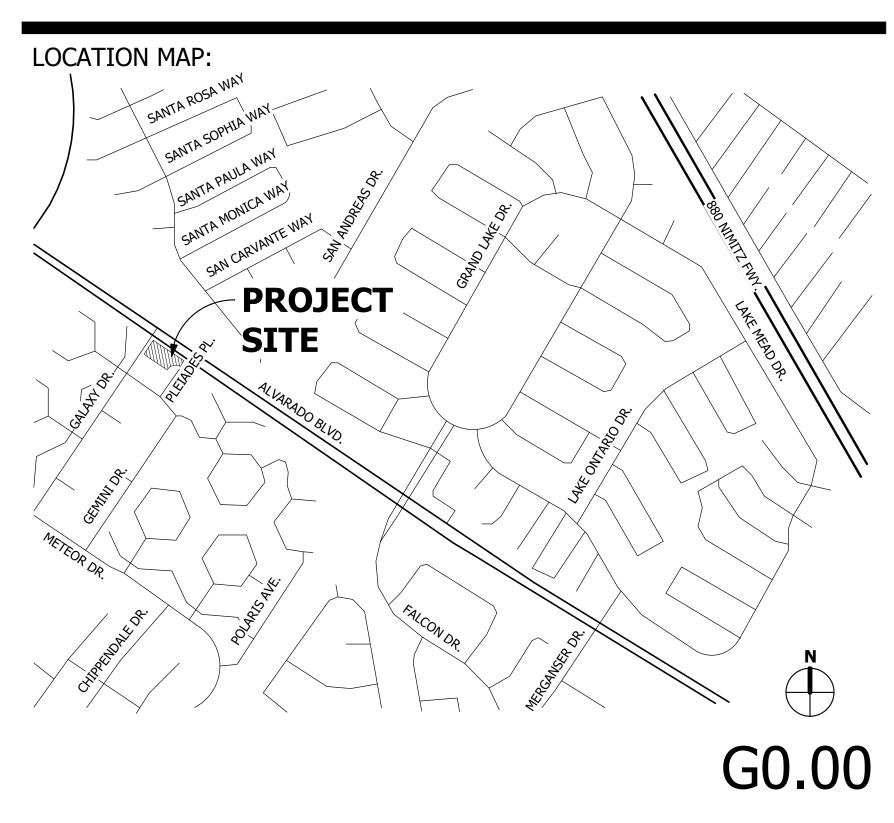
THE PROJECT WILL BE A HYBRID DESIGN/CONSTRUCTION WITH SITE AND ROOF BEING BUILT ONSITE WITH LOCAL AGENCY, AND THE BUILDING, FROM FLOOR TO CEILING, BEING BUILT IN A FACTORY WITH STATE AGENCY.



RAYMOND BURRISS design studio 6230 Swan Court Rocklin, CA 95765 916.284.6440 tel

RBDS commission number: 2120-001-00 2021.11.01

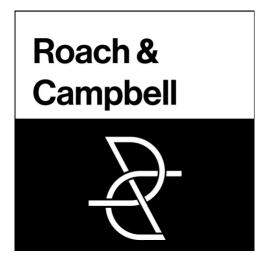
STAMP / APPROVAL



SEPARATE SUBMITTALS "THE CONTRACTOR SHALL NOT START ANY CONSTRUCTION WORK ON DEFERRED ITEMS PRIOR TO CITY OF UNION **CITY** APPROVAL OF THE CONTRACTORS DESIGN DOCUMENTS"

1. FIRE SPRINKLERS 2. FIRE ALARM

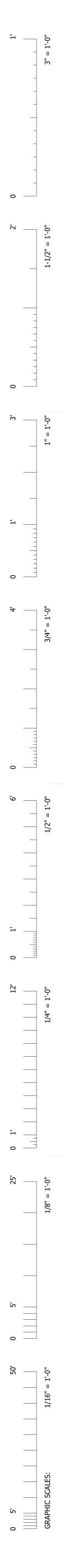


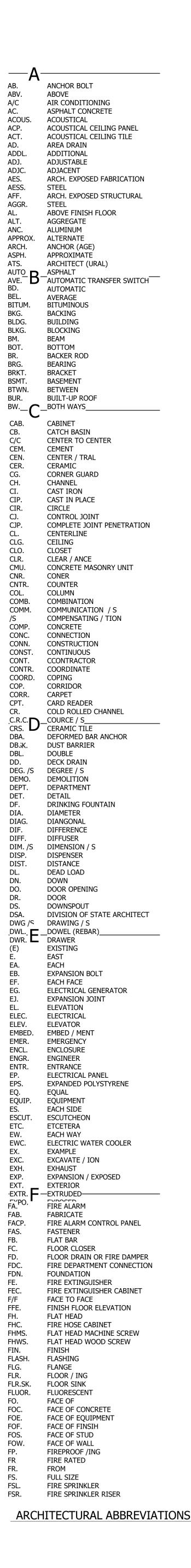


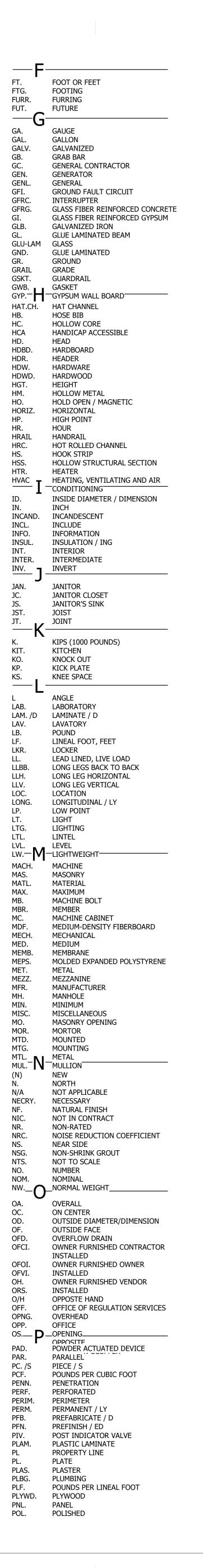


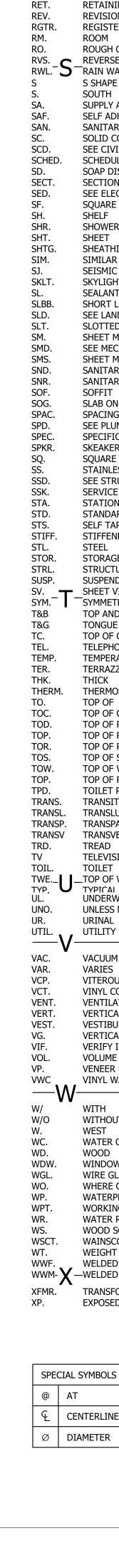


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PR.

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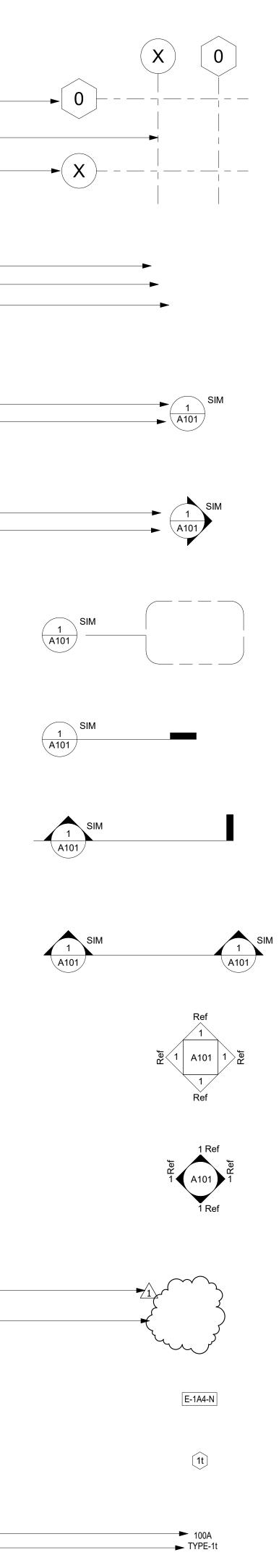
PTWD.

QTY.

RA.

REF.

			Column Line Symbol
PRCST.	PAIR PRECAST PREFABRICATED	1. DISIPLINE THIS CHARACTER DENOTES THE CULEET DV DISIDINE	
PROJ. PSF.	PROJECTION POUNDS PER SQUARE FOOT	SHEET BY DISIPLINE G: GENERAL C: CIVIL 1. DISIPLINE	
PT.	POUNDS PER SQUARE INCH POINT OR PAINT PAINTED	L: LANDSCAPE 2. SHEET TYPE S: STRUCTURAL 3. FLOOR NUMBER A: ARCHITECTURAL 4. AREA DESIGNATION	Existing Column Designation —
PTN.	PAINTED PARTITION PRESSURE TREATED	I: INTERIORS 5. ALTERNATE DESIGNATION	Column Line
	PRESSURE TREATED WOOD POLYVINYL CHLORIDE	E: ELECTRICAL	New Column Designation
от. оту.	QUARRY TILE QUANTITY	<u>2. SHEET TYPE</u> THIS CHARACTER DENOTES THE TYPE OF INFORMATION ON THE SHEET.	
—R-		0: GENERAL 7: VERTICAL CIRCULATION 1: SITE IMPROVEMENTS 8: EXTERIOR DETAILS	Room Identifier
RA.	RISER RETURN AIR RADIUS	2: FLOOR PLANS9: INTERIOR DETAILS3: EXTERIOR ELEVATIONS, BUILDING SECTIONS10: FINISH PLANS4: ENLARGED PLANS11: EQUIPMENT PLANS	
RB. RCP.	RESILIENT BASE REFLECTED CEILING PLAN	5: INTERIOR ELEVATIONS 12: FURNITURE PLANS 6: REFLECTED CEILING PLANS	Indicates Room Name
RDWD.	ROOF DRAIN REDWOOD REFERENCE	3. FLOOR NUMBER (OR MODIFIER) THESE CHARACTERS DENOTE EITHER THE NUMBER OF THE FLOOR SHOWN ON THE SHEET	Indicates Square Footage
REFL.	REFLECTED REFRIGERATOR	OR THE NEXT SEQUENTIAL NUMBER OF THAT SERIES OF SHEETS. 4. AREA DESIGNATION	
REM.	REINFORCED / ING / MENT REMOVE / ED / ABLE	THIS CHARACTER DENOTES THE "AREA" OF THE PLAN SHOWN ON THAT SHEET.	
REQM.	REQUIRED REQUIREMENTS RESILIENT	EACH PORTION OF THE PLAN THAT FITS ON A SHEET AT A PARTICULAR SCALE (USUALLY 1/8" = 1'-0") IS GIVEN A LETTER OR "AREA" DESIGNATION. THE LETTERS "I" HAVE BEEN OMITTED TO PREVENT CONFUSION WITH THE NUMBERS "1" AND "0".	Detail Symbol
RET. REV.	RETAINING OR RETARDANT REVISION	THIS CHARACTER MAY NOT BE USED IN CASES WHERE THE CONTENTS OF THE SHEET DO NOT RELATE TO A SPECIFIC AREA DESIGNATION.	Detail Number
RGTR. RM. RO.	REGISTER ROOM ROUGH OPENING	5. ALTERNATE DESIGNATION	Sheet Location
RVS.	REVERSE RAIN WATER LEADER	THIS CHARACTER DENOTES THE ADDITIVE ALTERNATE OF THE PLAN SHOWN, AS REFERENCED ON THE INSTRUCTIONS TO BIDDER.	
S.	S SHAPE SOUTH	THIS CHARACTER WILL NOT BE USED TO INDICATE AREAS OF THE BASE BID	Section Symbol
SAF.	SUPPLY AIR SELF ADHERED FLASHING SANITARY		Section Number
SC. SCD.	SOLID CORE SEE CIVIL DRAWINGS	SHEET NUMBER DESIGNATION	Sheet Location —————
SD.	SCHEDULE SOAP DISPENSER SECTION		
SED.	SEE ELECTRICAL DRAWINGS SQUARE FOOT OR FEET	ROOM NUMBER EXPLANATION	
SH. SHR.	SHELF SHOWER	1. FLOOR NUMBER OR MODIFIER	Plan Detail
	SHEET SHEATHING SIMILAR	THIS CHARACTER DENOTES THE FLOOR ON WHICH THE ROOM IS LOCATED.	
SJ.	SEISMIC JOINT SKYLIGHT / S	2. QUADRANT / PHASE THIS CHARACTER DENOTES THE QUADRANT	
SL. SLBB.	SEALANT SHORT LEGS BACK TO BACK	OR PHASE IN WHICH THE ROOM IS 1. FLOOR NUMBER LOCATED. 2. QUADRANT / PHASE 3. ROOM DESIGNATION	
SLT.	SEE LANDSCAPE DRAWINGS SLOTTED SHEET METAL	3. ROOM DESIGNATION THESE CHARACTERS DENOTE THE	Section Detail
SMD. SMS.	SEE MECHANICAL DRAWINGS SHEET METAL SCREWS	SEQUENTIAL ROOM NUMBER FOR A PARTICULAR FLOOR OR AREA.	
SNR.	SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SOFFIT		
SOG.	SLAB ON GRADE SPACING		
SPEC.	SEE PLUMBING DRAWINGS SPECIFICATION /S	DOOR NUMBER EXPLANATION	Wall Section
SPKR. SQ. SS.	SKEAKER SQUARE STAINLESS STEEL	1. DOOR DESIGNATION THIS CHARACTER IS USED TO DISTINGUISH DOOR NUMBER	
SSD. SSK.	SEE STRUCTURAL DRAWINGS SERVICE SINK	BETWEEN MULTIPLE DOORS ASSOCIATED EXAMPLE WITH A PARTICULAR ROOM. DOORS ARE 1. DOOR DESIGNATION LETTERED SEQUENTIALLY IN A ROOM. 2. ROOM NUMBER	
STD.	STATION STANDARD SELF TAPPING SCREW	2. ROOM NUMBER	
STIFF.	STIFFENER STEEL	THESE CHARACTERS DENOTE THE ROOM NUMBER WITH WHICH THE DOOR IS ASSOCIATED. REFER TO ROOM NUMBER 3 DOOR TYPE	Building Section
STRL.	STORAGE STRUCTURAL	ASSOCIATED. REFER TO ROOM NUMBER EXPLANATION. 3. DOOR TYPE	
	SUSPENDED SHEET VINYL SYMMETRICAL	3. DOOR TYPE THESE CHARACTERS DENOTE THE DOOR	
T&B T&G	TOP AND BOTTOM TONGUE AND GROOVE	TYPE WITH WHICH THE DOOR IS ASSOCIATED.	
TEL.	TOP OF CURB TELEPHONE TEMPERATURE	ROOM / DOOR NUMBER DESIGNATION	Exterior Elevation
	TERRAZZO	i	
	THICK		
THK. THERM. TO.	THICK THERMOSTAT OR THERMAL TOP OF		
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- A-1 THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
- A-2 ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED. A-3 THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WHICH IS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM THE DIVISION OF THE CONTRACT DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND
- SUBCONTRACTOR NOR IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS. A-4 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ADDENDA, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE

OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE WORK BETWEEN THE CONTRACTOR'S

- A-5 CONTRACT. THE PROJECT SPECIFICATION AND DRAWINGS ARE COMPLIMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. WHERE THERE ARE DISCREPANCIES BETWEEN THE PROJECT MANUAL AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE A-6 DESIGN PROFESSIONAL AND REQUEST A CLARIFICATION.
- THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT AS HIGH AND TIGHT TO STRUCTURE AS A-7 POSSIBLE SO AS TO LEAVE SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.
- REFER TO THE PROJECT MANUAL FOR SPECIFICATIONS FOR GENERAL INFORMATION, PRODUCTS AND EXECUTION REQUIREMENTS. REQUIREMENTS OF THE SPECIFICATIONS APPLY TO ALL ASPECTS OF THE WORK AND ARE INCLUDED AS ADDITIONAL INFORMATION FOR EACH ITEM SPECIFIED. IF DISCREPANCIES EXISTING BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL A-8 PREVAIL. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVES
- OF ANY DISCREPANCIES. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS, ON THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE
- OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE BID SUBMISSION AND WITH A-9 ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS, SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.
- THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR A-10 SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.
- THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO A-11 THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- A-12 THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY A-13 EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO INSTALLATION.

DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

- WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN THE FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND Δ-14 REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "±", FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS.
- INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. TYPICAL DETAILS A-15 APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING.
- INTERIOR FINISHES ARE KEYED TO THE DRAWINGS AT TYPICAL LOCATIONS. THE A-16 FINISHES APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING.

ABBREVIATIONS ON SHEET G-001 APPLY TO THE ENTIRE SET UNLESS NOTED OTHERWISE.



ADVENTURE

4101 PLEIADES PLACE

UNION CITY, CA 94587

APN:483-102-169

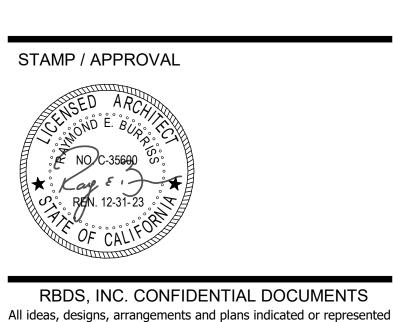
6230 Swan Court

Rocklin, CA 95765

916.284.6440 tel

MONTESSORI ACADEMY

RAYMOND BURRISS DESIGN STUDIO



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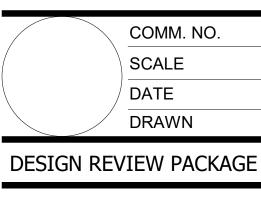
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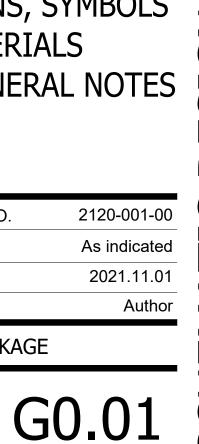


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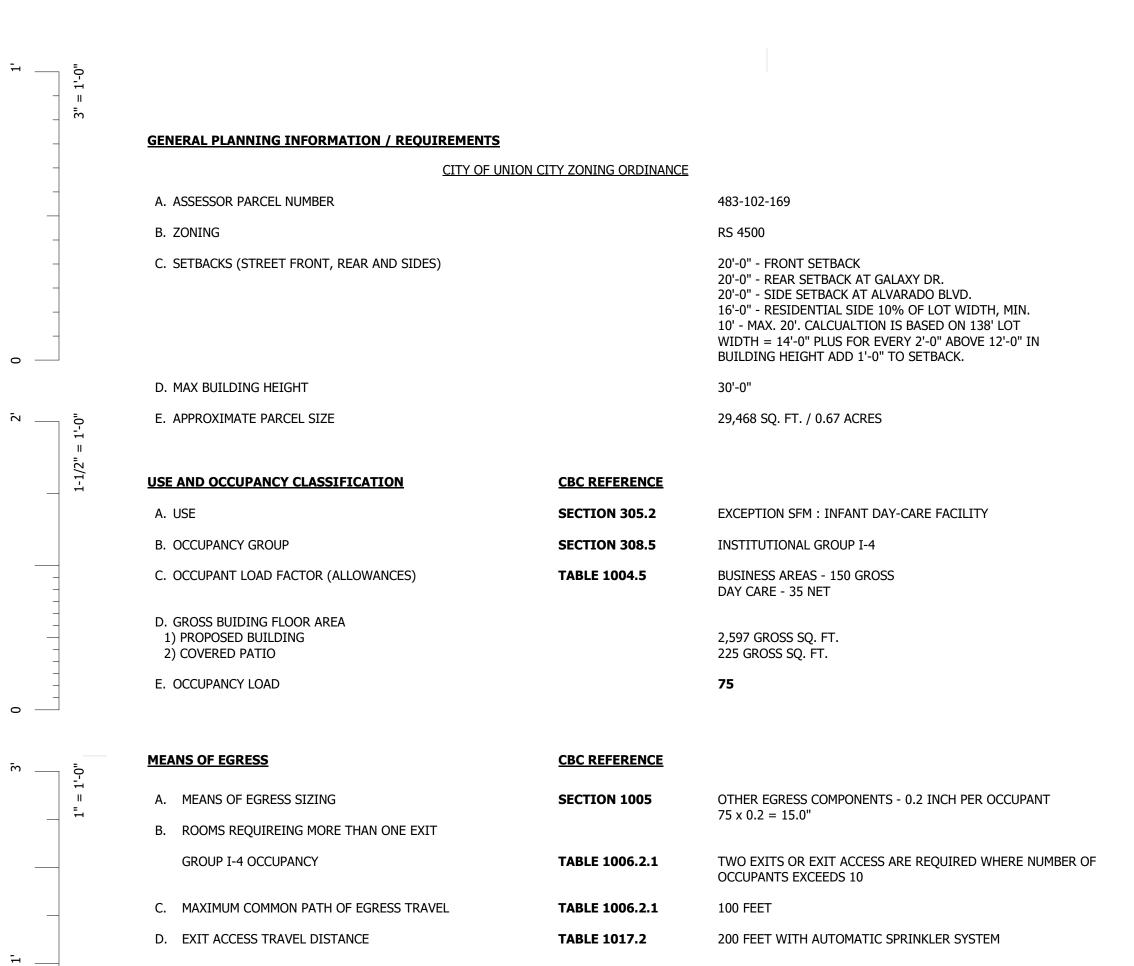
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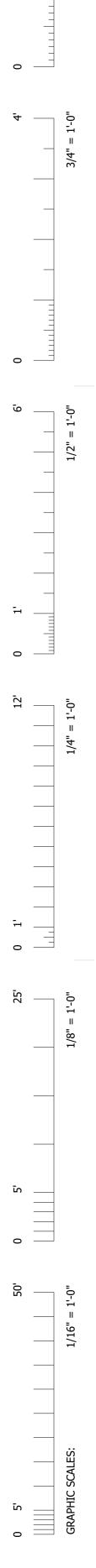








CODE ANALYSIS



GENERAL BUILDING LIMITATIONS AND RATING REQUIREMENTS	CBC REFERENCE		APPLICABLE CODES
A. CONSTRUCTION TYPE:	CHAPTER 6	TYPE V-B (SPRINKLERED)	1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE AMA EXPANSION PROJECT IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24,
B. FLOOR AREA & BUILDING HEIGHT:1. ALLOWABLE BUILDING FLOOR AREAS:	TABLE 506.2	36,000 SQ. FT PER STORY; GROUP I-4 OCCUPANCY	CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.
2. ACTUAL FLOOR AREA:		1ST FLOOR - 2,597 SQ. FT.	2. IT IS THE INTENT OF THE DESIGN THAT ALL ITEMS SHOWN MOUNTED AT TYPICAL HEIGHT AND MEANS OF ACCESS / EGRESS BE ACCESSIBLE TO PERSONS WITH DISABILITIES AS
3. ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE:	TABLE 504.3	60'-0"; GROUP I-4 OCCUPANCY CLASSIFICATION	ADOPTED BY THE ENFORCING AGENCY UNDER CHAPTER 11B.
4. ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:	TABLE 504.4	2 STORIES; GROUP I-4 OCCUPANCY CLASSIFICATION	3. THE FOLLOWING ARE THE ENFORCEABLE CODES FOR THE FACILITIES UNDER THE AUTHORITY OF CITY OF UNION CITY
5. ACTUAL BUILDING HEIGHT:		± 14'-10" - 1 STORY	
C. ALLOWABLE AREA OR HEIGHT INCREASE:			CALIFORNIA ADMINISTRATIVE CODE (CAC): 2022 Part 1, Title 24, California Code of Regulations (CCR)
1. STORY AND HEIGHT INCREASE:	SECTIONS 504 & 506	NOT USED	CALIFORNIA BUILDING CODE (CBC): 2022 Part 2, Title 24, CCR - Based on the 2021 International Building Code (IBC)
 2. ALLOWABLE AREA INCREASE DUE TO: - FRONTAGE - AUTOMATIC SPRINKLER SYSTEM 	SECTION 506.3 SECTION 507	NOT USED NOT USED	CALIFORNIA ELECTRICAL CODE (CEC): 2022
D. FIRE RESISTIVE REQUIREMENTS FOR BUILDING ELEMENTS:	TABLE 601		Part 3, Title 24, CCR - Based on the 2020 National Electrical Code (NEC) CALIFORNIA MECHANICAL CODE (CMC): 2022
1. STRUCTURAL FRAME		0 HOURS	Part 4, Title 24, CCR - Based on the 2021 Uniform Mechanical Code (UMC)
2. BEARING WALL - EXTERIOR		0 HOURS	CALIFORNIA PLUMBING CODE (CPC): 2022 Part 5, Title 24, CCR - Based on the 2021 Uniform Plumbing Code (UPC)
3. BEARING WALLS - INTERIOR		0 HOURS	CALIFORNIA ENERGY CODE: 2022 Part 6, Title 24, CCR
4. NON-BEARING WALL & PARTITIONS - EXTERIOR	TABLE 602	0 HOUR @ 10 <u><</u> X < 30	
5. NON-BEARING WALLS & PARTITIONS - INTERIOR		0 HOURS	CALIFORNIA FIRE CODE (CFC): 2022 Part 9, Title 24, CCR - Based on the 2021 International Fire Code (IFC)
6. FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS		0 HOURS	
7. ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS		0 HOURS	CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC): 2022 Part 11, Title 24, CCR
			CALIFORNIA REFERENCED STANDARDS CODE: 2022 Part 12, Title 24, CCR
E. MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING	TABLE 705.8	10' TO LESS THAN 15', 45% ALLOWABLE AREA	
PROTECTION: F. AUTOMATIC SPRINKLER SYSTEM:	SECTION 903	REQUIRED (PROVIDED)	SIGN CODE: AMERICANS WITH DISABILITIES ACT (ADA), CBC (TITLE 24), & UFC (TITLE 19), CALDAG 2013
G. ROOMS REQUIREING SEPARATION AND/OR PROTECTION	SECTION 509	NO REQUIREMENT	AUTHORITY HAVING JURISDICTION: CITY OF UNION CITY
			WHERE CODES AND REGULATIONS ARE FOUND TO BE IN CONFLICT WITH EACH OTHER, THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
			PROJECT DESCRIPTION

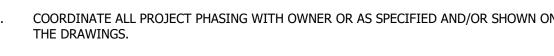
THE ADVENTURE MONTESSORI ACADEMY (AMA) EXPANSION PROJECT IS A NEW (1) STORY 2,597 SF INFANT CARE FACILITY WITH INFANT CARE ROOMS, OFFICES AND FOOD PREP AREA ON A 0.67 ACRE SITE WITH AN EXISTING 3,302 SF (1) STORY DAY CARE FACILITY. THE TYPE OF CONSTRUCTION IS V-B AND FULLY SPRINKLERED. THE PROJECT WILL BE A HYBRID DESIGN/CONSTRUCTION WITH SITE AND ROOF BEING BUILT ONSITE WITH LOCAL AGENCY, AND THE BUILDING, FROM FLOOR TO CEILING, BEING BUILT IN A FACTORY WITH STATE AGENCY.

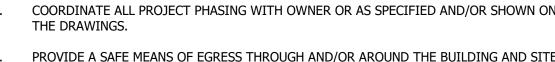




RESPONSIBL		
NAME: COMPANY: ADDRESS:	RAYMOND BURRISS RBDS, INC. 6230 SWAN CT. ROCKLIN, CA 95765	PHONE: 916.284.6440
CONTACT IN	IFORMATION	
OWNER/CLIENT: ADDRESS:	ASHESH K. SINGH C/O ANMOL READ ESTATE HOLDINGS 3594 SUNNYGATE CT. SAN JOSE, CA 95117	PHONE: 408.464.3131
CONTACT:	ASHESH SINGH	
CONTRACTOR: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	CONTRACTOR'S LICENSE NUMBER:
CIVIL: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	
ARCHITECT: ADDRESS:	RBDS, INC. 6230 SWAN CT. ROCKLIN, CA 95765	PHONE: 916.284.6440
CONTACT:	RAYMOND BURRISS	
STRUCTURAL: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	
MECHANICAL: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	
PLUMBING: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	
FIRE PROTECTION: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	
ELECTRICAL: ADDRESS:	XXXX XXXX XXXX	PHONE: XXXX
CONTACT:	XXXX	
LANDSCAPE: ADDRESS:	ROACH & CAMPBELL 111 SCRIPPS DR. SACRAMENTO, CA 95825	PHONE: 916.945.8003

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC SHEETS.
- 2. COORDINATE ALL PROJECT PHASING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.





3. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE

PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS/FLOORS AS MUCH AS POSSIBLE.

4. MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.

5. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.

6. NOTIFY ARCHITECT PROMPTLY IF INFORMATION SHOWN IN ONE CONSTRUCTION DOCUMENT

CONFLICTS WITH INFORMATION SHOWN ON ANOTHER.

7. NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.

8. NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.

9. STRUCTURAL STEEL MEMBER PROFILES AS INDICATED ON THE ARCHITECTURAL DRAWINGS MAY VARY FROM ACTUAL PROFILES AND SIZES INDICATED ON THE STRUCTURAL DRAWINGS WHICH SHALL GOVERN.

10. COORDINATE EXACT LOCATIONS OF LIGHT FIXTURES, SPEAKERS, SMOKE DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, HVAC DUCTS, DIFFUSERS, REGISTERS, TOILET PARTITIONS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH

ARCHITECTURAL REFLECTED CEILING PLANS. 11. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR FLOOR, WALL AND CEILING OPENINGS. ALL OPENINGS SHALL BE CUT AND PATCHED AS REQUIRED BY EACH DISCIPLINE OR TRADE REQUIRING THE OPENING UNLESS NOTED

OTHERWISE IN THE CONSTRUCTION DOCUMENTS. PATCHING IS TO BE IN CONFORMANCE WITH APPLICABLE CODES. 12. FIRE SAFETY DURING CONSTRUCTION, ALTERATIONS AND DEMOLITION

A. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES. CFC-2022, SEC. 3311.

B. FIRE DEPARTMENT WATER MAINS AND FIRE HYDRANTS SHALL BE OPERATIONAL AT ALL TIMES AND SHALL BE IN ACCORDANCE WITH CFC-2022, SECTION 3313

C. FIRE EXTINGUISHERS SHALL BE PROVIDED FOR BUILDINGS UNDER CONSTRUCTION. THE NUMBER AND TYPE OF EXTINGUISHERS TO BE IDENTIFIED & SHOWN ON THE DRAWINGS (SEE FLOOR PLANS ON SHEETS G-010). CFC-2022, SEC. 3316 AND SEC.

906 D. COMBUSTIBLE DEBRIS SHALL NOT ACCUMULATE WITHIN BUILDINGS. CFC-2022, SEC.

3305.2.1 E. CUTTING AND WELDING OPERATIONS SHALL BE IN ACCORDANCE WITH CFC-2022

CHAPTER 35, CFC-2022, SEC. 3505 F. SMOKING IS PROHIBITED. "NO SMOKING" SIGNS SHALL BE POSTED. CFC-2022, SEC. 3305.1.

G. THE STORAGE, USE AND HANDLING OF FLAMMABLE LIQUIDS SHALL BE IN ACCORDANCE WITH CFC-2022, SEC. 3306.

H. FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. CFC-2022, SEC. 3315

J. NOT USED

K. FIRE-RESISTIVE ASSEMBLIES AND CONSTRUCTION REQUIRED IN THE MEANS OF EGRESS SHALL BE MAINTAINED. CFC-2022, SEC. 3312.

L. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY CBC-2022, CHAPTER 33 SEC. 3306 AND
TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

PROJECT INFORMATION

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



UNION CITY, CA 94587 APN:483-102-169 6230 Swan Court Rocklin, CA 95765 916.284.6440 tel

ADVENTURE

4101 PLEIADES PLACE

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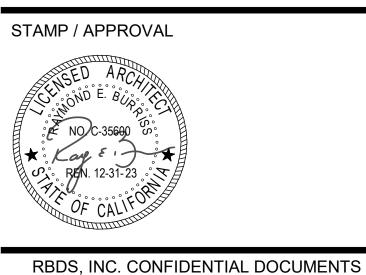
PROJECT INFORMATION

COMM. NO. 2120-001-00 SCALE As indicated 2021.11.01 DATE DRAWN Author DESIGN REVIEW PACKAGE G0.02

KEYPLAN

by this drawing are owned by and the property of RBDS, Inc. and were created, evolved and developed for use on, and in connection with the ADVENTURE MONTESSORI ACADEMY Project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person or corporation for any purpose whatsoever without the written permission of RBDS, Inc.

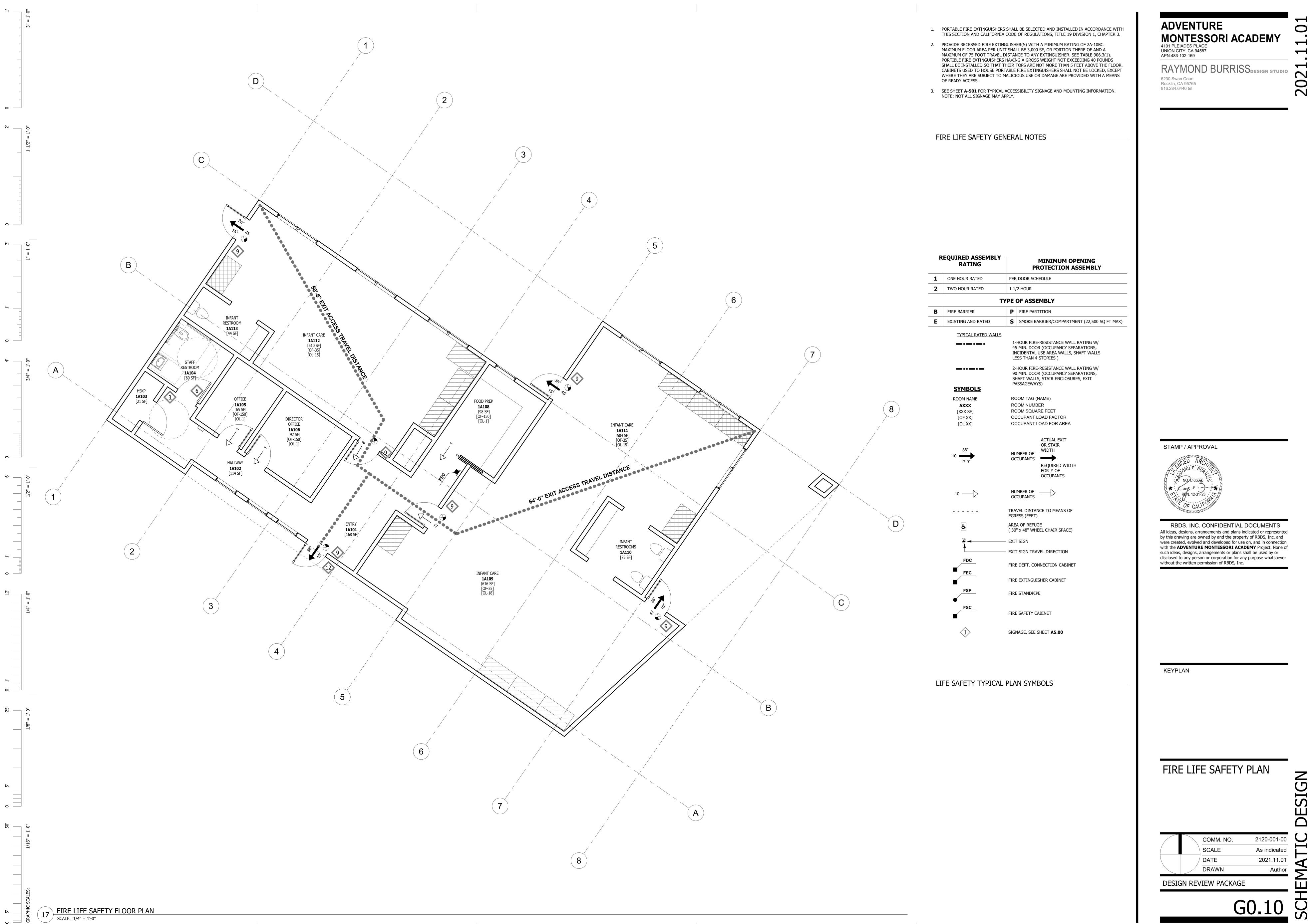
All ideas, designs, arrangements and plans indicated or represented



MONTESSORI ACADEMY RAYMOND BURRISSdesign studio



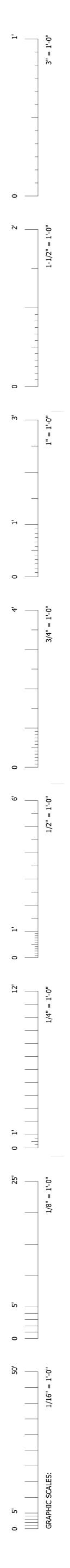


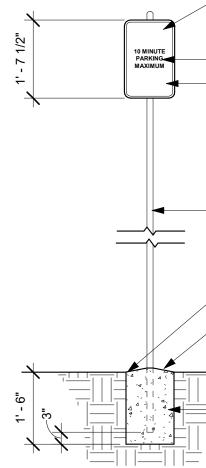


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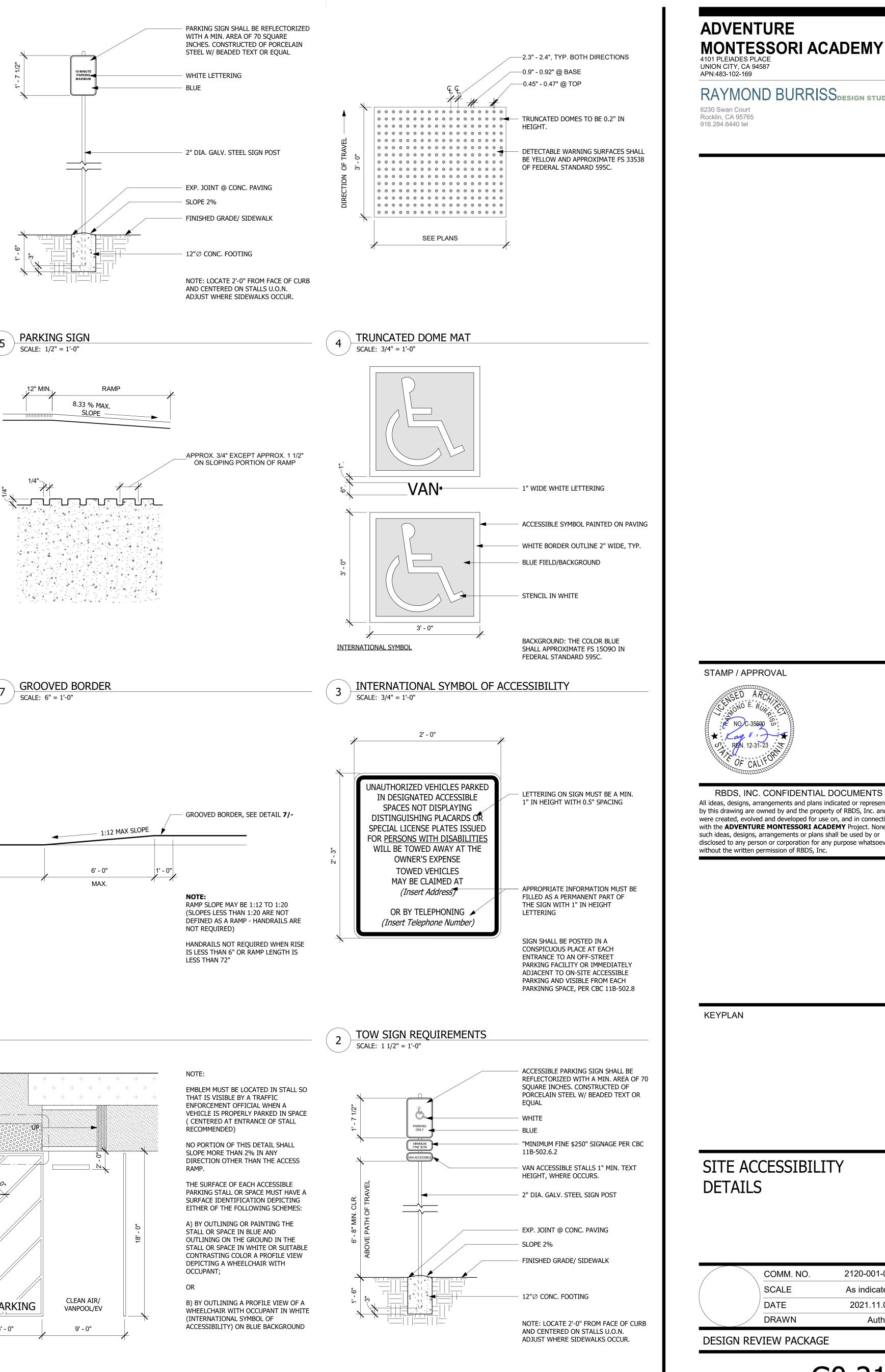
DESIGN

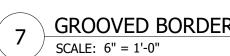


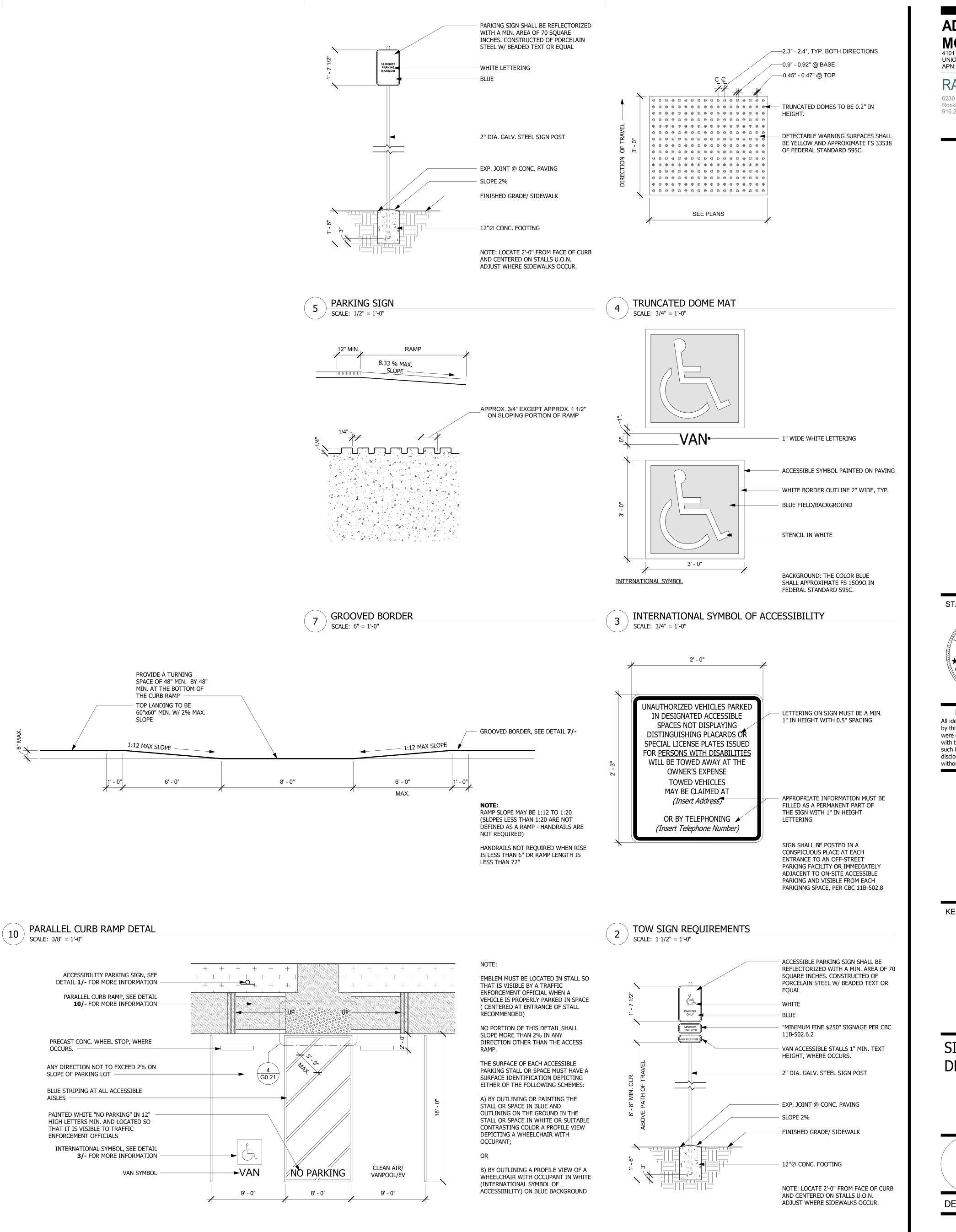


5

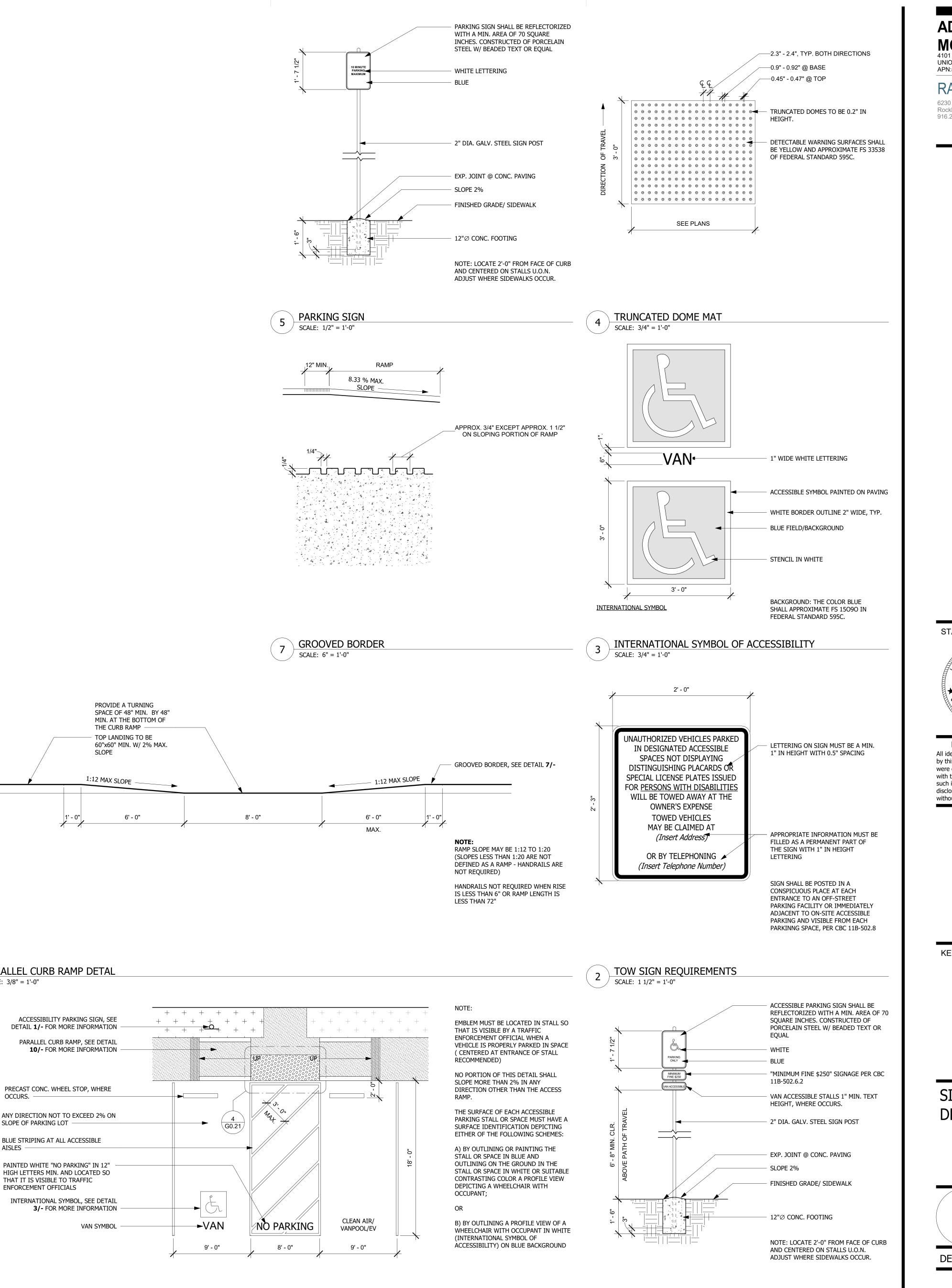
12" MIN.	RAM
	8.33 % MAX. SLOPE













ACCESSIBLE IDENTIFICATION SIGN - POST MOUNT SCALE: 1/2" = 1'-0"

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



KEYPLAN



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4101 PLEIADES PLACE UNION CITY, CA 94587 APN:483-102-169 RAYMOND BURRISSdesign studio 6230 Swan Court Rocklin, CA 95765





2022 CALIFORNIA GREEN BUILDING STANDAR NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

				NONRESIDENTIAL N
	_	Y N/A RESPON. PARTY	CHAPTER 3 GREEN BUILDING	on.
	_			The NPDES permits require postconstruction runoff (post-project hydrolog (pre-project hydrology) with the installation of postconstruction stormwate
-	-		SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not	permits emphasize runoff reduction through on-site stormwater use, interd infiltration through nonstructural controls, such as Low Impact Developme design measures. Stormwater volume that cannot be addressed using non captured in structural practices and be approved by the enforcing agency.
	-		required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the	 Refer to the current applicable permits on the State Water Resources Content www.waterboards.ca.gov/constructionstormwater. Consideration to the state should be given during the initial design process for appropriate integratio 5.106.4 Bicycle parking. For buildings within the authority of California
0	ē		portions of the building being added or altered within the scope of the permitted work. A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner	 specified in Section 103, comply with Section 5.106.4.1. For buildings with State Architect pursuant to Section 105, comply with Section 5.106.4.2. 5.106.4.1 Bicycle parking. [BSC] Comply with Sections 5.106.4.1.1 and
	1-1/2" = 1'		will be used. 301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:	 local ordinance, whichever is stricter. 5.106.4.1.1Short-term bicycle parking.[BSC] If the new project or advect in the strict in the stri
_			Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 <i>et seq.</i> for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures and responsibilities for ensuring compliance.	 generate visitor traffic, provide permanently anchored bicycle racks within visible to passers-by, for 5 % of new visitor motorized vehicle parking spa two-bike capacity rack. Exception: Additions or alterations which add nine or fewer visitor vehicle
	- - - - - -		 301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work. 301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC) 	 5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant occupants, provide secure bicycle parking for 5 percent of the tenant-occuminimum of one bicycle parking facility. 5.106.4.1.3 For additions or alterations that add 10 or more tenant-occumination.
-	- - - -		SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall	 secure bicycle parking for 5 percent of the tenant vehicular parking spaces bicycle parking facility. 5.106.4.1.4 For new shell buildings in phased projects provide secure bic
0 —			comply with the specific green building measures applicable to each specific occupancy. SECTION 303 PHASED PROJECTS	anticipated tenant-occupant vehicular parking spaces with a minimum of c 5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5
ē	1" = 1'-0"		303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.	 convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored rack 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers. Note: Additional information on recommended bicycle accommon
	_		 303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions invSection 301.3 non-residential additions and alterations. ABBREVIATION DEFINITIONS: 	Sacramento Area Bicycle Advocates. 5.106.4.2 Bicycle parking. [DSA-SS] For public schools and communi 5.106.4.2.1 and 5.106.4.2.2
- 	-		HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development	5.106.4.2.1 Student bicycle parking. Provide permanently anchor with a minimum of four two-bike capacity racks per new building 5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicy minimum of two staff bicycle parking spaces per new building. Ac
- - - - - - - - - - - - - - - - 			LR Low Rise HR High Rise AA Additions and Alterations N New	 be convenient from the street or staff parking area and shall mee 1. Covered, lockable enclosures with permanently anchored 2. Lockable bicycle rooms with permanently anchored racks 3. Lockable, permanently anchored bicycle lockers.
0 —	-		CHAPTER 5	5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In no that add 10 or more vehicular parking spaces, provide designated parking fuel-efficient and carpool/van pool vehicles as follows:
4 —	3/4" = 1'-0"		NONRESIDENTIAL MANDATORY MEASURES	TABLE 5.106.5.2 - PARKING TOTAL NUMBER OF PARKING SPACES
	-		DIVISION 5.1 - PLANNING AND DESIGN SECTION 5.101 GENERAL 5.101.1 Scope. The provisions of this chapter outline planning, design and development methods that include	0-9 10-25 25-50
	-		environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.	51-75 76-100
			SECTION 5.102 DEFINITIONS 5.102.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference) CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does	101-150 151-200 201 AND OVER AT LEA
0 —			not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at avertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire. LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:	5.106.5.2.1 Parking stall marking. Paint, in the paint used for stall str the lower edge of the last word aligns with the end of the stall striping an
o [_]	= 1-0 _"		 Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (ATZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code Section 43800 and CCR, Title 13, Sections 1961 and 1962. 	CLEAN AIR/ VANPOOL/EV Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane p designated parking spaces.
	1/2"		 2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles. NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" 	5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comp 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipm installed, it shall be in accordance with the <i>California Building Code</i> , the <i>C</i>
	-		either in Section 385.5 of the Vehicle Code or in 49 CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards. TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as	5.106.5.3.1 Single charging space requirements. [N] When per Table 5.106.5.3.3, a raceway is required to be installed at the installed in accordance with the <i>California Electrical Code</i> . Construinclude, but are not limited to, the following:
	-		permanent occupants, such as employees, as distinguished from customers and other transient visitors. VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purposes of ridesharing.	 The type and location of the EVSE. A listed raceway capable of accommodating a 208/240 - The raceway shall not be less than trade size 1". The raceway shall originate at a service panel or a subpain close proximity to the proposed location of the chargin
0 —			Note: Source: Vehicle Code, Division 1, Section 668. ZEV. Any vehicle certified to zero-emission standards.	box, enclosure or equivalent.5. The service panel or subpanel shall have sufficient capac ampere dedicated branch circuit for the future installation
12'	= 10"		SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Namely constructed projects and additions which disturb loss than one acre of land, and are not	5.106.5.3.2 Multiple charging space requirements. [N] When multiper Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time installed in accordance with the <i>California Electrical Code</i> . Construction plainclude, but are not limited to, the following:
	- 1/4"		ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:	 The type and location of the EVSE. The raceway(s) shall originate at a service panel or a sub terminate in close proximity to the proposed location of t suitable cabinet(s), box(es), enclosure(s) or equivalent.
	-		 5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance. 5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs. 	 Plan design shall be based upon 40-ampere minimum bra Electrical calculations shall substantiate the design of the of equipment and any on-site distribution transformers a simultaneously charge all required EVs at its full rated ar The service panel or subpanel(s) shall have sufficient cap
	-		 Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. 	number of dedicated branch circuit(s) for the future insta 5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 sl multiple charging space requirements apply for the future installation of E
0			 b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow. d. Mulching or hydroseeding to stabilize disturbed soils. e. Erosion control to protect slopes. 	Exceptions: On a case-by-case basis where the local enfor- charging and infrastructure is not feasible based upon one o 1. Where there is insufficient electrical supply.
25'	8" = 1'-0"		 f. Protection of storm drain inlets (gravel bags or catch basin inserts). g. Perimeter sediment control (perimeter silt fence, fiber rolls). h. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exits. j. Wind erosine control. 	 Where there is evidence suitable to the local enforcing agutility infrastructure design requirements, directly related t 5.106.5.3, may adversely impact the construction cost of TABLE 5.106.5.3.3
	1/8"		 k. Other soil loss BMPs acceptable to the enforcing agency. 2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: 	TOTAL NUMBER OF PARKING SPACES NUMBER OF 0-9 0-9
	_		 a. Dewatering activities. b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete, paints, stucco, etc.). 	10-25 26-50 51-75
ىم 	_		 e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g. Spill prevention and control h. Other housekeeping BMPs acceptable to the enforcing agency. 	76-100 101-150 151-200
0			5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of	151-200 201 AND OVER 1. Calculation for spaces shall be rounded up to the nearest
	7 -		development sale. Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in	5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit overcurrent protective device space(s) for future EV charging as "EV CAPA shall be permanently and visibly marked as "EV CAPABLE".
	1/16" = 1'-(the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).	 shall be permanently and visibly marked as "EV CAPABLE". 5.106.5.3.5 [N] Future charging spaces qualify as designated parking as Designated parking for clean air vehicles.

DES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff ject hydrology) with the installation of postconstruction stormwater management measures. The NPDES emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and on through nonstructural controls, such as Low Impact Development (LID) practices, and conversation neasures. Stormwater volume that cannot be addressed using nonstructural practices is required to be

the current applicable permits on the State Water Resources Control Board website at: aterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures e given during the initial design process for appropriate integration into site development.

Bicycle parking. For buildings within the authority of California Building Standards Commission as d in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the chitect pursuant to Section 105, comply with Section 5.106.4.2.

I.1 Bicycle parking. [BSC] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable inance, whichever is stricter.

I.1.1Short-term bicycle parking.[BSC] If the new project or addition or alteration is anticipated to e visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily passers-by, for 5 % of new visitor motorized vehicle parking spaces being added, with a minimum of one capacity rack.

tion: Additions or alterations which add nine or fewer visitor vehicular parking spaces. I.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-

ts, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a n of one bicycle parking facility.

I.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide picycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one parking facility.

I.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the ted tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

I.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be ent from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles;

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections

2.1 and 5.106.4.2.2 5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. 5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall

be convenient from the street or staff parking area and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles;

2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, cient and carpool/van pool vehicles as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.2.1 Parking stall marking. Paint, in the paint used for stall striping, the following characters such that r edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:

/ehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for ted parking spaces. **.3 Electric vehicle (EV) charging. [N]** Construction shall comply with Section 5.106.5.3.1 or Section .3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are

, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows: 5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall

- 2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
- 3. The raceway shall not be less than trade size 1". 4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
- 5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40ampere dedicated branch circuit for the future installation of the EVSE.

5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required 2 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be in accordance with the *California Electrical Code*. Construction plans and specifications shall but are not limited to, the following:

- 2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
- 3. Plan design shall be based upon 40-ampere minimum branch circuits. 4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
- 5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.

2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of tota ¹

5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved rent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location permanently and visibly marked as "EV CAPABLE".

5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 ted parking for clean air vehicles.

Y N/A RESPON. PARTY

5.106.8 LIGHT POLLUTION REDUCTION. [N].I Outdoor lighting systems shall be designed and to comply with the following:

- 1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as def 10, Section 10-114 of the *California Administrative Code*; and
- 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2in Chapter 8) and
- 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.
- Exceptions: [N] 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- 2. Emergency lighting. 3. Building facade meeting the requirements in Table 140.7-B of the California Energy Cod 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Sect
- Alternate materials, designs and methods of construction. Note: [N]
- 1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting
- for parking facilities and walkways. 2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM
- A-1, California Energy Code Tables 130.2-A and 130.2-B. 3. Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT

AND GLARE (BUG) RATINGS2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3
MAXIMUM ALLOWABLE BACKLIGHT RATING				
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	В3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	во	В0	B1
MAXIMUM ALLOWABLE UPLIGHT RATING (U)				
For area lighting ₄	N/A	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3
MAXIMUM ALLOWABLE GLARE RATING 5(G)				
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the Callifornia Administrative Code.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. 3. If the nearest property line is less than or equal to two mounting heights from the back

hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met. 4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a draina will manage all surface water flows to keep water from entering buildings. Examples of methods to surface water include, but are not limited to, the following:

- L. Swales. 2. Water collection and disposal systems.
- 3. French drains.

standards.

4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in ground **Exception:** Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106. 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, installed to provide shade over 50 percent of the parking area within 15 years. **Exceptions:** The surface parking area covered by solar photovoltaic shade structures, or structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are in the total area calculations. Appendix A5, are not included in the total area calculation.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calcul **5.106.12.3. Hardscape areas.** Shade tree plantings, minimum #10 container size or equal shall provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and I areas covered by shade structures with roofing materials that comply with Table A5.106.1

DIVISION 5.2 ENERGY EFFICIEN SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory efficiency standards in this code, the California Energy Commission will continue to adopt mandate

DS				Y = YES
	1	1	1	N/A = NOT APPLICABLE N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEEI OWNER, CONTRACTOR, INSPECTOR ETC.)
	Y	N/A	A RESPON. PARTY	DIVISION 5.3 WATER EFFICIENCY
nd installed				AND CONSERVATION
lefined in Chapter				SECTION 5.301 GENERAL
2-A and 130.2-B				5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.
ith a local				SECTION 5.302 DEFINITIONS
				5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference) EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to
Code, Part 6. ection 101.8				reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.
				FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.
nting requirements				METERING FAUCET . A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.
TM-15-11 Table				GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater
LIGHTING ZONE LZ4				from kitchen sinks or dishwashers. MODEL WATER EFFICIENT LANDSCAPE ORDANCE (MWELO). The California ordinance regulating landscape
				design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.
No Limit				MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.
B4				POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the <i>California Plumbing Code</i> , Part 5.
B3 B2				POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic puroses, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.
U0				RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter, attaining a quality that is suitable to use the water again.
UR				SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen , a dedicated meter may be considered a submeter.
				WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).
G4 G2				
G1				
G1				
				SECTION 5.303 INDOOR WATER USE
				5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.
				5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:
				 For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsysteme:
				following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).
inage system s to manage				5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.
, to munaye				5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water
				closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per
Indwater recharge.				flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.
)6.12.1, ce. Landscape				Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
al, shall be				 5.303.3.2 Urinals. 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not overad 0.135 gallans per flush.
or shade				exceed 0.125 gallons per flush. 5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.
are not included				5.303.3.3 Showerheads. [BSC-CG]
all be installed				5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.
ulation.				5.303.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be
nd hardscape .11.2.2 in				designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.
·····				5.303.3.4 Faucets and fountains.
ICY				5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. 5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8
ni enorau				gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of
ry energy atory building				1.8 gallons per minute at 60 psi. 5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].
				5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle. 5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].
				Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
				5.303.4 COMMERCIAL KITCHEN EQUIPMENT.
	1	1	1	E 202 4.1 Feed Waste Dispessore Dispessore shall either modulate the use of water to be mare

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8

gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

KEYPLAN



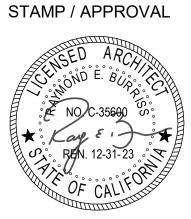


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RAYMOND BURRISS DESIGN STUDIO 6230 Swan Court Rocklin, CA 95765 916.284.6440 tel

MONTESSORI ACADEMY

ADVENTURE

4101 PLEIADES PLACE

UNION CITY, CA 94587

APN:483-102-169







2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y N/A RESPON. PARTY

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

- 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural
- Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

- 1. Owner's or Owner representative's project requirements.
- 2. Basis of design. 3. Commissioning measures shown in the construction documents.
- 4. Commissioning plan.
- 5. Functional performance testing. 6. Documentation and training.

7. Commissioning report.

- 1. Unconditioned warehouses of any size.
- 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
- 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.
- Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

- 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for
- qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

- 1. Environmental and sustainability goals.
- 2. Building sustainable goals. 3. Indoor environmental quality requirements.
- 4. Project program, including facility functions and hours of operation, and need for after hours operation. 5. Equipment and systems expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems. 2. Landscape irrigation systems.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

- 1. General project information. 2. Commissioning goals.
- 3. Systems to be commissioned. Plans to test systems and components shall include:
- a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of tests.
- . Functions to be tested. d. Conditions under which the test shall be performed.
- e. Measurable criteria for acceptable performance.
- 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of *Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The

- systems manual shall include the following: 1. Site information, including facility description, history and current requirements.
- 2. Site contact information.
- 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
- 4. Major systems. 5. Site equipment inventory and maintenance notes.
- 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning

- report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or
- equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance.
- 3. Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. 5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California heating, ventilation, air conditioning (HVAC) systems and controls, indoor ligh well as water heating systems and controls, refer to California Energy Code S requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional systems

5.410.4.2 Systems. Develop a written plan of procedures for testing and ad included for testing and adjusting shall include at a minimum, as applicable to 1. Renewable energy systems.

2. Landscape irrigation systems. 3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accorda specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, be system serving a building or space is operated for normal use, the syster accordance with the procedures defined by the Testing Adjusting and Ba Standards; the National Environmental Balancing Bureau Procedural Star Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the bu with detailed operating and maintenance instructions and copies of guaranties & M instructions shall be consistent with OSHA requirements in CCR, Title 8, 9 regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verif by the enforcing agency.

DIVISION 5.5 ENVIRONM QUALITY

SECTION 5.501 GENERAL

5.501.1 Scope. The provisions of this chapter shall outline means of reducing the that are odorous, irritating and/or harmful to the comfort and well-being of a buildir neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 Definitions. The following terms are defined in Chapter 2 (and are included **ARTERIAL HIGHWAY.** A general term denoting a highway primarily for through

A-WEIGHTED SOUND LEVEL (dBa). The sound pressure level in decibels as mea using the internationally standardized A-weighting filter or as computed from sound weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to asBtu. The amount pound of water one degree Fahrenheit per hour, a common measure of heat transf 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32°

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the dayexcept that a 5 decibel (dB) adjustment is added to the equivalent continuous sound hours (7 p.m. to 10 p.m.) in addition to the 10 dB nighttime adjustment used in the

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood p medium density fiber board. "Composite wood products" does not include hardboar panels, structural composite lumber, oriented strandboard, glued laminated timber, finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continu 24-hour period with a 10 dB adjustment added to sound levels occurring during nigl a.m.).

DECIBEL (dB). A measure on a logarithmic scale of the magnitude of a particular pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as p trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, prim motor that draws current from a rechargeable storage battery, fuel cell, photovoltai electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehic California Electrical Code, off-road, self-propoelled electric vehicles, such as industri transports, golf carts, airline ground support equipment, tractors, boats, and the like

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces int vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the equipment grounding conductors and the electric vehicle connectors, attachment p devices, power outlets, or apparatus installed specifically for the purpose of transfer premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which the fluctuating noise level integrated over the time period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial cont may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade set GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one ma greenhouse gas relative to an equivalent unit of carbondioxide over a given period of reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). The 100-year GWP va Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are fou Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound GWP value equal to or greater than 150, or (B) any ozone depleting substance as d Federal Regulations, Part 82, §82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipeor tubing direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code §82.3 (as amended March 10, 2009).

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weigh compound to the "Base Reactive Organic Gas (ROG) Mixture "per weight of compou hundredths of a gram (g O3/g ROC).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-2007.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingr this article. The PWMIR is the total product reactivity expressed to hundredths of a of product (excluding container and packaging).

PSIG. Pounds per square inch, gauge.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tub direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail f feet or more conditioned area, and that utilizes either refrigerated display cases, or connected to remote compressor units or condensing units.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound with vapor pressures greater than 0.1 millimeters of mercury at room temperature. contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR 1

Note: Where specific regulations are cited from different agencies, such as South (District (SCAQMD), California Air Resources Board (ARB or CARB), etc., the VOC det regulation is the one that prevails for the specific measure in question.

NOT APPLICABLE **RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER** OWNER, CONTRACTOR, INSPECTOR ETC.

ornia Energy Code, including						
	Y	N/A	SPON. ARTY			
iting system and controls, as ection 120.8 for commissioning						
testing requirements of specific			SECT	TON 5.503 FIREPLACES		
justing systems. Systems to be				1 FIREPLACES. Install only a direct-vent sealed-combustic	on gas or sealed wood-burning fire	eplace, or a
o the project:			sealed	woodstove or pellet stove, and refer to residential requirem chapter 7, Section 150. Woodstoves, pellet stoves and firepl	nents in the California Energy Code	e, Title 24, Part
			ordinar			
nce with manufacturer's			P	.503.1.1 Woodstoves. Woodstoves and pellet stoves shall erformance Standards (NSPS) emission limits as applicable, ney are certified to meet the emission limits.		
e				ley are certified to meet the emission minus.		
fore a new space-conditioning m shall be balanced in			SECT	TON 5.504 POLLUTANT CONTROL		
alancing Bureau National ndards; Associated Air Balance				1 TEMPORARY VENTILATION. The permanent HVAC sy ary to condition the building or areas of addition or alteration		
provide a final report of testing			Minimu	al and equipment installation. If the HVAC system is used du m Efficiency Reporting Value (MERV) of 8, based on ASHRA	AE 52.2-1999, or an average efficient	ency of 30%
provide a final report of testing				on ASHRAE 52.1-1992 Replace all filters immediately prior alteration, at the conclusion of construction.	to occupancy, or, if the building is	occupied
ilding owner or representative s/warranties for each system. O				3 Covering of duct openings and protection of mecha		
Section 5142, and other related			and ve	e of rough installation and during storage on the construction ntilation equipment, all duct and other related air distribution lastic, shortmatal or other methods accortable to the enfor	on component openings shall be co	overed with
fications and reports required				lastic, sheetmetal or other methods acceptable to the enfor and debris which may enter the system.		t of dust,
				4 FINISH MATERIAL POLLUTANT CONTROL. Finish ma n 5.504.4.6.	aterials shall comply with Sections	5.504.4.1
ENTAL				5.504.4.1 Adhesives, sealants and caulks. Adhesives, s	ealants, and caulks used on the p	roject shall
			1	neet the requirements of the following standards:		
				1. Adhesives, adhesive bonding primers, adhesive shall comply with local or regional air pollution contractions and the set of CAOMD Pure 1100 VOC limits	trol or air quality management dis	trict rules
				where applicable, or SCAQMD Rule 1168 VOC limits Such products also shall comply with the Rule 1168 compounds (chloroform, ethylene dichloride, methy	3 prohibition on the use of certain	toxic
quantity of air contaminants ng's installers, occupants and				trichloroethylene), except for aerosol products as s 2. Aerosol adhesives, and smaller unit sizes of adh	pecified in subsection 2, below.	
				units of product, less packaging, which do not weig more than 16 fluid ounces) shall comply with state	gh more than one pound and do no wide VOC standards and other rec	pt consist of juirements,
dad have for the state				including prohibitions on use of certain toxic compo 17, commencing with Section 94507.		
<i>ded here for reference)</i> raffic usually on a continuous				TABLE 5.504.4.1 - ADHESIVE VOC LIMI		
Cane usuary on a continuous				Less Water and Less Exempt Compounds in Grams	per Liter	
asured on a sound level meter spectral data to which A-				ARCHITECTURAL APPLICATIONS		
				INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES	50 50	
f heat required to raise one errate. A ton of refrigeration is				OUTDOOR CARPET ADHESIVES	150	
Fahrenheit.				WOOD FLOORING ADHESIVES	100	
hight average sound level (Ldn), d exposure level for evening Ldn.				RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES	60 50	
Lan. ywood, particleboard and				CERAMIC TILE ADHESIVES	65	
d, structural plywood, structural prefabricated wood I-joists or				VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES	50	
17, Section 93120.1(a).				COVE BASE ADHESIVES	50	
				MULTIPURPOSE CONSTRUCTION ADHESIVES	70	
uous sound exposure level for a httime hours (10 p.m. to 7				STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES	100 250	
quantity (such as sound				OTHER ADHESIVES NOT SPECIFICALLY LISTED	50	
quantity (such as sound				SPECIALTY APPLICATIONS PVC WELDING	510	
ssenger automobiles, buses, arily powered by an electric				CPVC WELDING	490	
c array, or other source of es. For purposes of the				ABS WELDING PLASTIC CEMENT WELDING	325 250	
al trucks, hoists, lifts, e, are not included.				ADHESIVE PRIMER FOR PLASTIC	550	
ended for charging electric				CONTACT ADHESIVE	80	
ne ungrounded, grounded, and				SPECIAL PURPOSE CONTACT ADHESIVE	250	
ugs, and all other fittings, rring energy between the				TOP & TRIM ADHESIVE	250	
				SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL	30	
would have the same energy as	;			PLASTIC FOAMS	50	
ol of access, but which may or				POROUS MATERIAL (EXCEPT WOOD)	50	
arations at intersections.				WOOD FIBERGLASS	30 80	
ss-based unit of a given						
of time. Carbondioxide is the				1. IF AN ADHESIVE IS USED TO BOND DISSIMILA THE ADHESIVE WITH THE HIGHEST VOC CONT		
lue published by the				2. FOR ADDITIONAL INFORMATION REGARDING	METHODS TO MEASURE THE	
t Report (SAR) (IPCC, 1995); or ind in column "SAR (100-yr)" of				VOC CONTENT SPECIFIED IN THIS TABLE, SEE MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PD	-	
tic: (A) a chlorofluore - to						
: is: (A) a chlorofluorocarbon, a or blend of compounds, with a efined in Title 40 of the Code of				TABLE 5.504.4.2 - SEALANT VOC LIMIT		
Linea in that to of the Code Of				Less Water and Less Exempt Compounds in Grams SEALANTS	per Liter CURRENT VOC LIMIT	
to allow achange of				ARCHITECTURAL	250	
: (A) has a GWP value less than				MARINE DECK NONMEMBRANE ROOF	760 300	
of Federal Regulations, Part 82,				ROADWAY	250	
nt of ozone formed by adding a Ind added, expressed to				SINGLE-PLY ROOF MEMBRANE	450	
ייים ממופט, פגעופאצע נט				OTHER SEALANT PRIMERS	420	
				ARCHITECTURAL		
dients in a product subject to gram of ozone formed per gram				NONPOROUS POROUS	250 775	
				MODIFIED BITUMINOUS	500	
				MARINE DECK	760	
once emitted, to contribute to				OTHER NOTE: FOR ADDITIONAL INFORMATION REGARD	750 DING METHODS TO MEASURE	
				THE VOC CONTENT SPECIFIED IN THESE TABLES, QUALITY MANAGEMENT DISTRICT RULE 1168.		
ing to allow a change of						
food facility with 8,000 square			(5.504.4.3 Paints and coatings. Architectural paints and coatings Architectural Paints and coatings Suggested Control Measure	re, as shown in Table 5.504.4.3, u	nless more
walk-in coolers or freezers			9	tringent local limits apply. The VOC content limit for coating pecialty coatings categories listed in Table 5.504.4.3 shall be	gs that do not meet the definitions be determined by classifying the c	s for the pating as a
			(Flat, Nonflat or Nonflat-High Gloss coating, based on its glos of the 2007 California Air Resources Board Suggested Contro or Nonflat High Close VOC limit in Table 5 504.4.3 chall and	ol Measure, and the corresponding	
				or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall app		
based on carbon chains or rings These compounds typically Title 17, Section 94508(a).			1	5 504 4 3 1 Aprocal Dainte and continues All	Sol paints and coatings shall meet	
These compounds typically				5.504.4.3.1 Aerosol Paints and coatings. Aeros Limits for ROC in Section 94522(a)(3) and other re certain toxic compounds and ozone depleting subst	quirements, including prohibitions	on use of

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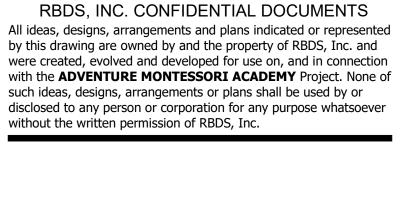
BUILDING STANDARDS CODE 2120-001-00 COMM. NO. 12" = 1'-0" SCALE

2022 CALIFORNIA GREEN

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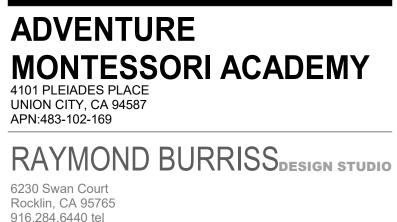
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Author

Table 5.54-4.3 - WC CONTENT LINTS FOR ARCHITECTURE. CARLES OF CREATURE OF CONTEND. LESS WATER & LESS DEMPT CONFOLUES CARLES OF CREATURES 00 NON-LAT CONTINGS 00 NON-LAT CONTINGS 00 NON-LAT CONTINGS 00 AUMBENT CONTINGS 00 CONCENT OF CONTINGS 00 CONCENT CONTINGS 00	DN. 'Y		
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CLEAR 730 DPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STANS 220 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 1400 TRAFFIC MARKING COATINGS 1000 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD DECOATINGS 275 WOOD PRESERVATIVES 330 ZINCRICH PRIMERS 340 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TRABLE ARE DRIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES DOARD, ARCHITECTUNAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE LINCRAATON IS AVAILABLE FROM THE AIR RESOURCES DOARD. 5.504.4.3.2 VERIFICATION IS AVAILABLE FROM THE AIR RESOURCES DOARD. 1. Heid verification of on-site product containers 5.504.4.3.2 VERIFICATION IS AVAILABLE FROM THE AIR RESOURCES DOARD. 1. SEGMENT TOWAR SUBJECTIONAL SPECIFICATION 1. SUBMERTION IS AVAILABLE FROM THE AIR RESOURCES DOARD. 1. CAppet and Rup Inductspredictain			250
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IFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed t flooring shall meet at least one of the following:

- 1. Certified under the Resilient Floor Covering Institute (RFCI) Floor Score program; 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers,
- Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
- 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with ation media for outside and return air that provides at least a Minimum Efficiency Reporting Value) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance ters of the same value shall be included in the operation and maintenance manual.

tions: Existing mechanical equipment.

04.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV

7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for g, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations cies of any city, county, city and county, California Community College, campus of the California State sity, or campus of the University of California, whichever are more stringent. When ordinances, ions or policies are not in place, post signage to inform building occupants of the prohibitions.

TION 5.505 INDOOR MOISTURE CONTROL

L INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, ction 5.407.2 of this code.

TION 5.506 INDOOR AIR QUALITY

1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the um requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the ble local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control tion, CO2 sensors and ventilation controls shall be specified and installed in accordance with the ements of the California Energy Code, Section 120(c)(4).

ION 5.507 ENVIRONMENTAL COMFORT

4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class values determined in accordance with ASTM E 90 and ASTM E 413. or Outdoor-Indoor Sound Transmission (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in n 5.507.4.1 or 5.507.4.2.

ption: Buildings with few or no occupants or where occupants are not likely to be affected by exterior e, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking ctures and utility buildings.

ception: [DSA-SS] For public schools and community colleges, the requirements of this section and all sections apply only to new construction.

07.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed he noise source making up the building or addition envelope or altered envelope shall meet a composite C rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum C of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

- 1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
- 2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed- guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Leq - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

07.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered elope shall be constructed to provide an interior noise environment attributable to exterior sources that s not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

07.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and ant spaces and public places shall have an STC of at least 40.

te: Examples of assemblies and their various STC ratings may be found at the California Office of Noise trol: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

TION 5.508 OUTDOOR AIR QUALITY

L Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire ssion equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

08.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do contain CFCs.

08.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons. 2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with ovisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and ilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units densing units. The leak reduction measures apply to refrigeration systems containing high-global-warming al (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new s and the replacement of existing refrigeration systems in existing facilities.

tion: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP ess than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that e ammonia, carbon dioxide (CO2), and potentially other refrigerants.

Y N/A RESPON. PARTY

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack. **5.508.2.1.2 Copper pipe.** Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows. **5.508.2.2.1 Pressure relief valves.** For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. **5.508.2.2.2.1 Chain tethers.** Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum. 5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging. 5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following.

- 1. State certified apprenticeship programs.
- 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification
- organizations. 4. Programs sponsored by manufacturing organizations.
- 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special

1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters,

- building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.
- Notes:

inspector:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

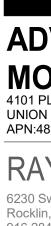
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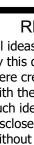
703 VERIFICATIONS

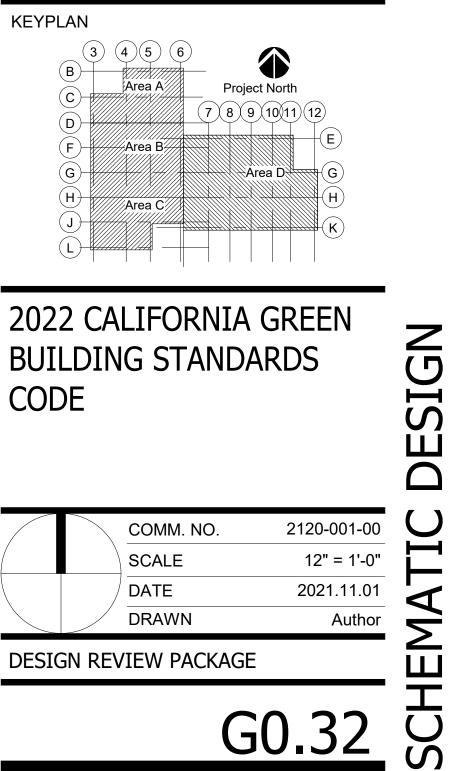
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

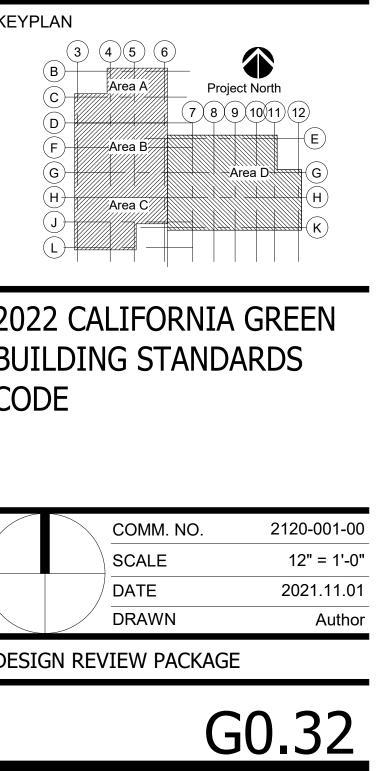
Y N/A RESPON. PARTY

Y N/A	=	YES NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (ie: ARCHITECT, EI OWNER, CONTRACTOR, INSPECTOR ETC.









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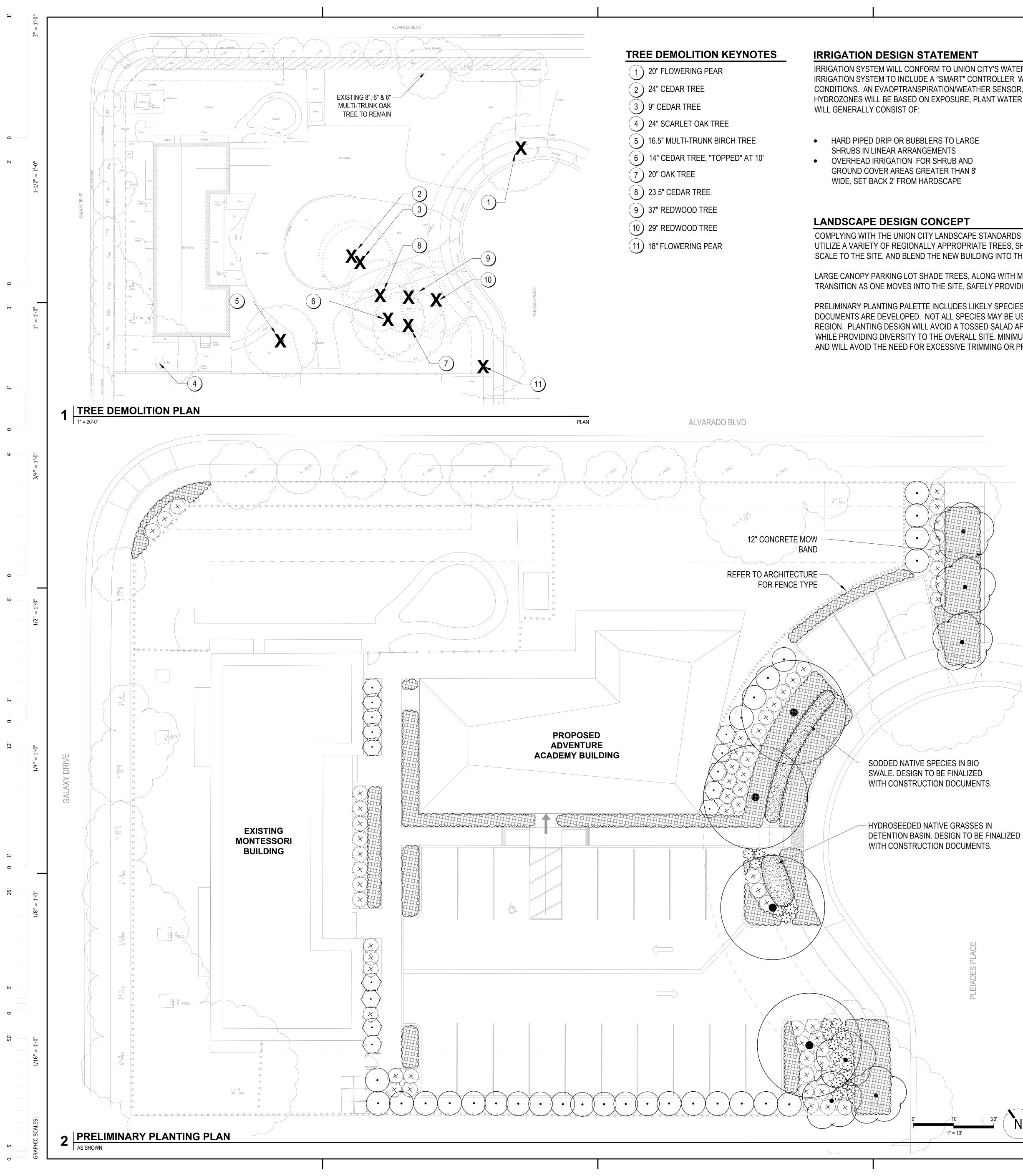
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IRRIGATION SYSTEM WILL CONFORM TO UNION CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND LANDSCAPE STANDARDS. IRRIGATION SYSTEM TO INCLUDE A "SMART" CONTROLLER WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. AN EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM

COMPLYING WITH THE UNION CITY LANDSCAPE STANDARDS AND THE BAY-FRIENDLY LANDSCAPE REQUIREMENTS, THE PROJECT WILL UTILIZE A VARIETY OF REGIONALLY APPROPRIATE TREES, SHRUBS, AND GROUNDCOVER TO PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE, AND BLEND THE NEW BUILDING INTO THE SURROUNDING NEIGHBORHOOD.

LARGE CANOPY PARKING LOT SHADE TREES, ALONG WITH MID-GROUND SHRUBS AND LOW GROUNDCOVER WILL SOFTEN THE TRANSITION AS ONE MOVES INTO THE SITE, SAFELY PROVIDING SCREENING OF VEHICLES.

PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. TREE SPECIES ARE ADAPTED TO SAN FRANCISCO'S EAST BAY REGION. PLANTING DESIGN WILL AVOID A TOSSED SALAD APPROACH, INSTEAD WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE. MINIMUM PLANTING SIZE SHOWN. PLANT SPACING ALLOW FOR NATURAL GROWTH AND WILL AVOID THE NEED FOR EXCESSIVE TRIMMING OR PRUNING.

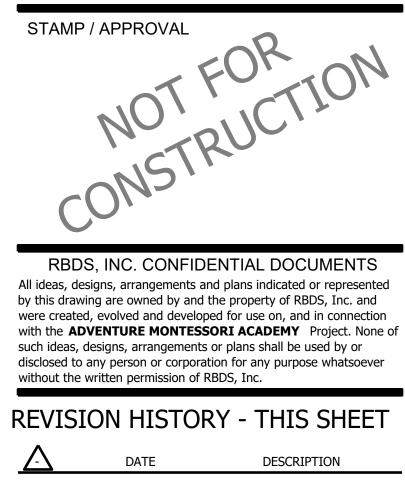
 INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 8' IN WIDTH

PRELIMINARY PLANT LEGEND

FINAL PLAN SHALL SELECT FROM THE LIST BELOW. A MIX OF LOW AND MODERATE WATER USE PLANTS. NOT ALL

•	PARKING SHADE TREES TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTE TO DISTINGUISH PARKING AREAS. WILL BE CHOSEN FROM	
	APPROVED TREE LIST PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE ULMUS X `ACCOLADE` / ACCOLADE ELM ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA	24" BOX 24" BOX 24" BOX
	ACCENT TREES TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE CORNUS KOUSA / KOUSA DOGWOOD LAGERSTROEMIA INDICA `MUSKOGEE` / MUSKOGEE CRAPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.
·	SCREEN SHRUBS LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. 5 GALLON CONTAINER SIZE. ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL OSMANTHUS FRAGRANS / SWEET OLIVE RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	MID-GROUND SHRUBS MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASANQUA `SHISHI GASHIRA` / SHISHI GASHIRA CAMELLIA CISTUS X HYBRIDUS / WHITE ROCKROSE MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE MUHLENBERGIA DUBIA / PINE MUHLY PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE VIBURNUM TINUS `SPRING BOUQUET` / SPRING BOUQUET LAURESTINUS	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
÷	ACCENT SHRUB CHOOSEN FOR BLOOM OR TEXTURAL INTEREST TO BE USED IN GROUPINGS FOR SEASONAL AND VISUAL INTEREST. ARMERIA MARITIMA / SEA THRIFT CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CHONDROPETALUM TECTORUM / SMALL CAPE RUSH DIANELLA REVOLUTA `BIG REV` / DIANELLA DIETES IRIDIOIDES / FORTNIGHT LILY FESTUCA MAIREI / ATLAS FESCUE LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' / CHEF'S CHOICE® ROSEMARY	5 GAL. 5 GAL. 1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
\bigcirc	FOUNDATION SHRUBS LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ABELIA X GRANDIFLORA / GLOSSY ABELIA FEIJOA SELLOWIANA / PINEAPPLE GUAVA OSMANTHUS FRAGRANS / SWEET OLIVE WESTRINGA FRUTICOSA 'BLUE GEM' / BLUE GEM COAST ROSEMARY	5 GAL. 5 GAL. 5 GAL. 5 GAL.
	FLOWERING GROUNDCOVER FLOWERING GROUNDCOVERS FOR INTEREST AT STREET FOREGROUND CEANOTHUS HEARSTIORUM / HEARST CEANOTHUS MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPRORUM ROSMARINUS OFF. `HUNTINGTON CARPET` / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL. 1 GAL. 1 GAL. 1 GAL.
	GROUNDCOVER SPREADING EVERGREENS, MEDIUM AND LOW WATER USE. SOME FLOWERING SPECIMENTS, BUT PRIMARILY SELECTED FOR HARDINESS. COPROSMA KIRKII / CREEPING MIRROR PLANT DYMONDIA MARGARETAE / SILVER CARPET DYMONDIA ROSMARINUS OFF. HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL. 1 GAL. 1 GAL. 1 GAL.
	BIO-RETENTION MIX SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE IN BIOSWALES. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS. HYDROSEEDED NATIVE GRASSES AT DETENTION BASIN	

916.284.6440 tel



KEYPLAN

PLAN





111 Scripps Drive Sacramento, California 95825 916.945.8003 | 916.342.7119 4409 crla 5044





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- 1. ALL WORK TO BE DONE IN ACCORDANCE W/ LOCAL CODES, LAWS, ORDINANCES, AND MOST RECENT C.B.C.
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- 6. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF (E) UTILITIES AND PAVEMENT WITHIN THE AREA OF THE WORK WHETHER INDICATED ON THE DRAWINGS OR NOT UNLESS NOTED OTHERWISE. ALL UTILITIES TO BE UNDERGROUND PER UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
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- 14. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREAS IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
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- 17. DO NOT SCALE DRAWINGS. DIMENSIONS PREVAIL.

NECESSARY.

SITE PLAN GENERAL NOTES

1. STABILIZED ENTRY: PROVIDE 3" TO 6" FRACTURED ROCK 50' LONG X 15' WIDE BY 6" DEEP OVER CONSTRUCTION GRADE FABRIC.

- 2. ALL SOILS TRACKED ONTO PAVED ROADWAYS MUST BE CLEANED UP ON A DAILY BASIS. WHEN STREETS ARE WET OR DURING A RAIN EVENT THERE SHALL BE NO TRACKING OF SOILS ONTO THE STREET.
- 3. STAKE STRAW WATTLES BEHIND CURB OR SIDEWALKS.
- 4. PLACE ROCK BAGS (MIN. 2 PER SIDE) AT ALL DRAIN INLET LOCATIONS WITHIN 150' OF THE PROJECT SITE.
- 5. INSTALL INTERNAL SILT FILTER BAGS IN EACH DRAIN INLET.
- 6. STABILIZE ALL DISTURBED SOILS IN THE FRONT YARD AREAS WITHIN 15' OF THE BACK OF CURB OR SIDEWALK. DISPERSE AND TACK-IN STRAW, OR USE VISQUEEN OR EROSION CONTROL BLANKETS.
- 7. STABILIZE ALL SLOPES WHERE EROSION COULD OCCUR AND CAUSE SILT RUN OFF USING PRODUCTS LISTED IN ITEM #6 ABOVE.
- 8. ALL PAINT, FUEL, CONSTRUCTION PRODUCTS, ECT. SHALL BE STORED IN A COVERED LOCATION AWAY FROM SIDEWALKS AND STORM DRAIN INLETS.
- 9. PORTABLE CHEMICAL TOILETS PROVIDED ON THE SITE MUST BE KEPT OFF THE STREETS AND SIDEWALKS AND AT LEAST 50' FROM THE NEAREST STORM DRAIN INLET. 10. ALL TRASH MUST BE COLLECTED AND STORED PROPERLY. DO NOT LET ITEMS SUCH AS

DRYWALL MUD BOXES, PAINT BUCKETS, CLEANING MATERIAL CONTAINERS, ECT. COME IN

- CONTACT WITH ANY RAINFALL OR STORM WATER RUNOFF. 11. PROVIDE A DESIGNATED AREA FOR CONCRETE WASHOUT. HAY BALES LINED WITH VISQUEEN MAY BE USED FOR THIS APPLICATION. ROLLAWAY BINS MAY ALSO BE USED. ALL CONCRETE WASHOUT SYSTEMS SHALL BE PLACED OFF OF THE PAVED STREETS.
- 12. AFTER INSTALLATION OF THE ABOVE ITEMS IS COMPLETE, A MAINENANCE PROGRAM NEEDS TO BE DEVELOPED TO INSURE THE CONTINUED EFFECTIVNESS OF YOUR MBP'S.

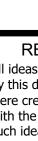
SITE BMP & EROSION CONTROL BEST MANAGEMENT PRACTICES













ADVENTURE

4101 PLEIADES PLACE UNION CITY, CA 94587

APN:483-102-169

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DEMOLITION SITE PLAN

COMM. NO. 2120-001-00 SCALE As indicated 2021.11.01 DATE DRAWN REB DESIGN REVIEW PACKAGE A1.00

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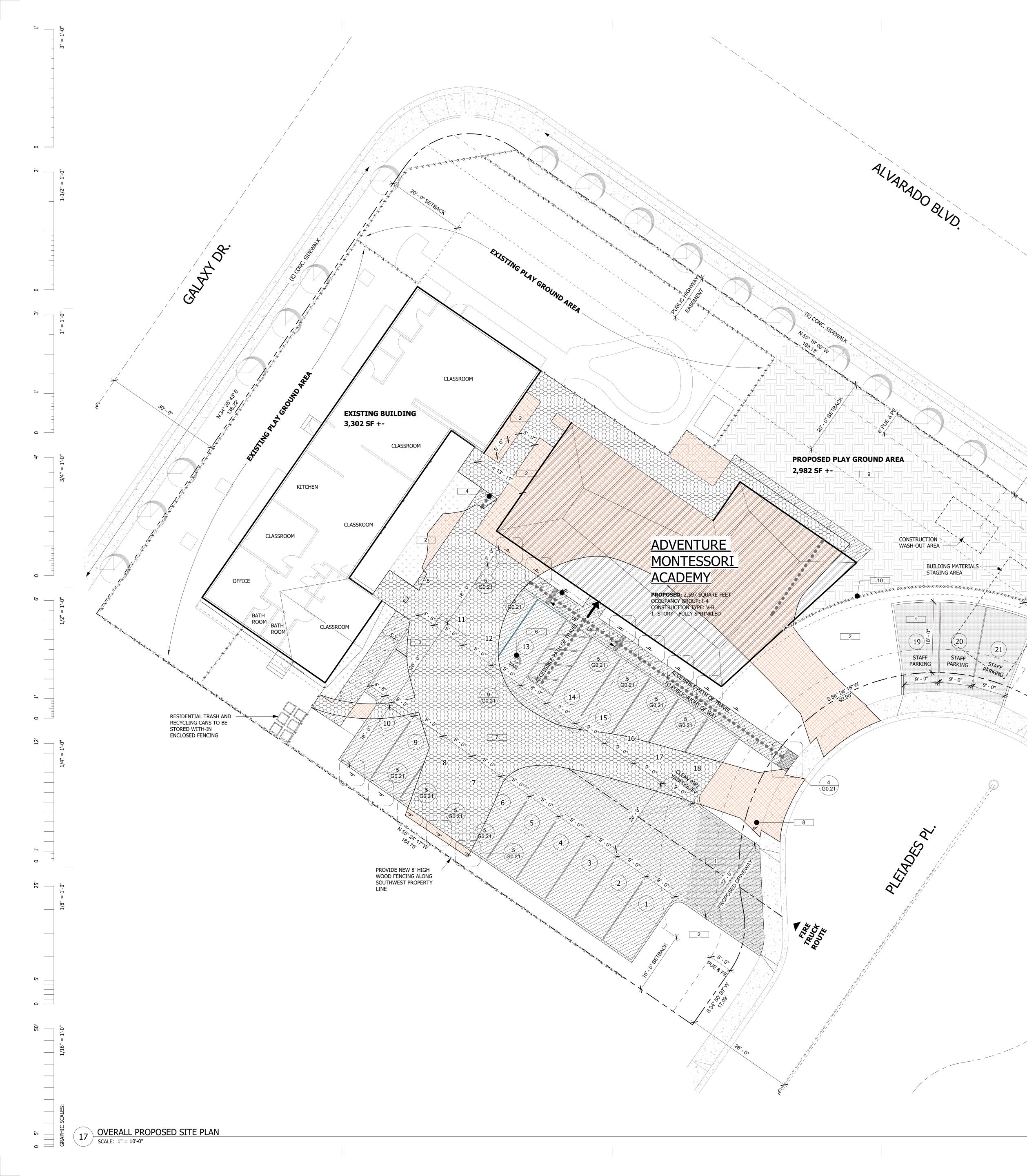


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MONTESSORI ACADEMY







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SITE PLAN GENERAL NOTES

NECESSARY.

LINEAL FEET ALONG PROPERTY LINE = LINEAL FEET ALONG MAIN DRIVEWAY = LINEAL FEET ALONG STAFF PARKING =

152' - 6" 27' - 2" <u>30' - 0"</u> 57' - 2" / 152' - 6" = 37.4%

FRONTAGE CALCULATIONS

1 SPACE PER TWO (2) EMPLOYEES + 1 SPACE FOR EVERY TEN (10) CHILDREN. PROPOSED BUILDING 36 INFANTS / 10 = 4 STALLS

9 EMPLOYEES / 2 = 5 STALLS

EXISTING BUILDING 60 TODLERS / 10 = 6 STALLS 6 EMPLOYEES / 2 = 3 STALLS

TOTAL REQUIRED: 18

TOTAL PROVIDED: 21 ACCESSIBLE STALLS REQUIRED (CBC 11B-208.2): 1 STALL ACCESSIBLE STALLS PROVIDED: 1 VAN STALL STALL SIZE @ 90 DEGREES = 9'-0" x 18'-0"

TWO WAY AISLE WIDTH 26'-0"

NOTE: 11 PARKING SPACES WILL BE RESTRICTED WITH SIGNAGE INDICATING A 10 MINUTE TIME LIMITED RESTRICTION DURING THE PEAK HOURS OF PICK UP AND DROP OFF.

PARKING REQUIREMENTS

- 1. STABILIZED ENTRY: PROVIDE 3" TO 6" FRACTURED ROCK 50' LONG X 15' WIDE BY 6" DEEP OVER CONSTRUCTION GRADE FABRIC.
- 2. ALL SOILS TRACKED ONTO PAVED ROADWAYS MUST BE CLEANED UP ON A DAILY BASIS. WHEN STREETS ARE WET OR DURING A RAIN EVENT THERE SHALL BE NO TRACKING OF SOILS ONTO THE STREET.
- 3. STAKE STRAW WATTLES BEHIND CURB OR SIDEWALKS.
- 4. PLACE ROCK BAGS (MIN. 2 PER SIDE) AT ALL DRAIN INLET LOCATIONS WITHIN 150' OF THE PROJECT SITE.
- 5. INSTALL INTERNAL SILT FILTER BAGS IN EACH DRAIN INLET.
- 6. STABILIZE ALL DISTURBED SOILS IN THE FRONT YARD AREAS WITHIN 15' OF THE BACK OF CURB OR SIDEWALK. DISPERSE AND TACK-IN STRAW, OR USE VISQUEEN OR EROSION CONTROL BLANKETS.
- 7. STABILIZE ALL SLOPES WHERE EROSION COULD OCCUR AND CAUSE SILT RUN OFF USING PRODUCTS LISTED IN ITEM #6 ABOVE.
- 8. ALL PAINT, FUEL, CONSTRUCTION PRODUCTS, ECT. SHALL BE STORED IN A COVERED LOCATION AWAY FROM SIDEWALKS AND STORM DRAIN INLETS.
- 9. PORTABLE CHEMICAL TOILETS PROVIDED ON THE SITE MUST BE KEPT OFF THE STREETS AND SIDEWALKS AND AT LEAST 50' FROM THE NEAREST STORM DRAIN INLET.
- 10. ALL TRASH MUST BE COLLECTED AND STORED PROPERLY. DO NOT LET ITEMS SUCH AS DRYWALL MUD BOXES, PAINT BUCKETS, CLEANING MATERIAL CONTAINERS, ECT. COME IN CONTACT WITH ANY RAINFALL OR STORM WATER RUNOFF.
- 11. PROVIDE A DESIGNATED AREA FOR CONCRETE WASHOUT. HAY BALES LINED WITH VISQUEEN MAY BE USED FOR THIS APPLICATION. ROLLAWAY BINS MAY ALSO BE USED. ALL CONCRETE WASHOUT SYSTEMS SHALL BE PLACED OFF OF THE PAVED STREETS.
- 12. AFTER INSTALLATION OF THE ABOVE ITEMS IS COMPLETE, A MAINENANCE PROGRAM NEEDS TO BE DEVELOPED TO INSURE THE CONTINUED EFFECTIVNESS OF YOUR MBP'S.

SITE BMP & EROSION CONTROL BEST MANAGEMENT PRACTICES



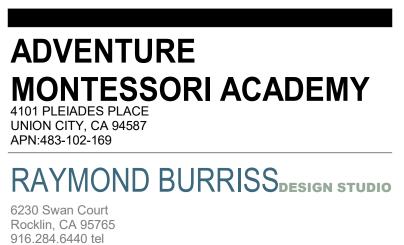






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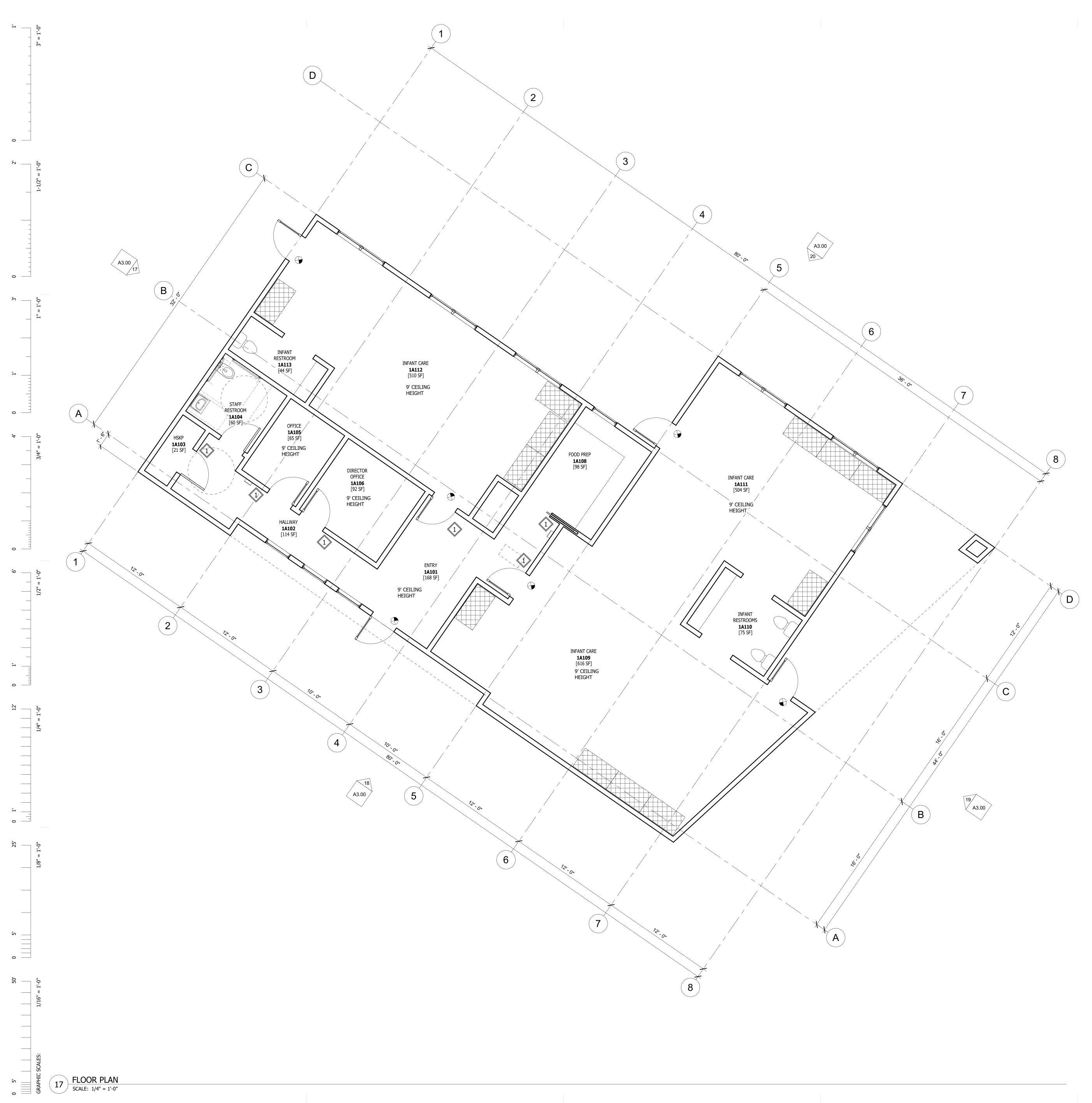
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SITE PLAN KEYNOTES 1 DECROATIVE PAVING AT ENTRY DRIVE 2 (N) LANDSCAPING AREA

- 3 (N) ASPHALT PAVING
- 4 ACCESSIBLE PATH OF TRAVEL 5' MIN. WIDTH FOR PERSONS WITH DISABILITIES AND FIREFIGHTER ACCESS WALKWAY AROUND BUILDING 5 (N) CONCRETE WALKWAY
- 6 ACCESSIBLE PARKING SIGN & PAVEMENT MARKING
- 7 GRADIENT OF FIRE DEPT. ACCESS ROADS SHALL NOT EXCEED 15%
- 8 ACCESSIBILITY TOW SIGN REQUIREMENTS 9 (N) OUTDOOR KIDS PLAY AREA
- 10 4' HIGH PLAYGROUND FENCE

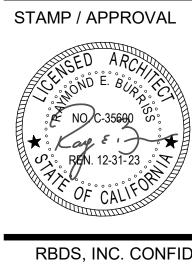
SITE PLAN COMM. NO. 2120-001-00 SCALE As indicated 2021.11.01 DATE DRAWN Author DESIGN REVIEW PACKAGE A1.10

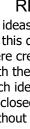




- 1. ALL WORK TO BE DONE IN ACCORDANCE W/ LOCAL CODES, LAWS, ORDINANCES, AND MOST RECENT C.B.C.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 3. PERMITS, FEES, TAXES, LICENSES, AND DEPOSITS SHALL BE PAID FOR AND OBTAINED BY EACH SUB-CONTRACTOR AND THE GENERAL CONTRACTOR AS THEY RELATE TO THEIR WORK.
- 4. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BD. FINISH UNLESS NOTED OTHERWISE.
- 5. ALL DOORS SHALL BE 4" TYPICAL FROM FACE OF FINISH OF ADJACENT PERPENDICULAR WALL TO INSIDE DIMENSION OF DOOR FRAME, HINGE SIDE. AFFECTIVELY 6" TO HINGE SIDE OF DOOR LEAF, UNLESS NOTED OTHERWISE.
- 6. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FINISH FACE OF THE STRUCTURE UNLESS NOTED OTHERWISE.
- 7. ALL PLUMBING, CONDUITS AND RELATED MECHANICAL, PLUMBING AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, TYP.
- 8. DO <u>NOT</u> SCALE DRAWINGS. <u>DIMENSIONS PREVAIL.</u>
- 9. SEE SHEET **A-900** FOR TYPICAL WALL TYPES. NOT ALL WALL TYPES MAY BE USED.
- 10. SEE SHEET **A-500** FOR TYPICAL SIGNAGE. NOT ALL SIGNAGE IS USED.
- 11. WALLS SHALL BE SMOOTH, FOOD PREP., JANITORIAL AND RESTROOMS.
- 12. CEILINGS SHALL BE SMOOTH, WASHABLE WITH NO EXPOSED PLUMBING OR ELECTRICAL IN FOORD PREP., JANITORIAL AND RESTROOMS.

FLOOR PLAN GENERAL NOTES







ADVENTURE **MONTESSORI ACADEMY** 4101 PLEIADES PLACE UNION CITY, CA 94587 APN:483-102-169

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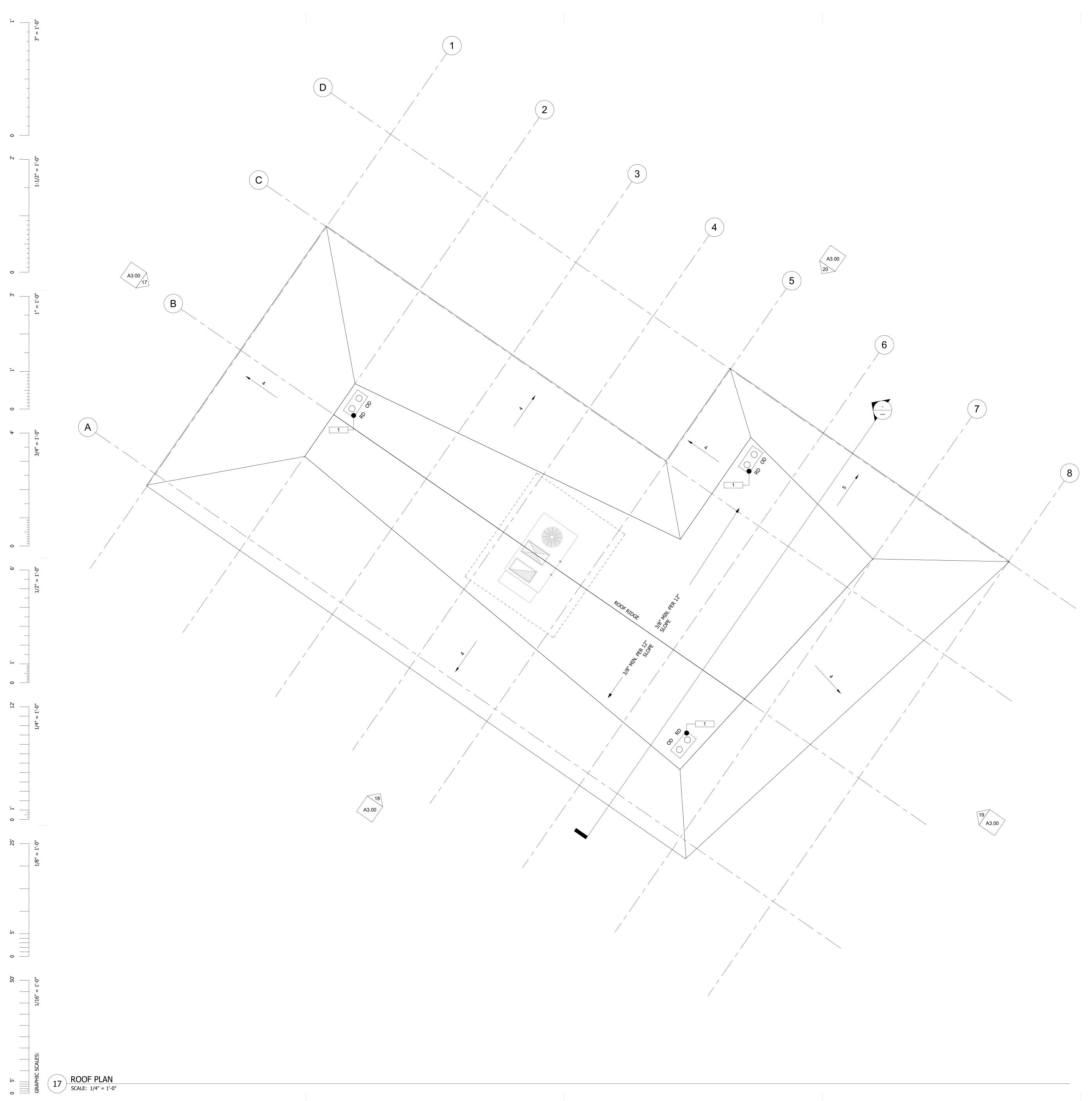
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FLOOR PLAN COMM. NO. 2120-001-00 SCALE As indicated 2021.11.01 DATE DRAWN Author DESIGN REVIEW PACKAGE A2.10 ប្ល

DESIGN

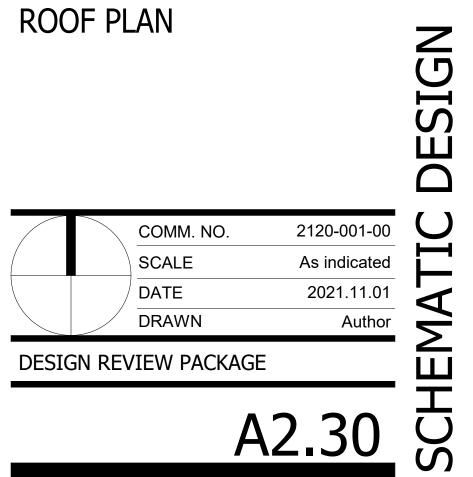
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- 1. MAIN ROOF HAS 1/2" THERMOSTAT RADIANT BARRIER; GEORGIA PACIFIC OVER SLOPED ROOF STRUCTURE (3/8" PER 1'-0" MIN. SLOPE). SLOPE CRICKET TO DRAIN AROUND PENETRATIONS (VENTS, STACKS, ETC.) AND AT VALLEYS BETWEEN ROOF DRAINS.
- 2. ALL ROOF DRAINS SHALL HAVE AN OVERFLOW DRAIN SET AT ELEVATIONS 2" HIGHER THAN ROOF DRAIN, UNLESS NOTED OTHERWISE.
- 3. VERIFY ALL OPENING LOCATIONS AND SIZES THROUGH ROOF. PROVIDE APPROPRIATE FLASHING AS REQUIRED TO MAKE WATERTIGHT.
- 4. SINGLE PLY MEMBRANE UP ALL PARAPETS, U.N.O.
- 5. SEE SHEET **A-810** FOR TYPICAL ROOFING DETAILS, NOTE: NOT ALL DETAILS MAY APPLY

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ROOF PLAN GENERAL NOTES



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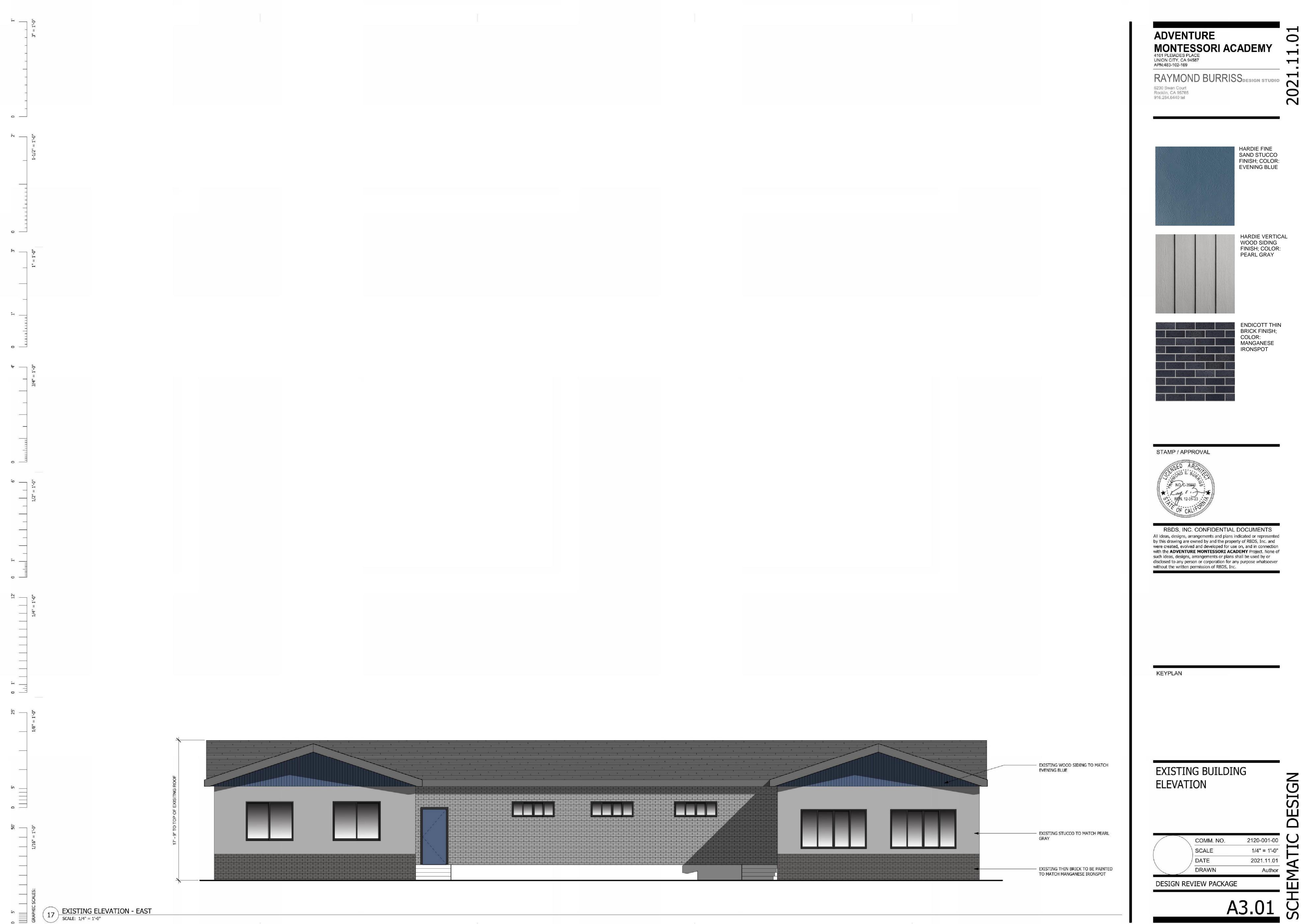


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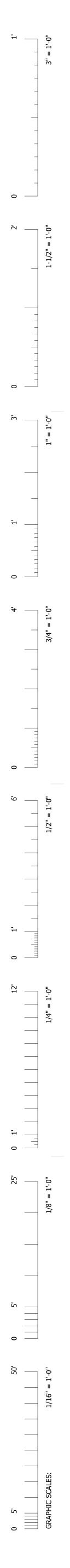
BUILDING ELEVATIONS

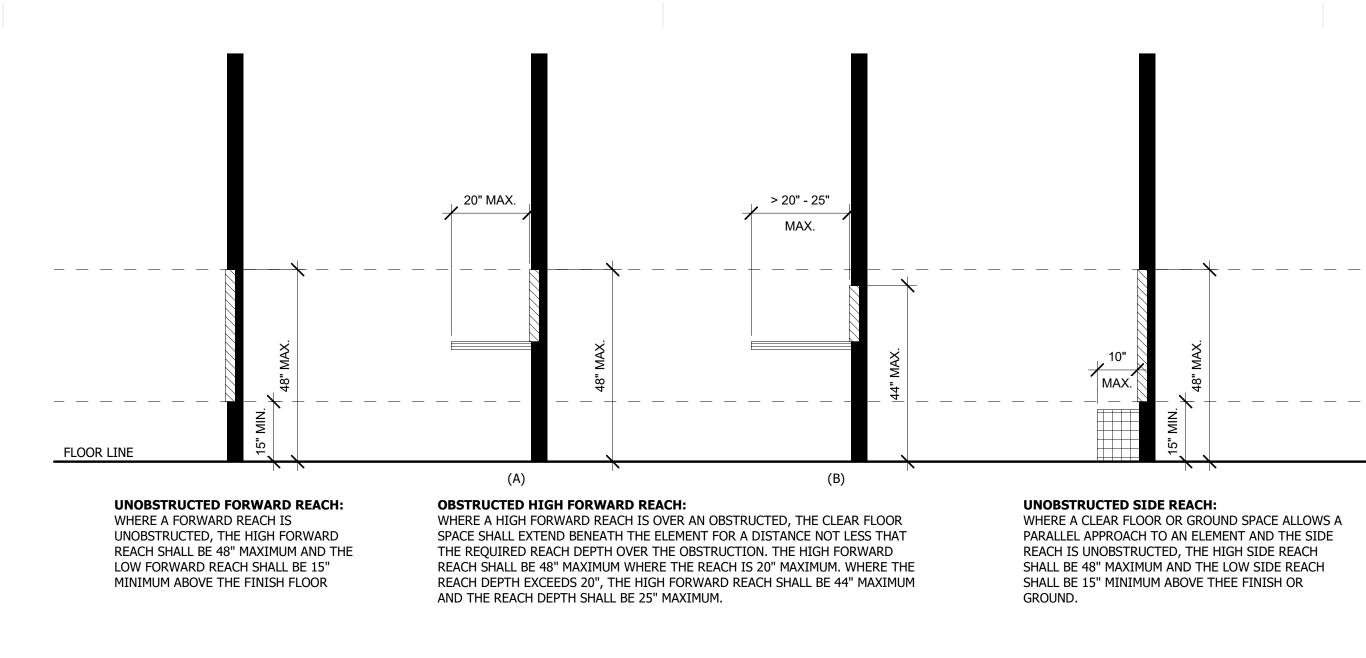


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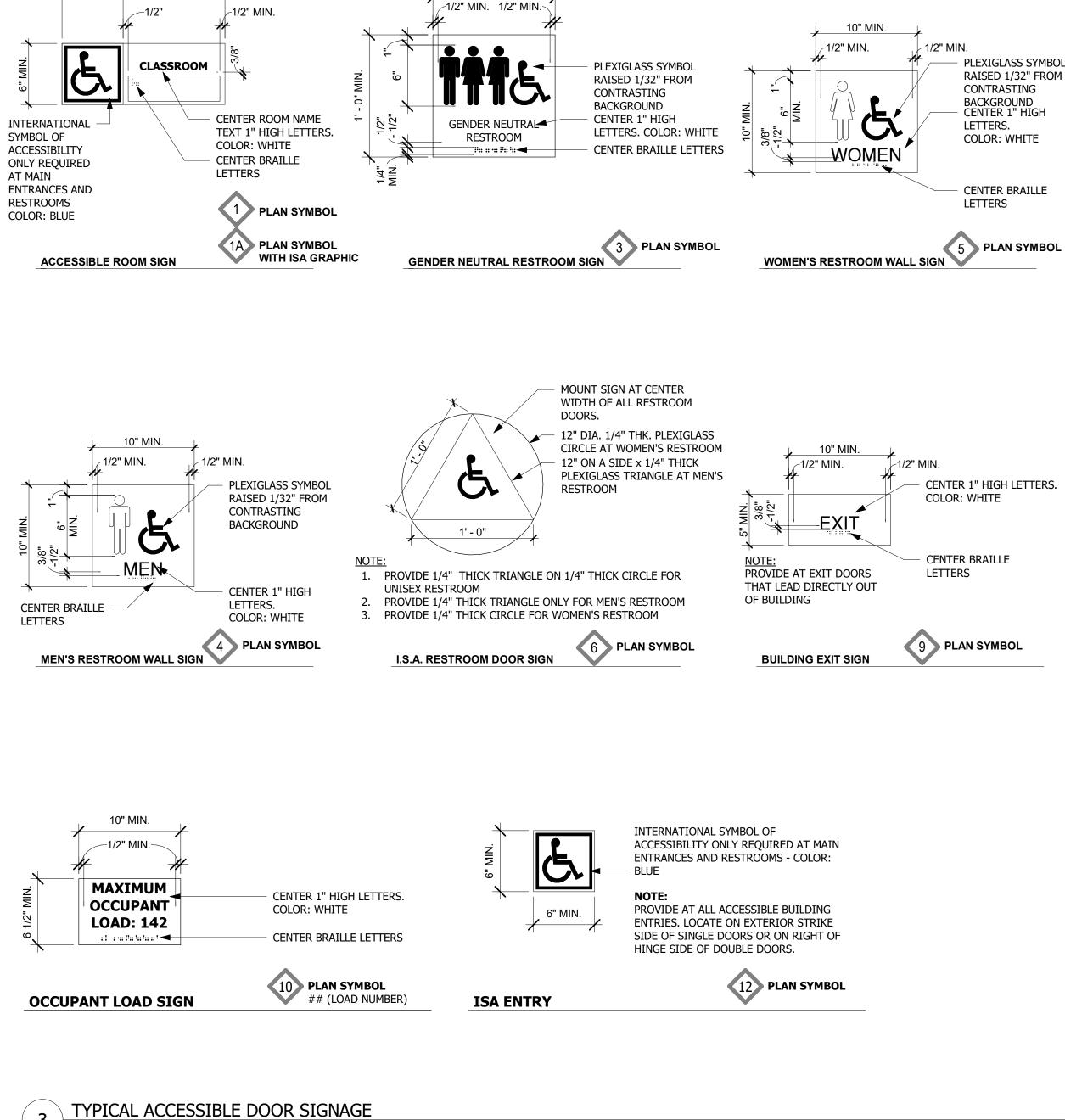




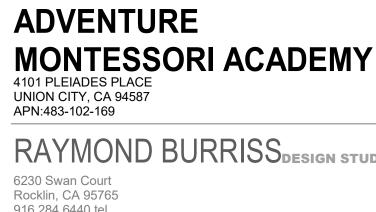
CONTROL, SWITCHES, ELECTRICAL OUTLETS REACH RANGES SCALE: 1/2" = 1'-0"

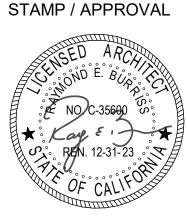
6" MIN. 10" MIN.

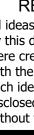
SCALE: 1 1/2" = 1'-0"



1' - 0" MIN.

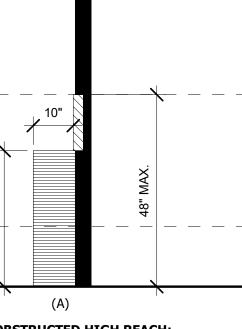


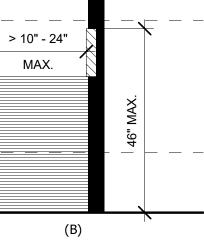


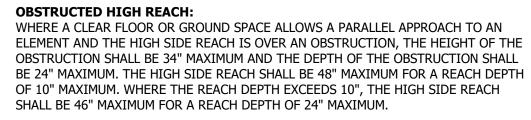












1. CHARACTER TYPE: CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MIN. ABOVE THEIR BACKGROUND AND SHALL BE SANS SERIF UPPER CASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING

WITH **CBC 11B-703.3**

GENERAL SIGNAGE NOTES COMPLYING WITH CBC 11B-703:

2. CHARACTER HEIGHT: CHARACTERS HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE A MIN. 5/8" AND A MAX. OF 2" HIGH BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I"

3. <u>FINISH AND CONTRAST:</u> CHARACTERS, SYMBOLS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL HAVE EITHER LIGHT CHARACTERS / SYMBOLS ON A DARK BACKGROUND OR DARK CHARACTERS / SYMBOLS ON A LIGHT BACKGROUND.

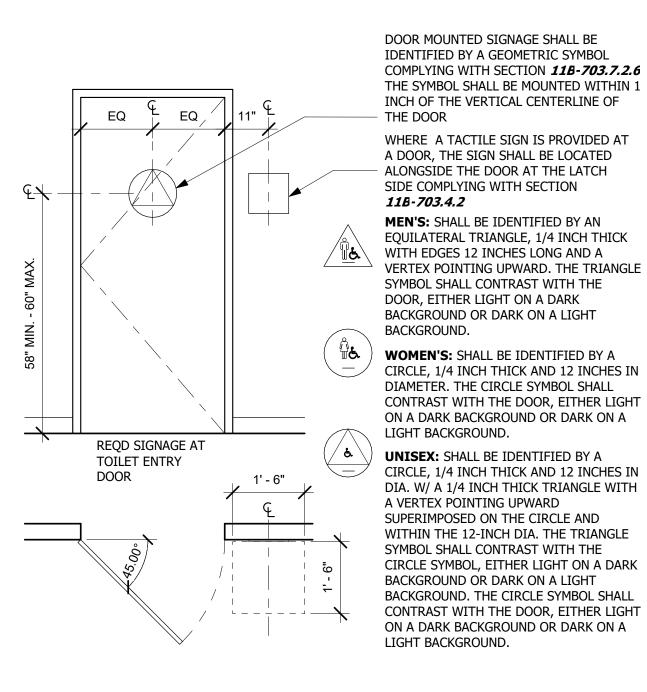
4. PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MIN. AND 110 PERCENT MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAX. OF THE HEIGHT OF THE CHARACTER.

5. <u>BRAILLE:</u> BRAILLE SHALL BE CONTRACTED (GRADE 2) WITH A DOT BASE DIA. OF 0.059" MIN. AND 0.063" MAX. DOT HEIGHT SHALL BE 0.025" MIN. AND 0.037" MAX. DISTANCE BETWEEN TWO DOTS IN THE SAME CELL SHALL BE 0.1" ON CENTERS. DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS SHALL BE 0.3" ON CENTERS. DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW SHALL BE 0.395" MIN. TO 0.400" MAX. ON CENTERS.

6. LOCATION: WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE AND LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

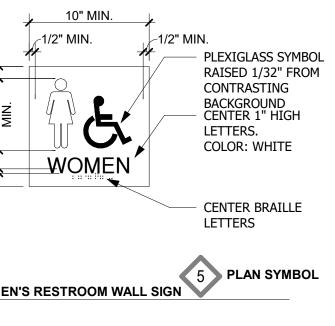
7. HEIGHT: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

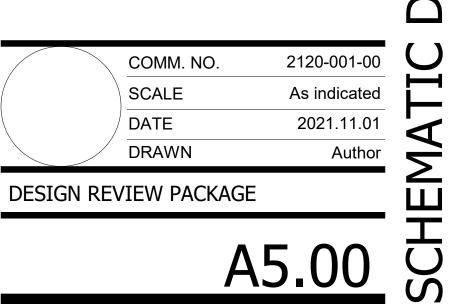
8. MATERIAL: SIGN MATERIAL TO BE 1/8" THICK ES PLASTIC WITH 1/32" RAISED BORDER AND LETTERS 9. MOUNTING: PROVIDE MECHANICAL MOUNTING WITH VANDAL RESISTANT SCREWS FOR EACH SIGN 10. <u>COMPLIANCE:</u> ALL SIGNAGE MUST COMPLY WITH ARTICLE 43D OF ADA AND **SECTIONS 1013.4** AND 11B-703 OF THE 2019 CBC



TYPICAL ROOM / DOOR SIGNAGE (2) SCALE: 1/2'' = 1'-0''

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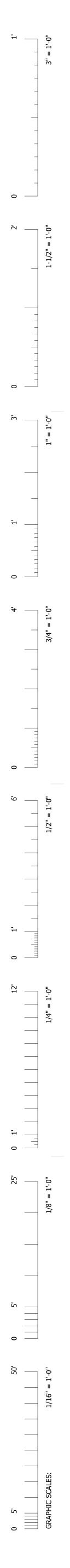
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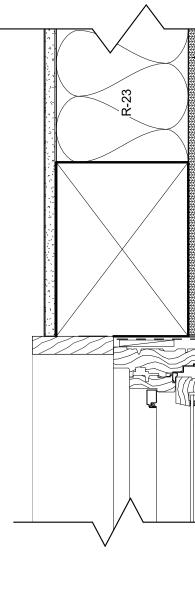
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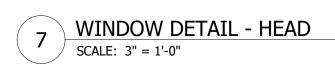
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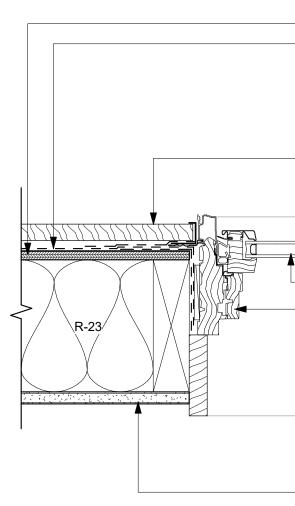




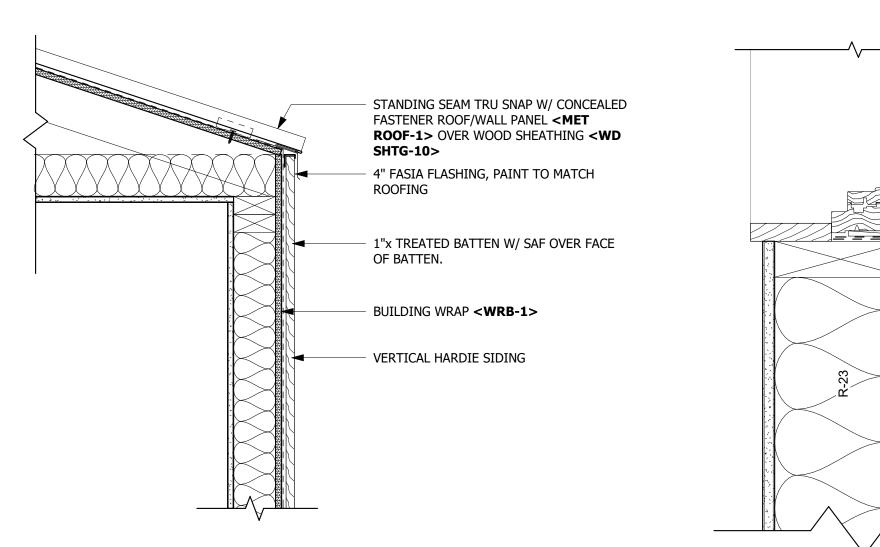




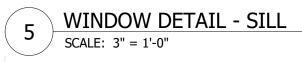


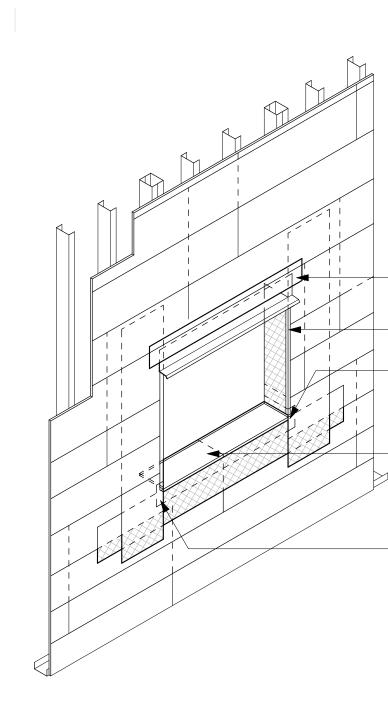


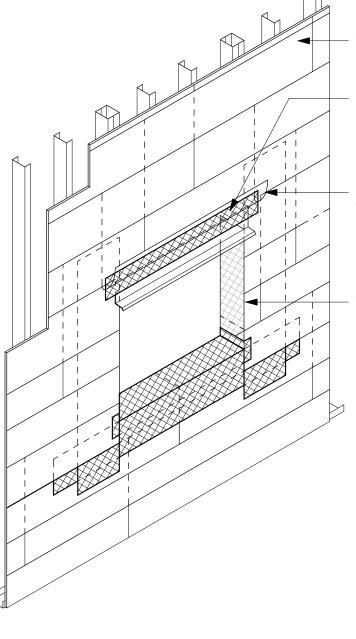
6 WINDOW DETAIL - JAMB SCALE: 3" = 1'-0"

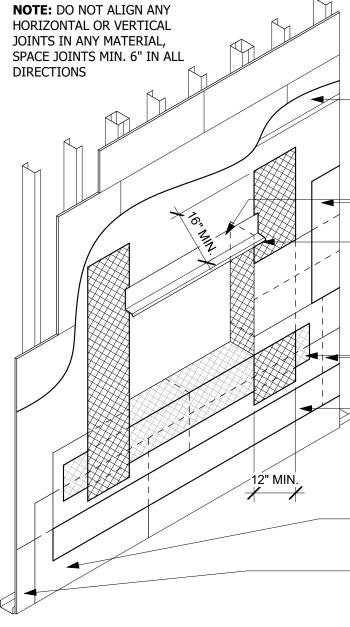


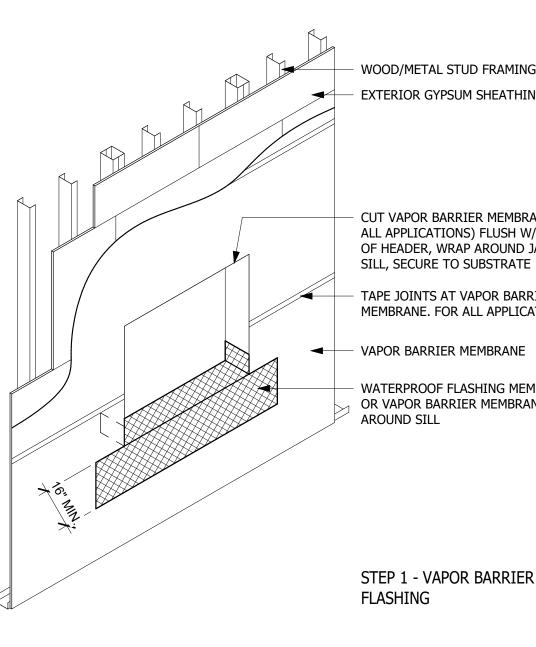












LAP LOOSE EDGE OF BUILDING PAPER OVER RUBBERIZED SELF-ADHERING - FLASHING AND SHEET METAL FLASHING

- INSTALL 2"x2" SHEET METAL ANGLE FLASHING @ JAMBS, SEE DETAIL X/A-- EXTEND ENDS OF SILL PAN TO OVERLAP W/ JAMB FLASHING

- EXTRUDED SILL PAN W/ END DAMS SET IN CONT. BEAD OF SEALANT OVER BITUMINOUS MEMBRANE FLASHING. FLASHING TO BE LAPPED AND FULLY SOLDERED TO FORM A WATERTIGHT SEAL. COORDINATE DEPTH OF SILL PAN INSTALL WATERPROOF FLASHING MEMBRANE @ ADDITIONAL LOCATIONS AS RECOMMENDED BY MANUFACTURERS TO FORM A WEATHER TIGHT SEAL

STEP 4 - SILL PAN & HEAD FLASHING

- TWO LAYERS OF BUILDING PAPER, OVER VAPOR MEMBRANE, OVER EXTERIOR GYPSUM

- INSTALL WATERPROOF FLASHING OVER SHEET METAL HEAD FLASHING. LAP MIN. 4" IN ALL DIRECTIONS

LOOSE EDGE OF BUILDING PAPER TURNED UP TO INSTALL RUBBERIZED SELF-ADHERING FLASHING OVER SHEET METAL HEAD FLASHING

- TERMINATE BUILDING PAPER @ EDGE OF OPENING

STEP 3 - FLEXIBLE FLASHING @ HEAD & SILL

VAPOR BARRIER MEMBRANE SHEET METAL FLASHING TO MATCH WINDOW SYSTEM. LAP RIGID HEAD FLASHING OVER JAMB FLASHING. INSTALL IN A CONTINUOUS BEAD OF SEALANT TO FORM A WEATHER TIGHT SEAL LAYERS OF GRADE "D" BUILDING PAPER, TYP.

- END DAMS @ HEAD FLASHING, EXTEND PAST JAMB TO OVERLAP JAMB FLASHING

INSTALL WATERPROOF FLASHING MEMBRANE UNDER LAPPED JAMB OVER TWO LAYERS GRADE "D" BUILDING PAPERIT. INSTALLATION (TWO LAYER GRADE "D") UP WALL IN SHINGLE FASHION @ 1/3 WIDTH INCREMENTS **3.** APPLY SUBSEQUENT LAYERS OF (TWO LAYER GRADE "D") BUILDING PAPER APPLICATION, FULL WIDTH 1/3 UP FROM PREVIOUS LAYER 2. APPLY 2ND LAYER OF (TWO LAYER GRADE "D") BUILDING PAPER

APPLICATION, FULL WIDTH FROM BASE OF WALL 1ST LAYER OF (TWO LAYER GRADE "D") BUILDING PAPER APPLICATION, 2/3 WIDTH @ BASE OF - WALL SIEP 2 - BUILDING PAPER & HEAD FLASHING

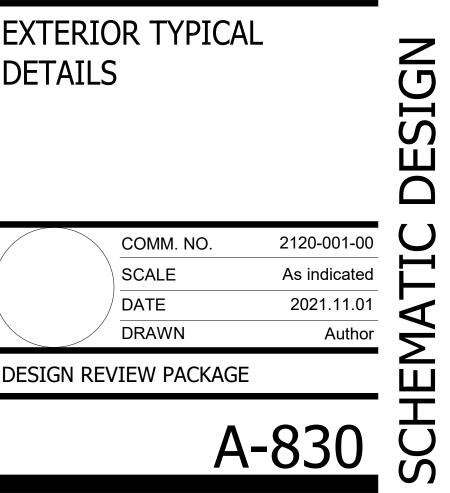
- WOOD/METAL STUD FRAMING, TYP. EXTERIOR GYPSUM SHEATHING BOARD

- CUT VAPOR BARRIER MEMBRANE (FOR ALL APPLICATIONS) FLUSH W/ BOTTOM OF HEADER, WRAP AROUND JAMB & SILL, SECURE TO SUBSTRATE

TAPE JOINTS AT VAPOR BARRIER MEMBRANE. FOR ALL APPLICATIONS

> - WATERPROOF FLASHING MEMBRANE OR VAPOR BARRIER MEMBRANE, WRAP AROUND SILL

STEP 1 - VAPOR BARRIER & FLASHING





TYPICAL FRAMED OPENING FLASHING 1 SCALE: 1/2" = 1'-0"

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- GLAZING - WINDOW SYSTEM INSTALL PER MANUF. RECOMMENDATIONS

- 1/2" GYP. BOARD

3/8" THK. PLYWOOD SHT'G

BUILDING WRAP **<WRB-1>** WRAP INSIDE WINDOW JAMB, PROVIDE 4"

LAP OVER WINDOW NAIL TAB

- VERTICAL HARDIE SIDING

1/2" THK. PLYWOOD SHT'G

OVER WINDOW NAIL TAB

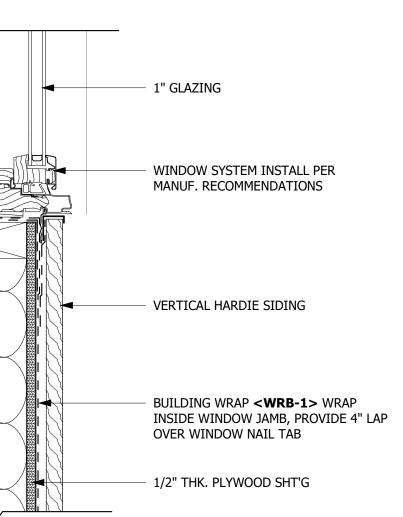
- VERTICAL HARDIE SIDING

RECOMMENDATIONS

BUILDING WRAP **<WRB-1>** WRAP

- 24 GA. GSM FLASHING W/DRIP EDGE WINDOW SYSTEM INSTALL PER MANUF.

INSIDE WINDOW JAMB, PROVIDE 4" LAP





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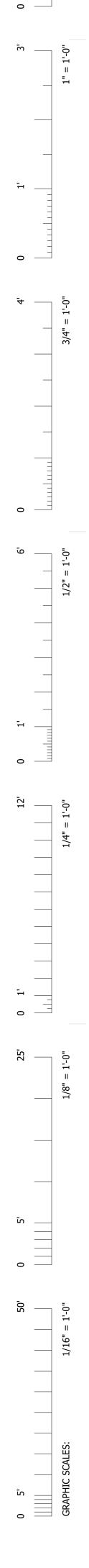








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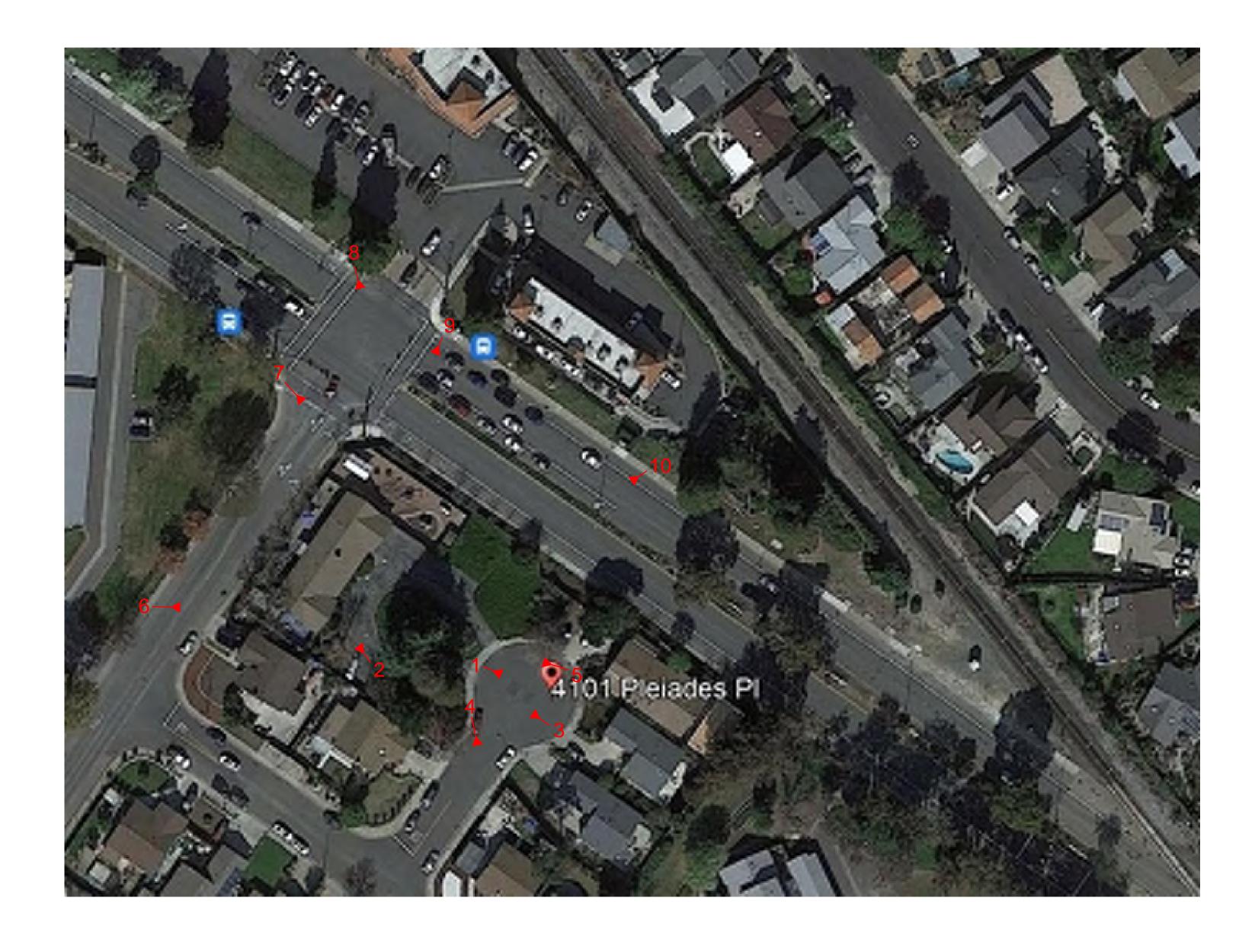
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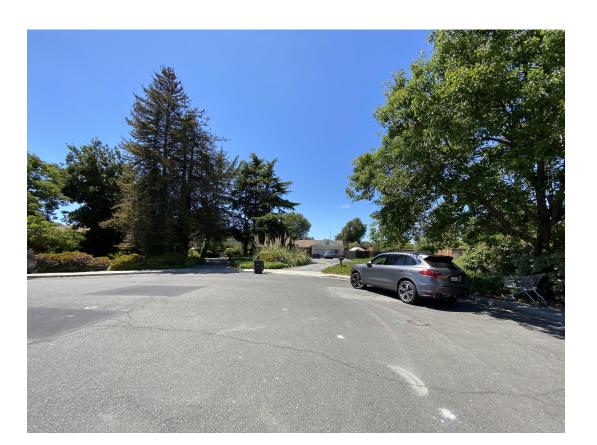




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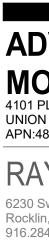




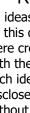




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Project Narrative:

The Adventure Montessori Academy (AMA) expansion project is a new (1) story 2,597 sf infant care facility with infant care rooms, offices and food prep area on an existing 0.67-acre site with an existing 3,302 sf (1) story day care facility. The current day care is under an existing CUP dating back to 6/6/85, application number UP-18-85 and was updated in 1991 under application UP-6-91.

Zoning for the project site is listed under RS-4500 with:

20'-0" - front setback

20'-0" - rear setback at galaxy dr.

20'-0" - side setback at alvarado blvd.

16'-0" - residential side 10% of lot width, min. 10' - max. 20'. calculation is based on 138' lot width = 14'-0" plus for every 2'-0" above 12'-0" in building height add 1'-0" to setback.

The type of construction is V-B and fully sprinklered. The project will be a hybrid design/construction with all site modifications and roof being built onsite permitted through local agency, and the building, from floor to ceiling, being built in a factory permitted with state agency.

The current schedule of the project is to have planning approval before end of year, engineering/architectural building submittal by early February next year, building permit by April and building occupancy by late October next year 2022.

Statement of Use:

Adventure Montessori Academy is a private daycare center serving the community that cares for infants and toddlers. The daycare is open Monday through Friday, and the hours of operation are from 6am to 6pm.

The center is currently licensed for 60 children with 9 full-time employees. The age of the toddlers in the existing day care ranges from 2-6 years old and the infants range from 0-2 years old. The existing center currently only has 36 children, but this is expected to grow as we work out of the Covid-19 pandemic.

The new infant care center will have a total of 36 infants with 6 full-time employees. The age of the toddlers for the new day care will range from 2-3 years old and the infants will range from 0-2 years old.

The proposed site has a 4' high playground fence to protect the children from the parking lot as well as the street. The security fence will be made of metal pickets to allow visibility but provide for added security.

The drop-off/pick-up occurs through-out the day. Currently there are 75% full time clients and 25% part-time clients. Drop off begins around opening of the center at 6am through to around 8:30am. There are some clients that pick-up and drop-off at/around noon. Full-time pick-up starts around 4:30pm and ends around 6pm when the center closes.

The required parking for the number of employees and children is equal to 18 parking stalls. We are providing 21 standard size parking stalls at 90 degrees with a 26' wide two-way drive aisle. We would like to request an amendment to the parking at three stalls along the west property line. We would like to request that 3 of the stalls be reduced to 16' in depth to allow the ability for a tree well. This will aid in shading at the hottest time of day, provide some additional sound dampening, and least help replace some off the existing trees that were removed.

There are no special events that happen on site. Site maintenance such as landscape is done with a lawn service and trash is picked up through the City.

4101 Pleiades

PLANNING COMMISSION

RESOLUTION NO. 293-85

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UNION CITY APPROVING USE PERMIT APPLICATION UP-18-85 INITIATED BY JOHN GOTHBERG FOR ADVENTURE CHILDREN'S CENTER

WHEREAS, the subject application was initiated by John Gothberg doing business as Adventure Children's Center, as applicant; and

WHEREAS, pursuant to Section 65854 of the Government Code, a duly advertised public hearing was held before the Planning Commission of the City of Union City on June 6, 1985; and

WHEREAS, the subject case requests conditional use permit approval for continuation of a day care center, located at 4101 Pleiades Place, Union City, California.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Union City does hereby find as follows:

1. That the proposed location is in accordance with the purposes of the Zoning Ordinance and the purposes of the Zoning District;

2. That subject to certain conditions, the proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

3. That the proposed use will comply with the Zoning Ordinance.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Union City approvedUP-18-85'subject to the following conditions:

1. The hours of operation shall be set as follows: 6:30 a.m. to 6:15 p.m., Monday through Friday.

2. The maximum enrollment of children shall be set at 60 children as permitted by the Department of Social Services.

3. The applicant shall submit a landscaping plan to the satisfaction of the Director of the Community Development Department for the land which lies beyond the fence on Galaxy Drive. Said landscaping shall be installed within forty-five (45) days of approval of the plan.

4. This permit shall be granted for a period of five (5) years. Re-application shall be made prior to its expiration date.

293-85 UP-18-85

Planning Commission Resolution No. 293-85

UP-18-85

I HEREBY CERTIFY that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Union City held on June 6, 1985 by the following vote:

AYES: Commissioners Fernandez, Jaramillo, Rousseau, Trummell and Chair Lamona. NOES: None ABSENT: None MOVED: Commissioner Trummell SECONDED: Commissioner Rousseau.

APPROVED:

JAMES LAMONA, CHAIRPERSON

ATTEST:

MARK A. LEONARD, SECRETARY

293-85 UP-18-85

PLANNING COMMISSION

RESOLUTION NUMBER 24-91

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UNION CITY APPROVING USE PERMIT APPLICATION UP-6-91

WHEREAS, the subject application was initiated by JOHN AND ELEANOR GOTHBERG, as applicant; and

WHEREAS, pursuant to Section 65854 of the Government Code, a duly advertised public hearing was held before the Planning Commission of the City of Union City on June 6, 1991; and

WHEREAS, the subject application requests conditional use permit approval to continue the operation of a preschool and child care center for sixty (60) children located at 4101 Pleiades Court, Union City, California.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Union City does hereby find as follows:

- 1. That the proposed location of the conditional use is in accord with the purposes of the zoning ordinance and the purposes of the district in which the site is located;
- 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;
- 3. That the proposed conditional use will comply with each of the applicable provisions of this title.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Union City further specifically finds as follows:

- 1. That the proposed project is a Class 1 categorical exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA);
- 2. That the proposed location of the day care use is in accord with the purposes of the Zoning Ordinance and the purposes of the Residential District in which it will be located;
- 3. That the proposed location of the day care center and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;

Planning Commission Resolution Number 24-91 Page -2-

4. That the proposed conditional use will comply with each of the applicable provisions of this title.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Union City hereby approves Use Permit Application UP-6-91, on June 6, 1991, subject to the following conditions:

- 1. All actual site improvements shall be made with strict adherence to plans marked Exhibit A, except as they may be modified by other conditions of approval or Code requirements. The use shall be operated as stated in the Statement of Use, attached as Exhibit B. Any modification to or substantial increase in the size of or proposed method of operation of the proposed use will require a modification of this use permit, subject to the approval of the City Council.
- 2. This use shall be operated in a manner which does not create a public or private nuisance. A review of this Use Permit may be scheduled by the City upon violation of the conditions of approval or if the Community Development Director receives complaints regarding the use.
- 3. The applicant shall comply with all requirements of Title 24 of the Building Code, as it pertains to fire and life safety.
- 4. The applicant shall submit for and obtain any necessary building and fire permits from the Building Division.

Planning Commission Resolution Number 24-91 Page -3-

I HEREBY CERTIFY that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Union City held on June 6, 1991, by the following vote:

AYES: Commissioners Green, Jaramillo, Rousseau, and Chairperson Mattos

NOES: None

ABSENT: None

MOVED: Commissioner Rousseau

SECONDED: Commissioner Green

APPROVED:

LYNNE MATTOS, CHAIRPERSON

ATTEST:

MARK A. LEONARD, SECRETARY



То:	Ashesh Singh Anmol Real Estate Holdings, LLC	From:	Cathy Lawrence 38 Technology Drive
			Irvine CA 92618
File:	2042638900	Date:	June 8, 2022

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

Stantec Consulting Services Inc. (Stantec) has performed a preliminary evaluation of the parking lot pickup and drop-off conditions for the existing Adventure Montessori School and for future conditions based on the proposed Infant Center expansion.

Based on information provided by the school, the existing school consists of 60 pre-school and kindergarten age toddlers and 6 employees. The proposed expansion consists of 36 infants and 9 employees for a total of 96 students and 15 employees. The evaluation is based on the observed drop-off and pick-up arrivals/departure rates of parents' vehicles and applies the observed drop-off and pick-up rates to the proposed Infant Center to determine if the proposed parking lot design is sufficient to accommodate the combined operations without impacting the adjacent roadway or neighborhood parking conditions.

Analysis Methodology

Video recording of the existing Adventure Montessori School driveway was conducted over three consecutive days (Tuesday April 19 through Thursday April 21, 2022). This recording was viewed to determine the peak drop-off and pick-up periods, the number of vehicles entering and exiting the parking lot, and the amount of time each vehicle spent within the parking lot during these peak drop-off and pick-up periods. This data was used to estimate the number of additional vehicles that would drop off and pick up infants during the morning and afternoon peak hours, respectively, and the amount of time these additional vehicles would spend in the parking lot. The resulting estimates were added to the existing conditions and used to predict the maximum number of vehicles in the parking lot at the same time. The resulting estimated maximum parking demand was then compared with the number of parking spaces available within the proposed parking lot.

Existing Conditions Summary

The existing driveway video was viewed between 7:40 and 9:00 AM to determine the one-hour peak drop-off period. From the video recorded over three days, the drop-off peak period of activity occurred from approximately 8:00 to 9:00 AM. During this time, an average of 20 vehicles entered the parking lot to drop off children. The vehicles entered the parking lot and were parked to allow the parents to escort their children into the building. The average time spent within the parking lot, referred to as "dwell time", was 4 minutes 13 seconds per vehicle. The longest dwell time observed during the drop-off peak hour was 8 minutes 6 seconds. During the morning peak hour, the average number of vehicles in the parking lot at one time dropping off children was three vehicles, and the maximum was five vehicles. Based on a 95 percent confidence level, the maximum number of parents' vehicles expected in the parking lot is four vehicles during the morning drop-off peak hour. The existing AM peak period is summarized in Table 1.

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Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

Table 1. Existing AM Peak Period Conditions

	Existing Entering		g Parked icles	Existing Average
Time Period	Vehicles	Average	Maximum	Dwell Time
AM Peak Period (8:00 – 9:00 AM)	20 vehicles	3 vehicles	4 vehicles	4:13 minutes

The three days of video at the driveway was viewed between 4:15 and 6:00 PM to determine the one-hour peak pick-up period. The pick-up peak period of activity occurred from approximately 4:30 to 5:30 PM. During this time, the average number of vehicles entering the parking lot to pick up children was 21 vehicles. Similar to the morning drop-off, parents parked their vehicles and escorted their children from the building. The average dwell time during the pick-up peak period was 6 minutes 24 seconds per vehicle, and the longest dwell time observed was 22 minutes 4 seconds. During the pick-up peak hour, the average number of vehicles in the parking lot at one time was four vehicles, and the maximum was seven vehicles. Based on a 95 percent confidence level, the maximum number of parents' vehicles expected to be parked at any one time is seven vehicles during the pick-up period. The existing PM peak period is summarized in Table 2.

Table 2. Existing PM Peak Period Conditions

	Existing Entering		g Parked icles	Existing Average
Time Period	Vehicles	Average	Maximum	Dwell Time
PM Peak Period (4:30 – 5:30 PM)	21 vehicles	4 vehicles	7 vehicles	6:24 minutes

Proposed Infant Center Parking Lot Estimate

The proposed Infant Center represents a 60 percent increase in students at the site. The number of vehicles dropping off and picking up infants was assumed to increase proportional to the increase in students; therefore, an average of 12 additional vehicles is expected during the drop-off peak hour, and an average of 13 additional vehicles is expected during the pick-up peak hour. However, the dwell time for dropping off and picking up infants was assumed to increase by approximately 50 percent over the existing average dwell times since infants require a higher level of attention than toddlers. Consequently, the average dwell time for the proposed Infant Center is estimated as 6 minutes 19 seconds per vehicle during the drop-off peak hour and 9 minutes 36 seconds per vehicle during the pick-up peak hour. Table 3 summarizes the proposed Infant Center peak period arrival rates and average dwell times.

Time Period	Infant Center Entering Vehicles	Infant Center Average Dwell Time
AM Peak Period (8:00 – 9:00 AM)	12 vehicles	6:19 minutes
PM Peak Period (4:30 – 5:30 PM)	13 vehicles	9:36 minutes

Based on the estimated number of arriving vehicles, random arrivals, and the increased dwell times, the proposed Infant Center would add an average of two additional vehicles at a time in the parking lot during the peak drop-off period. Typically, during the peak five minutes of the peak hour, traffic volumes are double the average. Therefore, the Infant Center would add a maximum of three additional vehicles in the parking lot at one time during the drop-off peak period. During the pick-up peak period, the proposed Infant Center would

June 8, 2022 Ashesh Singh Page 3 of 4

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

add an average of three additional vehicles at a time in the parking lot and a maximum of four additional vehicles at a time. The average and maximum parking demands for the proposed Infant Center during the peak periods are summarized in Table 4.

	Infant Center Entering		Center Vehicles
Time Period	Vehicles	Average	Maximum
AM Peak Period (8:00 – 9:00 AM)	12 vehicles	2 vehicles	3 vehicles
PM Peak Period (4:30 – 5:30 PM)	13 vehicles	3 vehicles	4 vehicles

Table 4. Proposed Infant Center Parking Demand Summary

The total average number of vehicles in the parking lot at one time during the drop-off peak period is calculated by adding the number of additional parked vehicles for the Infant Center to the number of existing parked vehicles. During the drop-off peak period, this equates to five vehicles parked at one time on average, and the maximum number with a 95 percent confidence is seven vehicles parked at one time. The total average number of parked vehicles at one time during the pick-up peak hour is seven vehicles and the maximum with a 95 percent confidence level is 11 vehicles parked at one time. Table 5 summarizes the average and maximum parking demand for the site during the peak periods under existing and proposed conditions.

Table 5. Existing and Proposed Parking Demand Summary

		Parked	Infant Care Increase in Parked Vehicles			ed Vehicles Infant Care
Parking Demand	Average	Maximum ¹	Average	Maximum ²	Average	Maximum ¹
AM Peak Period						
(8:00 – 9:00 AM)	3 vehicles	4 vehicles	2 vehicles 3 vehicles		5 vehicles	7 vehicles
PM Peak Period						
(4:30 – 5:30 PM)	4 vehicles	7 vehicles	3 vehicles	4 vehicles	7 vehicles	11 vehicles
¹ Maximum demand w	vith 95% confid	ence.				

² Maximum demand during the peak five minutes of the peak hour.

The proposed parking lot consists of 16 parking spaces, 2 of which are designated as accessible spaces, which generally would not be available to the majority of parents. Furthermore, based on the City's parking code, parking spaces are allocated to the employees at a rate of 1 space for every 2 employees, which is equivalent to 8 spaces for the 15 total proposed employees. Therefore, out of the 16 spaces provided, there would be 6 parking spaces available for parents to park and drop off and pick up their children. The average parking demand during the pick-up peak hour is seven vehicles; therefore, the number of proposed parking spaces provided would not be sufficient to accommodate the average number of vehicles in the parking lot. During the maximum demand during the both the drop-off and pick-up peak periods, the number vehicles in the parking lot at one time would exceed the number of available spaces. At times, the number of vehicles attempting to park during the pick-up peak hour (11 vehicles) could be nearly double the number of available parking spaces (6 spaces), as shown in Table 6, which would result in waiting vehicles extending into the adjacent roadway or parking in the adjacent neighborhood.

June 8, 2022 Ashesh Singh

Page 4 of 4

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

Proposed Parking	Number of Spaces	Peak Demand	Surplus (Shortage)
Accessible	2	0*	2*
Employee	8	8	0
General Use	6	11	(5)
Total	16	19	(3)
*Assumes low u	utilization of ac	ccessible spa	ces

Table 6. Parking Space Ut	ilization Summary
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Additional Parking Lot Design Considerations

The parking lot design is proposed to change from the existing two driveways with one-way circulation pattern and parking on one side of the aisle to a single driveway with two-way circulation and parking on both sides of the aisle. The proposed parking lot dead ends at the last two spaces with no additional room for drivers to maneuver as shown in the attached site plan. The parking spaces at the westerly end of the parking lot (spaces #9 and #10) have very little room for vehicles to back out of those spaces. Furthermore, if vehicles enter the parking lot while all of the spaces are occupied, the entering vehicles would have nowhere to circulate while waiting for a space to open and may have a difficult time turning around within the 26-foot aisle. While the 26-foot two-way aisle width meets the minimum code requirements for 90-degree parking with two-way circulation, the dead-end aisle and high demand during the drop-off and pick-up peak hours may lead to periods of congestion within the parking lot.

Conclusions

The proposed parking lot would provide a net of six total parking spaces for parents to park while picking up or dropping off their children when accounting for the eight spaces allocated to employees and the two spaces reserved for accessible parking. The maximum parking demand during the morning drop-off peak period is estimated to be seven vehicles at one time, and the maximum parking demand during the afternoon pick-up peak period is estimated to be 11 vehicles at one time. Therefore, the proposed parking lot design would not provide enough parking spaces to accommodate the demand. This would likely result in waiting vehicles extending into the adjacent roadway or parking in the adjacent neighborhood.

Stantec Consulting Services Inc.

Cathy Lawrence PE Transportation Engineer Phone: 949 923 6064 Cathy.Lawrence@stantec.com

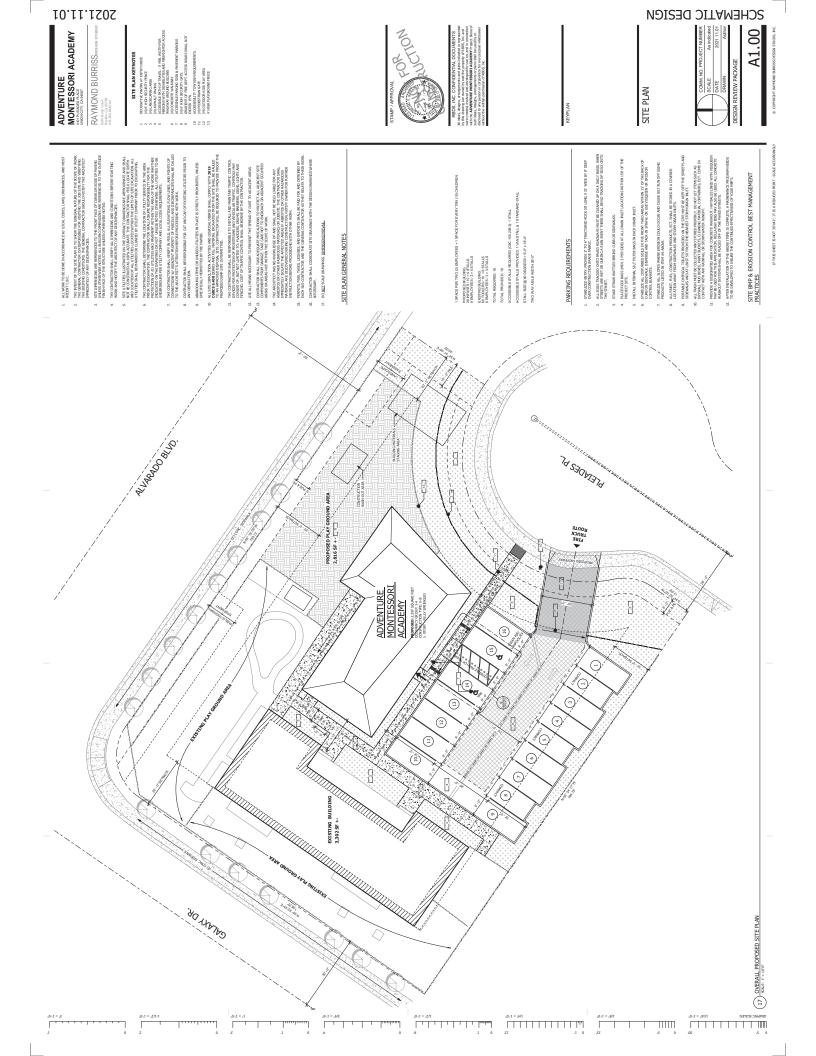
Site Plan Driveway Count Summary

c. Daryl Zerfass, Stantec

Attachment:

andlyc

Sandhya Perumalia Senior Transportation Planner Phone: 949 923 6074 Sandhya.Perumalla@stantec.com



Driveway Count Summary

Driveway Count Data

Morni	Morning Drop-Off	ff										
		-	Tues 4/19/2022			Wed 4/20/2022	20/2022			Thurs 4/21/2022	21/2022	
	7:	7:40 - 9:00 AM	M	Parents	7:4	7:40 - 9:00 AM	Σ	Parents	2:	7:40 - 9:00 AM	Σ	Parents
Car	ul	Out	Duration	Parked	ч	Out	Duration	Parked	Ч	Out	Duration	Parked
1	7:40:00	7:42:47	0:02:47	1	7:57:26	8:00:31	0:03:05	1		7:40:09		2
2	7:44:30	7:47:01	0:02:31	1	7:58:02	8:01:24	0:03:22	2		7:41:49		1
З	7:48:29	7:52:47	0:04:18	1	7:59:05	8:02:27	0:03:22	3	7:43:55		ped	
4	7:58:35	8:01:35	0:03:00	1	8:01:42	8:05:20	ped	2	7:49:19	7:52:51	0:03:32	1
5	8:01:32	8:05:04	0:03:32	2	8:09:01	8:09:54	0:00:53	1	7:51:59	7:55:19	0:03:20	2
9	8:04:05	8:07:16	0:03:11	2	8:12:36	8:16:23	0:03:47	1	7:53:58	7:57:42	0:03:44	2
7	8:04:18	8:08:39	0:04:21	3	8:13:33	8:16:28	0:02:55	2	7:55:04	7:59:36	0:04:32	2
8	8:06:57	8:11:24	0:04:27	3	8:14:04	8:22:10	0:08:06	3	8:05:41	8:06:40	0:00:59	1
6	8:08:06	8:11:55	0:03:49	3	8:14:43	8:17:07	0:02:24	4	8:05:51	8:11:40	0:05:49	2
10	8:09:04	8:14:44	0:05:40	3	8:18:41	8:21:04	0:02:23	3	8:08:12	8:13:40	0:05:28	2
11	8:18:08	8:24:05	0:05:57	1	8:19:08	8:23:13	0:04:05	2	8:09:56	8:16:51	0:06:55	3
12	8:19:25	8:20:13	0:00:48	2	8:21:40		ped		8:12:54	8:15:10	ped	
13	8:21:29	8:24:32	0:03:03	2	8:23:43	8:30:16	0:06:33	1	8:14:32	8:17:23	0:02:51	2
14	8:26:13				8:26:49	8:30:24	0:03:35	2	8:15:11	8:18:32	0:03:21	3
15	8:27:31				8:27:28				8:16:09	8:20:05	0:03:56	4
16	8:28:14	8:32:11	0:03:57	1	8:30:46	8:34:54	0:04:08	1	8:22:14	8:26:03	0:03:49	1
17	8:32:42	8:34:33	0:01:51	1	8:30:50	8:36:21	0:05:31	2	8:25:56			
18	8:33:06	8:37:22	0:04:16	2	8:32:52	8:39:29	0:06:37	3	8:26:31	8:30:23	0:03:52	1
19	8:33:29	8:39:54	0:06:25	3	8:36:36	8:41:33	0:04:57	2	8:27:19	8:32:25	0:05:06	2
20	8:33:38	8:38:46	0:05:08	4	8:38:32	8:44:37	0:06:05	3	8:33:34	8:38:13	0:04:39	1
21	8:35:06	8:40:57	0:05:51	4	8:38:41				8:40:24	8:44:39	0:04:15	1
22	8:37:22	8:42:20	0:04:58	5	8:41:37	8:46:06	0:04:29	2	8:40:38	8:43:42	0:03:04	2
23	8:38:54	8:44:13	0:05:19	4	8:53:19	8:57:16	0:03:57	1	8:43:08	8:48:23	0:05:15	3
24	8:44:51	8:48:24	0:03:33	1	8:55:03				8:53:50	8:59:30	0:05:40	1
25	8:46:31		ped		8:55:07	9:00:11	0:05:04	2	8:55:30			
26	8:56:12								9:00:52	9:07:40	0:06:48	1
27	8:56:17	8:59:57	0:03:40	1								

Peak Hour

A.3

Aftern	Afternoon Pick-Up	a											
		-	Tues 4/19/2022		F		Wed 4/20/2022	0/2022			Thurs 4/21/2022	21/2022	
	4:	4:15 - 6:00 PM	Σ	Parents		4::	4:15 - 6:00 PM	Σ	Parents	4:	4:15 - 6:00 PM	Z	Parents
Car	ц	Out	Duration	Parked		n	Out	Duration	Parked	ln	Out	Duration	Parked
1	16:15:46	16:19:56	0:04:10	1			16:21:20		3	16:16:06	16:19:01	0:02:55	1
2	16:17:10	16:23:51	0:06:41	2			16:21:43		2	16:17:44	16:21:39	0:03:55	2
3	16:24:25	16:29:27	0:05:02	1			16:29:37		1	16:20:55	16:27:51	0:06:56	2
4	16:26:07	16:31:08	0:05:01	2		16:30:15	16:35:29	0:05:14	1	16:34:42	16:38:29	0:03:47	1
5	16:26:14	16:33:20	0:07:06	3		16:32:09	16:37:20	0:05:11	2	16:36:09	16:40:48	0:04:39	2
6	16:26:27	16:34:04	0:07:37	4		16:32:56	16:39:14	0:06:18	3	16:38:20	16:42:13	0:03:53	3
7	16:33:01	16:40:37	0:07:36	3		16:38:28	16:42:17	0:03:49	2	16:39:17	16:43:11	0:03:54	3
8	16:37:05	16:42:13	0:05:08	2		16:40:26	16:44:35	0:04:09	2	16:42:32	16:53:01	0:10:29	2
6	16:51:16	16:57:30	0:06:14	1		16:43:10	16:47:54	0:04:44	2	16:50:55	17:12:59	0:22:04	2
10	16:57:17	17:05:13	0:07:56	2		16:48:10	16:55:50	0:07:40	1	16:55:30	16:57:35	0:02:05	2
11	16:58:10	17:02:50	0:04:40	2		16:48:50	16:53:30	0:04:40	2	16:56:16	17:02:19	0:06:03	3
12	17:01:26	17:06:18	0:04:52	3		16:59:10	17:04:22	0:05:12	1	17:01:21	17:07:01	0:05:40	3
13	17:01:46	17:08:57	0:07:11	4			17:04:41			17:05:44	17:12:09	0:06:25	3
14	17:02:25	17:08:18	ped			17:05:41	17:09:13	0:03:32	1	17:06:16	17:08:21	0:02:05	3
15		17:04:18				17:05:52	17:10:32	0:04:40	2	17:07:50	17:14:41	0:06:51	4
16	17:05:53	17:09:34	0:03:41	4		17:08:01	17:11:04	0:03:03	3	17:09:37	17:14:06	0:04:29	4
17	17:06:03	17:09:58	0:03:55	4		17:09:57	17:14:09	0:04:12	3	17:11:38	17:18:03	0:06:25	5
18	17:12:06	17:17:12	0:05:06	1		17:11:50	17:16:45	ped		17:11:48	17:18:38	0:06:50	9
19	17:12:39	17:18:02	0:05:23	2		17:13:23	17:21:12	0:07:49	2	17:11:59	17:14:44	0:02:45	7
20	17:16:13	17:24:49	0:08:36	3		17:13:30	17:22:12	0:08:42	3		17:16:04	ped	
21	17:16:24	17:23:33	0:07:09	4		17:14:44	17:36:10	0:21:26	3	17:16:21	17:23:53	0:07:32	4
22	17:23:07	17:30:20	0:07:13	3		17:16:31	17:26:54	0:10:23	4		17:18:32		
23	17:24:46	17:32:31	0:07:45	3		17:17:06	17:27:17	0:10:11	5	17:21:13	17:27:08	0:05:55	2
24	17:25:58	17:34:52	0:08:54	3		17:20:41	17:28:15	0:07:34	6	17:24:27	17:32:24	0:07:57	2
25		17:31:29	ped			17:20:54	17:30:06	0:09:12	7	17:27:23	17:35:05	0:07:42	2
26	17:31:56	17:36:16	0:04:20	ŝ		17:23:03	17:29:43	0:06:40	9	17:37:12	17:41:25	0:04:13	1
27		17:49:22				17:23:44	17:30:39	0:06:55	7		17:52:53		
28						17:25:01	17:32:51	0:07:50	7				
29						17:27:40	17:36:38	0:08:58	9				
30							17:30:22	ped					
31							17:53:02						

Peak Hour

A.4



To:	Ashesh Singh	From:	Cathy Lawrence
	Anmol Real Estate Holdings, LLC		38 Technology Drive Irvine CA 92618
File:	2042638900	Date:	September 7, 2022

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

Stantec Consulting Services Inc. (Stantec) has performed a preliminary evaluation of the parking lot pickup and drop-off conditions for the existing Adventure Montessori School and for future conditions based on the proposed Infant Center expansion.

Based on information provided by the school, the existing school consists of 60 pre-school and kindergarten age toddlers and 6 employees. The proposed expansion consists of 36 infants and 9 employees for a total of 96 students and 15 employees. The evaluation is based on the observed drop-off and pick-up arrivals/departure rates of parents' vehicles and applies the observed drop-off and pick-up rates to the proposed Infant Center to determine if the proposed parking lot design is sufficient to accommodate the combined operations without impacting the adjacent roadway or neighborhood parking conditions.

Analysis Methodology

Video recording of the existing Adventure Montessori School driveway was conducted over three consecutive days (Tuesday April 19 through Thursday April 21, 2022). This recording was viewed to determine the peak drop-off and pick-up periods, the number of vehicles entering and exiting the parking lot, and the amount of time each vehicle spent within the parking lot during these peak drop-off and pick-up periods. This data was used to estimate the number of additional vehicles that would drop off and pick up infants during the morning and afternoon peak hours, respectively, and the amount of time these additional vehicles would spend in the parking lot. The resulting estimates were added to the existing conditions and used to predict the maximum number of vehicles in the parking lot at the same time. The resulting estimated maximum parking demand was then compared with the number of parking spaces available within the proposed parking lot.

Existing Conditions Summary

The existing driveway video was viewed between 7:40 and 9:00 AM to determine the one-hour peak drop-off period. From the video recorded over three days, the drop-off peak period of activity occurred from approximately 8:00 to 9:00 AM. During this time, an average of 20 vehicles entered the parking lot to drop off children. The vehicles entered the parking lot and were parked to allow the parents to escort their children into the building. The average time spent within the parking lot, referred to as "dwell time", was 4 minutes 13 seconds per vehicle. The longest dwell time observed during the drop-off peak hour was 8 minutes 6 seconds. During the morning peak hour, the average number of vehicles in the parking lot at one time dropping off children was three vehicles, and the maximum was five vehicles. Based on a 95 percent confidence level, the maximum number of parents' vehicles expected in the parking lot is four vehicles during the morning drop-off peak hour. The existing AM peak period is summarized in Table 1.

September 7, 2022 Ashesh Singh Page 2 of 4

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

Table 1. Existing AM Peak Period Conditions

	Existing Entering	Existing Parked Vehicles		Existing Average	
Time Period	Vehicles	Average	Maximum ¹	Dwell Time	
AM Peak Period (8:00 – 9:00 AM)	20 vehicles	3 vehicles	4 vehicles	4:13 minutes	
¹ Maximum demand with 95% confidence.					

The three days of video at the driveway was viewed between 4:15 and 6:00 PM to determine the one-hour peak pick-up period. The pick-up peak period of activity occurred from approximately 4:30 to 5:30 PM. During this time, the average number of vehicles entering the parking lot to pick up children was 21 vehicles. Similar to the morning drop-off, parents parked their vehicles and escorted their children from the building. The average dwell time during the pick-up peak period was 6 minutes 24 seconds per vehicle, and the longest dwell time observed was 22 minutes 4 seconds. During the pick-up peak hour, the average number of vehicles in the parking lot at one time was four vehicles, and the maximum was seven vehicles. Based on a 95 percent confidence level, the maximum number of parents' vehicles expected to be parked at any one time is seven vehicles during the pick-up period. The existing PM peak period is summarized in Table 2.

Table 2. Existing PM Peak Period Conditions

	Existing Entering	Existing Parked Vehicles		Existing Average	
Time Period	Vehicles	Average	Maximum ¹	Dwell Time	
PM Peak Period (4:30 – 5:30 PM)	21 vehicles	4 vehicles	7 vehicles	6:24 minutes	
¹ Maximum demand with 95% confidence.					

Proposed Infant Center Parking Lot Estimate

The proposed Infant Center represents a 60 percent increase in students at the site. The number of vehicles dropping off and picking up infants was assumed to increase proportional to the increase in students; therefore, an average of 12 additional vehicles is expected during the drop-off peak hour, and an average of 13 additional vehicles is expected during the pick-up peak hour. However, the dwell time for dropping off and picking up infants was assumed to increase by approximately 50 percent over the existing average dwell times since infants require a higher level of attention than toddlers. Consequently, the average dwell time for the proposed Infant Center is estimated as 6 minutes 19 seconds per vehicle during the drop-off peak hour and 9 minutes 36 seconds per vehicle during the pick-up peak hour. Table 3 summarizes the proposed Infant Center peak period arrival rates and average dwell times.

Table 3. Proposed Infant Center Traffic Summary

Time Period	Infant Center Entering Vehicles	Infant Center Average Dwell Time
AM Peak Period (8:00 – 9:00 AM)	12 vehicles	6:19 minutes
PM Peak Period (4:30 – 5:30 PM)	13 vehicles	9:36 minutes

Based on the estimated number of arriving vehicles, random arrivals, and the increased dwell times, the proposed Infant Center would add an average of two additional vehicles at a time in the parking lot during the peak drop-off period. Typically, during the peak five minutes of the peak hour, traffic volumes are double the

September 7, 2022 Ashesh Singh Page 3 of 4

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

average. Therefore, the Infant Center would add a maximum of three additional vehicles in the parking lot at one time during the drop-off peak period. During the pick-up peak period, the proposed Infant Center would add an average of three additional vehicles at a time in the parking lot and a maximum of four additional vehicles at a time. The average and maximum parking demands for the proposed Infant Center during the peak periods are summarized in Table 4.

	Infant Center Entering	Infant Center Parked Vehicles		
Time Period	Vehicles	Average	Maximum	
AM Peak Period (8:00 – 9:00 AM)	12 vehicles	2 vehicles	3 vehicles	
PM Peak Period (4:30 - 5:30 PM)	13 vehicles	3 vehicles	4 vehicles	

Table 4. Proposed Infant Center Parking Demand Summary

The total average number of vehicles in the parking lot at one time during the drop-off peak period is calculated by adding the number of additional parked vehicles for the Infant Center to the number of existing parked vehicles. During the drop-off peak period, this equates to five vehicles parked at one time on average, and the maximum number with a 95 percent confidence is seven vehicles parked at one time. The total average number of parked vehicles at one time during the pick-up peak hour is seven vehicles and the maximum with a 95 percent confidence level is 11 vehicles parked at one time. Table 5 summarizes the average and maximum parking demand for the site during the peak periods under existing and proposed conditions.

Table 5. Existing and Proposed Parking Demand Summary

	Existing Parked Vehicles		Infant Care Increase in Parked Vehicles		Total Parked Vehicles Existing + Infant Care	
Parking Demand	Average Maximum ¹ Average Maximum ²		Average	Maximum ¹		
AM Peak Period						
(8:00 – 9:00 AM)	3 vehicles	4 vehicles	2 vehicles	3 vehicles	5 vehicles	7 vehicles
PM Peak Period						
(4:30 – 5:30 PM)	4 vehicles	7 vehicles	3 vehicles	4 vehicles	7 vehicles	11 vehicles
¹ Maximum demand with 95% confidence.						

² Maximum demand during the peak five minutes of the peak hour.

The proposed parking lot consists of 21 parking spaces, 1 of which is designated as accessible spaces, which generally would not be available to the majority of parents. Furthermore, based on the City's parking code, parking spaces are allocated to the employees at a rate of 1 space for every 2 employees, which is equivalent to 8 spaces for the 15 total proposed employees. Therefore, out of the 21 spaces provided, there would be 12 parking spaces available for parents to park and drop off and pick up their children. The average parking demand during the pick-up peak hour is 7 vehicles; therefore, the number of proposed parking spaces provided would be sufficient to accommodate the average number of vehicles in the parking lot. During the maximum demand during both the drop-off and pick-up peak periods, the number of parking spaces could accommodate the maximum anticipated demand of 11 vehicles as shown in Table 6.

Additional Parking Lot Design Considerations

The parking lot design is proposed to change from the existing two driveways with one-way circulation pattern and parking on one side of the aisle to a single driveway with two-way circulation and parking on both sides of September 7, 2022 Ashesh Singh

Page 4 of 4

Reference: Adventure Montessori School Expansion – Infant Center Preliminary Traffic and Parking Study Summary

Proposed Parking	Number of Spaces	Peak Demand	Surplus (Shortage)		
Accessible	1	0*	1*		
Employee	8	8	0		
General Use	12	11	1		
Total	21	19	2		
*Assumes low utilization of accessible spaces					

 Table 6. Parking Space Utilization Summary

the aisle. Three spaces that are separated from the main parking lot are designated for staff parking. These spaces (numbered 19 - 21 on the site plan) have access from the street which would require drivers to back out directly onto Pleiades Place. The spaces are located at the end of the cul-de-sac which experiences a nominal amount of traffic; therefore, there would be minimal conflict with traffic on the street as the drivers perform their parking maneuvers.

The proposed parking lot dead ends at the last two spaces with additional room for drivers to maneuver as shown in the attached site plan. The parking spaces at the westerly end of the parking lot (spaces #10 and #11) have room for vehicles to back out of those spaces. The 26-foot two-way aisle width meets the minimum code requirements for 90-degree parking with two-way circulation. With sufficient parking spaces to accommodate the maximum demand, the parking lot circulation would operate acceptably.

Conclusions

The proposed parking lot would provide a net of 12 total parking spaces for parents to park while picking up or dropping off their children when accounting for the 8 spaces allocated to employees and the 1 space reserved for accessible parking. The maximum parking demand during the morning drop-off peak period is estimated to be 7 vehicles at one time, and the maximum parking demand during the afternoon pick-up peak period is estimated to be 11 vehicles at one time. Therefore, the proposed parking lot design would provide enough parking spaces to accommodate the demand.

Circulation for the drop-off and pick-up procedures can be accommodated within the parking lot. Three employee parking spaces are separate from the main parking lot and would require the drivers to use Pleiades Place when backing out of these spaces. The location of these three employee spaces at the end of the cul-de-sac would result in minimal conflict with traffic on the street.

Stantec Consulting Services Inc.

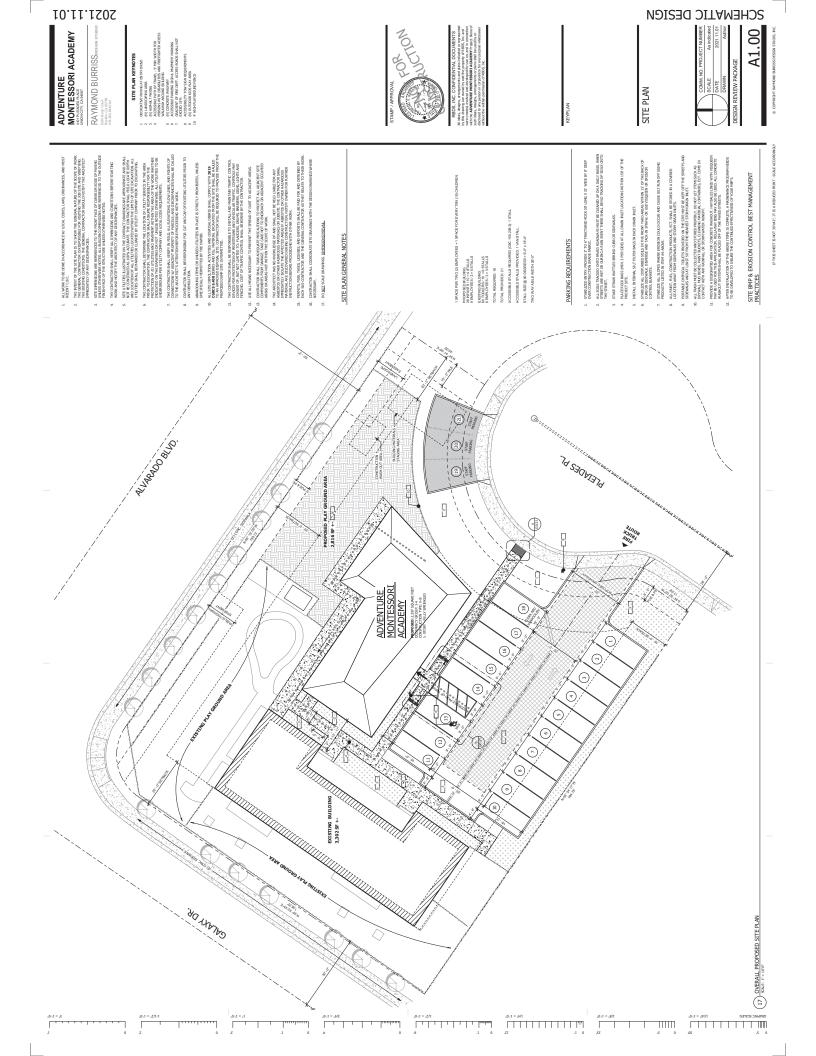
Cathy Lawrence PE Transportation Engineer Phone: 949 923 6064 Cathy.Lawrence@stantec.com

Attachment:

Site Plan Driveway Count Summary

Sandhya Perumalia ENV SP Senior Transportation Planner Phone: 949 923 6074 Sandhya.Perumalla@stantec.com

c. Daryl Zerfass, Stantec



Driveway Count Summary

Driveway Count Data

Morni	Morning Drop-Off	ff											
		Tues 4/	Tues 4/19/2022			Wed	Wed 4/20/2022	22			Thurs 4/21/2022	21/2022	
	7:	7:40 - 9:00 AM	MM	Parents		7:40 - 9:00 AM	IO AM		Parents	7:	7:40 - 9:00 AM	Δ	Parents
Car	ln	Out	Duration	Parked	ln	Out	Duration	tion	Parked	n	Out	Duration	Parked
1	7:40:00	7:42:47	0:02:47	1	7:57:26	:26 8:00:31		0:03:05	1		7:40:09		2
2	7:44:30	7:47:01	0:02:31	1	7:58:02	:02 8:01:24		0:03:22	2		7:41:49		1
3	7:48:29	7:52:47	0:04:18	1	7:59:05	:05 8:02:27		0:03:22	3	7:43:55		ped	
4	7:58:35	8:01:35	0:03:00	1	8:01:42	:42 8:05:20	:20	ped	2	7:49:19	7:52:51	0:03:32	1
5	8:01:32	8:05:04	0:03:32	2	8:09:01	:01 8:09:54		0:00:53	1	7:51:59	7:55:19	0:03:20	2
9	8:04:05	8:07:16	0:03:11	2	8:12:36	:36 8:16:23		0:03:47	1	7:53:58	7:57:42	0:03:44	2
7	8:04:18	8:08:39	0:04:21	3	8:13:33	:33 8:16:28		0:02:55	2	7:55:04	7:59:36	0:04:32	2
8	8:06:57	8:11:24	0:04:27	3	8:14:04	:04 8:22:10		0:08:06	3	8:05:41	8:06:40	0:00:59	1
6	8:08:06	8:11:55	0:03:49	3	8:14:43	:43 8:17:07		0:02:24	4	8:05:51	8:11:40	0:05:49	2
10	8:09:04	8:14:44	0:05:40	3	8:18:41	:41 8:21:04		0:02:23	3	8:08:12	8:13:40	0:05:28	2
11	8:18:08	8:24:05	0:05:57	1	8:19:08	:08 8:23:13		0:04:05	2	8:09:56	8:16:51	0:06:55	3
12	8:19:25	8:20:13	0:00:48	2	8:21:40	40		ped		8:12:54	8:15:10	ped	
13	8:21:29	8:24:32	0:03:03	2	8:23:43	:43 8:30:16		0:06:33	1	8:14:32	8:17:23	0:02:51	2
14	8:26:13				8:26:49	:49 8:30:24		0:03:35	2	8:15:11	8:18:32	0:03:21	3
15	8:27:31				8:27:28	28				8:16:09	8:20:05	0:03:56	4
16	8:28:14	8:32:11	0:03:57	1	8:30:46	:46 8:34:54	_	0:04:08	1	8:22:14	8:26:03	0:03:49	1
17	8:32:42	8:34:33	0:01:51	1	8:30:50	:50 8:36:21		0:05:31	2	8:25:56			
18	8:33:06	8:37:22	0:04:16	2	8:32:52	:52 8:39:29		0:06:37	3	8:26:31	8:30:23	0:03:52	1
19	8:33:29	8:39:54	0:06:25	3	8:36:36	:36 8:41:33		0:04:57	2	8:27:19	8:32:25	0:05:06	2
20	8:33:38	8:38:46	0:05:08	4	8:38:32	:32 8:44:37		0:06:05	3	8:33:34	8:38:13	0:04:39	1
21	8:35:06	8:40:57	0:05:51	4	8:38:41	41				8:40:24	8:44:39	0:04:15	1
22	8:37:22	8:42:20	0:04:58	5	8:41:37	:37 8:46:06		0:04:29	2	8:40:38	8:43:42	0:03:04	2
23	8:38:54	8:44:13	0:05:19	4	8:53:19	:19 8:57:16		0:03:57	1	8:43:08	8:48:23	0:05:15	3
24	8:44:51	8:48:24	0:03:33	1	8:55:03	03				8:53:50	8:59:30	0:05:40	1
25	8:46:31		ped		8:55:07	:07 9:00:11		0:05:04	2	8:55:30			
26	8:56:12									9:00:52	9:07:40	0:06:48	1
27	8:56:17	8:59:57	0:03:40	1									

Peak Hour

Aftern	Afternoon Pick-Up	٩											
			Tues 4/19/2022				Wed 4/20/2022	20/2022			Thurs 4/21/2022	21/2022	
	4:	4:15 - 6:00 PM	Σ	Parents		4:	4:15 - 6:00 PM	Σ	Parents	4:	4:15 - 6:00 PM	Μ	Parents
Car	ln	Out	Duration	Parked		ln	Out	Duration	Parked	ln	Out	Duration	Parked
1	16:15:46	16:19:56	0:04:10	1			16:21:20		3	16:16:06	16:19:01	0:02:55	1
2	16:17:10	16:23:51	0:06:41	2			16:21:43		2	16:17:44	16:21:39	0:03:55	2
3	16:24:25	16:29:27	0:05:02	1			16:29:37		1	16:20:55	16:27:51	0:06:56	2
4	16:26:07	16:31:08	0:05:01	2		16:30:15	16:35:29	0:05:14	1	16:34:42	16:38:29	0:03:47	1
5	16:26:14	16:33:20	0:07:06	3		16:32:09	16:37:20	0:05:11	2	16:36:09	16:40:48	0:04:39	2
9	16:26:27	16:34:04	0:07:37	4		16:32:56	16:39:14	0:06:18	3	16:38:20	16:42:13	0:03:53	3
7	16:33:01	16:40:37	0:07:36	3		16:38:28	16:42:17	0:03:49	2	16:39:17	16:43:11	0:03:54	3
8	16:37:05	16:42:13	0:05:08	2		16:40:26	16:44:35	0:04:09	2	16:42:32	16:53:01	0:10:29	2
6	16:51:16	16:57:30	0:06:14	1		16:43:10	16:47:54	0:04:44	2	16:50:55	17:12:59	0:22:04	2
10	16:57:17	17:05:13	0:07:56	2		16:48:10	16:55:50	0:07:40	1	16:55:30	16:57:35	0:02:05	2
11	16:58:10	17:02:50	0;04:40	2		16:48:50	16:53:30	0:04:40	2	16:56:16	17:02:19	0:06:03	3
12	17:01:26	17:06:18	0:04:52	ŝ		16:59:10	17:04:22	0:05:12	1	17:01:21	17:07:01	0:05:40	3
13	17:01:46	17:08:57	0:07:11	4			17:04:41			17:05:44	17:12:09	0:06:25	ŝ
14	17:02:25	17:08:18	pəd			17:05:41	17:09:13	0:03:32	1	17:06:16	17:08:21	0:02:05	3
15		17:04:18				17:05:52	17:10:32	0:04:40	2	17:07:50	17:14:41	0:06:51	4
16	17:05:53	17:09:34	0:03:41	4		17:08:01	17:11:04	0:03:03	3	17:09:37	17:14:06	0:04:29	4
17	17:06:03	17:09:58	0:03:55	4		17:09:57	17:14:09	0:04:12	3	17:11:38	17:18:03	0:06:25	5
18	17:12:06	17:17:12	0:02:06	1		17:11:50	17:16:45	ped		17:11:48	17:18:38	0:06:50	9
19	17:12:39	17:18:02	0:05:23	2		17:13:23	17:21:12	0:07:49	2	17:11:59	17:14:44	0:02:45	7
20	17:16:13	17:24:49	0:08:36	3		17:13:30	17:22:12	0:08:42	3		17:16:04	ped	
21	17:16:24	17:23:33	0:07:09	4		17:14:44	17:36:10	0:21:26	3	17:16:21	17:23:53	0:07:32	4
22	17:23:07	17:30:20	0:07:13	3		17:16:31	17:26:54	0:10:23	4		17:18:32		
23	17:24:46	17:32:31	0:07:45	3		17:17:06	17:27:17	0:10:11	5	17:21:13	17:27:08	0:05:55	2
24	17:25:58	17:34:52	0:08:54	3		17:20:41	17:28:15	0:07:34	6	17:24:27	17:32:24	0:07:57	2
25		17:31:29	pəd			17:20:54	17:30:06	0:09:12	7	17:27:23	17:35:05	0:07:42	2
26	17:31:56	17:36:16	0:04:20	3		17:23:03	17:29:43	0:06:40	6	17:37:12	17:41:25	0:04:13	1
27		17:49:22				17:23:44	17:30:39	0:06:55	7		17:52:53		
28						17:25:01	17:32:51	0:07:50	7				
29						17:27:40	17:36:38	0:08:58	9				
30							17:30:22	ped					
31					\dashv		17:53:02						

Peak Hour



TECHNICAL MEMORANDUM

Date:	May 1, 2023
To:	Farooq M. Azim City Engineer, City of Union City
From:	Renee Reavis, EIT Transportation Engineer
	Anna Vickroy, PE, TE Senior Transportation Engineer
Subject:	Peer Review for Adventure Montessori School Expansion Parking Study

This memorandum summarizes our comments on the Preliminary Traffic and Parking Study prepared by Stantec dated September 7, 2022 for the Adventure Montessori School Expansion in Union City.

The study evaluated the existing drop-off and pick-up arrival and departure rates of parents' vehicles and applied it to the expansion of the facility to determine if the proposed parking lot design is sufficient.

Regarding the parent pick-up and drop-off parking needs, we concur with the analysis methodology, the assumed increase in additional vehicles, the increase in dwell time for infants, and the conclusion that eleven parking spots are needed to service the maximum parking demand with a 95% confidence level.

Regarding the parking for employees, the report leans on the City Code Requirement of 8 spaces, which may not be sufficient. The Urban Land Institute recommends 2.0 employee parking spaces per 1,000 square feet of gross floor area, or approximately 12 spaces. This seems more reasonable for 15 employees. We recommend additional analysis. For consistency with the analysis of drop-off and pickup parking demand, the study should evaluate the observed employee parking demand for the existing use and then estimate demand for the proposed number of employees. This data should be available from the original video footage collected.

If the video footage is unavailable, an alternative method is to survey existing employees for mode of transportation, and request proposed employee work schedule to project future employee parking demand.

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In conclusion, we recommend additional analysis of the employee parking demand to determine if the proposed parking is sufficient.

If you have any questions, please don't hesitate to contact Renee at 925-201-1409.



TECHNICAL MEMORANDUM

Date:	June 15, 2023
To:	Farooq M. Azim City Engineer, City of Union City
From:	Anna Vickroy, PE, TE Senior Transportation Engineer
Subject:	Peer Review for Adventure Montessori School Expansion Parking Study

This memorandum summarizes our comments on the Preliminary Traffic and Parking Study (Attachment A) prepared by Stantec dated September 7, 2022 for the Adventure Montessori School Expansion in Union City. This memo also includes additional analysis for employee parking demand based on the initial peer review findings dated May 1, 2023.

PEER REVIEW SUMMARY

The study by Stantec evaluated the sufficiency of parking for the proposed project. The report determined that the proposed parking lot is adequate for the future needs of the project.

The study evaluated the existing drop-off and pick-up arrival and departure rates of parents' vehicles and applied it to the expansion of the facility to determine if the proposed parking lot design is sufficient.

Regarding the parent pick-up and drop-off parking needs, we concur with the analysis methodology, the assumed increase in additional vehicles, the increase in dwell time for infants, and the conclusion that eleven parking spots are needed to service the maximum parking demand with a 95% confidence level.

Regarding the parking for employees, the report leans on the City Code Requirement of 8 spaces, rather than an actual analysis of parking demand. We recommend additional parking analysis for employee parking and this is provided below.

Lastly, we concur with the findings that the parking lot design will operate acceptably.

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EMPLOYEE PARKING ANALYSIS

A parking survey (Attachment B) was developed to determine employee travel patterns to Adventure Montessori School as well as work schedule. Adventure Montessori currently operates with six employees and all six employees completed and returned this survey.

Of the six employees, only two employees drive and park a vehicle at the school. The other four are a mix of being dropped off either by family or a ride-service like uber, walking, and taking transit.

This results in a parking demand of one spot for every three employees. Based on the proposed expansion and future operations that includes 15 employees, five parking spots would be needed. This is less than the City of Union City's code required parking of one parking space for every two employees. This analysis demonstrates that the code required parking of eight spaces is sufficient.

It is acknowledged that a sample of six employees is very small and therefore the projected variability can be high. Although the likelihood of needing more than eight parking spaces for employees is unlikely, it is a possibility.

RECOMMENDATIONS

In order to ensure eleven parking spaces are available for pick-up and drop off activity, it is recommended that the 11 parking spaces are restricted with signage and indicating a 10 minute time limited restriction during the peak hours of pick up and drop off.

Employees should be discouraged from parking in the time limited parking spaces, in the cul-de-sac on-street in front of residential homes.

It is further recommended that a plan is developed in the case that additional parking spaces are needed for employees. As a suggestion, if the non-time limited parking spaces are full, it is recommended that employees park behind the school on Galaxy Drive, between Alvarado Boulevard and Gemini Drive.



Desk Item

DATE: FEBRUARY 15, 2024

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SITE DEVELOPMENT REVIEW (SD-23-004) AND USE PERMIT (UP-23-006) – 4101 PLEIADES PLACE

Site Development Review (SD-23-004) and Use Permit (UP-23-006) approval to expand an existing 3,302 square-foot, one (1) story child daycare facility, Adventure Montessori Academy, by constructing a new, detached one (1) story 2,597 square-foot building for an infant care facility at an existing 0.67-acre site. The following are the questions/comments received and staff's responses (*shown in italicized font*).

1. Staff report, page 4, Table 2 shows 21 parking spaces are required. Is this based on the City's municipal code requirement or on the September 7, 2022, traffic, and parking study summary (Table 6 on page 4 of 4)? Please clarify.

The parking reference is based upon the parking study. The required parking per Union City Municipal Code (UCMC) Section 18.32.160 eighteen (18). The Desk Item will serve to update Table 2 to reflect the correct required parking as required in the UCMC.

2. Staff report, page 4, Table 2 shows a requirement for landscaping at a 10% minimum. Please provide the municipal code section for this requirement.

Because the project is a commercial use, the 10% minimum was used as a requirement for landscaping to be provided. See UCMC Section 18.36.170(C)(1), Landscaping, Site Coverage Requirements, which states that, projects located in commercial districts referenced in this chapter (excluding the Professional and Administrative Commercial (CPA) district), that include development of a vacant site or substantial modification of a developed site, shall provide landscaped areas that measure 10% of the project site area.

3. Staff report, page 10, 1st paragraph – the reference to section 18.76.060 should be section 18.76.045. Please acknowledge the correct section number.

Noted. Section 18.76.060 with reference to the Zoning Ordinance is incorrect. The correct section for findings approving Site Development Review is Section 18.76.045.

4. Staff report, page 24, Condition of Approval (COA) #62, the last sentence indicates the property owner or applicant "may need to install a separate irrigation service along with any new services to bring the site up to existing state Requirements, and ACWD requirements and policy." Is this COA optional for the property owner or applicant? Please explain.

Conditions of Approval (COA) #59 through #68 were issued by the Alameda County Water District. COA #62 reads as an advisory condition, advising the applicant/property owner that there are state requirements for the project, which must be considered.

5. Attachment 3, last page, the last paragraph contains a suggestion from TJKM for employees to "park behind the school on Galaxy Drive between Alvarado Boulevard and Gemini Drive" if parking spaces with no time limits are full. The staff report contains no COA in this regard. Please clarify whether the City considered this suggestion.

Public street parking is available in the area of the proposed project. Staff considered adding the suggestion from the study and determined a COA is not necessary because it is already legally permitted to park on the public streets in the area of the proposed project.

6. Exhibit B – the Statement of Use indicates the hours of operation for the daycare center are 6am to 6pm. The City's municipal code for auto parking associated with conditional uses in residential districts indicates "the parking lot shall be closed between 10 p.m. and 7 a.m." (see 18.32.030D.2). Will the business open the parking lot before 7 am for employees and clients? Please clarify how the business will comply with the parking lot hours set by the City in its municipal code and modify Table 2 on page 4 of the staff report to indicate whether the business is in compliance with 18.32.030D.2.

UCMC Section 18.32.030D, automobile parking lots, refers to stand alone parking lots. It does not apply when the parking is contiguous to the on-site use. Rather, 18.32.030D, is considered as a lot that is used by a business or commercial use for off-site automobile parking for the business or commercial use. Further, the three spaces do not constitute a "parking lot," but parking spaces with aprons. The approval of the continuation of the project in both 1985 (UP-18-85), and 1991 (UP-6-91) indicates the hours of operation would be 6:30 am to 6:15 pm, Monday through Friday. 7. Exhibit A, Drawing L1.1 shows the project will result in two driveways, the first to enter and exit the main parking lot and the second for parking spaces #19, #20 and #21. Municipal code 18.32.030D.3 requires that parking lot entrances and exits be "at least 20 feet in distance from any adjacent property located in any residential district." Please address this requirement and modify Table 2 on page 4 of the staff report to indicate whether the business is in compliance with 18.32.030D3.

The traffic and parking study refers to parking spaces #19, #20 and #21 as "three spaces that are separated from the main parking area and are designated for staff parking." City staff considers UCMC Section 18.32.030(D), automobile parking lots, as a conditional use separate from that of Section 18.32.030(A), as discussed in #6. Further, the three spaces do not constitute a "parking lot," but parking spaces with aprons.

8. Exhibit A, Drawing L.1.1 shows the project will provide parking spaces #19, #20 and #21 in an area normally considered to be a front yard setback in a residential area. Did the applicant request a permit to provide parking in the front yard? Please explain since the City's municipal code prohibits parking in setback areas (see §10.36.190).

Section 10.36.190 does not apply to driveways or concrete parking aprons constructed pursuant to permits granted by the City. City staff consider the referenced parking as a driveway to parking spaces.

9. Please explain whether construction will take place while the day care facility is in operation and, if so, what protections are recommended to keep employees and children safe, particularly from poor air quality and noise, and whether they will have access to outdoor play areas.

The applicant has indicated that construction will take place while the day care facility is in operation. Construction will be minimized by using factory construction of the building, the sections of which will be trucked to the site. The only on-site construction will be the foundation of the new daycare facility and parking lot - the contractor will determine safety protocols and scheduling.



PLANNING COMMISSION MEETING February 15, 2024

USE PERMIT (UP-23-006) and ADMINISTRATIVE SITE DEVELOPMENT REVIEW (SD-23-004) 4101 Pleiades Place





Project Overview

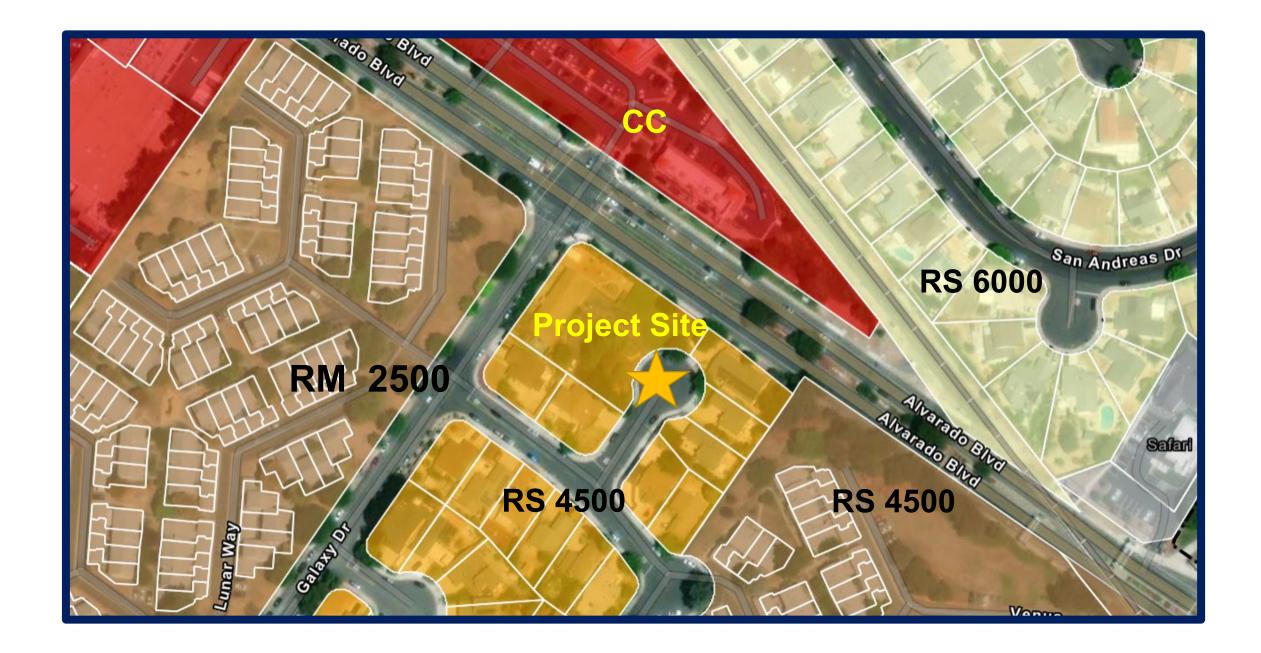
- Owner:Ashesh K. Singh, AnmolRead Estate Holdings
- **Applicant:** Raymond Burriss, RBDS, Inc.
- Location: 4101 Pleiades Place
- Lot Size: 0.67-acre site
- Proposal: Site Development Review (SD-23-004), Use Permit (UP-23-006) approval expand child daycare facility by constructing new, 2,597 square-foot building for infant care facility





Background

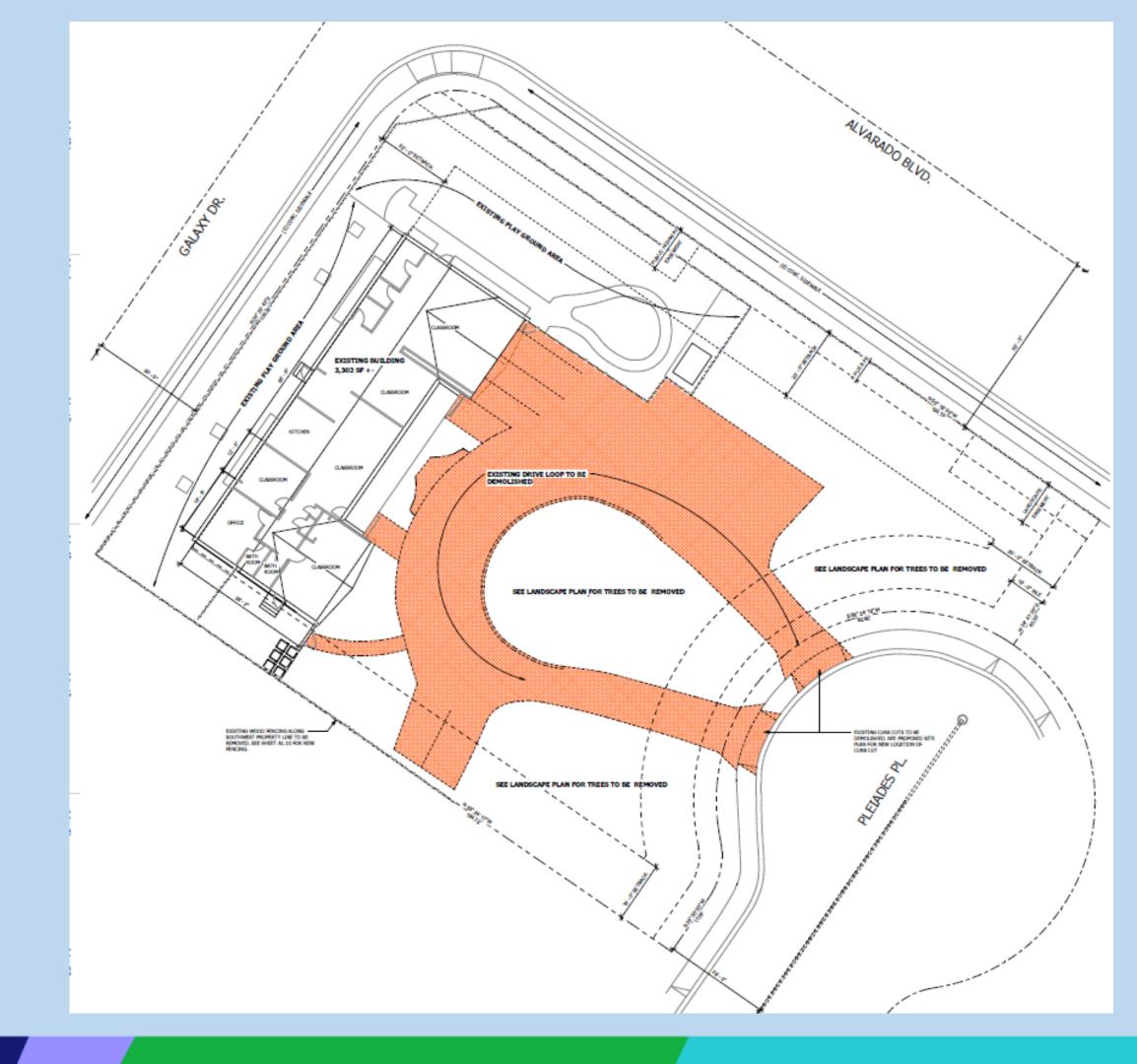
- General Plan -Residential (6 - 10 du/ac)
- Zoning RS 4500
 Zoning District
- 4101 Pleiades Place
- Operated as child daycare since 1978





Existing Site Plan

- 3,302 square-foot facility
 - 4,654 square-foot playground
 - Adjacent parking area
- Serves up to 60 children, ages 2-6
- Located in a single-family residential neighborhood





Proposed Site Plan





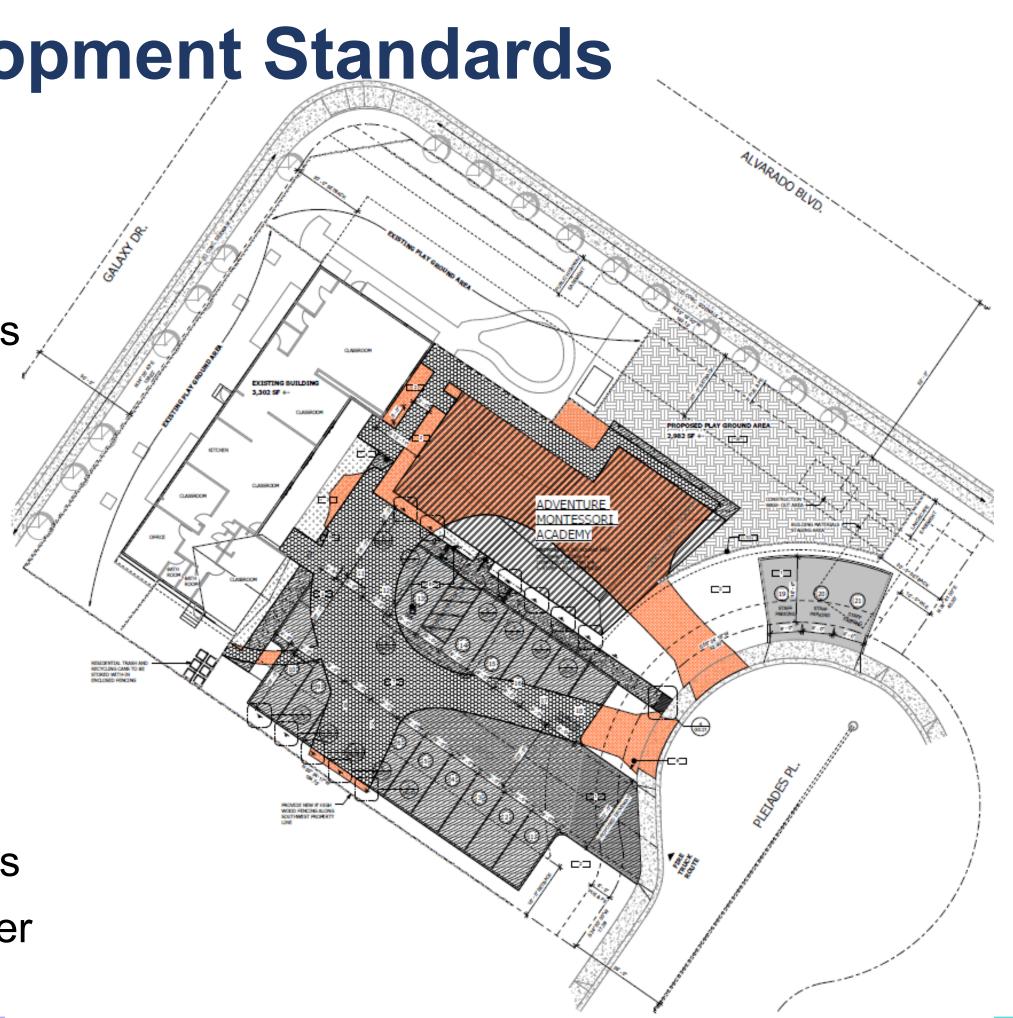
6



Design and Development Standards

New building:

- Setbacks
 - Complies with all setback requirements
- Height
 - Matches existing building in height
- Parking
 - 18 spaces required, 21 provided
- Lot coverage
 - 50% max, 31.65 proposed
- Design criteria
 - Compatible with surrounding structures
 - Consistent with neighborhood character

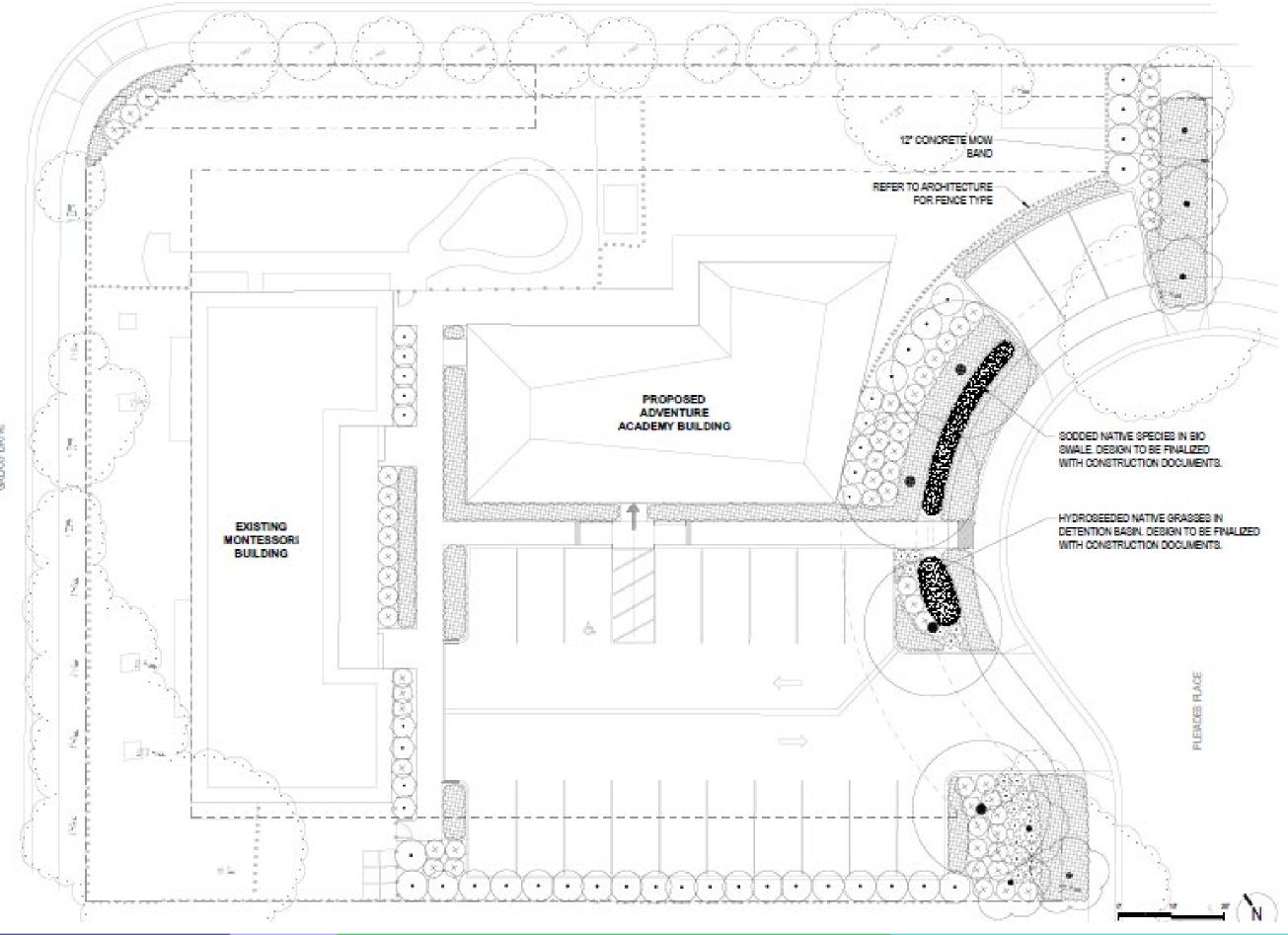




Design and Development Standards

New building:

- Landscaping
 - Relandscapedaccommodate
 new construction
 - Eight-foot wood privacy fence

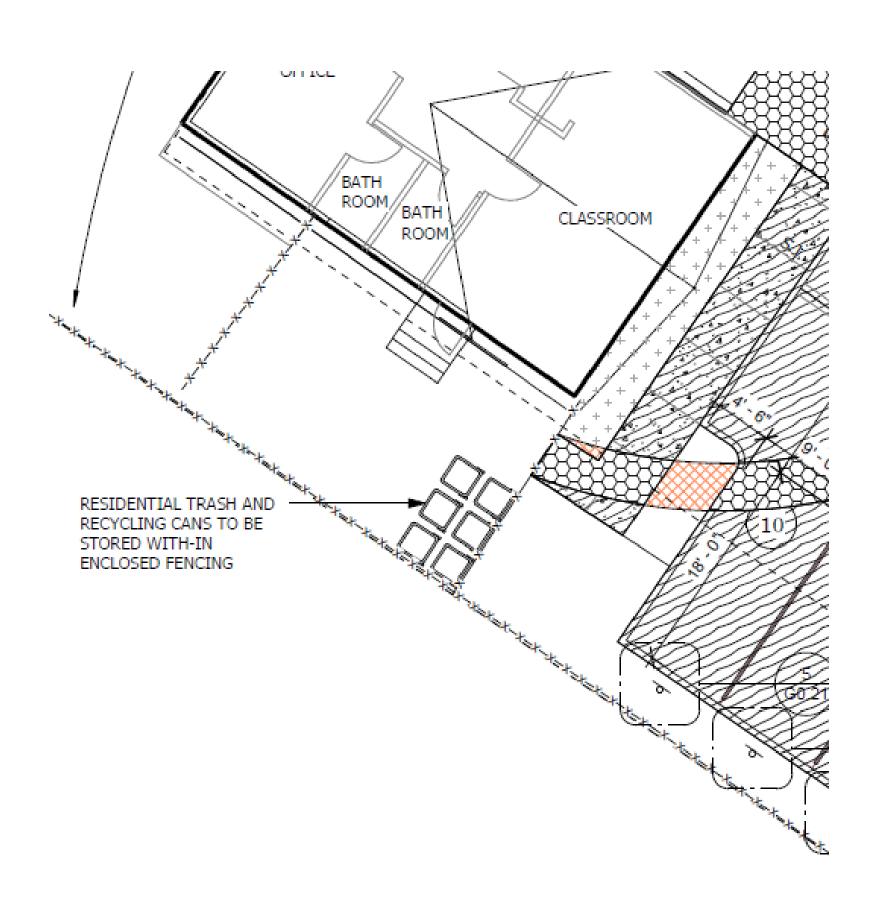




Design and Development Standards

New building:

- Waste management
 - Cart service for collection service needs



• Fence screening



Required Findings

Site Development Review

1) Consistent with several General Plan Policies LU-1.2, Promote Infill and Enhance Neighborhoods LU-4.9, Public and Institutional Uses in Residential

- Neighborhoods
- appropriate areas in the community
- 2) Consistent Title 18 purpose and RS 4500 Zoning District requirements
- 3) Consistent with Site Development purpose
- Attractive new building
- Upgraded landscaping and fencing
- Orderly and attractive

HQL-4.7 Childcare Facilities, the City shall encourage the development and accessibility of child daycare facilities in

Project- consistent with RS 4500 Zoning District for uses, development standards, landscaping, and site design



Required Findings

Use Permit

- 1) In accord with purposes of both Title 18 and RS 4500 Zoning District
- Expansion will match existing child daycare facility
 - Color and materials,
 - Providing infant care services to residents
- 2) Conditional use Location
- Use is conditionally permitted
- Conditions ensure protection of public health, safety, and welfare
- No record of complaints or code enforcement actions



Staff received questions/comments from Commissioner Lew regarding the project

- Clarification on required parking for the project
- Review of landscaping clarified
- Applicants' operations during construction
- Clarified Condition #62 regarding Alameda County Water District
- UCMC Section 18.32.030D, automobile parking lots, refers to stand alone parking lots



Recommendation

Staff recommends the Planning Commission approve Site Development Review (SD-23-004) and Use Permit (UP-23-006), making the specific findings listed in Section VI of the staff report, subject to the Conditions of Approval, and adopt a resolution confirming this action.



PLANNING COMMISSION MEETING February 15, 2024



33250 Western Ave - United Mechanical, Inc (UMEC) SD-23-003, V-23-002 February 15, 2024

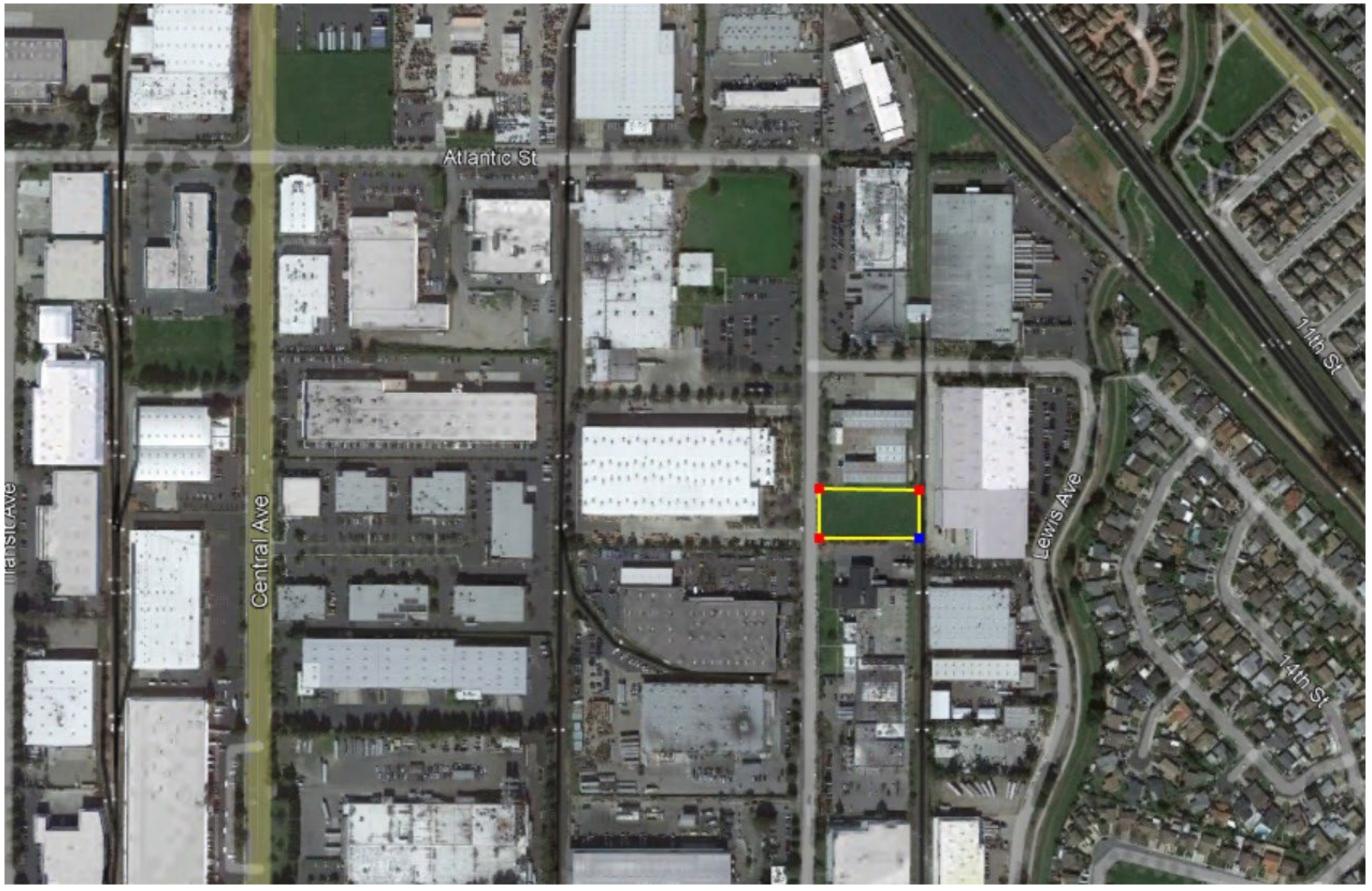
Project Overview

- Owner: United Mechanical, Inc
- Location: 33250 Western Ave. (APN: 475-80-17)
- Lot Size: 43560 sq. ft. (1.0 ac.)
- Proposal:
 - 1) Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building
 - 2) Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet.





| Project Site





| Project Site



UNION CITY

Project Site – Zoning





UMEC fabricates metal parts for transportation, semiconductor, medical device, solar and aerospace sectors.

UMEC has two locations on Lewis Street

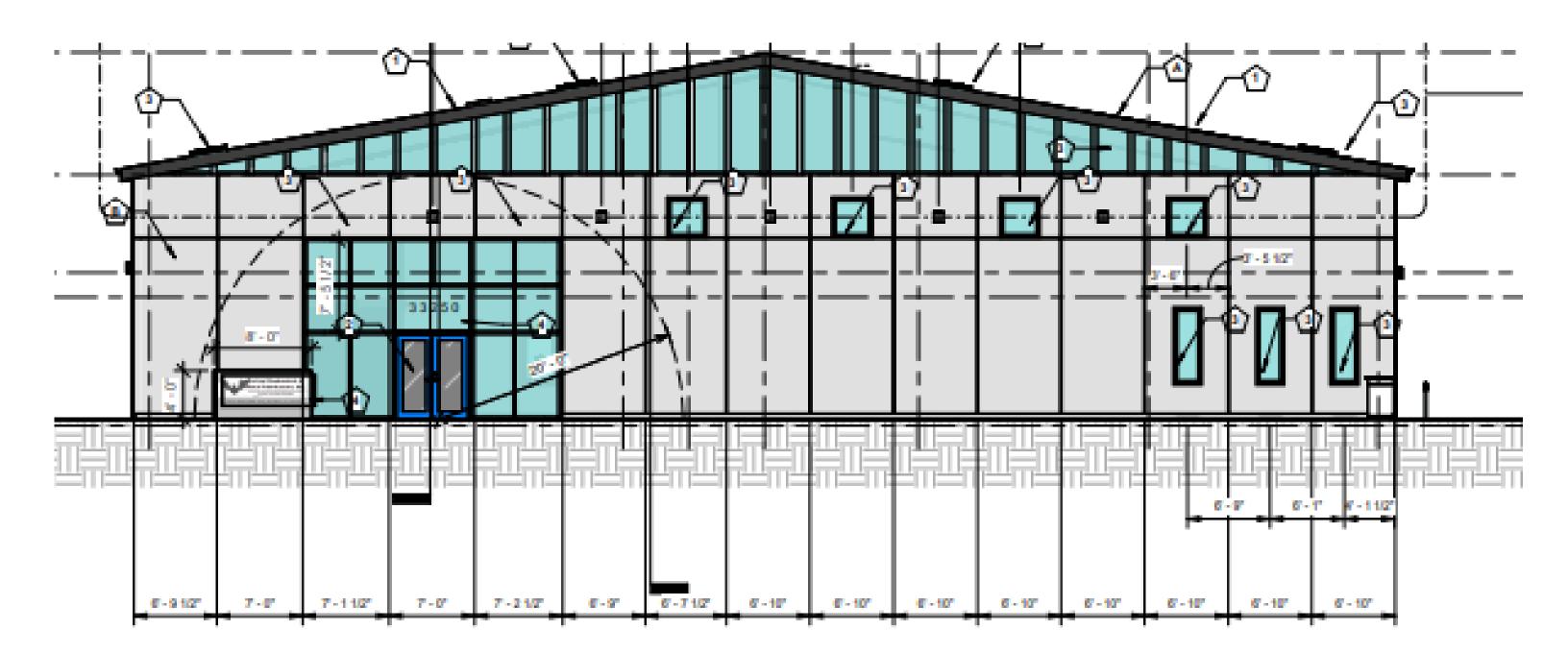
This project represents an expansion opportunity

UMEC selected the project site due to the difficulty in finding existing available industrial and manufacturing locations.



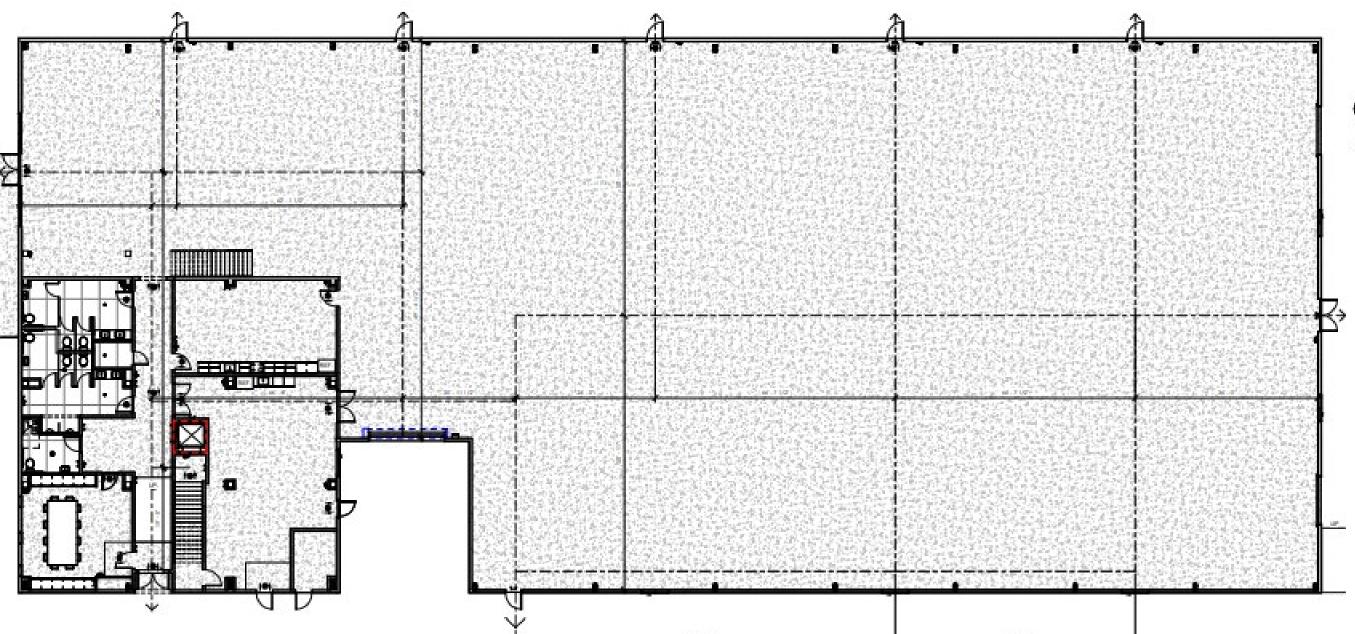


Architecture – Front Elevation





Architecture – Floor Plan



Parking and Circulation

- **City Municipal Code**
- determine parking standards
- Staff recommends 16 parking required:

 Section 18.40.070(A)(4) of the Union Allows for the decision makers to spaces and 5 bicycle parking be

> - 15 employees on site at once - Ample on-street parking



Request to reduce the front setback from 25 feet to 20 feet

- The small size of the lot constrains the ability to construct a reasonably sized industrial building which can support manufacturing use while also meeting all other development standards, and consistent with the City's economic development goals
- Staff finds the proposal, as conditioned, to be a reasonable request and is recommending approval of the variance request; see Section III, Required Findings, of the staff report.



General Plan Compliance

Light Industrial

This land use designation allows for light industrial and various compatible uses. General Plan Policy LU-1.2-Promote Infill and Enhance Neighborhoods The project improves an existing vacant site with a well-designed industrial building

and related improvements.

General Plan Policy CD-6.2 - Placement of Public Art

The proposed public art would face Western Avenue which is a major connector through the Central Business District.

General Plan Policy ED-3.1- Support Local Business expansion

The project supports a local metal fabricator to expand production, which increases jobs and helps the business to stay in Union City.

CEQA Compliance

- **CEQA** Guidelines
- on December 10, 2019

 This project is consistent with the findings as required by Section 15183, **Projects Consistent With a Community** Plan, General Plan, or Zoning, of the

• The subject parcel was analyzed in the 2040 General Plan Environmental Impact Report (EIR), dated November 2019, and certified by the City Council

CEQA Compliance

- The 2040 General Plan EIR in the 2040 General Plan EIR.
- The project would result in no increase in the severity of significant impacts identified in that EIR
- No new significant impacts would occur
- •No new mitigation measures would be required.

Consistency Checklist (Exhibit B), concludes that the project's impacts are within the scope of impacts addressed

CEQA Compliance

- Approval.
- is required for the proposed project.

 Potentially significant impacts and mitigation measures that have been adequately examined in the 2040 General Plan EIR are described.

 Applicable mitigation measures have been incorporated as Conditions of

No further environmental document



Staff received questions/comments from Commissioner Lew regarding the project.

- Questions regarding "machine shop" uses
- Questions regarding parking standards
- Clarifications and corrections in staff report findings and conditions



Staff recommends the Planning Commission approve Site Development Review (SD-21-003), and Variance (V-21-002), making the amended findings listed in Section VI of the staff report and Desk Item, subject to the modified Conditions of Approval, and adopt a resolution confirming this action.



PLANNING COMMISSION MEETING February 15, 2024



Agenda Item

ATTACHMENTS:

Description

- STAFF REPORT_WESTERN AVE
- EXHIBIT A PROJECT PLANS
- EXHIBIT B GENERAL PLAN EIR ADDENDUM
- Desk Item
- D PowerPoint Presentation

Type Resolution Exhibit Exhibit Attachment Attachment



Agenda Item

TO: PLANNING COMMISSION

FROM:CARMELA CAMPBELL, ECONOMIC, AND COMMUNITY
DEVELOPMENT DIRECTOR

SUBJECT: SITE DEVELOPMENT REVIEW (SD-23-003) AND VARIANCE (V-23-002)

APPLICANT: EMAD MOUSAVI OF ARCHITECTURALGIG INC. ON BEHALF OF UNITED MECHANICAL INC.(UMEC)

- LEGAL OWNER: UNITED MECHANICAL, INC (UMEC)
- **REQUEST:** 1) Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building; and 2) Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet.
- LOCATION: 33250 Western Ave, (APN: 475-80-17)
- **SIZE OF PARCEL:** 43,560 square feet (1.0 acres)
- **GENERAL PLAN:** Light Industrial
- **ZONING:** ML (Light Industrial)

SURROUNDING LAND USES:

Table 1 – Surrounding Land Uses				
Location	General Plan Designation	Zoning District	Land Use	
North	Light Industrial	ML (Light Industrial)	Industrial Services and Manufacturing	
South	Light Industrial	ML (Light Industrial)	Industrial Manufacturing	
East	Light Industrial	ML (Light Industrial)	Industrial Manufacturing	
West	Light Industrial	ML (Light Industrial)	Industrial Manufacturing	

ENVIRONMENTAL ASSESSMENT:

This project is consistent with the findings as required by Section 15183, *Projects Consistent With a Community Plan, General Plan, or Zoning,* of the California Environmental Quality Act (CEQA) Guidelines, as the subject parcel was analyzed in the 2040 General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2018102057), dated November 2019, and certified by the City Council on December 10, 2019 The 2040 General Plan EIR consistency checklist (Exhibit B), concludes that the project's impacts are within the scope of impacts addressed in the 2040 General Plan EIR, the project would result in no increase in the severity of significant impacts identified in that EIR, no new significant impacts would occur, and no new mitigation measures would be required. Potentially significant impacts and mitigation measures that have been adequately examined in the 2040 General Plan EIR are described in attached Exhibit B, and applicable mitigation measures have been incorporated as Conditions of Approval. No further environmental document is required for the proposed project.

LOCATION MAPS:



Figure 1 – Zoning Map of 33250 Western Ave



Figure 2 – Location Map of 33250 Western Ave

I. BACKGROUND & PROPOSAL

The site is located at 33250 Western Ave (APN: 475-80-17) within the ML (Light Industrial Zoning District. The site is currently vacant.

The project applicant Emad Mousavi of Architecturalgig Inc. on behalf of United Mechanical Inc., (UMEC) is seeking Site Development Review (SD-23-003) and Variance (V-23-002), approvals to 1) allow for the construction of a new 27,856 square foot manufacturing and storage building; and 2) a reduction of the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet. The project plans are included as Exhibit A.

UMEC currently operates at 33353 Lewis Avenue. UMEC is a precision metal fabricator. They manufacture a variety of products for their clients in the transportation, semiconductor, medical device, solar and aerospace sectors. The business is minority and women owned. The project will allow UMEC to grow their business in Union City.

II. PROJECT ANALYSIS

A. Proposed Project.

The proposed project includes a new 27,856 square foot manufacturing and storage building, and site improvements such as parking, bio-retention/stormwater retention areas, and a trash enclosure. Vehicle parking is along the southern edge of the building with the ADA parking stalls located towards the front of the site closest to a side entry to the building. The bio-retention/stormwater retention area is located that the front of the site in the landscaping area along Western Ave. The trash enclosure is located at the rear of the site and, as conditioned,

will be designed to meet service needs. The applicant is requesting a variance to the front setback which is discussed further below.

B. Variance Request

The applicant is seeking a variance to the front setback requirement to allow the proposed structure to be constructed closer to the front lot line than would otherwise be allowed.

The proposed site, while meeting the minimum lot size in the Zoning Ordinance, is smaller than the surrounding industrial lots. For example, the lots directly adjacent to the site are approximately 1 to 5 acres larger, which is typical of properties located in the ML Zoning District. There are some lots that measure approximately 1-acre but they are typically part of a larger development, where the lots function together to provide needed circulation, required parking, etc. The smaller size of the lot constrains the ability of the property owner to construct a reasonably sized industrial building which can support manufacturing use while also meeting all other development standards.

It is staff's opinion that the required variance findings can be made due to the exceptional circumstances associated with the size of the property. The factors that constrain the property can be overcome with minor relief from zoning requirements and will allow for a building of a reasonable size that supports an industrial manufacturing use, which furthers the City's economic development goals.

As such, staff finds the proposal, as conditioned, is reasonable and recommends approval of the variance request. For a discussion of how the project meets each required finding, see Section III, Required Findings.

B. Development Standards Compliance

The project site is located in the ML (Light Industrial). The purpose of ML District is to provide space for light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, parking, and supportive sales, which evidence no or very low nuisance characteristics. Table 2, below, compares how the project complies with or exceeds the relevant development standards of Chapter 18.40 and other applicable Code requirements. A more in-depth discussion on project design, conformance with Code, and policy requirements follows.

Table 2 - Development Standards				
Development Regulation	Required	Projects Provides	Complies?	
Front Setback (Western Ave)	25 feet (min)	20 feet	No, See variance	
FIOIN SELDACK (Western Ave)			discussion	
Side Setback (North)	10 feet (<i>min</i>)	10 feet	Yes	
Side Setback (South)	10 feet (<i>min</i>)	45 feet	Yes	
Rear Setback (East)	10 feet (<i>min</i>)	10 feet	Yes	
Height	50 feet (<i>max</i>)	30 feet	Yes	
Lot Coverage	60 percent (max)	56 percent	Yes	
Parking				
Automobile	16 spaces (min.)	16 spaces	Vac	
Bicycle	4 spaces (min.)	5 spaces	Yes	
Landscaping	10 percent (min.)	11 percent	Yes	

C. Project Design

Architecture

The proposed building incorporates contemporary architectural elements. These elements consist of windows, including a large window in the gable of the pitched roof; an enhanced primary entrance, which is clearly defined and distinguishable from the street; and scorelines approximately every 7 feet. Further the building integrates stucco, polished concrete and metal roof and accents into the overall design.

These contemporary architectural elements along with the proposed high-quality materials help to minimize the overall massing of the building, create visual interest, and limit the amount of blank walls. The western elevation also includes a mural as part of their public art commitment, which is discussed below.

The covered trash enclosure, measuring approximately 12 feet by 10 feet, will accommodate bins and carts for waste, recycling, and organics recycling. The enclosure is proposed in the parking lot area at the rear of the site and as conditioned (Condition #15) will be attractively designed to complement the architecture of the proposed building. Further, condition #15, requires the enclosure to meet the requirements of Chapter 7.04, Solid Waste Management, of the Union City Municipal Code.

Parking and Circulation

A total of 16 parking spaces are proposed along the southern elevation of the building. Five (5) bicycle parking spaces will be provided at the front of the proposed building near the entrance to the parking lot.

Regarding applicable parking standards, Section 18.40.070 (A)(4) allows for the decisionmakers to determine parking standards. In a review of the facility's operation and discussion with the applicant, staff recommends 16 spaces be required. Given the Applicant's operations, it is anticipated that there will only be at most 15 employees on-site at once. It is not anticipated that there will be visitors to the site as the main administration office is located at 33353 Lewis Street. There is on-street parking adjacent to the site, which could also be used should there be a need. Given these conditions, staff is supportive of the proposed 16 parking spaces and 5 bicycle spaces as they are expected to meet the building's parking demand.

Public Art

Projects with construction costs exceeding \$250,000 that are subject to Site Development Review approval are required to comply with the provisions listed in Chapter 12.40, The Art in Public Places Program, of the Municipal Code which requires the provision of public art as a component of the project or payment of an in-lieu fee. The applicant is proposing to incorporate a mural on the western elevation (facing Western Ave) of the building. The design shown on the elevation is to illustrate the location of the mural. The final mural design will be reviewed by the Union City Arts and Culture Commission. Staff supports the addition of public art on the western elevation as it is on a major street and will be visible to vehicular, bicycle, and pedestrian traffic along Western Ave. Condition #11 has been added regarding the process and timing for approval of the mural.

Landscaping

The applicant is proposing new landscaping along Western Ave and along the side and rear property lines. The project will be required to submit a final landscape package (Condition #12) that complies with Chapter 118.12, Water Efficient Landscape Ordinance, and the City's Landscape Standards Policy Statement. Preliminary landscape plans are shown on Sheet L2-1. The proposed landscaping includes a generous mix of trees, shrubs, and groundcover that will provide an attractive streetscape along Western Ave.

Utility Undergrounding

Section 12.24.055 requires that all new non-residential developments must underground all new and existing overhead utilities that cross or abuts the subject property. The project is required to underground the overhead utility "service drops" from the utility distribution pole to the building. (Condition #17). The applicant is seeking to waive the requirement to underground the utility distribution service (i.e. PGE Pole). Underground of the utility distribution pole is impractical as with the removal of the single pole that abuts the property would require the addition of 2-3 additional riser poles on abutting neighboring properties. This would further impose an undue financial burden on the applicant that would make the cost of the project infeasible.

D. Consistency with the General Plan

The project is generally consistent with the subject property's General Plan designation of Light Industrial, which allows light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, and supportive sales. This designation includes a Floor Area Ratio ("FAR") maximum of 1.0. The site's proposed FAR is .64 which conforms to the general plan requirement.

The project is consistent with General Plan Policy LU-1.2, *Promote infill and enhance Neighborhoods*. The project improves an existing vacant site with an industrial building and related improvements. The project offers a well-designed building and related improvements which will enhance the surrounding neighborhoods.

The project also complies with General Plan Policy CD-6.2, *Placement of Public Art*, which encourages the placement of public art along high visibility, high traffic areas. The site is fronted on Western Ave which is a major connector though the Alvarado Pacific Industrial Park.

Additionally, the project is consistent with General Plan Policy ED-3.1, *Support Local Business expansion*, the project supports a local metal fabricator to expand production, which increases jobs and helps the business to stay in Union City.

E. Noticing & Communication

Consistent with State law noticing requirements, public hearing notices were posted in the Tri-City Voice Newspaper and were mailed to neighbors within 300 feet of the project site boundary. Staff has not received any public feedback regarding the project.

F. Conclusion

The City's Design Review Committee (DRC) has reviewed the proposal and recommends that the Planning Commission approve SD-23-003 and V-23-002 and make the required findings as provided in Section III of this report, in support of this approval.

III. REQUIRED FINDINGS

Site Development Review

Section 18.76.060 of the Zoning Ordinance requires that the Planning Commission make the following findings in granting Site Development Review approval. Below each finding is a discussion of how the project meets the required finding.

1. Approval of this application is consistent with the General Plan and any applicable specific plans;

The project is generally consistent with the subject property's General Plan designation of Light Industrial, which provide space for light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, parking, and supportive sales, which evidence no or very low nuisance characteristics. Further, the project is consistent with General Plan Policy LU-1.2, Promote infill and enhance Neighborhoods. and General Plan Policy CD-6.2, Placement of Public Art, and General Plan Policy ED-3.1, Support Local Business expansion, because it is a well-designed project that improves an existing vacant site located within the city and supports the expansion of a local business. There are no applicable specific plans.

2. Approval of this application is consistent with the purpose of Title 18 and the requirements of the ML, Light Industrial, Zoning District; and

The project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people; the proposed project, as conditioned, is consistent with the applicable requirements for the ML, Light Industrial, Zoning District.

3. Approval of this application is consistent with the purpose of Site Development review as outlined in Section 18.76.010.

The project is consistent with the purpose of Site Development Review, which seeks to promote orderly, attractive and harmonious development and the stability of land values and investments and the general welfare, by preventing the establishment of uses or the erection or maintenance of structures having unsightly, undesirable or obnoxious qualities which are not properly related to their sites. The project design is orderly attractive and orderly. The proposed building is consistent with newly adopted design standards and the project includes proposed site improvements, such as new landscaping and fencing, which will further enhance the site.

Variance

Section 18.60.060 of the Zoning Ordinance requires that the Planning Commission make the following findings in granting the Variance requests:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the purposes of the zoning title;

The strict or literal interpretation of the front setback requirement would result in both a practical difficulty and an unnecessary physical hardship that are inconsistent with the purposes of the zoning title for the following reasons. Meeting the setback requirement would result in a structure that is not reasonably sized for the proposed industrial use, based on the space needed for operations to justify the cost of the new structure while also siting all other development requirements including parking and stormwater facilities.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district;

The property measures approximately 1 acre, which is smaller than the average size of properties within the ML Zoning District, making it difficult to construct a reasonably sized industrial building and accommodate all of the applicable regulations. This exceptional/extraordinary circumstance does not result from the actions of the applicant as the subdivision of the property occurred several decades ago prior to the applicant purchasing the property.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;

Strict interpretation of the regulations would deprive the applicant of privileges enjoyed by other property owners within the ML zoning district in that the variance requests would facilitate the construction of a reasonably sized industrial building, which owners of other properties within the same zoning district could do based on the average size of lots within the zoning district.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district;

Granting the variance request will not constitute a grant of special privilege because owners of other properties within the same zoning district could build a reasonably sized industrial building without having to take into account the exceptional or extraordinary circumstances or conditions which exist on the site.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Granting of the variance request will not have a detrimental effect on public health, safety, or welfare or be materially injurious to property owners or improvements in the vicinity because the proposed development will comply with all other requirements of the Zoning Ordinance and the purpose of Site Development Review.

IV. ALTERNATIVES

- 1. Approve Site Development Review (SD-23-003) and Variance (V-23-002) as proposed;
- 2. Approval of Site Development Review (SD-23-003) and Variance (V-23-002) with modified conditions;
- 3. Denial of Site Development Review (SD-23-003) and Variance (V-23-002) with stated findings; or
- 4. Continue the matter for further consideration.

V. CONDITIONS OF APPROVAL

PLANNING DIVISION

General

- All actual site improvements shall be made and maintained with adherence to the plans, listed in Exhibit A, except as they may be modified by other conditions of approval listed below. Any variation or modification from the approved plans are subject to the review and approval of the Economic and Community Development Department.
- 2. This application shall expire one year from the date of Planning Commission approval unless building permits have been issued and construction diligently pursued.
- 3. The applicant and/or property owner shall include an annotated copy of the approved Planning Commission Resolution with each set of detailed construction plans submitted for plan check review. Notations to the plans shall be made to clearly indicate how all conditions of approval will be or have been complied with. Construction plans shall not be accepted without the annotated final conditions of approval included as a note sheet with each set of plans.
- 4. The applicant and/or property owner shall apply for and take out all required building and fire permits prior to beginning any on-site work. Plans submitted to the Building Division and Fire Department must demonstrate compliance with all applicable local and state requirements.
- 5. The applicant and/or property owner shall be responsible for ensuring that all contractors and subcontractors have obtained a valid City of Union City business license for the duration of the project.

Building Materials and Finishes

6. Prior to the issuance of building permits, the applicant and/or property owner shall submit samples and details of color palettes and all exterior materials, including but not limited to roof materials, siding materials, metalwork, exterior doors and windows, and exterior lighting fixtures for review and approval by the Economic & Community Development Department. The color samples shall be provided in a binder with paint and material schemes the building along with full-size brush-outs as opposed to paint chips. Color swatches shall also be painted on the buildings on site for review and approval by the Economic and Community

Development Department prior to full painting. The applicant shall use an integral color coat for the final color coat on all stucco walls. Any future amendments or changes to the approved painting schemes shall be submitted to the Economic and Community Development Department for approval prior to the repainting of any buildings or structures on site.

- 7. The applicant and/or property owner shall provide factory-processed color finishes, such as baked enamel, on all exterior metal surfaces.
- 8. All signage must comply with Chapter 18.30, *Sign Regulations* and is subject to review and approval by the Economic and Community Development Department.
- 9. The applicant and/or property owner shall screen all meters, telecommunications equipment, roof equipment and appurtenant structures from public view. A detail of such screening shall be shown on the plans submitted for the issuance of building permits.
- 10. Any graffiti appearing on the site shall be removed by the applicant and/or property owner within forty-eight hours after discovery. If not removed in a timely manner, the City may, at its option, remove the graffiti and charge the applicant and/or property owner for the services performed. The applicant and/or property owner shall coordinate with neighboring property owners, as needed, to ensure adequate property maintenance.
- 11. The applicant and/or property owner shall submit plans and details to the city for review for the design of the proposed public art. Prior to the issuance of building permits, the public art proposal shall be reviewed and approved by the City's Arts and Culture Commission. The public art shall be installed and inspected by City's planning staff prior to occupancy of the building. If the proposed public art does not fully meet the prescribed contribution requirements per Section 12.40.030, the remaining portion shall be paid as an in-lieu fee prior to occupancy of the building.

Landscaping

12. Prior to the issuance of building permits, the applicant and/or property owner shall submit a final landscape package, which is consistent with the preliminary landscape package except as may be modified by the following requirements, other project conditions of approval, and/or by feedback from the City's consulting Landscape Architect. The landscape package shall also be consistent with Chapter 18.112, *Water Efficient Landscape*, of the Municipal Code and the Landscape

Standards Policy Statement. The final landscape plan will be subject to review and approval by the City's consulting Landscape Architect. Additional fees for consultants' review and inspection are required to be paid with the building permit fees. A final inspection of the installed landscaping and irrigation shall be completed prior to the issuance of the Certificate of Occupancy.

- a. Trees shall be 24" box size.
- b. The applicant and/or property owner shall be responsible for maintaining all irrigation and landscaping and shall replace any dead or dying vegetation on the entire site for the life of the project.
- 13. The applicant and/or property owner shall provide a cash deposit equal to 50% of the estimated installation cost of the landscaping, up to \$10,000.00, in order to ensure the installation of the planting shown on the approved landscape plan. The required deposit shall be submitted to the Economic and Community Development Department prior to the issuance of building permits. The project landscaping shall be installed and inspected, pursuant to the above-stated requirements, prior to issuance of a Certificate of Occupancy for the building.

Site Improvements

- 14. Plans submitted for building permit review shall show adequate lighting levels in the rear parking lot to the satisfaction of the Police Department and Economic and Community Development Department. Plans shall also include details regarding new lighting fixtures.
- 15. The trash enclosure shall be designed consistent with Section 7.04.055, *Enclosures for Solid Waste, Organic Waste and Recycling Containers,* of the Municipal Code. Details shall be shown on building permit plans. The trash enclosures shall be covered; be sufficient in capacity to accommodate a weekly pick-up schedule, as determined by City staff; be illuminated within the interior and exterior to a minimum lighting level of 1.0-footcandle; and feature a motion sensor which activates lighting providing required illumination per the above.

The trash enclosure shall consist of walls matching the material, texture and color of the building and gates of heavy gauge corrugated steel, or other material approved by the Economic and Community Development Department. A security barrier shall be added to the space between the top of wall and bottom of roof of to prevent illegal activities. The final design for the barrier is subject to the review and approval of the Economic and Community Development Department.

The enclosure shall not be used for any purposes other than storage of the trash bin, recycling bin, and compost bin. All bins shall be kept within the enclosure except during servicing time.

- 16. Plans submitted for building permit issuance shall include a detailed fencing plan, which includes fencing around the stormwater bio-retention areas identified on sheet C2-00, for review and approval by the Economic and Community Development Department. Any new fencing shall comply with Section 18.40.060 (C), *Supplemental Standards*, of the Municipal Code.
- 17. Consistent with Section 12.24.055, *Utility undergrounding requirements,* of the Municipal Code the applicant and/or property shall underground all proposed overhead utility "service drops" to the building.
- 18. Consistent with Section 12.24.055, *Utility undergrounding requirements*, of the Municipal Code the applicant and/or property shall underground all existing overhead utility distribution facilities that cross or abut the subject property, unless the City Council grants a waiver to this consistent with the process and findings provided in Section 12.24.120, *Process to waive a utility underground requirement*, of the Municipal Code.

Fees

19. Prior to issuance of building permit, the applicant and/or property owner shall pay all applicable fees, including the General Plan Cost Recovery Fee, and impact fees that are in effect at the time of building permit issuance.

CEQA Mitigation Measures

20. **Mitigation Measure CR-1: Cultural Resources Study Implementation Program.** If a project requires activities that have the potential to impact cultural resources, the City shall require the applicant to applicant retain a qualified archaeologist meeting the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in archaeology and/or an architectural historian meeting the SOI PQS standards in architectural history to complete a Phase 1 cultural resources inventory of the project site (NPS 1983). A Phase 1 cultural resources inventory should include a pedestrian survey of the project site and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC). The technical report documenting the Phase 1 cultural resources inventory shall include recommendations to avoid or reduce impacts to cultural resources. These recommendations shall be implemented and incorporated in the project.

BUILDING DIVISION

- 21. The applicant and/or property owner shall maintain all public and exterior private improvements to be in compliance with the Americans with Disabilities Act (ADA).
- 22. Any construction shall fully comply with the Building Standard Codes in effect at the time of building permit issuance.
- 23. The applicant and/or property owner shall provide detailed construction plans (working drawings) and calculations to the Building Division for plan review prior to issuance of a building permit. Plans and supporting documents shall be prepared by a state-licensed architect or engineer. Upon completion of the plan check, all applicable fees shall be paid, and a building permit issued prior to commencement of any actual construction work on-site.
- 24. The applicant and/or property owner shall maintain the property to be free of litter, weeds, debris, etc., both before and after issuance of building permits. Daily litter and debris collection rounds shall be conducted on the site and an adequate number of trash receptacles shall be provided to minimize litter accumulation.
- 25. The applicant and/or property owner shall comply with the Construction and Demolition Ordinance 576-01 to divert recyclable debris away from landfills. The applicant and/or property owner shall submit a completed Construction and Demolition Waste Management Plan with their application for a construction or demolition permit.
- 26. The applicant and/or property owner shall not locate construction debris boxes within the public right-of-way (ROW), driveways or on adjacent private properties.

FIRE DEPARTMENT

- 27. The project shall comply with the California Building and Fire Codes and current local ordinances in effect at the time of building permit submittal.
- 28. The applicant and/or property owner shall provide an exit analysis plan, for review prior to issuance of building permit.
- 29. The applicant and/or property owner shall provide a KNOX BOX Mode 3200 (Lock Box) with door hinge, mounted adjacent to the front door no higher than 6 feet, prior to final inspection of building permit.
- 30. The applicant and/or property owner shall pull fire and building permits for a fire sprinkler system.
- 31. The applicant and/or property owner shall have the Fire Alarm system professionally monitored by a Central Monitoring Control Center
- 32. The applicant and/or property owner shall ensure access to the building under construction will not impede and/or obstruct responding personnel or workers evacuating the property.
- 33. The applicant and/or property owner shall apply for hot work permits for all welding or cutting operations.

PUBLIC WORKS DEPARTMENT

- 34. The applicant and/or property owner shall secure an encroachment permit from the Public Works Department for all work in the public right-of-way. The applicant shall be responsible for any repairs required adjacent to the development, including paving, curbs and gutters, sidewalks, and streetlights, or installation of same where not existing, as required by the City Engineer.
- 35. The applicant and/or property owner shall ensure the following noise control measure are implemented during construction activities:
 - a. Properly muffle and maintain all construction equipment powered by internal combustion engines.
 - b. Prohibit unnecessary idling of combustion engines.
 - c. Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other

noise-sensitive land uses. Such equipment shall also be acoustically shielded.

- d. Select quiet construction equipment particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order.
- e. Residences adjacent to project sites shall be notified in advance in writing of the proposed construction schedule before construction activities commence. The construction schedule shall comply with Condition of Approval #47
- f. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.
- 36. The applicant and/or property owner shall ensure the following vibration control measure are implemented during construction activities.
 - a. Avoid the use of vibratory rollers (i.e., compactors) within 50 feet of buildings that are susceptible to damage from vibration.
 - b. Schedule construction activities with the highest potential to produce vibration to hours with the least potential to affect nearby institutional, educational, and office uses that the Federal Transit Administration identifies as sensitive to daytime vibration (FTA 2006).
 - c. Notify neighbors of scheduled construction activities that would generate vibration.
- 37. The applicant and/or property owner shall be responsible for any required repairs associated with the development, including paving, trenching, curbs and gutters, sidewalks, as determined by the City Engineer.
- 38. The applicant and/or property owner shall place a copy of the approved Public Works conditions of approval (COA) on the improvement/grading plans.

- 39. The applicant and/or property owner shall submit improvement plans for review and approval that show the existing and proposed grades on the parking lot to demonstrate how the drainage is conveyed from the private property to the public right of way. No drainage shall be allowed to enter adjacent properties. The plans shall show the location of the downspouts, any existing and proposed drainage structures, and other proposed improvements, such as trash enclosure and striping, etc.
- 40. The applicant and/or property owner shall submit a signed and dated 'Applicability of C.3 and C.6 Stormwater Requirements' checklist demonstrating that the project meets the requirements of the Municipal Regional Stormwater Permit (MRP) for approval by City Staff.
- 41. The applicant and/or property owner shall ensure that the project complies with the most current requirements of the Alameda County Clean Water Program, including installing BMPs during construction, such as stabilized construction entrance, straw wattles, street sweeping to pick up mud and picking up any mud deposited in the gutters.
- 42. The applicant and/or property owner shall apply for a Grading Permit, pay a fee and post a Grading Permit Bond, which will be based upon the final estimate of the number of cubic yards of dirt estimated to be moved, including cut, fill and import, etc.
- 43. The applicant and/or property owner shall submit a grading plan to the Public Works Department and obtain a Grading Permit prior to proceeding with any demolition and grading operations.
- 44. The applicant and/or property owner shall pay all Public Works Department fees such as Plan Check & Inspection fees, Grading Permit Fee (and associated bonds) and Encroachment Permit fee. Except for the Encroachment Permit fee, all other fees shall be paid prior to the issuance of the Grading Permit.
- 45. The applicant and/or property owner shall provide a detailed breakdown of the engineer's estimate for all on-site work including grading, storm drainage facilities, paving, sidewalk, striping and landscaping. The Plan Check & Inspection Fees will be based upon this estimate that is reviewed and accepted by the City Engineer.

- 46. The applicant and/or property owner shall contact the Alameda County Water District, Engineering Department, at (510) 659-1970 to determine water service and permit requirements and Union Sanitary District at (510) 477-7500 to determine sewer service and permit requirements.
- 47. Construction activity on-site shall comply with Section 9.40.053 of the Union City Municipal Code, and is limited to the following hours:

Monday through Friday - 8:00 a.m. to 8:00 p.m. Saturday - 9:00 a.m. to 8:00 p.m. (allowed only on a case-by-case basis) Sundays & Holidays - 10 a.m. to 6 p.m. (allowed only on a case-by-case basis)

48. The applicant and/or property owner will work with ACWD to ensure any existing monitoring wells on site are protected or removed following ACWD's standards.

Stormwater Post-Construction Best Management Practices

- 49. All condensate drainage shall be routed to sanitary sewer. This shall include, but is not limited to chiller and HVAC condensate, cooling tower and boiler discharges, air compressor condensate, de-ionized water softening units, etc. Compressors: Air or liquid lines contaminated with oil/hydrocarbons shall drain to sanitary sewer. These activities shall be clearly delineated in the plans and specifications submitted for building permits.
- 50. Metal roofs, including galvanized, shall be coated and/or treated to minimize runoff of metallic materials and salts. Lead and copper materials or solders shall not be used.
- 51. Paved outdoor storage, staging, or lay down areas shall be designed to limit the potential for storm water runoff to contact pollutants. Bulk materials stored outdoors shall be covered.
- 52. Landscaping shall be designed with efficient irrigation practices to reduce runoff, promote surface infiltration, and to minimize the need for fertilizers and pesticides. All landscaping shall be properly maintained.
- 53. Sidewalks, parking lots, driveways and other paved areas under private ownership/management shall be regularly swept to prevent the accumulation of litter and debris. If water is used, it shall be collected, along with any debris before entering the storm drain system. Discharge of wash waters from parking lots,

sidewalks, etc. to the sanitary sewer system requires the approval of the Union Sanitary District.

- 54. The applicant and/or property owner is responsible for cleaning storm drains and catch basins that are located on private property at least three times each year, once prior to the rainy season (before October 1st), once in January, and once in May. The Public Works Department may require additional cleaning as warranted. Maintenance and cleaning records shall be maintained at the site.
- 55. On-site storm drain inlets shall be labeled "No Dumping Drains to Bay" using a stencil approved by the Public Works Department.

Stormwater-"During Construction" Best Management Practices

The following Best Management Practices (BMPs) relating to construction site controls shall be implemented during construction activities. These best management practices shall be shown as notes on the approved grading and building permit plan sets.

- a. The applicant and/or property owner shall ensure compliance with all of the following best management practices by making sure that all contractors, subcontractors and suppliers are aware of all storm water pollution prevention measures and their implementation requirements.
- b. The applicant and/or property owner shall ensure that concrete supply trucks or concrete/plaster and finishing operations discharge washout water into a designated cleanout area, designed to prevent pollutants from entering the storm water and/or sanitary sewer system.
- c. Discharge restrictions shall also apply to the operation of general construction machinery including masonry cutting equipment, and the washing of tools, brushes, containers, etc. These operations shall not be performed in the street, gutter, or where pollutants can enter the storm water system. Failure to comply with the approved construction requirements will result in the issuance of correction notices, citations, or project stop work orders.
- d. The applicant and/or property owner shall minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. All cut and fill slopes shall be

stabilized as soon as possible after completion of grading. No site grading shall take place unless approved erosion control measures are in place.

- e. The applicant and/or property owner shall install filter materials (sand bags, filter fabric, straw wattle, etc.) at the storm drain inlet nearest the downstream side of the project site prior to the start of work. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Filtered particles shall be disposed of in an appropriate manner based upon constituents.
- f. The applicant and/or property owner shall gather all construction debris on a regular basis and place in a dumpster or other container, which is emptied or removed at a minimum on a weekly basis. When appropriate, tarps shall be used on the ground to collect falling debris, paint over-spray, etc. that could contribute to storm water pollution.
- g. Trash enclosures and/or recycling containers, paved outdoor storage, staging, or lay down areas shall be designed and constructed to prevent pollutants from entering storm drain system.
- h. The applicant and/or property owner shall create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential of becoming a pollutant and/or being discharged to the storm drain system.
- i. Dirt, gravel, debris and green waste shall be removed from the sidewalk, street pavement, and storm drains adjoining the project site. These areas shall be broom swept on a daily basis. Caked-on mud or dirt shall be scraped before sweeping. During wet weather, the applicant should avoid excavation and other activities that lead to pollutants entering storm water such as driving vehicles on unpaved areas, etc.
- j. Outdoor washing or pressure washing shall be managed to prevent pollutants from getting into storm water and/or into the storm drain system.

ENVIRONMENTAL PROGRAMS

56. The applicant and/or property owner is hereby advised that unauthorized discharge of any kind to the storm water system, which includes the streets and

gutters, is prohibited, and that such discharges, whether intentional or not, are subject to penalties up to \$20,000 per violation per day. This applies both to the construction phase and to routine facility operations.

ALAMEDA COUNTY WATER DISTRICT

- 57. The applicant and/or property owner shall provide the minimum clearance requirements specified by ACWD between water meters, service lines, fire hydrants or mains and the nearest utilities, buildings, and trees. Reference District Standard Drawings CL-1-08 through CL-5-08.
- 58. The applicant and/or property owner shall contact the ACWD Engineering Department for modifications of existing water facilities. Any existing water services which will not be used in the new development must be removed by the district at the developer's expense.

VI. RECOMMENDATION

The City's Design Review Committee (DRC) has reviewed the proposal and recommends that the Planning Commission approve SD-23-003 and V-23-002, subject to specific conditions of approval, making the following specific findings in support of this approval:

California Environmental Quality Act (CEQA)

a. That the project is consistent with the findings as required by Section 15183, *Projects Consistent With a Community Plan, General Plan, or Zoning,* of the California Environmental Quality Act (CEQA) Guidelines. The project's impacts are within the scope of impacts addressed in the 2040 General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2018102057), dated November 2019, and certified by the City Council on December 10, 2019. The project would result in no increase in the severity of significant impacts identified in that EIR, no new significant impacts would occur, and no new mitigation measures would be required. Potentially significant impacts and mitigation measures that have been adequately examined in the EIR are described in attached Exhibit B, and applicable mitigation measures have been incorporated as Conditions of Approval for the project. No further environmental document is required for the proposed project. This project is consistent with the EIR without any additional changes; and

Site Development Review

b. That the project is generally consistent with the subject property's General Plan

designation of Light Industrial, which provide space for light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, parking, and supportive sales, which evidence no or very low nuisance characteristics. Further, the project is consistent with General Plan Policy LU-1.2, Promote infill and enhance Neighborhoods. and General Plan Policy CD-6.2, Placement of Public Art, and General Plan Policy ED-3.1, Support Local Business expansion, because it is a well-designed project that improves an existing vacant site located within the city and supports the expansion of a local business. There are no applicable specific plans; and

- c. That the project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people; the proposed project, as conditioned, is consistent with the applicable requirements for the ML, Light Industrial, Zoning District; and
- d. That the project is consistent with the purpose of Site Development Review, which seeks to promote orderly, attractive and harmonious development and the stability of land values and investments and the general welfare, by preventing the establishment of uses or the erection or maintenance of structures having unsightly, undesirable or obnoxious qualities which are not properly related to their sites. The project design is orderly attractive and orderly. The proposed building is consistent with newly adopted design standards and the project includes proposed site improvements, such as new landscaping and fencing, which will further enhance the site; and

Variance

- e. That the strict or literal interpretation of the front setback requirement would result in both a practical difficulty and an unnecessary physical hardship that are inconsistent with the purposes of the zoning title for the following reasons. Meeting the setback requirement would result in a structure that is not reasonably sized for the proposed industrial use, based on the space needed for operations to justify the cost of the new structure while also siting all other development requirements including parking and stormwater facilities; and
- f. That there is an exceptional/extraordinary circumstance does not result from the actions of the applicant as the subdivision of the property occurred several decades ago prior to the applicant purchasing the property. The property measures approximately 1 acre, which is smaller than the average size of properties within the ML Zoning District, making it difficult to construct a reasonably sized industrial

building and accommodate all of the applicable regulations; and

- g. That the strict interpretation of the regulations would deprive the applicant of privileges enjoyed by other property owners within the ML zoning district in that the variance requests would facilitate the construction of a reasonably sized industrial building, which owners of other properties within the same zoning district could do based on the average size of lots within the zoning district; and
- h. That granting the variance request will not constitute a grant of special privilege because owners of other properties within the same zoning district could build a reasonably sized industrial building without having to take into account the exceptional or extraordinary circumstances or conditions which exist on the site.; and
- i. That granting of the variance request will not have a detrimental effect on public health, safety, or welfare or be materially injurious to property owners or improvements in the vicinity because the proposed development will comply with all other requirements of the Zoning Ordinance and the purpose of Site Development Review; and

It is further recommended that the Planning Commission adopt a Resolution confirming this action.

Prepared by

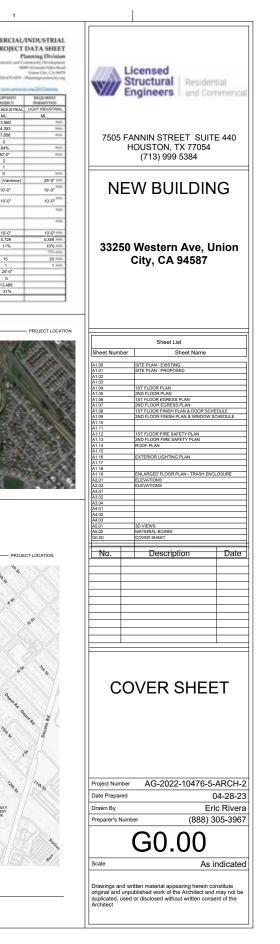
Brandon H DeLucas, Associate Planner

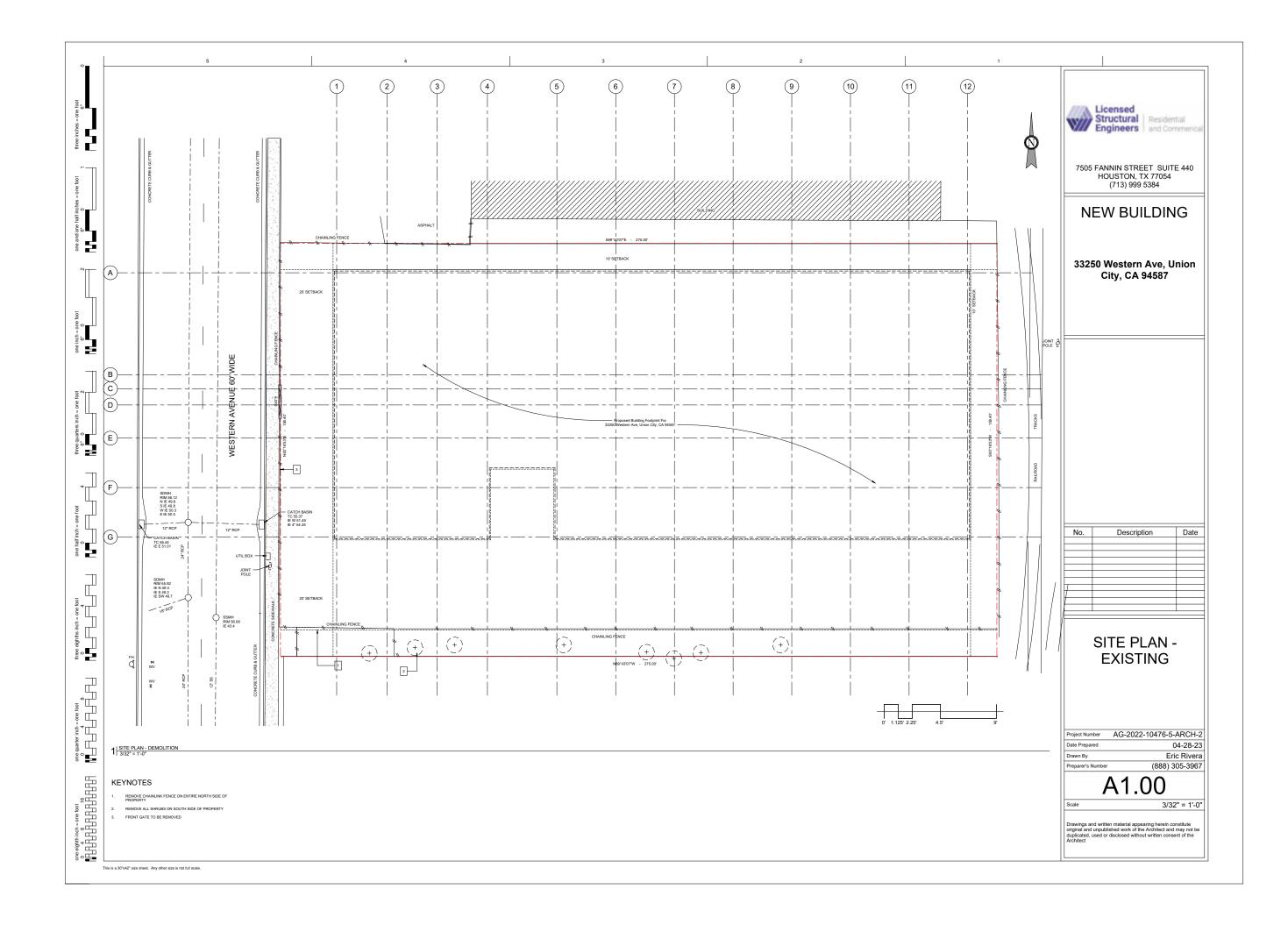
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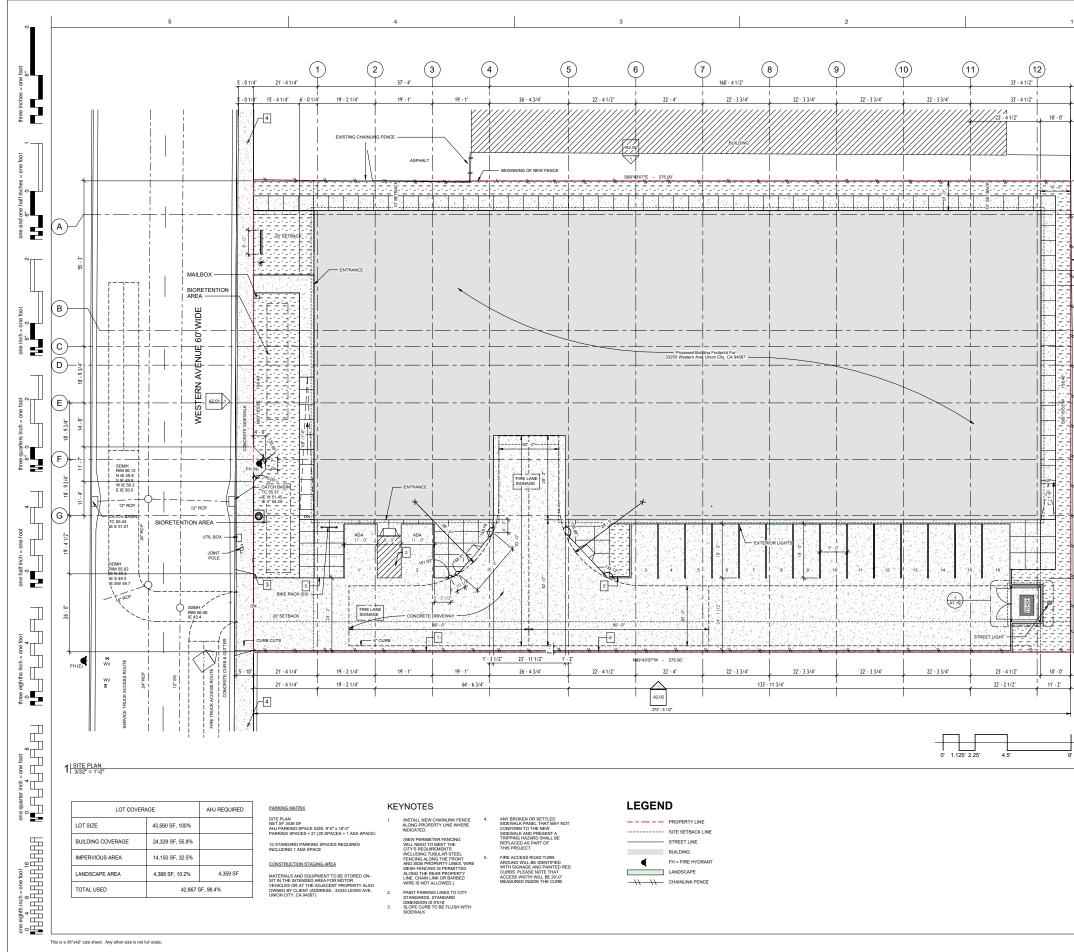
Exhibit A: Project Plans

Exhibit B: General Plan EIR Addendum

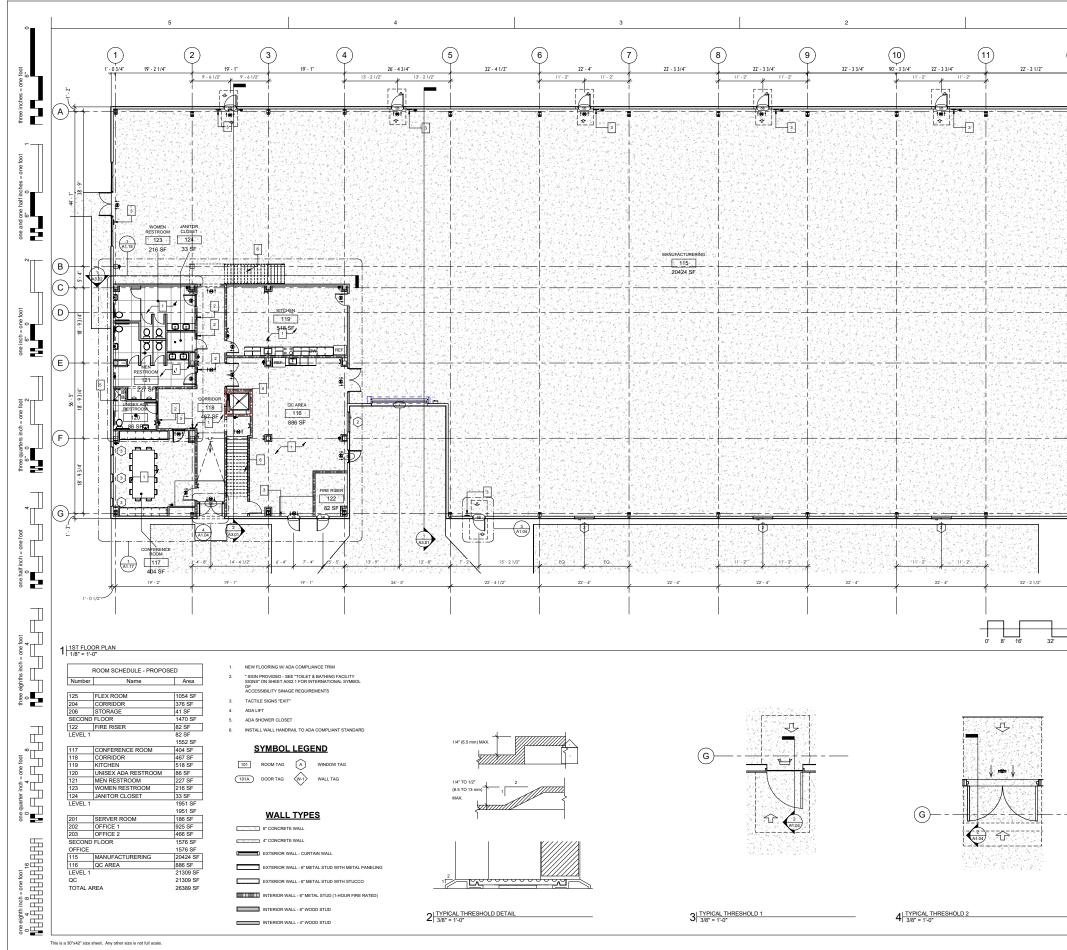
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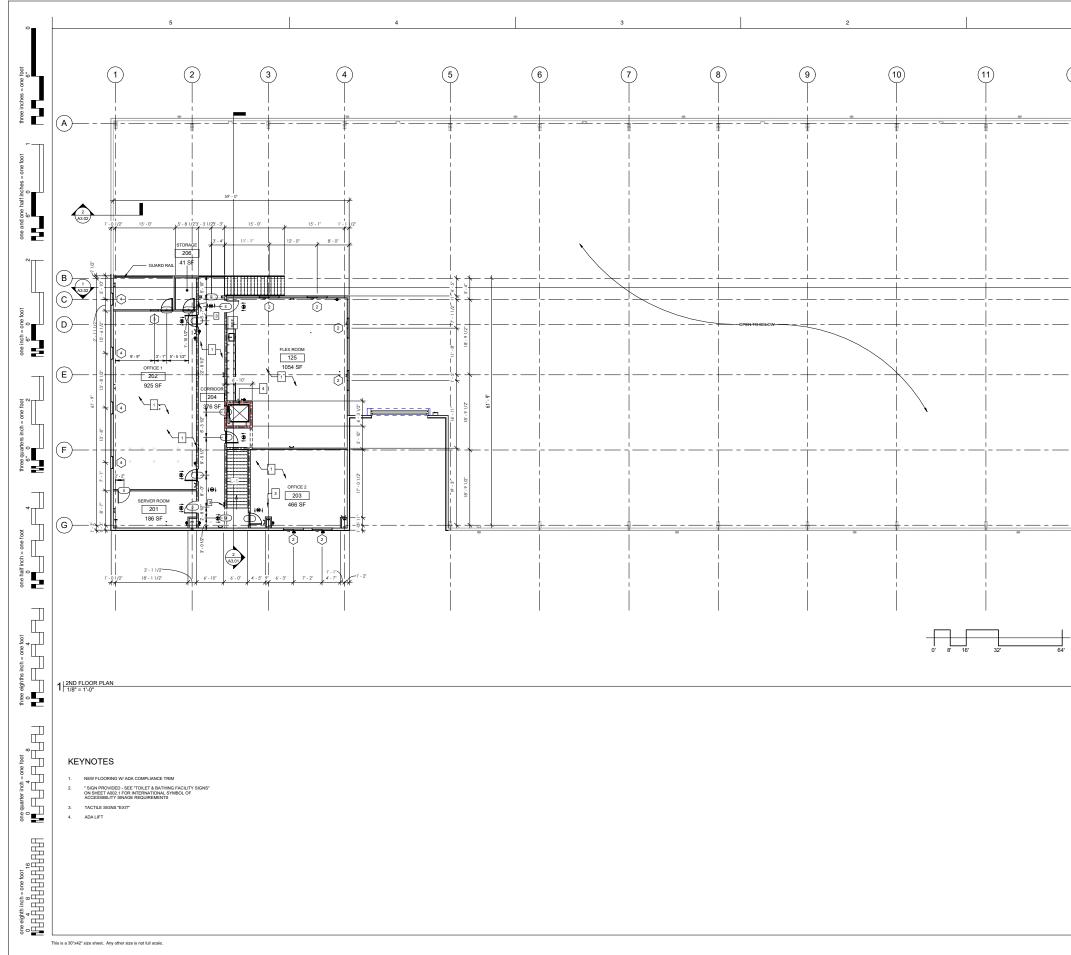




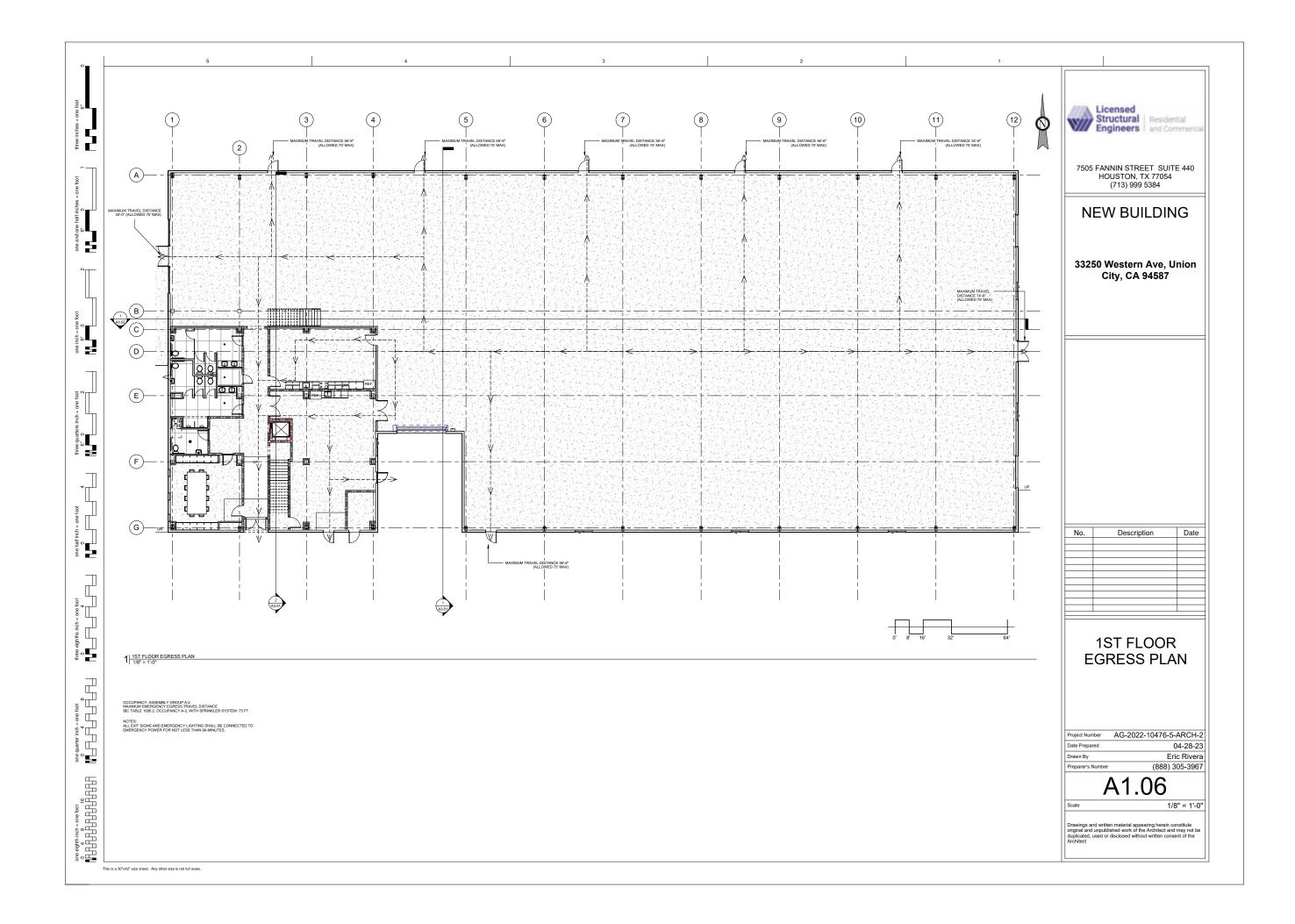
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	7505 FANNIN STREET SUITE 440 HOUSTON, TX 77054 (713) 999 5384
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	NEW BUILDING
2/18 - 80 - 18 - 18 - 18 - 18 - 18 - 18 -	33250 Western Ave, Union City, CA 94587
14"	
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- 2201 - 231/4 - 231/4 - 231/4 - 201 - 20	
18 - 93/4	
20-101/2	No. Description Date
24 - 7 1/4"	
-	SITE PLAN - PROPOSED
a.	
	Project Number AG-2022-10476-5-ARCH-2 Date Prepared 04-28-23 Drawn By Eric RIvera Prepared's Number (888) 305-3967
	A1.01 Scale As indicated
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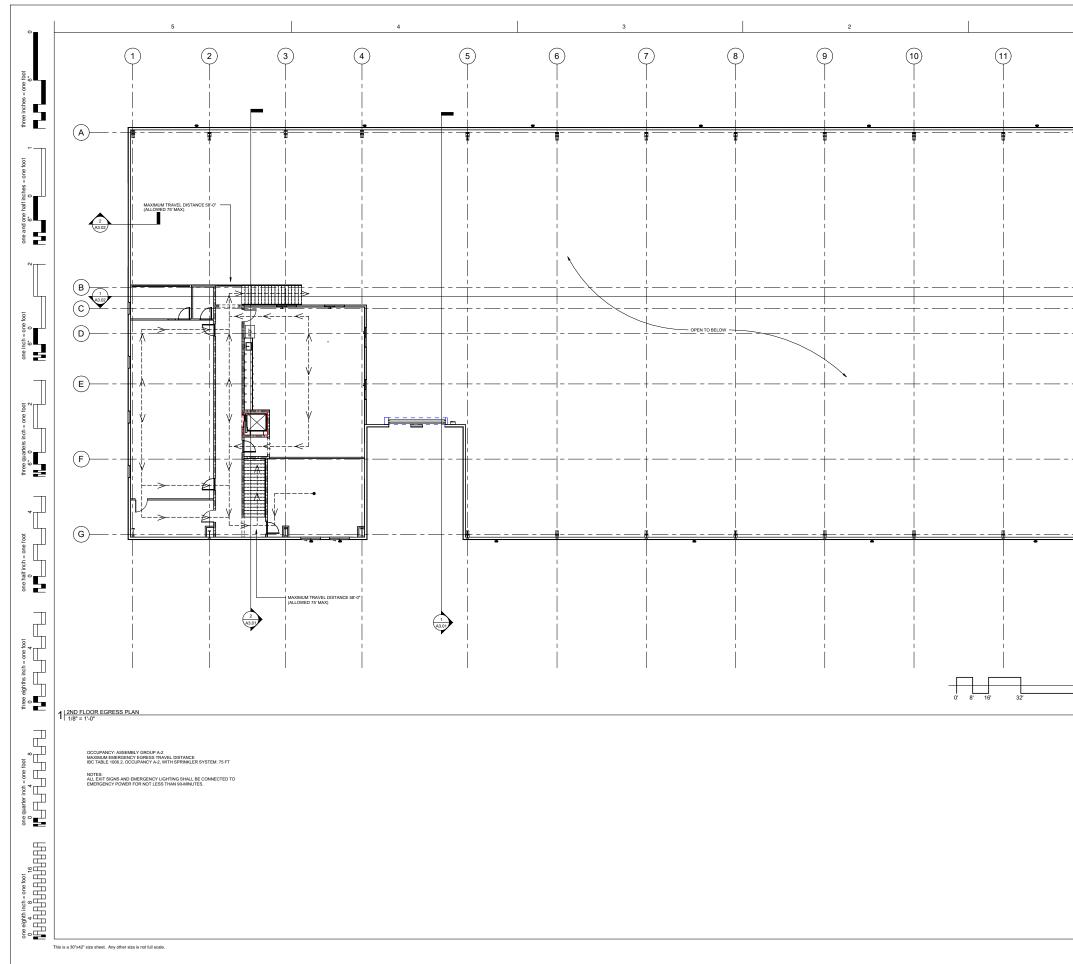


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33250 Western Ave, Union City, CA 94587 Image: City of the second seco	17-2 50-31/2	NEW BUILDING
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Scale As indicated	_	Date Prepared 04-28-23 Drawn By Eric Rivera Preparer's Number (888) 305-3967
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Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect		original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the

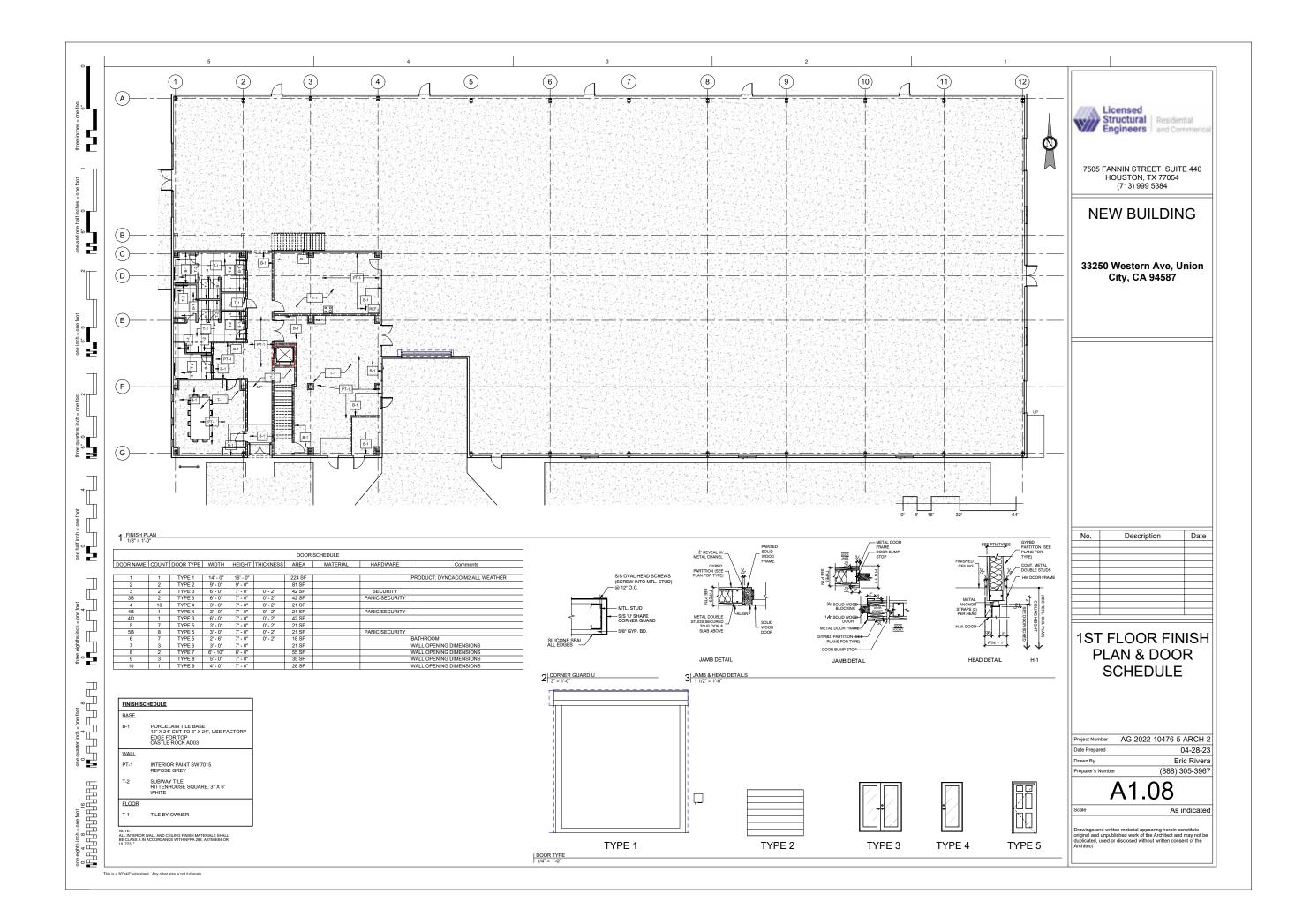


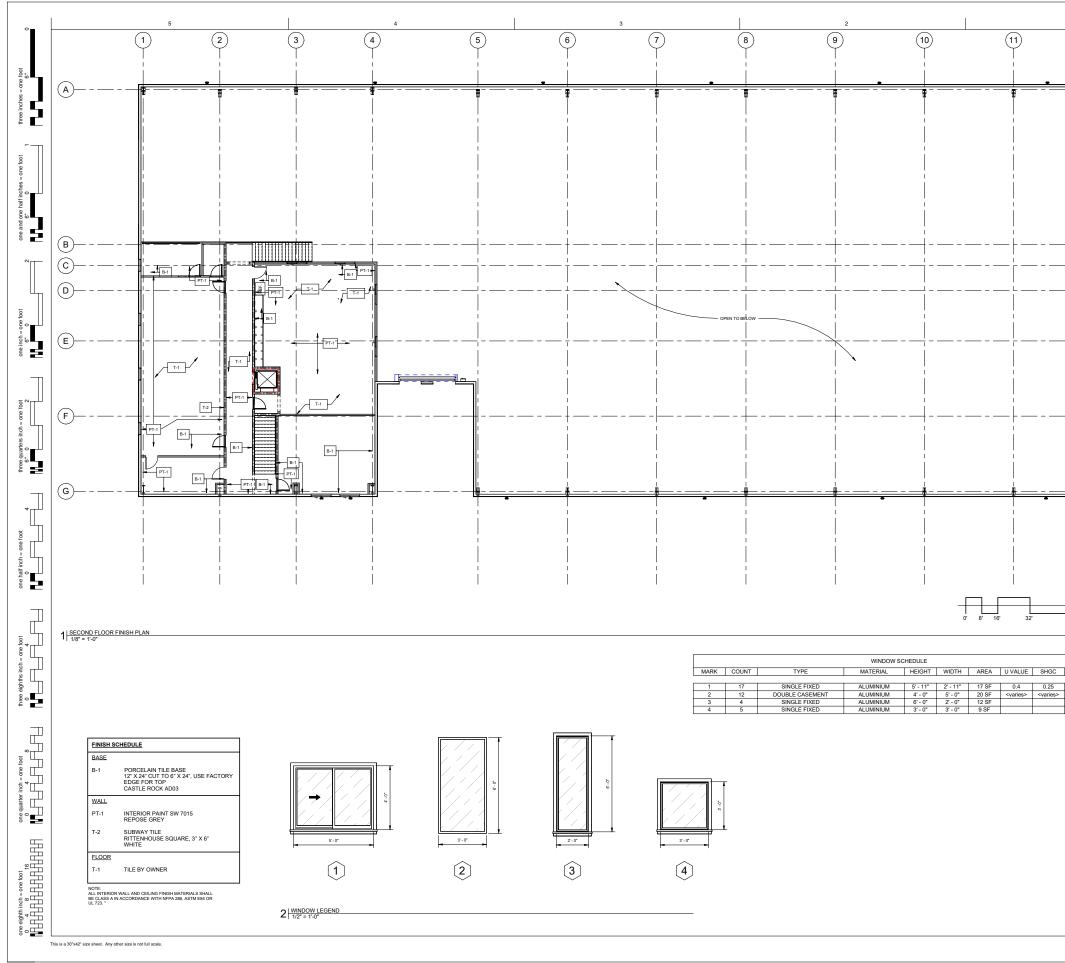
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	Vicensed Structural Residential Engineers and Commerces 7505 FANNIN STREET SUITE 440 HOUSTON, TX 77054 (713) 999 5384 NEW BUILDING
	33250 Western Ave, Union City, CA 94587
	No. Description Date
	2ND FLOOR PLAN
	Project Number AG-2022-10476-5-ARCH-2 Date Prepared 04-28-23 Drawn By Eric Rivera Preparer's Number (888) 305-3967 A11.005 Scale 1/8" = 1'-0" Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect



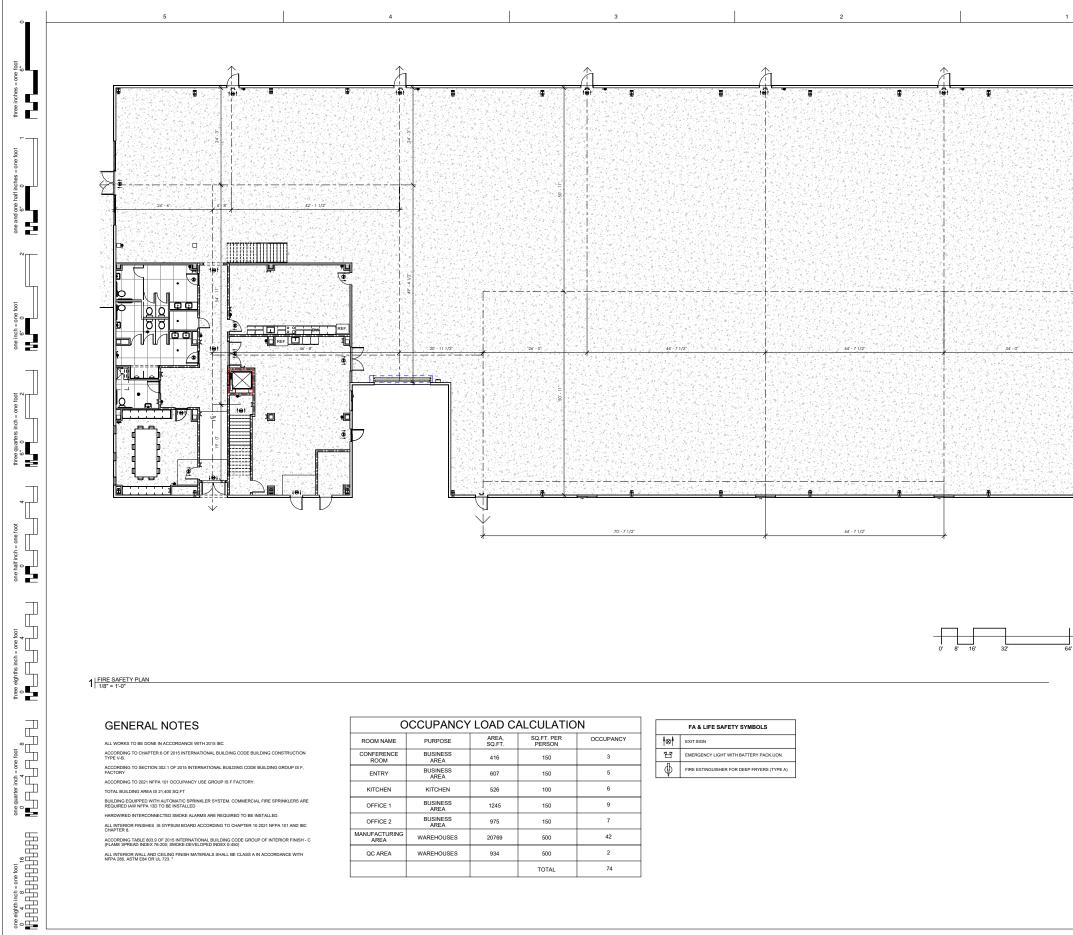


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	Licensed Structural Engineers Residential and Commerical
	7505 FANNIN STREET SUITE 440 HOUSTON, TX 77054 (713) 999 5384
	NEW BUILDING
	33250 Western Ave, Union City, CA 94587
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64'	2ND FLOOR EGRESS PLAN
	Project Number AG-2022-10476-5-ARCH-2 Date Prepared 04-28-23 Drawn By Eric Rivera Preparer's Number (888) 305-3967 A1.07
	Scale 1/8" = 1'-0" Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect



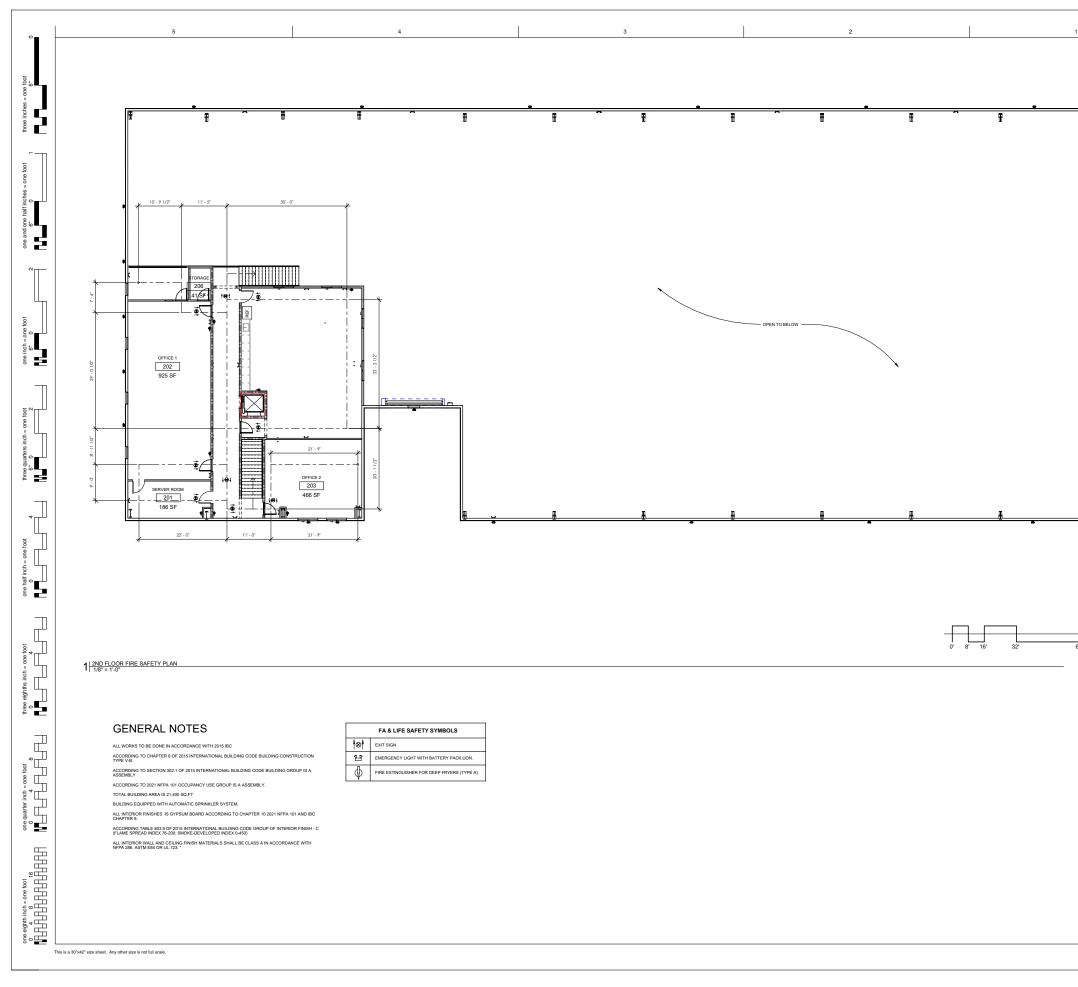


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 	332	50 Western Ave, U City, CA 94587	nion
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	Project Nun Date Prepa Drawn By Preparer's I	red () Eri Number (888) 3 A1.09	14-28-23 c Rivera 05-3967
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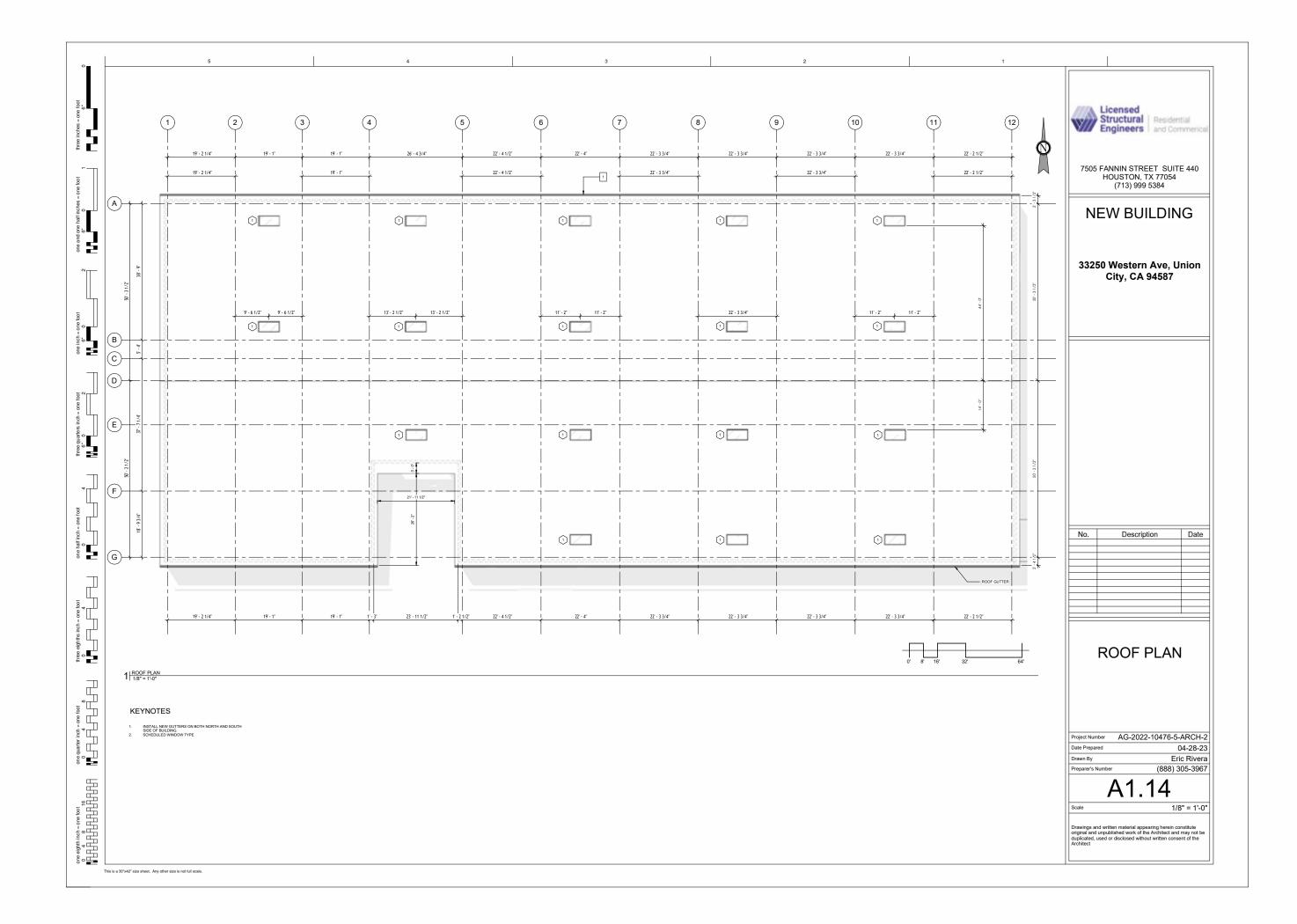


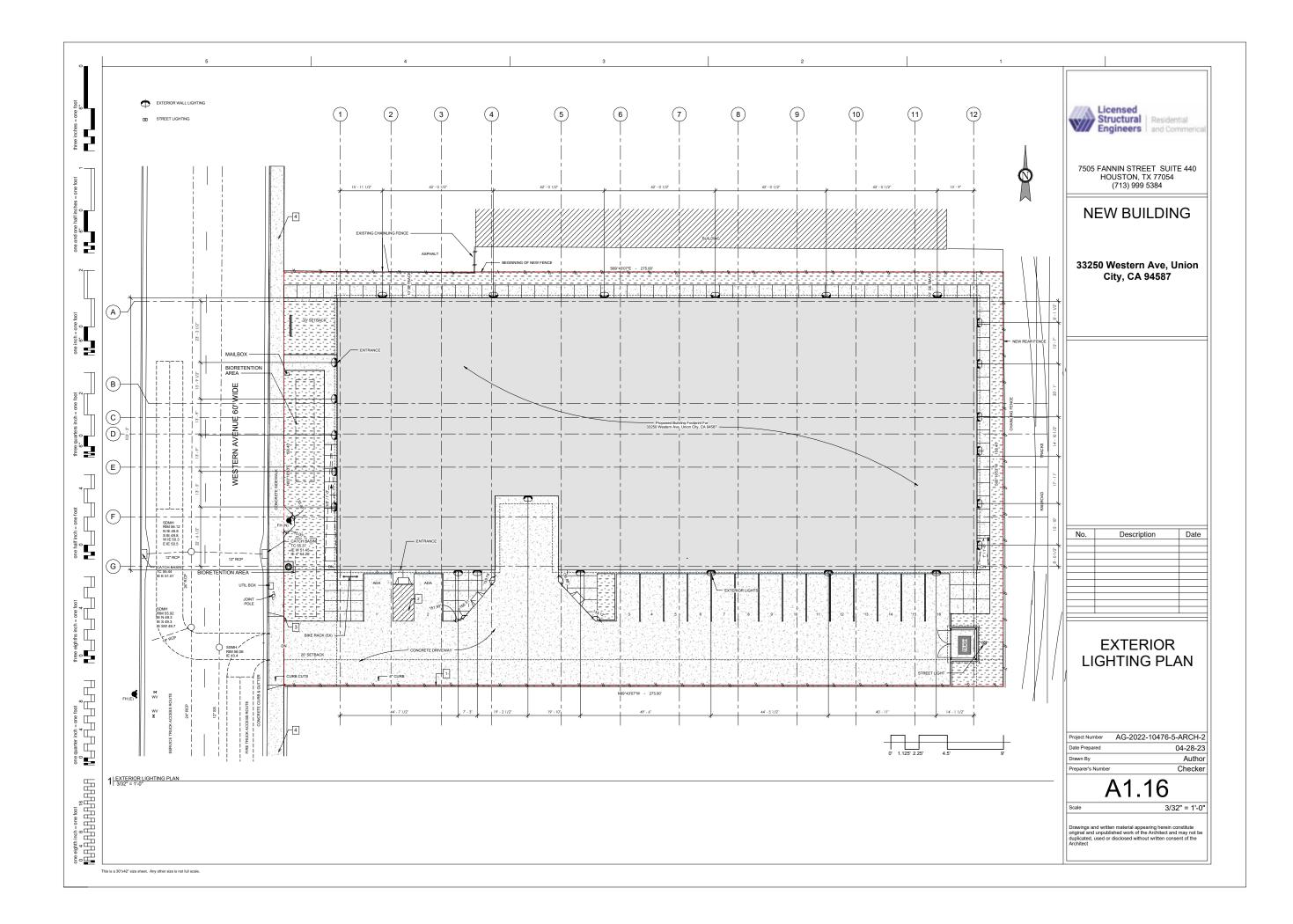
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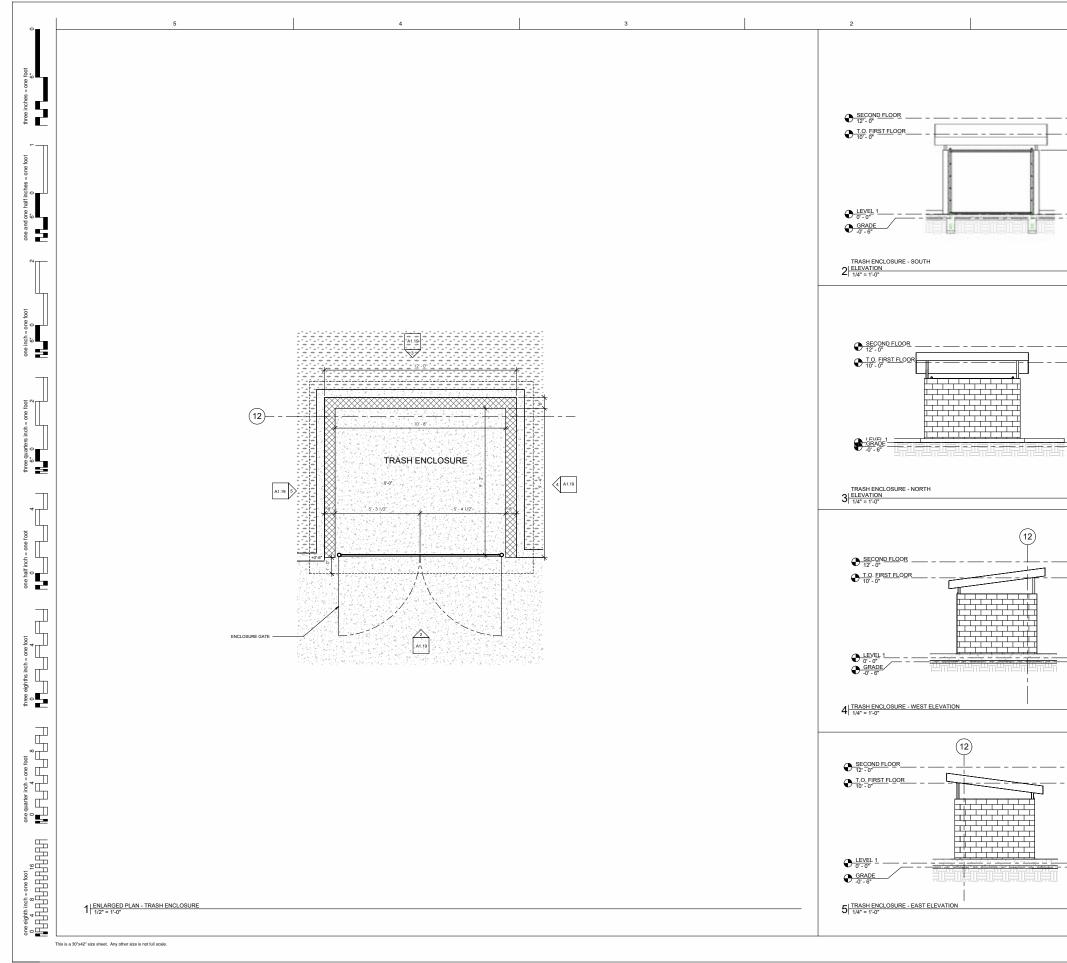
	Licensed Structural Residential Engineers and Commerical
	7505 FANNIN STREET SUITE 440 HOUSTON, TX 77054 (713) 999 5384
	NEW BUILDING
	33250 Western Ave, Union City, CA 94587
UP	
	No. Description Date
	1ST FLOOR FIRE SAFETY PLAN
	Project Number AG-2022-10476-5-ARCH-2 Date Prepared 04-28-23
	Drawn By Eric Rivera Preparer's Number (888) 305-3967 A1.12 Scale As indicated
	Scale As indicated Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect



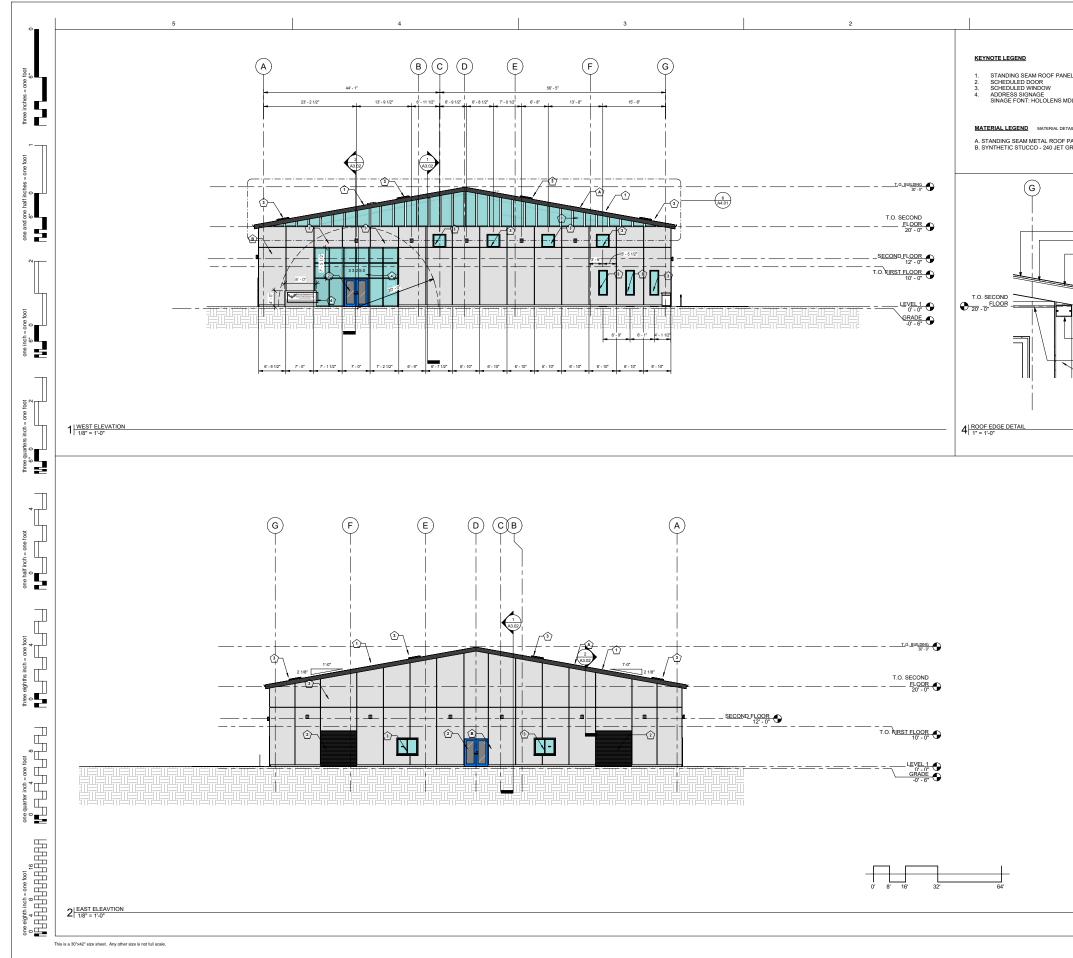
	Licensed Structural Engineers and Commerical
	7505 FANNIN STREET SUITE 440 HOUSTON, TX 77054 (713) 999 5384
1 P	NEW BUILDING
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	2ND FLOOR FIRE SAFETY PLAN
	Project Number AG-2022-10476-5-ARCH-2 Date Prepared 04-28-23 Drawn By Eric Rivera Prepare's Number (888) 305-3967 A1.13
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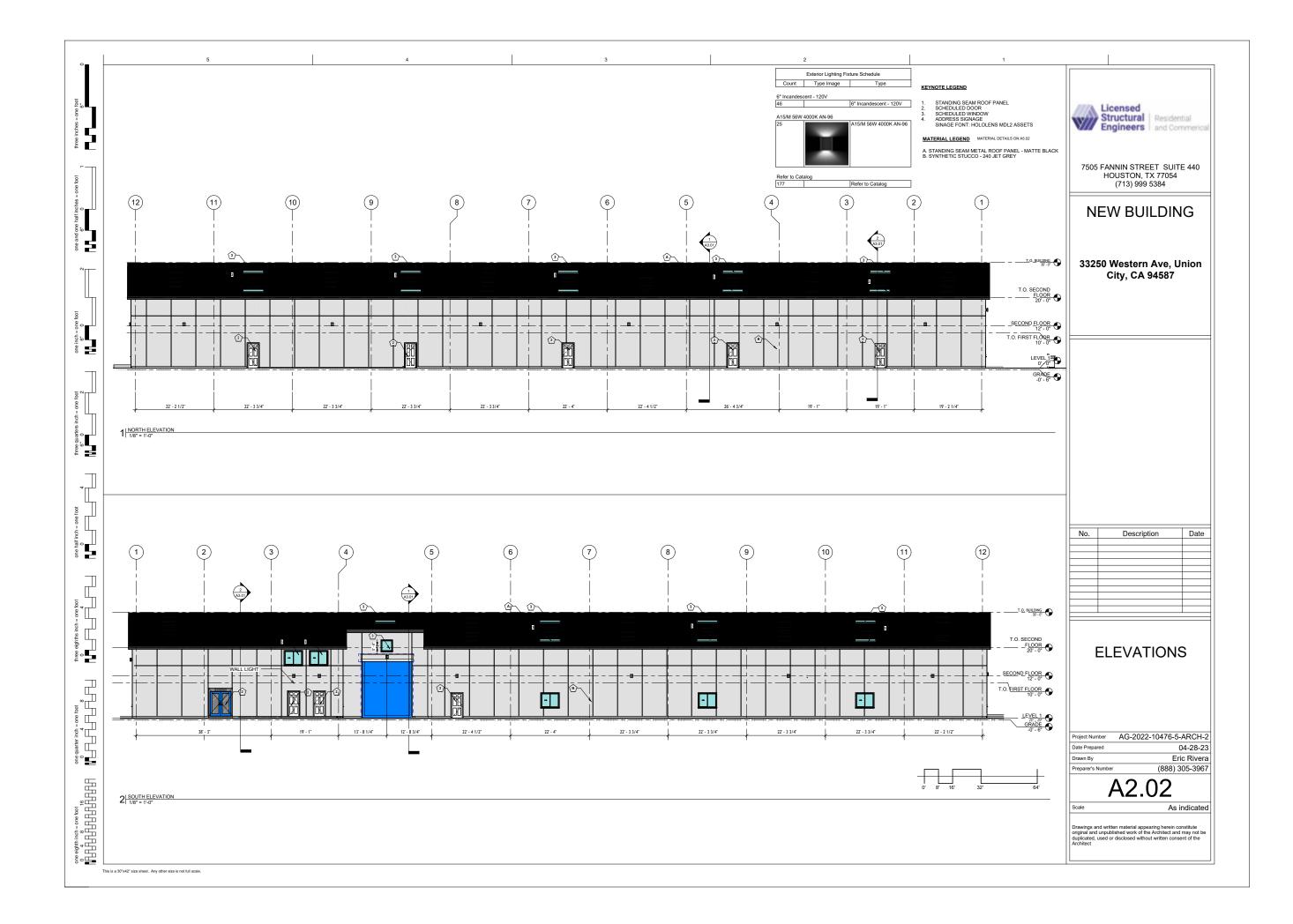


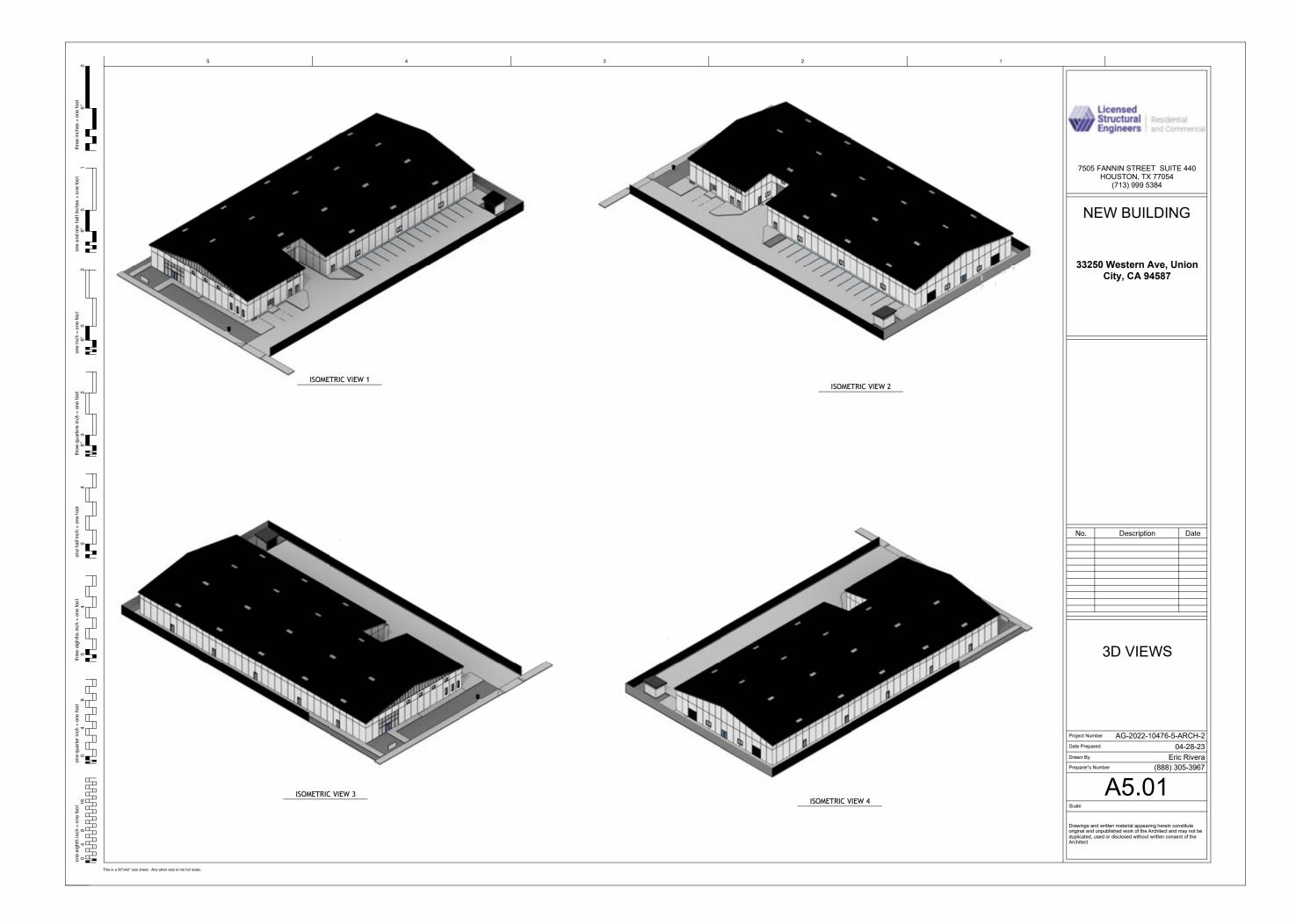


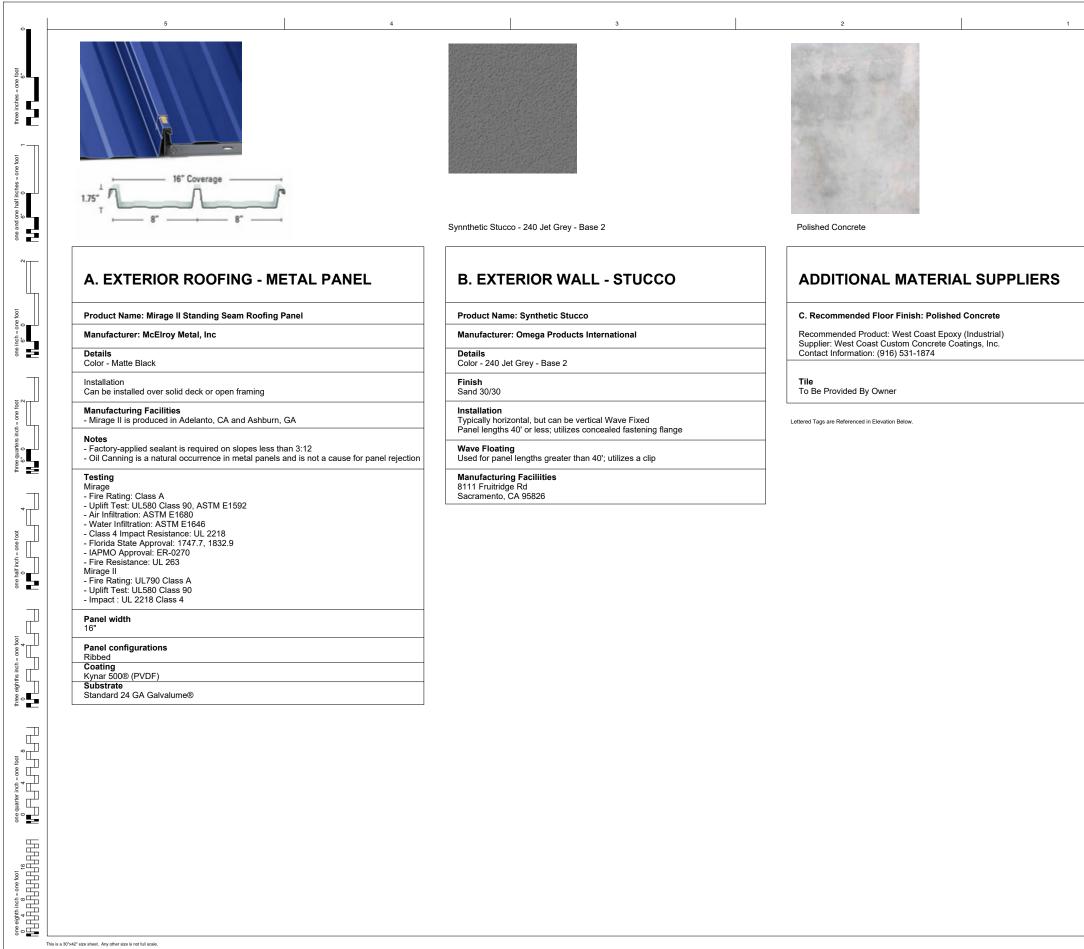
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METAL ROOF PANELS SIE OSB PLYWOOD VAPOR BARRIER FACIA BOARD FACIA BOARD PANELS SCREW	332	50 Western Ave, U City, CA 94587	nion
TOP PLATE (BOX FRAME)			
CEILING STUD @ 16" O.C.			
	No.	Description	Date
		ELEVATION	5
	Project Nur	nber AG-2022-10476-5-	ARCH-2
	Date Prepa Drawn By Preparer's I	^{red} (Eri	04-28-23 c Rivera 05-3967
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33250 WESTERN AVE LANDSCAPE PLANS UNION CITY, CALIFORNIA

SHEET LIST

L3.2

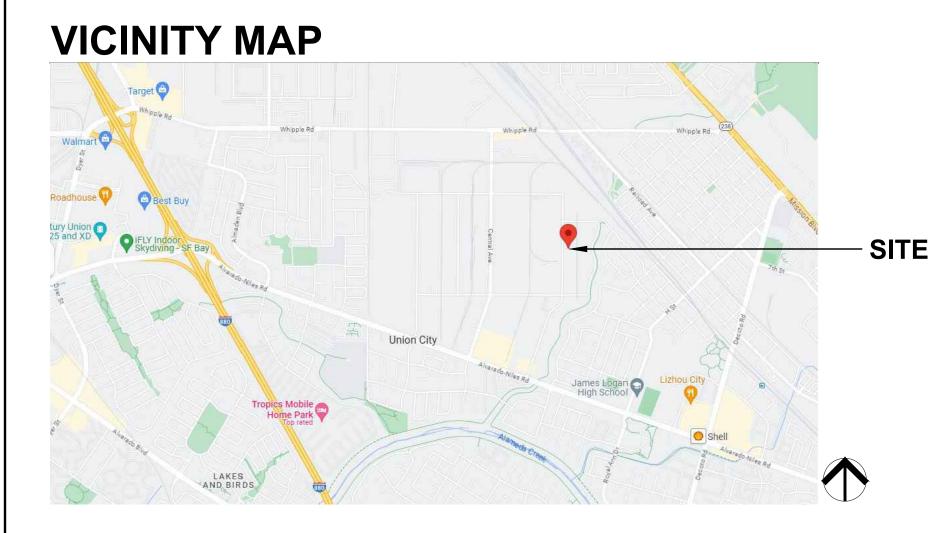
SHEET NO.	TITLE
L0.1	COVER SHEET
L0.2	IRRIGATION NOTES, LEGEND AND WATER CALCULATIONS
L0.3	PLANTING NOTES AND LEGEND
L1.1	IRRIGATION PLAN
L2.1	PLANTING PLAN
L3.1	IRRIGATION DETAILS

PLANTING DETAILS

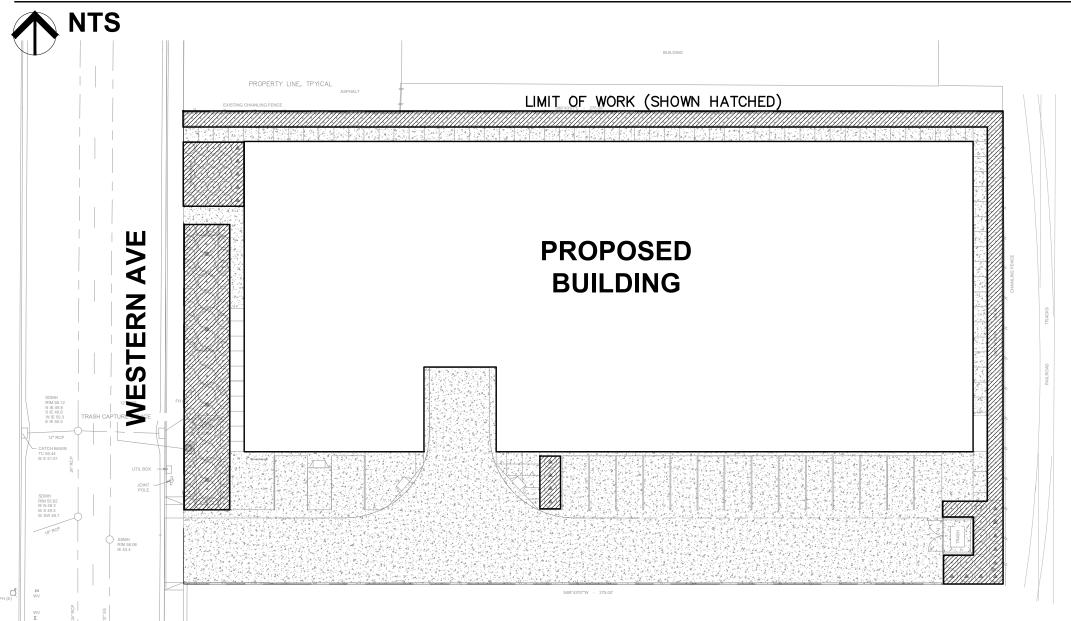
DESCRIPTION OF WORK

THE PROJECT GENERALLY CONSISTS OF NEW DROUGHT TOLERANT LANDSCAPING AND A NEW WATER EFFICIENT IRRIGATION SYSTEM. ALL WORK SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

- CITY OF UNION CITY LANDSCAPE STANDARDS POLICY STATEMENT (LSPS) (APPENDIX A) • CITY OF UNION CITY MUNICIPAL CODE CHAPTER 18.112 WATER EFFICIENT LANDSCAPE (APPENDIX B)
- BAY-FRIENDLY BASICS LANDSCAPE CHECKLIST (APPENDIX C)
- CITY OF UNION CITY MUNICIPAL CODE CHAPTER 12.16 TREES, SHRUBS AND PLANTS (APPENDIX D)
- MUNICIPAL REGIONAL STORMWATER PERMIT STORMWATER REQUIREMENTS CHECKLIST (APPENDIX E)



KEY MAP



CERTIFICATE OF COMPLETION REQUIREMENTS

1. THE CONTRACTOR SHALL PREPARE A SOIL MANAGEMENT REPORT. REFER TO SHEET LO.3 FOR HORTICULTURAL SOILS TEST REQUIREMENTS. THE SOILS TESTING AND SOILS MANAGEMENT REPORT SHALL BE PREPARED AFTER SITE MASS GRADING HAS BEEN COMPLETED, AND PRIOR TO PLANTING.

2. A LANDSCAPE WASTE DIVERSION PLAN SHALL BE COMPLETED BY THE CONTRACTOR AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, THE DESIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

4. AS-BUILT OR RECORD DRAWINGS, MAY BE REQUIRED IF SIGNIFICANT CHANGES WERE MADE TO APPROVED LANDSCAPE DOCUMENTS DURING INSTALLATION.

5. AN IRRIGATION SCHEDULE, LANDSCAPE MAINTENANCE SCHEDULE, AND LANDSCAPE IRRIGATION AUDIT REPORT MAY BE REQUIRED AT COMPLETION OF CONSTRUCTION, AND SHALL BE PROVIDED BY THE OWNER IN COORDINATION WITH THE INSTALLING CONTRACTOR

GENERAL NOTES

- EXHAUST EMISSIONS.
- CONSTRUCTION.
- RECONSTRUCTION AT HIS OWN EXPENSE.





1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE INSTALLATION OF THE WORK SHOWN IN THE CONTRACT DOCUMENTS PRIOR TO BEGINNING WORK.

2. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR OF THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT

4. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONTRACT DOCUMENTS AS REQUESTED.

5. ALL WORK SHOWN IN THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ANY AND ALL STATE OF CALIFORNIA AND LOCAL BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER RULES AND REGULATIONS HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED AS IF CONTAINED IN THE CONTRACT DOCUMENTS.

6. THE CONTRACTOR SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ACTS (OSHA AND CAL/OSHA) AND THE CONSTRUCTION SAFETY ACT.

7. THE CONTRACTOR SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT TO MINIMIZE EXHAUST EMISSIONS. DURING CONSTRUCTION, TRUCKS AND EQUIPMENT SHALL BE OPERATED ONLY WHEN NECESSARY AND ENGINES SHALL BE SHUT OFF WHEN TRUCKS ARE BEING LOADED OR UNLOADED OR OTHERWISE STATIONARY. EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND WELL-TUNED TO MINIMIZE

8. THE CONTRACTOR SHALL IMPLEMENT ALL REQUIRED EROSION CONTROL MEASURES IN EFFECT DURING

9. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR

> I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

DYLAN BUTERBAUGH, #6380 AEON LANDSCAPE ARCHITECTURE, INC.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

DYLAN BUTERBAUGH, #6380 AEON LANDSCAPE ARCHITECTURE, INC. DATE

DATE

1ST CITY SUBMITTAL, 11/20/2023

A E A RCHITEC www.aeonlan P.O. Bo Vacaville, (707)46	TURE, INC. dscape.com x 5231 CA 95696
UNDERGROUND SERVICE ALER	DIAL TOLL FREE 1—800—227—2600 at least two days before you dig t of northern california
COVER SHEET	33250 WESTERN AVE LANDSCAPE PLANS UNION CITY, CA 94587
DESCRIPTION:	Date:
	L 11/20/23
DESIGNED BY: PROJECT NUMBER DRAWING SCALE: INCH INCREMENTS ARE SHO	AS SHOWN

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS ONLY. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- 2. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- 3. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- 4. UNDERGROUND SERVICE ALERT (USA): FOR EXISTING UTILITY LOCATIONS, CONTRACTOR SHALL NOTIFY USA, 811 OR 800.227.2600 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO ALL PLANNED WORK OPERATIONS. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE SITE.
- 5. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- 6. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
- 7. PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES. VALVE BOX LIDS SHALL BE HEAT STAMPED OR ENGRAVED IN 1-1/2" LETTERS THE CONTENTS OF THE BOX.
- 8. <u>PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS</u> <u>THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.</u>
- 9. <u>CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW</u> <u>POINT DRAINAGE COULD OCCUR.</u>
- 10. IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS.

9. THE CONTRACTOR SHALL FLUSH, AND ADJUST ALL HEADS AND VALVES FOR OPTIMUM COVERAGE WHERE APPLICABLE.

- AND LATERAL LINE PIPES.

WATER USE CALCULATIONS AND HYDROZONE INFORMATION

WATER USE ESTIMATION

WATER TYPE	POTABLE	
SITE ETO=	43.2	Fremont - Closest Available Data
		•

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)		IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
C1	Trees	LOW	0.3	BUBBLER	0.81	0.37	50	19	496	0.002	0.66	1%
C2,C3,C4	Bioretention Shrubs	LOW	0.3	SPRAY	0.75	0.40	1,890	756	20,249	0.062	27.07	43%
C5,C6,C7,C8	Swale Biofiltration Sod	LOW	0.3	SPRAY	0.75	0.40	1,950	780	20,892	0.064	27.93	45%
C9	Shrubs	LOW	0.3	BUBBLER	0.81	0.37	530	196	5,258	0.016	7.03	12%
						TOTALS	4,370	1,732	46,398	0.14	62.03	100%

SPECIAL LANDSCAPE	AREAS		
HYDROZONE #	HYDROZONE NAME		
		1	

	GALLONS/YR	52,671
MAWA	ACRE FEET/YR	0.16
	HCF/YR	70.42
	GALLONS/YR	46,398
ETWU	GALLONS/YR ACRE FEET/YR	46,398 0.14
ETWU		
ETWU	ACRE FEET/YR	0.14

EFFICIENCY	SITE PLANT FACTOR	COMPLIANT
79.0%	0.30	YES

ETAF Calculations						
REGULAR LANDSCAPE AREAS						
TOTAL ETAF x AREA						
TOTAL AREA	4,370					
AVG. ETAF	39.64%					

TOTALS

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]
ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR LA=LANDSCAPED AREA (SQUARE FEET) 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

10. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

11. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS. FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

12. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 9:00 PM AND 7:00 AM.

13. CONTROL WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 14 GAUGE RED IN COLOR. COMMON WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 12 GAUGE WHITE IN COLOR. SPARE CONTROL WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 14 GAUGE BLUE IN COLOR.

14. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

15. MAINTAIN 6" MINIMUM CLEARANCE BETWEEN SOLVENT WELD FITTINGS ON IRRIGATION MAINLINE

16. <u>A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE</u> IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

17. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

0			0%
0			0%

ETWU FORMULA
STIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))
To = REFERENCE EVAPOTRANSPIRATION
F = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	<u> </u>
	PROS-06-PRS30-CS-530, ES-515	ŀ
(15) (15)	PROS-06-PRS30-CV-15-H,Q	ł
000	PROS-06-PRS30-CV-10-F,H,Q	ŀ
•	1800–1401	F (
•	RWS-B-C 1401	F E (
YMBOL	MODEL NUMBER	<u>[</u>
•	ICV-G-FS 1"	ŀ
•	44-LRC	F S E
X	T–113	N N

TYPICAL PIPING

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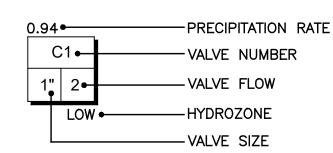
3100

825Y-1"

CL-100

MCE-BLUE-12E

TYPICAL VALVE CALLOUT



_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

PSI	GPM	RADIUS	
30 1	.30, 0.65	5'x30', 5'X15'	
30 1	.86, 0.97	10'	
30 1.59	9, 0.88, 0.42	10'	
30	.25	-	
30	0.25	_	
	30 1 30 1 30 1.59 30	30 1.30, 0.65 30 1.86, 0.97 30 1.59, 0.88, 0.42 30 .25	30 1.30, 0.65 5'x30', 5'X15' 30 1.86, 0.97 10' 30 1.59, 0.88, 0.42 10' 30 .25 -

DESCRIPTION

HUNTER PLASTIC BODY REMOTE CONTROL VALVE WITH FILTER SENTRY (SIZE PER PLANS)

RAINBIRD BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY. SIZE TO BE EQUAL TO MAINLINE PIPE SIZE.

NIBCO CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION.

BUCKNER-SUPERIOR 1.5" NORMALLY OPEN BRASS MASTER VALVE

FEBCO REDUCED PRESSURE BACKFLOW PREVENTER, WITH POLAR PARKA COVER.

IRRITROL 12-STATION, COMMERCIAL-GRADE, OUTDOOR/INDOOR CONTROLLER. EQUIPPED IN A RUGGED, LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET. WALL MOUNTED, INSTALL WITH CL-100 WIRLESS WEATHER SENSOR SYSTEM.

IRRITROL WIRELESS WEATHER SENSING SYSTEM WITH 100-RECEIVE AND TRANSMITTER KIT, MOUNT TO POLE OR EVE OF STRUCTURE FOR OPTIMAL RECEPTION. AND INSTALL RECEIVER AT CONTROLLER,

1" DEDICATED LANDSCAPE SUB-METER FOR, SEE CIVIL DRAWINGS. INSTALL PER ACWD STANDARD DETAILS. ACQUIRE ALL REQUIRE PERMITS PRIOR TO INSTALLATION.

DESCRIPTION

IRRIGATION MAINLINE: PVC SCHEDULE 40. SOLVENT WELD ALL FITTINGS. 24" COVER PER TRENCHING DETAIL. SIZE PER PLANS.

IRRIGATION LATERAL LINE: PVC SCHEDULE 40. SOLVENT WELD ALL FITTINGS. 12" COVER PER TRENCHING DETAIL. SIZE PER PLANS.

PIPE SLEEVE: PVC CLASS 200 SDR 21. 24" COVER PER SLEEVING DETAIL. SIZE PER PLANS. CONTRACTOR SHALL VERIFY IN FIELD ALL REQUIRED SLEEVING, TO INSTALL IRRIGATION PLAN AS INTENDED IN THE DRAWINGS.

> I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

> > DATE

DYLAN BUTERBAUGH, #6380 AEON LANDSCAPE ARCHITECTURE, INC.

L A N D 5 C A P E ARCHITECTURE, INC. www.aeonlandscape.com P.O. Box 5231 Vacaville, CA 95696 (707)469-3900 DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA **D** S Ζ Ζ ш 0 U Ĕ ш S C PL Ш ⊢ STEI APE 4 0 C Ζ <u>~</u> 22 Ζ 3250 AND Ш 0 ⊢ **L**Z 33 $\boldsymbol{\wedge}$ 3 RIG Ζ R DESCRIPTION DATE: 1ST CITY SUBMITTAL 11/20/23 **DESIGNED BY:** DB **PROJECT NUMBER:** 2314 DRAWING SCALE: NTS INCH INCREMENTS ARE SHOWN AT FULL SCALE ON ORIGINAL DRAWING. IF NOT ACCURATE, ADJUST SCALE ACCORDINGLY. VERIFY BEFORE SCALING. 1/2"

of 7

PLANTING NOTES

- ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2004", 2004 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (DOCUMENT AVAILABLE ON THE INTERNET AT www.americanhort.org)
- ALL WORK SHALL BE PERFORMED BY QUALIFIED WORKERS, AND SUPERVISED BY A 2. QUALIFIED SUPERINTENDENT FAMILIAR WITH THE WORK DESCRIBED IN THESE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.
- 4. A FULLY AUTOMATIC IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY PLANTING WORK.
- 5. SOIL PREPARATION / AMENDMENTS:
 - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.
 - B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.
 - C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR BIDDING FOR TURF, GROUNDCOVER AND SHRUB AREAS AS FOLLOWS:

NITRIFIED ORGANIC AMENDMENT: SOIL SULFUR/GYPSUM: N-P-K FERTILIZER:

6 YD/1,000 SQ. FT. 15 LBS/1,000 SQ. FT 10 LBS/1.000 SQ. FT.

ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS. THE SOIL AMENDMENT SHALL BE SUFFICIENT TO BRING SOIL ORGANIC MATTER UP TO 6% BY DR WEIGHT

- D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL
- E. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS.
- F. INSTALL AGRIFORM FERTILIZER 21 GRAM TABLETS (20–10–5) OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS AT THE RATES AS FOLLOWS: 1 GALLON 2 TABLETS

5 GALLON	3 TABLETS
15 GALLON	5 TABLETS
24" BOX +	1 PER 4" OF BOX SIZE (I.E. 24" BOX-6 TABLETS)

REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

- 10. ALL SOILS IMPORTED ONTO THE SITE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. PROVIDE 1 TEST PER 500 CY OF MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL OF TEST RESULTS, PRIOR TO PLACEMENT.
- 1. ALL TREES ARE TO BE STAKED PER THE TREE PLANTING DETAIL. LIMB UP HEIGHT OF BRANCHES TO 6' MINIMUM ABOVE FINISH GRADE.
- 2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF PAVING AND BUILDINGS. SEE ROOT BARRIER DETAIL.
- 3. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
- 4. PLANT ALL PLANTS PER THE APPROVED PLANTING PLAN. ENSURE PLANTS ARE ADEQUATELY SET BACK FROM ALL PAVING AND CURBS.
- 5. MULCH ALL PLANTING AREAS: BIORETENTION: 3" LAYER OF PEA GRAVEL ALL OTHER PLANTING AREAS: 3" LAYER OF RECYCLED WOOD CHIP MULCH, COLOR SHALL BE BROWN, NON-DYED.
- PRE-EMERGENT HERBICIDE: A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO 6. ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: 'SNAPSHOT 25 TG' OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825–3344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS 7. FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING. CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.
- ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING 8. CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

PLANT LEGEND

					r						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	WATER USE	ORIENTATION	HABIT	SIZE	SPACING	QTY
TREES	•										
Le la	CER WES	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15'	20'	L (WUCOLS IV)	SOUTH/WEST	DECIDUOUS	24" BOX	AS SHOWN	4
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	WATER USE	ORIENTATION	HABIT	SIZE	SPACING	QTY
SHRUBS, GF	RASSES AND	D PERENNIALS	•								
Arrow and	CHO ELE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	72"	60"	L (WUCOLS IV)	ALL	EVERGREEN	5 GAL	72" O.C.	14
\odot	DIE VAR	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	48"	36"	L (WUCOLS IV)	ALL	EVERGREEN	5 GAL	48" O.C.	9
\odot	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE ™ MAT RUSH	48"	48"	L (WUCOLS IV)	ALL	EVERGREEN	5 GAL	48" O.C.	45
\odot	NEP LOW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	36"	24"	L (WUCOLS IV)	SOUTH/WEST	DECIDUOUS	5 GAL	48" O.C.	21
	RHA BAL	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	48"	48"	L (WUCOLS IV)	ALL	EVERGREEN	5 GAL	48" O.C.	18
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	WATER USE	ORIENTATION	HABIT	SIZE	SPACING	QTY
GROUNDCO	GROUNDCOVERS										
	SOD	NASELLA PULCHRA, FESTCUA RUBRA, HORDEUM CALIFORNICUM, HORDEUM BRACHYANTHERUM	CALIFORNIA NATIVE BIO-FILTRATION SOD MIX BY DELTA BLUEGRASS OR EQUAL	AS INSTALLED	12" MAX	LOW	ALL	DECIDUOUS	SOD	AS SHOWN	1,950 SF

+ +	SOD	NASEL CAL
ALL PLANT W. SPECIES VOLU		

LANDSCAPE MAINTENANCE

THE PROPERTY OWNER SHALL PROVIDE THE FOLLOWING MAINTENANCE TASKS TO KEEP THE LANDSCAPE HEALTHY AND THRIVING:

- MOISTURE READINGS. DO NOT OVER WATER.
- 2. PLANT PRUNING AND PEST CONTROL: OUTBREAKS.
- 3. PLANT ADJUSTMENT AND REPLACEMENT: SEASON FOR PLANTING.
- 4. PLANT DEBRIS REMOVAL AND WEED CONTROL:
- 5. <u>TRASH REMOVAL</u>: WITH OTHER MAINTENANCE VISITS.

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JRCED FROM THE WATER USE CLASSIFICATION OF LANDSCAPE

WATERING AND IRRIGATION SYSTEM MAINTENANCE:

PROVIDE ALL WATER REQUIRED TO KEEP SOIL WITHIN AND AROUND THE ROOT BALLS AT OPTIMUM MOISTURE CONTENT FOR PLANT GROWTH. MAINTAIN ALL WATERING SYSTEMS AND EQUIPMENT AND KEEP THEM OPERATIONAL. MONITOR SOIL MOISTURE TO PROVIDE SUFFICIENT WATER. CHECK SOIL MOISTURE AND ROOT BALL MOISTURE WITH A SOIL MOISTURE METER ON A REGULAR BASIS AND RECORD

REMOVE CROSS OVER BRANCHING, REMOVE DEAD WOOD AND WINTER DAMAGED BRANCHES. MAINTAIN DISEASE, INSECTS AND OTHER PESTS AT MANAGEABLE LEVELS. MANAGEABLE LEVELS SHALL BE DEFINED AS DAMAGE TO PLANTS THAT MAY BE NOTICEABLE TO A PROFESSIONAL BUT NOT TO THE AVERAGE PERSON. USE LEAST INVASIVE METHODS TO CONTROL PLANT DISEASE AND INSECT

RESET ANY PLANTS THAT HAVE SETTLED OR ARE LEANING AS SOON AS THE CONDITION IS NOTICED. REPLACE ALL PLANTS THAT ARE DEFECTIVE AS AS SOON AS THE PLANT DECLINE IS OBVIOUS AND IN SUITABLE WEATHER AND

REMOVE FALL LEAF, SPENT FLOWERS, FRUIT AND PLANT PART ACCUMULATIONS FROM BEDS AND PAVED SURFACES. MAINTAIN ALL SURFACE WATER DRAINS FREE OF DEBRIS. KEEP ALL BEDS FREE OF WEEDS. HAND-REMOVE ALL WEEDS AND ANY PLANTS THAT DO NOT APPEAR ON THE PLANTING PLAN. SCHEDULE WEEDING AS NEEDED BUT NOT LESS 12 TIMES PER YEAR.

REMOVE ALL TRASH AND DEBRIS FROM ALL PLANTING BEDS AND MAINTAIN THE BEDS IN A NEAT AND TIDY APPEARANCE. THE NUMBER OF TRASH AND DEBRIS REMOVAL VISITS SHALL BE NO LESS THAN 12 TIMES PER YEAR AND MAY COINCIDE

6. <u>MULCH:</u> REFRESH MULCH ONCE A YEAR TO MAINTAIN COMPLETE COVERAGE BUT DO NOT OVER MULCH. AT NO TIME SHALL THE OVERALL MULCH THICKNESS BE GREATER THAN 4 INCHES. DO NOT APPLY MULCH WITHIN 6 INCHES OF THE TRUNKS OR STEMS OF ANY PLANTS. REPLACEMENT MULCH SHALL MEET THE REQUIREMENTS OF THE ORIGINAL APPROVED MATERIAL. MULCH SHALL BE NO MORE THAN ONE INCH ON TOP OF THE ROOT BALL SURFACE. RE-MULCHING IS NO LONGER REQUIRED ONCE PLANTS REACH FULL MATURITY AND PROVIDE COMPLETE SOIL COVERAGE.

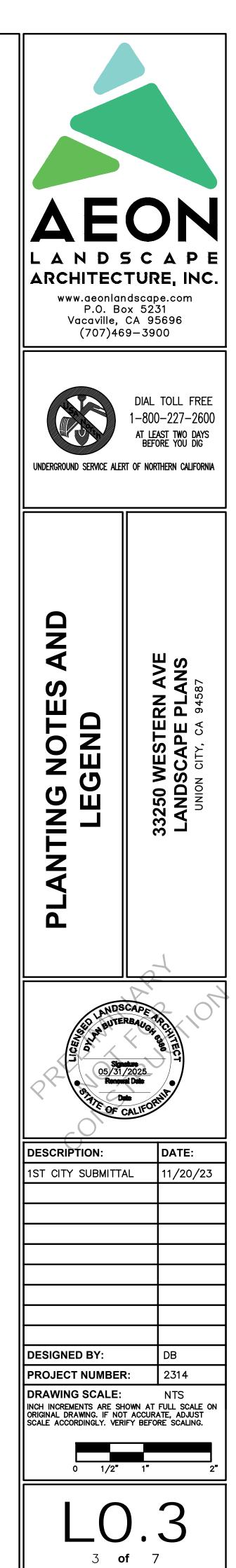
MUNICIPAL REQUIREMENTS

- 1. PROJECT LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPOSED BUILDING.
- 2. NON-RESIDENTIAL PROJECTS, SUBDIVISIONS, OR MULTI-FAMILY PROJECTS. THE APPLICANT IS REQUIRED TO PROVIDE A CERTIFICATE OF DEPOSIT IN THE AMOUNT OF FIFTY (50) PERCENT OF THE ESTIMATED INSTALLATION COST OF THE LANDSCAPING, UP TO \$10,000 IN ORDER TO INSURE INSTALLATION OF THE PLANTING SHOWN ON THE APPROVED LANDSCAPE PLAN. INSTALLATION COSTS SHALL BE BASED ON A WRITTEN ESTIMATE FROM THE CONTRACTOR.
- 3. THE APPLICANT SHALL ENTER INTO A PRIVATE LANDSCAPE MAINTENANCE CONTRACT FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING FOR A MINIMUM PERIOD OF TWO YEARS AFTER INSTALLATION.
- 4. PROPERTY OWNERS AND OCCUPANTS SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF REQUIRED LANDSCAPE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN FOR THE LIFE OF THE PROJECT UNLESS OTHERWISE EXEMPT DEAD OR DYING PLANTS SHALL BE REPLACED AS NEEDED.
- 5. ALL UNDEVELOPED AREAS SHALL BE MAINTAINED FOR WEED CONTROL. IN THE SITUATION WHERE A PHASED DEVELOPMENT IS PLANNED AND ONLY A PORTION OF THE PARCEL IS DEVELOPED, THE ENTIRE PARCEL SHALL BE KEPT CLEAN AND FREE FROM WEEDS AND OTHER DEBRIS AT ALL TIMES.

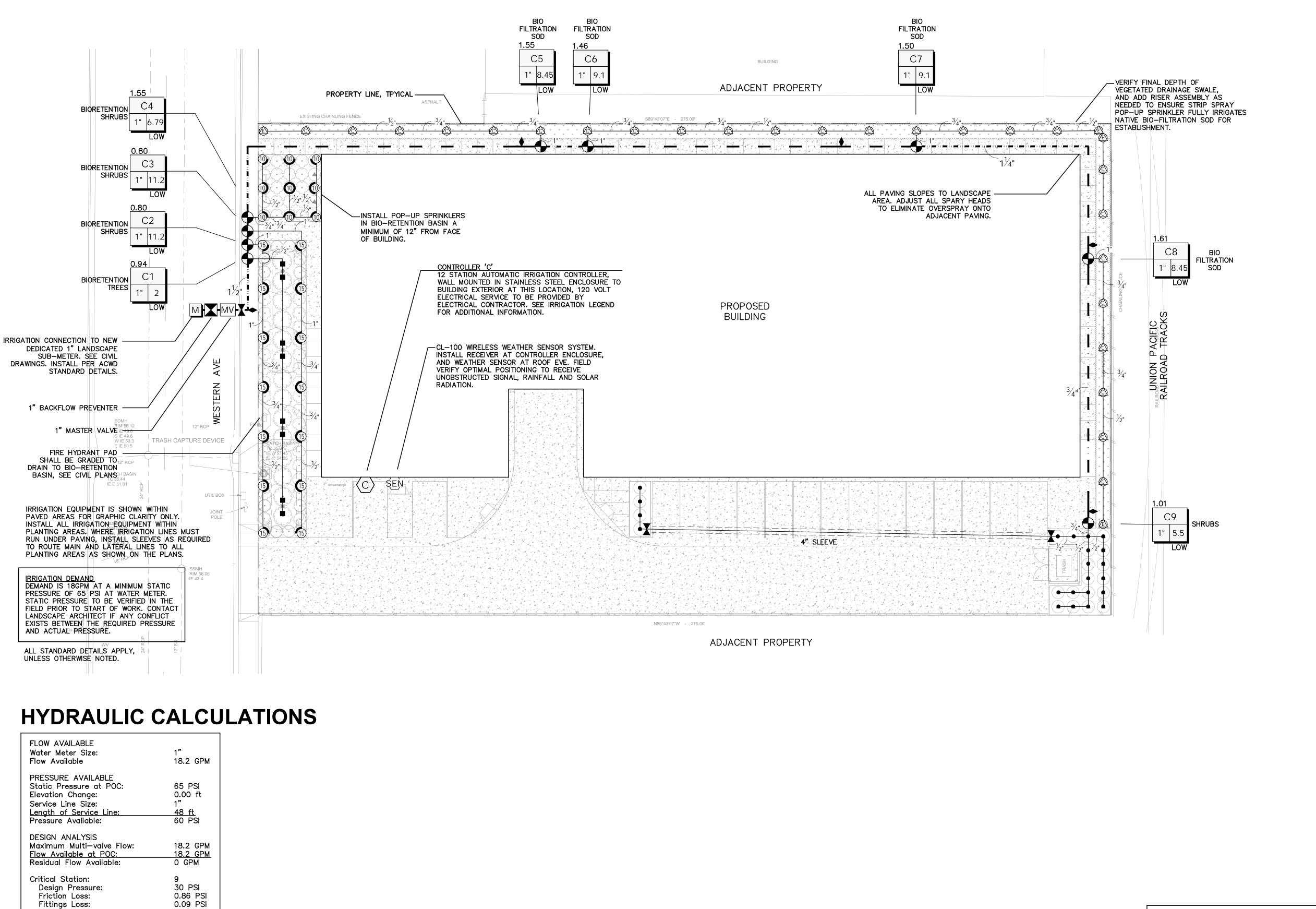
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AND	APPL	IED THE	EM FOF	r the	E EFFICI	ENT l	JSE C	DF WAT	ER IN
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DATE

DYLAN BUTERBAUGH, #6380 AEON LANDSCAPE ARCHITECTURE, INC.

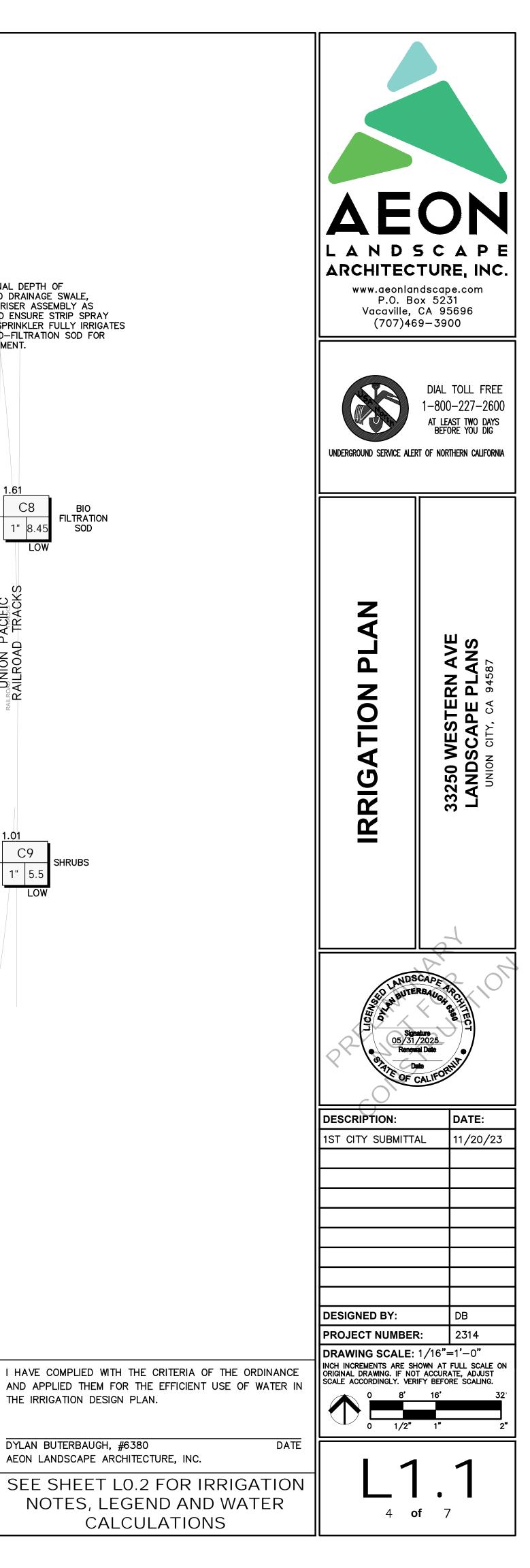


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FLOW AVAILABLE Water Meter Size: Flow Available	1" 18.2 GPM
PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	65 PSI 0.00 ft 1" <u>48 ft</u> 60 PSI
DESIGN ANALYSIS Maximum Multi—valve Flow: <u>Flow Available at POC:</u> Residual Flow Available:	18.2 GPM <u>18.2 GPM</u> 0 GPM
Critical Station: Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Backflow: Loss for Master Valve: Loss for Master Valve: Loss for Water Meter: Critical Station Pressure at POC: <u>Pressure Available:</u> Residual Pressure Available:	9 30 PSI 0.86 PSI 0.09 PSI 2.55 PSI 33.5 PSI 0.62 PSI 6.18 PSI 0 PSI 11.3 PSI 2.2 PSI 1.84 PSI 55.6 PSI 60 PSI 4.39 PSI

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THE IRRIGATION DESIGN PLAN.

DYLAN BUTERBAUGH, #6380

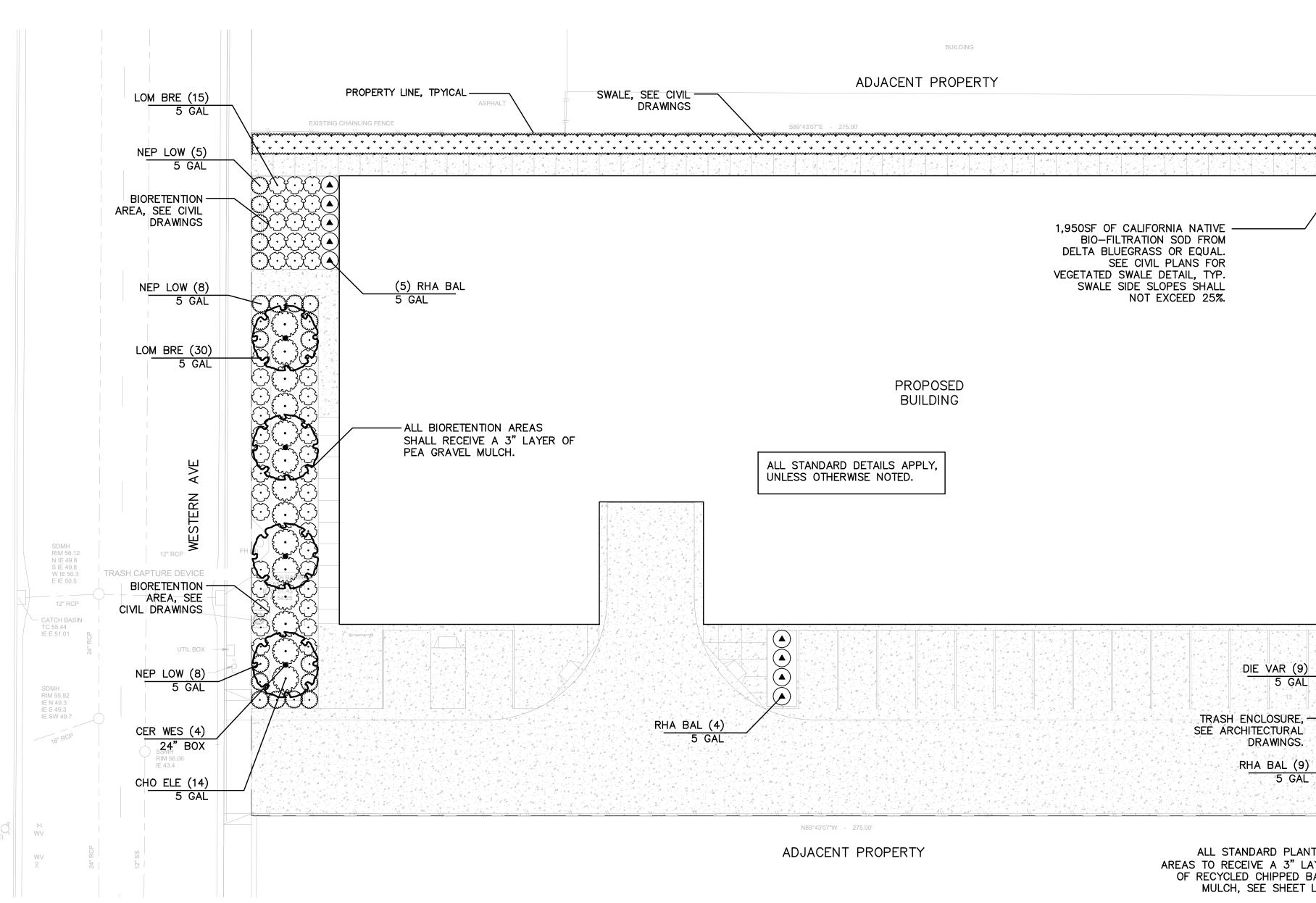
AEON LANDSCAPE ARCHITECTURE, INC.

NOTES, LEGEND AND WATER

CALCULATIONS

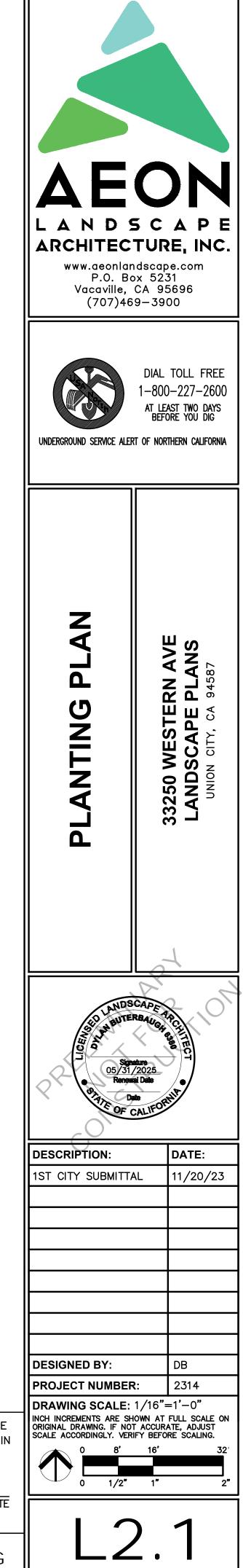
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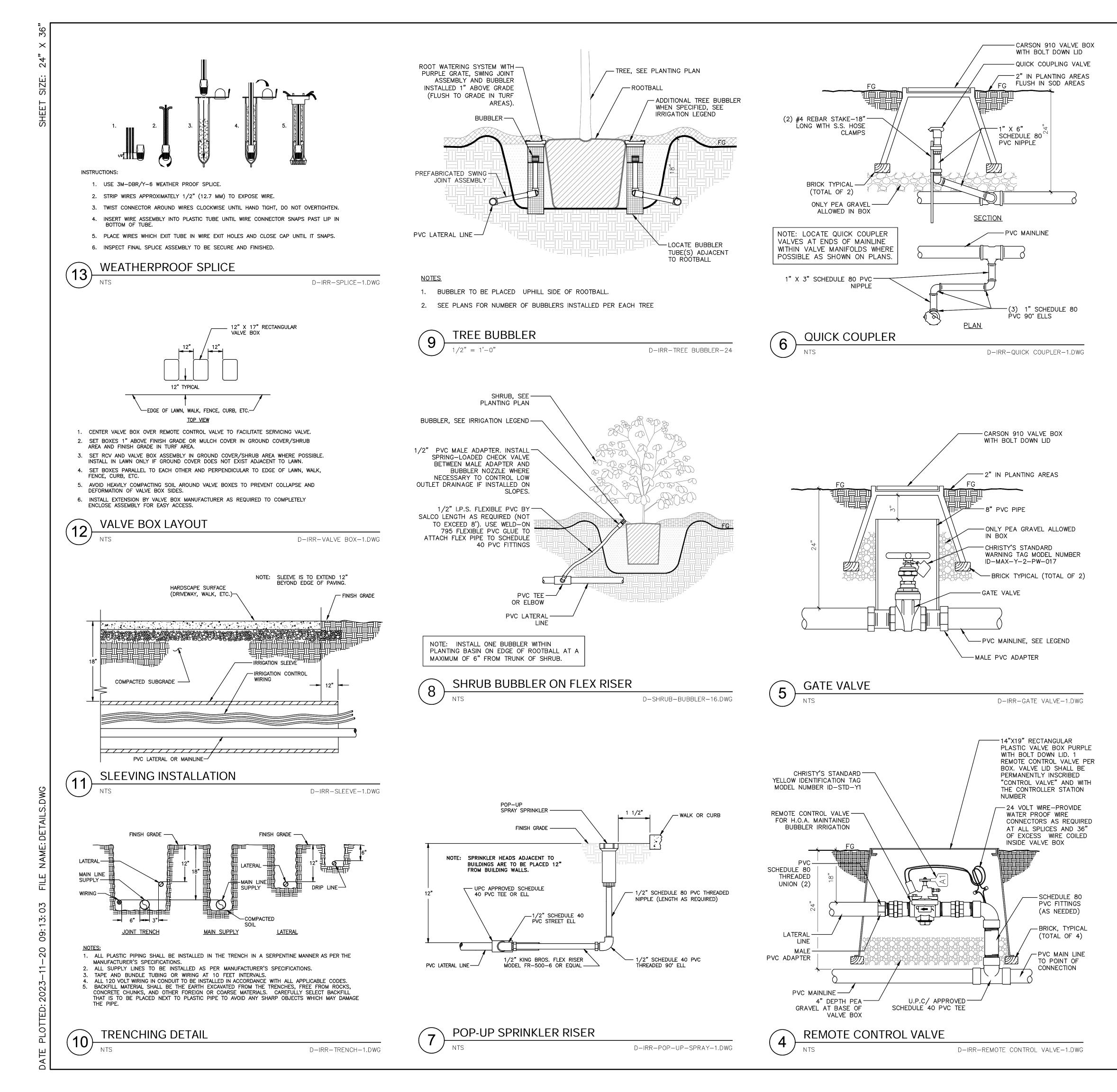


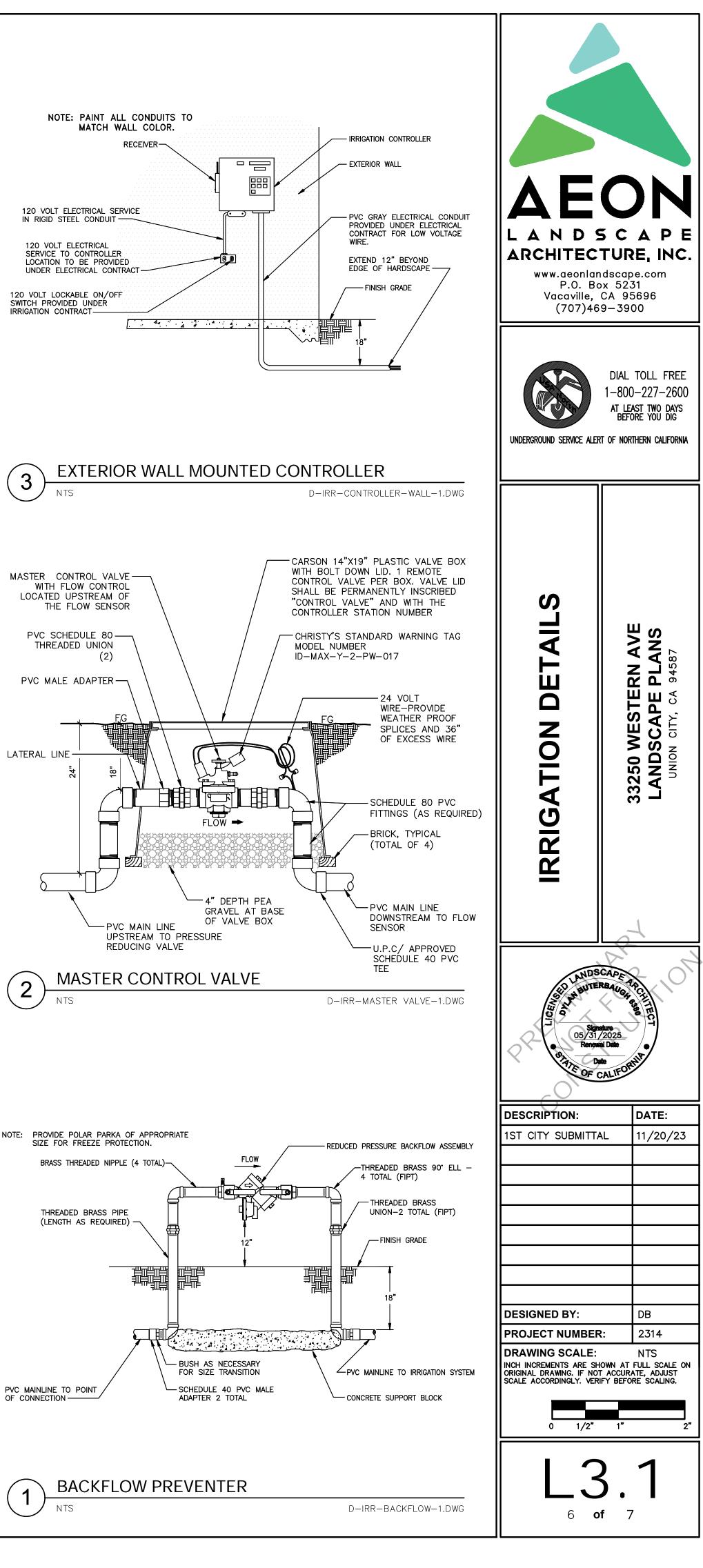
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

DYLAN BUTERBAUGH, #6380 AEON LANDSCAPE ARCHITECTURE, INC. DATE

5 **of 7**

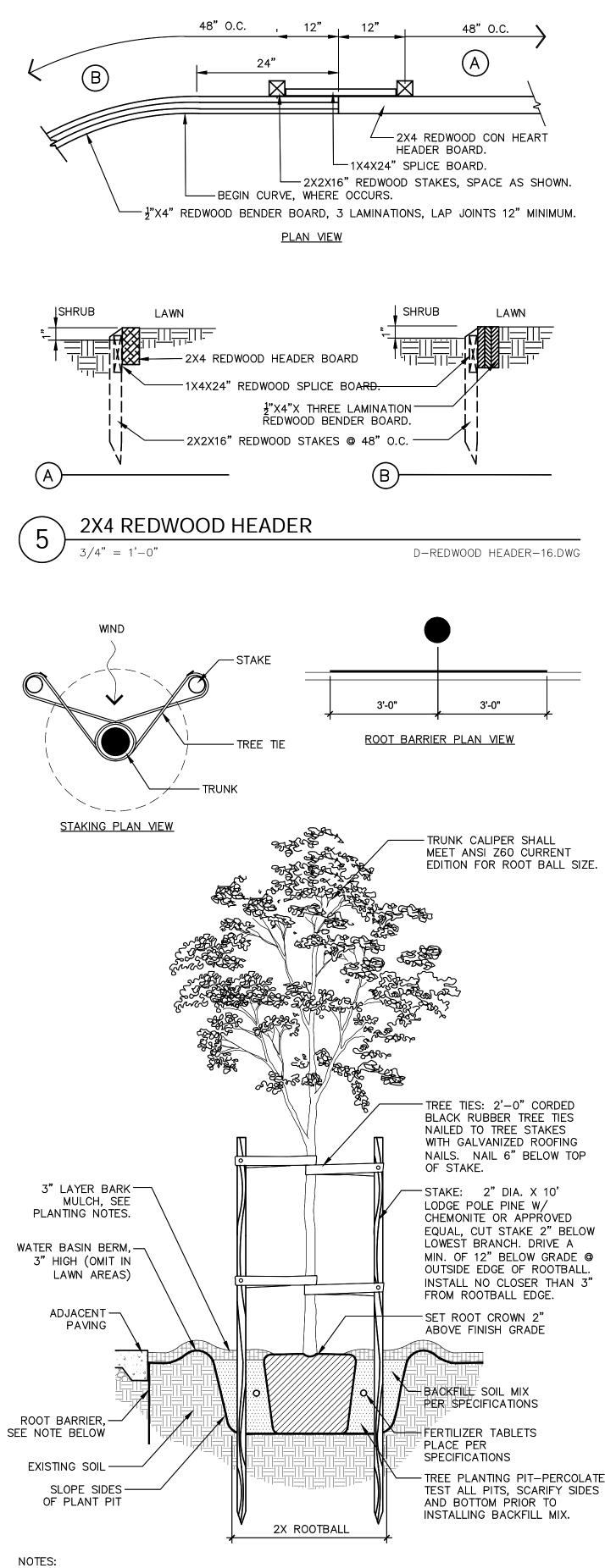
SEE SHEET LO.3 FOR PLANTING NOTES AND LEGEND





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HEET SIZE: 24" X 36"



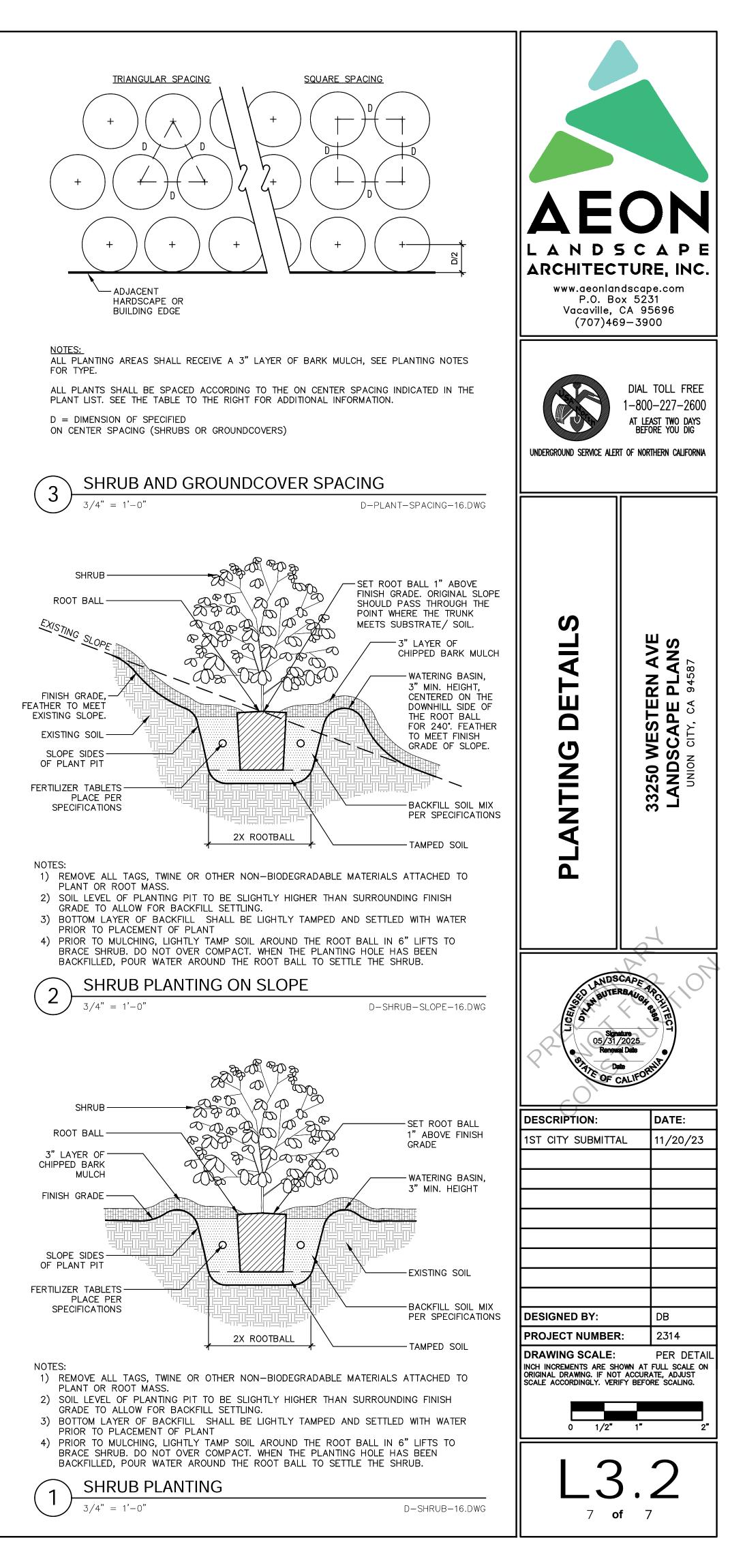
- 1) REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO TREE
- OR ROOT BALL. 2) SOIL LEVEL OF PLANTING PIT TO BE SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE TO
- ALLOW FOR BACKFILL SETTLING. 3) PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE
- SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE TREE.
 4) WHEN TREES ARE PLANTED WITHIN 5'-0" OF STRUCTURES, UTILITIES OR ADJACENT PAVING,
- A ROOT BARRIER MUST BE INSTALLED, ADJACENT TO ROOTBALL PER MFR. SPECS. MFR: DEEP ROOT MODEL: UB 24-2 OR APPROVED EQUAL

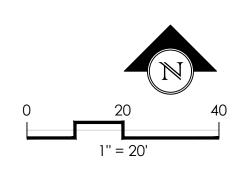
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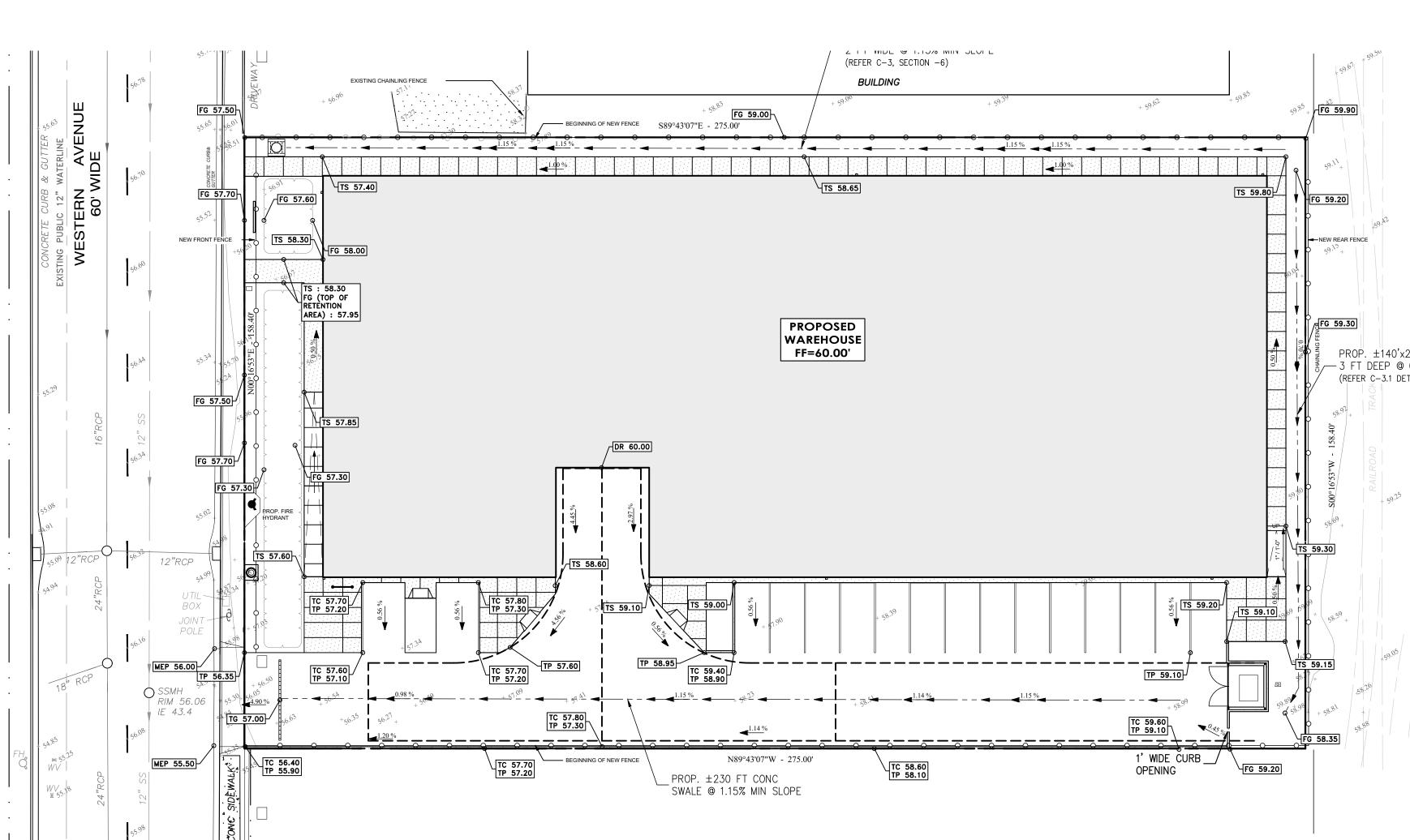
1/2" = 1'-0"

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TREE PLANTING







GRADING AND DRAINAGE NOTES (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS, DETAILS AND/OR SPECIFICATIONS)

- 1. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY ANO/OR CONFLICT IS FOUND. 2. CONTRACTOR/BUILDER SHALL FIELD-VERIFY EXISTING ELEVATIONS AND SET FINISH FLOOR (FF)
- ELEVATION AT LEAST 18 INCHES ABOVE THE BASE FLOOD ELEVATION, ACCORDING TO FEMA MAPS & TOPOGRAPHIC SURVEY DATA; 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE, NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET. NOTIFY ENGINEER IF FF ELEVATION IS DIFFERENT THAN THAT SHOWN ON PLAN.
- 3. PROPOSED FF ELEVATION IS MINIMUM. BUILDER MAY SET SLAB @ A HIGHER ELEVATION, BUT NOTIFY ENGINEER PRIOR TO SETTING FORM.
- 4. FINISHED GRADE ELEVATIONS @ SIDE & REAR PROPERTY LINES SHALL MATCH EXISTING GRADE ELEVATIONS U.O.N. 5. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE
- BUILDING AT A 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL U.O.N. 6. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A
- MINIMUM OF 2% AWAY FROM THE BUILDING U.O.N.
- 7. ON GRADED SITES, THE FOUNDATION SHALL EXTEND ABOVE THE GUTTER OR DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2% U.O.N. 8. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE
- SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. 9. A SLOPED SURFACE IS REQUIRED TO EFFECTIVELY DRAIN WATER AWAY FROM THE FOUNDATION
- WALLS, INCLUDING AREAS UNDER STEPS AND DECKS U.O.N.
- 10. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSE0 GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES. 11. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY
- DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. 12. RUNOFF FROM CONSTRUCTION SITE SHALL BE FILTERED SO AS TO PREVENT SAND, MUD AND DIRT
- OF ANY KIND FROM ENTERING PUBLIC STORM DRAINAGE SYSTEM. 13. THIS PROPOSED DRAINAGE SCHEME WILL NOT RESULT IN ANY STORMWATER RUNOFF ONTO
- ADJOINING PROPERTIES DURING A 2-YEAR STORM EVENT. 14. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION SO AS TO ENSURE THAT NO
- RUNOFF FROM CONSTRUCTION SITE TRAVERSES ADJOINING PROPERTIES AT ANYTIME.
- 15. SET STORM SEWER MANHOLE RIMS TO MATCH FINISH GRADE. 16. ALL EXCAVATED SOIL FROM FOUNDATIONS SHALL BE REMOVED FROM CONSTRUCTION SITE AND
- MAY NOT BE USED AS FILL DIRT, UNLESS SPECIFICALLY CALLED FOR IN FOUNDATION DRAWINGS. 17. CONSTRUCTION SITE IS TO BE MAINTAINED FREE OF ANY OPEN TRENCHES, PITS, HOLES, OR OTHER
- EXCAVATIONS THAT MAY HOLD WATER. 18. CONSTRUCT THE EMERGENCY SPILLWAY OR EARTH SWALE IN CUT OR STRUCTURALLY STABILIZED SOILS.

GENERAL NOTES (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS, DETAILS AND/OR SPECIFICATIONS)

- BETWEEN THESE DRAWINGS AND THE SITE (FIELD CONDITION), THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL THE ENGINEER HAS BEEN NOTIFIED AND PROCEED ONLY AFTER CLARIFICATION HAS BEEN MADE. 2. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITY LINES IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY THE THE FOLLOWING AGENCIES AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION: A. CALIFORNIA (CALIFORNIA 811)
- 3. PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR IS TO ACQUIRE ALL REQUIRED CONSTRUCTION PERMITS FROM APPROPRIATE AUTHORITIES. CONTRACTOR SHALL NOTIFY ALL AUTHORIZED INSPECTORS, SUPERINTENOENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITY LINES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK OR CONNECTING TO ANY EXISTING UTILITY LINES.
- 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY/ COUNTY STANDARDS, OSHA REGULATIONS AND THE STATE OF CALIFORNIA LAWS FOR ALL EXCAVATION.
- 6. IN ORDER TO MAINTAIN CLEAN STREETS AND PREVENT SITUATION OF DRAINAGE CHANNELS, PRACTICE SEDIMENT CONTROL DURING CONSTRUCTION. AS SOON AS EARTHWORK COMMENCES WHICH DESTROYS THE NATURAL VEGETATIVE COVER ON ANY PORTION OF A BUILDING TRACT, ONE OF TWO BASIC SEDIMENT CONTROL METHODS - HAY BALES OR FENCING - SHALL BE INSTALLED IN SUCH A WAY AS TO FILTER ALL STORM WATER RUNOFF FROM THE TRACT VIA SHEET FLOW, STORM SEWERS OR DRIVEWAYS. THE SEDIMENT CONTROL SYSTEM SHALL REMAIN IN PLACE IN GOOD
- REPAIR UNTIL ALL AREA OF THE TRACT ARE COVERED BY BUILDINGS, PAVING, OR PLANT MATERIALS. 7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF "AS-BUILT" PLANS FOR ALL WORK PERFORMED ON AND OFF SITE. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL
- DEVIATIONS OR VARIATIONS FROM ORIGINAL PLANS TO THE OWNER AND THE ENGINEER. 8. IF ADJACENT GRADE IS CHANGED FOR ANY REASON AROUND A FIRE HYDRANT, VALVE BOX, OR MANHOLE, CONTRACTOR
- MUST ADJUST THE ELEVATION OF THE FACILITY ACCORDINGLY. OVERHEAD LINES EXIST ON THE PROPERTY
- WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. CALIFORNIA LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.

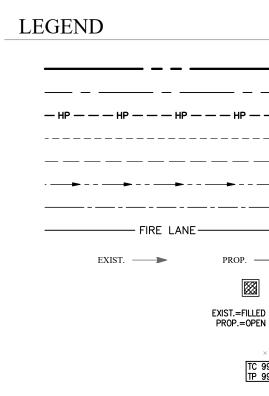
RIGHT-OF-WAY

- A. ANY DAMAGE TO EXISTING UTILITIES, ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OWNING/ OPERATING AUTHORITY, WITH MATERIAL EQUAL TO OR SUPERIOR TO EXISTING MATERIAL, AND WITH NO COST TO THE PUBLIC, ENGINEER. OR THE OWNER.
- B. ANY AREAS OF GRASS WITHIN THE RIGHT-OF-WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH EQUAL PRODUCTS WHICH MATCHES THE GRASS REMOVED.
- C. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
- D. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS AND TREES
- ALONG THE AREA OF EXCAVATION.

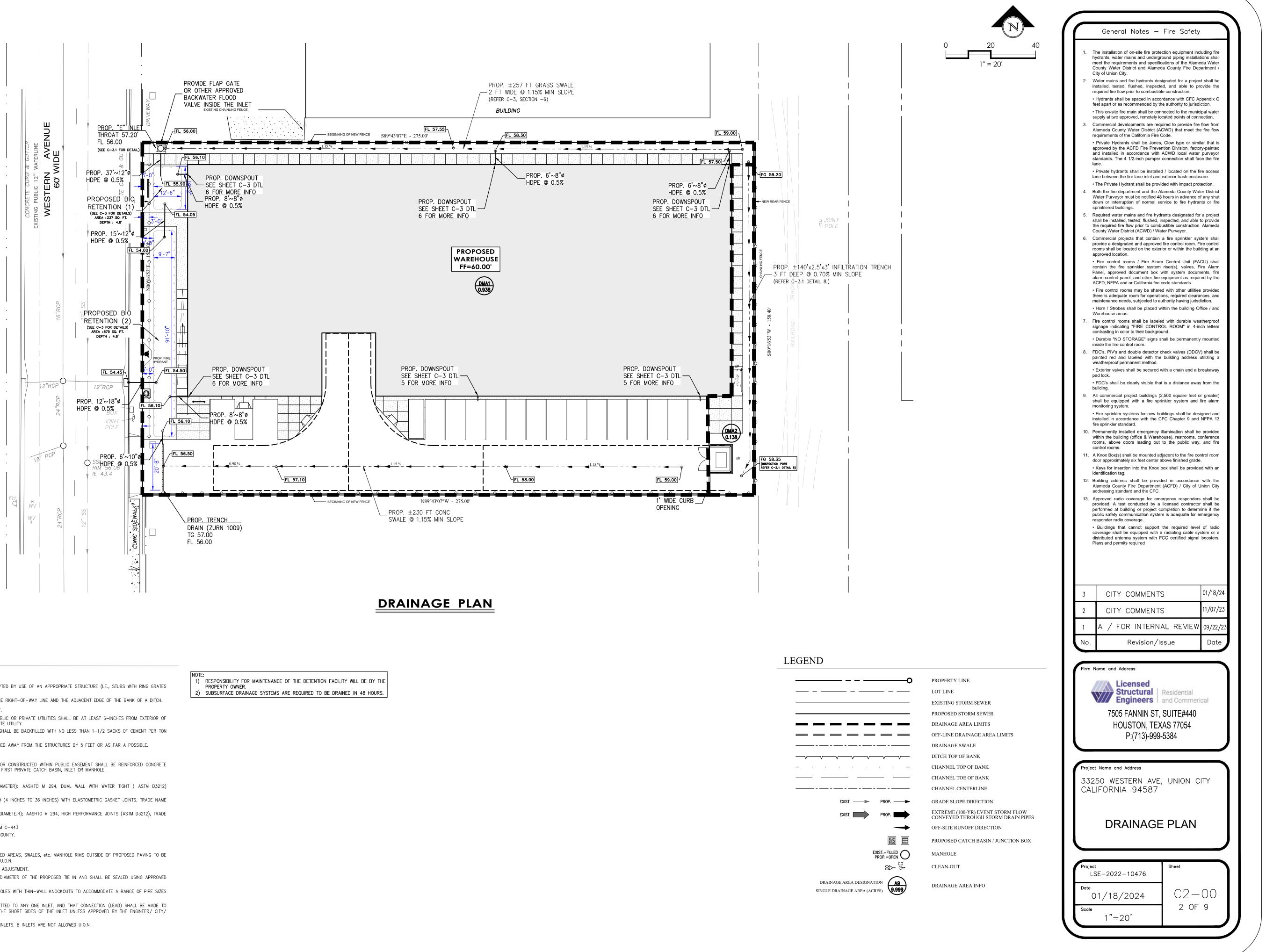
GRADING PLAN

1. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR A DISCREPANCY OR VARIATION

EXISTING / PROPPOSED
MATCH EXISTING PAVEMENT/CURB/GRADE
MAXIMUM DESIGN WATER SURFACE ELEVATION
ELEVATION @ FINISHED FLOOR SLAB
ELEVATION @ DOORWAY (OUTSIDE)
ELEVATION @ TOP OF SIDEWALK
ELEVATION @ TOP OF CURB
ELEVATION @ TOP OF PAVEMENT
ELEVATION @ FINISH GRADE
ELEVATION @ TOP OF GRATE
ELEVATION @ HIGH POINT
ELEVATION @ FLOW LINE
ELEVATION @ TOP/TOE OF BANK
ELEVATION @ GUTTER
ELEVATION @ TOP/BASE OF WALL
NOT FIELD VERIFIED
VERIFY IN FIELD
PRIVATE / PUBLIC
TEMPORARY BENCHMARK



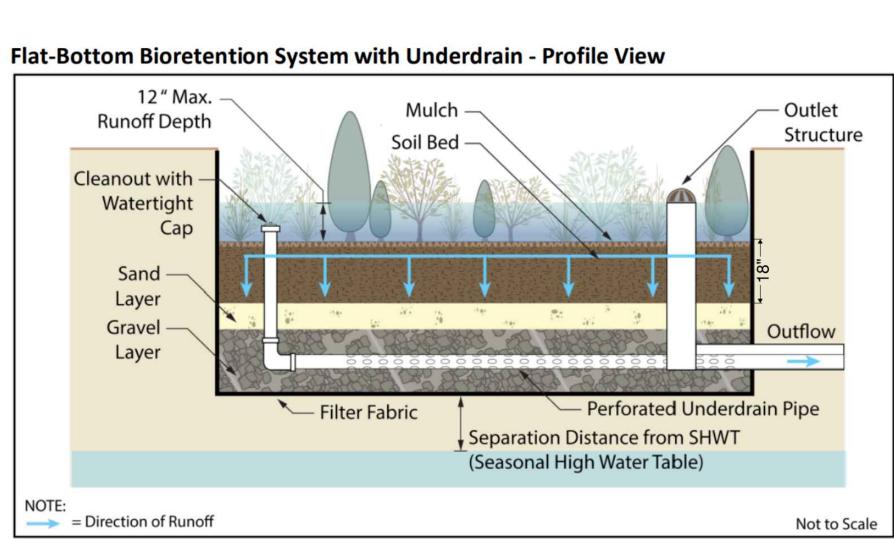
 The installation of on-site flag potentians and underground pairing the mediate management and geneticiantians of the A County Web DBM and Almenta County The Alment County The Distribution of the Alment, mean and the theorem and theorem and theorem and the theorem and theorem and the theorem	stallations shall dameda Water Department / project shall be to provide the C Appendix C urisdiction. Dunicipal water connection. The fire flow from et the fire flow from et the fire flow similar that is factory-painted water purveyor all face the fire the fire access inclosure. The protection. Water District for a project able to provide ction. Alameda r system shall m. Fire control e building at an (FACU) shall is, Fire Alarm pocuments, fire equired by the cuilities provided learances, and jurisdiction. Ing Office / and a weatherproof
 City of United City. Waler mains and fire hydrants designated for a printable control Life control Life	project shall be to provide the C Appendix C urisdiction. hunicipal water connection. a fire flow from et the fire flow similar that is factory-painted vater purveyor all face the fire the fire access inclosure. t protection. Water District nee of any shut ydrants or fire ed for a project able to provide ction. Alameda r system shall m. Fire control e building at an (FACU) shall so, Fire Alarm pocuments, fire equired by the illities provided learances, and jurisdiction. ng Office / and
 This ca-site file main shall be consolided to the file supply at two approved, removing located points of a county water patient (APWD) that is the location of the approved by the ACPD File Prevention Division, and installed in accordance with ACVD Dock in the approved by the ACPD File Prevention Division, and installed in accordance and the ACVD County of the ACVD Dock in the AcVD Dock AcVD Dock in the AcVD AcVD AcVD Dock in the AcVD Dock acVD Doc	a fire flow from et the fire flow similar that is factory-painted vater purveyor all face the fire the fire access inclosure. t protection. Twater District for a project able to provide ction. Alameda r system shall im. Fire control e building at an (FACU) shall is, Fire Alarm pocuments, fire equired by the cuilities provided learances, and jurisdiction. ing Office / and
 approved by the ACPD File Prevention Division. and installed in accordance with ACPU bocal we standards. The 4 124-nch pumper connection his lane. Private hydrants shall be installed if Accated on I lane between the file installed if Accated on I lane between the file installed if Accated on I lane between the file installed if Accated on I lane between the file installed if Accated on I lane. Both the file department and the Alameda County Water Purveyor must be notified 48 hours in advard down or interrupted on I normal service to I file th spirikkered buildings. Required water mains and file hydrants designate shall be installed, installed	factory-painted vater purveyor all face the fire the fire access inclosure. t protection. Water District nee of any shut ydrants or fire ed for a project able to provide ction. Alameda r system shall im. Fire control e building at an (FACU) shall is, Fire Alarm pocuments, fire equired by the illities provided learances, and jurisdiction. ing Office / and
 The Private Hydrant shall be provided with impact 20LE Both the fire department and the Alamedal County Water Purveyor muse be onided a bhox is nativation or interruption of normal service to fire the sprinketer doublings. Required water mains and fire hydrants designate sprinketer doubling, tested, flushed, inspected, and or the required fire flow prior to combustible construt County Water Purveyor. Commercial projects that contain a fire sprinketer double cleator, which experiments and the hydrants designate sprivate and experiment of the sprinketer double cleator, which experiments and the hydrants designate and approved bacetories of fire control to como shall be located on the exterior or within the approved baceton. Fire control rooms / Fire Alarm Control Unit contain the fire sprinket graduate com for operations, required d maintenance needs, subjected to authority having a cleator of a building of the contexport of a building of the equiphent at a standards Fire control rooms may be shared with ofther ut there is adequate room for operations, required or maintenance needs, subjected to authority having or classing in doubt to their background. Durable 'NO STORAGE' signs shall be paramating and the building waterboard out to their background. Durable 'NO STORAGE' signs shall be paramating and the building address waters. Fire control cortor check subjected to the cleator data and and megal dock. Fire Control approject buildings (2500 aquare for shall be installed in accordance with the CFC Chapter 9 fire sprinker systems for new youldings a paired and approved. 	t protection. Water District ince of any shut ydrants or fire ad for a project able to provide ction. Alameda r system shall im. Fire control building at an (FACU) shall es, Fire Alarm occuments, fire equired by the illities provided learances, and jurisdiction. ng Office / and a weatherproof
 INFILTRATION TRENCH INFILTRATION TRENCH SLOPE S. Required water mains and fire hydrants designate shall be installed the stead, husbected, and the required fire flow prior to combusible constru County Water District ACWD) Water Purveyor. G. Commercial project that contain a fire sprinkler system riser(s), valve Panel, approved focument to box with system do alarm control panel, and other fire equired with other ut there is adequate room for operations, required do alarm control panel, and other fire equivalent district down and be based with other ut there is adequate room for operations, required do maint fire fire control rooms shall be loaded with other ut there is adequate room for operations, required do maint control panel, and other fire equired. Fire control rooms shall be loaded with other ut there is adequate room for operations, required do maint fire fire control rooms shall be loaded with other ut there is adequate room for operations, required do maint fire fire control rooms. Fire control rooms shall be loaded with durable signage indicating "FIRE CONTROL ROOM" in contrasting in color to their background. Durable "NO STORAGE" signs shall be labeled with durable signage indicating "FIRE CONTROL ROOM" in contrasting in color to their background. Durable "NO STORAGE" signs shall be pareed with a chain an pad lock. FIDC's shall be clearly visible that is a distance building. All commercial project buildings (2,500 square firstall cok. FIC's shall be clearly visible that is a distance building. All commercial project buildings (2,500 square firstall or in accordance with the CC Chapter 9 fire sprinkler system for new buildings shall be equiped with a first system for monitoring system. 	able to provide ction. Alameda r system shall m. Fire control e building at an (FACU) shall es, Fire Alarm ocuments, fire equired by the illities provided learances, and jurisdiction. ng Office / and
 MIN SLOPE. provide a designated and approved fire control room oroms shall be located on the exterior or within the approved location. Fire control panel, and other fire sprinker system risers. Fire control panel, and other fire sprinker system risers. Fire control rooms may be shared with other ut there is adequate room for operations, required of maintenance needs, subjected to authority having) Horn / Strobes shall be placed within the buildir Warehouse areas. Fire control room. Fir	m. Fire control a building at an (FACU) shall is, Fire Alarm ocuments, fire equired by the illities provided learances, and jurisdiction. Ing Office / and weatherproof
 Panel, approved document box with system di alarm control panel, and other fire equipment as r ACFD, NFPA and or California fire code standards Fire control rooms may be shared with other ut there is adequate room for operations, required of maintenance needs, subjected to authority having i Horn / Strobes shall be placed within the buildir Warehouse areas. Fire control rooms shall be labeled with durable signage indicating "FIRE CONTROL ROOM" in contrasting in color to their background. Durable "NO STORAGE" signs shall be perman inside the fire control room. FDC's, PIV's and double detector check valves (C painted red and labeled with the building addriveatherpoof permanent method. Exterior valves shall be secured with a chain an pad lock. FDC's shall be clearly visible that is a distance building. All commercial project buildings (2,500 square for shall be clearly visible that is a contarior system. Fire sprinkler systems for new building shall be installed in a fire sprinkler system of monitoring system. 	ocuments, fire equired by the illities provided learances, and jurisdiction. ng Office / and
 Horn / Strobes shall be placed within the buildin Warehouse areas. Fire control rooms shall be labeled with durable signage indicating "FIRE CONTROL ROOM" in contrasting in color to their background. Durable "NO STORAGE" signs shall be perman inside the fire control room. FDC's, PIV's and duble detector check valves (D painted red and labeled with the building addre weatherproof permanent method. Exterior valves shall be secured with a chain and pad lock. FDC's shall be clearly visible that is a distance building. All commercial project buildings (2,500 square fe shall be equipped with a fire sprinkler system monitoring system. Fire sprinkler systems for new buildings shall be installed in accordance with the CFC Chapter 9 fire sprinkler standard. 	ng Office / and weatherproof
 Durable "NO STORAGE" signs shall be permaninside the fire control room. FDC's, PIV's and double detector check valves (D painted red and labeled with the building addreweatherproof permanent method. Exterior valves shall be secured with a chain and pad lock. FDC's shall be clearly visible that is a distance building. All commercial project buildings (2,500 square fer shall be equipped with a fire sprinkler system a monitoring system. Fire sprinkler systems for new buildings shall be installed in accordance with the CFC Chapter 9 fire sprinkler standard. 	
 Exterior valves shall be secured with a chain and pad lock. FDC's shall be clearly visible that is a distance building. 9. All commercial project buildings (2,500 square for shall be equipped with a fire sprinkler system a monitoring system. Fire sprinkler systems for new buildings shall be installed in accordance with the CFC Chapter 9 fire sprinkler standard. 	DCV) shall be
shall be equipped with a fire sprinkler system a monitoring system. • Fire sprinkler systems for new buildings shall be installed in accordance with the CFC Chapter 9 fire sprinkler standard.	away from the
	and fire alarm
 10. Permanently installed emergency illumination sha within the building (office & Warehouse), restroom rooms, above doors leading out to the public control rooms. 11. A Knox Box(s) shall be mounted adjacent to the fir 	ns, conference way, and fire re control room
 door approximately six feet center above finished g Keys for insertion into the Knox box shall be pridentification tag. 12. Building address shall be provided in accorda Alameda County Fire Department (ACFD) / City addressing standard and the CFC. 	ovided with an ance with the
 13. Approved radio coverage for emergency response provided. A test conducted by a licensed contre performed at building or project completion to de public safety communication system is adequate responder radio coverage. 	actor shall be etermine if the
Buildings that cannot support the required coverage shall be equipped with a radiating cabl distributed antenna system with FCC certified si Plans and permits required	e system or a
3. CITY COMMENTS	01/18/24
2 CITY COMMENTS 1 A / FOR INTERNAL REVIE	11/07/23 EW 09/22/23
No. Revision/Issue	Date



STORM SEWER SYSTEM NOTES (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS, DETAILS AND/OR SPECIFICATIONS)

- 1. PIPE CULVERTS SHALL CONFORM TO ASTM SPECIFICATION C-76, CLASS III, FOR R.P.C.
- 2. STORM WATER DISCHARGING FROM A DITCH INTO A STORM SEWER SYSTEM MUST BE INTERCEPTED BY USE OF AN APPROPRIATE STRUCTURE (I.E., STUBS WITH RING GRATES OR TYPE "E" MANHOLES).
- 3. A MINIMUM DISTANCE OF TWO FEET (2') SHALL BE ESTABLISHED AND MAINTAINED BETWEEN THE RIGHT-OF-WAY LINE AND THE ADJACENT EDGE OF THE BANK OF A DITCH.
- 4. MATCH CROWNS OF PIPE AT ANY SIZE CHANGE UNLESS SEVERE DEPTH CONSTRAINTS PROHIBIT.
- 5. MINIMUM VERTICAL CLEARANCE BETWEEN ANY STORM PIPE OR BOX AND OTHER CROSSING PUBLIC OR PRIVATE UTILITIES SHALL BE AT LEAST 6-INCHES FROM EXTERIOR OF THE STORM PIPE OR BOX TO THE EXTERIOR OF THE EXISTING OR PROPOSED PUBLIC OR PRIVATE UTILITY.
- 6. ALL STORM SEWERS UNDER OR WITHIN THREE (3) FT. OF PROPOSED OR FUTURE PAVEMENTS SHALL BE BACKFILLED WITH NO LESS THAN 1-1/2 SACKS OF CEMENT PER TON
- OF CEMENT STABILIZED SAND TO WITHIN ONE (1) FT. OF SUBGRADE.
- 7. ROOF DRAINS SHOULD PREFERABLY DISCHARGE TO STORM SEWER BY CLOSED PIPE OR EXTENDED AWAY FROM THE STRUCTURES BY 5 FEET OR AS FAR A POSSIBLE. <u>PIPE MATERIAL</u>
- A. STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT-OF-WAY OR CONSTRUCTED WITHIN PUBLIC EASEMENT SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS III, WITH O-RING JOINT PER ASTM C-443 AND SHALL EXTEND TO FIRST PRIVATE CATCH BASIN, INLET OR MANHOLE. B. ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED PER FOLLOWING CRITERIA:
- a. CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) (4 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL-TO-BELL COUPLER, TRADE NAME N-12 BY ADS OR EQUAL. b. POLYVINYL CHLORIDE (PVC) CORRUGATED PIPE WITH SMOOTH INTERIOR PER ASTM F 949 (4 INCHES TO 36 INCHES) WITH ELASTOMETRIC GASKET JOINTS. TRADE NAME
- A-2000 BY CONTECH OR ÉQUAL. c. STEEL REINFORCED HIGH-DENSITY POLYETHYLENE (HDPE) (24 INCHES TO 48 INCHES IN DIAMETE.R); AASHTO M 294, HIGH PERFORMANCE JOINTS (ASTM D3212), TRADE
- NAME DUROMAXX OR EQUAL. d. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS III WITH O-RING JOINTS PER ASTM C-443
- THE RESTRICTOR PIPE SHALL BE PVC OR OTHER MATERIAL ACCEPTABLE TO THE CITY / COUNTY.
- MANHOLES / INLETS / CATCH BASINS 1. ALL MANHOLE FRAMES AND COVERS ARE TO BE FLUSH WITH PROPOSED FINISHED WALKS, PAVED AREAS, SWALES, etc. MANHOLE RIMS OUTSIDE OF PROPOSED PAVING TO BE SET 3" TO 6" ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER GRADING OPERATIONS U.O.N.
- 2. ALL MANHOLES ARE TO BE CONSTRUCTED TO ALLOW FOR A MINIMUM OF 1 FOOT OF VERTICAL ADJUSTMENT. 3. CORED OR BLOCKED OUT PIPE OPENINGS MUST BE DESIGNED TO CLOSELY FIT THE OUTSIDE DIAMETER OF THE PROPOSED TIE IN AND SHALL BE SEALED USING APPROVED WATER STOP AND/OR GROUT.
- 4. ALL PRECAST MANHOLES AND INLETS BOXES MUST CONFORM TO ASTM C 913. PRECAST MANHOLES WITH THIN-WALL KNOCKOUTS TO ACCOMMODATE A RANGE OF PIPE SIZES WILL NOT BE ALLOWED IN THE RIGHT-OF-WAY.
- 5. FOR PRIVATE DEVELOPMENT WITH INTERNAL SITE DRAINAGE, ONLY ONE CONNECTION IS PERMITTED TO ANY ONE INLET, AND THAT CONNECTION (LEAD) SHALL BE MADE TO THE BACK OF THE INLET. CONNECTION SHALL NOT BE MADE TO THE FRONT FACE AND TO THE SHORT SIDES OF THE INLET UNLESS APPROVED BY THE ENGINEER/ CITY/ COUNTY.
- 6. FOR NEW CONNECTIONS TO CURBSIDE INLETS, EXISTING B INLETS SHALL BE ENLARGED TO BB INLETS. B INLETS ARE NOT ALLOWED U.O.N.
- 7. DO NOT USE "BEEHIVE" GRATE INLETS OR OTHER "SPECIALTY" INLETS.
- 8. DO NOT USE UNPROTECTED GRATE-TOP INLETS IN UNLINED ROADSIDE DITCH.

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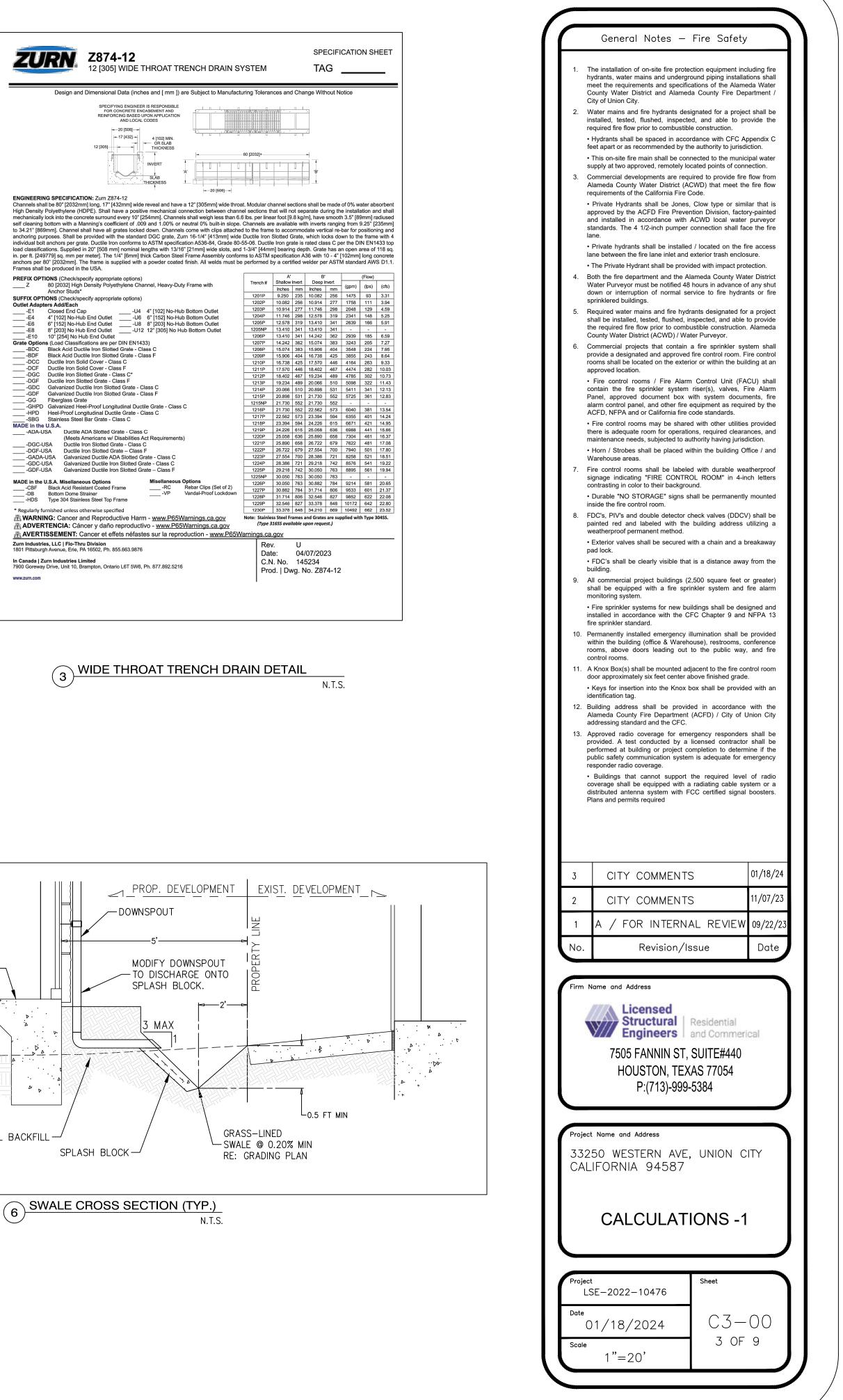
BIO RETENTION AREA DETAIL

N.T.S.

Trench Drain Calo	ulation	
	2222/	
Drainage Area (sqft) =	23294	0.54 ac
Concrete Co efficient =	0.95	
100 Y ear 60 miniutes rainfall (Inch) =	1.21	
[] (flow required) 1.21 x 0.95 x 0.23 =	0.62	cfs
Width provided=	12"	
Invert Depth provided=	9.25"	
Length provided=	10.082'	
cfs provided=	3.3/*3 = 9.93	cfs

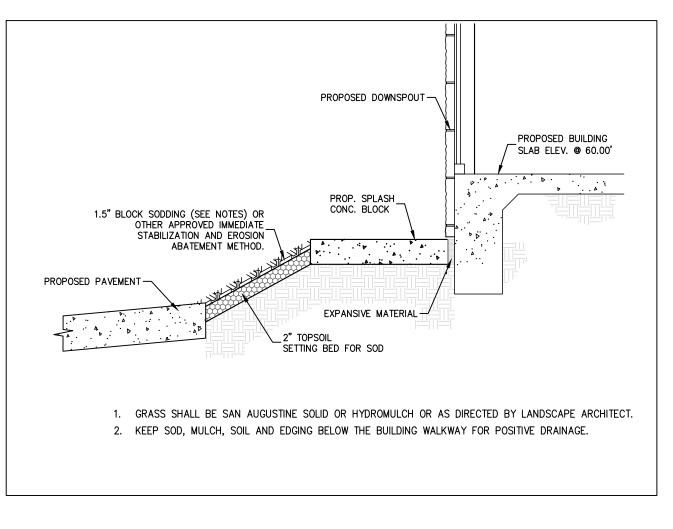
(4) TRENCH DRAIN CALCULATION N.T.S.

				Water	shed Area				
Total Area	of Tract:							1.0000	Acres
				Time of con	entration (T	c)			
Time of co	ncentration (Tc)	= 10 min							
				Rainfall I	ntensity (1)				
Intensity v	alues are deriv ed	from NDAA Ati	las 14						
	2-YR	5-YR	ID-YR	25-YR	50-YR	IDD-YR			
i	1.28	1.66	1.97	2.41	2.75	3.11			
	W	atershed Coet	licient (Г.) P	RF-DEVELOPM	NT (A) AN	n PAST-DEVELA	IPMENT AREA (A _{RI})		
									_
	(AI) + (C2 x A2)		/ΣA)				Coefficient Val. 🛙	Area	
	elopment Condition	AB:							
Grace							1.31	43.560	ef
					W eig	ghted Value of C	0.30 0.30	43,560 43,560	
						ghted Value of C A o			s.f
-Total	elopment Condition	п А _Р і :						43,560 1.0000	s.f] ac
-Total Post - Devi -Roof		п А _М :					0.30 1.00	43,560 1.0000 24,329	s.f]ac s.f
-Total Post - Dev -Roof -Concrete	& Asphalt	п А _Р г :					0.30 1.00 0.95	43,560 1.0000 24,329 14,150	s.f]ac s.f s.f
-Tatal Post - Devi -Raof -Concrete i -Asphalt dr	& Asphalt	n A _{Pl} :			[A B	0.30 1.00 0.95 0.30	43,560 1.0000 24,329 14,150 4,388	s.f]ac s.f s.f s.f
-Tatal Post - Devi -Raof -Concrete i -Asphalt dr	& Asphalt	п А _М :			[A a ghted Value of C	0.30 1.00 0.95	43,560 1.0000 24,329 14,150 4,388 42,867	s.f]ac s.f s.f s.f s.f
-Tatal Post - Devi -Roof -Concrete i -Asphalt dr	& Asphalt	п А _М :			[A B	0.30 1.00 0.95 0.30	43,560 1.0000 24,329 14,150 4,388	s.f]ac s.f s.f s.f
-Grass -Total Post - Dev. -Roof -Concrete -Asphalt dr -Total	& Asphalt	π A _M :		Peak I	[A a ghted Value of C	0.30 1.00 0.95 0.30	43,560 1.0000 24,329 14,150 4,388 42,867	s.f]ac s.f s.f s.f s.f
-Tatal Post - Dev -Roof -Concrete d -Asphalt dr	& Asphalt iv e				(Weig Cunoff (()	A B ghted Value of C A pr :	0.30 1.00 0.95 0.30	43,560 1.0000 24,329 14,150 4,388 42,867	s.f]ac s.f s.f s.f s.f
-Tatal Post - Devi -Raof -Concrete i -Asphalt dr	& Asphalt	1 2		Peak 1 	[A a ghted Value of C	0.30 1.00 0.95 0.30	43,560 1.0000 24,329 14,150 4,388 42,867	s.f]ac s.f s.f s.f s.f
-Tatal Post - Devi -Roof -Concrete i Asphalt dr -Tatal	& Asphalt iv e Interv al (Y ears)	2		25		A B ghted Value of C A pr : 100	0.30 1.00 0.95 0.30	43,560 1.0000 24,329 14,150 4,388 42,867	s.f]ac s.f s.f s.f s.f
-Tatal Post - Devi -Roof -Concrete d -Concrete d -Tatal	& Asphalt iv e Interv al (Y ears) CA v alue	2	1.0	25 [.	[Weig [Punotf (0) [50 [1.2]	A B ghted Value of C A pr : 100	0.30 1.00 0.95 0.30 0.91	43,560 1.0000 24,329 14,150 4,388 42,867	s.f]ac s.f s.f s.f] ac
-Tatal Post - Devi -Roof -Concrete d -Concrete d -Tatal	& Asphalt iv e Interv al (Y ears) CA v alue	2	1.0	25 1.1 (2.4.R) =	[W eig [[[[[] [] [] [] [] [] [] [] [] [] [A B ghted Value of C A pr : 100 1.25 X I 24 R X A B	0.30 1.00 0.95 0.30 0.91	43,560 1.0000 24,329 14,150 4,388 42,867 0.9841	s.f]ac s.f s.f s.f] ac
-Total Post - Devi -Roof -Concrete -Total -Total Pre - Devie	& Asphalt iv e Interv al (Y ears) CA value Nopment Condition	1 2 1.0 1(0 _{EXST}) :	1.0	25 1.1 (2.4.R) =	[W eig [[[[[] [] [] [] [] [] [] [] [] [] [A B ghted Value of C A pr : 100 1.25	0.30 1.00 0.95 0.30 0.91	43,560 1.0000 24,329 14,150 4,388 42,867 0.9841	s.f]ac s.f s.f s.f] ac
-Total Post - Devi -Roof -Concrete -Total -Total Pre - Devie	& Asphalt iv e Interv al (Y ears) CA v alue	1 2 1.0 1(0 _{EXST}) :	1.0	25]. [] [] (2-YR) = [] (100-YR) =	[W eig Cunoff (D) 50 (1.2 CA x C exst CA x C exst CA x C exst	A B ghted Value of C A pr : 100 1.25 X I 24 R X A B	0.30 1.00 0.95 0.30 0.9/	43,560 1.0000 24,329 14,150 4,388 42,867 0.9841	s.f]ac s.f s.f s.f ac ac cfs cfs

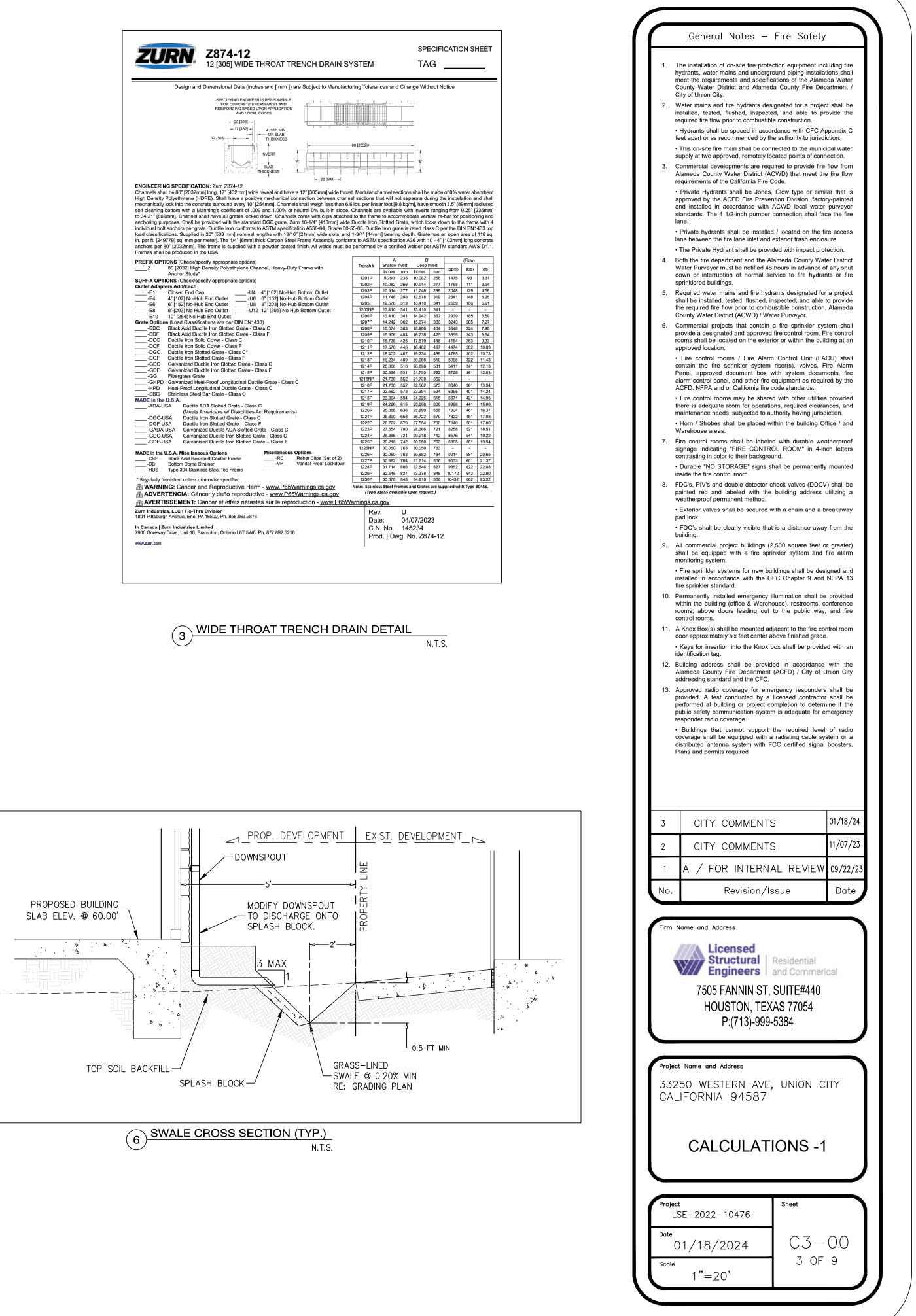


2 STORM RUN OFF CALCULATIONS N.T.S.

Pea



CROSS SECTION (5 N.T.S.



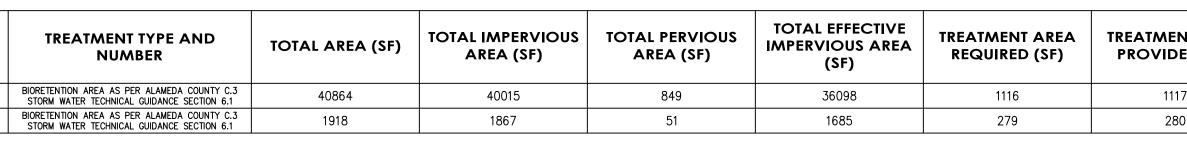
.0	Project Information					
	Project Name:	WESTERN AVENUE		The calculations pres	ented here are based on t	he 80% capture method of
	City application ID:				eatment measures provided	
	Site Address or APN:	4758017		are explained in Chap	echnical Guidance, v. 4.0.	The steps presented belo
4	Tract or Parcel Map No:			101 3, Section		
-5	Site Mean Annual Precip. (MAP) ¹	17.0	Inches			
		ation Map in Appendix D of the C.3	Technical Guidance t	o determine the MAI	P, in inches, for the site.	Click here for map
1-6	Applicable Rain Gauge ²	Oakland				
-		MAP is 16.4 inches or greater. Enter	"San Jose" if the site	MAP is less than 16	4 inches.	
			nt factor is automati		0.93	
	(The "Site Mean Annual Pr	recipitation (MAP)" is divided by the	-			
0	Calculate Percentage of Im	pervious Surface for Draina	ge Managemen	t Area (DMA)	1	
	Name of DMA:	DMA1		(2000)		
-			uufaca within the D			
-	For items 2-2 and 2-3, enter the ar	eas in square feet for each type of		and the second	-	
	Type of Surface	Area of surface type within DMA	Adjust Pervious	Effective		
		(Sq. Ft)	Surface	Impervious Area	-	
-2	Impervious surface	40,015	0.9	36,014		
-3	Pervious service	849	0.1	85		
	The lot of the lot of the	40,864				
	Total DMA Area (square feet) =	40,004				
4	iotai DMA Area (square jeet) =		pervious Area (EIA)	36,098	Square feet	
		Total Effective In	pervious Area (EIA)	36,098	Square feet	
	Calculate Unit Basin Storag	Total Effective In	pervious Area (EIA)	36,098	Square feet	
	Calculate Unit Basin Storag	Total Effective In				
	Calculate Unit Basin Storag	Total Effective In ge Volume in Inches	80 Percent Capture		downs	
	Calculate Unit Basin Storag	Total Effective In ge Volume in Inches	80 Percent Capture	Using 48-Hour Draw	downs Applicable Runoff	
	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport	Total Effective In se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35	80 Percent Capture	Using 48-Hour Draw rage Volume (in) for	rdowns Applicable Runoff 0 0.67	
	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge	Total Effective In se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in)	80 Percent Capture	Using 48-Hour Draw rage Volume (in) for	rdowns Applicable Runoff O	
.0	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport	Total Effective In ge Volume in Inches asin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4	80 Percent Capture Unit Basin Stor	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0	Applicable Runoff 0 0.67 0.56	
	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose	Total Effective In se Volume in Inches asin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4	80 Percent Capture Unit Basin Stor	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2:	Applicable Runoff 0 0.67 0.56 0.67	Inches
0	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose	Total Effective In ge Volume in Inches asin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4	80 Percent Capture Unit Basin Stor	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2:	Applicable Runoff 0 0.67 0.56 0.67	Inches
0	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose	Total Effective In se Volume in Inches asin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4	80 Percent Capture Unit Basin Stor it basin storage vol andscaping to effect	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area)	rdowns Applicable Runoff 0 0.67 0.56 0.67	
0	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is	Total Effective Im se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4 Un 1.00, due to the conversion of any la	80 Percent Capture Unit Basin Stor nit basin storage vol andscaping to effect Adjusted unit ba	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area)	rdowns Applicable Runoff 0 0.67 0.56 0.67 0.67	Inches
0	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is	Total Effective In se Volume in Inches asin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4	80 Percent Capture Unit Basin Stor nit basin storage vol andscaping to effect Adjusted unit ba	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area)	rdowns Applicable Runoff 0 0.67 0.56 0.67 0.67	
1	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is	Total Effective Im se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4 Un 1.00, due to the conversion of any la t basin storage volume is adjusted b	80 Percent Capture Unit Basin Stor nit basin storage vol andscaping to effect Adjusted unit ba by applying the MAP	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area)	rdowns Applicable Runoff 0 0 0.67 0.56 0.67 0.67 0.62	
•1 •2	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	Total Effective Im se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4 Un 1.00, due to the conversion of any la t basin storage volume is adjusted b	80 Percent Capture Unit Basin Stor nit basin storage vol andscaping to effect Adjusted unit ba by applying the MAP Required Capture Vo	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area) isin storage volume: adjustment factor.) lume (in cubic feet):	rdowns Applicable Runoff 0 0 0.67 0.56 0.67 0.62 1,867	Inches
0 1 2 3	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	Total Effective In se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4 Un 1.00, due to the conversion of any la t basin storage volume is adjusted b g volume [inches] is multiplied by th	80 Percent Capture Unit Basin Stor Init basin storage vol andscaping to effect Adjusted unit ba by applying the MAP Required Capture Vo e size of the DMA an	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area) isin storage volume: adjustment factor.) lume (in cubic feet): id converted to feet)	rdowns Applicable Runoff 0 0.67 0.56 0.67 0.62 1,867	Inches Cubic feet
•1 •2	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	Total Effective Im ce Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4 Un 1.00, due to the conversion of any lo t basin storage volume is adjusted b	80 Percent Capture Unit Basin Stor Init basin storage vol andscaping to effect Adjusted unit ba by applying the MAP Required Capture Vo e size of the DMA an	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area) isin storage volume: adjustment factor.) lume (in cubic feet): id converted to feet)	rdowns Applicable Runoff 0 0.67 0.56 0.67 0.62 1,867	Inches
0	Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni (The adjusted unit basin sizin	Total Effective In se Volume in Inches sin Storage Volumes (in inches) for Mean Annual Precipitation (in) 18.35 14.4 Un 1.00, due to the conversion of any la t basin storage volume is adjusted b g volume [inches] is multiplied by th	80 Percent Capture Unit Basin Stor Init basin storage vol andscaping to effect Adjusted unit ba by applying the MAP Required Capture Vo e size of the DMA an trench, enter the sur	Using 48-Hour Draw rage Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area) sin storage volume: adjustment factor.) fume (in cubic feet): ad converted to feet) face area available:	Applicable Runoff 0 0.67 0.56 0.67 0.67 0.67 1,867 1,116	Inches Cubic feet

1 BIO RETENETION AREA CALCULATION N.T.S.

1	Project Information					
1	Project Name:	WESTERN AVENUE			ented here are based on t	
2	City application ID:				eatment measures provided echnical Guidance, v. 4.0.	
-3	Site Address or APN:	4758017		are explained in Chap		the steps presented bei
4	Tract or Parcel Map No:					
5	Site Mean Annual Precip. (MAP) ¹	17.0	Inches			
	Refer to the Mean Annual Precipit	ation Map in Appendix D of the C.3	Technical Guidance to	o determine the MAR	P, in inches, for the site.	Click here for ma
6	Applicable Rain Gauge ²	Oakland				
	Enter "Oakland Airport" if the site	MAP is 16.4 inches or greater. Enter	r "San Jose" if the site	MAP is less than 16.	4 inches.	
		MAP adjustme	nt factor is automatic	cally calculated as:	0.93	
	(The "Site Mean Annual Pr	ecipitation (MAP)" is divided by the	MAP for the applica	ble rain gauge, show	vin in Table 5.2, below.)	
						1
0	Calculate Percentage of Im	pervious Surface for Draina	age Managemen	t Area (DMA)		1
1	Name of DMA:	DMA2				
	For items 2-2 and 2-3, enter the ar	eas in square feet for each type of	surface within the D	MA.		
Ī		Area of surface type within DMA	Adjust Pervious	Effective		
	Type of Surface	(Sq. Ft)	Surface	Impervious Area		
.2	Impervious surface	1,867	0.9	1,680		
- 1		51	0.1	5		
2			0.1	3		
3	Pervious service					
.3	Pervious service Total DMA Area (square feet) =					
		1,918 Total Effective In	npervious Area (EIA)	1,685	Square feet	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag	1,918 Total Effective In	npervious Area (EIA) r 80 Percent Capture	Using 48-Hour Draw	downs	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo	npervious Area (EIA) r 80 Percent Capture	Using 48-Hour Draw age Volume (in) for	downs Applicable Runoff	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in)	npervious Area (EIA) r 80 Percent Capture	Using 48-Hour Draw	downs Applicable Runoff 0	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba	1,918 Total Effective In se Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35	npervious Area (EIA) r 80 Percent Capture	Using 48-Hour Draw age Volume (in) for	downs Applicable Runoff	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in)	npervious Area (EIA) r 80 Percent Capture	Using 48-Hour Draw age Volume (in) for	downs Applicable Runoff 0 0.67	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4	npervious Area (EIA) r 80 Percent Capture	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0	downs Applicable Runoff 0 0.67 0.56	Inches
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2:	downs Applicable Runoff 0 0.67 0.56	Inches
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose	1,918 Total Effective In se Volume in Inches sin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Init basin storage volu	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area)	downs Applicable Runoff 0 0.67 0.56 0.67	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is	1,918 Total Effective In se Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Init basin storage volu landscaping to effection Adjusted unit ba	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area) sin storage volume:	downs Applicable Runoff 0 0.67 0.56 0.67	Inches
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is	1,918 Total Effective In se Volume in Inches sin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Init basin storage volu landscaping to effection Adjusted unit ba	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ive impervious area) sin storage volume:	downs Applicable Runoff 0 0.67 0.56 0.67	
4 .0 (-1 -2	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is	1,918 Total Effective In se Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted I	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Init basin storage volu landscaping to effection Adjusted unit ba	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.)	downs Applicable Runoff 0 0.67 0.56 0.67 0.67 0.62	Inches
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	1,918 Total Effective In se Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted I	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Init basin storage volu landscaping to effect Adjusted unit ba by applying the MAP Required Capture Vol	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet):	downs Applicable Runoff 0 0.67 0.56 0.67 0.67 0.62	
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	1,918 Total Effective In se Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted in	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Init basin storage volu landscaping to effection Adjusted unit ba by applying the MAP Required Capture Volu	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet):	downs Applicable Runoff 0 0.67 0.56 0.67 0.67 0.62	Inches
4 .0 (.1 .2 .3	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	1,918 Total Effective In se Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted in	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Unit basin storage volu landscaping to effecti Adjusted unit ba by applying the MAP Required Capture Volu the size of the DMA an	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet): d converted to feet)	downs Applicable Runoff 0 0.67 0.56 0.67 0.62 87	Inches
4 0 0 -1 -2 -3	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted I g volume [inches] is multiplied by th	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Unit basin storage volu landscaping to effecti Adjusted unit ba by applying the MAP Required Capture Volu the size of the DMA an	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet): d converted to feet)	downs Applicable Runoff 0 0.67 0.56 0.67 0.62 87	Inches Cubic feet
4 .0 (-1 -2 -3	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni (The adjusted unit basin sizin	1,918 Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted I g volume [inches] is multiplied by th	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Unit Basin Storage volu landscaping to effection Adjusted unit ba by applying the MAP Required Capture Volu he size of the DMA an trench, enter the sur	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet): d converted to feet) face area available:	downs Applicable Runoff 0 0.67 0.56 0.67 0.62 87 280	Inches Cubic feet
4 .0 (-1 -2 -3	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni (The adjusted unit basin sizin	1,918 Total Effective In Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted I g volume [inches] is multiplied by th To size an infiltration Guired depth of infiltration trench, (Assumes 35% void space	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Unit Basin Storage volu- andscaping to effection Adjusted unit ba by applying the MAP Required Capture Volu- the size of the DMA and trench, enter the surg given the surface area in rectangular trench	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet): d converted to feet) face area available: a available (in 3-4): with vertical sides.)	downs Applicable Runoff 0 0.67 0.56 0.67 0.62 87 280	Inches Cubic feet Square feet
4	Total DMA Area (square feet) = Calculate Unit Basin Storag Table 5-2: Unit Ba Applicable Rain Gauge Oakland Airport San Jose (The coefficient for this method is (The uni (The adjusted unit basin sizin	1,918 Total Effective In Total Effective In ge Volume in Inches asin Storage Volumes (in inches) fo Mean Annual Precipitation (in) 18.35 14.4 U 1.00, due to the conversion of any I t basin storage volume is adjusted I g volume [inches] is multiplied by th To size an infiltration quired depth of infiltration trench,	npervious Area (EIA) r 80 Percent Capture Unit Basin Stor Unit Basin Storage volu- andscaping to effection Adjusted unit ba by applying the MAP Required Capture Volu- the size of the DMA and trench, enter the surg given the surface area in rectangular trench	Using 48-Hour Draw age Volume (in) for Coefficient of 1.0 ume from Table 5.2: ve impervious area) sin storage volume: adjustment factor.) lume (in cubic feet): d converted to feet) face area available: a available (in 3-4): with vertical sides.)	downs Applicable Runoff 0 0.67 0.56 0.67 0.62 87 280	Inches Cubic feet Square feet

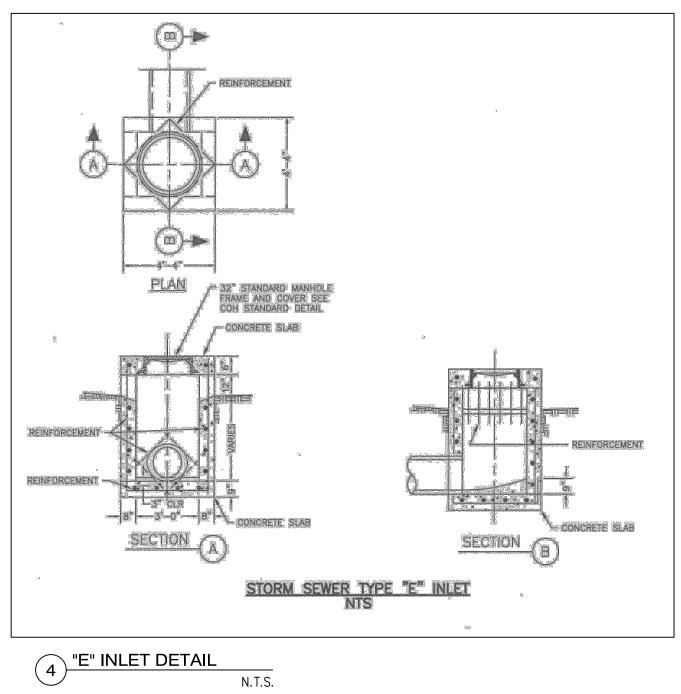
AREA ID

DMA1 DMA2

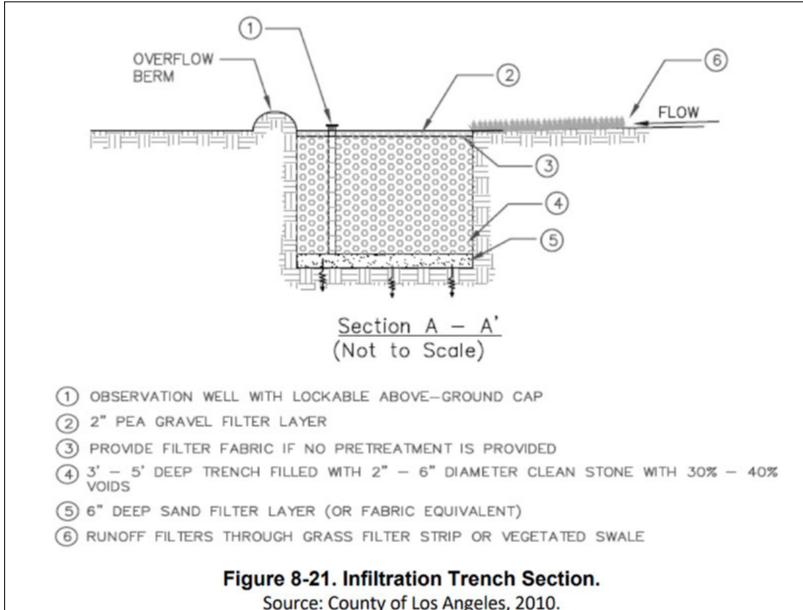


BIO RETENTION AREA INFORMATION TABLE

3 BIO RETENETION AREA INFORMATION TABLE N.T.S.





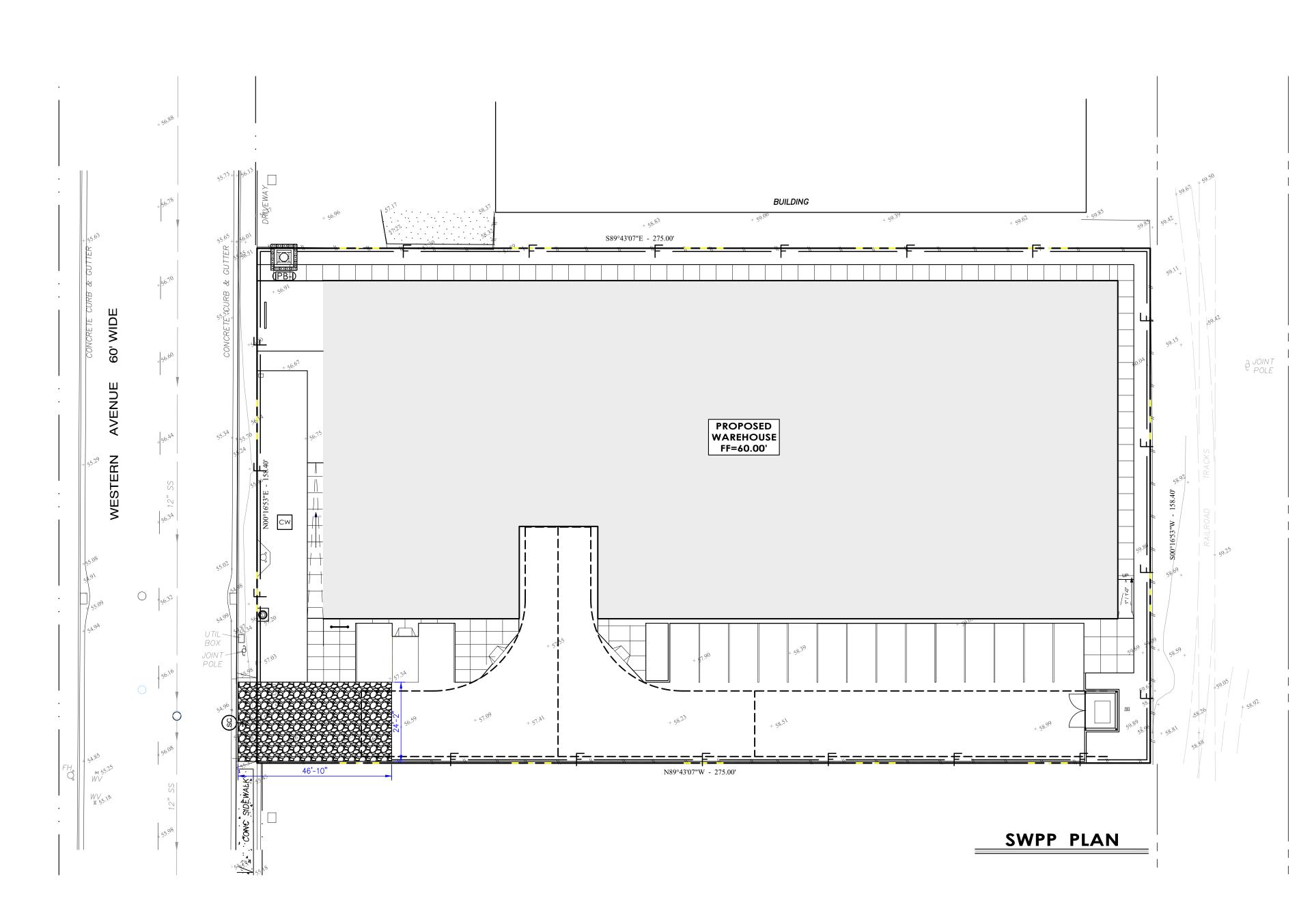




Source: County of Los Angeles, 2010.

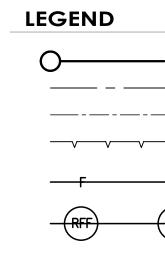
NT AREA DED (SF)	TREATMENT DEPTH REQUIRED (Ft)	TREATMENT AREA PROVIDED (FT
17	4.78	4.80
30	0.89	3.00

<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>		General Notes — Fire Safety					
<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	h n	ydrants, water mains and underground piping installat neet the requirements and specifications of the Alame	ions shall da Water				
<text><list-item></list-item></text>	C 2. V ii r	City of Union City. Vater mains and fire hydrants designated for a projec istalled, tested, flushed, inspected, and able to pro equired fire flow prior to combustible construction.	t shall be ovide the				
<text></text>	f • s 3. (eet apart or as recommended by the authority to jurisdic This on-site fire main shall be connected to the munici upply at two approved, remotely located points of conn commercial developments are required to provide fire	tion. pal water ection. flow from				
<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	r • a s	equirements of the California Fire Code. Private Hydrants shall be Jones, Clow type or simil pproved by the ACFD Fire Prevention Division, factor ind installed in accordance with ACWD local water tandards. The 4 1/2-inch pumper connection shall fac	ar that is y-painted purveyor				
<text><list-item></list-item></text>	• : •	Private hydrants shall be installed / located on the fir ane between the fire lane inlet and exterior trash enclos The Private Hydrant shall be provided with impact prot	ure. ection.				
<text></text>	V c s 5. F	Vater Purveyor must be notified 48 hours in advance of own or interruption of normal service to fire hydran prinklered buildings. Required water mains and fire hydrants designated for	any shut ts or fire a project				
<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	t C 6. C	the required fire flow prior to combustible construction. Alameda County Water District (ACWD) / Water Purveyor.6. Commercial projects that contain a fire sprinkler system shall provide a designated and approved fire control room. Fire control					
<text><list-item></list-item></text>	a • C	pproved location. Fire control rooms / Fire Alarm Control Unit (FAC ontain the fire sprinkler system riser(s), valves, Fi anel, approved document box with system docum	CU) shall re Alarm ents, fire				
<list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item>	• t n	Fire control rooms may be shared with other utilities here is adequate room for operations, required clearar haintenance needs, subjected to authority having jurisd	nces, and oction.				
<list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item>	V 7. F s	Varehouse areas. ire control rooms shall be labeled with durable wea ignage indicating "FIRE CONTROL ROOM" in 4-ind ontrasting in color to their background.	therproof ch letters				
9. All commercial project buildings (2.50) square feet or greater) insulting system. 9. All commercial project buildings (2.50) square feet or greater) insulting system. 9. The sprinkler systems for new buildings shall be designed and fire sprinkler systems for new buildings shall be designed and the sprinkler system and fire alarm insuber doors leading out to the public way, and fire contro doors. Above doors leading out to the public way, and fire contro doors. 9. The sprinkler systems for new buildings that be provided with an insuber doors above doors leading out to the public way, and fire contro doors. 10. A fore for serie in into the Knox box shall be provided with an insuber doors shall be provided in accordance with the defermine fire factor. 10. Approved radic overage for emergency responders shall be provided and the CEC. 10. Approved radic overage for emergency responders shall be provided and the CEC. 10. Approved radic overage with a radialization of adversing shall be determine fire factor. 11. A / FOR INTERNAL REVIEW 09/22/23 No Date The residential ageno booster. Fire new ond adverses Disponse for emergency responders shall be provided with a radial colspan="2">Commergence adverses Optimize shall be quipoped with a radial colspan= booster. A CITY COMMENTS 11.07/23 1 A / FOR INTERNAL REVIEW 09/22/23 No Cont Net State Stat	ii 8. F V V P	nside the fire control room. DC's, PIV's and double detector check valves (DDCV ainted red and labeled with the building address u veatherproof permanent method. Exterior valves shall be secured with a chain and a bu ad lock.) shall be tilizing a reakaway				
Installed in accordance with the CFC Chapter 9 and NFPA 13 free sprivated 11 Reversitive stated at a Warchouse's restooms, conformer accordance with the building office & Warchouse's restooms, conformer accordance with the building office & Warchouse's shall be provided with an incomer approximately six feet center above finished grade. 12 Building address shall be provided in accordance with the Addressing standard and the CFC. 13 Cutry address shall be provided in accordance with the Addressing standard and the CFC. 14 Approved radio coverage for emergency responders shall be previded states and system is address that the CFC. 15 Provided A best conducted by a licensed contractor shall be provided in accordance with the Addressing standard and the CFC. 15 Provided A best conducted by a licensed contractor shall be provided in accordance with the CFC. 16 A / FOR INTERNAL REVIEW 09/22/23 17 A / FOR INTERNAL REVIEW 09/22/23 18 A / FOR INTERNAL REVIEW 09/22/23 19 Revision/Issue Date Firm wome and Address Residential and Commercical and	9. / s n	uilding. Il commercial project buildings (2,500 square feet of hall be equipped with a fire sprinkler system and f nonitoring system.	[·] greater) ire alarm				
1. A Knox Box(s) shall be mounted adjacent to the fire control room 0. exprovementally six feet center above finished grade. 1. Building others shall be provided in accordance with the Admeda County Fire Department (ACFD) / City of Union City admediates shall be provided. A test conducted by a licensed contractor shall be provided. The prove test conducted by a licensed contractor shall be provided. A test conducted by a licensed contractor shall be provided. A test conducted by conducted by a licensed contractor shall be provided. The prove test conducted by a licensed contractor shall be provided. The provided by a licensed contractor shall be provided. A test conducted by a licensed contractor shall be provided.	ii f 10. F v r	 monitoring system. Fire sprinkler systems for new buildings shall be designed and installed in accordance with the CFC Chapter 9 and NFPA 13 fire sprinkler standard. Permanently installed emergency illumination shall be provided within the building (office & Warehouse), restrooms, conference rooms, above doors leading out to the public way, and fire 					
Admesia Courty Fire Department (ACFD) / City of Union City addressing standard and the CFC. 13. Approved radio coverage for emergency responders shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. 14. Buildings that cannot support the required level of radio adistributed antenna system with FCC certified signal boosters. 15. Buildings that cannot support the required level of radio adistributed antenna system with FCC certified signal boosters. 16. CITY COMMENTS 11/07/23 1 A / FOR INTERNAL REVIEW 09/22/23 No. Revision/Issue Date Firm Name and Address Firm Name and Address Firm Signature and Address 17. Stop FANNIN ST, SUITE#440 HOUSTON, TEXAS 77054 P:(713)-999-5384 Project Name and Address CALIFORNIA 94587 CALIFORNIA 94587 CALIFORNIA 94587 Project Name and Address Project Name and Address Project Name and Address CALIFORNIA 94587 Date 01/18/2024 Stop 5 PANNIN ST, SUITE#440 CJ_0 1/18/2024 Stop 5 PANNIN ST, SUITE#440 CJ_0 1/18/2024	11. A c	 control rooms. 11. A Knox Box(s) shall be mounted adjacent to the fire control room door approximately six feet center above finished grade. Keys for insertion into the Knox box shall be provided with an identification tag. 12. Building address shall be provided in accordance with the Alameda County Fire Department (ACFD) / City of Union City addressing standard and the CFC. 13. Approved radio coverage for emergency responders shall be 					
public safety communication system is adequate for emergency. . Buildings that earnot support the required level of radio coverage shall be equipped with a radiating cable system or a distributed antenna system with FCC certified signal boosters. Plans and permits required 3. CITY COMMENTS 1 A / FOR INTERNAL REVIEW 09/22/23 No. Revision/Issue 0 Revision/Issue Frm Nome and Address 2. Structure Communication Structure Structure Voice Name and Address 3.3. CITY COMMENTS 3.5. CITY COMMENTS 1 A / FOR INTERNAL REVIEW 09/22/23 No. Revision/Issue Date Frem varie and Address Residential Composition Structure Structure Supposition Structure Residential Composition Structure Residential Composition Structure Composition Structure Residential Composition Structure Supposition Structure Residential Composition Structure Residential Composition Structure Supposition Structure Residential Composition Structure Residential Residential Composition Structure Residential Residential Composition Structure Residential	4 a 13. 4 P						
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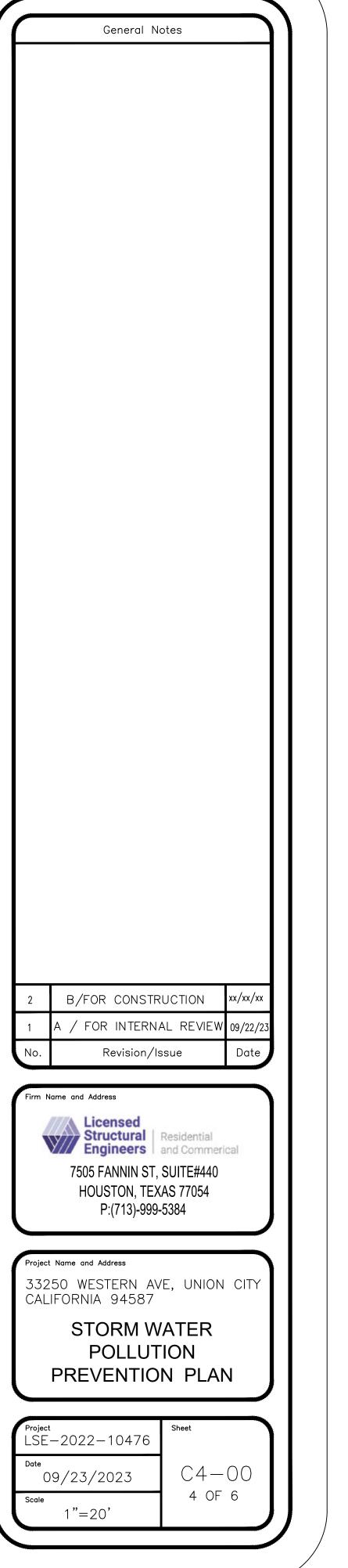
GENERAL CONSTRUCTION SWPP NOTES (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS, DETAILS AND/OR SPECIFICATIONS)

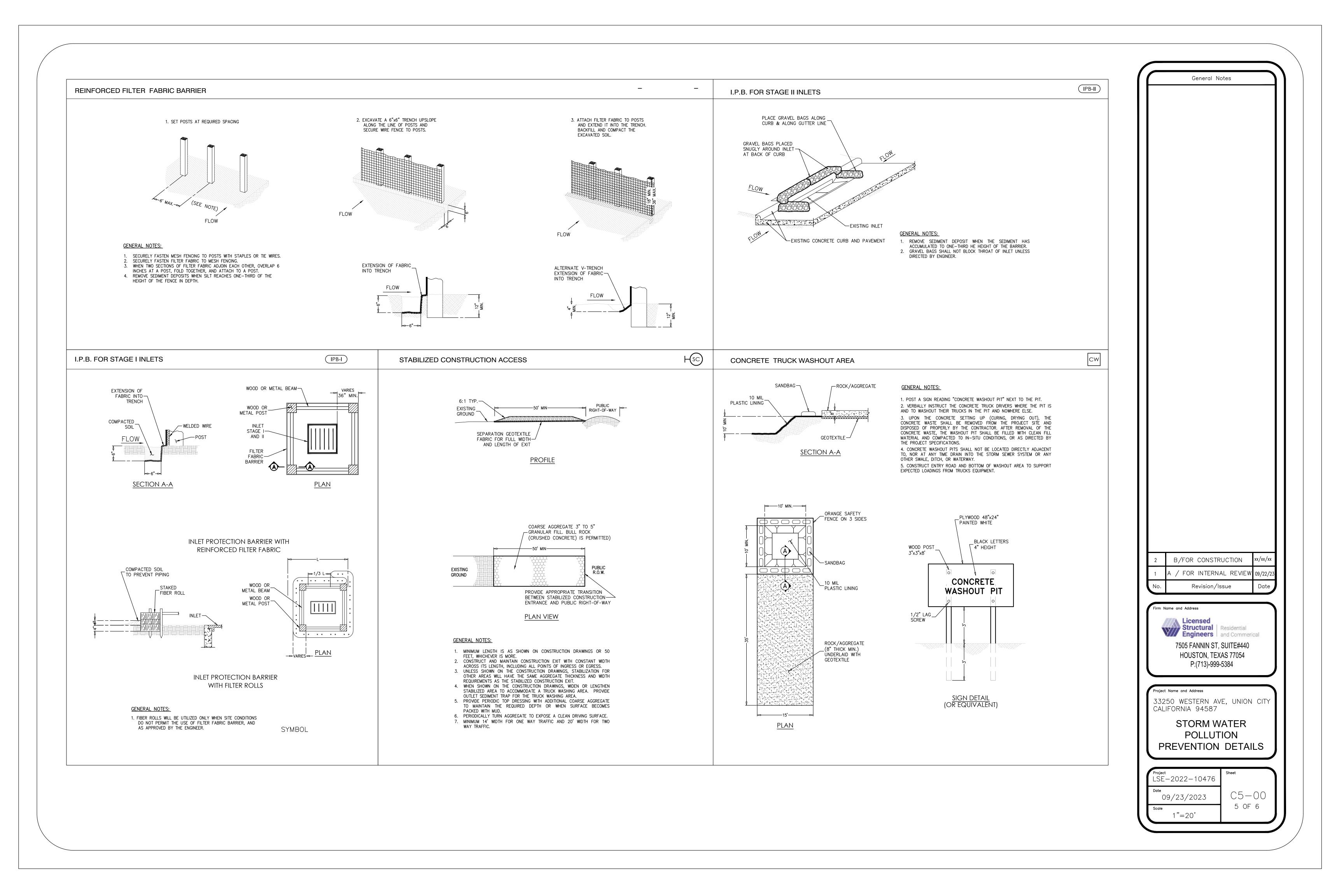
- EROSION CONTROL DEVICES AS SHOWN ON THE SWPPP FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
 ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. CHANGES ARE TO BE REVIEWED BY THE DESIGN ENGINEER AND THE STORM WATER INSPECTOR PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPP) PLANS TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
 DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE
- QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCAVATED AREA. 5. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FORM THE EXCAVATED AREA.
- 6. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
- 7. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
 DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
- 8. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.
- A DOUBLE ROW REINFORCED SILT FENCING SHALL BE PLACED ALONG DETENTION POND SIDE AND AROUND THE VEGETATIVE BUFFERS AND WETLAND AREA.
 IF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS APPROVED CANNOT APPROPRIATELY CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE SWPPP IS REQUIRED TO BE REVISED AND ANY CHANGES REPORTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), WHEN APPLICABLE.
- 11. CONTRACTOR WILL SWEEP STREETS AND CURB LINES ONCE A DAY UNTIL ALL CONCRETE/PAVING IS IN PLACE. ALL MATERIAL SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MATTER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 DUST SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 14. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS.
 CONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- IF SOIL STOCKPILING IS EMPLOYED ON THIS SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

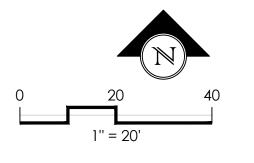


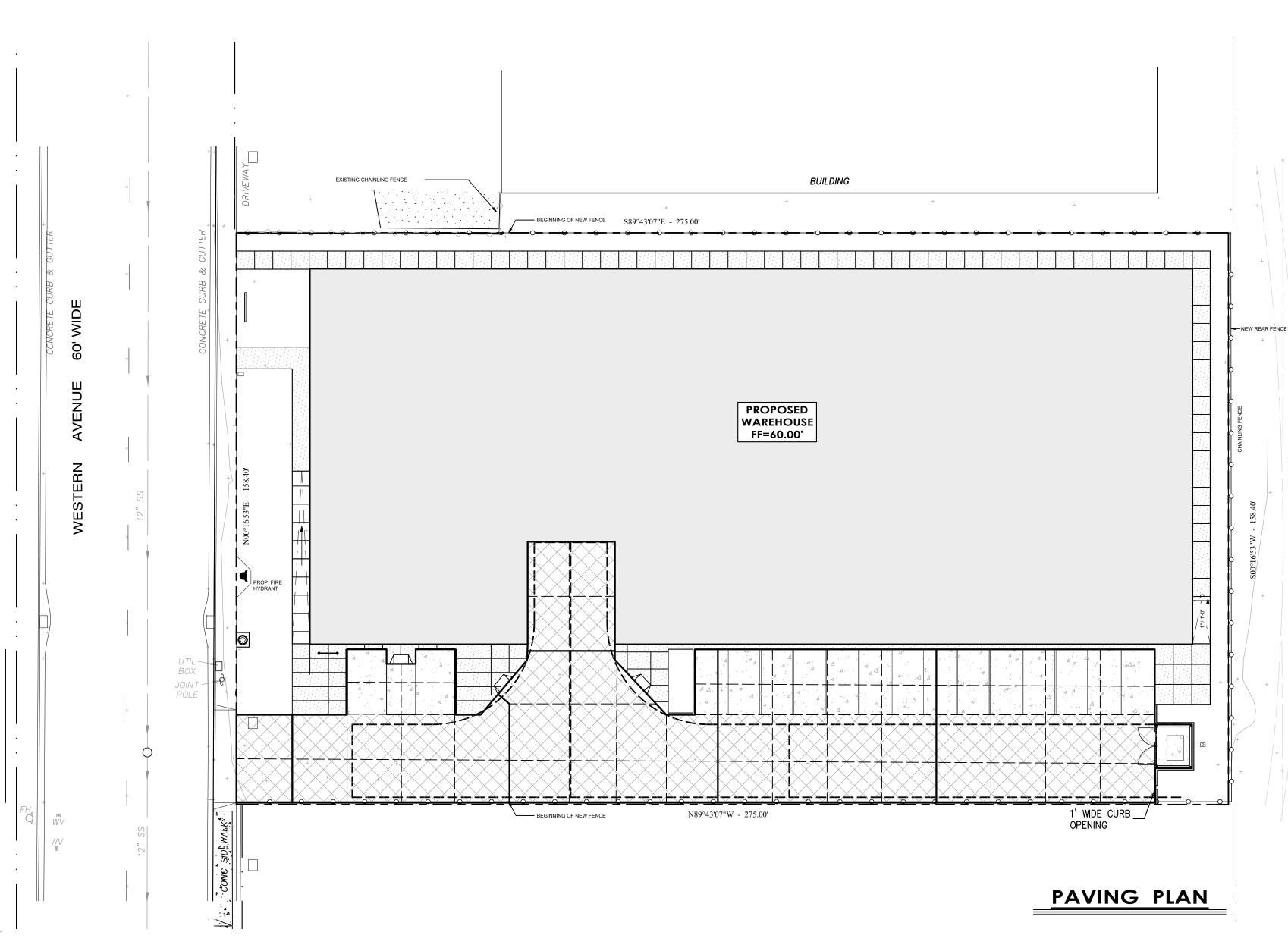
20	40
1'' = 20'	

·C	PROPERTY LINE
	LOT LINE
	DRAINAGE SWALE
-vvvv	DITCH TOP OF BANK
-FF	FILTER FABRIC BARRIER
RFF RFF	REINFORCED FILTER FABRIC BARRIER
	CATCH BASIN / JUNCTION BOX
	CATCH BASIN PROTECTION BARRIER
(IPB-I)	INLET PROTECTION BARRIER FOR STAGE I
(IPB-II)	INLET PROTECTION BARRIER FOR STAGE II
HSC	STABILIZED CONSTRUCTION ACCESS
	ROCK FILTER DAM
CW	CONCRETE TRUCK WASHOUT AREA









GENERAL PAVING NOTES

(THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN GEOTECHNICAL REPORT, DETAILS AND/OR SPECIFICATIONS.) 1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PROVIDED BY THE OWNER SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF

- INSTALLATION: • TITLE: SOIL AND FOUNDATION INVESTIGATION PROPOSED COMMERCIAL BUILDING
 - WESTERN AVE UNION CITY, CA 94550 • PREPARED BY: AMERICAN SOIL TESTING & ENGINEERING
 - JOB NO: PROJECT NO. 22-9194-S
 - DATE: JUNE 2022
- 2. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AS SHOWN ON THE PLANS.
- 3. THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I.
- (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE AS WELL AS LOCAL STANDARDS. 4. GOOD DRAINAGE SHOULD REDUCE THE POSSIBILITY OF THE SUBGRADE MATERIALS BECOMING SATURATED
- DURING THE NORMAL SERVICE PERIOD OF THE PAVEMENT.
- 5. ANY DAMAGED PAVING, CURBS ANO/OR SIDEWALK WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- 6. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR IN NO CASE SHALL:
 - A. HANDICAP RAMP SLOPES EXCEED I VERTICAL TO 12 HORIZONTAL. B. SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT.
 - C. LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT.
 - CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVEMENT CONSTRUCTION IF ANY SLOPES EXCEED THE ABOVE LIMITS.

PAVEMENT JOINTS

- 1. SUGGESTED LONGITUDINAL AND TRANSVERSE JOINT SPACING FOR CONCRETE PAVING IS 15-FEET.
- 2. THE EXPANSION JOINT SPACING (IF USED) IS APPROXIMATELY 60-FEET. 3. ALL JOINTS SHALL BE SEALED PER CITY/COUNTY SPECIFICATIONS. ALL JOINTS SHALL EXTEND THROUGH THE
- CURB.
- 4. NO SAWCUT OR CONSTRUCTION JOINTS IN VALLEY OR WITHIN 3-FEET OF AN INLET FRAME. 5. PLACE TRANSVERSE CONSTRUCTION JOINT WHEREVER CONCRETE PLACEMENT MUST BE STOPPED FOR MORE
- THAN 30 MINUTES. 6. INTENTIONAL STOPPAGE OF THE PLACING OF CONCRETE SHALL BE AT EITHER AN EXPANSION JOINT OR AT A
- WEAKENED PLANE JOINT. CONSTRUCTION JOINTS SHALL BE TOOLED TO A SUFFICIENT WIDTH AND DEPTH IN ORDER TO RECEIVE JOINT SEALANT MATERIAL.
- 7. FOR PAVEMENT SLABS WIDER THAN 28-FEET PROVIDE A LONGITUDINAL SAWED JOINT U.N.O. 8. LAY OUT JOINTS TO FORM SQUARE PANELS. IF NOT PRACTICAL, RECTANGLE PANELS CAN BE USED AS LONG AS THE LONGER SIDE DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT SIDE.
- 10. DO NOT DISCHARGE CONCRETE FROM THE MIXER DIRECTLY ON TOP OF OR ON THE SIDES OF THE EXPANSION JOINT ASSEMBLIES.
- 11. WHEN JOINT SPACING ARE NOT DETERMINED, SPACING SHOULD NOT EXCEED 2 TO 2.5 TIMES THE SLAB OR PAVEMENT THICKNESS IN FEET.
- RECOMMENDED SPACING: •• THICKNESS 4" ==> SPACING 8'-12'
- •• THICKNESS 5" ==> SPACING 10'-12'
- •• THICKNESS 6" ==> SPACING 12'-15' •• THICKNESS 7" ==> SPACING 14'-15'
- •• THICKNESS 8"+ ==> SPACING 15'

PAVING

THE TRAFFIC LIKELY TO USE THE PAVEMENT WILL GENERALLY CONSIST OF LIGHT TRUCK TRAFFIC FOR MAIN DRIVES AND HEAVY DUTY (DRIVES) PAVEMENTS TO ACCOMMODATE OCCASIONAL HEAVIER LOADINGS DUE TO FIRE TRUCKS AND DELIVERY VEHICLES. THE RECOMMENDED PAVEMENT SECTIONS PROVIDED ABOVE ARE CONSIDERED THE MINIMUM NECESSARY TO PROVIDE SATISFACTORY PERFORMANCE BASED ON THE PROVIDED TRAFFIC LOADING. IN SOME CASES, JURISDICTIONAL MINIMUM STANDARDS FOR PAVEMENT SECTION CONSTRUCTION MAY EXCEED THOSE PROVIDED BELOW. PAVEMENT SUBGRADE

EXISTING FILL SOILS WERE ENCOUNTERED TO A DEPTH OF ABOUT 2 FEET BELOW THE EXISTING SITE GRADES WITHIN PORTIONS OF THE PROJECT SITE. THE DEGREE OF COMPACTION MUST BE CAREFULLY EVALUATED DURING THE CONSTRUCTION. PROPOSED PAVED AREAS SHOULD BE PROOFROLLED WITH HEAVY COMPACTION EQUIPMENT WITH LOAD OF AT LEAST 25 TONS TO ATTEMPT TO LOCATE SOFT OR UNDESIRABLE SOILS SO THEY CAN BE REMOVED AND REPLACED WITH PROPERLY PLACED AND COMPACTED SOILS. PUMPING OR RUTTING IDENTIFIED DURING PROOFROLL SHOULD BE CONDUCTED IN ACCORDANCE WITH TXDOT STANDARD SPECIFICATION ITEM 216. THE PROOFROLLING OPERATIONS SHOULD BE OBSERVED BY THE REPRESENTATIVE OF GEOTECHNICAL ENGINEER OF RECORD.

IF LIME IS USED, WE ESTIMATED APPROXIMATELY 4% HYDRATED LIME (BY DRY WEIGHT OF SOIL) BE USED TO MODIFY AND STABILIZE THE CLAY SUBGRADE SOILS. THE APPLICATION RATE CORRESPONDING TO THIS ADDITIVE AMOUNT WOULD BE APPROXIMATELY 18 POUNDS PER SQUARE YARD FOR EACH SIX-INCH OF COMPACTED THICKNESS. THE HYDRATED LIME SHOULD MEET THE REQUIREMENTS OF ITEM 264 (TYPE A) IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, AND SHOULD BE THOROUGHLY MIXED AND BLENDED WITH THE UPPER 6 INCHES OF THE CLAY SUBGRADE (TXDOT ITEM 260). THIS MIXTURE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN OPTIMUM AND +3% ABOVE OPTIMUM AS DETERMINED BY THAT TEST. LIME TREATMENT SHOULD EXTEND AT LEAST 1 FOOT BEYOND EXPOSED PAVEMENT EDGES TO REDUCE THE EFFECTS OF SHRINKAGE AND ASSOCIATED LOSS OF SUBGRADE SUPPORT. DENSITY TESTS SHOULD BE PERFORMED AT A FREQUENCY OF 1 TEST PER 5,000 SQUARE FEET OF PAVEMENT. THE ACTUAL AMOUNT OF LIME REQUIRED SHOULD BE CONFIRMED BY ADDITIONAL LABORATORY TESTS (LIME SERIES) DURING THE CONSTRUCTION PHASE. CONCRETE PAVEMENT DESIGNATION

SPECIFIC TRAFFIC LOADING INFORMATION WAS NOT PROVIDED; HOWEVER, LIGHT DUTY (AUTOMOBILE PARKING) PAVEMENTS ARE EXPECTED TO RECEIVE PASSENGER VEHICLES. OUR PAVEMENT SECTION RECOMMENDATIONS FOR HEAVY DUTY (DRIVES) PAVEMENTS SHOULD ACCOMMODATE OCCASIONAL HEAVIER LOADINGS DUE TO FIRE TRUCKS, DELIVERY VEHICLES AND LIGHT TRUCK TRAFFIC AND MAY BE CONSIDERED FOR MAIN DRIVES. CONCRETE SHOULD BE DESIGNED WITH 3 TO 6 PERCENT ENTRAINED AIR.

SIDEWALK	
LIGHT DUTY	
HEAVY DUTY	
HEAVY DUTY	

4" THICK CLASS "A" CONCRETE, 3000 PSI #3 REBAR @ 24" O.C. EACH WAY 6" COMPACTED SUB-GRADE

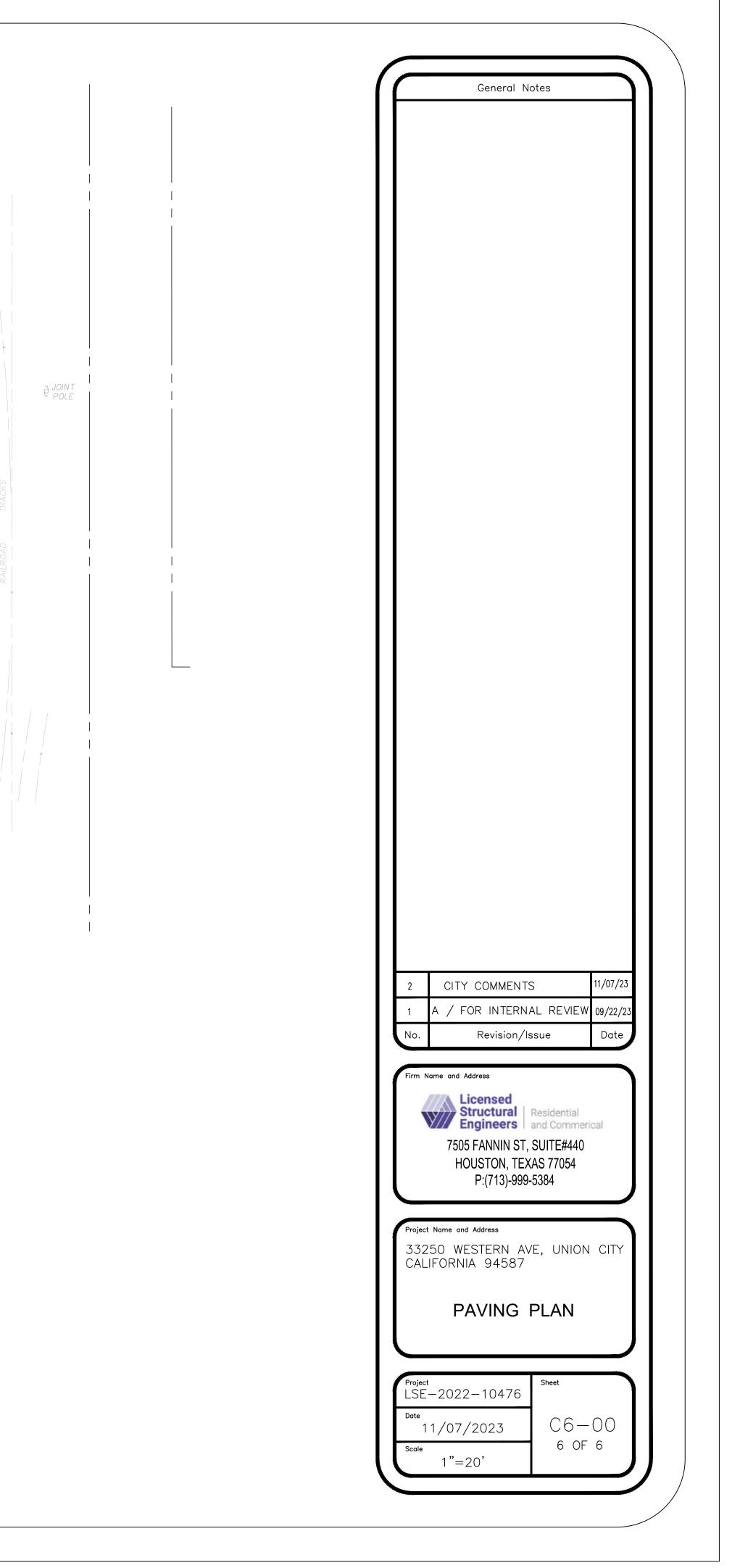
5" THICK CLASS "C" CONCRETE, 3500 PSI #4 REBAR @ 18" O.C. EACH WAY 12" LAYER OF PERMEABLE AGGREGATE BASE OR 3/4" CLEAN CRUSHED ROCK

6" THICK CLASS "C" CONCRETE, 3500 PSI #4 REBAR @ 18" O.C. EACH WAY 6" THICK 3/4" CLEAN CRUSHED ROCK OR PERMEABLE AGGREGATE 2" THICK AND SHOULD BE USED BETWEEN THE FINISHED SUBGRADE AND CONCRETE SLAB

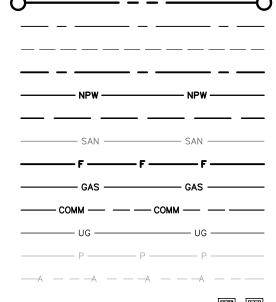
LEGEND

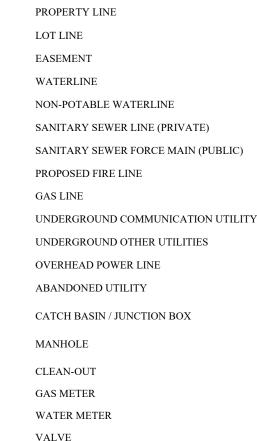
_ _ _ _ _ _ _____ PROPERTY LINE EXPANSION/ISOLATION JOINT

CONTROL (SAW CUT) JOINT CONSTRUCTION/LONGITUDINAL JOINT

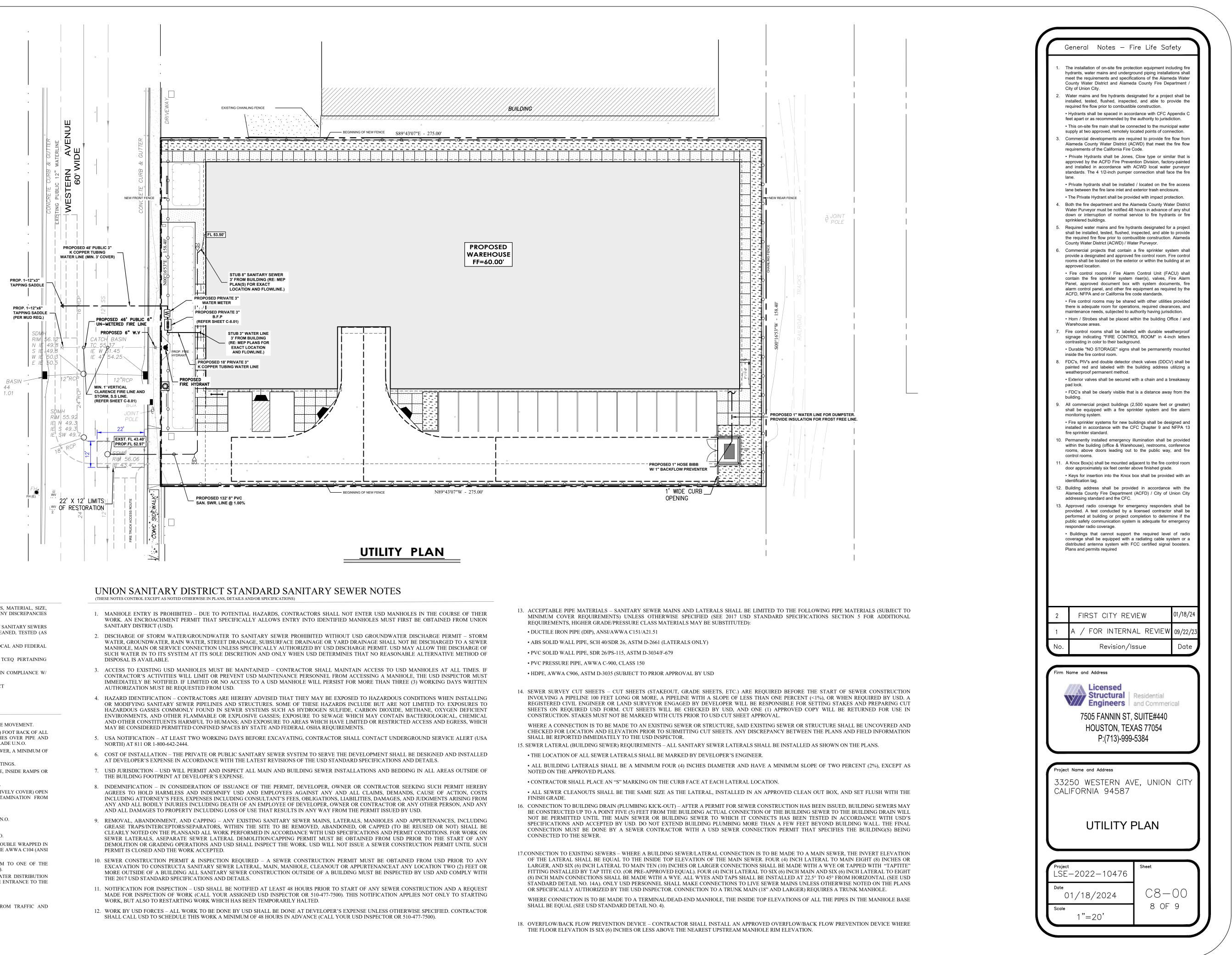








FIRE HYDRANT



GENERAL UTILITIES NOTES (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS, DETAILS AND/OR SPECIFICATIONS)

EXIST.=FILLED

EXIST.=FILLED PROP.=OPEN

EXIST.=FILLED PROP.=OPEN

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PROP.=OPEN

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- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY TIE IN LOCATIONS, MATERIAL, SIZE, ELEVATION AND FIELD CONDITIONS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES
- BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS
- NO CONNECTIONS SHALL BE MADE TO EXISTING PUBLIC WATER LINES OR PUBLIC SANITARY SEWERS UNTIL ALL PROPOSED WATER OR SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED (AS REQUIRED) AND APPROVED BY THE APPROPRIATE AUTHORITIES.
- 3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST LOCAL AND FEDERAL
- PERTAINING REGULATIONS AND STANDARDS. 4. ALL SANITARY AND WATER CROSSINGS SHALL BE IN COMPLIANCE WITH TCEQ PERTAINING
- PROVISIONS. 5. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY SHORING ALL TRENCHES, IN COMPLIANCE W/
- 6. UTLITY OWNER : SOUTHERN MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT

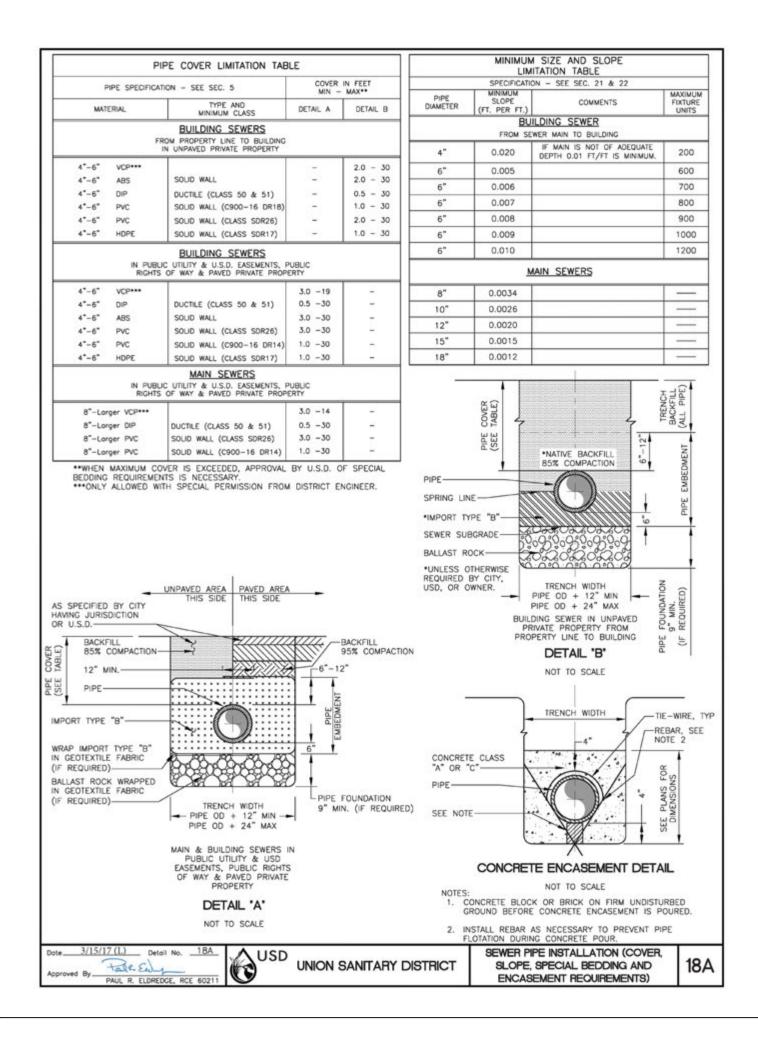
DOMESTIC WATER SYSTEM NOTES (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS, DETAILS AND/OR SPECIFICATIONS)

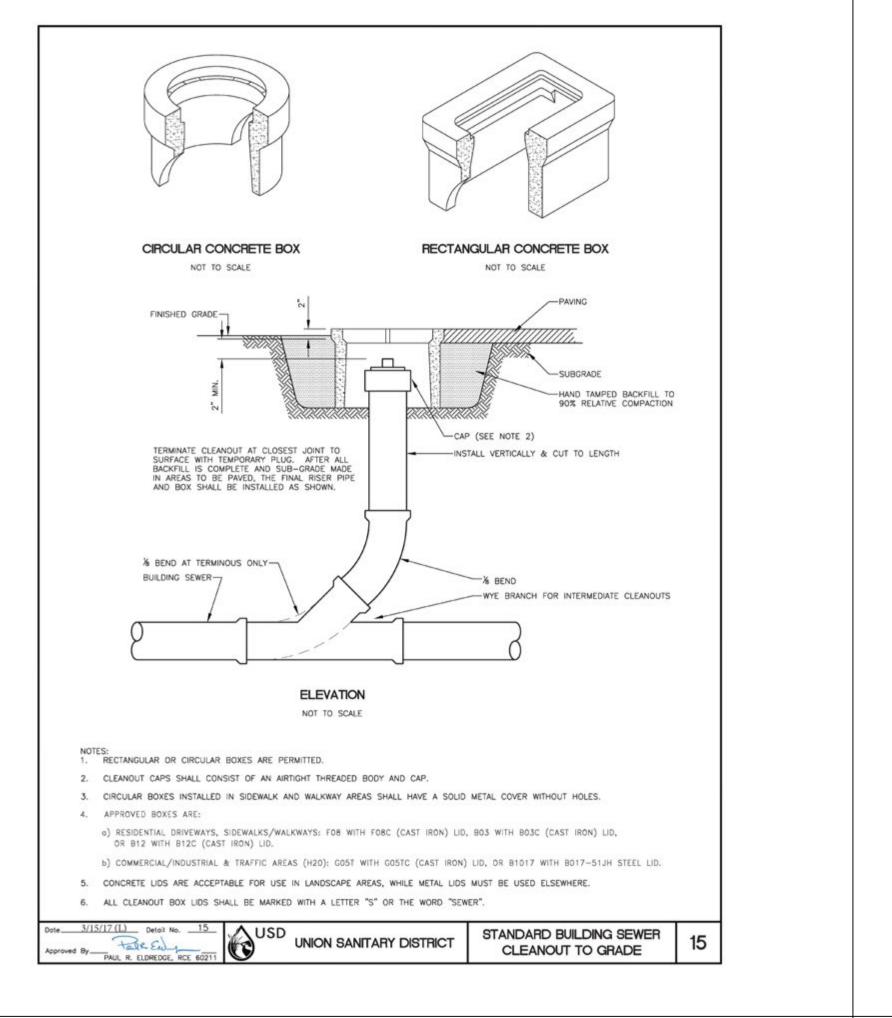
- 1. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. 2. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12 INCHES OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE U.N.O.
- 3. WHERE A WATERLINE CROSSES ANOTHER UTILITY OTHER THAN A SANITARY SEWER, A MINIMUM OF
- 6-INCHES OF CLEARANCE MUST BE MAINTAINED. 4. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
- 5. DO NOT PLACE WATERLINE APPURTENANCES UNDER PAVEMENT, POND OR LAKE, INSIDE RAMPS OR AT CURB.
- 6. DO NOT INSTALL STUB OUTS FOR FUTURE WATER SERVICES, UNLESS MENTIONED.
- 7. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS. 8. <u>PIPE MATERIALS</u>
- A. 3/4" THRU 2" WATER LINES SHALL BE CONTINUOUS TYPE K COPPER TUBING U.N.O.
- B. 2" THRU 4" WATER LINES SHALL BE P.V.C. SCHEDULE 40 U.N.O.
- C. 4" THRU 12" WATER LINES SHALL BE P.V.C. C-900 CLASS 150 DR-18, AWWA U.N.O.
- D. 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSII A21.51) AND DOUBLE WRAPPED IN 8-MIL POLYETHYLENE U.N.O. PIPE SHALL BE LINED IN ACCORDANCE WITH THE AWWA C104 (ANSI A21.4).
- WATER SERVICE PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 605.3 OF INTERNATIONAL PLUMBING CODE (IPC). • WATER SERVICE PIPING MATERIALS NOT THIRD-PARTY CERTIFIED FOR WATER DISTRIBUTION SHALL TERMINATE AT OR BEFORE THE FULL OPEN VALVE LOCATED AT THE ENTRANCE TO THE STRUCTURE.

WATER METERS

- 1. LOCATE METERS IN AREAS WITH EASY ACCESS AND WITH PROTECTION FROM TRAFFIC AND ADJACENT TO RIGHTS-OF-WAY WHENEVER POSSIBLE
- 2. DO NOT LOCATE METERS IN AREAS ENCLOSED BY FENCES.

3. PROVIDE CONCRETE METER BOXES FOR METERS LOCATED UNDER SIDEWALKS.





proved By ____

THIS DETAIL IS REQUIRED IF CLEARANCE IS LESS THAN

MIN. CLEARANCE OF 3"----

STORM DRAIN-

SHEAR BANK

COUPLING, T

LONG RADIUS FITTING

(% BEND MAX.)-

6" BETWEEN PIPES WITH A

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Dote____

UNION SANITARY DISTRICT

SEWER PIPE INSTALLATION (TRENCH BACKFILL MATERIALS)

18B

TRENCH EXCAVATION MATERIAL: ACCEPTABLE TRENCH EXCAVATION MATERIAL SHALL BE THAT MATERIAL WHICH IS FREE FROM VEGETABLE MATTER AND REFUSE AND SHALL CONTAIN NO CONCRETE, STONES OR CLODS LARGER THAN "A" IN DIAMETER AND SHALL CONTAIN SUFFICIENT FINES SO THAT ALL VOIDS WILL BE FILLED WHEN COMPACTED.

TO THE FOLLOWING GRA	DATIONS:	
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
1"	100	
**	90-100	
NO. 4	0-15	
NO. 200	04	

IMPORT "TYPE B": "TYPE B" IMPORT SHALL BE WASHED CRUSHED ROCK (CHIPS). THIS MATERIAL SHALL CONTAIN AT LEAST 75% OF THE PARTICLES HAVING ONE OR MORE FRACTURED FACES. NOT OVER 25% SHALL BE PIECES THAT SHOW NO SUCH FACES RESULTING FROM CRUSHING. ROCK WILL BE DESIGNATED BY NORMAL SIZE. RECLAIMED OR RECYCLED MATERIALS ARE NOT ACCEPTABLE. THE MATERIAL SHALL BE OF SUCH SIZE THAT THE PERCENTAGE COMPOSITION BY WEIGHT, AS DETERMINED BY LABORATORY SIEVES WILL

NO. 200 2-9 THE MATERIAL SHALL ALSO HAVE A MINIMUM SAND EQUIVALENT OF 22 AND A MINIMUM RESISTENCE (R) VALUE OF 78.

Γ	SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	1*	100	
	*	90-100	
	NO. 4	35-100	
Γ	NO. 30	10-30	

THE MATERIAL SHALL BE OF SUCH SIZE THAT THE PERCENTAGE COMPOSITION BY WEIGHT, AS DETERMINED BY LABORATORY SIEVES, WILL CONFORM TO THE FOLLOWING GRADATIONS:

THE MATERIAL SHALL BE FREE FROM ROOTS, VEGETABLE MATTER, OR OTHER DELETERIOUS SUBSTANCE AND SHALL BE OF SUCH NATURE AND SO GRADED THAT IT WILL BIND READILY WHEN WATERED AND COMPACTED TO THE REQUIREMENT SPECIFIED HEREIN.

IMPORT "TYPE A": SHALL BE CREEK OR BANK GRAVEL, CRUSHED GRAVEL, CRUSHED ROCK, BANK RUN ROCK OR A MIXTURE OF THESE MATERIALS. RECLAIMED OR RECYCLED MATERIALS ARE NOT ACCEPTABLE.

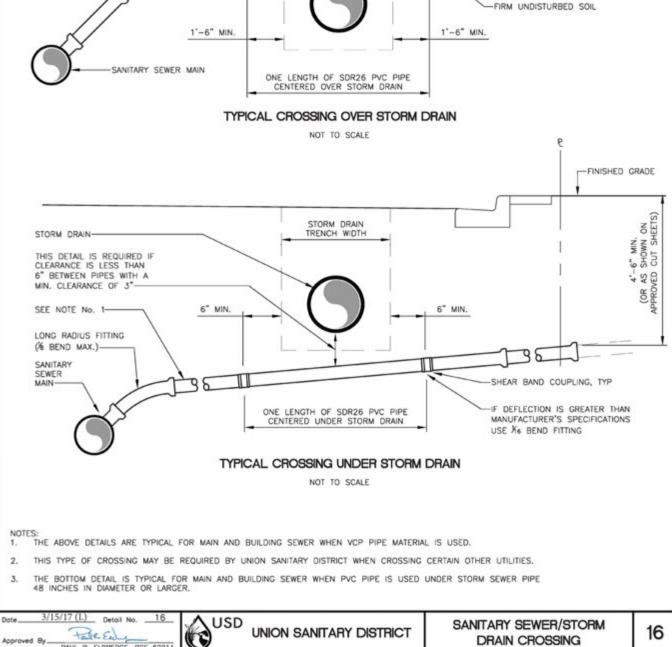
PIPE EMBEDMENT MATERIAL

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2*	100
1-½"	95-100
**	5-30
% *	5-20
NO, 200	0-4

ROCK BALLAST: ROCI

PIPE FOUNDATION (IF REQUIRED BY ENGINEER)

R. FLOREDGE, RCF.



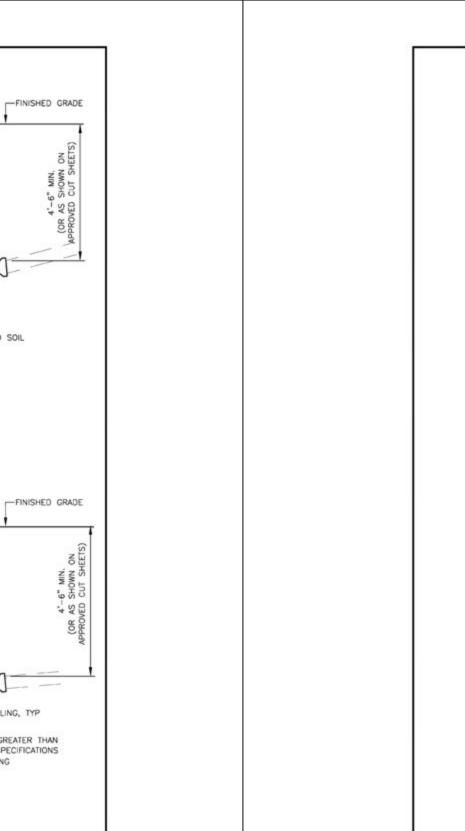
STORM DRAIN TRENCH WIDTH

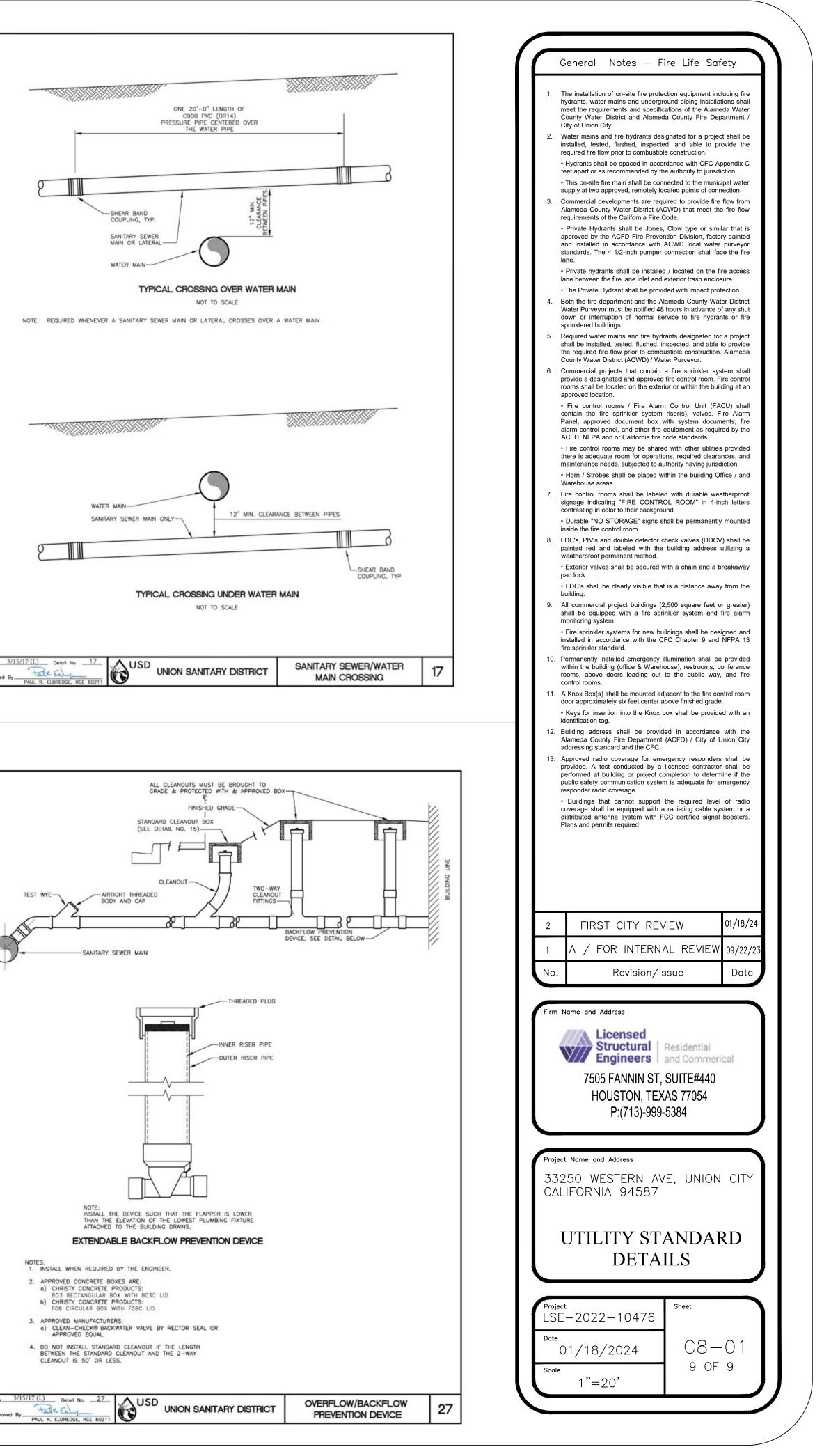
nto To

SEE NOTE No. 1

8

XXXXX





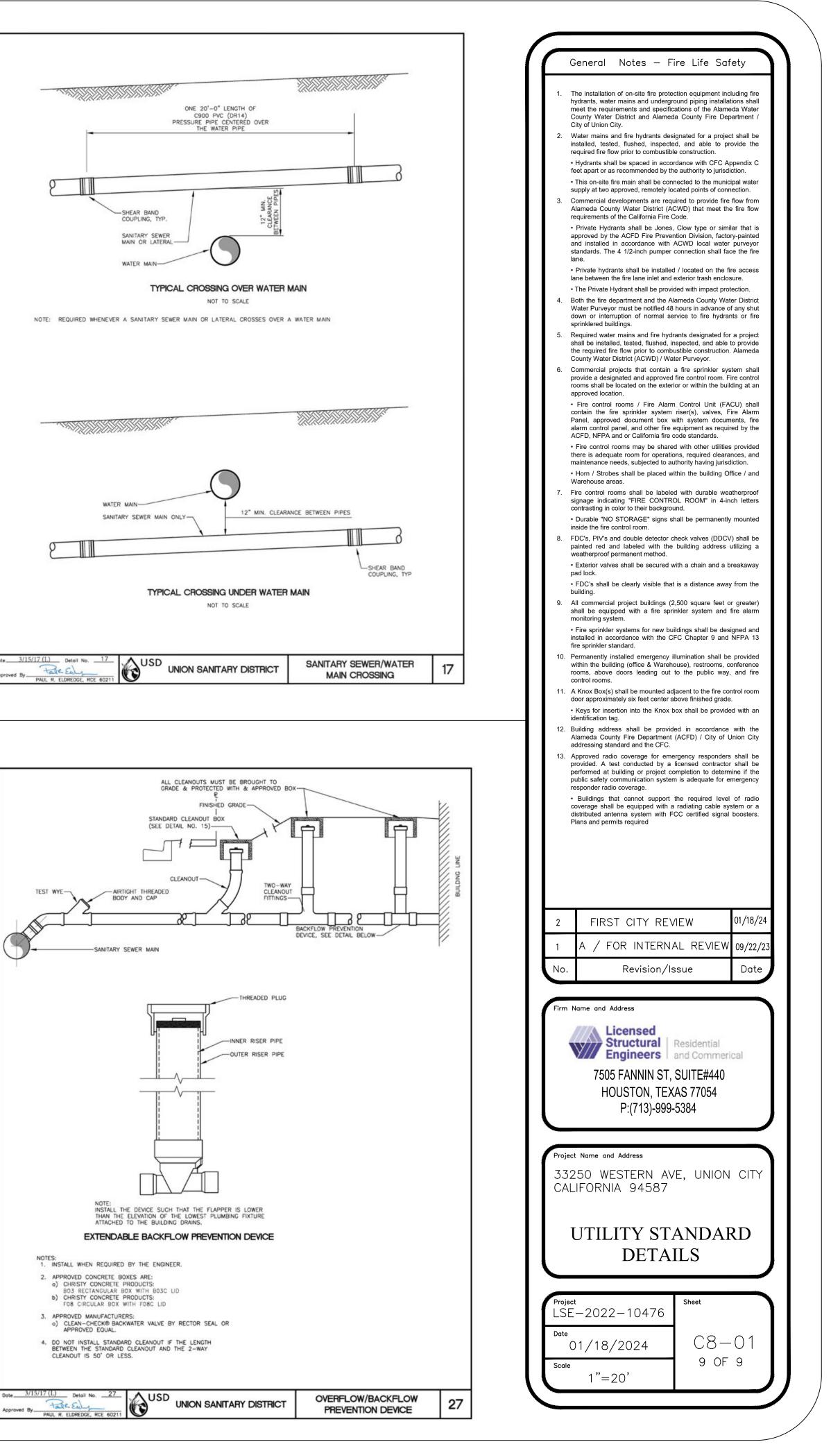


EXHIBIT B

Consistency Checklist for the Union City 2040 General Plan



Planning Division

Economic and Community Development 34009 Alvarado-Niles Road Union City, CA 94578 510-675-5379 – Planning@unioncity.org

Project Consistent with a Community Plan or Zoning (CEQA Guidelines 15183) Environmental Checklist

This environmental checklist has been prepared to determine whether any additional environmental review is required for the City of Union City ("City") to find the proposed project (see Section B) consistent with the Union City 2040 General Plan (2040 General Plan), approved in December 2019. This assessment relies on environmental documents prepared for the 2040 General Plan (see Section C) to address the potential impacts of the proposed project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental impacts of projects over which they have discretionary authority before acting on those projects.

CEQA Section 21166 and CEQA Guidelines Sections 15162–15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required.

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide a streamlined CEQA process where an application is submitted for a development project on a parcel for which prior environmental review of a zoning or planning approval was adopted. If the proposed development is consistent with that zoning or plan, any further environmental review of the development shall be limited to effects upon the environment that are applicable to the parcel or to the project and that were not addressed as significant impacts in the prior EIR or cases in which substantial new information shows that impacts will be more significant than described in the prior EIR. Effects are not to be considered applicable to the parcel or the project if uniformly applied development policies or standards that were found to substantially mitigate those effects when applied to future projects were previously adopted by the City.

To determine the applicability of the above-cited sections, or whether the project requires additional environmental review, staff has prepared the following checklist exploring considerations raised by Sections 15162–15164 and 15183 of the CEQA Guidelines.

Project Title:	UMEC New Manufacturing Building
Entitlement(s):	Site Development Review (SD-23-003) and Variance (V-23-002)
Site Area (acres):	<u>1.0 Acre</u>
Existing Development:	☑ Undeveloped: 1.0 Acre
Contact Information:	Property Owner: United Mechanical, INC (UMEC), 33353 Lewis Street, Union City CA, ginaw@umec.net, 510-364-9623 <u>Applicant: Emad Mousavi</u> , Architecturalgig Inc, 7505 Fannin St. Suite 440, Huston TX 77054,
APN(s):	APN: 475-80-17
Location:	33250 Western Ave, Union City APN:475-80-17

HOW TO USE THIS TEMPLATE

- 1. This template assumes that the project is consistent with Union City's 2040 General Plan (2040 General Plan). If the project proposes greater intensities or different types of land uses than anticipated in the 2040 General Plan Final environmental impact report (EIR), additional analysis may be needed to confirm whether the findings of the EIR are valid for the proposal. Projects located within the Station District (471 acres surrounding the Union City Intermodal Station) should not apply using this template; projects in the Station District area would apply for coverage under the Station District Specific Plan.
- 2. Please confirm that the circumstances have not changed. If the circumstances have changed since the EIR was certified (November 2019), describe the change in circumstances and how the change in circumstances does/does not result in a new significant impact or substantially more severe impact than that addressed in the 2040 General Plan EIR. Examples of changed circumstances could include changes in the existing setting of the project site and/or surrounding properties; prior amendments to the 2040 General Plan affecting the site or surrounding properties; and/or significant changes in federal, state, or local regulations that would affect the project.
- 3. Instructions regarding what a section should include are **<u>bolded</u>**, **<u>underlined</u>**, <u>and highlighted</u> <u>in green</u>. Remove all green highlighted text before finalizing a project-specific document.
- 4. In general, if text is not highlighted, it may not need to be updated. However, if circumstances have changed since the 2040 General Plan EIR was certified, or if the proposed project is unique and may differ regarding the general land use assumptions in the 2040 General Plan EIR, additional analysis may need to be added to describe the change in circumstances and confirm that the findings of the EIR are still valid for the proposal.
- 5. The following reports, plans, and technical studies, which were identified in 2040 General Plan policies, programs, and mitigation measures identified in the 2040 General Plan EIR, may be provided by the applicant, depending on project-specific requirements and location, and may be required by the City:
 - Health risk assessments, as required by Mitigation Measure AQ-1.
 - Geotechnical studies for new development, per Policy S-3.1.
 - Soil and geologic engineering reports, per Policy S-3.2.
 - Paleontological mitigation and monitoring program (PMMP), as required by Mitigation Measure GEO-1.
 - Phase 1 cultural resources inventory, as required by Mitigation Measure CR-1.
 - Environmental site assessment, per Policy S-7.3.
 - Noise impact analysis, per Policy S-8.4.

Note that this list focuses on reports, plans, and technical studies that may be required during the application process and prior to construction. It does not include all policy/mitigation requirements related to avoiding/reducing environmental impacts. For example, several policies and mitigation measures include design requirements, and many others include construction requirements, and no technical report or plan is needed. These will be discussed later in the checklist. Project applicants should be familiar with the full list of 2040 General Plan policies and implementation programs that apply to projects. Additional

reports, studies, and/or evaluations may be required by the City where a project involves unforeseen or special circumstances, including, as an example, a feature that was not included, or is not exactly consistent, with the 2040 General Plan.

A INTRODUCTION

As a project that is consistent with existing plans and zoning, **UMEC New Manufacturing Building** is eligible for streamlining provisions in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. The City provides the following checklist considerations raised by Section 15183 to provide the City's evidence and reasoning for determining the project's consistency with the 2040 General Plan and eligibility for CEQA streamlining.

CEQA Guidelines Sections 15162–15164 set forth the criteria for determining the appropriate level of additional environmental documentation, if any, to be completed when there is a previously certified EIR covering a project for which a subsequent discretionary action is required. This checklist has been prepared to assist the City in determining whether any additional environmental documentation is needed for the subject discretionary action.

In addition, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) provides a streamlined CEQA process when a development application is being prepared for a parcel for which an EIR for a zoning or planning approval was certified and the proposed project is consistent with the zoning or plan.

The purpose of this checklist is to evaluate the environmental resource categories identified in Appendix G of the State CEQA Guidelines in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the previously certified EIR. This checklist includes the full range of environmental topics presented in Appendix G. Section E, "Evaluation of Environmental Impacts" elaborates on the process that this checklist employs to evaluate each resource category from Appendix G of the CEQA guidelines.

It should be noted that a substantial number of the near-term development projects that the City anticipates reviewing are within the Station District. Projects within and consistent with the Station District area would tier off the Station District Specific Plan EIR rather than the 2040 General Plan. Please refer to the Station District Specific Plan for relevant policies and mitigations related to projects proposed within the Station District.

B PROJECT DESCRIPTION

B.1 PROJECT OVERVIEW

Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building; and 2) Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet.

The proposed land uses are consistent with the 2040 General Plan adopted by the City in 2019, for which an EIR was certified. The 2040 General Plan includes a comprehensive set of goals and policies to govern future urban development within the City.

B.2 PROJECT LOCATION

33250 Western Ave, Union City (APN: 475-80-17)

Surrounding Land Uses				
Location	General Plan Designation	Zoning District	Land Use	
North	Light Industrial	ML (Light Industrial)	Industrial Services and Manufacturing	

South	Light Industrial	ML (Light Industrial)	Industrial Manufacturing
East	Light Industrial	ML (Light Industrial)	Industrial Manufacturing
West	Light Industrial	ML (Light Industrial)	Industrial Manufacturing



Figure 1 - Zoning Map of 33250 Western Ave

B.3 EXISTING SETTING

B.4 THE SITE IS A VACANT, UNDEVELOPED 27,856 SQUARE-FOOT PARCEL SURROUNDED BY LIGHT INDUSTRIAL USES. THERE ARE NO TREES OR VEGETATION FEATURES ON THE PROPERTY. THERE IS NO HISTORY OF PRIOR DEVELOPMENT ON THE PARCEL, AND THE HISTORICAL REFERENCES INDICATE THAT THE PARCEL MAY HAVE BEEN ONCE UTILIZED FOR AGRICULTURAL PURPOSES.

B.5 PRIOR APPROVALS

B.6 THIS SITE HAS NOT BEEN SUBJECT TO ANY PRIOR ENTITLEMENTS OR APPROVAL PROCESSES.

B.7 SUMMARY OF PROJECT

The Applicant is requesting Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building; and 2) Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet on an approximately 1.0-acre site. The proposed building has a footprint of 24,329 square feet with a total square footage of 27,856 square feet and is approximately 30 feet in height. The Project would provide approximately 16 parking spaces (including 2 ADA parking stalls) and 5 bicycle parking spaces. The

project would include approximately 4,388 square feet of landscaping and 14,150 square feet of impervious area.

The proposed manufacturing use would have approximately 19 employees across two shifts; Shift 1 (5:00am – 3:00pm) and Shift 2 (3:00pm to 11:00pm). Shift 1 would have approximately 15 employees and Shift 2 would have approximately 4 employees.

Deliveries would occur twice a week during normal business hours, via box trucks, which would make use of the proposed parking spaces or would be unloaded inside the building. The trucks would access the building via the roll up door on the southern elevations.

The project would connect to existing utilities which are located within the existing public right of way along the western property line of the site. The electric drop will be underground. Off site improvements include fixing sidewalks directly adjacent to the project site.

B.8 PROJECT CONSISTENCY WITH UNION CITY 2040 GENERAL PLAN

The project is generally consistent with the subject property's General Plan designation of Light Industrial, which allows light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, and supportive sales. This designation includes a Floor Area Ratio ("FAR") maximum of 1.0. The site's proposed FAR is .64 which conforms to the general plan requirement.

The project is consistent with General Plan Policy LU-1.2, Promote infill and enhance Neighborhoods. The project improves an existing vacant site with an Industrial building and related improvements. The project offers a well-designed building and related improvements which will enhance the surrounding neighborhoods.

The project also complies with General Plan Policy CD-6.2, Placement of Public Art, which encourages the placement of public art along high visibility, high traffic areas. The site is fronted on Western Ave which is a major connector though the Alvarado Pacific Industrial Park.

Additionally, the project is consistent with General Plan Policy ED-3.1, Support Local Business expansion, the project supports a local metal parts manufacturer expand production, which increase jobs and helps the business to stay in Union City.

B.9 REQUIRED DISCRETIONARY ACTIONS

B.9.1 Lead Agency

The Applicant is requesting 1) Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building; and 2) Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet. The Planning Commission is the decision-making body.

B.9.2 Responsible Agencies

City of Union City- Site Development Review, Variance, Building Permits, Grading permits, Encroachment permits

USD- Sewer Connection

PGE- Power Connection

ACWD- Water service connection

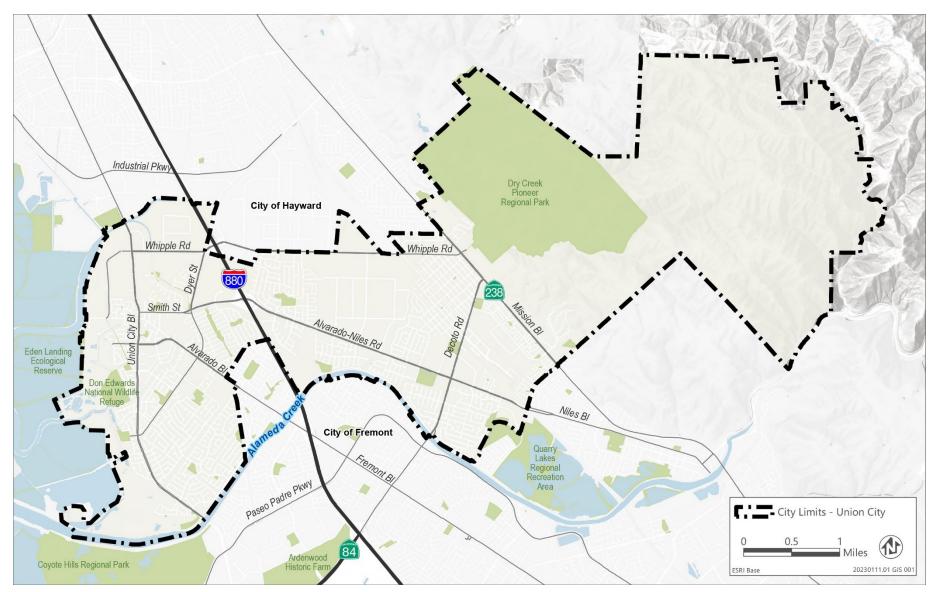


Figure 1-1. Project Area within the Union City Limits, Which Represents the 2040 General Plan Coverage Area

Figure 2-2. Project Site Location



Figure 1 – Zoning Map of 33250 Western Ave

Background

C PREVIOUS ENVIRONMENTAL DOCUMENTS

The City of Union City completed a comprehensive environmental review process and certified the 2040 Union City General Plan EIR in 2019. The process of determining whether a project may acquire CEQA coverage under the 2040 General Plan may involve the review of the following relevant environmental documents:

- Draft EIR for the Union City 2040 General Plan (State Clearinghouse No. 201802057),
- Final EIR for the Union City 2040 General Plan,
- Addendum to the Union City 2040 General Plan Environmental Impact Report for the Sixth Cycle (2023-2031) Draft Housing Element Related Amendments to the Union City 2040 General Plan and Zoning Ordinance, and
- Addendum to the Union City 2040 General Plan Environmental Impact Report for the Sixth Cycle (2023-2031) Housing Element and Safety Element Updates.
- For the purposes of this checklist, these documents are collectively referred to as the 2040 General Plan EIR.

D OTHER RELATED PLANS IN UNION CITY

In addition, the following plans have been prepared for areas within the Union City limits:

- Union City 511 Area Specific Plan, approved August 1986
- Hillside Area Plan, adopted July 1995
- Station District Specific Plan, adopted October 2022
- The Union City Housing Element for 2023-2031, adopted May 2023, and
- [other applicable plans].

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E EVALUATION OF ENVIRONMENTAL IMPACTS

As described in section A, Introduction, CEQA Guidelines Sections 15162–15164 set forth the criteria for determining the appropriate level of environmental documentation, if any, to be completed when there is a previously certified EIR covering a project for which a subsequent discretionary action is required. CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) provides a streamlined CEQA process when a development application is being prepared for a parcel for which an EIR for a zoning or planning approval was certified and the proposed project is consistent with the zoning or plan.

This evaluation of environmental impacts addresses each of the resource categories identified in Appendix G of the State CEQA Guidelines in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the previously certified EIR. This checklist includes a section for each of the environmental topics presented in Appendix G. The column titles of the checklist for each of the different environmental topics have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to Public Resources Code Sections 21083.3 and 21166 and State CEQA Guidelines Sections 15162–15164 and 15183. A "no" answer does not necessarily mean that there would be no potential impacts relative to the environmental topic; it means that there would be no change in the condition or status of the impact as it was analyzed and addressed in the previously certified 2040 General Plan EIR. The purpose of each column of the checklist is described below.

In addition, the checklist table in each section is followed by a summary of the 2040 General Plan EIR analysis of that environmental topic, including impact summaries and a list of applicable 2040 General Plan policies and mitigation measures. (It should be noted that, given the scale of cumulative development in the region, a project that is consistent with the 2040 General Plan would likely be within the scope of the EIR's cumulative analysis; therefore, the cumulative impacts identified in the 2040 General Plan EIR are not individually summarized.) Following the summary of the 2040 General Plan EIR analysis is the consistency evaluation, which describes how the project's potential impacts compare to the impacts evaluated in the 2040 General Plan EIR, identifies 2040 General Plan EIR mitigation measures that apply to the project, and recommends any additional mitigation measures that could be applied to reduce a significant impact.

Note that example answers have already been provided in the checklist question tables to help the author understand the types of answers to provide. However, individual projects may require answers different from the boilerplate answers included in the checklist template. Please make sure to fill out the checklist question tables with accurate information as it relates to the project being evaluated.

Each section of the checklist includes the following questions:

1. Where were impacts analyzed previously?

This column provides a cross-reference to the pages of the 2040 General Plan EIR and other applicable documents where information and analysis may be found relative to the environmental issue listed under each topic.

2. Do proposed changes/new circumstances/new information result in new significant/substantially more severe impacts?

Pursuant to CEQA Guidelines Section 15162(a)(1) and (a)(2) and pursuant to CEQA Guidelines Section 15183(b)(4), this column indicates whether there are substantial changes in the project or circumstances or whether previously identified significant effects are determined to have a more severe adverse impact than discussed in the prior EIR as a result of substantial changes or because information that was not

known when the EIR was certified has become available. A "yes" answer is followed by an indication of whether the impact is "potentially significant," "less than significant with mitigation," or "less than significant." An analysis of the determination will appear in the "impact analysis" section of each checklist item.

3. Is there substantial new information requiring new analysis or verification?

Pursuant to CEQA Guidelines Section 15162(a)(3)(A–D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- i. The project will have one or more significant effects not discussed in the previous EIR.
- ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
- iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
- iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- 4. Are there effects that are peculiar to the project that have not been disclosed in prior documents?

Pursuant to CEQA Guidelines Section 15183, this column indicates whether there are project-specific significant effects which are peculiar to the project or its site. A "yes" answer in the checklist indicates that the project has effects peculiar to the project or project site relative to the environmental category that were not discussed in the 2040 General Plan EIR. A "yes" answer will be followed by an indication of whether the impact is "potentially significant," "less than significant with mitigation," or "less than significant." An analysis of the determination will appear in the discussion section following the checklist.

5. Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied 2040 General Plan policies?

Pursuant to CEQA Guidelines Section 15183, this column indicates whether uniformly applied development policies or standards that have been previously adopted by the City with a finding that they substantially mitigate the environmental effect when applied to future projects, will substantially mitigate effects peculiar to the project or the parcel. A "yes" answer in the checklist indicates that the project has effects peculiar to the project relative to the environmental category that were not discussed in the 2040 General Plan EIR, and that cannot be mitigated through application of uniformly applied development policies or standards that have been previously adopted by the agency. A "yes" answer will be followed by an indication of whether the impact is "potentially significant," "less than significant with mitigation," or "less than significant." An analysis of the determination will appear in the discussion section following the checklist.

6. Were potentially significant off-site or cumulative impacts not discussed in previous documents?

Pursuant to CEQA Guidelines Section 15183, subsection (b)(3) this column indicates whether the project would result in significant offsite or cumulative impacts that were not discussed in the prior EIR. A "yes" answer in the checklist indicates that the project has potentially significant offsite impacts or cumulative impacts relative to the environmental category that were not discussed in the 2040 General Plan EIR. A "yes" answer will be followed by an indication of whether the impact is "significant and unavoidable," "less

than significant with mitigation," "less than significant" or "no impact". An analysis of the determination will appear in the discussion section following the checklist.

7. Do mitigation measures from prior documents reduce the impact to a less-than-significant level?

This column indicates whether the prior environmental document and/or the findings adopted by the lead agency decision-making body identify mitigation measures to address effects in the related impact category. A "yes" response is provided if previously adopted mitigation would mitigate the impact to less than significant. If the impact would remain significant and unavoidable after implementation of previously adopted mitigation measures are available and the impact is significant and unavoidable, the cell will read "None are available, and impact remains significant and unavoidable." If "NA" is used, this environmental review concludes that the impact would not occur under this project and therefore that no mitigation measures would be required.

I. AESTHETICS

	Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
	Have a substantial adverse effect on a scenic vista?	Draft EIR Impact AES-1 Significant and unavoidable	No	No	No	No	No	None are available, and impact remains significant and unavoidable
	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	Draft EIR Impact AES-2 Less than Significant	No	No	No	No	No	NA
	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Draft EIR Impact AES-3 Significant and unavoidable	No	No	No	No	No	None are available, and impact remains significant and unavoidable
4.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Draft EIR Impact AES-4 Less than Significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN ANALYSIS – AESTHETICS

This topic is addressed in Section 4.1, "Aesthetics," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.1.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.1-10 through 4.1-22) and are summarized below:

- Impact AES-1: Substantial degradation of the existing visual character or quality of the site and its surroundings during construction. The 2040 General Plan will facilitate development in some areas of the city with a view of the hillside area, marshlands along the bay, or other open space areas. Adherence with goals and policies in the 2040 General Plan would maintain some visual access to natural features surrounding the city but would not reduce impacts to scenic vistas related to the hillside area and Bayshore. Impacts on scenic vistas would be **significant** and unavoidable.
- Impact AES-2: Substantial degradation of scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway. Caltrans has designated State Route 84 as a state scenic highway. A small portion of this roadway coincides with the Union City boundary with Fremont; however, the highway does not pass into Union City. The 2040 General Plan does not identify development adjacent to State Route 84. Therefore, there are no designated State scenic highways in proposed development areas within the Union City 2040 General Plan area. The 2040 General Plan would not facilitate new land uses or growth in areas of the city adjacent to State Route 84, a designated State scenic highway. Therefore, the 2040 General Plan would result in **no impact** to scenic resources.
- Impact AES-3: Substantially degrade existing visual character or quality of public views of the site and its surroundings in a non-urbanized area, or if in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality. Goals and policies from the 2040 General Plan indicate that development would integrate into the community visually and protect and enhance the neighborhoods in which development occurs. Adherence to the prescribed goals and policies in the Land Use, Community Design, and Special Areas elements of the 2040 General Plan for new construction, parking, gateways, and streetscapes would direct the quality of the City's visual character. However, the 2040 General Plan envisions more intensive future development including buildings that are taller than what is generally existing in the urbanized areas of Union City. Impacts to visual character and quality would be significant and unavoidable.
- Impact AES-4: Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. New development facilitated by the 2040 General Plan would result in new sources of light and glare. New development would occur in already urbanized areas of the City, where lights are glare already common. Light and glare would also be minimized by the 2040 General Plan policies. Impacts would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to aesthetics. The following policies apply to the project:

- **Policy CD-1.8: Buildings that Engage the Street.** The City shall require new commercial, industrial, and residential mixed-use buildings to be oriented to and actively engage and complement the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking.
- **Policy CD-1.10: Encourage Compatible Development.** The City shall encourage development that is visually and functionally compatible with the surrounding neighborhoods.
- Policy CD-2.4: Landscaped Open Space Required in New Development. The City shall require landscaped open space areas in new developments, including in commercial and

industrial areas and along streets and trails. Specimen trees and significant stands of existing trees shall be protected to the extent possible in the design of new development.

- **Policy CD-6.1: Require Public Art Installation.** The City shall continue to require new development to install public art or provide an in-lieu contribution where the installation of public art is not feasible due to site constraints or not preferable due to limited visibility.
- **Policy CD-6.2: Placement of Public Art.** Public art shall be placed in highly visible and high traffic areas, such as along major thoroughfares or in public gathering spaces.
- Policy LU-7.4: Encourage Stronger Sense of Place in Industrial Areas. The City shall encourage industrial development to create a stronger sense of place and a more positive image by including the following features:
 - a) Attractive building frontages that are readily visible from the public street
 - b) Variation in roofline
 - c) Articulation in the walls (insets, projections, canopies, wing walls, trellis)
 - d) Large parking areas with tree coverage separated into a series of smaller parking areas through the use of landscaping and the location of buildings
 - e) Outdoor service areas, loading bays, and outdoor storage areas that are not readily visible to the public
 - f) Attractive landscaping to enhance the business by softening the visual impact of buildings and parking areas
 - g) Public art
- **Policy LU-7.10: Minimize Impacts of Industrial Uses.** The City shall require that industrial development avoids or minimizes the creation of substantial pollution, noise, glare, odor, or other significant activity that would negatively affect adjacent uses and other areas of the city.

Mitigation Measures

No mitigation measures related to aesthetics were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to aesthetics would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the General Plan elements included in the 2040 General Plan and would not result in adverse environmental effects related to aesthetics beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to aesthetics would remain with this application. The proposed building incorporates contemporary architectural elements. These elements

consist of windows, including a large window in the gable of the pitched roof, enhanced primary entrance, which is clearly defined and distinguishable from the street, and scorelines approximately every seven (7) feet. Further, the building integrates stucco, polished concrete and metal roof and accents into the overall design.

These contemporary architectural elements along with the proposed high-quality materials help to minimize the overall massing of the building, create visual interest, and limit the amount of blank walls per Policies CD-1.8 and LU-7.4. The front elevation along Western Avenue also includes a mural as part of their public art commitment, consistent with Policy CD-6.2. Additionally, the site will feature attractive landscaping elements, including a mixture of trees, shrubs and ground cover along the project frontage and several interior locations of the site, consistent with Policy CD-2.4. No mitigation measures relevant to aesthetics were identified in the 2040 General Plan EIR; therefore, no mitigation related to aesthetics applies to this project.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or would result in new or substantially more severe impacts, and no additional environmental review related to aesthetics is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

II. AGRICULTURAL & FORESTRY RESOURCES

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non- agricultural use?	Draft EIR Section 4.18.1, "Agriculture and Forestry Resources," under "Effects Found Not to Be Significant No impact	No	No	No	No	No	NA
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to- Farm Policy?	Draft EIR Section 4.18.1, "Agriculture and Forestry Resources," under "Effects Found Not to Be Significant No impact	No	No	No	No	No	NA
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Draft EIR Section 4.18.1, "Agriculture and Forestry Resources," under "Effects Found Not to Be Significant No impact	No	No	No	No	No	NA
 Result in the loss of forest land or conversion of forest land to non-forest use? 	Draft EIR Section 4.18.1, "Agriculture and Forestry Resources,"	No	No	No	No	No	NA

	Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
		under "Effects Found Not to Be Significant No impact						
5.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Draft EIR Section 4.18.1, "Agriculture and Forestry Resources," under "Effects Found Not to Be Significant. No impact	No	No	No	No	No	NA
6.	Conflict with General Plan or other policies regarding land use buffers for agricultural operations?	Draft EIR Section 4.18.1, "Agriculture and Forestry Resources," under "Effects Found Not to Be Significant" No impact	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – AGRICULTURE

This topic is addressed in Section 4.18.1, "Agriculture and Forestry Resources," in Section 4.18, "Effects Found Not to Be Significant," in the 2040 General Plan EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (page 4.18-1). The 2040 General Plan EIR concluded that there would be no impact on agricultural resources, because there are no Williamson Act contracts within the city, and there are no areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in Union City.

Although no areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occur in Union City, the current General Plan designates agricultural land uses in the southwest corner of the city and throughout much of the hillside area east of State Route 238. The 2040 General Plan maintains this agriculture land use designation. Therefore, the 2040 General Plan would not result in the conversion of

land with an agricultural use designation to non-agricultural uses, and there would be no impact on agricultural resources.

Additionally, the 2040 General Plan does not include changes to the land use designations in the forested hillside areas of the city. Therefore, there would be no impact on forestland or timberland.

2040 General Plan Policy Requirements

The 2040 General Plan EIR concluded that no impacts on agricultural or forestry resources would occur, and no policies related to agricultural resources were identified.

Mitigation Measures

No mitigation measures related to agricultural and forestry resources were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to agriculture would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to agriculture beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

No mitigation measures relevant to agriculture were identified in the 2040 General Plan EIR; therefore, no mitigation related to agriculture applies to this project.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to agriculture is needed for the project. In addition, all development under the 2040 General Plan, including the project, is subject to review and approval by Union City.

III. AIR QUALITY

	Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/n ew information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1.	Conflict with or obstruct implementation of the applicable air quality plan?	Draft EIR Impact AQ-1 Less than significant	No	No	No	No	No	NA
2.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	Draft EIR Impact AQ-2 Less than significant	No	No	No	No	No	NA
3.	Expose sensitive receptors to substantial pollutant concentrations?	Draft EIR Impact AQ-3 Less than significant	No	No	No	No	No	NA
4.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Draft EIR Impact AQ-4 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN ANALYSIS – AIR QUALITY

This topic is addressed in Section 4.2, "Air Quality," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.2.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.2-6 through 4.2-18) and are summarized below:

 Impact AQ-1: The 2040 General Plan would be consistent with the Bay Area Air Quality Management District (BAAQMD)'s 2017 Clean Air Plan, and the rate of increase for vehicle miles traveled under buildout of the 2040 General Plan would not exceed the rate of service population increase associated with the 2040 General Plan. This impact would be less than significant.

- Impact AQ-2: Buildout of the 2040 General Plan would result in the temporary generation of air pollutants during construction, which would affect local air quality. The 2040 General Plan policies incorporate the BAAQMD basic construction mitigation measures, which would reduce construction emissions. Therefore, impacts would be less than significant with mitigation.
- Impact AQ-3: Buildout of the 2040 General Plan may expose sensitive receptors to additional sources of toxic air contaminants. Impacts would be less than significant with mitigation.
- Impact AQ-4: Buildout of the 2040 General Plan would not introduce new odor-generating land uses intermixed with residential or mixed-use land uses. Compliance with 2040 General Plan policies would ensure that new odor-generating land uses do not generate objectionable odors off-site. Impacts related to odors would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to air quality. The following policies apply to the project:

- **Policy RC-5.2: Air Quality During Construction and Operations.** The City shall require that development projects incorporate the Bay Area Air Quality Management District (BAAQMD) Basic Construction Mitigation Measures to reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM₁₀ and PM_{2.5}).
- **Policy RC-6.1: Reduced Energy Consumption.** The City shall support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.

2017 Clean Air Plan Control Measure Requirements of the 2040 General Plan

The 2017 BAAQMD Plan contains 85 control strategies aimed at reducing air pollution and protecting the climate in the Bay Area. The following 2040 General Plan policies apply to the project and will ensure consistency with the 2017 Clean Air Plan:

- **Policy PF-3.5: Water Efficient Landscape Ordinance.** The City shall promote efficient water use and reduced water demand by ensuring compliance with the City's Water Efficient Landscape Ordinance. The City shall review and update the Water Efficiency Landscape Ordinance, as needed, to ensure that it is consistent with State law.
- **Policy PF-3.6: Require Water Conservation Features.** The City shall require new development and City facilities to incorporate water conservation features to reduce overall water usage.

BAAQMD Basic Construction Mitigation Measures

• Policy RC-5.2 requires compliance with the BAAQMD's Basic Construction Mitigation Measures. These are intended to reduce construction and operational emissions for ROGs, NOX, and particulate matter. Pursuant to Policy RC-5.2, projects will comply with the BAAQMD's recommendations that proposed projects implement Construction Mitigation Measures.

Mitigation Measures

The following mitigation measure was identified in the 2040 General Plan EIR:

Mitigation Measure AQ-1: Health Risk Assessments

While BAAQMD recommends that a Lead Agency quantify the existing and added health risks to new sensitive receptors or for new sources, the 2040 General Plan does not include a policy that would reduce potential health risks for new sensitive receptors from exposure to TACs and PM2.5.

Therefore, the following mitigation measure is required: Health Risk Assessments. Implement Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures requiring health risk assessments (HRAs) for new residential development and other sensitive receptors, as defined in the BAAQMD CEQA Air Quality Guidelines (available at https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-2-permits/2021-amendments/documents/20211215_hraguidelines-

pdf.pdf?la=en&rev=eb18ff83f96049fa84d54552b58baee3), within 1,000 feet of sources of toxic air contaminants, including freeways and roadways with over 10,000 vehicle trips per day. Based on the results of the HRA, identify and implement measures, such as air filtration systems, to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards in accordance with the receptor thresholds contained in BAAQMD's CEQA Air Quality Guidelines, Table 2-6. Measures identified in HRAs shall be incorporated into project scope and included in approved project development plans.

Implementation of Mitigation Measure AQ-1 would reduce the impact to less than significant by requiring preparation of HRAs and implementation of mitigation measures for projects that may expose sensitive receptors to substantial pollutant concentrations.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to air quality would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to air quality beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All 2040 General Plan policy requirements pertaining to air quality would remain applicable with this application. Construction activities would be subject to applicable BAAQMD Construction Mitigation Measures per Policy RC-5.2 through Public Works conditions of approval. Project landscaping and water usage would be subject to all applicable provisions in the City's Water Efficient Landscape Ordinance, consistent with Policy RC-5.2 and water conservation provisions per Policy PF-3.6 Further, the project would be subject to all applicable state building and energy codes related to construction and operation of the project. Additionally, the project would not be subject to requiring a Health Risk Assessment per Mitigation Measure AQ-1 since the project would not be introducing new sensitive receptors to the site. Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to air quality is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

IV. BIOLOGICAL RESOURCES

IV. DIOLOGICAL							I
Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife or US Fish & Wildlife Service? 	Draft EIR Impact BIO-1 Less than significant	No	No	No	No	No	NA
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife or the US Fish & Wildlife Service?	Draft EIR Impact BIO-2 Less than significant	No	No	No	No	No	NA
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means?	Draft EIR Impact BIO-3 Less than significant	No	No	No	No	No	NA

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Draft EIR Impact BIO-3 Less than significant	No	No	No	No	No	NA
 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? 	Draft EIR Impact BIO-4 Less than significant	No	No	No	No	No	NA
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Draft EIR Impact BIO-5 No impact	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – BIOLOGY

This topic is addressed in Section 4.3, "Biological Resources," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.3.1.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.3-17 through 4.3-25) and are summarized below:

• Impact BIO-1: Loss of special-status species and migratory bird nest sites. Development facilitated by the 2040 General Plan could result in isolated impacts to habitat for special-status species and impacts to migratory bird nest sites. Impacts would be less than significant with mitigation.

- Impact BIO-2: Loss of riparian habitat and wetlands. The 2040 General Plan would facilitate development that could result in construction within riparian habitat, and direct placement of fill in wetlands. However, compliance with existing regulations, and implementation of 2040 General Plan policies would reduce potential impacts to a less than significant level.
- Impact BIO-3: Impacts to wildlife movement corridors. Development facilitated by the 2040 General Plan could result in construction within streams and associated riparian zones that serve as wildlife movement corridors. However, implementation of 2040 General Plan policies preserving streams and wildlife movement corridors, as well as open space would reduce impacts to less than significant.
- Impact BIO-4: Conflicts with local policies or ordinances. Development facilitated by the 2040 General Plan would result in removal of trees. However, the 2040 General Plan policies require new development to comply with the City's tree conservation ordinance. With adherence to the tree conservation ordinance, impacts would be less than significant.
- Impact BIO-5: Conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no habitat conservation plans or natural community conservation plans applicable to the 2040 General Plan. Therefore, the 2040 General Plan would have **no** impacts.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to biological resources. None of these policies are applicable to the project or to the project site. Mitigation Measures The following mitigation measure was identified in the 2040 General Plan EIR:

Mitigation Measure BIO-1: Nesting Bird Protection Policy

• **Policy RC-2.10:** The City shall require project applicants to retain the services of a qualified biologist(s) to conduct a pre-construction nesting bird survey during the nesting season (February 1 through August 31) prior to all new development that may remove any trees or vegetation that may provide suitable nesting habitat for migratory birds or other special-status bird species. If nests are found the qualified biologist(s) shall identify appropriate avoidance measures, and these measures shall be incorporated into the project and implemented accordingly.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. While the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to biology would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to biology beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

There are no 2040 General Plan policy requirements pertaining to biology that are applicable with this application. The site is a vacant parcel surrounding by existing industrial uses in a highly developed, urbanized setting within the City. The site has been disturbed through regular discing operations related

to weed control and related site security activities. There are no trees or vegetation on the site that would potentially offer provide suitable nesting habitat for migratory birds or other special-status bird species. Therefore, the project would not require the implementation of Mitigation Measure BIO 1: Nesting Bird Protection Policy since potential project impacts to nesting birds are less than significant. Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to biology is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

V. CULTURAL RESOURCES

	Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1.	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5?	Draft EIR ImpactCR-1 Less than significant with mitigation	No	No	No	No	No	Yes
2.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5?	Draft EIR Impact CR-1 Less than significant with mitigation	No	No	No	No	No	Yes
3.	Disturb any human remains, including these interred outside of dedicated cemeteries?	Draft EIR Impact CR-2 Less than significant with mitigation	No	No	No	No	No	No

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – CULTURAL RESOURCES

This topic is addressed in Section 4.4, "Cultural Resources," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.4.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.4-7 through 4.4-11) and are summarized below:

 Impact CR-1, Threshold 1: Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. Development facilitated by the 2040 General Plan would have the potential to impact historical resources and unique archaeological resources. Impacts would be less than significant with mitigation.¹

¹ In instances where the 2040 General Plan DEIR concludes "potentially significant but mitigable" and mitigation is available, this template states "less than significant with mitigation." This language change is intended to maintain clarity and consistency with the language of CEQA.

- Impact CR-1, Threshold 2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. Development facilitated by the 2040 General Plan would have the potential to impact historical resources and unique archaeological resources. Impacts would be less than significant with mitigation.
- Impact CR-2: Disturb any human remains, including those interred outside of dedicated cemeteries. Ground-disturbing activities associated with development facilitated by the 2040 General Plan could result in damage to or destruction of human burials. Impact would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to cultural resources. The following policies apply to the project:

- Policy RC-4.6: Protection of Archaeological Resources. The City shall strive to ensure that significant archaeological resources are adequately identified and protected from destruction through avoidance where feasible. In the event that any previously unidentified cultural resources are uncovered during site preparation, excavation, or other construction activity, all such activity shall cease until these resources have been evaluated by a qualified archaeologist (or other qualified specialist as appropriate) and specific measures can be implemented to protect these resources in accordance with Section 21083.2 and 21084.1 of the California Public Resources Code. Where such resources are Native American, the developer shall prepare the assessment in consultation with appropriate Native American tribe(s).
- Policy RC-4.7: Treatment of Remains. Consistent with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" to receive notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains.

Mitigation Measures

The following mitigation measure was identified in the 2040 General Plan EIR:

• Mitigation Measure CR-1: Cultural Resources Study Implementation Program. The following Implementation Program shall be added to Resource Conservation Element of the 2040 General Plan: If a project requires activities that have the potential to impact cultural resources, the City shall require the applicant to applicant retain a qualified archaeologist meeting the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in archaeology and/or an architectural historian meeting the SOI PQS standards in architectural history to complete a Phase 1 cultural resources inventory of the project site (NPS 1983). A Phase 1 cultural resources inventory should include a pedestrian survey of the project site and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC). The technical report documenting the Phase 1 cultural resources inventory shall include recommendations to avoid or reduce impacts to cultural resources. These recommendations shall be implemented and incorporated in the project.

Implementation of Mitigation Measure CR-1 would reduce the impact on historical and unique archeological resources to a less-than-significant level by requiring an implementation program to be included in the 2040 General Plan. The program would require cultural resource studies for projects within the city and implementation of further requirements to avoid or reduce impacts on such resources on a project-by-project basis.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to cultural resources would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to cultural resources beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to cultural resources would remain applicable with this application. The following mitigation measure identified in the 2040 General Plan EIR would also apply:

• Mitigation Measure CR-1: Cultural Resources Study Implementation Program

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to cultural resources is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

VI. ENERGY

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances / new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Draft EIR , Impact E-1 Less than significant	No	No	No	No	No	NA
 Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? 	Draft EIR , Impact E-2 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - ENERGY

This topic is addressed in Section 4.5, "Energy," of the 2040 General Plan Draft EIR. The setting and regulatory settings are described in Section 4.5.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.5-14 through 4.5-23) and are summarized below:

- Impact E-1: Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The development and population growth facilitate by the 2040 General Plan would result in an increase of overall consumption of energy compared to existing conditions. However, the 2040 General Plan is based on a land-use strategy that would promote greater overall energy efficiency in community and municipal operations. 2040 General Plan policies and implementation program would ensure that development under the 2040 general plan would comply with existing energy efficiency regulations, and would encourage new development to take advantage of voluntary energy efficiency programs. Wasteful, inefficient, or unnecessary consumption of energy would not occur and impacts would be less than significant.
- Impact E-2: Conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The 2040 General Plan would be consistent with energy efficiency goals contained in the Union City Climate Action Plan. Construction and operation of projects facilitated by the 2040

General Plan would comply with relevant provisions of the State's CalGreen and Title 24 of the California Energy Code. Impacts would be **less than significant.**

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to energy efficiency. The following policies apply to the project:

- **Policy RC-6.2: Renewable Energy.** The City shall support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.
- **Policy RC-6.3: Solar Technology on Private Buildings.** The City shall encourage the incorporation of solar panels and other solar technology on parking structures and residential, industrial, and commercial buildings.

a)

- **Policy PF-3.5** Water Efficient Landscape Ordinance. The City shall promote efficient water use and reduced water demand by ensuring compliance with the City's Water Efficient Landscape Ordinance. The City shall review and update the Water Efficiency Landscape Ordinance, as needed, to ensure that it is consistent with State law.
- **Policy PF-3.8** Promote Bay Friendly Landscaping. The City shall continue to require the incorporation of Bay-Friendly landscaping practices into new development and promote the incorporation of these practices into existing landscapes.
- **Policy RC-3.4** requires the City to require new development to comply with the most recent version of the San Francisco Bay Regional Municipal Stormwater Permit.

Mitigation Measures

No mitigation measures related to energy were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to energy would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to energy beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to energy would remain with this application. The project would be subject to the latest state building and energy codes, including conformance with all applicable provisions concerning energy efficiency and the use of renewable energy sources per Policies RC-6.2 and RC-6.3. Site landscaping and drainage would be subject to the city's Water Efficient Landscape Ordinance, and the project site is subject to comply with the most recent version of the San Francisco Bay Regional Municipal Stormwater Permit, consistent with Policy RC-3.4. No mitigation measures relevant to energy were identified in the 2040 General Plan EIR; therefore, no mitigation related to energy applies to this project.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to energy is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

VII. GEOLOGY & SOILS

VII. GEOLOGY & 3							1
Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (ii) Strong seismic ground shaking, (iii) Seismic-related ground failure, including liquefaction (iv) Landslides 	Draft EIR Impact GEO-1 Less than significant	No	No	No	No	No	NA
 Result in substantial soil erosion or the loss of topsoil 	Draft EIR Impact GEO-2 Less than significant	No	No	No	No	No	NA
 Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse 	Draft EIR Impact GEO-1 Less than significant	No	No	No	No	No	NA
 Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property 	Draft EIR Impact GEO-3 Less than significant	No	No	No	No	No	NA

	Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
5	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water	Draft EIR Impact GEO-4 No impact	No	No	No	No	No	NA
6	Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature?	Draft EIR Impact GEO-5 Less than significant	No	No	No	No	No	Yes

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - GEOLOGY AND SOILS

This topic is addressed in Section 4.6, "Geology and Soils," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.6.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.6-10 through 4.6-19) and are summarized below:

- Impact GEO-1 Threshold 1: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides. Construction and occupancy of development facilitated by the 2040 General Plan could result in exposure of people or structures to a risk of loss, injury, or death from seismic events. However, required adherence to the requirements of the CBC, Union City Municipal Code, and implementation of the goals and policies of the 2040 general plan would reduce the potential for loss, injury, or death following a seismic event to a less than significant level.
- Impact GEO-1 Threshold 3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Construction and occupancy of development facilitated by the 2040 General Plan could result in exposure of people or structures to a risk of loss, injury, or death from seismic events. However, required adherence to the requirements of the CBC, Union City Municipal Code, and implementation of the goals and policies of the 2040 general plan would reduce the potential for loss, injury, or death following a seismic event to a less than significant level.

- Impact GEO-2: Result in a substantial soil erosion or the loss of topsoil. Construction of development facilitated by the 2040 General Plan would include ground disturbance such as excavation and grading that would result in loose or exposed soil, increasing the potential for erosion and soil loss. Compliance with applicable regulations, including the Clean Water Act, and implementation of the goals and policies of the 2040 General Plan would minimize potential for erosion and loss of topsoil and would reduce this impact to a less than significant level.
- Impact GEO-3: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. Development facilitated by the 2040 General Plan may result in the construction of structures on expansive soils, which could create a substantial risk to life or property. However, development would be required to comply with the CBC, which would ensure that expansive soils are remediated or that foundations and structures are engineered to withstand the forces of expansive soil. With mandatory compliance with the CBC, impacts would be less than significant.
- Impact GEO-4: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Development facilitated by the 2040 General Plan would occur where existing sewer systems are in place. There would be no impact.
- Impact GEO-5: Directly or indirectly destroy a unique paleontological resource site or unique geologic feature. Development facilitated by the 2040 General Plan has the potential to result in impacts to paleontological resources. Impacts would be less than significant with mitigation.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to geology and soils. The following policies apply to the project:

- **Policy PF-4.2: Require Public Sewer System.** The City shall only approve new development where it will be served by a public sewer system.
- **Policy RC-3.3: Erosion Control.** The City shall require an erosion control plan for new construction, and shall ensure, through review and inspection, that erosion control is being handled correctly on construction sites.
- Policy RC-3.4: Compliance with Regional Municipal Stormwater Permit. The City shall require new development to comply with the most recent version of the San Francisco Bay Regional Municipal Stormwater Permit, which focuses on the incorporation of low impact development measures into development projects to improve the quality of stormwater runoff including, but not limited to, the incorporation of permeable paving, green roofs, cisterns, and biotreatment (e.g. rain gardens, bioretention units, bioswales, and planter/tree boxes), hydromodification management, and the preservation of undeveloped open space.
- **Policy S-3.1: Geotechnical Studies for New Development.** The City shall require investigations by a qualified geologist or soils engineer prior to issuing building permits or discretionary approvals (e.g., general plan or zoning map amendment, site development review, use permit, subdivision map) for any new construction, unless waived by the Building Official. Soils engineering reports shall specifically address secondary seismic hazards, especially potential for soil liquefaction, ground shaking, lateral spreading, and local subsidence. All such reports shall be evaluated for completeness and accuracy by either City staff or a qualified third-party consultant paid for by the applicant or property owner. The reports shall identify appropriate mitigation measures to minimize risk.

Mitigation Measures

The following mitigation measure was identified in the 2040 General Plan EIR:

Mitigation Measure GEO-1: Protection of Paleontological Resources: The following Policy shall be added to the Resource Conservation Element of the 2040 Union City General Plan:

- Require avoidance and/or mitigation for potential impacts to paleontological resources for any development in Union City that occurs within high sensitivity geologic units, whether they are mapped at the surface or occur at the subsurface. High sensitivity geology units include Great Valley Sequence (Panoche and Knoxville Formations), Monterey Group (Claremont Shale and Hambre Sandstone), Briones Formation, Orinda Formation, and Pleistocene age alluvial fan and fluvial deposits. When paleontological resources are uncovered during site excavation, grading, or construction activities, work on the site will be suspended until the significance of the fossils can be determined by a qualified paleontologist. If significant resources are determined to exist, the paleontologist shall make recommendations for protection or recovery of the resource.
- The City shall require the following specific requirements for projects that could disturb geologic units with high paleontological sensitivity:
- Retain a Qualified Paleontologist to Prepare a PMMP. Prior to initial ground disturbance in
 previously undisturbed strata of geologic units with high sensitivity, as shown on Figure 4.6-3, the
 project applicant shall retain a Qualified Paleontologist, as defined by the SVP (2010), to direct
 all mitigation measures related to paleontological resources and design a Paleontological
 Mitigation and Monitoring Program (PMMP) for the project. The PMMP shall include measures
 for a preconstruction survey, a training program for construction personnel, paleontological
 monitoring, fossil salvage, curation, and final reporting, as applicable.

According to Figure 4.6-3, the project site is not located within an area of high paleontological sensitivity; therefore, implementation of Mitigation Measure GEO-1 is not required.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to geology and soils would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to geology and soils beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to geology and soils would remain applicable with this application. The site is served by public sewer and water utilities, and the project will be required to comply with the latest stormwater permits and any geotechnical studies if required by the Building Official at the time of building permit submittal. Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to geology and soils is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

VIII. GREENHOUSE GAS EMISSIONS

	Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	Draft EIR Impact GHG-1 Significant and unavoidable	No	No	No	No	No	Yes, but impact remains significant and unavoidable
2.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases	Draft EIR Impact GHG-2 Significant and unavoidable	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN – GREENHOUSE GAS EMISSIONS

This topic is addressed in Section 4.7, "Greenhouse Gas Emissions," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.7.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.7-11 through 4.7-25) and are summarized below:

- Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Development facilitated by the 2040 General Plan would generate GHG emissions that would exceed the 2040 efficiency threshold of 1.12 MT of CO2E per service population per year. Implementation of policies contained in the 2040 general plan and mitigation measure GHG-1 would minimize GHG emissions under buildout of the 2040 General Plan, however, this impact would remain significant and unavoidable.
- Impact GHG-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The 2040 General Plan would be consistent with local adopted GHG reduction measures contained in the City's Climate Action Plan and ABAG/MTC's Plan Bay Area 2040. However, the 2040 General Plan would not be consistent with state emissions reduction measures. Impacts would be significant and unavoidable.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to GHG emission and climate change. The following policies apply to the project:

- **Policy RC-6.1: Reduced Energy Consumption.** The City shall support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.
- **Policy RC-6.2: Renewable Energy.** The City shall promote efforts to increase the use of renewable energy resources, including but not limited to, wind, solar, hydropower, and biomass and the use of battery storage within the community and City operations, where feasible.

Mitigation Measures

The following mitigation measure was identified in the 2040 General Plan EIR:

Mitigation Measure GHG-1: Update to Climate Action Plan

In accordance with Implementation Program RC-7.A of the 2040 General Plan, the City of Union City shall update its Climate Action Plan (CAP).

Implementation of Mitigation Measure GHG-1 would require that the City's CAP be updated to reflect the most recent GHG reduction regulations and establish a Citywide GHG reduction target. Emissions associated with buildout of the 2040 General Plan will exceed the established threshold identified in the 2040 General Plan EIR, and impacts would be significant and unavoidable until the City's CAP is updated per Mitigation Measure GHG-1 to reflect the per-service-population targets in line with the reduction trajectory that meets statewide targets for emissions reductions. If and when the City's CAP is updated in accordance with statewide emissions targets, this impact may be reduced to less than significant. Therefore, until the City updates the CAP in accordance with Mitigation Measure GHG-1, impacts from GHG emissions would remain significant and unavoidable.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to GHG emissions would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to GHG emissions beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to GHG emissions would remain with this application. The following mitigation measure identified in the 2040 General Plan EIR would also apply:

Mitigation Measure GHG-1 requires that Union City update their Climate Action Plan. Until the City updates their CAP, this impact will remain significant and unavoidable. Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to GHG emissions is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

IX. HAZARDS & HAZARDOUS MATERIALS

	Where were	Do proposed changes/ new circumstances/ new information result in new significant/	Is there substantial new information	Are there effects that are peculiar to the project that have not been	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied	Were potentially significant off- site or cumulative impacts not	Do mitigation measures from prior documents reduce the impact to a
Environmental Issue Would the Project:	impacts analyzed previously?	substantially more severe impacts?	requiring new analysis or verification?	disclosed in prior documents?	development policies or standards?	discussed in previous documents?	less-than- significant level?
 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials 	Draft EIR Impact HAZ-1 Less than significant	No	No	No	No	No	NA
 Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment 	Draft EIR Impact HAZ-1 Less than significant	No	No	No	No	No	NA
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	Draft EIR Impact HAZ-2 Less than significant	No	No	No	No	No	NA
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment	Draft EIR Impact HAZ-3 Less than significant	No	No	No	No	No	NA
 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a 	Draft EIR Impact HAZ-4 No impact	No	No	No	No	No	NA

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
safety hazard or excessive noise for people residing or working in the project area							
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	Draft EIR Impact HAZ-5 Less than significant	No	No	No	No	No	NA
 Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires 	Draft EIR Impact WFR-4 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – HAZARDS AND HAZARDOUS MATERIALS

This topic is addressed in Section 4.8, "Hazards and Hazardous Materials," of the 2040 General Plan Draft EIR. The topic of exposure to a significant risk of loss, injury, or death involving wildland fires is addressed in Section 4.17, "Wildfire." The environmental and regulatory settings are described in Section 4.8.1 of the Draft EIR. Note that impacts related to wildfire are discussed further in Section XX, "Wildfire," below.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.8-1 through 4.8-20) and are summarized below:

- Impact HAZ-1, Threshold 1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Implementation of the 2040 General Plan could result in an incremental increase in the overall routine transport, use, and disposal of hazardous materials in Union City and increase the risk of hazardous materials releases. Compliance with applicable regulations related to hazardous materials and compliance with general plan policies would minimize the risk of releases and exposure to these materials. Impacts would be less than significant.
- Impact HAZ-1, Threshold 2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of

hazardous materials into the environment. Implementation of the 2040 General Plan could result in an incremental increase in the overall routine transport, use, and disposal of hazardous materials in Union City and increase the risk of hazardous materials releases. Compliance with applicable regulations related to hazardous materials and compliance with general plan policies would minimize the risk of releases and exposure to these materials. Impacts would be **less than significant**.

- Impact HAZ-2: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Implementation of the 2040 General Plan could result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school; however, compliance with existing regulatory requirements would minimize risk to schools and students, resulting in a less than significant impact.
- Impact HAZ-3: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Implementation of the 2040 General Plan could facilitate development on hazardous material sites. However, compliance with applicable regulations relating to site cleanup and the 2040 General Plan policies would minimize hazards from development on contaminated sites. Impacts would be less than significant.
- Impact HAZ-4: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the General Plan result in a safety hazard or excessive noise for people residing or working in the project area. There are no airports within two miles of Union City, and the City is not within the influence area of an airport. Therefore, there would be no impact.
- Impact HAZ-5: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The 2040 General Plan policies address maintaining a local hazard mitigation plan and emergency access implementation. Therefore, the 2040 General Plan would not result in interference with these types of adopted plans. Impacts would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to hazards and hazardous materials. The following policies apply to the project:

• Policy S-7.2: Limit Locations of Hazardous Materials. The City shall limit locations of hazardous materials storage and use, through the City's development review or building permit review processes, to those areas where potential accidents will not cause undue risk to people and property, and where effective emergency response can be provided. Actions, as found appropriate, shall include the prohibition of certain hazardous materials, combinations of materials, or quantities of materials in particular land use areas and/or facilities.

Mitigation Measures

No mitigation measures related to hazards and hazardous materials were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the

proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to hazards and hazardous materials would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to hazards and hazardous materials beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to hazards and hazardous materials would remain with this application. No mitigation measures related to hazards and hazardous materials were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to hazards and hazardous materials is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

X. HYDROLOGY & WATER QUALITY

A. III DROLOGI &							
Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality 	Draft EIR Impact HWQ- 1 Less than significant	No	No	No	No	No	NA
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	Draft EIR Impact HWQ- 2. Less than significant	No	No	No	No	No	NA
 3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in substantial onor offside erosion or siltation substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows 	Draft EIR Impact HWQ- 3. Less than significant	No	No	No	No	No	NA

	onmental Issue Id the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
or seich release	hazard, tsunami, ne zones, risk of pollutants due ct inundation	Draft EIR Impact HWQ- 4 Less than significant	No	No	No	No	No	NA
impleme quality o sustaina	with or obstruct entation of a water control plan or able groundwater ement plan	Draft EIR Impact HWQ- 5 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – HYDROLOGY AND WATER QUALITY

This topic is addressed in Section 4.9, "Hydrology and Water Quality," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.9.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.9-.2 and 4.9-9 through 4.9-16) and are summarized below:

- Impact HWQ-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface of ground water quality. Development projected by the 2040 General Plan could result in violation of water quality standards or waste discharge requirements or degradation of groundwater quality. Compliance with applicable laws and regulations and implementation of the goals and policies of the 2040 General Plan would reduce this impact to less than significant.
- Impact HWQ-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Development projected by the 2040 General Plan could result in the depletion of groundwater supplies or the interference with groundwater recharge. Implementation of the goals and policies of the 2040 General Plan would reduce this impact to a less than significant level.
- Impact HWQ-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner

which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. Development facilitated by the 2040 General Plan would not alter the course of a stream or river but has the potential to add impervious surfaces that may alter drainage patterns and increase runoff. However, this increase would be minimal. Impacts would be **less than significant**.

- Impact HWQ-4: In flood hazard, tsunami, or seiche zones, would the General Plan risk release of pollutants due to project inundation. Development facilitated by the 2040 General Plan could increase the risk of pollutant release due to the potential for inundation of projects within flood hazard zones. Compliance with applicable regulations and implementation of the goals and policies of the 2040 General Plan would minimize the potential for adverse effects and would reduce this potential impact to a less than significant level.
- Impact HWQ-5: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Development facilitated by the 2040 Union City General Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to water quality, stormwater runoff, and flooding. The following policies apply to the project:

- Policy PF-5.3: Encourage Natural Vegetation and Filtration within Flood Control Facilities to ensure that impervious areas are minimized and there are opportunities for ground water infiltration, treatment and on-site detention to meet hydromodification management (HM) are maximized prior to releasing the drainage to the public stormwater system, to the extent feasible.
- **Policy RC-3.3: Erosion Control.** The City shall require an erosion control plan for new construction, and shall ensure, through review and inspection, that erosion control is being implemented correctly on construction sites.
- Policy RC-3.4: Compliance with Regional Municipal Stormwater Permit. The City shall require new development to comply with the most recent version of the San Francisco Bay Regional Municipal Stormwater Permit, which focuses on the incorporation of low impact development measures into development projects to improve the quality of stormwater runoff including, but not limited to, the incorporation of permeable paving, green roofs, cisterns, and biotreatment (e.g. rain gardens, bioretention units, bioswales, and planter/tree boxes) and the preservation of undeveloped open space.
- **Policy RC-3.6: Soil Conservation Practices.** The City shall require new development to incorporate soil conservation best practices to minimize erosion and related impacts on water quality and effects on drainage courses.

Mitigation Measures

No mitigation measures related to hydrology and water quality were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the

proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to hydrology and water quality would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to hydrology and water quality beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to hydrology and water quality would remain with this application. The project is required to comply with all applicable stormwater permits and erosion control policies, consistent with Policies RC-3.3, RC-3.4, and RC-3.6, applied to the project through conditions of approval. No mitigation measures related to hydrology and water quality were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to hydrology and water quality is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XI. LAND USE & I	Where were impacts analyzed	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe	Is there substantial new information requiring new analysis or	Are there effects that are peculiar to the project that have not been disclosed in prior	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or	Were potentially significant off- site or cumulative impacts not discussed in previous	Do mitigation measures from prior documents reduce the impact to a less-than- significant
Would the Project:	previously?	impacts?	verification?	documents?	standards?	documents?	level?
1. Physically divide an established community	Draft EIR Impact LU-1 Less than significant	No	No	No	No	No	NA
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	Draft EIR Impact LU-2 Less than significant	No	No	No	No	No	NA

XI. LAND USE & PLANNING

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – LAND USE AND PLANNING

This topic is addressed in Section 4.10, "Land Use and Planning," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.10.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.10-10 through 4.10-17) and are summarized below:

- Impact LU-1: Physically divide an established community. Implementation of the proposed 2040 General Plan would provide for orderly development in Union City and would not physically divide an established community. Impacts would be less than significant.
- Impact LU-2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Implementation of the 2040 General Plan would be generally consistent with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects, such as ABAG/MTC's *Plan Bay Area 2040*. Impacts would be **less than significant**.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to land use and planning. The following policies apply to the project:

• **Policy LU-1.1: Healthy Balance of Land Uses.** The City shall promote and support the development of a healthy balance of residential, commercial, open space, institutional, and industrial businesses within the city.

• **Policy LU-1.2: Promote Infill and Enhance Neighborhoods.** The City shall promote infill development and redevelopment of underutilized parcels while maintaining or enhancing the positive qualities of the surrounding neighborhoods.

Mitigation Measures

No mitigation measures related to land use and planning were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to land use and planning would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to land use and planning beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to land use and planning would remain with this application. The project site is zoned Light Industrial and has a General Plan designation of Light Industrial. The proposed manufacturing use is classified as a permitted use in UCMC Section 18.40.020 Land Use Regulations – Industrial Districts. The project is consistent with the subject property's General Plan designation of Light Industrial, which provide space for light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, parking, and supportive sales, which evidence no or very low nuisance characteristics. Further, the project is consistent with General Plan Policies LU-1.1: Healthy Balance of Land Uses. and LU-1.2, Promote Infill and Enhance Neighborhoods because it is a well-designed project that improves an existing vacant site located within the city and supports the expansion of a local business. The project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people; the proposed project, as conditioned, is consistent with the applicable requirements for the ML, Light Industrial, Zoning District.

No mitigation measures related to land use and planning were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to land use and planning is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XII. MINERAL RESOURCES

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? 	Draft EIR Section 4.18.2, "Mineral Resources," under "Effects Found Not to Be Significant" No impact	No	No	No	No	No	NA
2. Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Draft EIR Section 4.18.2, "Mineral Resources," under "Effects Found Not to Be Significant" No impact	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - MINERAL RESOURCES

This topic is addressed in Section 4.18.2, "Mineral Resources," in Section 4.18, "Effects Found Not to Be Significant," in the 2040 General Plan EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan EIR (page 4.18-2). The 2040 General Plan EIR concluded that there would be no impact on mineral resources, because no mining occurs within Union City, and the 2040 General Plan does not include land use designation changes in hillside areas east of State Route 238, where known mineral deposits occur. Therefore, the 2040 General Plan would not facilitate new or additional development within the area of mineral deposits within Union City.

2040 General Plan Policy Requirements

The 2040 General Plan EIR concluded that no impacts on mineral resources would occur, and no policies related to mineral resources were identified.

Mitigation Measures

No mitigation measures related to mineral resources were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to mineral resources would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to mineral resources beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

No mitigation measures relevant to mineral resources were identified in the 2040 General Plan EIR; therefore, no mitigation related to mineral resources applies to this project.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to mineral resources is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XIII. NOISE

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Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, or a substantial temporary or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans 	Draft EIR Impact N-1 Significant and unavoidable	No	No	No	No	No	Yes
2. Generate excessive groundborne vibration or groundborne noise levels?	Draft EIR Impact N-3 Significant and unavoidable	No	No	No	No	No	Yes
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Draft EIR Section 4.8, "Hazards and Hazardous Materials." No impact	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - NOISE

This topic is addressed in Section 4.11, "Noise," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.11.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.11-5 through 4.11-15) and are summarized below:

- Impact N-1: Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance. Construction of individual projects facilitated by the 2040 General Plan would temporarily generate increased noise levels, potentially affecting nearby noise-sensitive land uses. Provisions in the Union City Municipal Code and 2040 General Plan policies would limit noise disturbance to the extent feasible. However, construction noise may still exceed noise standards and impacts would be significant and unavoidable.
- Impact N-2: Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance. Development facilitated by the 2040 General Plan would introduce new on-site noise sources associated with residential, commercial, and industrial land uses and would contribute to increases in traffic noise. The continued regulation of on-site noise, consistent with the Union City municipal code, and implementation of goals and policies in the 2040 General Plan would minimize disturbance to adjacent land uses. Impacts would be less than significant.
- Impact N-3: Generate excessive groundborne vibration or groundborne noise levels. Construction of individual projects facilitated by the 2040 General Plan could temporarily generate groundborne vibration, potentially affecting nearby land uses. Policies in the 2040 General Plan would limit vibration disturbance and ensure that high vibration levels occur during working construction hours to the extent feasible. However, construction vibration from pile-drivers may disturb people or damage buildings. Impact would be **significant and unavoidable.**

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to noise. The following policies apply to the project:

- **Policy S-8.8: Limit Construction Hours.** To minimize the potential noise impacts of construction activities on surrounding land uses, the City shall limit construction activities between the hours of 8:00 a.m. and 8:00 p.m. on Monday through Friday, 9:00 a.m. and 8:00 p.m. on Saturdays, and 10:00 a.m. and 6:00 p.m. on Sundays and holidays. The City Manager may make specific exceptions to the construction hours when utility work in the streets would have a severely negative impact on traffic flow and public safety.
- **Policy S-8.9: Construction Noise Control Measures.** The City shall include the following noise control measures as standard conditions of approval for projects involving construction:
 - a) Properly muffle and maintain all construction equipment powered by internal combustion engines.
 - b) Prohibit unnecessary idling of combustion engines.
 - c) Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses. Such equipment shall also be acoustically shielded.
 - d) Select quiet construction equipment particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order.

- e) Residences adjacent to project sites shall be notified in advance in writing of the proposed construction schedule before construction activities commence. The construction schedule shall comply with Policy S-8.8.
- f) The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.
- Policy S-8.10: Construction Vibration Control Measures. The City shall include the following measures as standard conditions of approval for applicable projects involving construction to minimize exposure to construction vibration:
 - Avoid the use of vibratory rollers (i.e., compactors) within 50 feet of buildings that are susceptible to damage from vibration.
 - Schedule construction activities with the highest potential to produce vibration to hours with the least potential to affect nearby institutional, educational, and office uses that the Federal Transit Administration identifies as sensitive to daytime vibration (FTA 2006).
 - Notify neighbors of scheduled construction activities that would generate vibration.

Mitigation Measures

The following mitigation measure was identified in the 2040 General Plan EIR:

Mitigation Measure N-1: Construction Noise Reduction. For projects involving impact pile-drivers that are located within 400 feet of noise-sensitive receptors, projects involving sonic pile-drivers that are located within 200 feet of construction, and projects without pile-driving that are located within 175 feet from noise-sensitive receptors, the following mitigation would be required:

- Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.
- Electrically-Powered Tools and Facilities. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
- Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.
- Additional Noise Attenuation Techniques. During the clearing, earth moving, grading, and foundation/conditioning phases of construction, temporary sound barriers shall be installed and maintained between the construction site and the sensitive receptors. Temporary sound barriers shall consist of sound blankets affixed to construction fencing or temporary solid walls along all sides of the construction site boundary facing potentially sensitive receptors.

Implementation of 2040 General Plan policies andUnion City Municipal Code requirements would reduce the potential impact but not to a less-than-significant level, because vibration may still exceed the 75-VdB standard for institutional land uses. Given the location of the project site and the distance to noise-sensitive receptors, Mitigation Measure N-1 would not be applicable and therefore would not be required for this project. The impact would be significant and unavoidable.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to noise would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related noise beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to noise would remain with this application. These include the incorporation of construction noise control measures as listed in Policy S-8.9, and construction vibration control measures as listed in Policy S-8.10 as project conditions of approval.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to noise is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XIV. POPULATION & HOUSING

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? 	Draft EIR Impact PH-1 Less than significant	No	No	No	No	No	No
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Draft EIR Impact PH-2 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - POPULATION AND HOUSING

This topic is addressed in Section 4.12, "Population and Housing," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.12.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.12-4 through 4.12-6) and are summarized below:

- Impact PH-1: Induce substantial unplanned population growth in an area either directly or indirectly. Implementation of the General Plan 2040 would facilitate the construction of new housing in Union City, which would allow the City's population to increase over time and slightly exceed ABAG population forecasts. However, the 2040 General Plan is intended to accommodate and plan for population growth and includes policies to manage new development. Therefore, impacts would be less than significant.
- Impact PH-2: Displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere. Implementation of the 2040 General Plan would not result in displacement of substantial numbers of housing or people. To the contrary, the 2040 General Plan would facilitate the development of new housing in accordance with State and local housing requirements, while preserving existing residential neighborhoods. Impacts would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to population and housing; however, no policies related to population and housing are applicable to the proposed project. Mitigation Measures

No mitigation measures related to population and housing were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

The proposed project is a manufacturing use and would not result in any impacts to population and housing. No General Plan policies or implementation measures related to population and housing are applicable to the proposed project.

XV. PUBLIC SERVICES

Environmental Issue				1		1	
Would the project Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1. Fire protection	Draft EIR Impact PS-1 Threshold 1a Less than significant	No	No	No	No	No	NA
2. Police protection	Draft EIR Impact PS-1 Threshold 1b Less than significant	No	No	No	No	No	NA
3. Schools	Draft EIR Impact PS-2 Less than significant	No	No	No	No	No	NA
4. Parks	Draft EIR Impact PS-4; see Section XVI, "Recreation," below, for detailed assessment Less than significant	No	No	No	No	No	NA
5. Other public facilities	Draft EIR Impact PS-3 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – PUBLIC SERVICES

This topic is addressed in Section 4.13, "Public Services and Recreation," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.13.1 of the Draft EIR. Note that impacts related to parks and recreation are discussed in Section XVI, "Recreation," below.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.13-8 through 4.13-17) and are summarized below:

- Impact PS-1, Threshold 1a: Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other objectives. Development facilitated by the 2040 General Plan would increase population in Union City, generating additional need for fire protection and police protection services. However, adherence to the 2040 General Plan policies would reduce impacts related to the construction of fire and police protection facilities to a less than significant level.
- Impact PS-1, Threshold 1b: Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other objectives. Development facilitated by the 2040 General Plan would increase population in Union City, generating additional need for fire protection and police protection services. However, adherence to the 2040 General Plan policies would reduce impacts related to the construction of fire and police protection facilities to a less than significant level.
- Impact PS-2: Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other objectives. Development facilitated by the 2040 General Plan would result in an increase in population of school-aged children in Union City. This would increase demand for school services and potentially create the need for new school facilities. Compliance with the 2040 General Plan policies would reduce impacts related to the construction of school facilities and new development would be required to pay impact fees which would result in less than significant impacts with regard to the provision of school facilities.
- Impact PS-3: Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other objectives. Development facilitated by the 2040 General Plan would result in an increase in the City's population. This would increase demand for library services and potentially create the need for new library facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of library facilities to a less than significant level.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to public services. The following policies apply to the project:

• **Policy PF-1.1: Ensure Adequate Facilities and Services.** The City shall ensure through the development review process that adequate public facilities and services are available to serve new development when required. The City shall not approve new development where existing facilities are inadequate to support the project unless the applicant can demonstrate that all

necessary public facilities (including water service, sewer service, storm drainage, transportation, police and fire protection services) will be installed or adequately financed and maintained (through fees, special taxes, assessments, or other mean).

- **Policy PF-1.2: On-site and Off-site Infrastructure.** The City shall require all new development and major modifications to existing development to construct necessary onsite and off-site infrastructure to serve the project in accordance with City standards.
- **Policy PF-1.3: Development Fair Share.** The City shall require, to the extent legally possible, that new development or major modification to existing development pays the fair share cost of providing new public facilities and services and/or the cost for upgrading existing facilities.
- **Policy PF-10.3: Development Fees.** The City shall require new development to build or fund its fair share of fire protection facilities, personnel, operations, and maintenance that, at minimum, maintains the above service standards.
- **Policy PF-10.5: Fire Department Review of Development Projects.** The City shall engage fire personnel in the review of proposed development to identify necessary fire prevention and risk reduction measures.
- Policy S-4.1: Time Future Development to Ensure Adequate Fire Infrastructure. The City shall not approve new development unless the development will be protected by adequate fire control facilities and equipment by the time of occupancy.
- **Policy S-4.2: Require Sprinkler Systems and Smoke Detectors.** The City shall require sprinkler systems and/or smoke detectors according to the adopted City building and fire codes.

Mitigation Measures

No mitigation measures related to public services were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to public services would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to public services beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to public services would remain with this application. No mitigation measures related to public services were identified in the 2040 General Plan EIR. The project has been reviewed for consistency with all applicable General Plan policy requirements by City fire and building staff for safety and adequacy of fire suppression, and Public Works and Engineering staff for consistency with all policies pertaining to both installation of on-site and off-site infrastructure. All plans submitted for building permits shall be reviewed per all applicable fire and safety codes. Conditions of approval for the project have been provided that will ensure that all project improvements are constructed per applicable City codes and ordinances.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to public services is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XVI. RECREATION

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? 	Draft EIR Impact PS-4 Less than significant	No	No	No	No	No	NA
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Draft EIR Impact PS-4 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - RECREATION

This topic is addressed in Section 4.13, "Public Services and Recreation," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.13.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.13-8 through 4.13-17) and are summarized below:

- Impact PS-4, Threshold 1d: Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other objectives. Development facilitated by the 2040 General Plan would result in an increase in the City's population. This would increase demand for parks and potentially create the need for new park facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of park facilities to a less than significant level.
- Impact PS-4, Threshold 2: Result in substantial adverse physical impacts associated with the need for or provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other objectives for parks. Development facilitated by the 2040 General Plan would result in an increase in the City's population. This

would increase demand for parks and potentially create the need for new park facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of park facilities to a **less than significant** level.

- Impact PS-4, Threshold 3: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Development facilitated by the 2040 General Plan would result in an increase in the City's population. This would increase demand for parks and potentially create the need for new park facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of park facilities to a less than significant level.
- Impact PS-4, Threshold 4: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Development facilitated by the 2040 General Plan would result in an increase in the City's population. This would increase demand for parks and potentially create the need for new park facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of park facilities to a less than significant level.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to recreation. No policies apply to the project. Mitigation Measures

No mitigation measures related to recreation were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No 2040 General Plan policies pertaining to recreation are applicable with this application.

No mitigation measures related to recreation were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to recreation is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XVII. TRANSPORTATION

	onmental Issue d the Project:	Where were impacts analyzed previously?	Do proposed changes/new circumstances/n ew information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off-site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
prog ordi poli the sysi tran bicy ped	nflict with a gram, plan, inance or icy addressing circulation tem, including nsit, roadway, ycle, and destrian ilities	Draft EIR Impact T-1 Less than significant	No	No	No	No	No	NA
inco CEC sec	nflict or be onsistent with QA Guidelines tion 15064.3, odivision (b)	Draft EIR Impact T-2 Significant and unavoidable	No	No	No	No	No	No
incr due geo feat sha dan inte incc (e.g	ostantially rease hazards e to a ometric design ture (e.g., arp curves or ngerous ersections) or ompatible uses g., farm uipment)	Draft EIR Impact T-3 Less than significant	No	No	No	No	No	NA
eme	sult in dequate ergency xess	Draft EIR Impact T-4 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – TRANSPORTATION

This topic is addressed in Section 4.14, "Transportation," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.14.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.14-23 through 4.14-40) and are summarized below:

- Impact T-1: Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. New development facilitated by the 2040 General Plan would accommodate increases in traffic throughout Union City. This traffic increase would not conflict with policies contained in the Plan Bay Area 2040 or the City's Pedestrian and Bicycle Master Plan. Impacts would be less than significant.
- Impact T-2: Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Development and population growth facilitated by the 2040 General Plan would increase VMT in Union City and VMT per service population would not be 15 percent below the nine Bay Area regional VMT per service population. Therefore the 2040 General Plan would be inconsistent with CEQA guidelines section 15064.3, subdivision (b). Impacts would be significant and unavoidable.
- Impact T-3: Substantially increase traffic-related hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The proposed 2040 General Plan is a program-level plan that does not directly address project-level design features. Roadway improvements and site access measures would be designed and reviewed in accordance with City standards. This impact would be less than significant.
- Impact T-4: Result in inadequate emergency room access. The proposed 2040 General Plan identifies circulation improvements and policies that would support emergency access throughout the city. This impact would be less than significant.
- Impact T-5: Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads and highways. New development facilitated by the 2040 General Plan would increase traffic in Union City. This traffic may cause delays that conflict with applicable City Level of Service (LOS) standards. Impacts would be significant and unavoidable.
- Impact T-6: Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads and highways. New development facilitated by the 2040 General Plan would increase traffic on CMA roadways surrounding Union City. This traffic may conflict with the LOS standards of the Alameda County CMA. Impacts would be significant and unavoidable.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to transportation. The following policies apply to the project:

- **Policy M-2.11: Minimize Curb Cuts.** The City shall require new development to minimize the number and width of curb cuts for vehicle traffic to reduce vehicle conflicts with pedestrians.
- **Policy M-2.12: Safety in Sidewalk Design.** The City shall prioritize safety in the design of sidewalk improvements along major arterials, including separating sidewalks from vehicle travel lanes where possible. Mitigation Measures.
- **Policy M-2.9: Safe Pedestrian Environment.** The City shall implement improvements to create a safe pedestrian environment.
- Policy M-4.5: Require Projects to Address Transportation Impacts. The City shall require developers to address the impacts that their projects will have on the City's transportation system,

and implement all feasible mitigation measures, including impact fees, street improvements, traffic signal and Intelligent Transportation Systems (ITS) improvements, transportation demand management (TDM) measures, and improvement of non-automobile transportation modes.

Mitigation Measures

No mitigation measures related to transportation were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to transportation would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to transportation beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to transportation would remain with this application. The project will be required to install a pedestrian sidewalk along the project frontage, consistent with Policies M-2.9 and M-2.12. Additionally, the project has been designed to minimize the location and width of curb cuts along the project frontage, consistent with Policy M-2.11.

No mitigation measures related to transportation were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to transportation is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XVIII. TRIBAL CULTURAL RESOURCES

Environmental Issue							
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) 	Draft EIR Impact CR-1 Threshold 1, see Section V, "Cultural Resources" Less than significant	No	No	No	No	No	NA
 A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. 	Draft EIR Impact TCR-1 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – TRIBAL CULTURAL RESOURCES

This topic is addressed in Section 4.15, "Tribal Cultural Resources," of the 2040 General Plan Draft EIR. The potential for a project to be eligible or listed in the California register of Historical Resources is addressed in the 2040 General Plan Section 4.4, "Cultural Resources", which is including in Section V above. The environmental and regulatory settings for Tribal Cultural Resources are described in Section 4.15.1 of the Draft EIR.

Impact Analysis

One impact from development within the 2040 General Plan area is evaluated in the 2040 General Plan Draft EIR (pages 4.15-2 through 4.15-3) and is summarized below:

• Impact TCR-1: Cause a substantial adverse change in the significance of a tribal cultural resource. Development projected by general plan 2040 may involve excavation, which has the potential to impact previously unidentified tribal cultural resources. Impacts on tribal cultural resources would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR does not identify any policies related to tribal cultural resources.

Mitigation Measures

No mitigation measures related to tribal cultural resources were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No 2040 General Plan policies related to tribal cultural resources were identified, and no mitigation measures related to tribal cultural resources were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to tribal cultural resources is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XIX. UTILITIES & SERVICE SYSTEMS

XIX. OTILITILS							
Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? 	Draft EIR Impacts UTL-1, UTL-2 Threshold 1, and UTL-2 Threshold 3 Less than significant	No	No	No	No	No	NA
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Draft EIR Impact UTL-2 Threshold 2 Less than significant	No	No	No	No	No	NA
 Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments 	Draft EIR Impact UTL-2 Threshold 3 Less than significant	No	No	No	No	No	NA
 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the 	Draft EIR Impact UTL-4 Threshold 4 Less than significant	No	No	No	No	No	NA

Environmental Issue Would the Project:	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
attainment of solid waste reduction goals							
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste	Draft EIR Impact UTL-4 Threshold 5 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS - UTILITIES AND SERVICE SYSTEMS

This topic is addressed in Section 4.16, "Utilities and Service Systems," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.16.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.16-13 through 4.16-22) and are summarized below:

- Impact UTL-1: Require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Development projected by 2040 General Plan would increase demand for electric power, natural gas, telecommunications, and stormwater drainage. However, development facilitated by the 2040 General Plan would occur in developed areas of the City where these facilities exist and relocation, if applicable, would occur in previously disturbed or developed areas generally. Impacts would be less than significant.
- Impact UTL-2, Threshold 1: Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects. Development projected by the 2040 General Plan would increase demand for water supply. However, with adherence to the 2040 General Plan policies and ACWD drought contingency plans, water supplies would be adequate to support new development. Impacts would be less than significant.
- Impact UTL-2, Threshold 2: Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Development projected by the 2040 General Plan would increase demand for water supply, However, with adherence to the 2040 General Plan policies and ACWD drought contingency plans, water supplies would be adequate to support new development. Impacts would be less than significant.

- Impact UTL-3 Threshold 1: Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Development projected by the 2040 General Plan would increase demand for wastewater treatment. However, the existing wastewater treatment plant has sufficient capacity for future development, and the 2040 General Plan contains policies to ensure treatment is adequate. Impact would be less than significant.
- Impact UTL-2 Threshold 3: Result in a determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Development projected by the 2040 General Plan would increase demand for wastewater treatment. However, the existing wastewater treatment plant has sufficient capacity for future development, and the 2040 General Plan contains policies to ensure treatment is adequate. Impact would be less than significant.
- Impact UTL-4 Threshold 4: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Development facilitated by the 2040 General Plan would increase the volume of solid waste generated in Union City. However, local infrastructure serving Union City has adequate capacity to accept the additional waste. Further, the 2040 General Plan contains policies to increase recycling and comply with federal, state, and local management reduction regulations. Therefore, impacts would be less than significant.
- Impact UTL-4 Threshold 5: Comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Development facilitated by the 2040 General Plan would increase the volume of solid waste generated in Union City. However, local infrastructure serving Union City has adequate capacity to accept the additional waste. Further, the 2040 General Plan contains policies to increase recycling and comply with federal, state, and local management reduction regulations. Therefore, impacts would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to utilities and service systems. The following policies apply to the project:

- **Policy PF-1.1: Ensure Adequate Facilities and Services.** The City shall ensure through the development review process that adequate public facilities and services are available to serve new development when required. The City shall not approve new development where existing facilities are inadequate to support the project unless the applicant can demonstrate that all necessary public facilities (including water service, sewer service, storm drainage, transportation, police and fire protection services) will be installed or adequately financed and maintained (through fees, special taxes, assessments, or other mean).
- **Policy PF-1.3: Development Fair Share.** The City shall require, to the extent legally possible, that new development or major modification to existing development pays the fair share cost of providing new public facilities and services and/or the cost for upgrading existing facilities.
- Policy PF-3.3: Ensure Adequate Water Supply Prior to Approving New Development. The City shall coordinate with ACWD to review development proposals to ensure that new development can be adequately served by the District's water supply system. The City shall only approve new development where an adequate public water supply and conveyance system exists or will be provided by the ACWD.

- **Policy PF-3.5: Water Efficient Landscape Ordinance.** The City shall promote efficient water use and reduced water demand by ensuring compliance with the City's Water Efficient Landscape Ordinance. The City shall review and update the Water Efficiency Landscape Ordinance, as needed, to ensure that it is consistent with State law.
- **Policy PF-3.6: Require Water Conservation Features.** The City shall require new development and City facilities to incorporate water conservation features to reduce overall water usage.
- **Policy PF-3.8: Promote Bay Friendly Landscaping.** The City shall continue to require the incorporation of Bay-Friendly landscaping practices into new development and promote the incorporation of these practices into existing landscapes.
- Policy PF-4.1: Coordinate to Ensure Adequate Wastewater Service for New Development. The City shall coordinate its review of development proposals with USD to ensure new development can be adequately served.
- **Policy PF-4.2: Require Public Sewer System.** The City shall only approve new development where it will be served by a public sewer system.
- Policy PF-6-10: Design New Development to Accommodate Recycling and Waste Collection. All new development with private roads shall be required to construct interior roadways that can accommodate the weight of recycling trucks and waste hauling trucks. Multi-family development shall be designed to provide adequate street space and a clear point of travel to easily service containers in the designated collection area. Multi-family developments with centralized waste, recycling and organics collection areas shall be designed to minimize distances from homes and recycling area.

Mitigation Measures

No mitigation measures related to utilities and service systems were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to utilities and service systems would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to utilities and service systems beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to utilities and service systems would remain with this application. Per Policy PF-1.1, the project has been reviewed through the City's development review process to ensure that adequate public facilities and services are available to serve the project. Utility providers, including ACWD and USD have reviewed the project to ensure that adequate water and sewer capacity is available to serve the project, per Policies PF-3.3, PF-4.1 and PF-4.2. The project will be subject to all landscape requirements and water conservation policies and provisions in the City's Water Efficient Landscape Ordinance per Policies PF-3.5, PF-3.6 and PF-3.8. Additionally, the

project site has demonstrated capacity for adequate waste enclosure size and spacing, and access for all waste collection vehicles per Policy PF-6.10.

No mitigation measures related to utilities and service systems were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to utilities and service systems is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

XX. WILDFIRE

Environmental Issue Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones? If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project	Where were impacts analyzed previously?	Do proposed changes/ new circumstances/ new information result in new significant/ substantially more severe impacts?	Is there substantial new information requiring new analysis or verification?	Are there effects that are peculiar to the project that have not been disclosed in prior documents?	Are there effects peculiar to the project that will not be substantially mitigated by previously adopted and uniformly applied development policies or standards?	Were potentially significant off- site or cumulative impacts not discussed in previous documents?	Do mitigation measures from prior documents reduce the impact to a less-than- significant level?
1. Substantially impair an adopted emergency response plan or emergency evacuation plan	Draft EIR Impact WFR-1 Less than significant	No	No	No	No	No	NA
 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire 	Draft EIR Impact WFR-2 Less than significant	No	No	No	No	No	NA
 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment 	Draft EIR Impact WFR-3 Less than significant	No	No	No	No	No	NA
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post- fire slope instability, or drainage changes?	Draft EIR Impact WFR-4 Less than significant	No	No	No	No	No	NA

SUMMARY OF 2040 GENERAL PLAN EIR ANALYSIS – WILDFIRE

This topic is addressed in Section 4.17, "Wildfire," of the 2040 General Plan Draft EIR. The environmental and regulatory settings are described in Section 4.17.1 of the Draft EIR.

Impact Analysis

Impacts from development within the 2040 General Plan area are evaluated in the 2040 General Plan Draft EIR (pages 4.17-6 through 4.17-10) and are summarized below:

- Impact WFR-1: Substantially impair an adopted emergency response plan or emergency evacuation plan. The 2040 General Plan policies address emergency access, response, and preparedness. The policies enforce maintaining an emergency management plan. Therefore, the 2040 General Plan would not impair an emergency response plan or emergency evacuation plan. Impacts would be less than significant.
- Impact WFR-2: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The 2040 General Plan does not facilitate urban development in areas most susceptible to wildfire. Prevailing wind and slopes would generally spread fire and related smoke away from areas where urban development is envisioned. Additionally, the 2040 General Plan policies would reduce the potential for the uncontrolled spread of a wildfire. Impacts would be less than significant.
- Impact WFR-3: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The 2040 General Plan facilitates growth primarily as infill and redevelopment within urbanized areas of the City where infrastructure and roads currently exist. The General Plan policies require maintenance of fire access roads, which could have temporary or ongoing noise impacts and vegetation removal impacts. Impacts would be less than significant because maintenance would be infrequent and would reduce the potential for fire risk.
- Impact WFR-4 Threshold 4: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. If a severe wildfire were to occur in the hillside area of Union City, structures downslope would be at risk of flooding or landslides. However, the 2040 General Plan does not include changes to the land use designations in the hillside area or in areas adjacent to the base of the hillside area that would allow for more or increased development. In addition, 2040 General Plan policies would reduce the potential for wildfire in the hillside area. Therefore, impacts would be less than significant.
- Impact WFR-4 Threshold 5: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. If a severe wildfire were to occur in the hillside area of Union City, structures downslope would be at risk of flooding or landslides. However, the 2040 General Plan does not include changes to the land use designations in the hillside area or in areas adjacent to the base of the hillside area that would allow for more or increased development. In addition, 2040 General Plan policies would reduce the potential for wildfire in the hillside area. Therefore, impacts would be less than significant.

2040 General Plan Policy Requirements

The 2040 General Plan EIR identifies policies related to wildfire. The following policies apply to the project:

- **Policy S-2.1: Ensure Emergency Access for New Construction.** The City shall not permit new construction in areas where emergency access cannot be adequately ensured.
- **Policy S-4.5: Maintain Fire Access.** The City shall use appropriate means to maintain fire access roads throughout the City on public and private property.

Mitigation Measures

No mitigation measures related to wildfire were identified in the 2040 General Plan EIR.

CONSISTENCY EVALUATION

No notable changes have occurred on the site since the 2040 General Plan EIR was certified in 2019. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted 2040 General Plan. Although the proposed project is more refined than the general land use identified for the project site in the 2040 General Plan, the proposed development is entirely consistent with the 2040 General Plan EIR; therefore, project-related effects related to wildfire would be consistent with the analysis and conclusions of the 2040 General Plan EIR. The infrastructure proposed as part of the project is consistent with the infrastructure identified in the 2040 General Plan and would not result in adverse environmental effects related to wildfire beyond what was analyzed in the 2040 General Plan EIR. There are no effects peculiar to the project that were not addressed in the 2040 General Plan EIR, and there are no significant impacts that would be substantially more severe than those disclosed in the 2040 General Plan EIR.

All applicable 2040 General Plan policy requirements pertaining to wildfire would remain with this application. The project site is located within an existing, developed area within unimpeded access for fire and emergency vehicles and personnel, per Policies S-2.1 and S-4.5. In addition, the Alameda County Fire Department reviews and approves development projects to ensure that emergency access meets standards.

No mitigation measures related to wildfire were identified in the 2040 General Plan EIR.

Nothing about this application would be inconsistent with the conclusions of the 2040 General Plan EIR or result in new or substantially more severe impacts, and no additional environmental review related to wildfire is needed for the project. In addition, all development within the 2040 General Plan area, including the project, is subject to review and approval by Union City.

F DETERMINATION

The City of Union City finds that:

The project's impacts are within the scope of impacts addressed in a previously certified EIR, the project would result in no increase in the severity of significant impacts identified in that EIR, no new significant impacts would occur, and no new mitigation measures would be required. Potentially significant impacts and mitigation measures that have been adequately examined in the 2040 General Plan EIR are described on attached sheets, including applicable mitigation measures that are imposed upon the project (see Section D, above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared (see CEQA Guidelines Section 15183).

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G REFERENCES

Federal Transit Administration. 2018. *Transit Noise and Vibration Impact Assessment Manual*. FTA Report No. 0123. September 2018. Sacramento, California.

FTA. See Federal Transit Administration.

National Park Service. 1983. Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. Available: http://www.nps.gov/history/local-law-Arch_Standards.html. Accessed July 31,

NPS. See National Park Service.

Union City 2019 (December 10). Union City 2040 General Plan. Available: https://www.unioncity.org/DocumentCenter/View/6207/2040-UC-General-Plan-Complete?bidId=. Accessed July 31, 2023.



Desk Item

DATE: FEBRUARY 15, 2024

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SITE DEVELOPMENT REVIEW (SD-23-003) & VARIANCE REQUEST (V-23-002) - 33250 WESTERN AVENUE

Staff received questions/comments from Commissioner Lew regarding SD-23-002 and V-23-002 for development of a new +/- 28,000 sq. ft. industrial building and related site improvements. The following are the questions/comments received and staff's responses (*shown in italicized font*). For ease of review, any proposed updates to draft conditions or findings are shown as red-lines with added language denoted with an underline and deleted language denoted with a strikethrough.

1. Staff report, page 3, 3rd paragraph, UMEC (the property owner) is described as a metal fabricator that manufactures "a variety of products for their clients in the transportation, semiconductor, medical device, solar and aerospace sectors." The project site is zoned light industrial and the applicable zoning regulations are contained in Title 18, Chapter 18.40. Table 18.40.020 indicates that a use permit may be required for certain fabricated metal products, namely "finishing and plating of metal products", "assembly of mass transit equipment", "manufacturing and assembly of motor vehicles, trailers, motorcycles, and associated parts and equipment not elsewhere listed in this table", and "manufacturing and assembly of products from previously prepared materials such as precious or semi-precious metal." Please confirm the property owner does not perform any of these uses, which require a use permit, and provide this information to the planning commission.

The use is considered a "machine shop", which does not use drop hammers or punch presses with a rated capacity of over 20 tons. Per Section 18.040.020 of the Union City Municipal Code, the use is classified as permitted (i.e., does not require issuance of a Use Permit) in the ML Zoning District, where the site is located. 2. Staff report, page 5, Table 2 shows whether the proposed project complies with the City's requirements in Chapter 18.40. The parking requirement is shown as a minimum of 16 spaces, which appears to be understated and does not conform to the City's requirement as stated in section 18.40.070. Please correct Table 2 and show the number of required parking spaces based on the City's requirements in section 18.40.070. If the property owner is not in compliance (based on their proposal of 16 spaces), then indicate "no" in the "complies?" column. If a variance is requested, then indicate this in Table 2.

Please note that since the Planning Commission is the decision-maker, there is no opportunity for staff to update and re-publish the staff report. The Desk Item will serve as the vehicle to document and clarify any inconsistencies in the staff report.

The parking demand for the proposed building is 12 parking spaces for the office area based on an approximate square footage of 3,700 sq ft. and 21 parking spaces for the manufacturing area based on an approximate square footage of 21,000 sq. ft. for a total parking demand of 33 parking spaces.

3. Staff report, page 6, 1st paragraph – the reference to Section 18.40.070A.4 appears to have been misinterpreted. The preceding text in Section 18.40.070A specifically states "for each building constructed or use established, off-street parking shall be provided according to the following standards." There is no ambiguity as to the City's mandatory minimum parking requirement for manufacturing uses. Therefore, I consider the City's recommendation for 16 parking spaces to be lacking in facts and unjustified. Additionally, if it is appropriate to show street parking being provided by the project to demonstrate compliance with the City's parking requirement, then the number of street parking spaces should be included in Table 2 and annotated with the reasons for its inclusion. Please make any needed corrections or changes.

Section 18.40.070 of the Union City Municipal Code allows the decision maker, in this case the Planning Commission, to determine an alternate parking demand for "other uses." In the past, this provision has been used to reduce the parking demand for uses for which a parking requirement is listed, such as manufacturing, but may have different operational characteristics than a more traditional use. In this instance, the proposed building will function as a second location for an existing business in town and will not accommodate any visitor parking which the City's parking requirements take into consideration. In addition, the parking being provided is based on the anticipated employee count provided by the applicant based on their current

operations. The City's parking requirements are based on an average square footage per employee based on industry standards. The City does not count street parking towards a project's required parking demand. The data regarding street parking was included for informational purposes only.

4. Staff report, page 8, the reference to Section 18.76.060 should be Section 18.076.045. Please acknowledge the corrected section number.

Duly noted. Section 18.76.045 of the Union City Municipal Code contains the required findings for approval of a Site Development Review application.

5. Staff report, page 9, Variance – a finding is missing from the list of findings. Please add the following as Item #3 along with a discussion and renumber the remaining findings accordingly:

3. That the exceptional or extraordinary circumstances or conditions do not result from actions of the applicant.

Finding #3 was combined with Finding #2 in the discussion under "Item f" included in Section VI, Recommendation. For ease of review, staff updated the findings to separate these and renumbered the findings accordingly. The edits are shown as redlined text. Please reference the updated findings in any approval motion. Also, please note that the finding numbering referenced above (#2 and #3) is from Chapter 18.60 of the Union City Municipal Code. The numbering listed below and included in Section VI reflects all of the findings listed together.

CEQA

1. That the project is consistent with the findings as required by Section 15183, Projects Consistent With a Community Plan, General Plan, or Zoning, of the California Environmental Quality Act (CEQA) Guidelines. The project's impacts are within the scope of impacts addressed in the 2040 General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2018102057), dated November 2019, and certified by the City Council on December 10, 2019. The project would result in no increase in the severity of significant impacts identified in that EIR, no new significant impacts would occur, and no new mitigation measures would be required. Potentially significant impacts and mitigation measures that have been adequately examined in the EIR are described in attached Exhibit B, and applicable mitigation measures have been incorporated as Conditions of Approval for the project. No further environmental document is required for the proposed project. This project is consistent with the EIR without any additional changes; and

Site Development Review

- 2. That the project is generally consistent with the subject property's General Plan designation of Light Industrial, which provide space for light manufacturing, assembly, and distribution of manufactured products, R&D facilities, industrial supply, incidental warehousing, offices, parking, and supportive sales, which evidence no or very low nuisance characteristics. Further, the project is consistent with General Plan Policy LU-1.2, Promote infill and enhance Neighborhoods. and General Plan Policy CD-6.2, Placement of Public Art, and General Plan Policy ED-3.1, Support Local Business expansion, because it is a well-designed project that improves an existing vacant site located within the city and supports the expansion of a local business. There are no applicable specific plans; and
- 3. That the project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people; the proposed project, as conditioned, is consistent with the applicable requirements for the ML, Light Industrial, Zoning District; and
- 4. That the project is consistent with the purpose of Site Development Review, which seeks to promote orderly, attractive and harmonious development and the stability of land values and investments and the general welfare, by preventing the establishment of uses or the erection or maintenance of structures having unsightly, undesirable or obnoxious qualities which are not properly related to their sites. The project design is orderly attractive and orderly. The proposed building is consistent with newly adopted design standards and the project includes proposed site improvements, such as new landscaping and fencing, which will further enhance the site; and

Variance

- 5. That the strict or literal interpretation of the front setback requirement would result in both a practical difficulty and an unnecessary physical hardship that are inconsistent with the purposes of the zoning title for the following reasons. Meeting the setback requirement would result in a structure that is not reasonably sized for the proposed industrial use, based on the space needed for operations to justify the cost of the new structure while also siting all other development requirements including parking and stormwater facilities; and
- 6. That there is an exceptional/extraordinary circumstance applicable to the property which do not generally apply to other properties classified in the same zoning district. The

property measures approximately 1 acre, which is smaller than the average size of properties within the ML Zoning District, making it difficult to construct a reasonably sized industrial building and accommodate all of the applicable regulations; and

- 7. That the exceptional/extraordinary circumstance does not result from the actions of the applicant as the subdivision of the property occurred several decades ago prior to the applicant purchasing the property; and
- 8. That the strict interpretation of the regulations would deprive the applicant of privileges enjoyed by other property owners within the ML zoning district in that the variance requests would facilitate the construction of a reasonably sized industrial building, which owners of other properties within the same zoning district could do based on the average size of lots within the zoning district; and
- 9. That granting the variance request will not constitute a grant of special privilege because owners of other properties within the same zoning district could build a reasonably sized industrial building without having to take into account the exceptional or extraordinary circumstances or conditions which exist on the site.; and
- 10. That granting of the variance request will not have a detrimental effect on public health, safety, or welfare or be materially injurious to property owners or improvements in the vicinity because the proposed development will comply with all other requirements of the Zoning Ordinance and the purpose of Site Development Review.
- 6. Staff report, page 14, Condition of Approval (COA) #17, 2nd line, the reference to "property" should be corrected to "property owner." Please make this correction.

See updated condition wording below:

17. Consistent with Section 12.24.055, Utility undergrounding requirements, of the Municipal Code the applicant and/or property owner shall underground all proposed overhead utility "service drops" to the building.

7. Staff report, page 14, COA #18, 2nd line, the reference to "property" should be corrected to "property owner." Please make this correction.

See updated condition wording below:

18. Consistent with Section 12.24.055, Utility undergrounding requirements, of the Municipal Code the applicant and/or property owner shall underground all existing overhead utility distribution facilities that cross or abut the subject property, unless the City Council

grants a waiver to this consistent with the process and findings provided in Section 12.24.120, Process to waive a utility underground requirement, of the Municipal Code.

8. Staff report, page 24, please add the missing finding described in #5 above as Item g and renumber the remaining three items as "h", "i", and "j."

See discussion under Item #5 for updated finding numbering. Please reference the updated findings from this Desk Item in any approval motion.

9. Exhibit A, Drawing A1.01, the Parking Matrix states 21 parking spaces and 10 parking spaces required. In addition, the drawing shows 16 parking spaces. Please explain the discrepancies in the number of parking spaces described and depicted on this page.

See parking discussion under Item #3.

10. Exhibit A, Drawing A1.12 indicates a total occupancy load of 74. Please explain the substantial difference between the 15 employees mentioned on page 6 of the staff report and the total occupancy load provided in Exhibit A.

The Building Code requires plans submitted for building permit issuance to include an occupancy load calculation. This information is used to determine required exiting and other health and safety requirements included in the Building Code. This information is not typically shown on plans reviewed by the Planning Commission. The applicant has provided feedback that based on their operations they anticipate a maximum of 15 employees on-site at one time.

11. Exhibit A, Drawings C1-00, C2-00, C4-00, C6-00, and C8-00 refer to the building as "proposed warehouse, whereas other drawings show "manufacturing" or "proposed building footprint." Will there be a warehouse use associated with this project? Please clarify.

Based on UMEC's current operations, there is potential for a portion of the building to be used temporarily for warehousing of manufactured products before they are shipped out to the clients. This use would be considered accessory to the permitted use.



PLANNING COMMISSION MEETING February 15, 2024



33250 Western Ave - United Mechanical, Inc (UMEC) SD-23-003, V-23-002 February 15, 2024

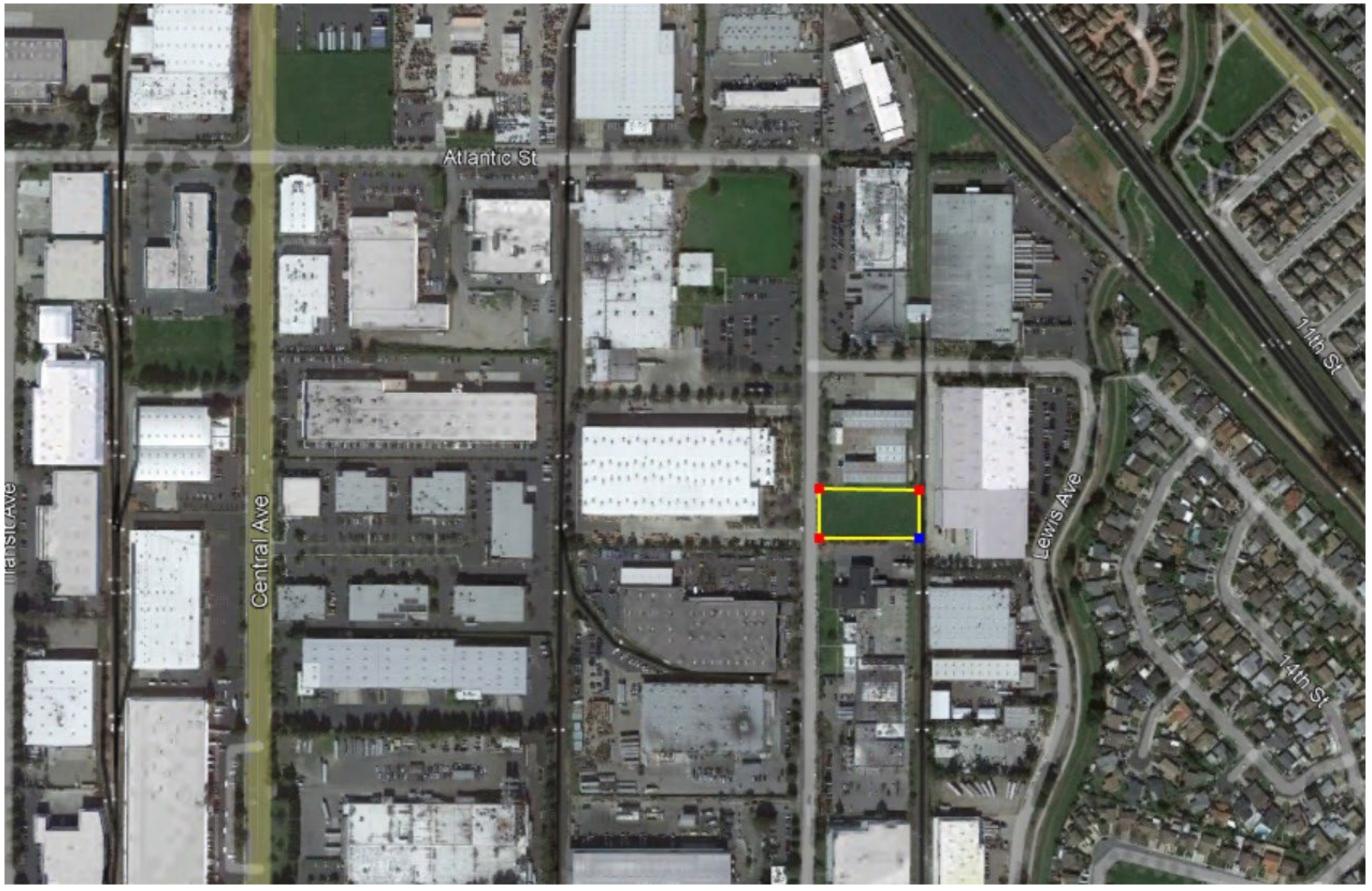
Project Overview

- Owner: United Mechanical, Inc
- Location: 33250 Western Ave. (APN: 475-80-17)
- Lot Size: 43560 sq. ft. (1.0 ac.)
- Proposal:
 - 1) Site Development Review (SD-23-003), for the construction of a new 27,856 square foot manufacturing and storage building
 - 2) Variance request (V-23-002) to reduce the front setback requirement for the building from approximately twenty-five (25) feet to twenty (20) feet.





| Project Site





| Project Site



UNION CITY

Project Site – Zoning





UMEC fabricates metal parts for transportation, semiconductor, medical device, solar and aerospace sectors.

UMEC has two locations on Lewis Street

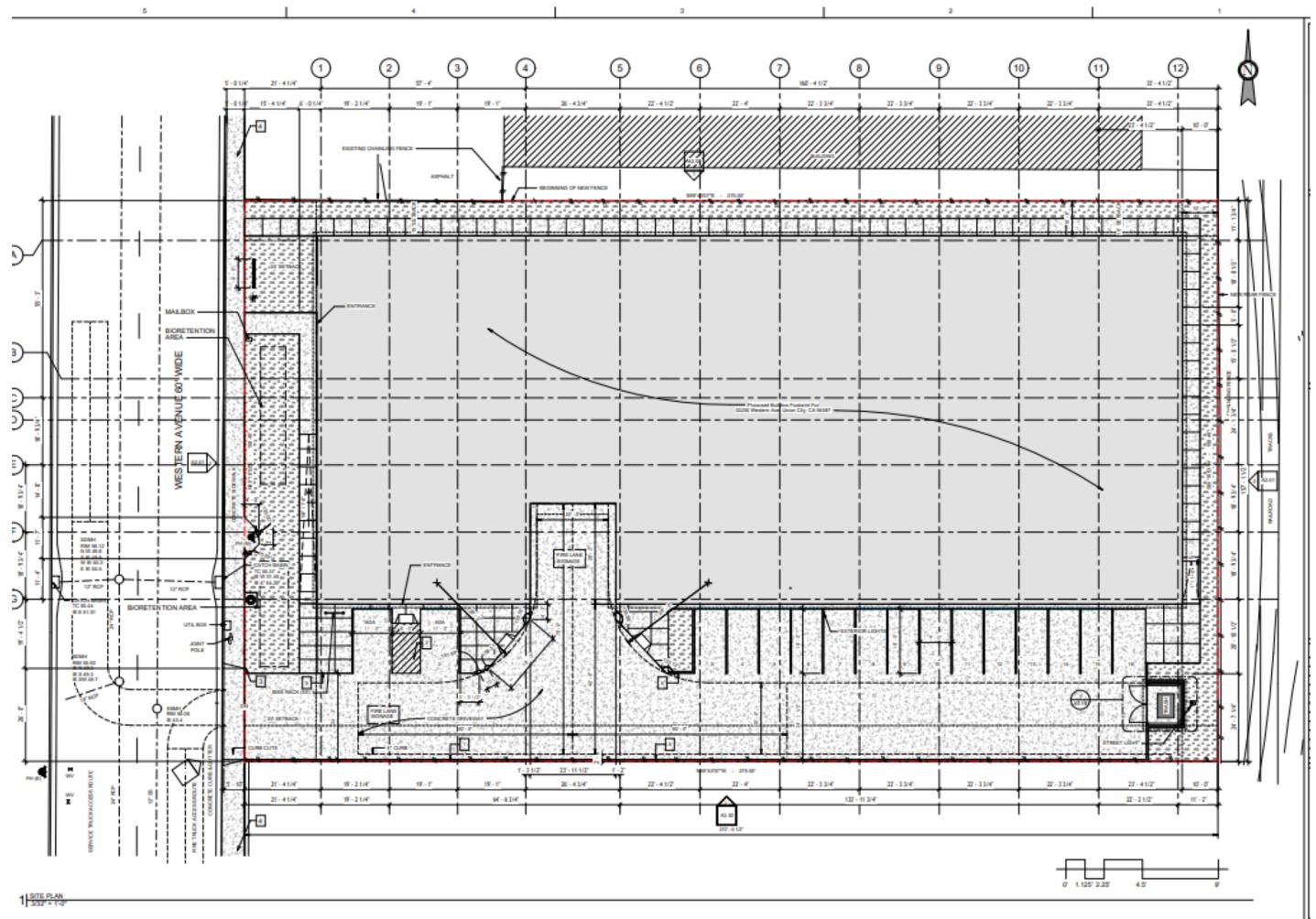
This project represents an expansion opportunity

UMEC selected the project site due to the difficulty in finding existing available industrial and manufacturing locations.





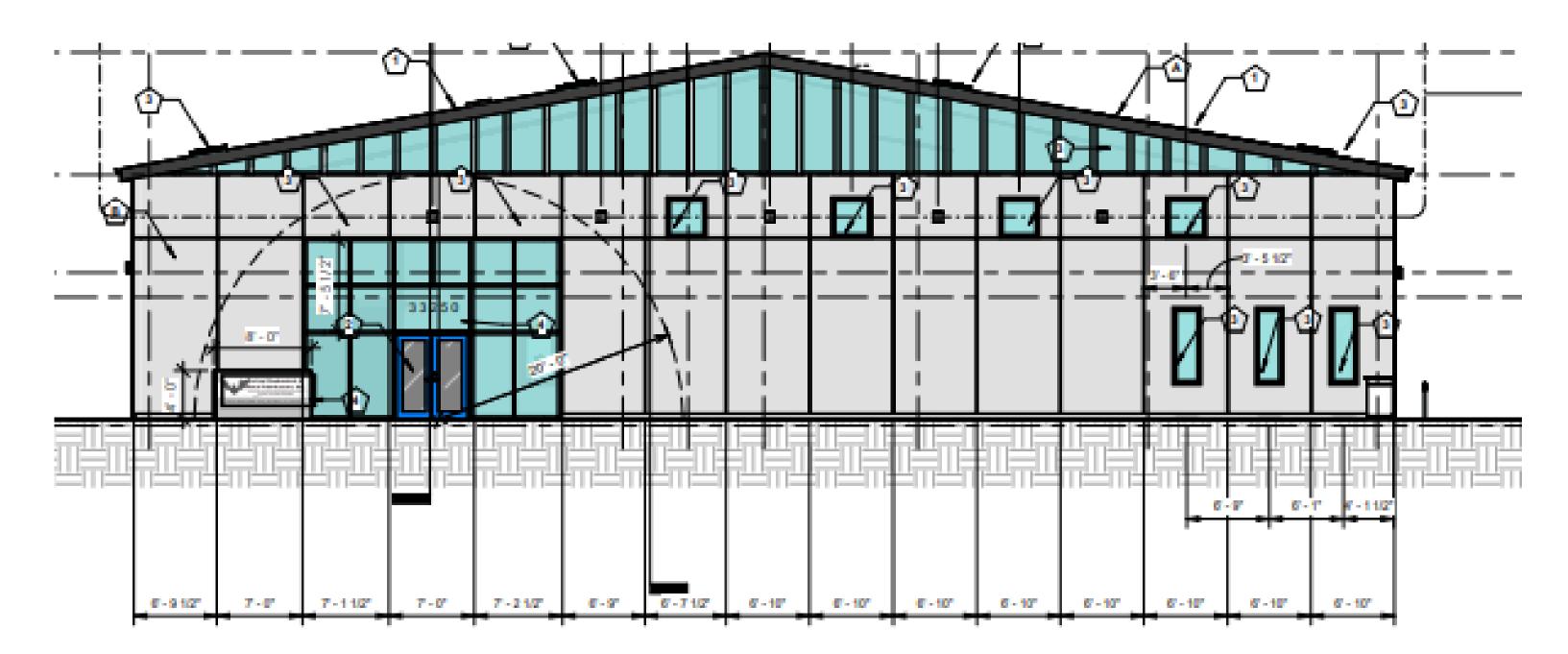
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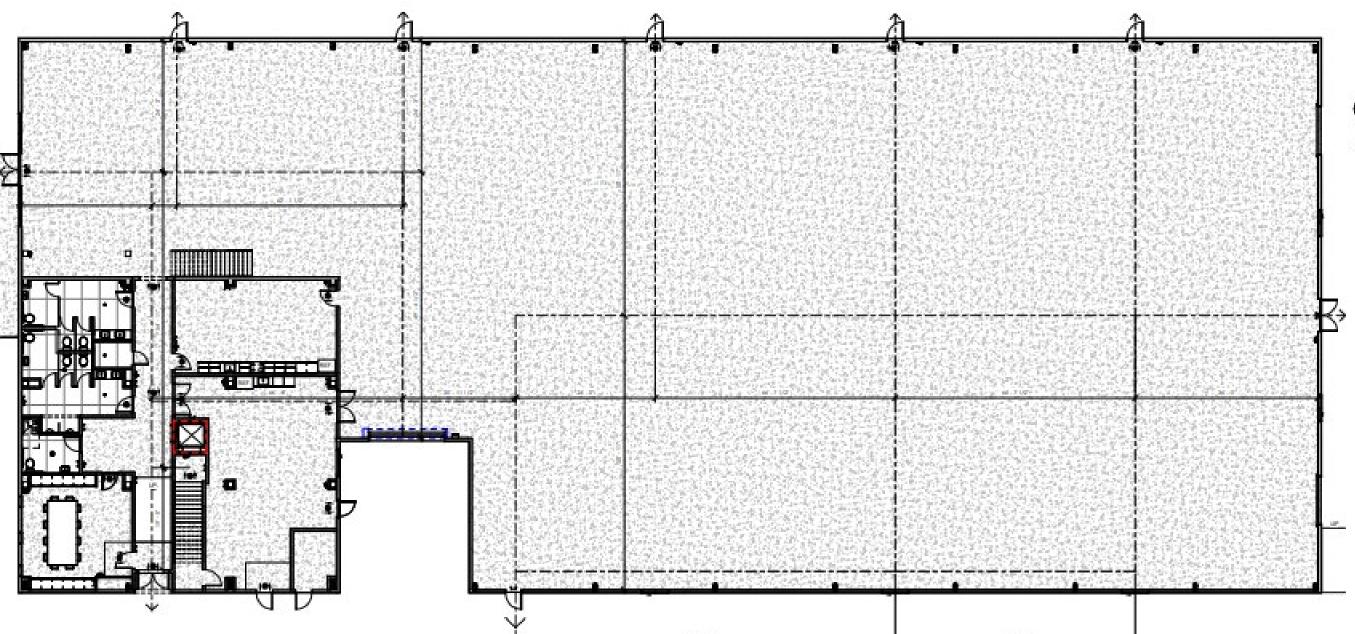


Architecture – Front Elevation





Architecture – Floor Plan



id . 7 107

Parking and Circulation

- **City Municipal Code**
- determine parking standards
- Staff recommends 16 parking required:

 Section 18.40.070(A)(4) of the Union Allows for the decision makers to spaces and 5 bicycle parking be

> - 15 employees on site at once - Ample on-street parking



Request to reduce the front setback from 25 feet to 20 feet

- The small size of the lot constrains the ability to construct a reasonably sized industrial building which can support manufacturing use while also meeting all other development standards, and consistent with the City's economic development goals
- Staff finds the proposal, as conditioned, to be a reasonable request and is recommending approval of the variance request; see Section III, Required Findings, of the staff report.



General Plan Compliance

Light Industrial

This land use designation allows for light industrial and various compatible uses. General Plan Policy LU-1.2-Promote Infill and Enhance Neighborhoods The project improves an existing vacant site with a well-designed industrial building

and related improvements.

General Plan Policy CD-6.2 - Placement of Public Art

The proposed public art would face Western Avenue which is a major connector through the Central Business District.

General Plan Policy ED-3.1- Support Local Business expansion

The project supports a local metal fabricator to expand production, which increases jobs and helps the business to stay in Union City.

CEQA Compliance

- **CEQA** Guidelines
- on December 10, 2019

 This project is consistent with the findings as required by Section 15183, **Projects Consistent With a Community** Plan, General Plan, or Zoning, of the

• The subject parcel was analyzed in the 2040 General Plan Environmental Impact Report (EIR), dated November 2019, and certified by the City Council

CEQA Compliance

- The 2040 General Plan EIR in the 2040 General Plan EIR.
- The project would result in no increase in the severity of significant impacts identified in that EIR
- No new significant impacts would occur
- •No new mitigation measures would be required.

Consistency Checklist (Exhibit B), concludes that the project's impacts are within the scope of impacts addressed

CEQA Compliance

- Approval.
- is required for the proposed project.

 Potentially significant impacts and mitigation measures that have been adequately examined in the 2040 General Plan EIR are described.

 Applicable mitigation measures have been incorporated as Conditions of

No further environmental document



Staff received questions/comments from Commissioner Lew regarding the project.

- Questions regarding "machine shop" uses
- Questions regarding parking standards
- Clarifications and corrections in staff report findings and conditions



Staff recommends the Planning Commission approve Site Development Review (SD-21-003), and Variance (V-21-002), making the amended findings listed in Section VI of the staff report and Desk Item, subject to the modified Conditions of Approval, and adopt a resolution confirming this action.



PLANNING COMMISSION MEETING February 15, 2024