



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, August 7, 2025 | 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA 95020

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Brian Dauenhauer:
brian.dauenhauer@cityofgilroy.org

Commissioners:

Patricia Bentson:
patricia.bentson@cityofgilroy.org
Annedore Kushner:
annedore.kushner@cityofgilroy.org

Stefanie Elle:
stefanie.elle@cityofgilroy.org
Adriana Leongardt:
adriana.leongardt@cityofgilroy.org

Monica Valdez:
monica.valdez@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to planningdivision@cityofgilroy.org. Please note that written comments will not be read out loud, but will be part of the written record.

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00 pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00 pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204 or by email at cityclerk@cityofgilroy.org.

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall,

7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting record. Items received after 1:00pm deadline will be provided to the Planning Commission as soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

5. CONSENT AGENDA

5.1. May 1, 2025 Planning Commission Meeting Minutes

6. PUBLIC HEARINGS

6.1. Architectural and Site Review for the construction of two industrial speculative buildings located at 8831 and 8841 Muraoka Drive, Application No. AS 24-16

1. Staff Report: Vanessa Sanchez, Planner I
2. Public Hearing:
3. Close Public Hearing:
4. Disclosure of Ex-Parte Communication:
5. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 24-16.

7. NEW BUSINESS

7.1. Planning Commissioner Training – An overview of the California Environmental Quality Act (CEQA) (presentation at the meeting)

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of September 4, 2025 at 6:00 PM

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, May 1, 2025 | 6:00 PM**

1. OPENING

Tonight's meeting was called to order by Chair Bhandal at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

Chair Bhandal led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday, April 24, 2025 at 1:58 PM.

Attendance	Attendee Name
Present	Patricia Bentson, Commissioner Stefanie Elle, Commissioner Annedore Kushner, Commissioner Monica Valdez, Commissioner Brian Dauenhauer, Vice Chair Manny Bhandal, Chair
Absent	Adriana Leongardt, Commissioner

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There being no speakers, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. April 3, 2025 Planning Commission Meeting Minutes

A motion was made by Chair Bhandal; seconded by Commissioner Elle to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Leongardt

6. PUBLIC HEARINGS

6.1. Architectural and Site Review for three light industrial buildings located at 8875 Murray Avenue, APN: 835-01-059, Application No. AS 23-06.

1. Staff Report: Erin Frietas, Senior Planner

2. Public Hearing:

Chair Bhandal opened public comment.

Tom Muniz provided a public comment addressing the good qualities of the proposed project as well as his concerns pertaining to traffic, emissions, and driveway location.

Eli Robles provided a public comment encouraging responsible contracting in the construction of the proposed project.

3. Close Public Hearing:

There being no further speakers, Chair Bhandal closed public comment.

4. Disclosure of Ex-Parte Communication:

None.

5. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15183 (Consistency with a Community Plan or Zoning); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 23-06.

A motion was made by Chair Bhandal; seconded by Commissioner Valdez to:

Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15183 (Consistency with a Community Plan or Zoning)

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Valdez

AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Leongardt

A motion was made by Commissioner Valdez; seconded by Commission Bentson to:

Adopt a resolution approving the Architectural and Site Review permit application AS 23-06.

RESULT: Pass [6 – 0]

MOVER: Commissioner Valdez

SECONDER: Commissioner Bentson

AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Leongardt

7. NEW BUSINESS

7.1. Finding of Consistency for the Capital Improvement Program Project List for Fiscal Year 2026 and Fiscal Year 2027 to Determine its Consistency with the City's General Plan and the California Environmental Quality Act (CEQA).

1. Staff Report: John Doughty, Public Works Director

2. Public Comment:

Chair Bhandal opened public comment.

Emily Miller provided a public comment in support of the pickleball courts.

There being no further speakers, Chair Bhandal closed public comment.

3. Possible Action:

Staff has analyzed the proposed projects and recommends the Planning Commission:

- a) Receive report on proposed Capital Improvement Program (CIP) Project List for Fiscal Year 2026 and Fiscal Year 2027; and
- b) Adopt a Resolution to make a Finding of Consistency with the General Plan (roll call vote).

A motion was made by Commissioner Bentson; seconded by Commissioner Elle to:

- a) Receive report on proposed Capital Improvement Program (CIP) Project List for Fiscal Year 2026 and Fiscal Year 2027; and
- b) Adopt a Resolution to make a Finding of Consistency with the General Plan (roll call vote).

RESULT: Pass [6 – 0]

MOVER: Patricia Bentson, Commissioner

SECONDER Stefanie Elle, Commissioner

AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Leongardt

The Planning Commission directed staff to inform the City Council that there was unanimous support among the Commissioners to update the Parks and Recreation Master Plan and to include the Santa Teresa Fire Station in the CIP project list.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were two architectural and site review application staff approvals.

9. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, reminded the Commission of the upcoming final Civic Center Master Plan community workshop on May 20, 2025.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 7:16 PM

Ariana Fabian

Ariana Fabian, Planning Technician



Community Development Department

Sharon Goei
DIRECTOR

7351 Rosanna Street, Gilroy, CA 95020-6197
Telephone: (408) 846-0451 | Fax: (408) 846-0429
cityofgilroy.org | planningdivision@cityofgilroy.org

DATE: August 7, 2025
TO: Planning Commission
FROM: Vanessa Sanchez, Planner I
SUBJECT: Architectural and Site Review for the construction of two industrial speculative buildings located at 8831 and 8841 Muraoka Drive, Application No. AS 24-16.

RECOMMENDATION:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 24-16.

PROJECT DESCRIPTION:

On October 9, 2024, the City received an application requesting an Architectural and Site Review permit to construct two speculative industrial buildings on two vacant parcels within the M1 Limited Industrial zoning district and the Murray-Las Animas overlay district located at 8831 and 8841 Muraoka Drive. The proposed buildings will be 12,405 square feet each, for a total of 24,810 square feet, and will contain 6 tenant spaces per building, for a total of 12 spaces. On-site improvements include developing 72 vehicle parking spaces, perimeter landscaping and fencing, two trash enclosures, under-ground infiltration chambers for on-site stormwater management, and the installation of short and long-term bicycle stalls in accordance with the California Building Code. Off-site improvements include three driveways along Muraoka Drive, 6-foot sidewalks and street trees along the project frontage.

The building tenants are unknown; however, the speculative buildings are anticipated to accommodate commercial, light manufacturing, and industrial uses that are permitted in the M1 zoning district. The intention is to attract low-impact commercial and industrial businesses with limited number of employees. It is anticipated that not more than 40 permanent employees would be on-site at any one time. Heavy truck traffic is not anticipated for the buildings therefore the buildings have not been designed with truck docks. Shipments will be obtained via service roll-up doors. The anticipated operation hours will be between 6:00am and 10:00pm. Both properties will be managed by the Bruno and Taormina Family and each tenant space will be individually leased. The

property manager will be responsible for maintaining landscaping, common areas, and refuse collection areas.

BACKGROUND:

Subject Property and Surrounding Land Uses: The two vacant lots, totaling 1.67 acres, are bordered by the railroad to the west, Muraoka Drive to the east, and industrial uses to the north and south. The site is within the Murray-Las Animas Avenue overlay combining district; therefore, the project requires compliance with the overlay design guidelines. The site and surrounding land-uses are as follows:

LOCATION	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Industrial Park	M1/Murray-Las Animas Overlay
North	Light Industrial	Industrial Park	M1/Murray-Las Animas Overlay
South	Light Industrial	Industrial Park	M1/Murray-Las Animas Overlay
East	Light Industrial	Industrial Park	M1/Murray-Las Animas Overlay
West	Railroad/Monterey Road	N/A	N/A

Environmental Assessment:

The proposed project is exempt under Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines, which exempts further environmental review, those projects involving urban in-fill development on sites that are less than five (5) acres, consistent with the General Plan and Zoning, have adequate utility infrastructure and services provided, and have no other environmentally sensitive characteristics. The development meets this exempt because project is less than five acres and complies with all applicable General Plan goals and policies. Additionally, the project complies with the Limited Industrial zoning development standards, industrial design guidelines, and the Murray-Las Animas Avenue Overlay policy. The project has adequate utility infrastructure and has no environmentally sensitive characteristics.

If approved, the applicant has the option of filing a Notice of Exemption (NOE) with Santa Clara County Recorder's Office and the California State Clearinghouse. Filing of a NOE is not mandated; however, it reduces the statute of limitations for legal challenges under CEQA, from 180 days to 35 days. No further assessment is necessary for this proposal, and a NOE may be filed for the project.

DISCUSSION AND ANALYSIS:

General Plan Consistency: The City's General Plan designates the subject site for Industrial Park uses that are low intensity with minimal environmental conflict. Typical uses in the Industrial Park land use designation are office, light manufacturing, and warehouse. Staff has confirmed that the proposal conforms to the goals and policies of the General Plan. Key goals and policies, which pertain to the proposed project are discussed below.

POLICY #	TITLE AND SUMMARY	ANALYSIS
LU 1.1	Pattern of Development Ensure an orderly, contiguous pattern of development that prioritizes infill development and avoids land use incompatibilities.	The proposed project is an infill site, and the anticipated uses are compatible land uses for the Industrial Park designation.
LU 5.1	Industrial Design Standards Ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping.	The proposed project will include perimeter landscaping with ornamental trellises on the west and east setback. The buildings will be constructed of metal siding, aluminum windows, and metal awnings with a gray, black, and teal color palette. The storefront window glazing accentuates the corners of the buildings.
LU 5.3	Screening in Industrial Areas Encourage the screening of loading areas and open storage areas so that they are not visible from major roads.	All service roll-up doors are perpendicular to the public right-of-way and will not be visible. Open outdoor storage areas are not proposed.
LU 5.4	Connectivity within Industrial Areas Encourage greater automobile, bicycle, pedestrian, and transit connections within industrial areas.	The project will improve connectivity by providing street improvements along the frontage of Muraoka drive such as street trees, new sidewalk, curb and gutter, and driveway approaches. The project will include the required short- and long-term on-site bicycle parking.
M 1.8	Street Landscaping Require landscaping as a part of all new street design, including street trees, landscaped medians and buffers, and high-quality street furniture.	The project will be providing perimeter landscaping and street trees along Muraoka Drive.
M 3.9	Bicycle Parking Require adequate short- and long-term bicycle parking for all land uses except for single-family residential uses.	Short- and long-term bicycle parking will be incorporated into the project as required by the California Building Code.

Zoning Code Conformance: The proposed development is in the M1 Limited Industrial zoning district and Murray-Las Animas Avenue overlay district. The intent of the M1 zoning district is to allow uses that are suitable for small-scale light manufacturing and industrial park uses with low noise and traffic levels. In accordance with the Gilroy City Code (GCC), the proposed development may be permitted with an approved Architectural and Site Review permit. However, because the project is located within the Murray-Las Animas Overlay district, the project must be reviewed and approved by the Planning Commission. The project is in conformance with the applicable development standards, as follows:

STANDARD	REQUIRED	PROPOSED	CONFORMS?
Lot Coverage	60 % Maximum	30.8 %	Yes
Front setback	41 Feet Minimum	41 Feet	Yes
Rear Setback	0 Feet	29 Feet	Yes
Side Setback	0 Feet	46 feet	Yes
Building Height	35 Feet Maximum	26 Feet	Yes
Parking	71	72	Yes
Front Landscaping	21 Feet Minimum	26 feet	Yes
Side/Rear Landscaping	5 Feet Minimum	Side 8 Feet Rear 5 Feet	Yes

Murray-Las Animas Avenue Overlay District Compliance:

Projects within the Murray-Las Animas Avenue overlay district require Planning Commission approval. The policy area encourages enhanced landscaping, appropriate building heights, respect of view sheds, and attractive buildings to soften the impact onto residential homes nearby.

The proposed project is not adjacent to any residential homes and is surrounded by compatible industrial uses. The landscape plan displays the frontage exceeding the required 21 feet front yard landscaping standard. Additionally, trellises are incorporated in the front and rear yard setback to enhance the landscaping. Shade trees are incorporated along the rear/west property line to protect the viewshed from the railroad and Monterey Road. The building color palette incorporates neutral grey tones with an accent color of teal, which is consistent with the surrounding buildings. The new structures will be constructed of metal siding, large storefront aluminum windows, and metal awnings over tenant entrances. The maximum building height will be 26 feet and one story, which is compatible with surrounding building heights.

Architectural and Site Review (A/S 24-16): Per GCC Section 30.50.43 (Scope of Review), the project shall be reviewed to ensure that the development addresses and adequately meets the following requirements:

- a) **Traffic Safety and Efficiency:** The site layout provides adequate circulation and parking for vehicles and traffic as follows:
 - i) *Circulation.* There are three driveways proposed along Muraoka Drive that provide adequate access to the site for ingress and egress. Site circulation for the project has been reviewed by Engineering and Fire Prevention staff.
 - ii) *Parking.* Standard parking calculations for speculative industrial buildings require one space for every 350 square feet of building square footage. Each building would require 35.4 spaces for a total of 71 spaces for the entire development. The project is proposing 72 parking spaces which meets the minimum parking requirement. Additionally, the parking stalls in between the two buildings meet the standard 9 feet wide x 18 feet deep parking stall dimensions. Parking stalls along the south and north property lines display an additional 3 feet of overhang into the permitter landscape areas to accommodate 10 feet wide by 17 feet deep parking spaces as

permitted by section 30.31.40 and 30.31.60(b).

- iii) **Bicycle Parking.** The project will provide short-term and long-term bicycle stalls in accordance with the California Building Code.
- b) **Signs:** The proposed project will be required to submit a separate sign permit prior to installation of any future signs, including wall mounted and monument signs.
- c) **Site Development & Architectural Design:** The proposed project meets all applicable site and building development standards as noted above. In addition, the project complied with the applicable design criteria as follows:
 - i) **Industrial Policy.** The Industrial Policy encourages appropriately scaled buildings, landscaped frontages, appropriate fencing, circulation and site access, screening of outdoor activities, parking, and lighting. The project is appropriately scaled for the land use and surrounding neighborhood. The project provides adequate front and perimeter landscaping which includes the European Hackberry tree and variety of shrubs that are water efficient. The project proposes a vinyl coated chain link fence with black privacy slates along the rear and side property lines. Circulation and site access has been reviewed by the Fire Prevention and Engineering Departments and has been determined to be sufficient for the development. Parking is exceeding the minimum requirement. Outdoor lighting for the development will adequately illuminate the site. No outdoor activities are being proposed for this project. All roll-up service doors are facing away from the public right of way.
 - ii) **Murray-Las Animas Avenue Policy.** As encouraged by the Murray-Las Animas Avenue Policy, the project is providing enhanced landscaping, attractive and compatible building architecture with large storefront windows and metal awnings, and neutral grey tones with a teal accent color along the top of the buildings.
- d) **Landscaping, Fencing & Screening:** The landscaping plan satisfies the requirement to provide water efficient irrigation and planting in compliance with GCC section 30.38.40 and 30.38.70. The applicant proposes to plant 17 European Hackberry trees and variety of shrubs, grasses and groundcover. A 6-foot-tall vinyl coated chain-link perimeter fence with black privacy slats is proposed, which is appropriate for industrial uses.
- e) **Drainage:** The proposed project will construct an underground infiltration stormwater chamber on each parcel for stormwater management. For 8831 Muraoka, the stormwater chamber will be underneath the parking stalls near the southern property line and for 8841 Muraoka Drive, the stormwater chamber will be constructed underneath the parking stalls near the northern property line.
- f) **Fire Protection:** The site is designed to comply with fire access and service

requirements.

- g) Environmental Impacts:** The project site has no special environmental constraints. The project would be subject to payment of fees in compliance with the Santa Clara Valley Habitat Plan. Additionally, the City contracted with Hexagon Transportation Consultants, Inc, to conduct a Vehicle Miles Traveled (VMT) assessment for the project, report dated May 14, 2025. The analyses found that the VMT would be less than significant with the incorporation of travel demand management (TDM) measures. The project will be incorporating measures TP04 Implementing Commute Trip Reduction Marketing/Education and TP13 Ride-sharing Programs to meet the required VMT threshold of being below 15.97. Measure TP04 requires projects to implement marketing campaign and education that encourages all employees and visitors to use transit, shared rides, and other alternative transportation. TP13 requires projects to organize a program to match individuals interested in carpooling. Both measures would reduce the number of vehicle trips to the site and therefore would reduce VMT. With a 100% participation of TP04 and a minimum 4% participation of TP13, the project VMT would equal to 15.87.

Technical Advisory Committee (TAC): Project plans were routed to Engineering, Building, Police, and Fire representatives for internal review and comment. Recommendations of the TAC members have been incorporated into the project plans and/or are included as recommended conditions in attached resolution.

PUBLIC NOTICING:

Property owner information (i.e. list, labels, and map) within 500 feet of the subject site and within the Murray-Las Animas Avenue overlay combining district were generated using current ownership data. Notices of this Planning Commission meeting were mailed to the property owners and residents and other interested parties and published in the Gilroy Dispatch at least 10 days prior to the meeting. In addition, the property has been posted with on-site signage notifying passersby of pending development, and the Planning Commission public hearing packets are available through the City's webpage. As of August 1, 2025, the City has received no responses.

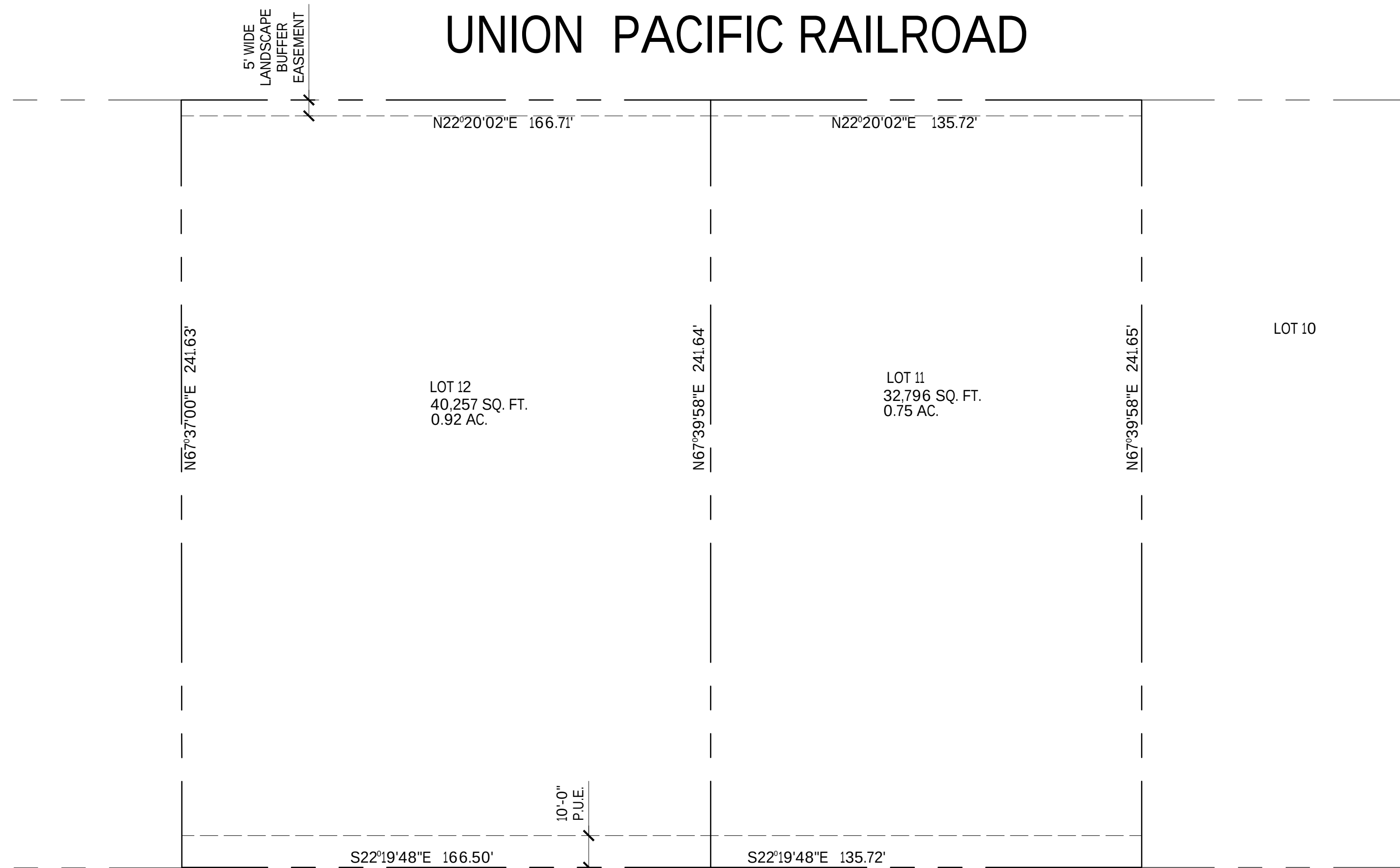
APPEAL PROCEDURE:

In accordance with Section 30.51.50 of the Gilroy City Code, the Planning Commission's decision may be appealed, in writing, to the City Council within 20 days of adoption of the resolution. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fee before the end of the appeal period.

- A. Vicinity Map
- B. Project Plans
- C. VMT Analysis
- D. Draft AS 24-16 Resolution

Note: Map is for reference purposes only.

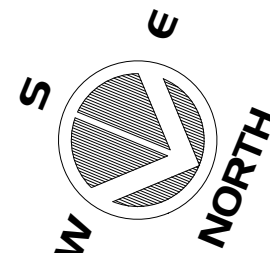
UNION PACIFIC RAILROAD



MURAOKA DRIVE
(A 75' WIDE CITY STREET)

SURVEY PLAN

1" = 30.00'



GENERAL NOTES

- 2- THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK
- 2.- ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
- 3- ALL NAILING SHALL BE PER U.B.C., CHAPTER 23
- 4- ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO CITY OF GILROY BUILDING INSPECTION DEPARTMENT.
- 5- ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C., CHAPTER 25
- 6- ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS
- 7- ALL REINFORCING SHALL CONFORM TO A.S.T.M. A-615 GRADE 40
- 8- THE FIRE PROTECTION SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13. SHOP DRAWINGS SHALL BE SUBMITTED TO LOCAL FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION
- 9- THE OWNER SHALL PROVIDE SOAP AND TISSUE DISPENSERS AT ALL HAND SINKS. PROVIDE A SIGN AT TOILET ROOMS THAT READS "ALL EMPLOYEES SHALL WASH HANDS AFTER USING FACILITIES"
- 10- ALL DOOR HARDWARE MUST BE OPERABLE WITHOUT REQUIRED THE ABILITY OF GRASP THE OPENING HARDWARE.
- 11- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR.
- 12- THE BOTTOM 10 INCH OF DOOR MUST BE SMOOTH.
- 13- EXIT SIGNAGE LOCATION AND COUNT MAY BE REQUIRED TO BE ALTERED AT TIME OF INSPECTIONS AND CAN/MAY BE CHANGED UPON REQUEST OF FIELD INSPECTOR.

FIRE NOTES

- 1.- ANY FIRE SPRINKLER SYSTEM WITH 20 OR MORE FIRE SPRINKLERS SHALL BE MONITORED BY A STATION, PROPRIETARY STATION, OR REMOTE STATION. AUTOMATIC FIRE ALARM SYSTEM AS DEFINED BY NFPA STANDARD 72. A FIRE ALARM SYSTEM SHALL BE PROVIDED WITH AUDIBLE AND VISUAL NOTIFICATION DEVICES IN ANY BUILDING WITH A FIRE SPRINKLER SYSTEM. MONITORING STATION SPRINKLER OR MORE THAN ONE TENANT SPACE. PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO REQUESTING A ROUGH SPRINKLER OR FRAMING INSPECTION.
- 2.-INSTALL A KNOX BOX AT THE DRIVEWAY ENTRANCE IN THE COMMON ROAD.

CONSULTANTS

DESIGNER	ARCHITECT
TISC DESIGN	EDWARD RINEHART A.I.A.
109 "B" CENTRAL AVENUE	107 CHURCH STREET
SALINAS, CA 93901	SALINAS, CA 93901
831-320-1536	831-422-1046
CIVIL ENGINEER	ELECTRICAL ENGINEER
C3 ENGINEERING	JE ELECTRICAL ENGINEERING
126 BONITAFACIO PLACE	4885 W. 20th PLACE
MONTEREY, CA 93940	YUMA, ARIZONA 85364
831-647-1192	928-941-4092

PARKING

PARKING REQUIRED: _____
12,405 (2) / 350 = 70.8 SPACES
PARKING PROVIDED: _____
4 ACCESSIBLE SPACE + 68 STANDARD SPACES = 72 SPACES
8 - ELECTRIC VEHICLE PARKING SPACES

PROPERTY OWNER

CYPRESS DEVELOPMENT
192 HEALY AVENUE
MARINA, CA 93955

CLIENT

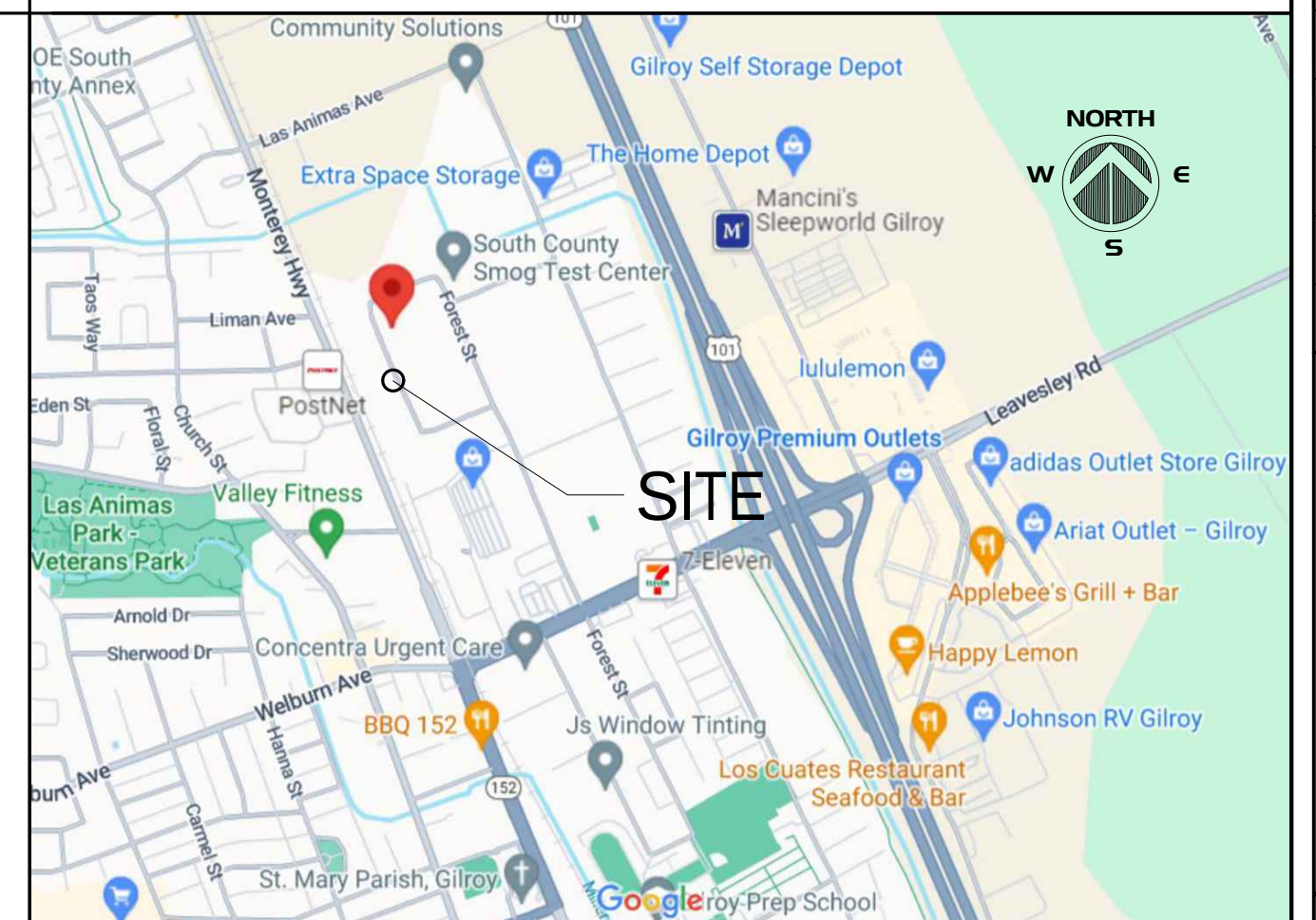
CYPRESS DEVELOPMENT
192 HEALY AVENUE
MARINA, CA 93955

BUILDING AREAS

LOT 12 (BUILDING "B")		LOT 11 (BUILDING "A")	
LOT AREA	40,257 SQ. FT.	LOT AREA	32,796 SQ. FT.
BUILDING AREA	12,405 SQ. FT.	BUILDING AREA	12,405 SQ. FT.
LOT COVERAGE	$\frac{12,405 \text{ SQ. FT.}}{40,257 \text{ SQ. FT.}} = 30.8\%$	LOT COVERAGE	$\frac{12,405 \text{ SQ. FT.}}{32,796 \text{ SQ. FT.}} = 37.8\%$

LANDSCAPE AREA PARCEL "B" = 4,120 S.F.
LANDSCAPE AREA PARCEL "A" = 4,120 S.F. — TOTAL = 8,240 S.F.

VICINITY MAP



STATISTICS

SITE ADDRESS:
8831 & 8841 MURAOAK DRIVE , GILROY, CA 95020
A.P.N.: 835-31-015 & 835-31- 016
ZONING: MI LIMITED INDUSTRIAL
LOT AREA:
PARCEL 11 = 0.75 AC.
PARCEL 12 = 0.92 AC.

SCOPE WORK

1. TWO (2) COMMERCIAL SPECULATIVE BUILDING 12,405 SQ. FT. EACH.

CODE ANALYSIS

OCCUPANCY GROUP : S-2 CONSTRUCTION TYPE : V-B BUILDING AREA : 12,405 (2) = 24,810 S.F. ALLOWABLE FLOOR AREA PER TABLE 5B 54,000 SQ. FT. STORIES: ONE CODE SPRINKLER SYS. : PER NFPA 13	CODES: CALIFORNIA BUILDING CODE (C.B.C.) 2022 CALIFORNIA MECHANICAL CODE (C.M.C.) 2022 CALIFORNIA PLUMBING CODE (C.P.C.) 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2022 CALIFORNIA ENERGY CODE (C.En.C.) 2022 CITY OF GILROY ORDINANCES
--	--

SHEET INDEX

SURVEY PLAN, PROJECT DATA	A-0	CIVIL COVER SHEET	C1
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FIRE TRUCK TURN AROUND PLAN	A-1.2	GRADING AND DRAINAGE BLDG A	C3.0
FLOOR PLAN	A-2	GRADING AND DRAINAGE BLDG B	C3.1
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ADJACENT PROPERTIES	A-5	EROSION CONTROL PLAN	C7
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ELECTRICAL SITE PLAN BLDG. "B"	ES1.0	HYDROZONE PLAN	L-2.0
PHOTOMETRIC PLAN BLDG. "A"	ES1.1	PLANTING AND IRRIGATION	L-3.0
PHOTOMETRIC PLAN BLDG. "B"	ES1.1	PLANTING AND IRRIGATION	LD1.0
OVERALL PHOTOMETRIC PLAN	ES1.2	STANDARD PLANS/DETAILS	LD2.0
LIGHT FIXTURE SPECIFICATION	ES1.3		

ELECTRICAL	LIGHT FIXTURE SPECIFICATION	ES1.5
	LIGHT FIXTURE SPECIFICATION	ES1.6
	LIGHT FIXTURE SPECIFICATION	ES1.7
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	POWER PLAN	E2.0
	LIGHTING PLAN	E2.0
	LIGHTING PLAN	E3.0
	SINGLE LINE DIAGRAM	E3.0
	SINGLE LINE DIAGRAM	E4.0
	LIGHT FIXTURE SPECIFICATION	E4.0

REVISIONS	
1	9-23-24
2	2-02-25
3	3-31-25

TISC DESIGN
09 B CENTRAL AVENUE
SALINAS, CA 93901
Phone • (831) 230-1536

SHEET TITLE:
TITLE SHEET

PROJECT NAME: **MURAOKA DRIVE**
8831 & 8841 MURAOK DRIVE
GILROY, CA 95020

PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

DATE: 11-21-23

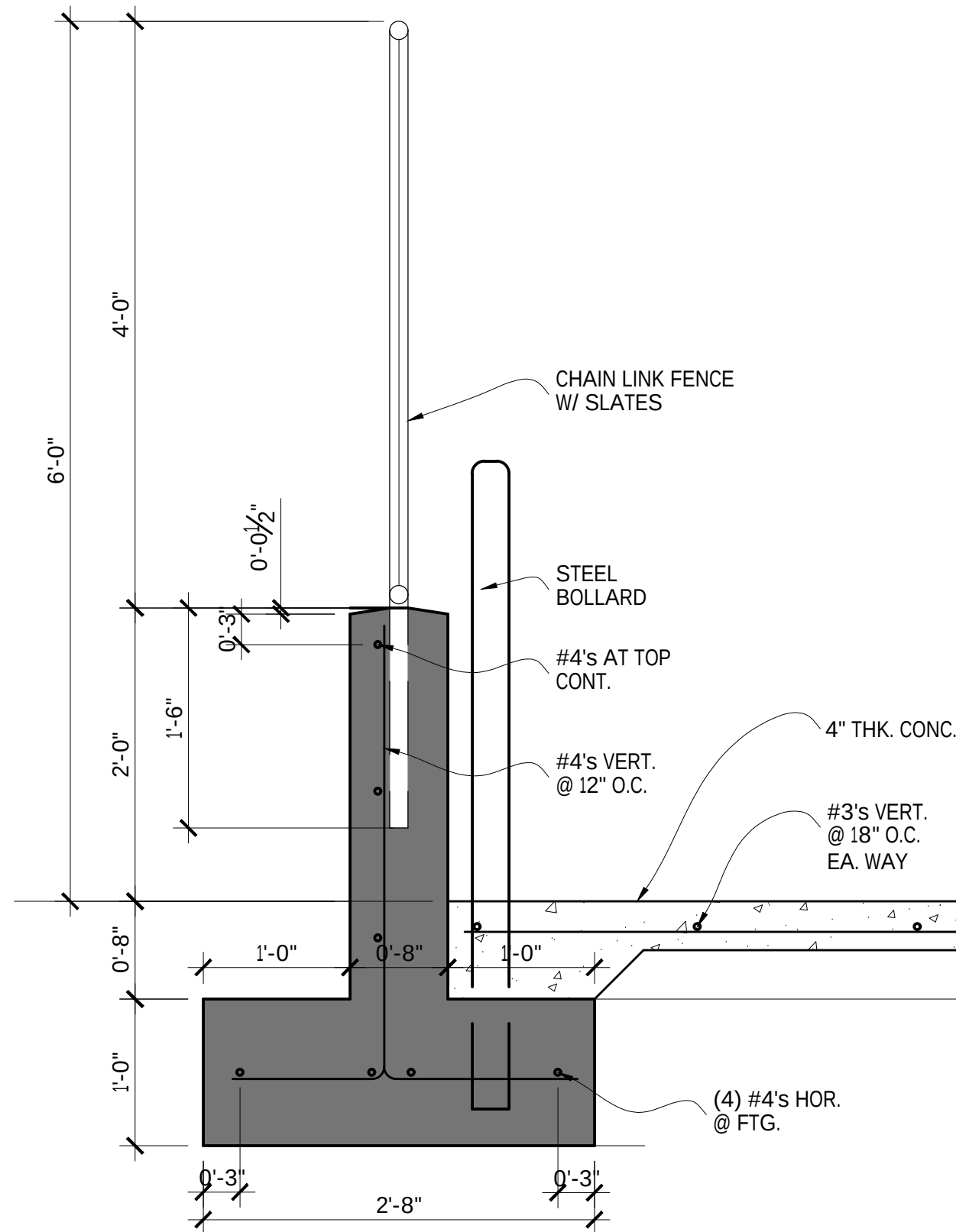
SCALE: SHOWN

DRAWN: BT

SHEET NO.

A-O

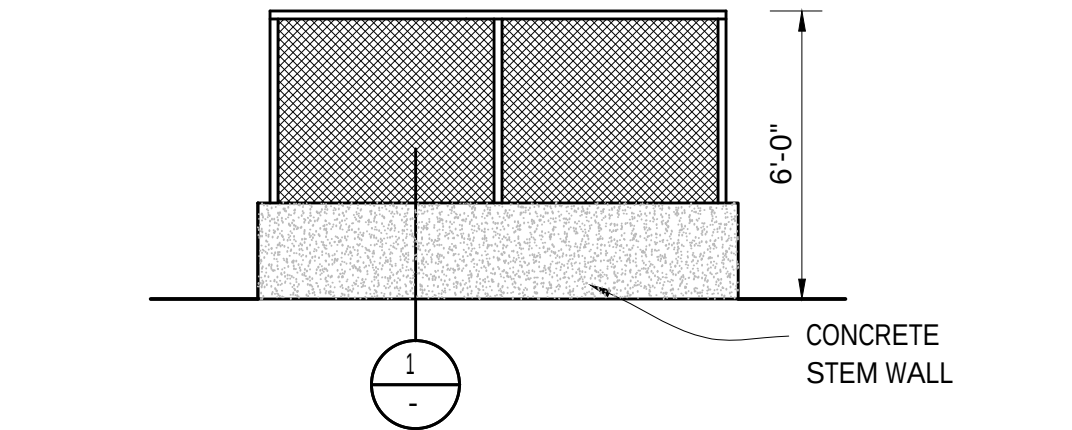
A-1



FOOTING DETAILS

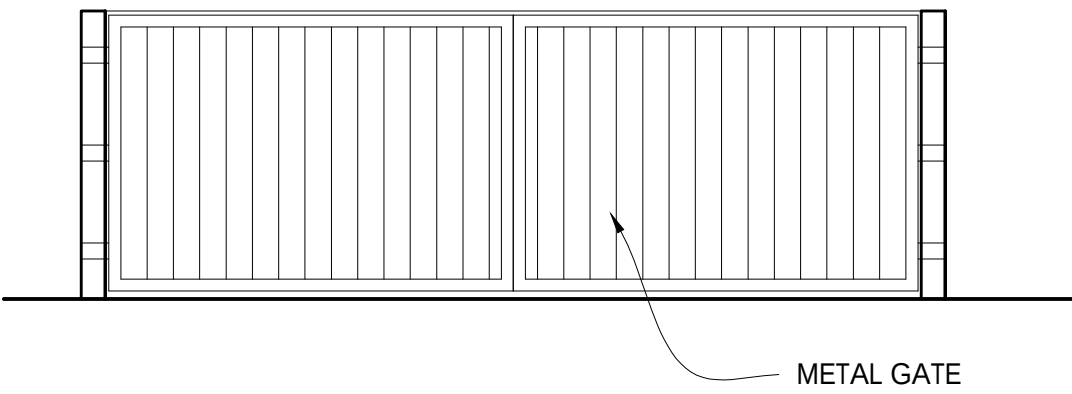
1" = 1'-0"

1



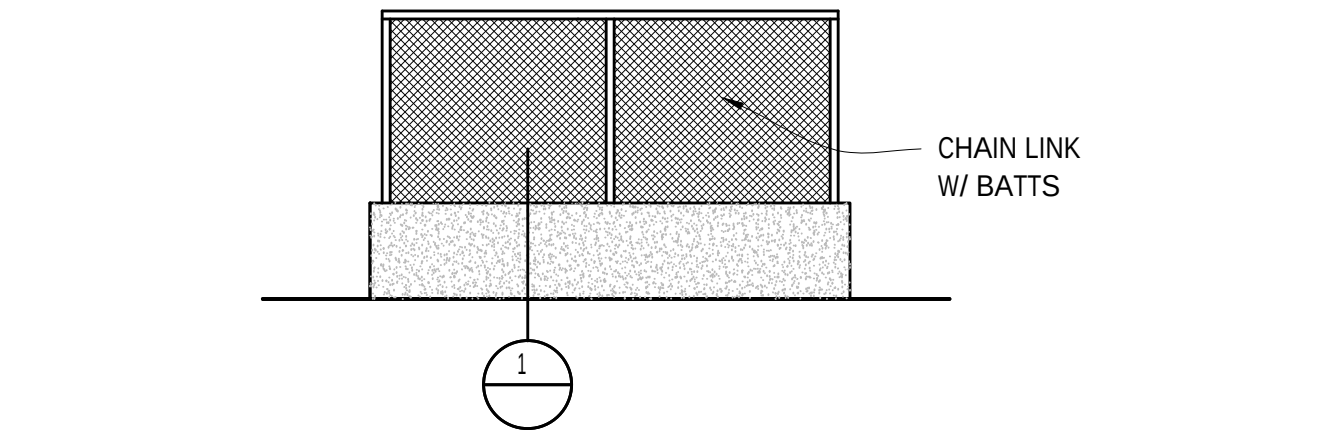
RIGHT SIDE ELEV.

1/4" = 1'-0"



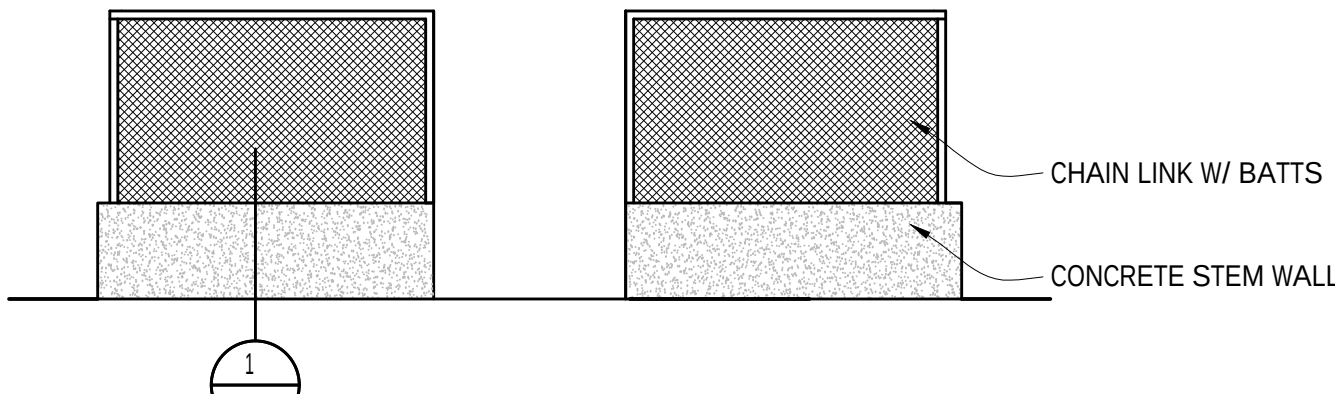
FRONT ELEV.

1/4" = 1'-0"



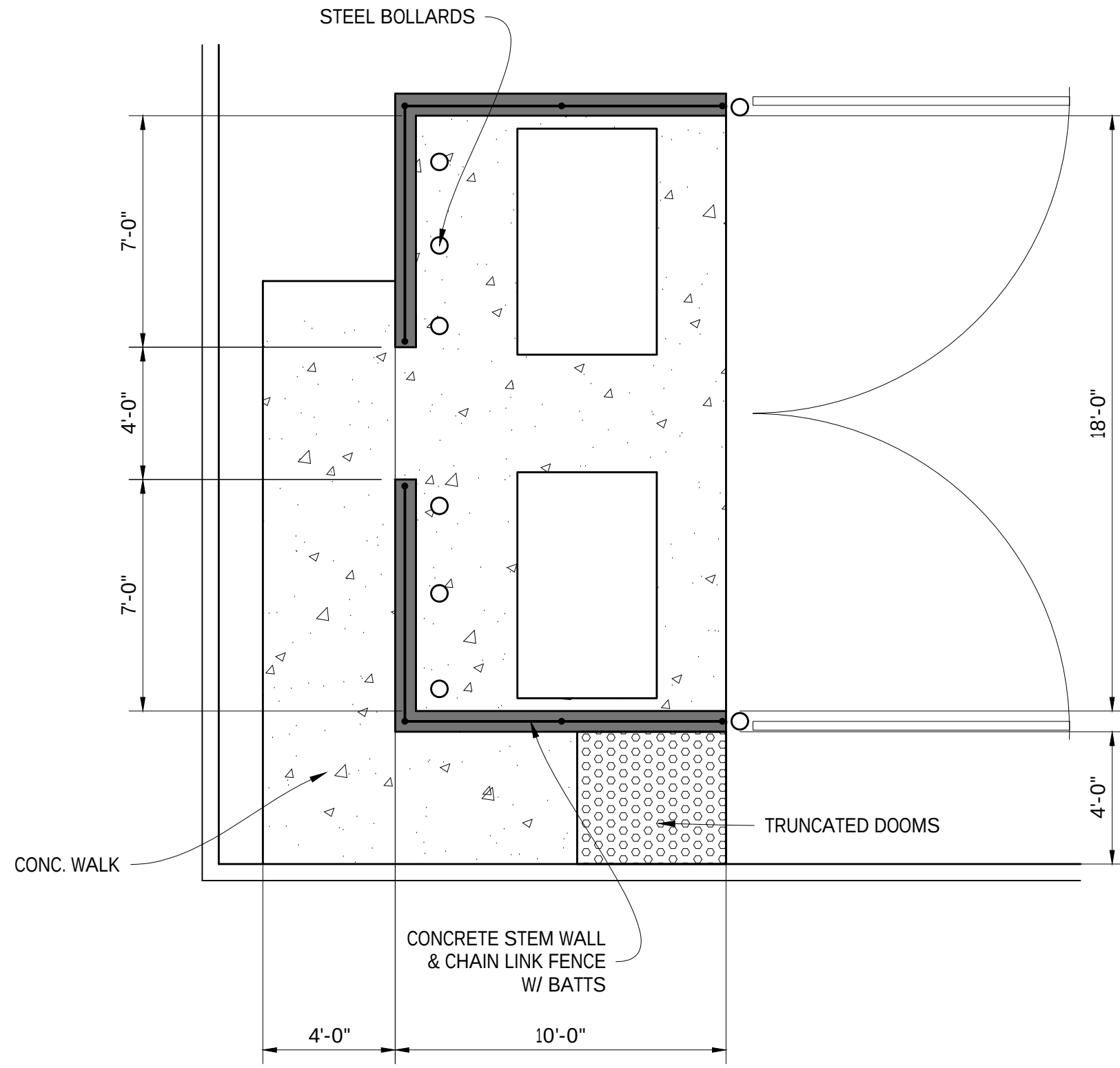
LEFT SIDE ELEV.

1/4" = 1'-0"



REAR ELEV.

1/4" = 1'-0"



TRASH ENCLOSURE PLAN VIEW

1/4" = 1'-0"

REVISIONS	BY
1	9-23-24
2	2-01-25
3	3-31-25

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831) 320-1536

SHEET TITLE:
SITE PLAN
BUILDING "A" & "B"

PROJECT NAME:
MURAOAK DRIVE BLDG. "A"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

DATE: 7-1-24

SCALE: SHOWN

DRAWN: BT

SHEET NO.

A-1.1

Engine 47

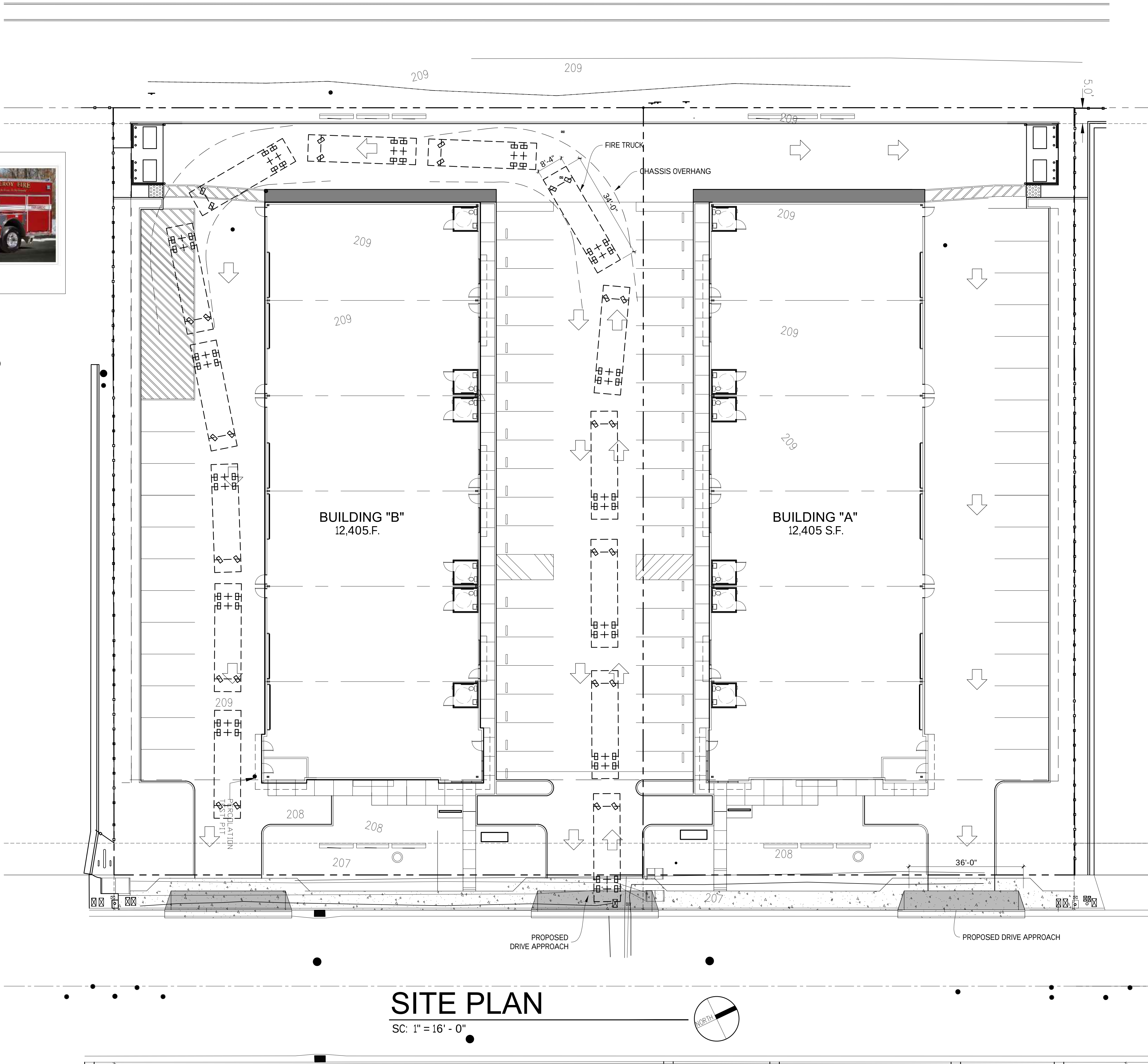
2017 Pierce Quantum 1500 GPM, Type 1 Pumper

- Engine: 6 Cylinder Detroit Diesel 470 HP, 1650 lb-ft torque
- Transmission: Allison 5th generation 4500 EVS, 6 speed
- Tank: 650 gallons
- Pump: Pierce, 1500 GPM single stage, PUC, with pump and roll capability
- Hose Length & Diameter: 600' of 1 1/2", 650' of 1 3/4", 800' of 2 1/2" and 700' of 5"



NOTE

FIRE TRUCK RADIUS SHOWN FROM TRUCK "PIERCE QUANTUM" IS LARGEST TRUCK EXPECTED TO ENTER PROPERTY.



SITE PLAN

SC: 1" = 16' - 0"

REVISIONS	BY
1	9-23-24
2	2-01-25
3	3-31-25

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

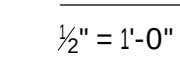
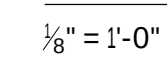
SHEET TITLE:
SITE PLAN
FIRE TRUCK ACCESS

PROJECT NAME:
MURAOKA DRIVE BLDG. "A"
8831 & 8841 MURAOKA DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

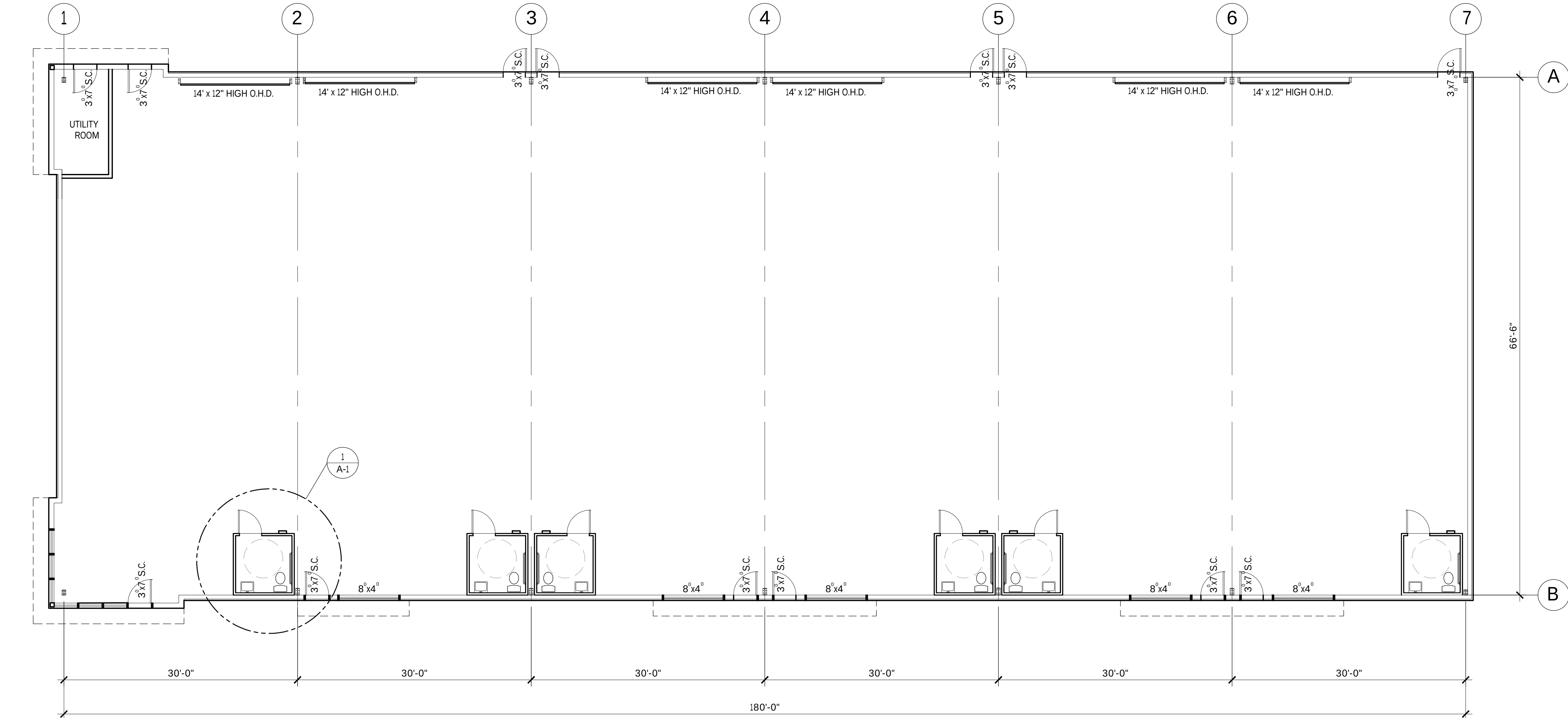
PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

DATE: 7-1-24
SCALE: SHOWN
DRAWN: BT
SHEET NO.

A-1.2



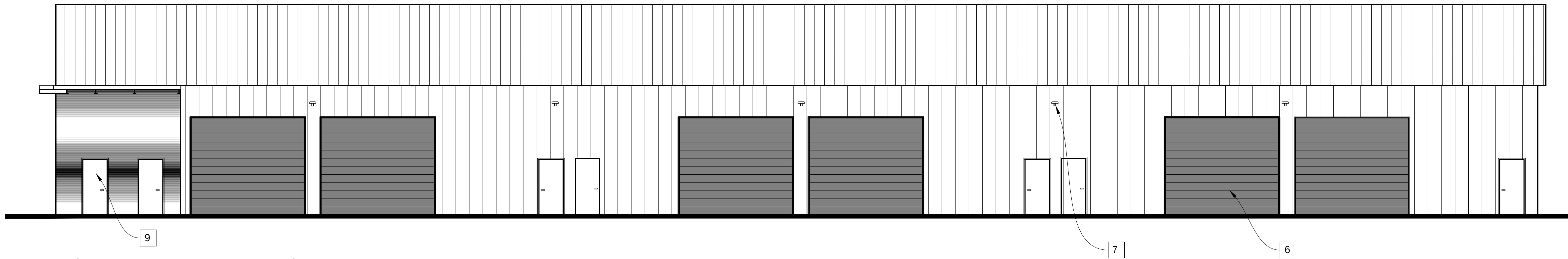
A-2



TYPICAL FLOOR PLAN BUILDING "B"

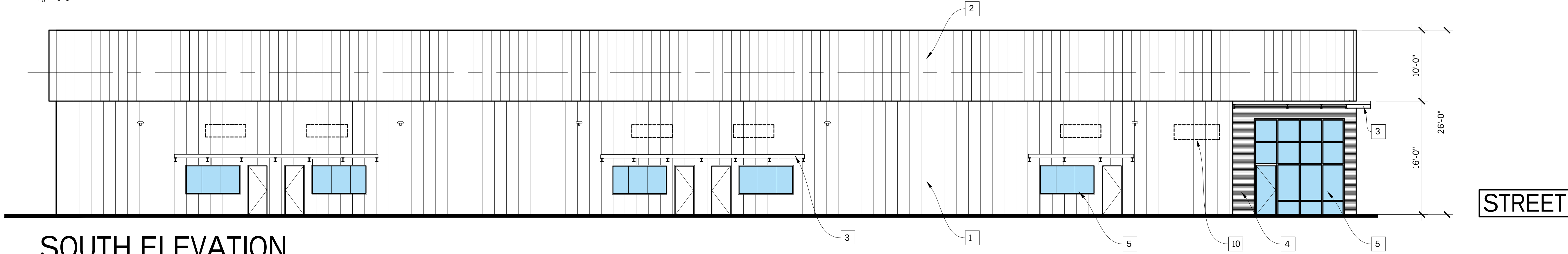
1/8" = 1'-0"

REVISIONS		BY
1	9-23-24	BY
2	3-11-25	BY
3	3-31-25	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536		
SHEET TITLE FLOOR PLAN DETAILS		
PROJECT NAME: MURAOAK DRIVE BLDG. "B" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016		
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955		
DATE: 7-1-24		
SCALE: SHOWN		
DRAWN: BT		
SHEET NO. A-2.1		



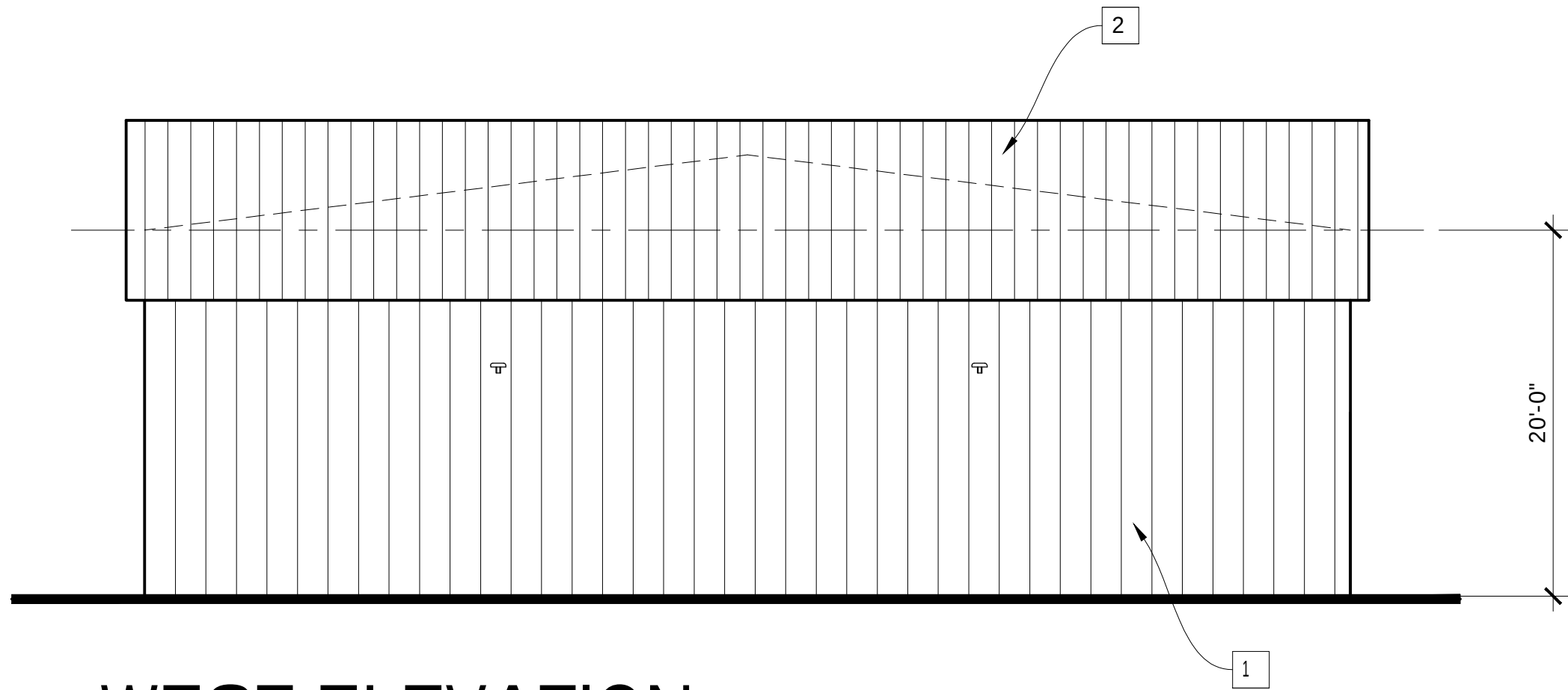
NORTH ELEVATION

1/8" = 1'-0"



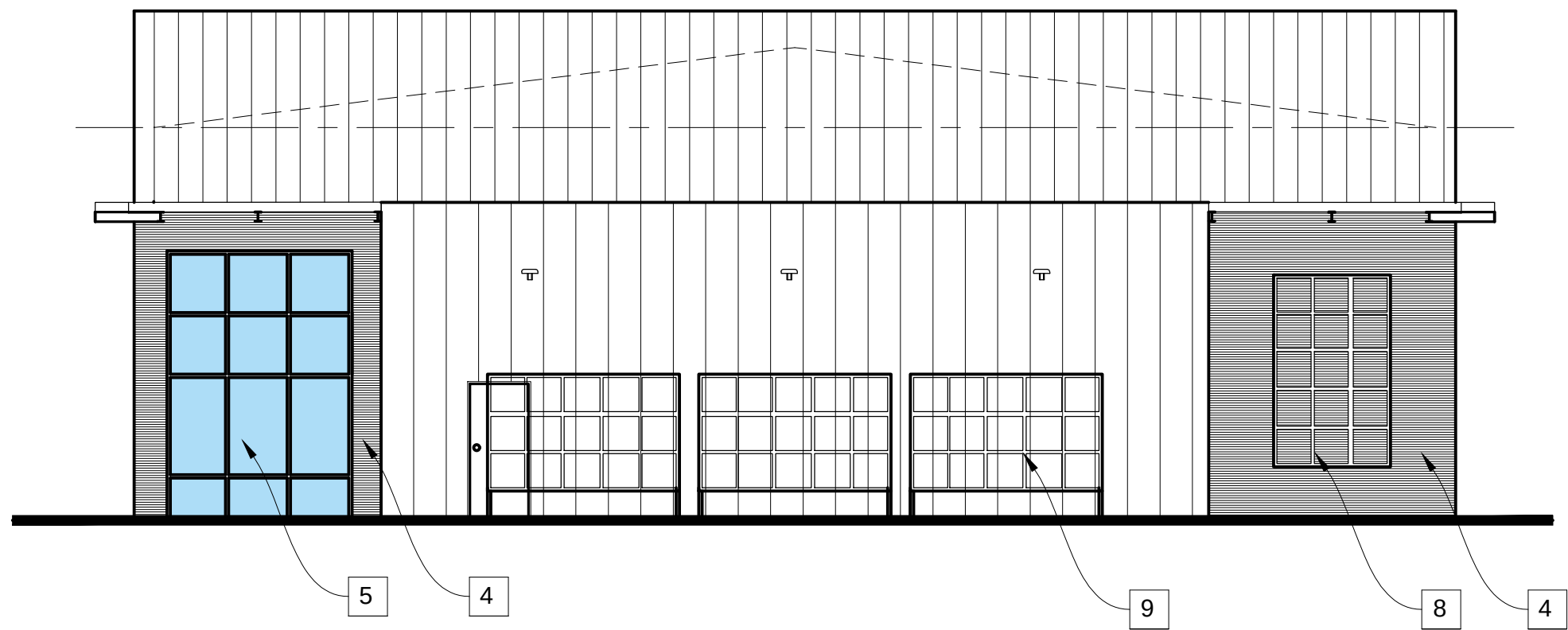
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

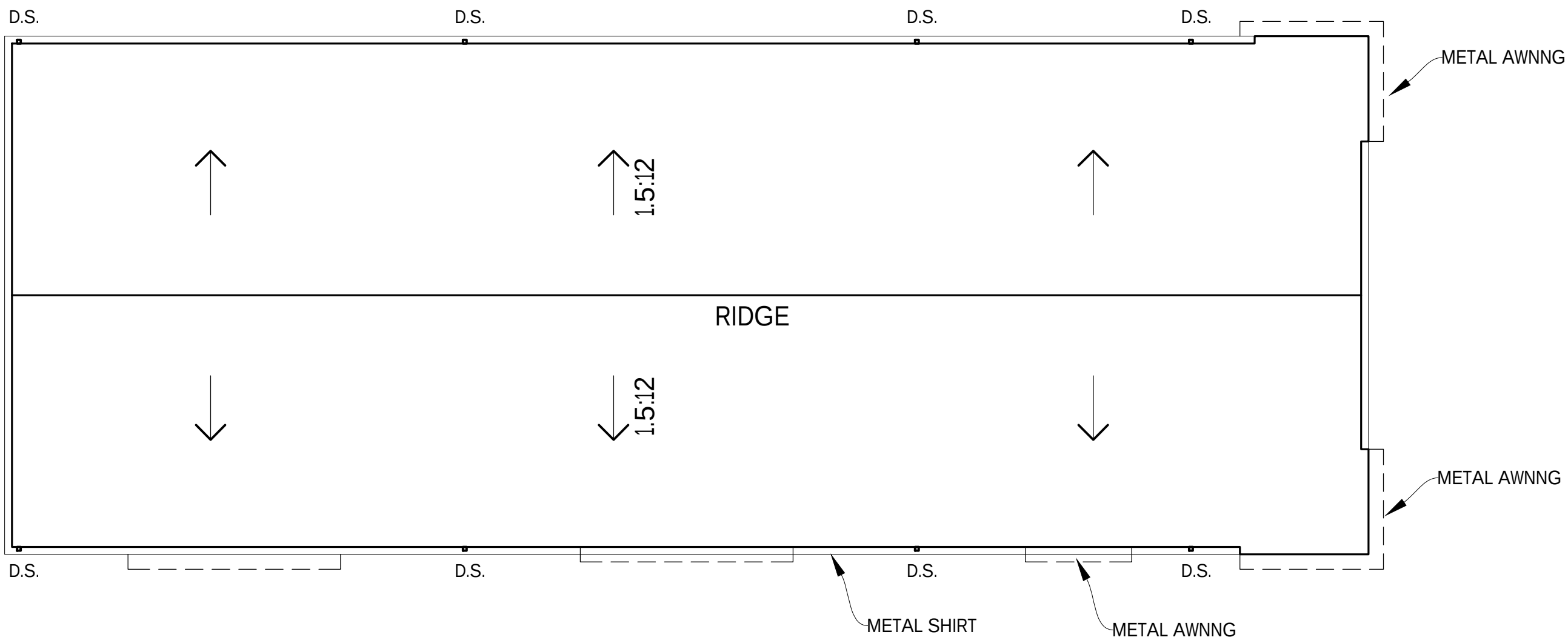


EAST ELEVATION (STREET VIEW)

1/8" = 1'-0"

FINISH LEGEND:

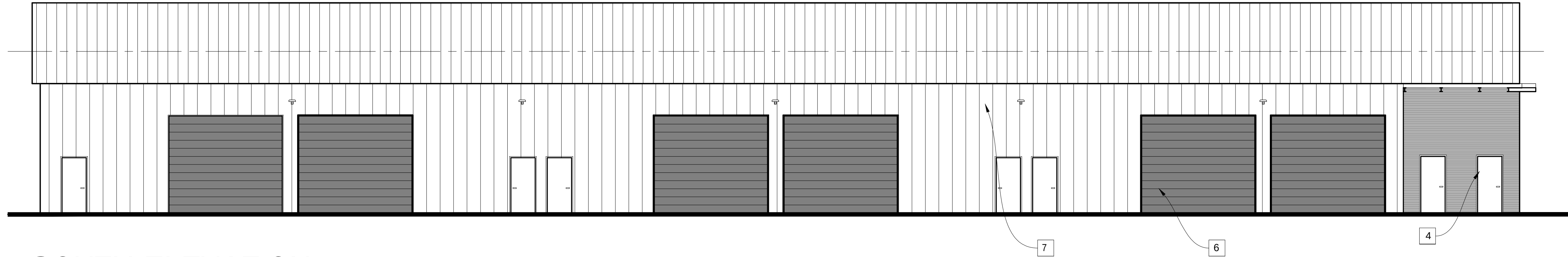
- 1 VERTICAL SEAM METAL SIDING
- 2 VERTICAL SEAM METAL SIDING APRON
- 3 METAL "I-BEAM" AWNING
- 4 METAL CLAD SIDING
- 5 ALUMINUM STORE FRONT
- 6 METAL ROLL-UP DOOR
- 7 DOWN LITE LIGHTING
- 8 METAL VINE TRELLIS
- 9 FREE STAND VINE TRELLIS
- 10 FUTURE SIGN



ROOF PLAN

1/16" = 1'-0"

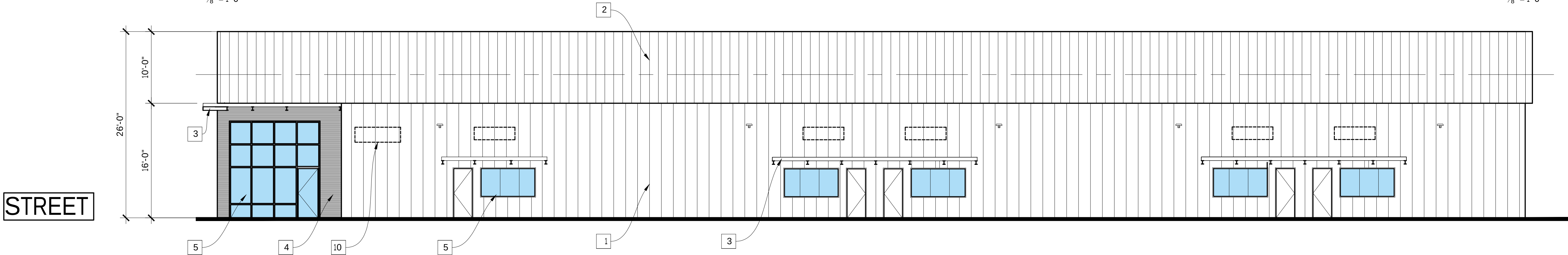
REVISIONS		BY
1	9-23-24	BT
2	3-11-25	BT
3	3-31-25	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536		
SHEET TITLE: ELEVATIONS		
PROJECT NAME: MURAOAK DRIVE BLDG. "A" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016		
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955		
DATE: 6-11-24		
SCALE: SHOWN		
DRAWN: BT		
SHEET NO. A-3		



SOUTH ELEVATION

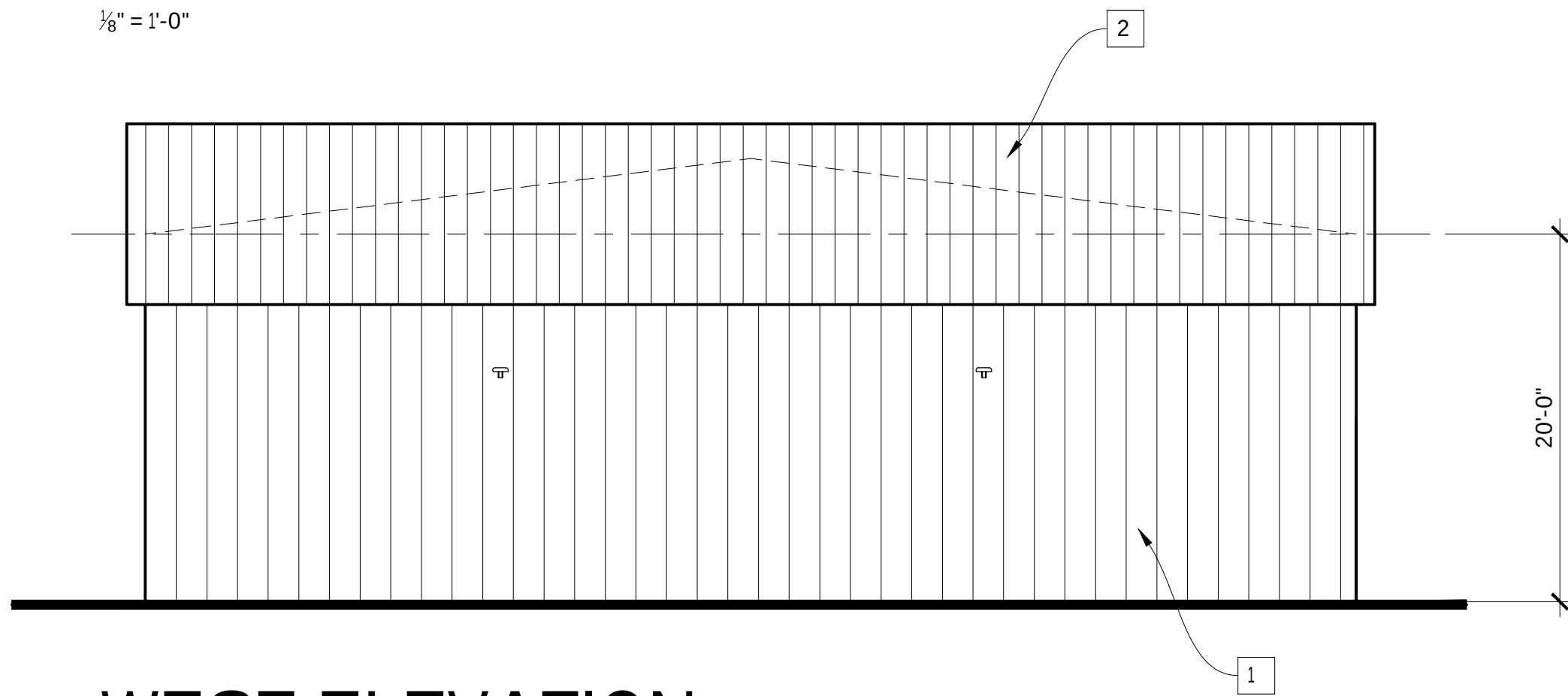
1/8" = 1'-0"

1/8" = 1'-0"



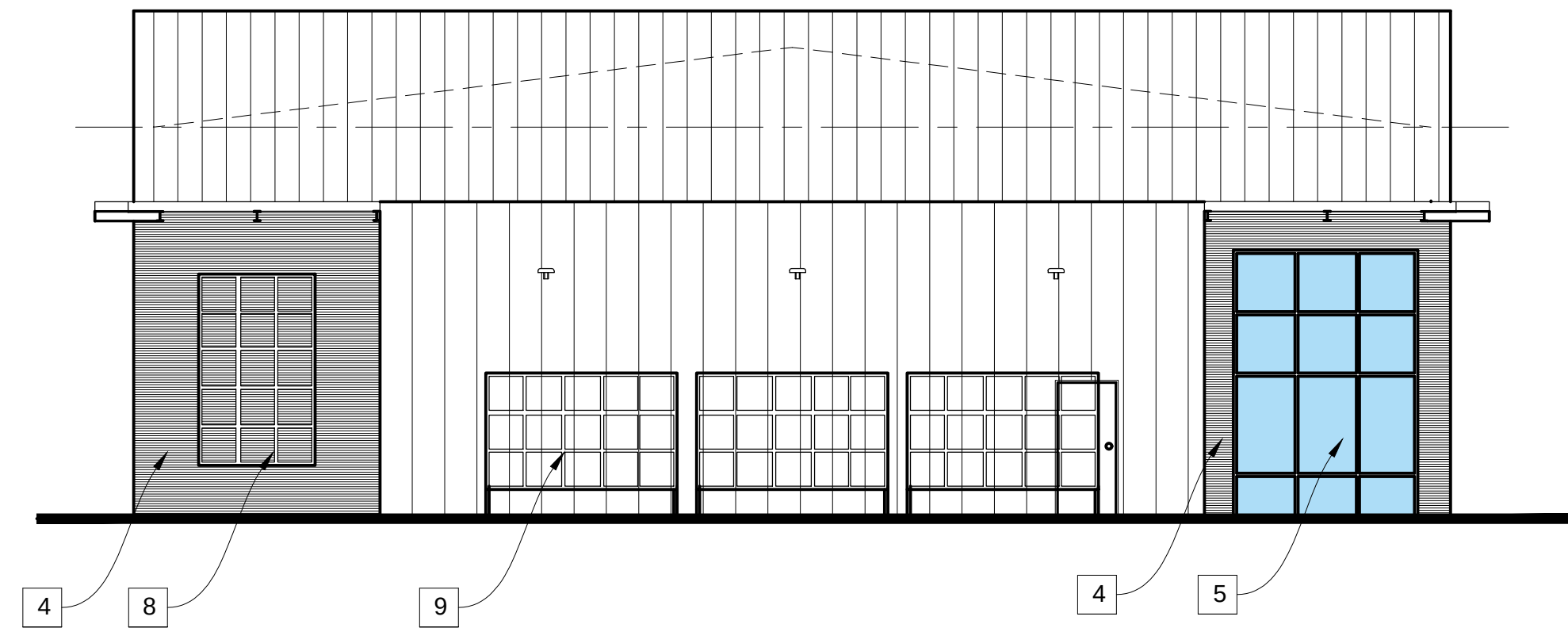
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

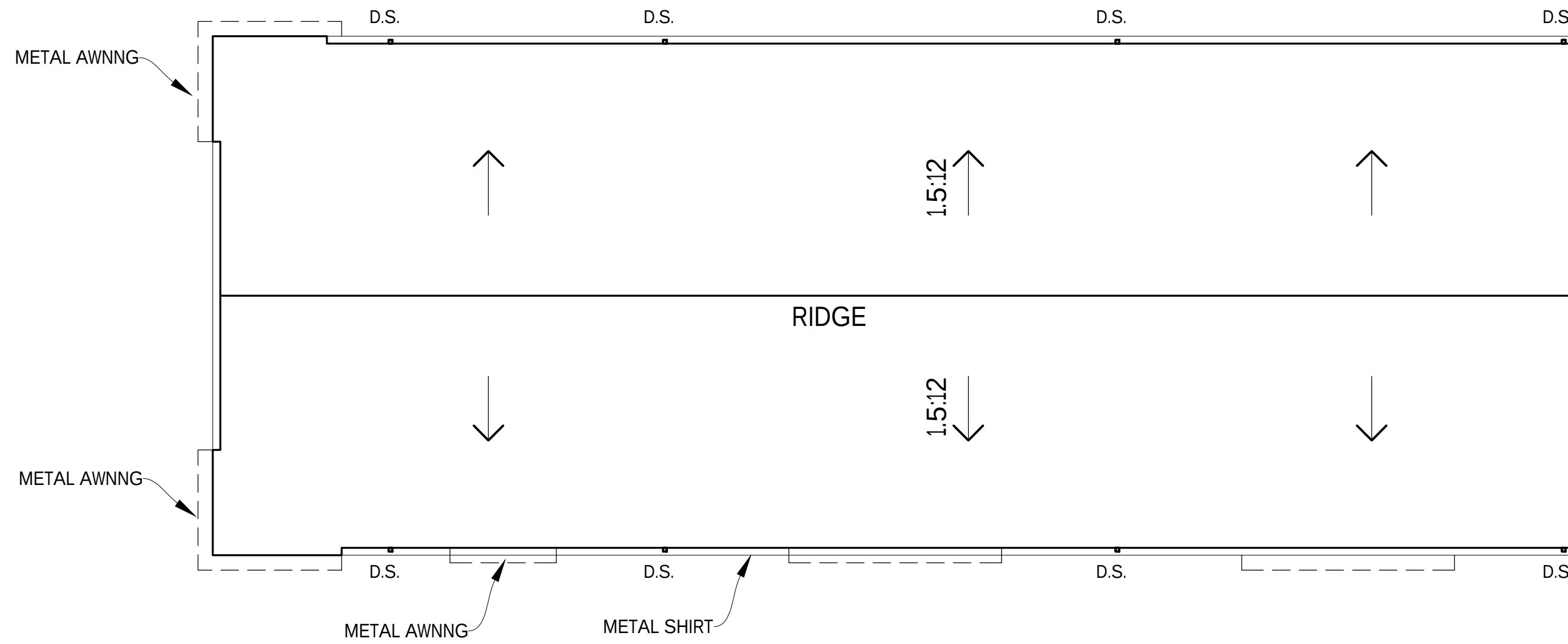


EAST ELEVATION (STREET VIEW)

1/8" = 1'-0"

FINISH LEGEND:

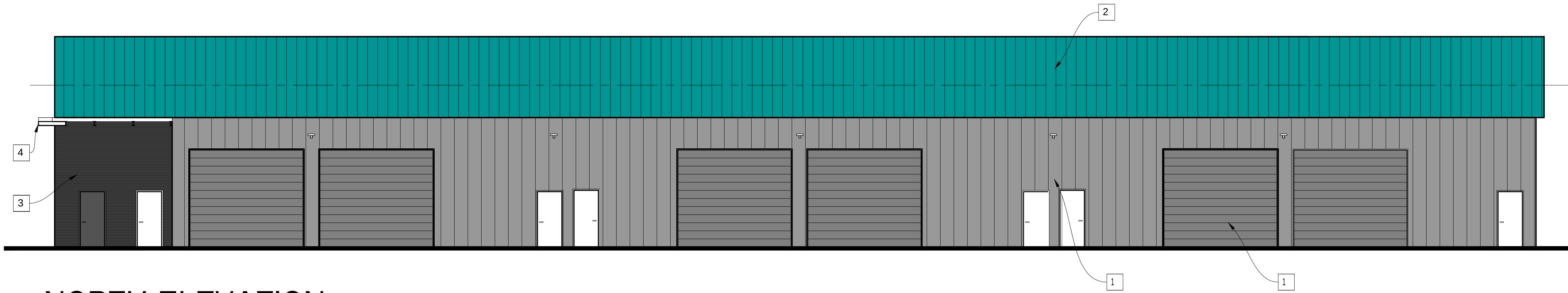
- 1 VERTICAL SEAM METAL SIDING
- 2 VERTICAL SEAM METAL SIDING APRON
- 3 METAL "I-BEAM" AWNING
- 4 METAL CLAD SIDING
- 5 ALUMINUM STORE FRONT
- 6 METAL ROLL-UP DOOR
- 7 DOWN LITE LIGHTING
- 8 METAL VINE TRELLIS
- 9 FREE STAND VINE TRELLIS
- 10 FUTURE SIGN



ROOF PLAN

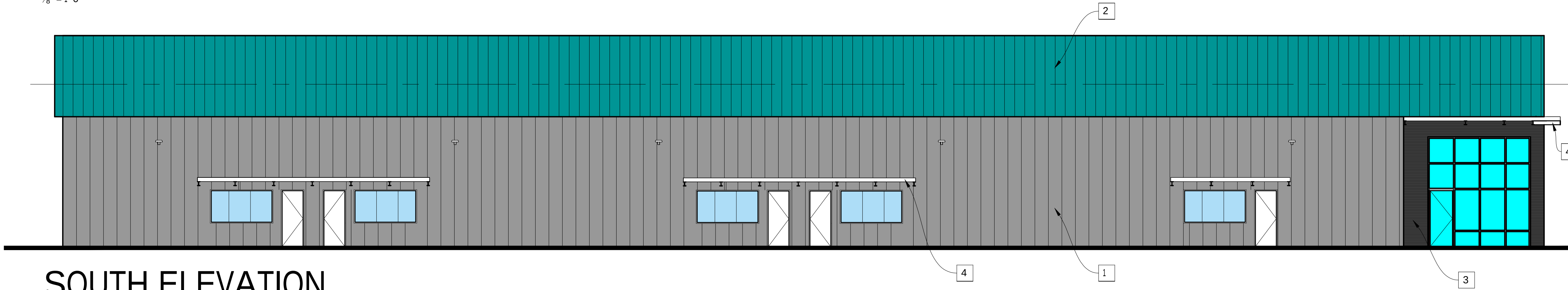
1/16" = 1'-0"

REVISIONS		BY
1	9-23-24	BT
2	2-01-25	BT
3	3-31-25	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)320-1536		
SHEET TITLE: ELEVATIONS		
PROJECT NAME: MURAOAK DRIVE BLDG. "B" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016		
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955		
DATE: 7-1-24		
SCALE: SHOWN		
DRAWN: BT		
SHEET NO. A-3.1		



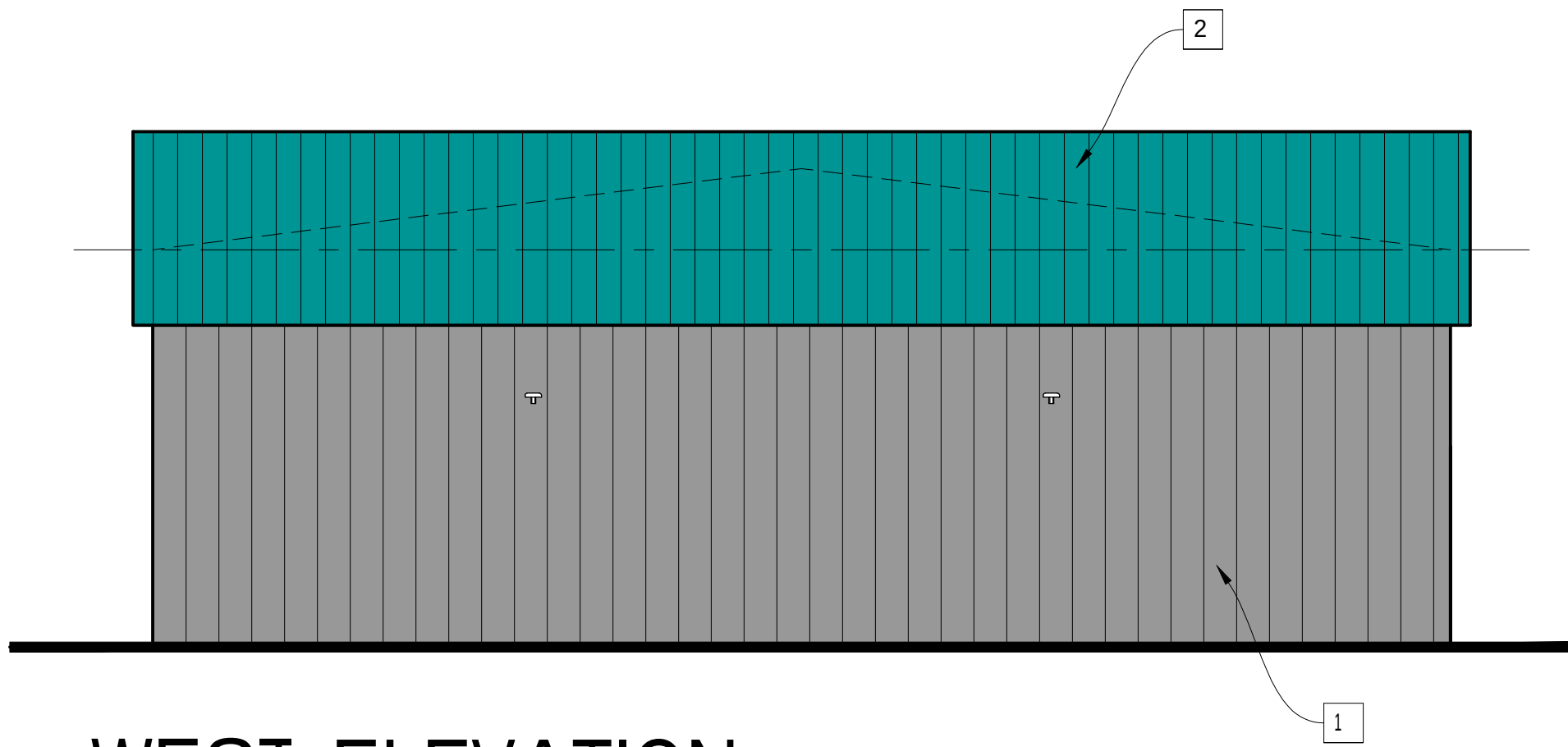
NORTH ELEVATION

1/8" = 1'-0"



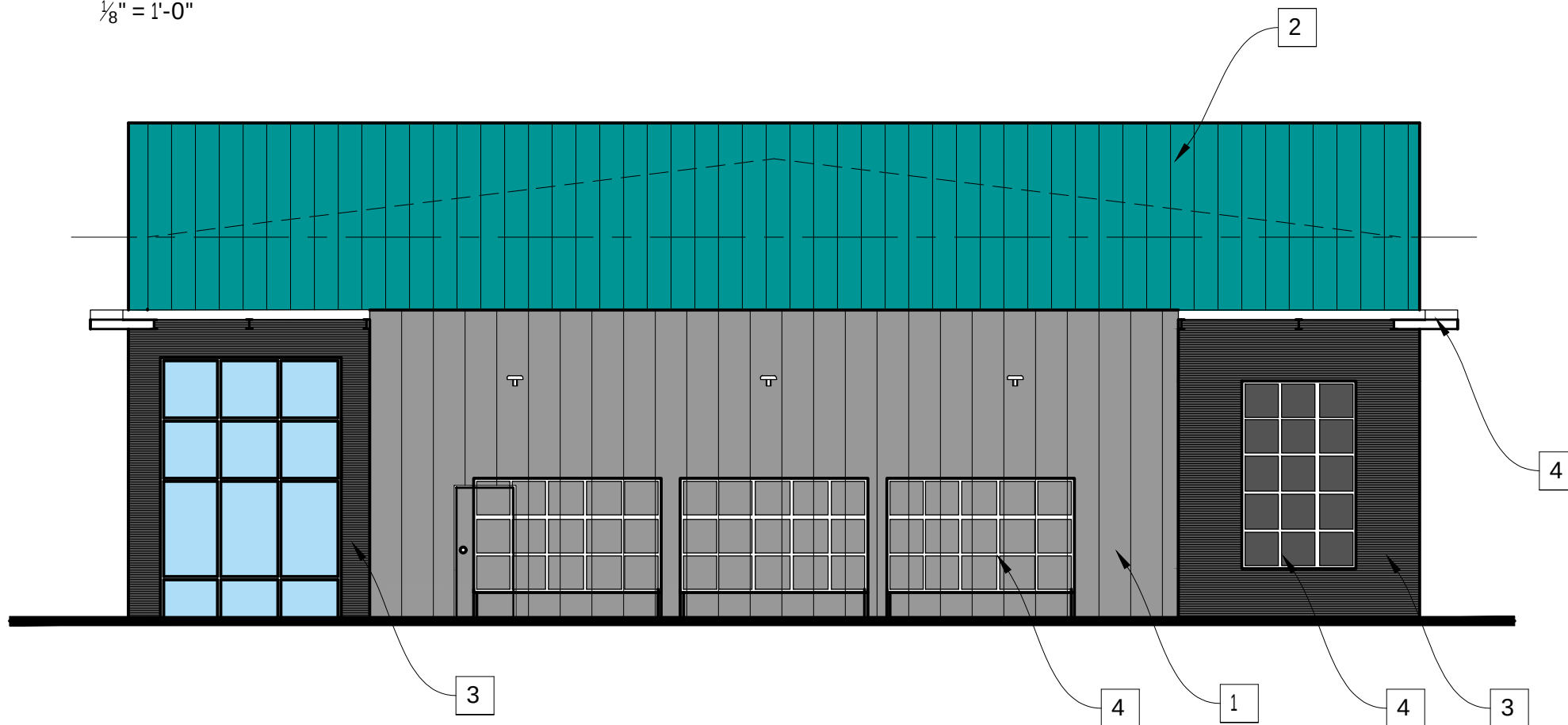
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION (STREET VIEW)

1/8" = 1'-0"

COLOR BOARD

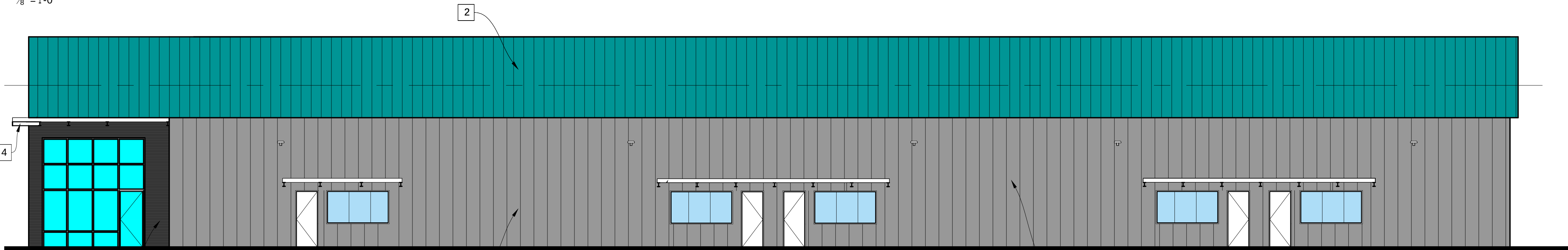
- 1 BODY- DESERT SAND
- 2 VERTICAL SEAM METAL SIDING
- 3 METAL SEAM SIDING - CHARCOAL GRAY
- 4 ALUMINUM

REVISIONS	BY
9-23-24	BT
2-01-25	BT
3-31-25	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
SHEET TITLE ELEVATIONS	
PROJECT NAME: MURAOAK DRIVE BLDG. "A" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE:	6-11-24
SCALE:	SHOWN
DRAWN:	BT
SHEET NO.	A-4



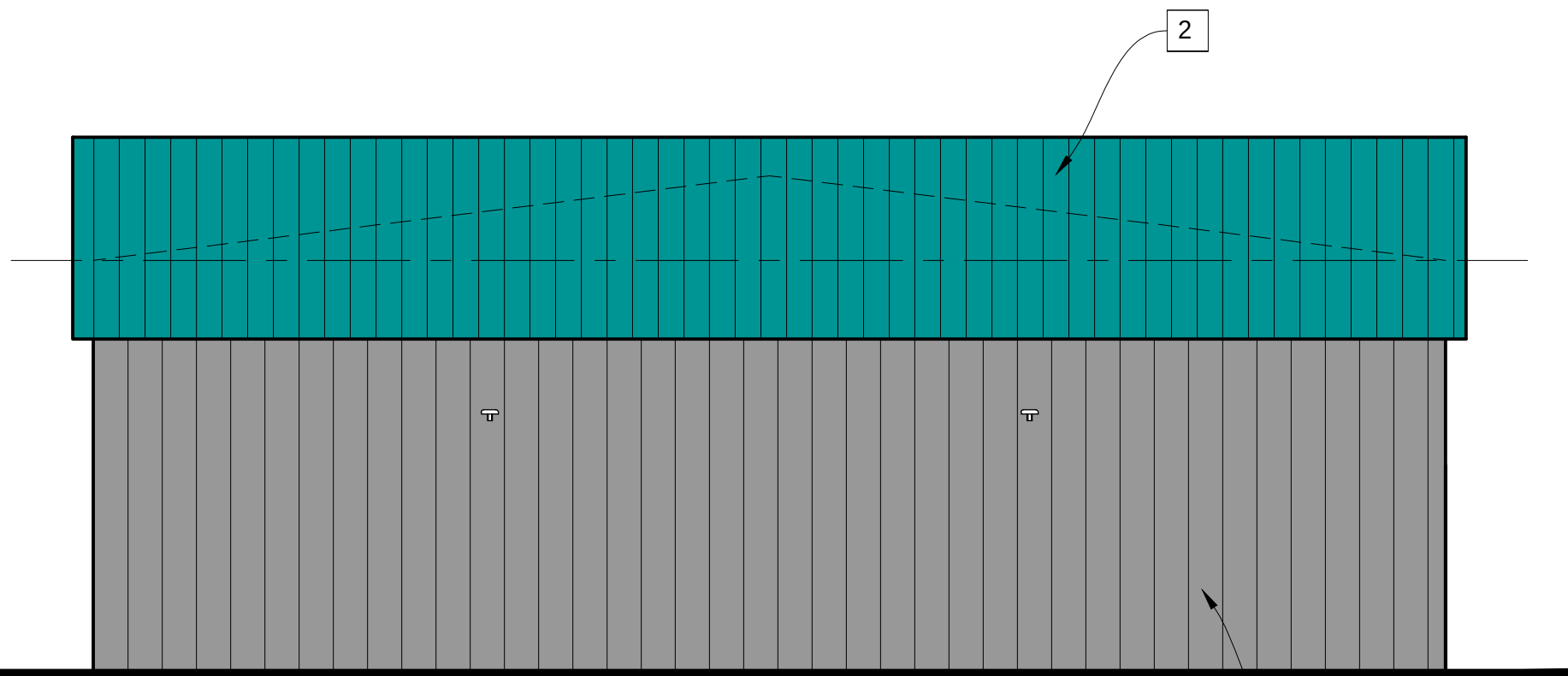
SOUTH ELEVATION

1/8" = 1'-0"



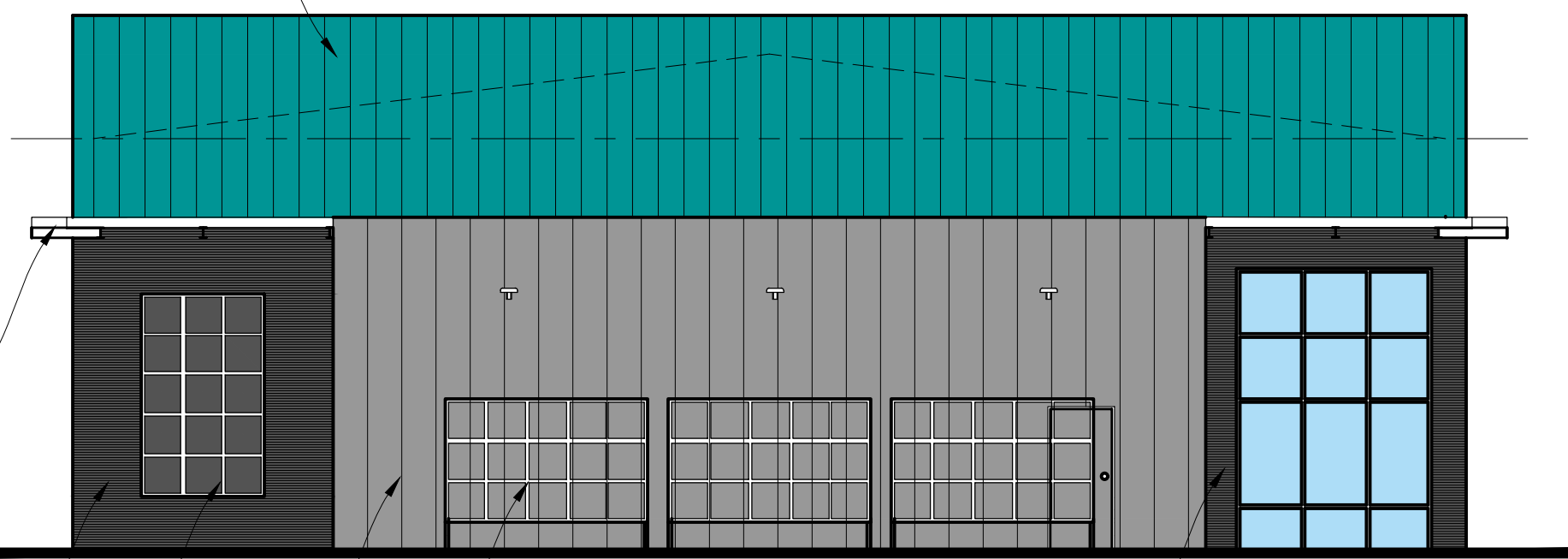
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

(STREET VIEW)

COLOR BOARD

- | | |
|---|-----------------------------------|
| 1 | BODY- DESERT SAND |
| 2 | VERTICAL SEAM METAL SIDING |
| 3 | METAL SEAM SIDING - CHARCOAL GRAY |
| 4 | ALUMINUM |

REVISIONS	BY
9-23-24	BT
2 2-01-25	BT
3-31-25	BT

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

SHEET TITLE
ELEVATIONS

PROJECT NAME:
MURAOAK DRIVE BLDG. "B"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

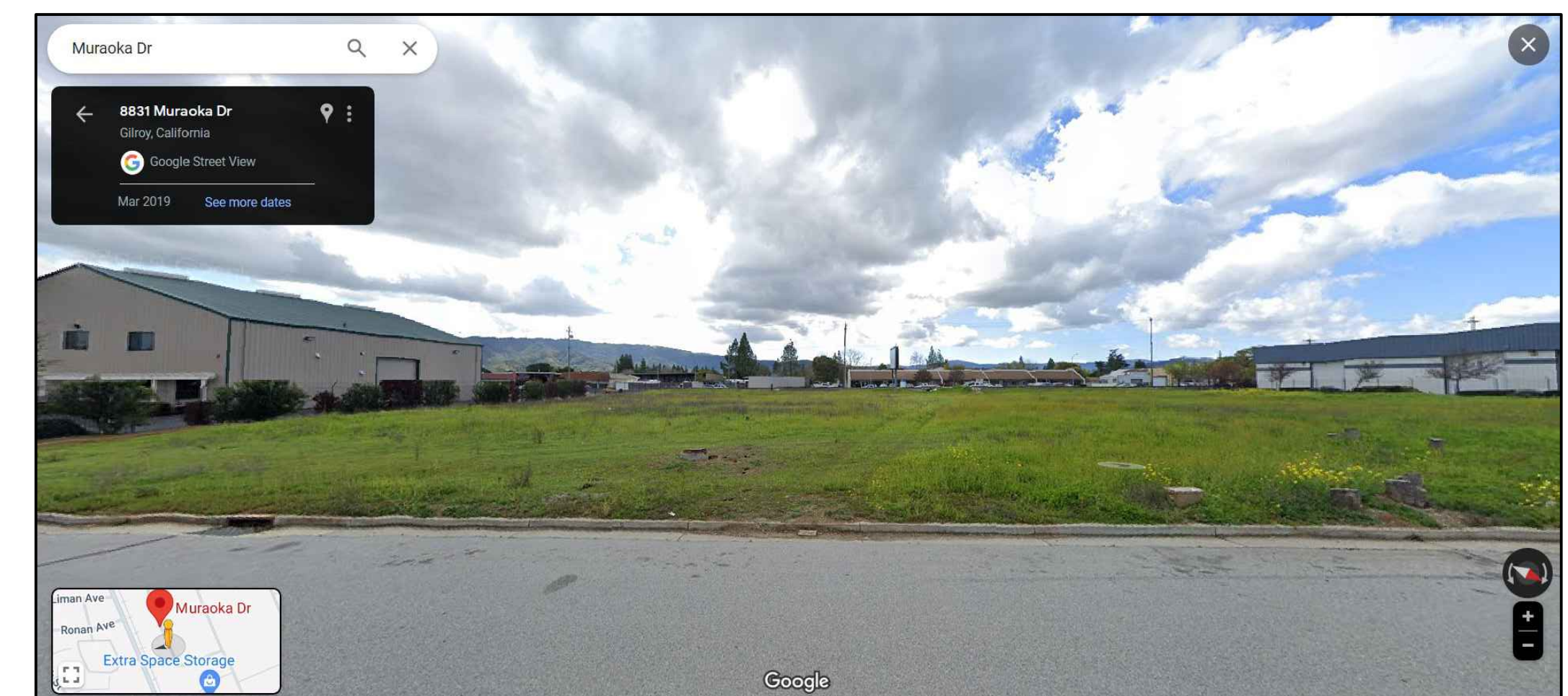
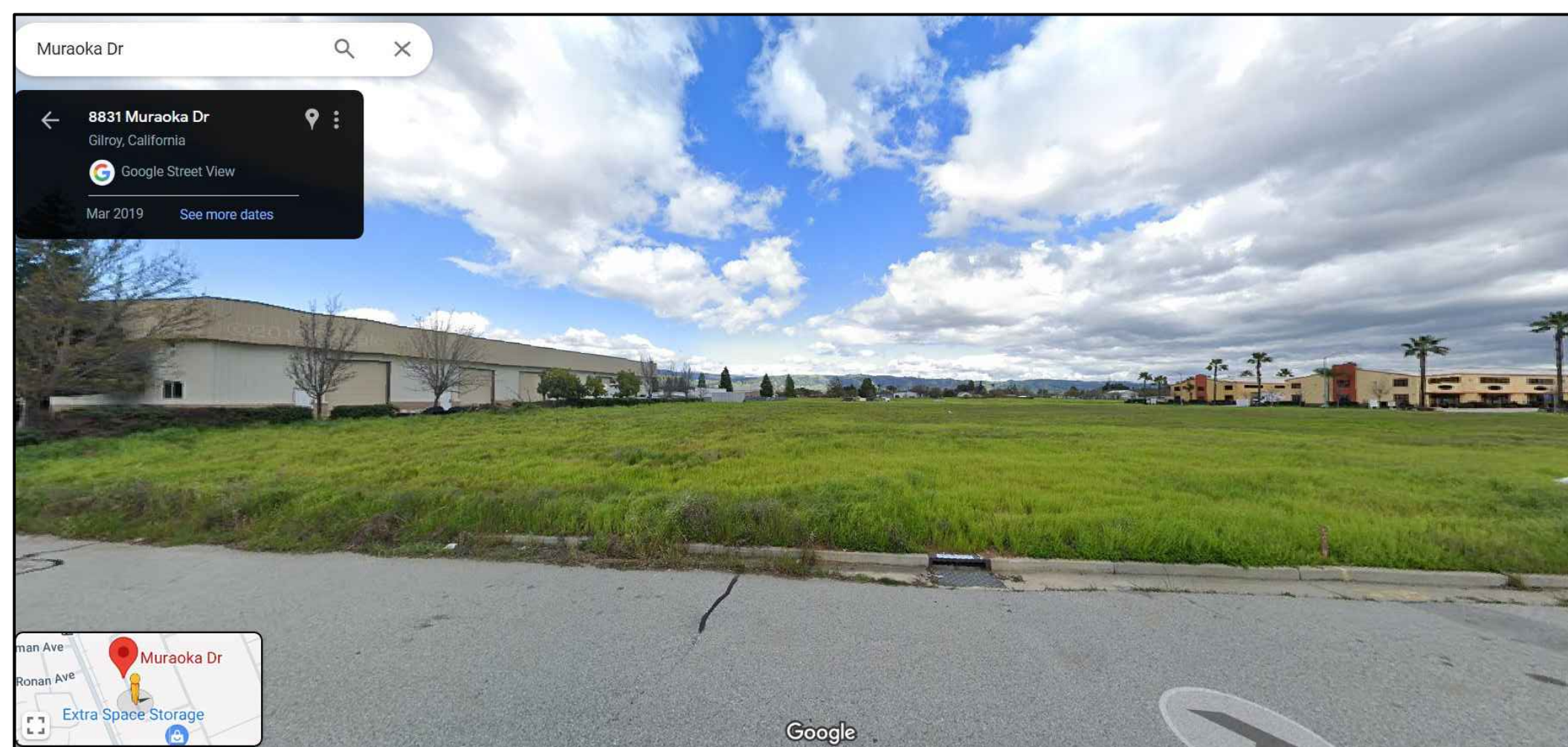
DATE: 7-1-24

SCALE: SHOWN

DRAWN: BT

SHEET NO.

A-4.1

[illegible]



SIDE VIEW

1/8" = 1'-0"



ENTRANCE VIEW

1/8" = 1'-0"



ENTRANCE VIEW

1/8" = 1'-0"



ENTRANCE VIEW

1/8" = 1'-0"



ENTRANCE VIEW

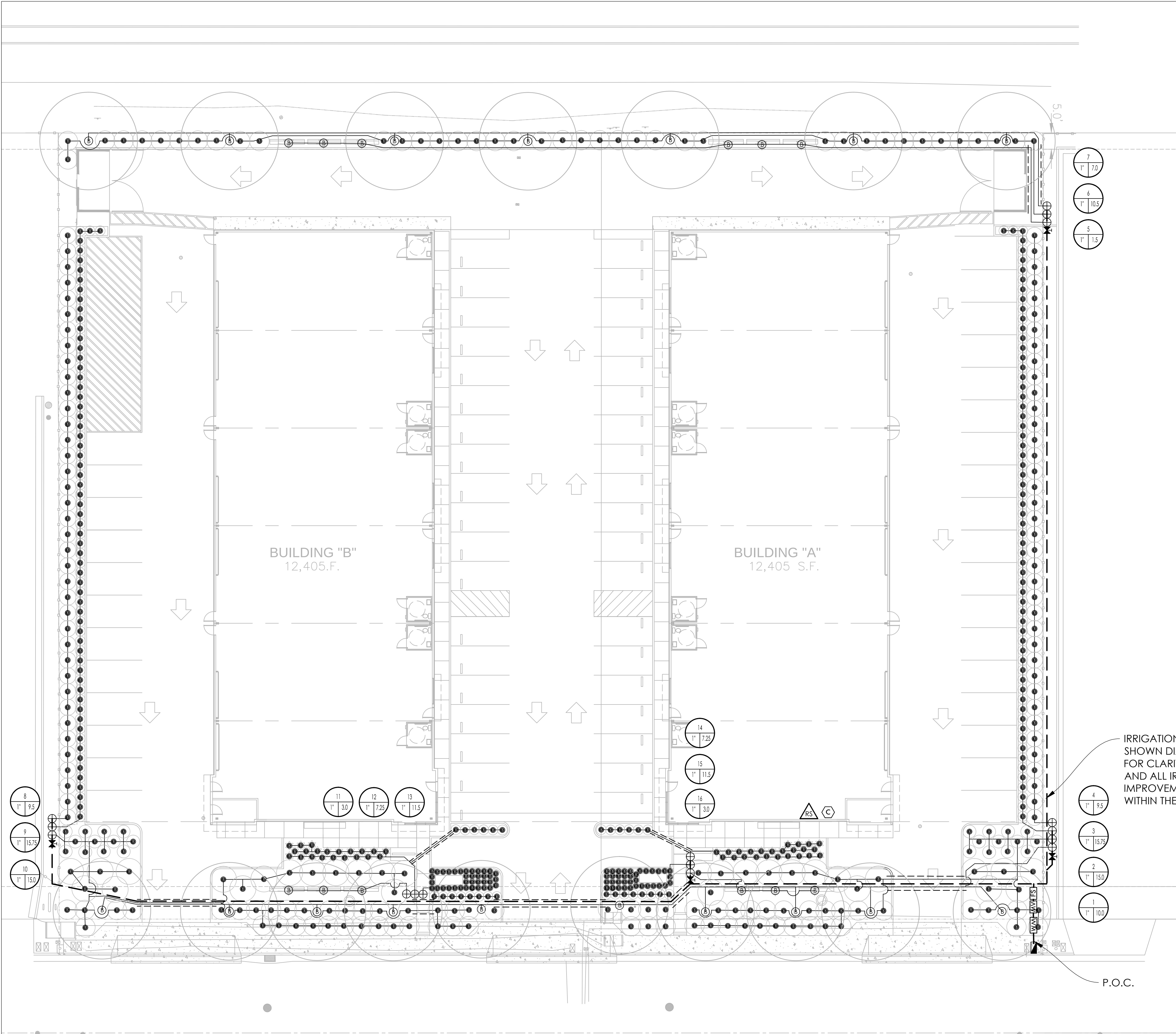
1/8" = 1'-0"



ARIEL VIEW

1/8" = 1'-0"

REVISIONS		BY
1	9-23-24	BT
2	2-1-25	BT
3	3-31-25	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831) 320-1536		
RENDERINGS		
PROJECT NAME: MURAOKA DRIVE BLDG. "A" 8831 & 8841 MURAOK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016		
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955		
DATE: 11/21/2023		
SCALE: SHOWN		
DRAWN: BT		
SHEET NO.		
A-6		



IRRIGATION/PLANTING NOTES

- THIS SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM FLOW OF (15.5) GPM WITH A MINIMUM 50 PSI STATIC P.S.I. AT THE POINT OF CONNECTION (TO BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION). CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO BEGINNING WORK. CONTACT OWNER IMMEDIATELY SHOULD DISCREPANCY ARISE AND RE-DIRECT WORK TO AVOID DELAY.
- IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, QUICK COUPLERS, ETC. ARE SHOWN OUTSIDE PLANTING AREAS, OR LIMIT OF WORK, INTENT IS FOR PIPING, VALVES, ETC., TO BE INSTALLED WITHIN PLANTING AREAS OF PROPERTY. INDICATE EXACT LOCATIONS OF IRRIGATION EQUIPMENT ON RECORD DRAWINGS. REFER TO SPECIFICATIONS.
- CONTRACTOR SHALL PROGRAM CONTROLLER TO ENSURE PROPER IRRIGATION BASED ON PLANT TYPE, SOLAR EXPOSURE, SOIL TYPE AND SEASON.
- CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOT 3" AND LARGER SHALL BE DONE BY HAND. ROOTS 2" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO BUBBLER AND DRIP TUBING LOCATIONS IN FIELD AS NECESSARY.
- IRRIGATION OPERATION SHALL BE LIMITED TO BETWEEN 8:00 P.M. AND 10:00 A.M., UNLESS UNFAVORABLE WEATHER PREVENTS IT OR RENDERS IRRIGATION UNNECESSARY.

IRRIGATION LEGEND

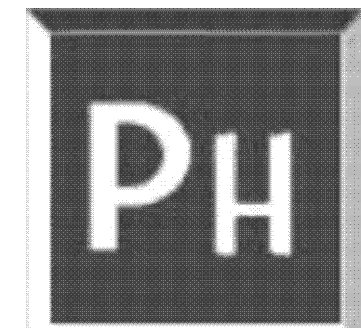
SYM.	MANUFAC.	MODEL NO. / DESCRIPTION	RAD	GPM	PSI	DTL
Ⓟ	RAINBIRD	1402 BUBBLER ASSEMBLY 2 PER TREE/VINE	N/A	.50	30	H LD1.0
Ⓢ	RAINBIRD	1401 BUBBLER 1 PER SHRUB	N/A	.25	30	I LD1.0
⌘	NIBCO	NIBCO 1" T-113 LF GATE VALVES				G LD1.0
⊕	HUNTER	PGV SERIES REMOTE CONTROL VALVE - SIZE AS NOTED				F LD1.0
2" LATERAL LINE - SCH 40 PVC PIPE WITH SOLVENT-WELD FITTINGS, 18" MINIMUM COVER						E LD1.0
1" LATERAL LINE - SCH 40 PVC PIPE WITH SOLVENT-WELD FITTINGS, 18" MINIMUM COVER						E LD1.0
1 1/2" LATERAL LINE - SCH 40 PVC PIPE WITH SOLVENT-WELD FITTINGS, 18" MINIMUM COVER						E LD1.0
MAIN LINE - 1" SCHEDULE 40 PVC PIPE WITH SOLVENT-WELD FITTINGS AT 24" DEPTH.						E LD1.0
IRRIGATION SLEEVE - SCHEDULE 200 PVC AT 24" DEPTH. SIZE TO BE TWICE THE DIAMETER OF PIPES WITHIN SLEEVE						E LD1.0
Ⓢ	RAINMASTER	EAGLE PLUS EGP-32+S IRRIGATION CONTROLLER W/ WIRELESS RAIN SENSOR				A LD1.0
⚠	RAIN SENSOR	IRRITROL RS1000 WIRELESS RAIN SENSOR - INSTALLED AT ROOF EDGE PER MANUFACTURER'S RECOMMENDATIONS				
⚡	BACKFLOW	IRRIGATION BACKFLOW PREVENTOR				B LD1.0
WM	WM	NEW 1" DEDICATED LANDSCAPE METER				
MV / FS	MV / FS	MASTER VALVE AND FLOW SENSOR				C LD1.0
DM	WATER METER	DOMESTIC WATER METER - SEE CIVIL PLANS				D LD1.0
P.O.C. POINT OF CONNECTION - TIE NEW MAIN LINE TO NEW BACKFLOW PREVENTER						

- 1 PLANTING ZONE AND VALVE NUMBER
APPROX. GPM FLOW THROUGH VALVE
CONTROL VALVE SIZE

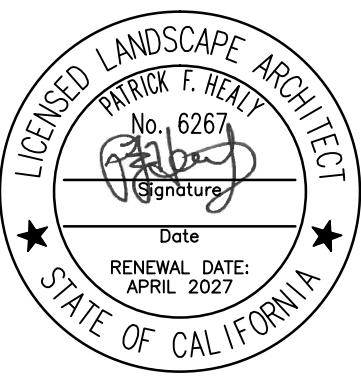
LICENSED LANDSCAPE PROFESSIONAL/APPLICANT STATEMENT:
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION
IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT
USE OF WATER IN THE IRRIGATION/LANDSCAPING DESIGN PLAN".

PATRICK HEALY, CA RLA #6267

REVISIONS	BY



PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118



IRRIGATION PLAN

MURAOKA DRIVE BLDG. "A"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

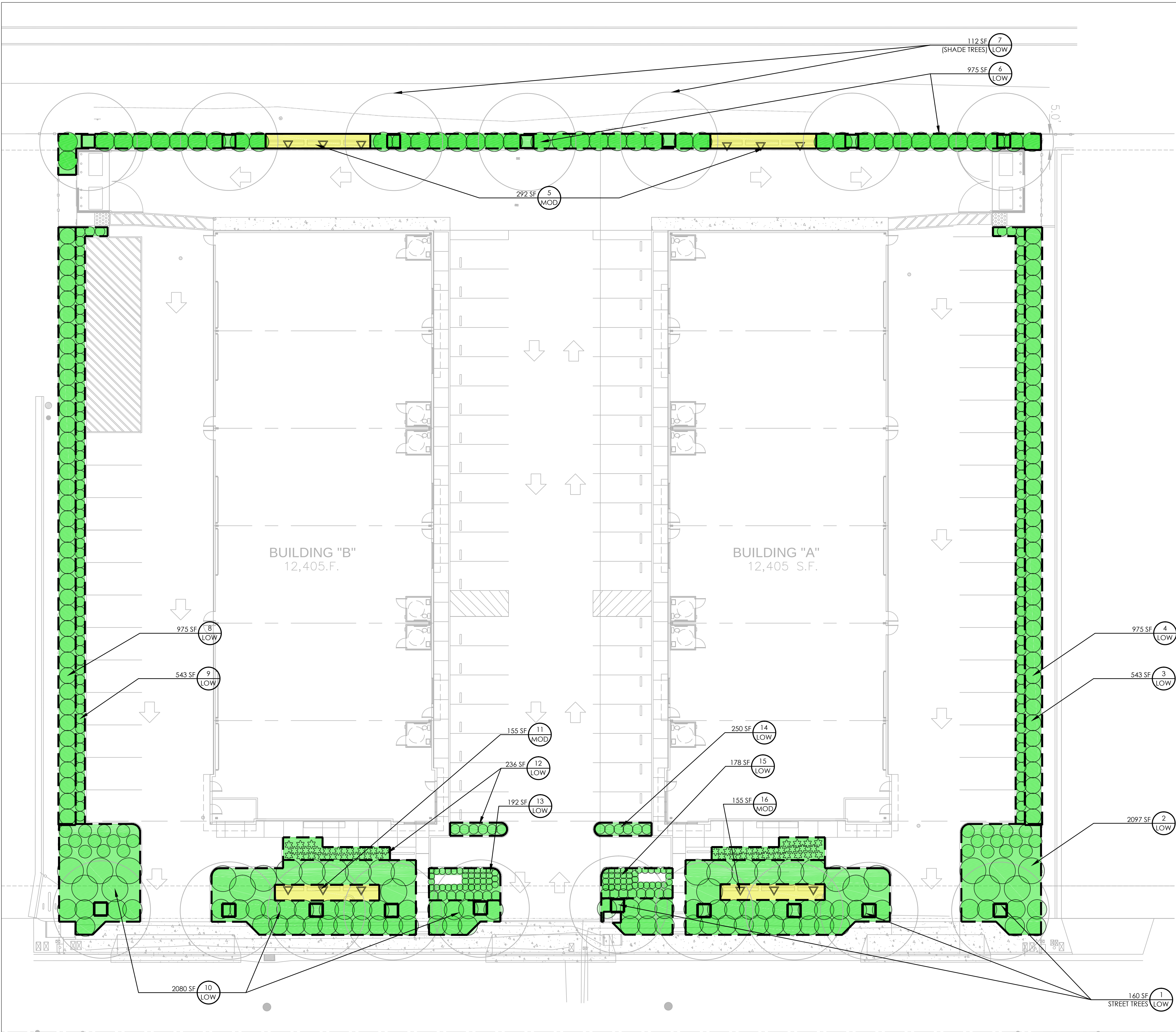
DATE: 4-28-25

SCALE: AS SHOWN

DRAWN: PH

SHEET NO.

L1.0



HYDROZONE PLAN & WELO CALC'S NOTES

1. EACH IRRIGATION VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE
2. INDIVIDUAL HYDROZONES THAT MIX PLANTS WITH DIFFERENT WATER USES MAY BE ALLOWED IF A WATER BUDGET IS PERFORMED, AND THE PLANT FACTOR CALCULATION IS BASED ON THE PROPORTION OF THE RESPECTIVE PLANT WATER USES OR THE PLANT FACTOR OF THE HIGHEST WATER USING PLANT IS USED.

CALCULATION SUMMARY

TOTAL LANDSCAPE AREA: 10,031 SF
ETWU: 56,096 GAL
MAWA: 154,610 GAL
AVERAGE ETAF: 0.20

APPLICATION INFORMATION

ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE (WELO 492.3):

1. DATE	MAY 2, 2025
2. PROJECT APPLICANT	PATRICK HEALY, RLA
3. PROJECT ADDRESS	8831 & 8841 MURAOKA DRIVE, GILROY, CA 95020
5. TOTAL LANDSCAPE AREA (SQUARE FEET)	10,031 SF
6. PROJECT TYPE	NEW
7. WATER SUPPLY TYPE AND PURVEYOR	POTABLE, PURVEYOR: CITY OF GILROY
8. CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE	
A. WATER BUDGET CALCULATIONS	THIS SHEET
B. SOIL MANAGEMENT REPORT	TO BE PROVIDED BY CONTRACTOR
C. LANDSCAPE DESIGN PLANS	SEE SHEET L3.0
D. IRRIGATION SYSTEM DESIGN PLANS	SEE SHEET L1.0
E. LANDSCAPE AUDIT REPORT	TO BE PROVIDED POST-INSTALLATION
F. GRADING DESIGN PLAN	SEE SHEET C3.0-C3.1 BY C3 ENGINEERING, INC.
PROJECT CONTACTS	APPLICANT: PATRICK HEALY, PHEALY83@GMAIL.COM OWNER: JOE TORQUATO, CYPRESS DEVELOPMENT

HYDROZONE CALCULATIONS

APPENDIX B - DWR WATER EFFICIENT LANDSCAPE WORKSHEET
Project Address: 8831/8841 Muraoka Drive, Gilroy, CA
Prepared by: Patrick Healy Design

REFERENCE EVAPOTRANSPIRATION: 45.20
Reference Eto: Gilroy
Per Appendix C

Hydrozone #	Notes	Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
REGULAR LANDSCAPE AREAS									
1	Street Trees	LOW	0.1	drip	0.81	0.12	160.00	19.75	553.56
2	East Frontage	LOW	0.1	drip	0.81	0.12	2,097.00	258.89	7255.10
3	East Parking	LOW	0.1	drip	0.81	0.12	543.00	67.04	1878.65
4	East Parking	LOW	0.1	drip	0.81	0.12	975.00	120.37	3373.26
5	Background	MOD	0.1	drip	0.81	0.12	292.00	36.05	1010.25
6	Rear Vines	LOW	0.1	drip	0.81	0.12	1,088.00	134.32	3764.21
7	Rear Shade Trees	LOW	0.1	drip	0.81	0.12	112.00	13.83	387.49
8	West Parking	LOW	0.1	drip	0.81	0.12	975.00	120.37	3373.26
9	Background	LOW	0.1	drip	0.81	0.12	543.00	67.04	1878.65
10	West Frontage	LOW	0.1	drip	0.81	0.12	2,080.00	256.79	7196.29
11	West Vines	MOD	0.1	drip	0.81	0.12	155.00	19.14	536.26
12	West Interior and Island	LOW	0.4	drip	0.81	0.49	236.00	116.54	3266.01
13	West Signage	LOW	1	drip	0.81	1.23	192.00	237.04	6642.73
14	East Interior and Island	LOW	0.4	drip	0.81	0.49	250.00	123.46	3459.75
15	East Signage	LOW	1	drip	0.81	1.23	178.00	219.75	6158.36
16	East Vines	MOD	1	drip	0.81	1.23	155.00	191.36	5365.65
TOTALS							10,031.00	2,001.73	56,096.44
							(A)	(B)	ETWU TOTAL
SPECIAL LANDSCAPE AREAS							1.00	0.00	0.00
TOTALS							10,031	2001.73	56096.44
							(C)	(D)	ETWU TOTAL (MAWA)
									56096.44
									154609.81

*Hydrozone #Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use plantings

*Irrigation Method
overhead spray
0.75 for spray head
or drip

*Irrigation Efficiency
Eto = 0.62 x ETAF x Area
where Eto is a conversion factor that converts area inches per acre per year to gallons per acre per year for gallons per square foot per year.

*ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where Eto is a conversion factor that converts area inches per acre per year to gallons per acre per year for gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) / (0.62) (ETAF x LA)
where Eto is a conversion factor that converts area inches per acre per year to gallons per acre per year for gallons per square foot per year. LA is the total landscape area in square feet. (LA is the total landscape area in square feet, and ETAF = 0.25 for residential areas and 0.45 for non-residential areas.)

ETAF CALCULATIONS		All Landscape Areas			
Regular Landscape Areas	(B)	2,001.73	(B+D)	2,001.73	
Total ETAF x AREA	(A)	10,031.00	Total ETAF x AREA	(A+C)	10,031.00
Total Area	(B/A)	0.20	Total Area	(B+D)/(A+C)	0.20
AVERAGE ETAF			AVERAGE ETAF		

Average ETAF for Regular Landscape Areas must be 0.25 or below for residential areas, and 0.45 or below for non-residential areas.

LICENSED LANDSCAPE PROFESSIONAL/APPLICANT STATEMENT:
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION/LANDSCAPING DESIGN PLAN".

(Signature)
PATRICK HEALY, CA RLA #6267

0 8 16 32 48'
SCALE: 1/16" = 1'-0"

NORTH

REVISIONS

	BY

PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118

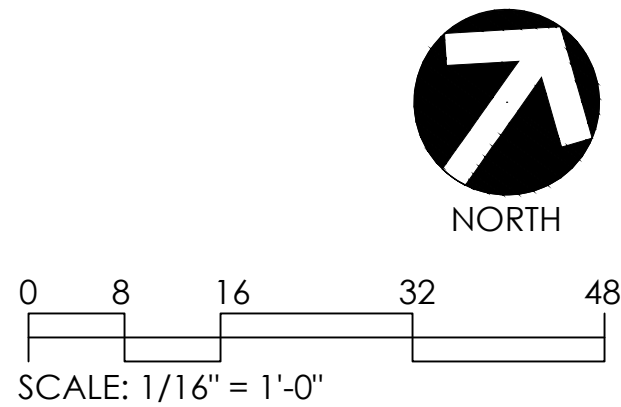
LICENSED LANDSCAPE ARCHITECT
PATRICK F. HEALY
No. 6267
State
RENEWAL DATE:
APRIL 2027
STATE OF CALIFORNIA

SHEET TITLE:
HYDROZONE PLAN
& WELO CALC'S

PROJECT NAME:
MURAOKA DRIVE BLDG. "A"
8831 & 8841 MURAOAK DRIVE
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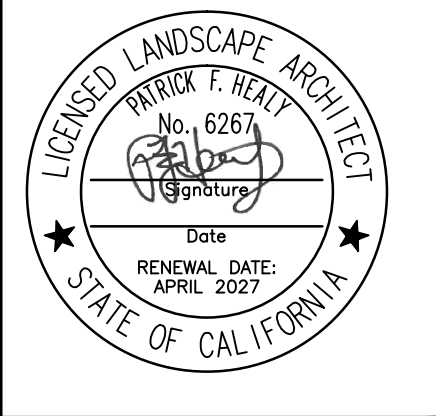


1. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN.
2. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
3. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS REQUESTED BY OWNER'S REPRESENTATIVE.
4. WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TREES ADJACENT TO THE TRENCH SHALL BE EXPOSED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOST WITH DAMPENED BURLAP OR CANVAS.
5. REFER TO DETAILS FOR TREE AND SHRUB PLANTING.
6. AT THE TIME OF INSTALLATION, A MINIMUM OF EIGHT (8) INCHES OF NON-COMPACTED TOPSOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. THIS REQUIREMENT MAY BE WAIVED WHERE A LANDSCAPE PROFESSIONAL HAS DETERMINED THAT PRACTICAL LIMITATIONS (E.G., SLOPE, GEOTECHNICAL FACTORS), NECESSITATE A LESSER SOIL DEPTH THAT IS VIABLE FOR CHOSEN PLANT MATERIALS.
7. COMPOST SOIL AMENDMENT, AT A RATIO OF 4 CUBIC YARDS PER 1000 SF, SHALL BE ADDED TO TOP 6" OF NATIVE SOIL .
8. A MINIMUM THREE (3) INCH LAYER OF MULCH [MAHOAGANY CHIP] ORGANIC MULCH AVAILABLE AT LYNNGO GARDEN MATERIALS, OR EQUAL) SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION (E.G. HYDRO-SEED).
9. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES.

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	WATER USE [WUCOLS]	HEIGHT/ SPREAD	DTL REF.
TREES						
CA	17	15 GAL	CELTIS AUSTRALIS EUROPEAN HACKBERRY	LOW	40' X 35'	(A) 1D2.0
SHRUBS/GRASSES						
BP	40	5 GAL	BACCHARIS PILULARIS COYOTE BRUSH	V. LOW	6'-0" X 6'-0"	(I) 1D1.0
CT	76	1 GAL.	CAREX TUMULICOLA FOOTHILL SEDGE	LOW	10" X 2'-0"	
CG	30	1 GAL.	CEANOTHUS GRISEUS 'HORIZONTALIS' 'YANKEE POINT' YANKEE POINT CEANOTHUS	LOW	3'-0" X 6'-0"	
MR	24	1 GAL.	MUHLENBERGIA RIGENS DEER GRASS	LOW	4'-0" X 4'-0"	
MP	67	1 GAL	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	LOW	6' X 6'-0"	
PD	152	1 GAL	PITOSPORUM CREAM DE MINT VARIEGATED MOCK ORANGE	LOW	18" X 3'-0"	
PC	45	1 GAL.	PHORMIUM 'YELLOW WAVE' NEW ZEALAND FLAX	LOW	3'-0" X 3'-0"	(I) 1D1.0
RI	76	1 GAL.	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORNE	LOW	5'-0" X 5'-0"	
VINES						
JP	12	5 GAL.	JASMINUM POLYANTHUM PINK JASMINE	MOD	SPREADING	(I) 1D1.0
IMPERVIOUS SURFACES						
	34,516 SF	ASPHALT PAVING - SEE CIVIL PLANS				
	6,660 SF	CONCRETE PAVING - SEE CIVIL PLANS				



PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118



SHEET TITLE;

PLANTING/
LANDSCAPE PLAN

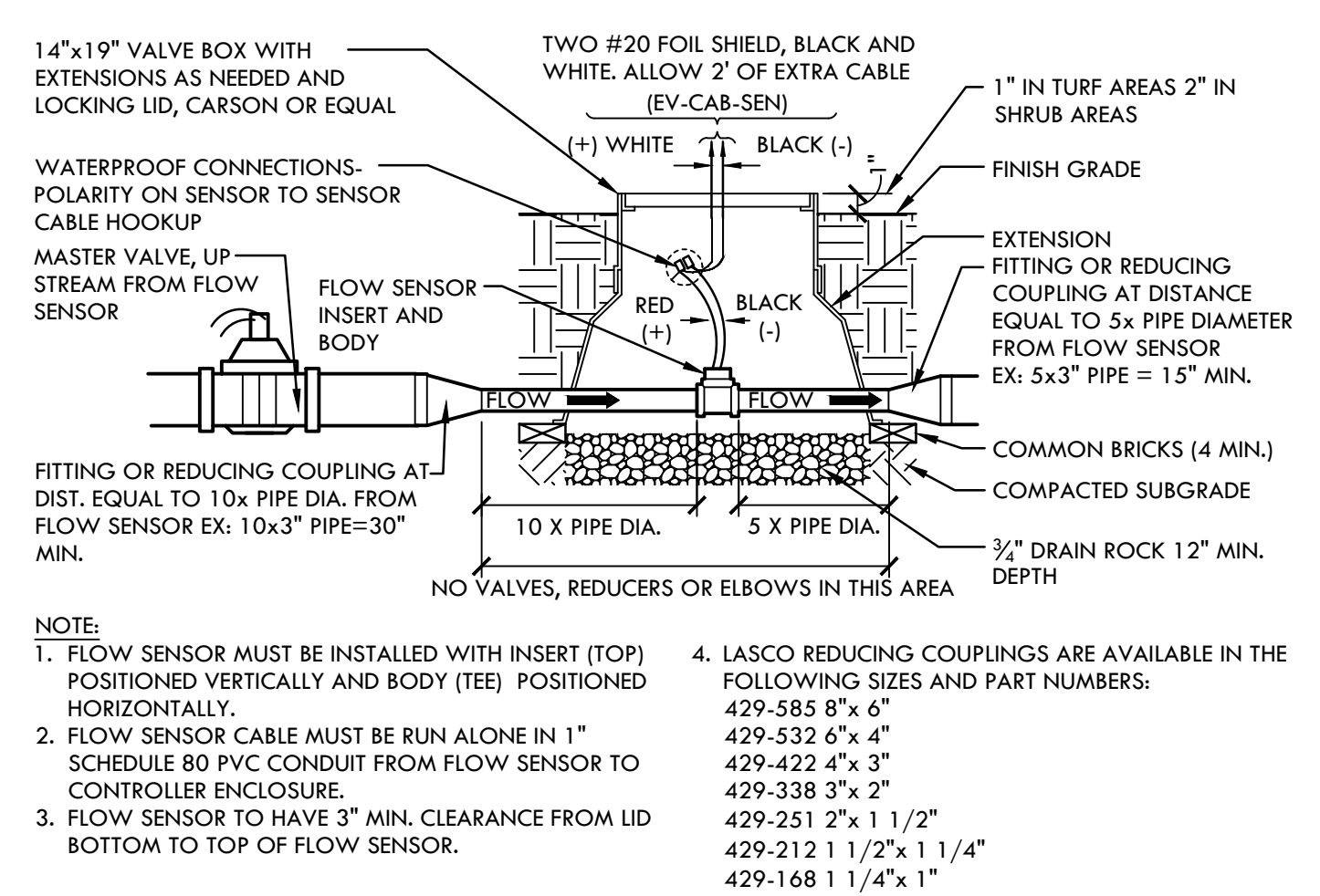
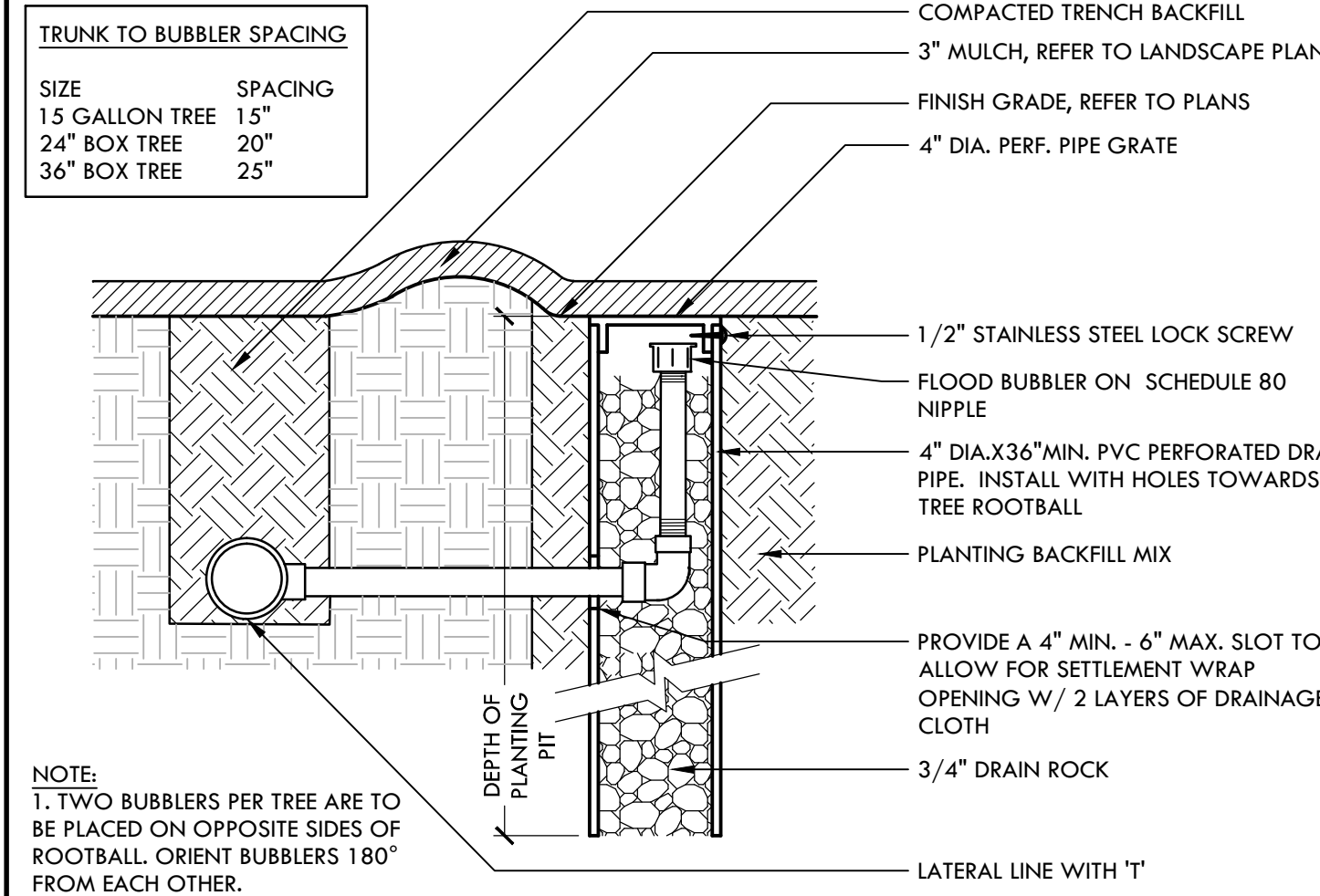
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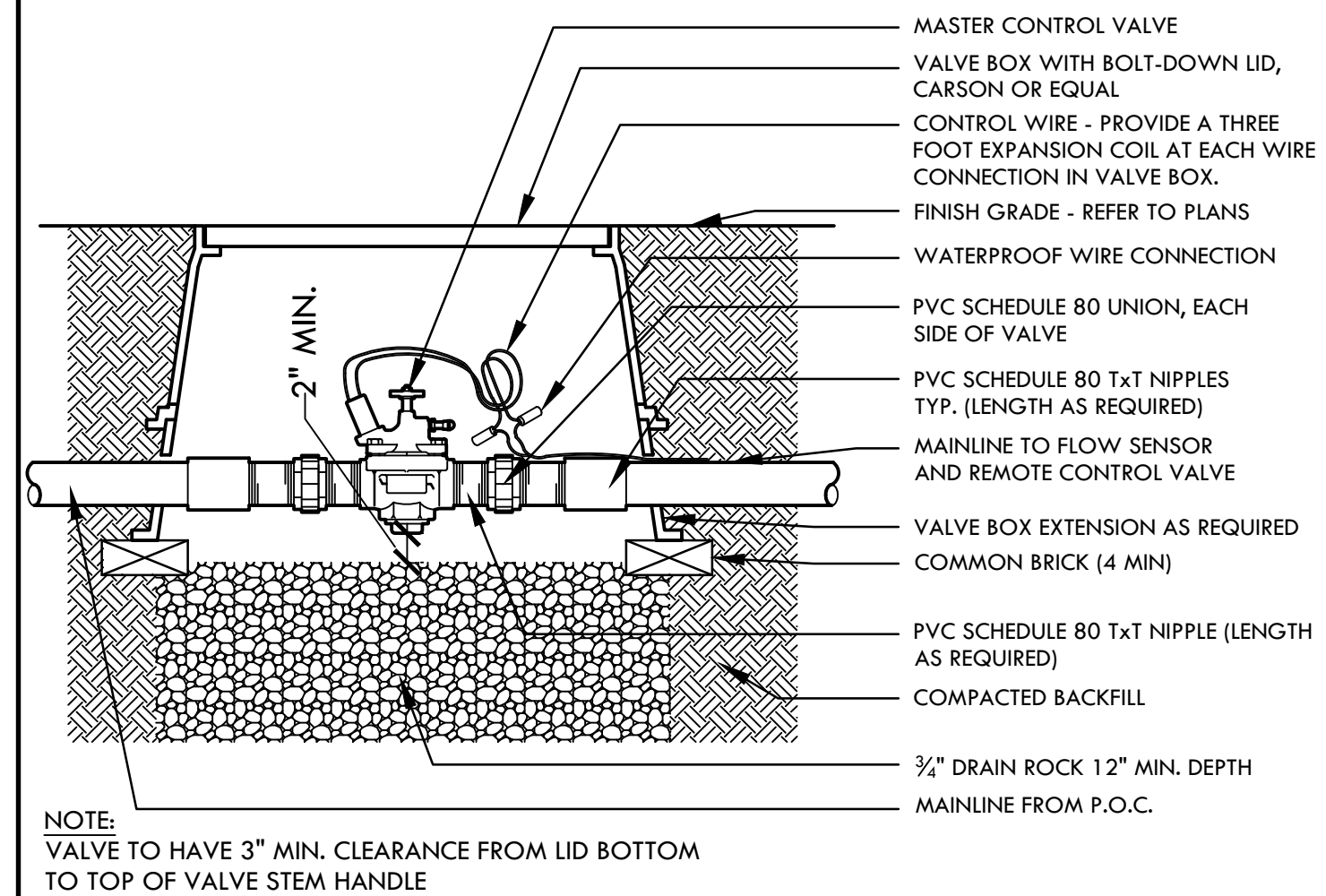
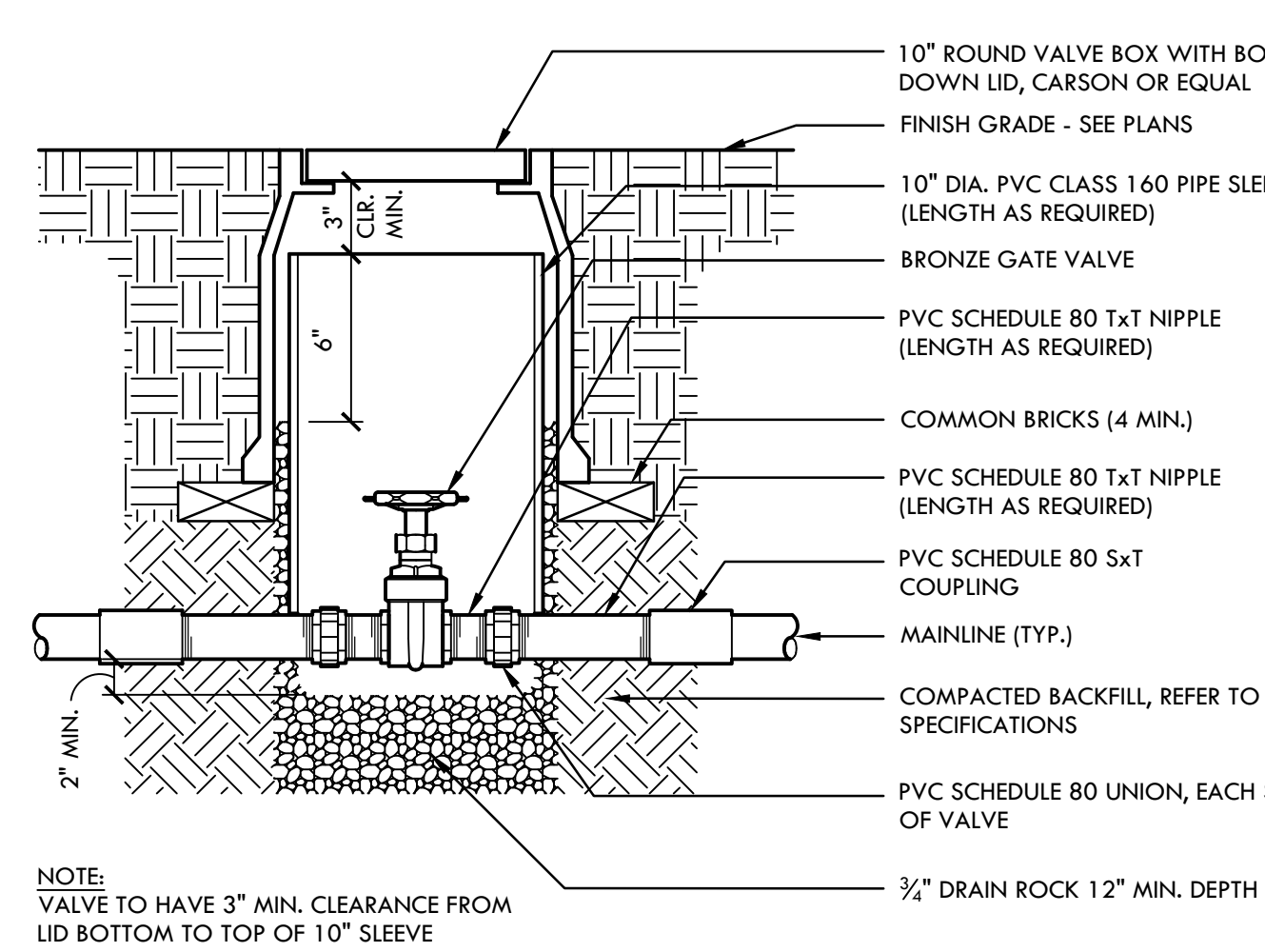
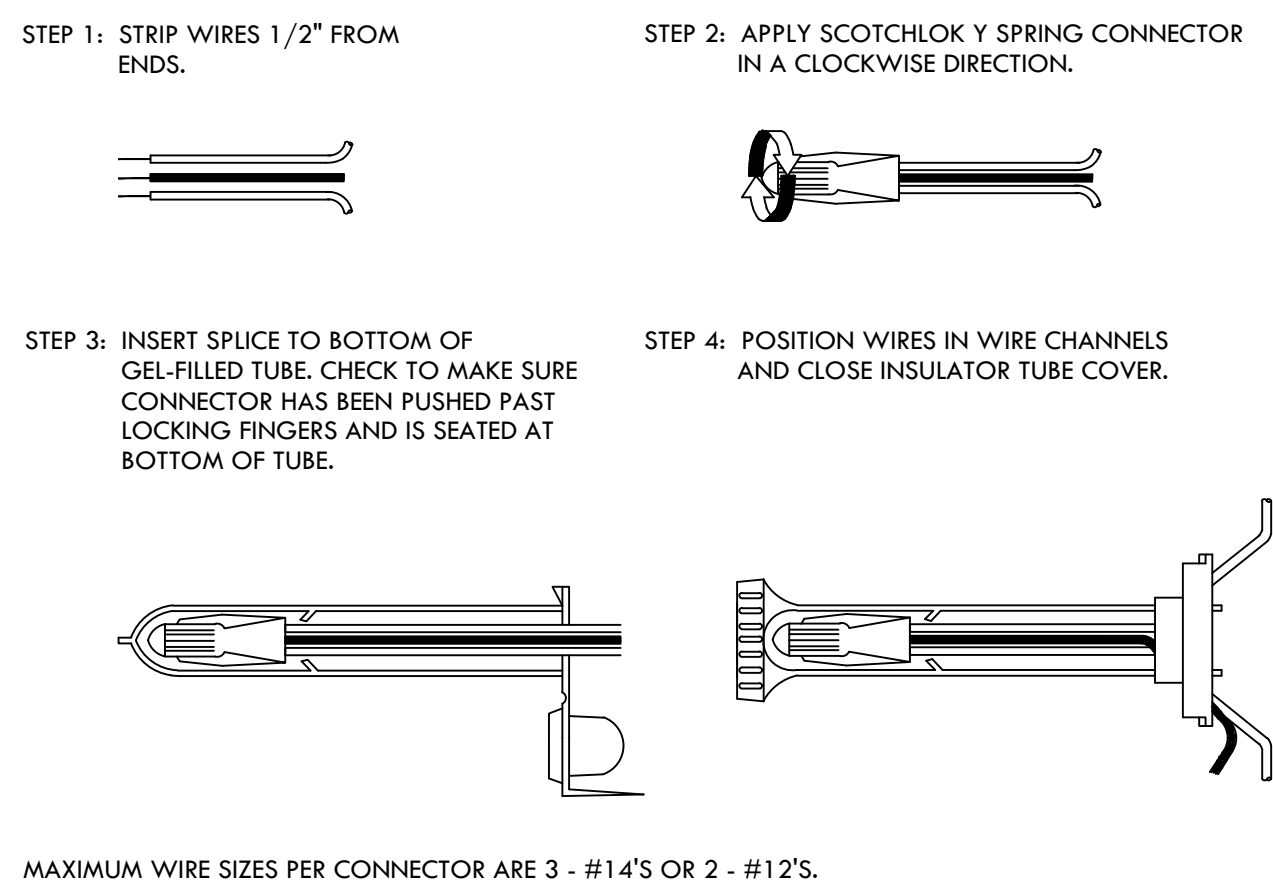
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L3.0



(H) TREE BUBBLER WELL

D) FLOW SENSOR



CONTROL WIRE CONNECTION

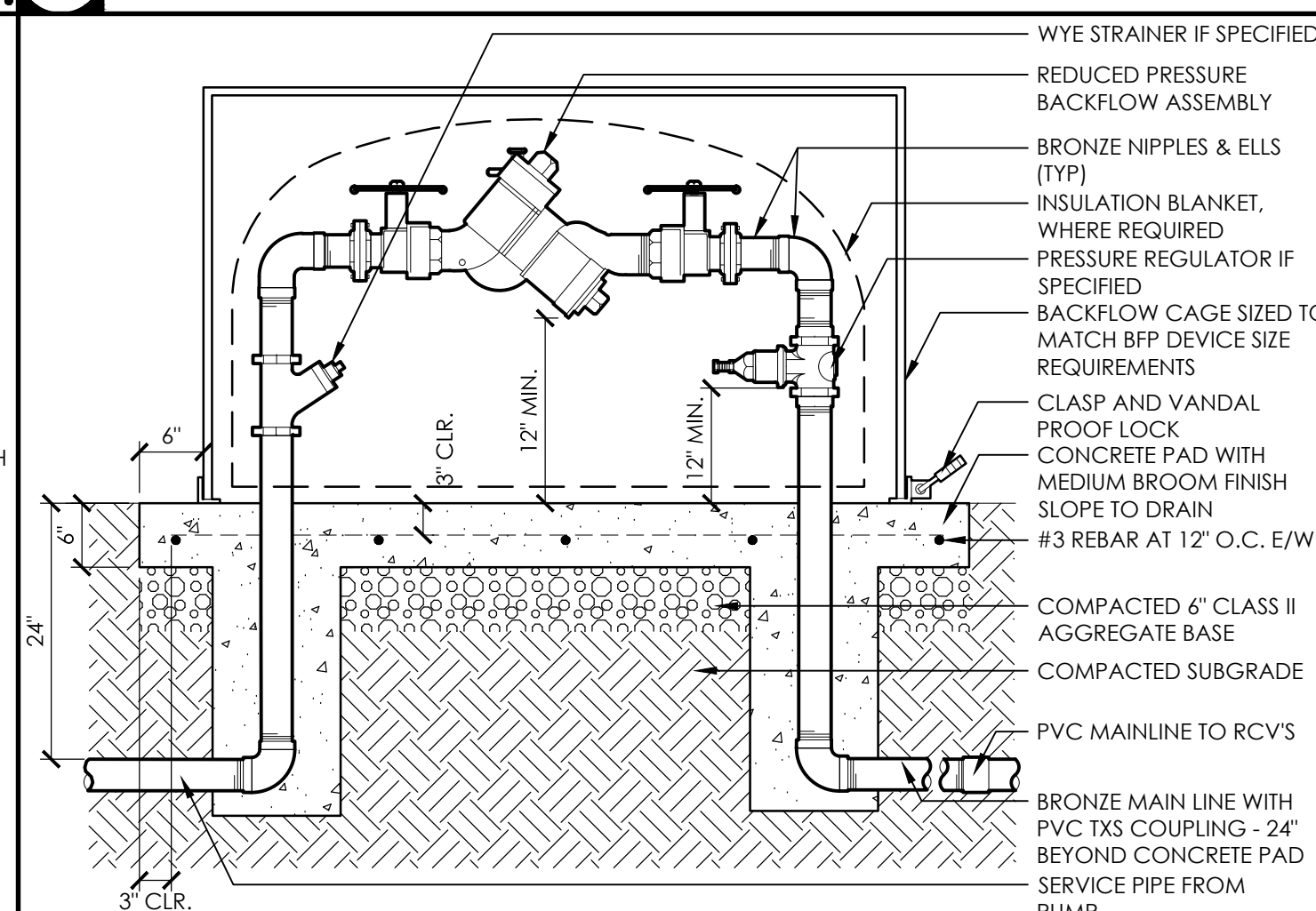
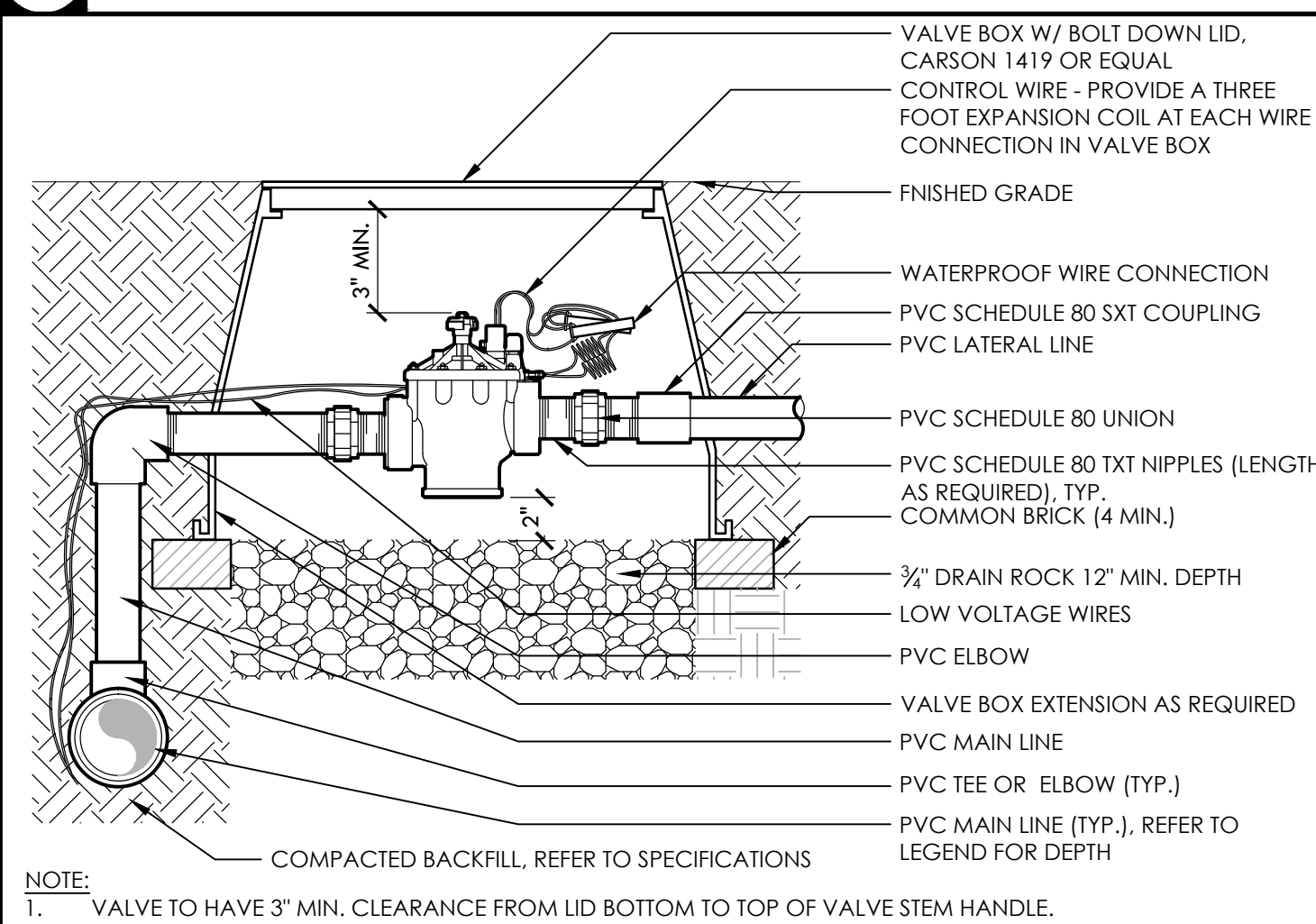
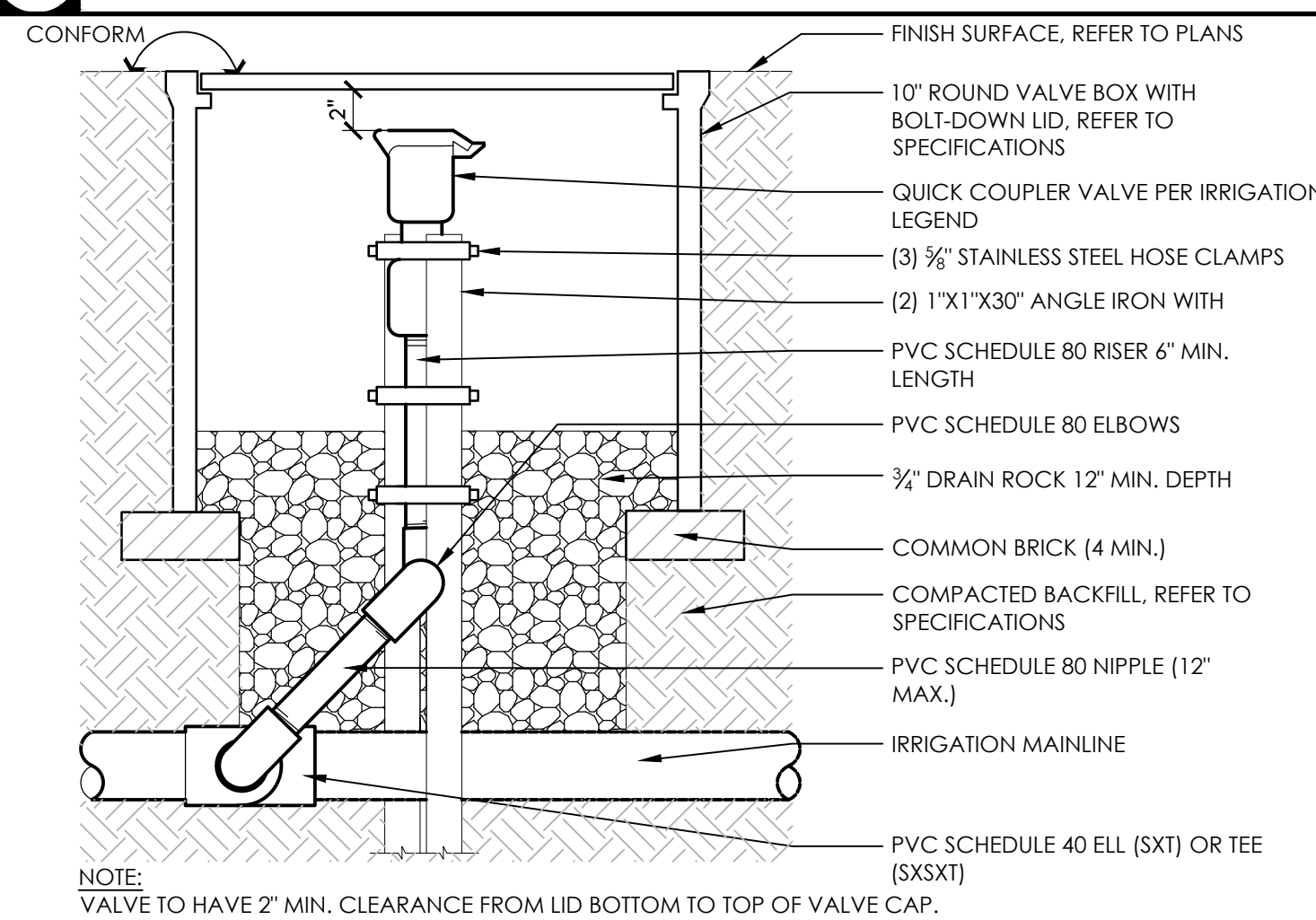
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GATE VALVE - 2" AND SMALLER IN SIZE

NTS

MASTER VALVE

NTS



QUICK COUPLER VALVE

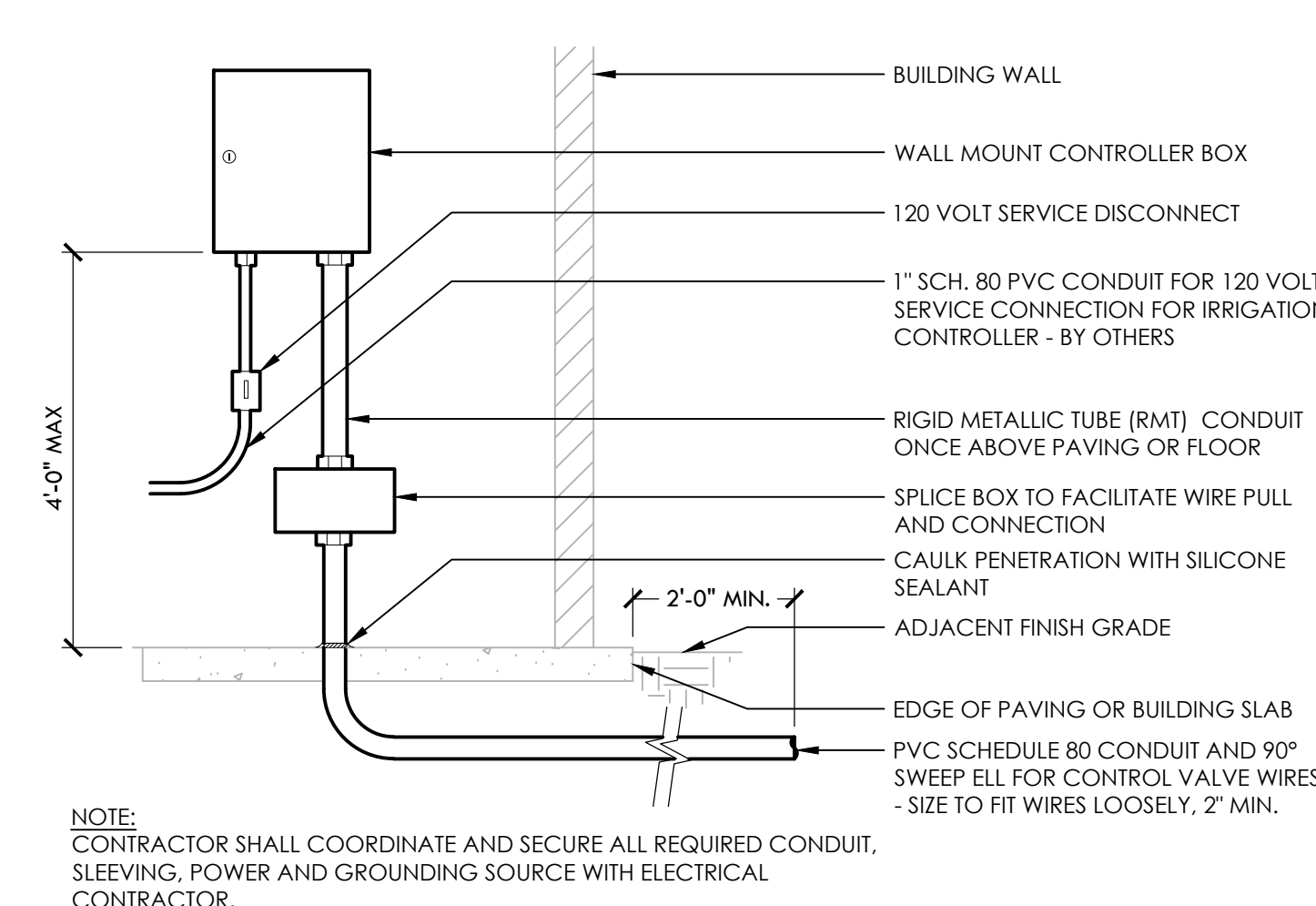
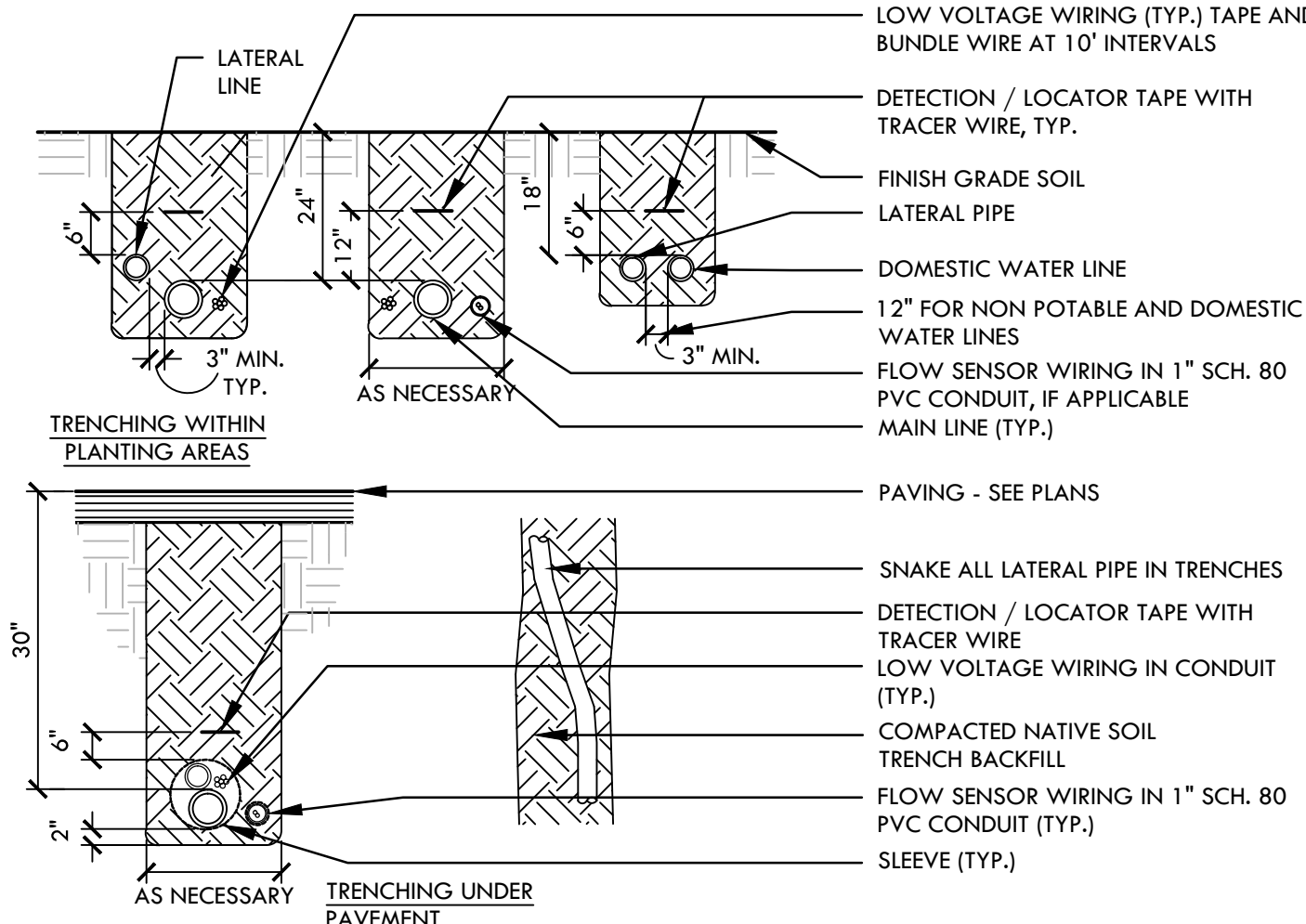
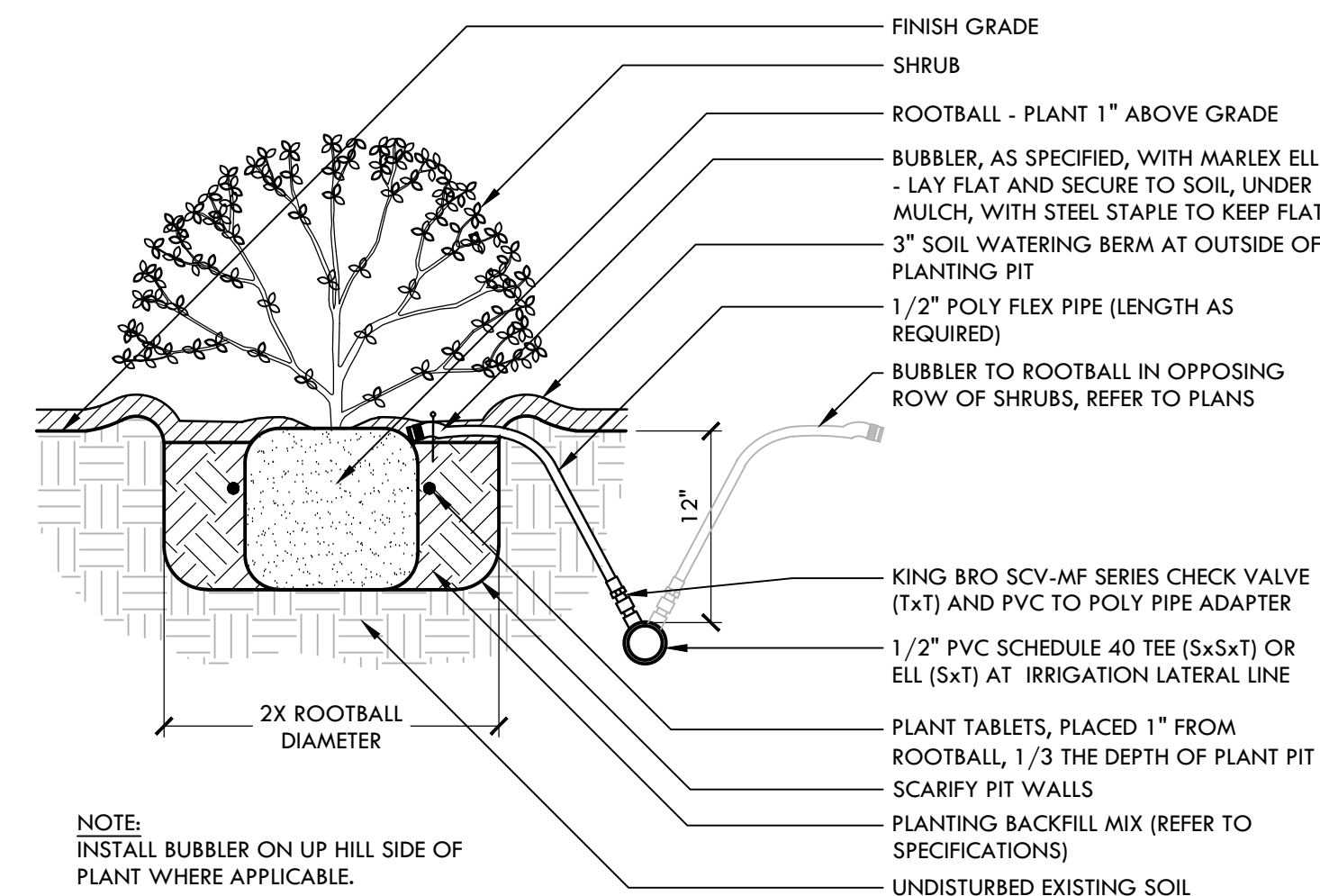
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REMOTE CONTROL VALVE

NTS

BACKFLOW PREVENTER

NTS



SHRUB PLANTING WITH BUBBLER

NTS

IRRIGATION PIPE TRENCHING

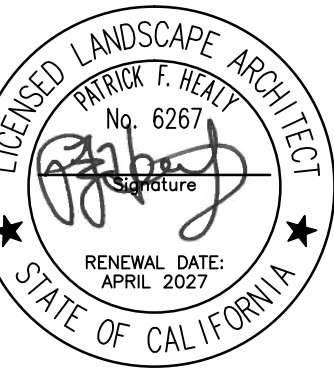
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WALL MOUNT CONTROLLER

NTS

[illegible]

PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118



IRRIGATION & PLANTING DETAILS

MURAOKA DRIVE BLDG. "A"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 8335-31-015 & APN: 8335-31-016

CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

DATE:	4-28-25
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SHEET NO.	

LD1.0

M	I	E	
L	H	D	
K	G		
J	F	C	

SPECIFICATIONS FOR STANDARD DETAILS LS-2 & LS-3

- STREET TREES SHALL BE PLANTED IN THE PUBLIC SERVICE EASEMENT (P.S.E.).
- A STREET TREE PERMIT SHALL BE OBTAINED PRIOR TO PLANTING OR REMOVING ANY STREET TREE (CITY CODE SECTION 26.7).
- AN ENCROACHMENT PERMIT IS REQUIRED TO INSTALL ANY PERMANENT COVERING SUCH AS CONCRETE, OVER THE CITY PARKWAY STRIP. IT SHOULD BE NOTED THAT IF ANY REPAIRS ON UNDERGROUND UTILITIES IN THE PARKWAY STRIP ARE REQUIRED, SUCH PERMANENT COVERING WILL BE REMOVED IN A PROFESSIONAL MANNER, BUT NOT REPLACED.
- STREET TREES SHALL BE A MINIMUM SIZE OF FIFTEEN (15) GALLON CONTAINER.
- THE TREE SPECIES PLANTED SHALL BE DESIGNATED SPECIES PER THE MASTER STREET TREE PLANTING PLAN (CITY CODE SECTION 26.5-1). THE PARKS AND RECREATION COMMISSION MAY MAKE EXCEPTIONS BASED UPON WRITTEN REQUEST TO PLANT A DIFFERENT SPECIES.
- STREET TREES SHALL BE SPACED THIRTY (30) FEET APART UNLESS SPECIAL CIRCUMSTANCES DICTATE DIFFERENT SPACING.
- STREET TREES SHALL BE SPACED AT LEAST FIFTY (50) FEET FROM STOP SIGNS AND TRAFFIC SIGNALS, TEN (10) FEET FROM SEWER LATERALS AND STREET LIGHTS, AND FIVE (5) FEET FROM WATER LATERALS, GAS LATERALS, FIRE HYDRANTS, DRIVEWAY APRONS, AND TELEPHONE/CABLE/ELECTRICAL JUNCTION BOXES.
- ON CORNER LOTS, STREET TREES SHALL NOT BE PLANTED WITHIN THE AREA SPECIFIED IN SECTION 20.60 OF THE CITY CODE. THIS DISTANCE IS APPROXIMATELY 35 FEET FROM THE POINT OF INTERSECTION OF CURB LINES.
- TREES SHALL BE IRRIGATED IMMEDIATELY UPON PLANTING AND AT LEAST WEEKLY THEREAFTER.
- ALL STREET TREES SHALL BE INSPECTED BY A DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE PRIOR TO, AND AFTER, INSTALLATION. TREES PLANTED WITHOUT PRIOR INSPECTION SHALL BE DEEMED DEFECTIVE AND SHALL BE REMOVED BY THE INSTALLER. REQUEST INSPECTION BY CALLING (408) 646-0451 FORTY- EIGHT (48) HOURS PRIOR TO PLANTING.
- ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN SUCH A MANNER AS TO AVOID CREATING HAZARDS TO THE PUBLIC. TRAFFIC CONTROL DEVICES (SIGNS, BARRICADES, FLAGMEN, ETC.) SHALL BE PROVIDED AS REQUIRED IN THE STATE "MANUAL OF TRAFFIC CONTROLS."
- NO PERSON SHALL CONSTRUCT OR PUT IN PLACE ANY CONCRETE, BRICK, ASPHALT, WOOD PRODUCT, PLASTIC SHEETING, OR OTHER IMPERVIOUS MATERIALS TO AIR AND WATER AROUND THE BASE OF ANY STREET TREE WITHIN A DISTANCE OF THREE (3) FEET. IN ADDITION, NO EXCESS SOIL, BUILDING MATERIALS, OR DEBRIS SHALL BE PLACED ABOVE A TREE'S ROOT CROWN WITHIN A DISTANCE OF THREE (3) FEET (CITY CODE SECTION 26.15-1).
- NO PERSON SHALL CUT, TRIM, PRUNE, SPRAY, BRACE, MOVE, REMOVE, OR REPLACE ANY STREET TREE IN THE PUBLIC RIGHT-OF-WAY WITHOUT A WRITTEN PERMIT FROM THE PUBLIC WORKS DIRECTOR (CITY CODE SECTION 26.7).

P.S.E.

CITY RIGHT-OF-WAY

P.S.E.

PARKWAY STRIP
separate sidewalk

MONOLITHIC SIDEWALK
attached sidewalk

TREE PLANTING SPECIFICATIONS

DRAWN BY: CSO
CHECKED BY: CSO
LAST REVISED: 9/30/14
SCALE: N.T.S.

SECTION: LANDSCAPING

DRAWING NO.: LS-1

APPROVED: *Paul Sorenson* 8-18-14
CITY ENGINEER DATE

NOTES:

- Water immediately after planting and maintain tree until accepted by Inspector.
- Manually separate roots in rootball and direct outward and down to prevent girdling of roots.
- Orient main limbs parallel with curb and sidewalk.

One 2"x8" treated lagpole pine stake or better on windward side.

Two 16" "Grow-Stait" tree ties (Figure 8 pattern) nailed w/two 1 1/2" roofing nails.

Top of rootball level to existing grade.

Backfill with native soil (No amendments).

Two 4"x24" perforated PVC watering tubes filled with 1/2" washed gravel.

4" Water basin mound (where practical).

Remove clay slick from sides of hole if dug by power auger.

Install on 18" to 24" from sides of hole Root Barrier 2' from center of tree.

Fertilizer tablets equally spaced around sides of middle of rootball (5/21 gram 20-10-5 Agriform tablets).

Compacted soil to minimize settling.

2x Dia. of rootball

30" min.

6" min.

* See Standard Detail LS-1 for tree planting specifications.

FIFTEEN GALLON TREE PLANTING

DRAWN BY: CSO
CHECKED BY: CSO
LAST REVISED: 9/19/14
SCALE: N.T.S.

SECTION: LANDSCAPING

DRAWING NO.: LS-3

APPROVED: *Paul Sorenson* 8-18-14
CITY ENGINEER DATE

LINEAR ROOT BARRIER SECTION

CONCRETE CURB/
PAVING

ROOT BARRIER,
24" PANELS

MULCH LAYER

3" MULCH LAYER

FINISH GRADE

NOTE:

- LINEAR ROOT BARRIER TO BE USED IN ALL SITUATIONS WHERE HARDSCAPE IS 6" OR CLOSER TO TRUNK OF TREE
- REFER TO TREE STAKING DETAIL.

CIRCULAR ROOT BARRIER - PLAN VIEW

11 SECTIONS
24" X 24" ROOT
BARRIER PANELS

TREE TRUNK

ROOT BALL

6'-0"

6'-0"

6'-0"

6'-0"

ROOT BARRIER

DRAWN BY: CSO
CHECKED BY: CSO
LAST REVISED: 9/19/14
SCALE: N.T.S.

SECTION: LANDSCAPING

DRAWING NO.: LS-6

APPROVED: *Paul Sorenson* 8-18-14
CITY ENGINEER DATE

(LS-6) ROOT BARRIER

(LS-1) TREE PLANTING SPECIFICATIONS

(LS-3) FIFTEEN GALLON TREE PLANTING

REVISIONS	BY

PH

PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118

LICENSED LANDSCAPE ARCHITECT
PATRICK A. HEALY
No. 6267
RENEWAL DATE: APRIL 2027
STATE OF CALIFORNIA

SHEET TITLE:

CITY STANDARD
LANDSCAPE
DETAILS

PROJECT NAME:

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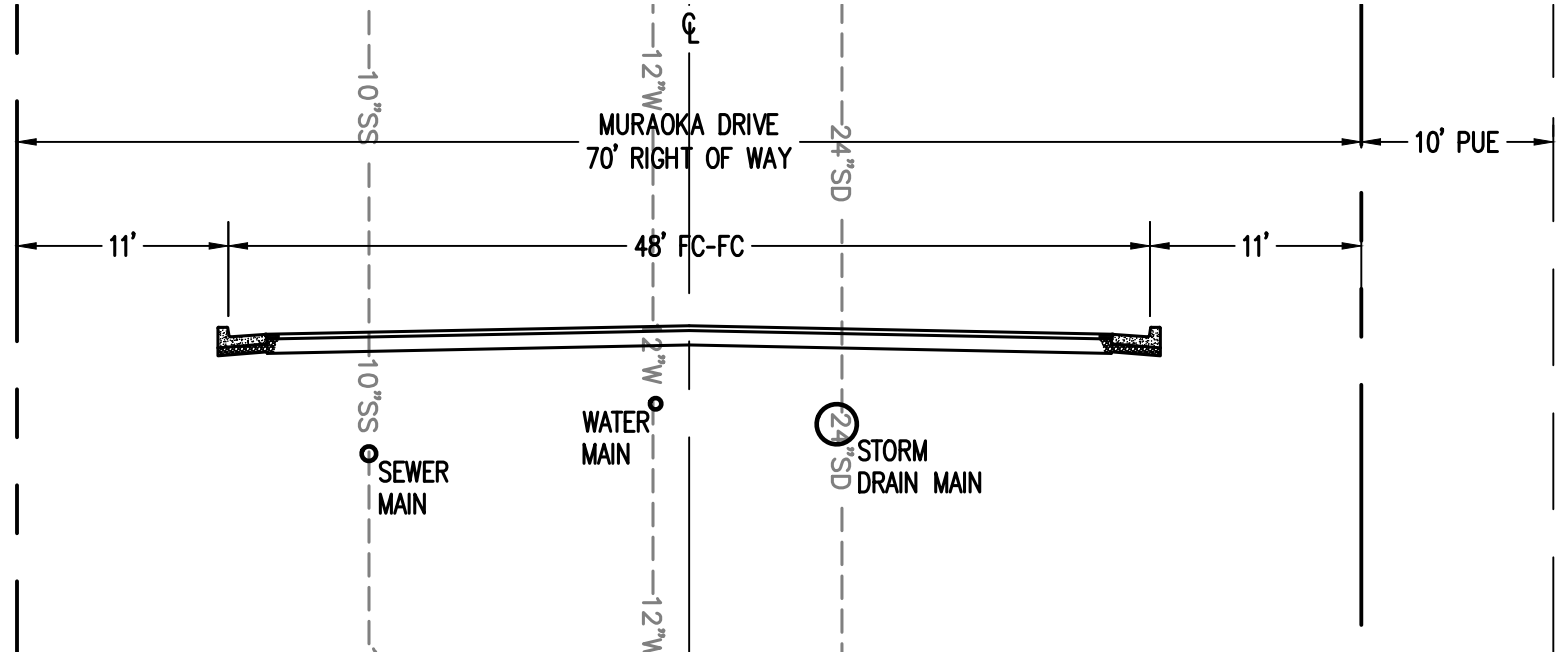
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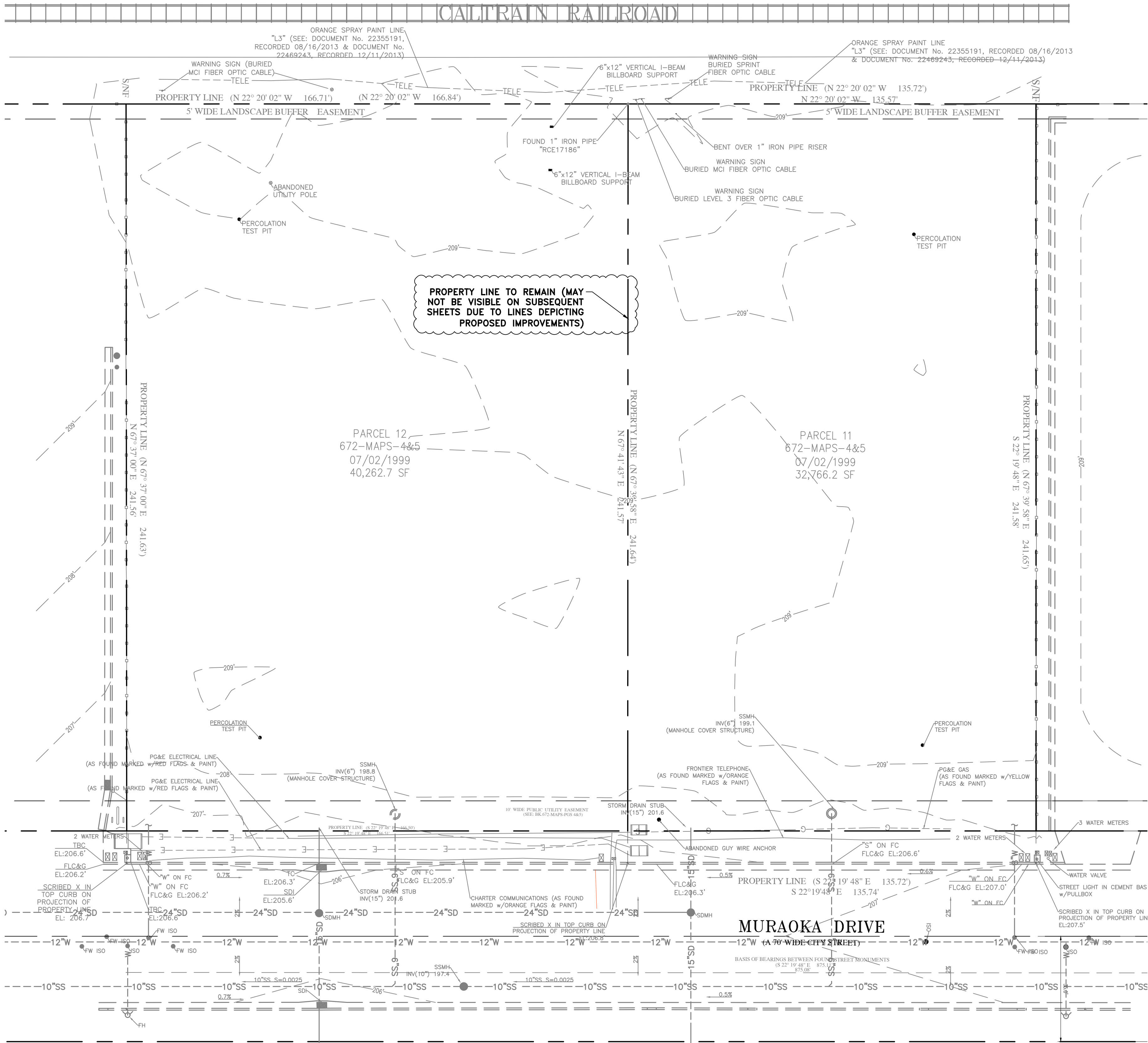
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Drawing file: Z:\Projects\123185 MPE - Muraoka\Draw\123185 XBase.dwg
Plotted: Apr 17, 2025 - 3:34pm



(E) STREET SECTION

1" = 20'



EXISTING SITE PLAN

1" = 20'



Scale 1" = 20'

EXISTING SITE PLAN
MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016

Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

SCALE: AS NOTED
DATE: 09-07-24
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:

C2

OF 13 SHEETS
PROJECT# 123-185

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Management

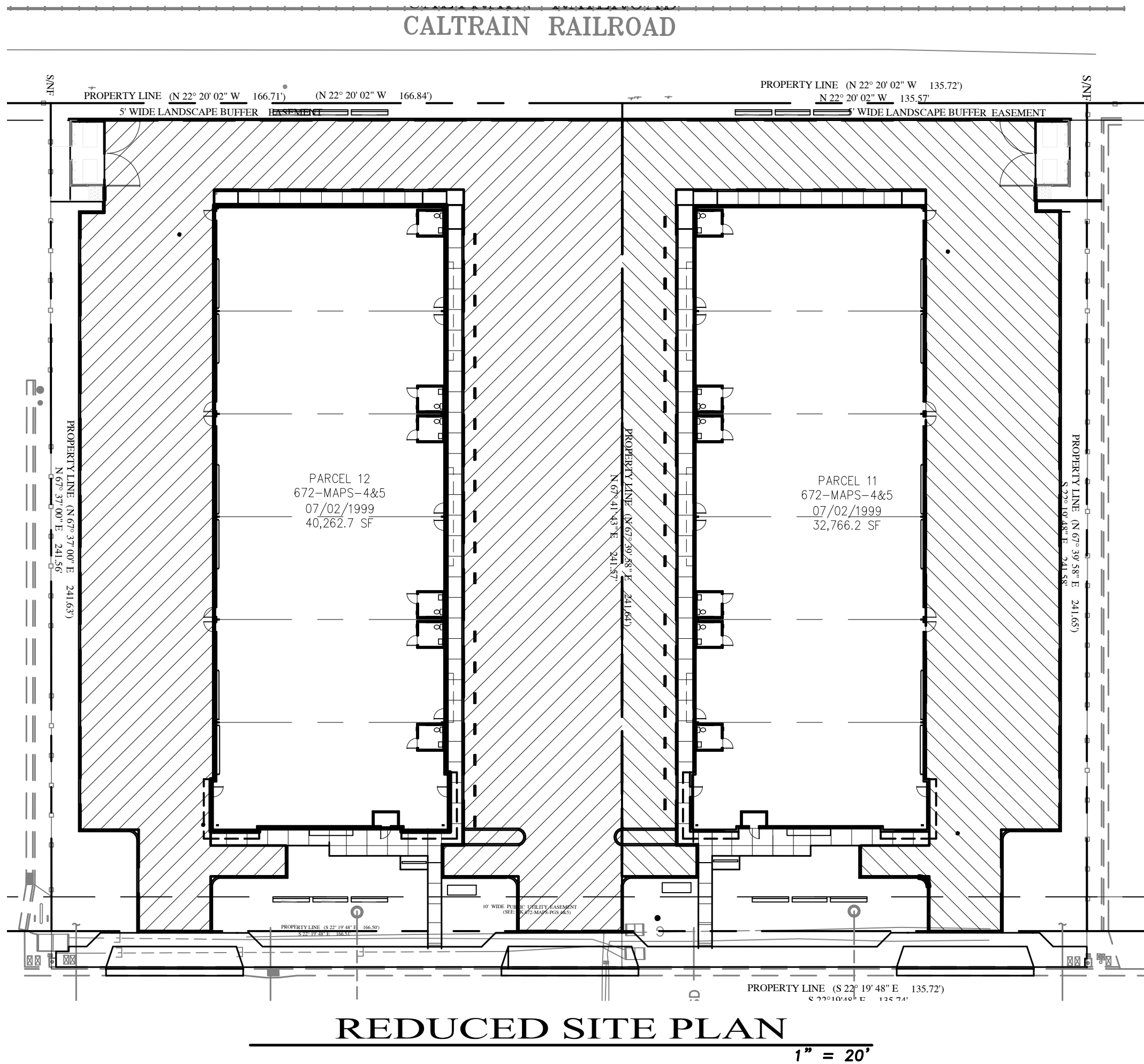
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REV.	DATE	DESCRIPTION
1	09-07-24	Complete 1st Review (11-08-24)
2	09-07-24	Incomplete 2nd Review (03-06-25)
3	09-07-24	FJC
4	09-07-24	FJC
5	09-07-24	MADE IN THE USA

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STORMWATER CONTROL MEASURES DATA

- SCM - ALL STORM INLETS SHALL BE EQUIPPED WITH MEDIA FILTER. (ALL FILTER WILL HAVE FULL TRASH CAPTURE AND CAPACITY TO TREAT 2X THE 95TH PERCENTILE PEAK FLOWS. SHALL ALSO TREAT FOR HYDROCARBONS AND SOLIDS (SEDIMENT AND SILT))
- SCM - RETENTION AND DIRECT INFILTRATION (PROVIDE ADEQUATE VOLUME TO RETAIN 95TH PERCENTILE STORM AND MANAGE PEAK FLOWS)
- CITY STANDARD MANHOLE FOR INSPECTION AND MAINTENANCE
- INSPECTION PORTS

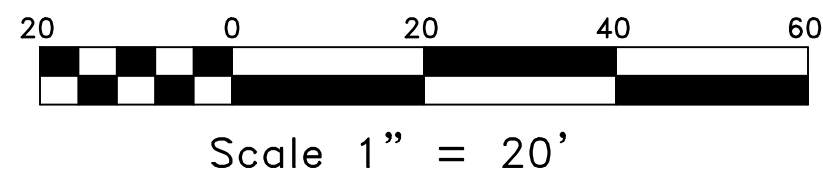
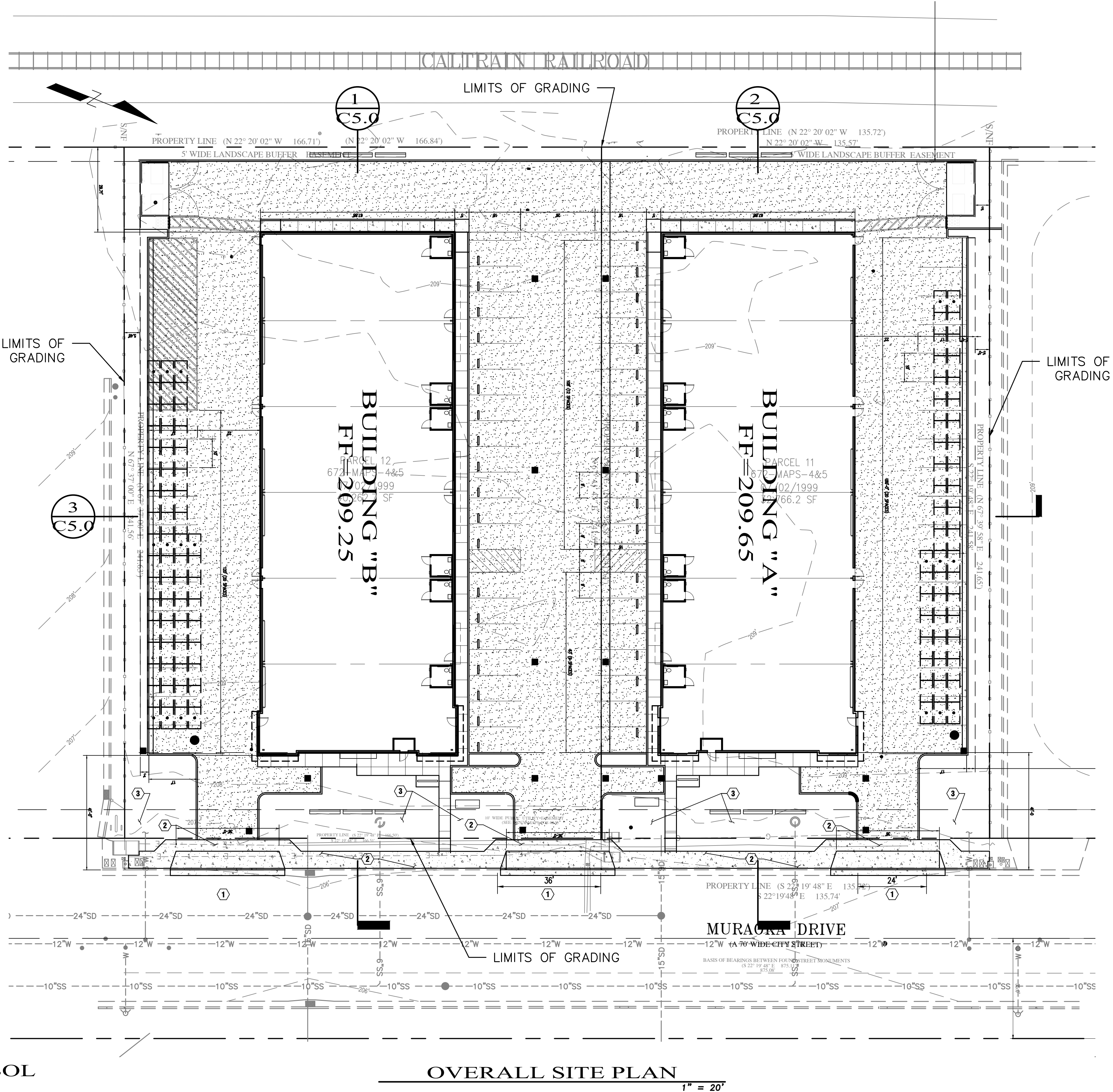
KEY NOTES

- NEW DRIVEWAY APPROACH (CITY STD DWG STR-18A, SHEET C5.2). CONTRACTOR SHALL TAKE NECESSARY MEASURE TO ENSURE AC PAVEMENT ADJACENT TO NEW DRIVEWAY APPROACH PROTECTED FROM DAMAGE AND SHALL BE LEFT INTACT. NO SAWCUTTING IS ALLOWED IN THE PUBLIC RIGHT OF WAY.
- NEW 6' WIDE SIDEWALK, 4' MIN BEHIND DRIVEWAYS (CITY STD DWG STR-18A, SHEET C5.2)
- PROVIDE STREET TREES (EUROPEAN HACKBERRY) IN THE 10' PSE PER CITY STANDARDS, SEE LANDSCAPE PLANS FOR QUANTITY, SPACING AND LOCATION.

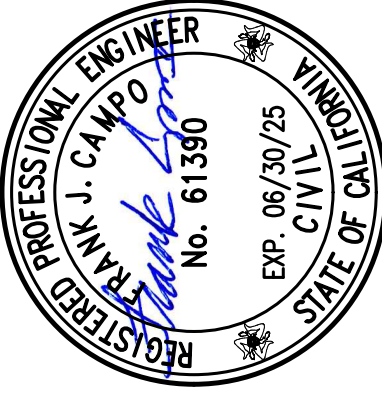
NOTES:
1. SEE ARCHITECT'S SHEET A-1 FOR ADDITIONAL INFORMATION INCLUDING DIMENSIONS, FIRE TRUCK CIRCULATION.
2. RECIPROCAL PARKING AND ACCESS EASEMENTS SHALL BE CREATED AND RECORDED PRIOR TO OCCUPANCY. SEE REDUCE SITE PLAN ABOVE.

HATCH AND SYMBOL LEGEND

- AC PAVEMENT, (SEE A/C5)
- CONCRETE PAVEMENT, (SEE B/C5)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- RECIPROCAL PARKING AND ACCESS EASEMENT (SEE NOTE 2)



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Civil Engineering, Land Development
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GRADING & DRAINAGE
BUILDING "A"
MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016

Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

SCALE: AS NOTED
DATE: 09-07-24
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:

C2.1
OF 13 SHEETS
PROJECT# 123-185

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2	09-07-24	Complete 2nd Review (03-06-25)
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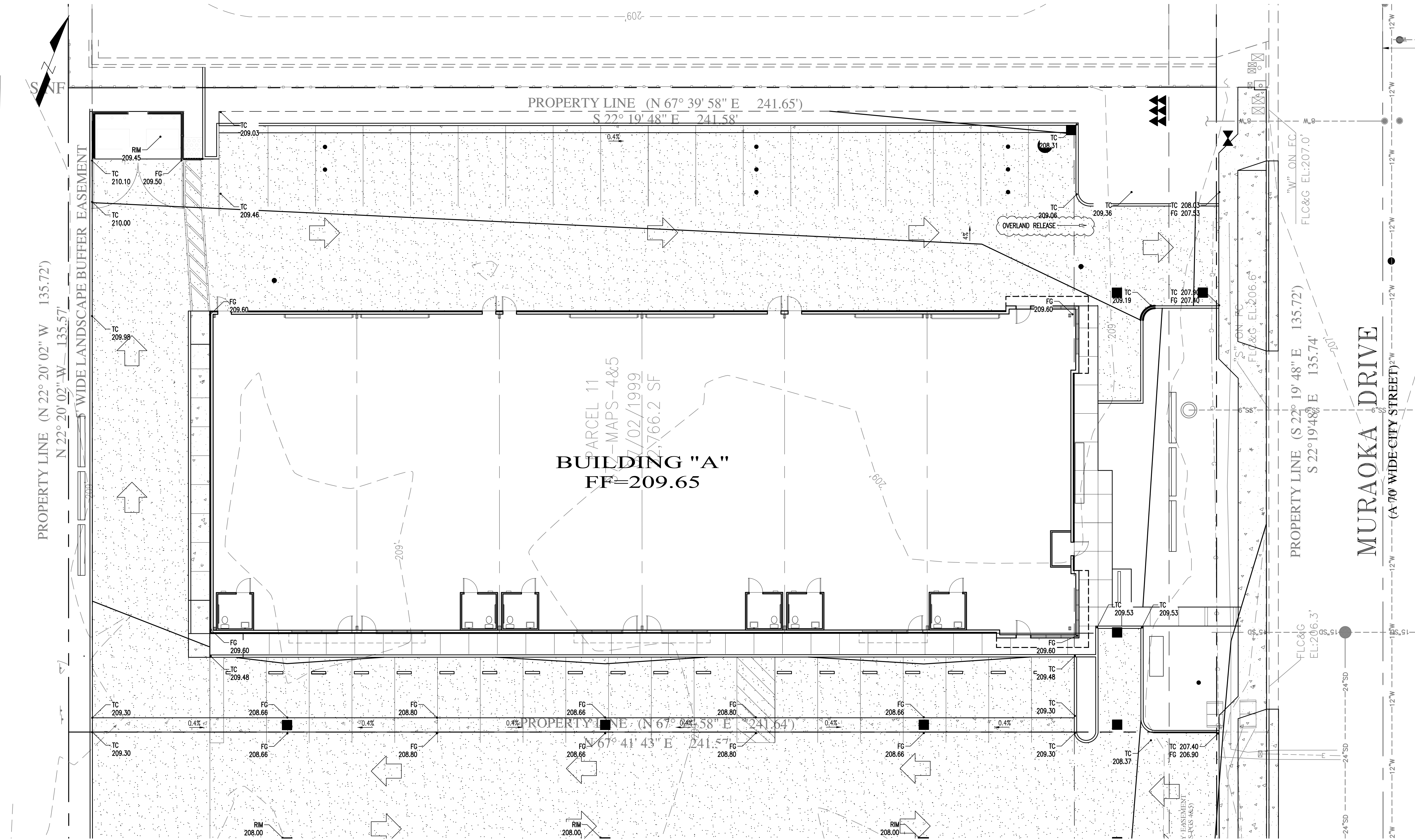
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HATCH LEGEND

- AC PAVEMENT, (SEE A/CS)
- CONCRETE PAVEMENT, (SEE B/CS)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)

GRADING & DRAINAGE
1" = 10'



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Scale 1" = 10'

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- ① INSTALL CITY STANDARD MANHOLE (CITY STD DWG SWR-1 & STR-3B, SHEET C5.2)
- ② 2" DOMESTIC BACKFLOW PREVENTOR (WILKINS 975XL3, CITY STD DWG WA-21, SHEET C5.2)
- ③ 2" IRRIGATION BACKFLOW PREVENTOR (SEE LANDSCAPE PLANS)
- ④ 6" FIRE PROTECTION BACKFLOW PREVENTOR (ZURN 350DA, CITY STD DWG WA-21, SHEET C5.2)
- ⑤ FIRE HYDRANT ASSEMBLY (CITY STD DWG WA-7, SHEET C5.2)
- ⑥ VANDAL PROOF FLOOR DRAIN (ZURN Z315 OR EQUAL)
- ⑦ GREASE TRAP (50GPM MIN, TRAPZILLA TZ-525-ECA OR EQUAL)
- ⑧ REMOVE EX MANHOLE, EXTEND EXISTING SEWER LINE TO NEW MANHOLE. MATCH EX SIZE AND SLOPE.

- ⑨ CONNECT TO EX STORM DRAIN STUB. MATCH EX SIZE AND SLOPE.
- NOTE:
ALL ON SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED

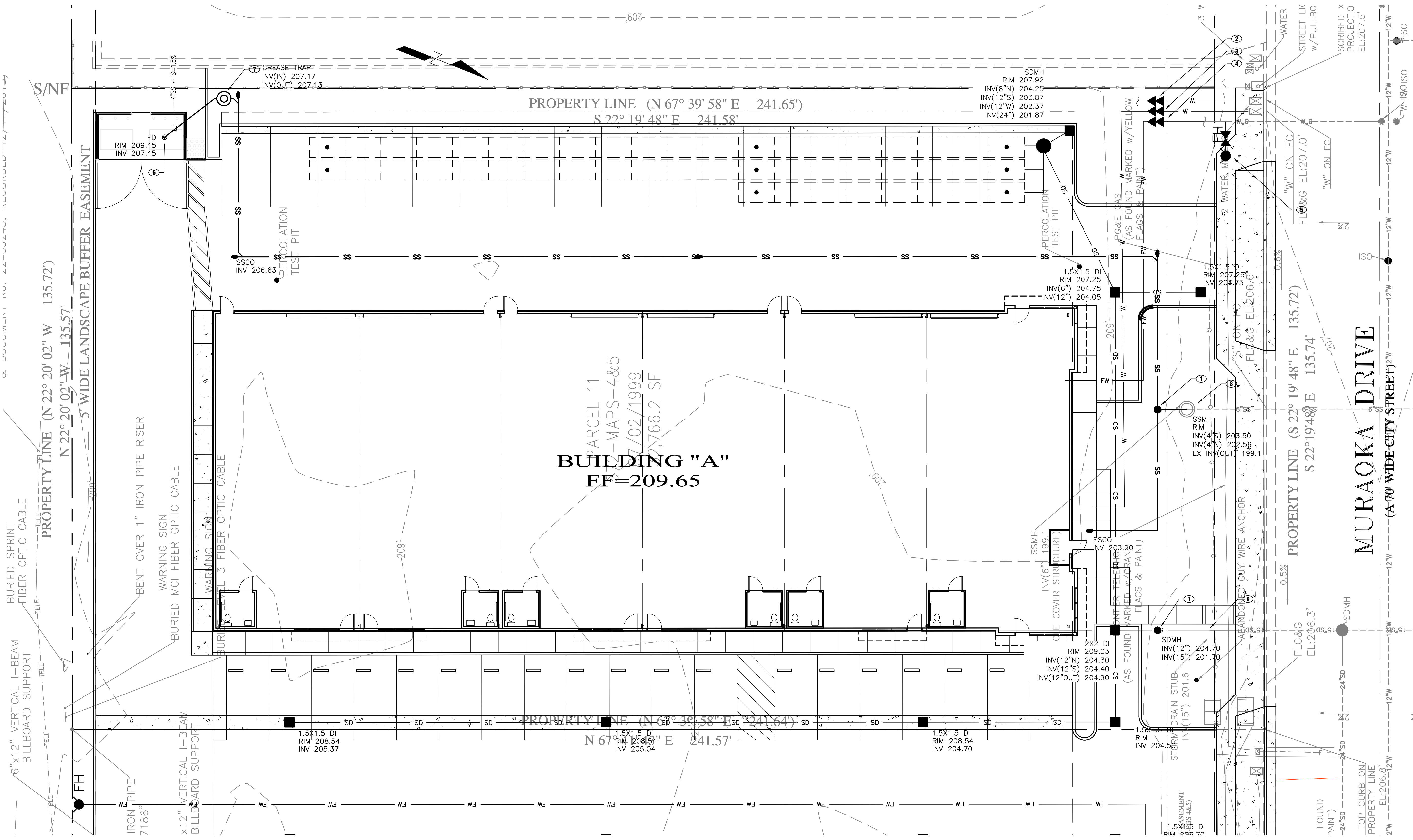
KEY NOTES

UTILITY PLAN

1" = 10'



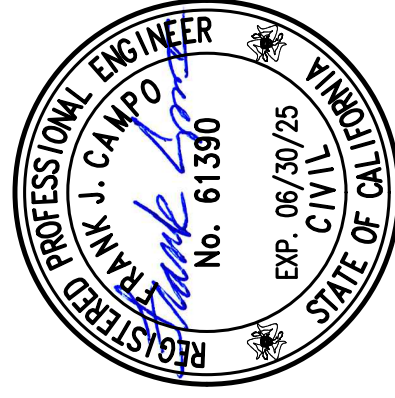
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UTILITY PLAN

MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016

Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT



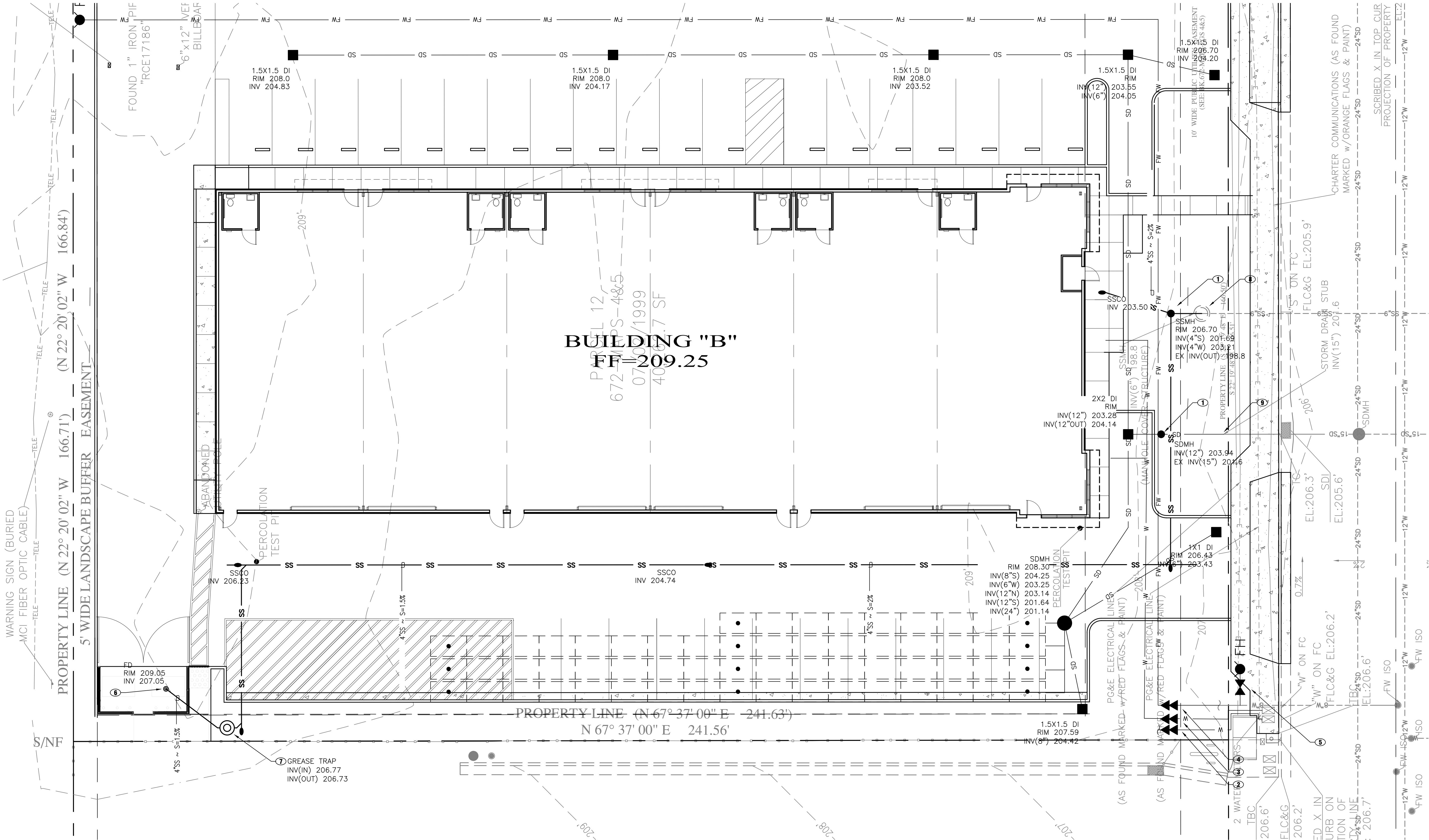
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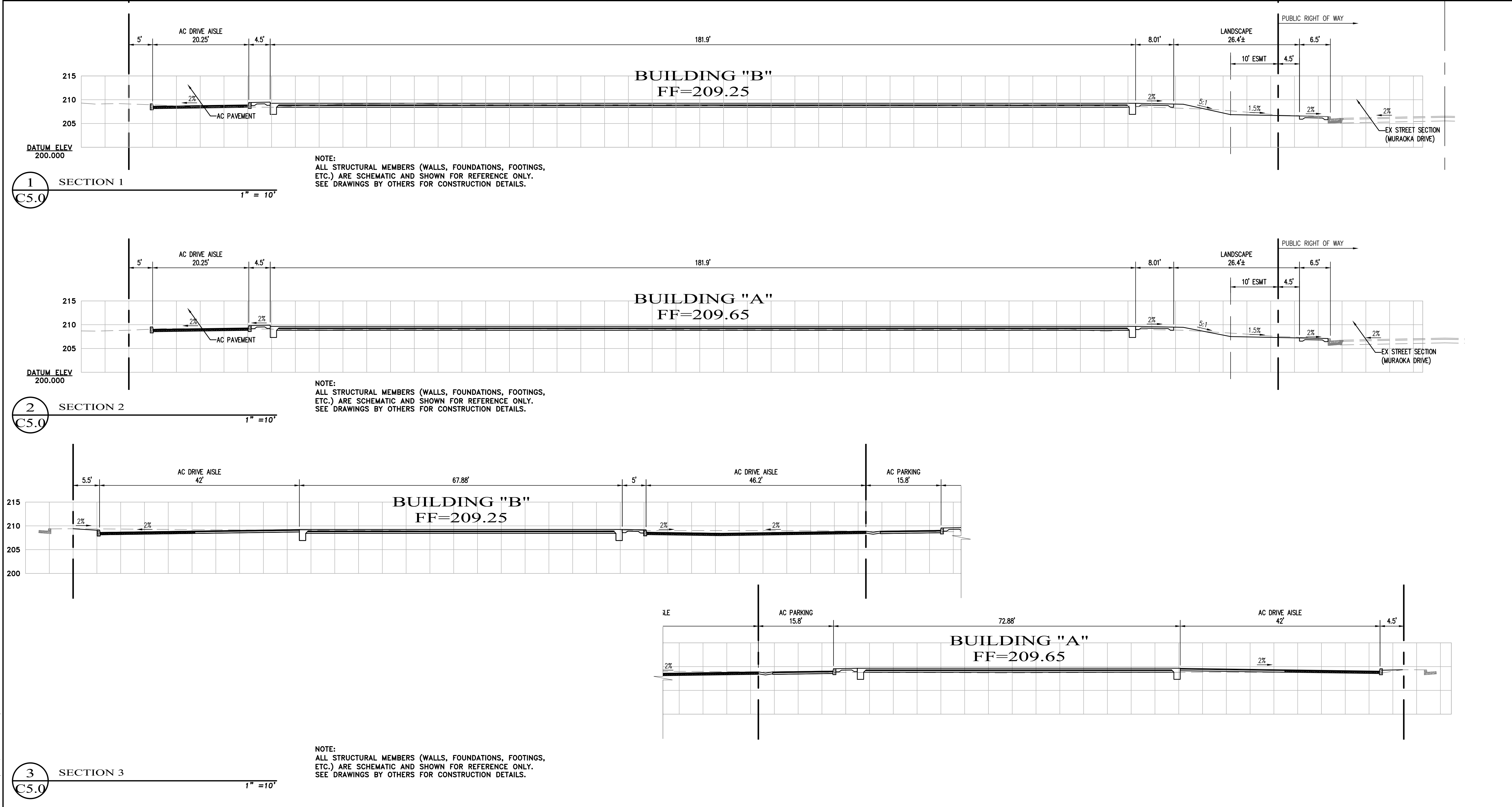
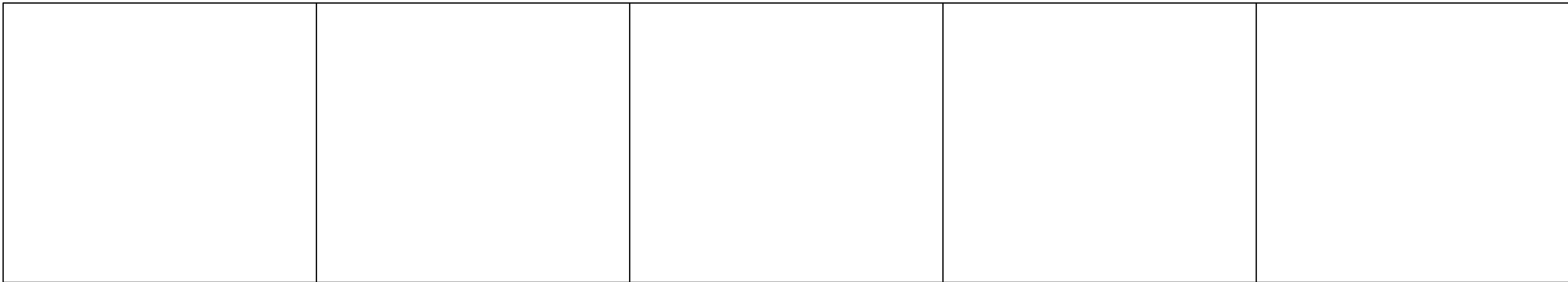
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UTILITY PLAN		MURAOKA DR. DEVELOPMENT APN 835-31-015 & 016		Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA PREPARED FOR: CYPRESS DEVELOPMENT	
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DRAWN BY: ECH		CHECKED BY: FJC		SHEET NUMBER:	
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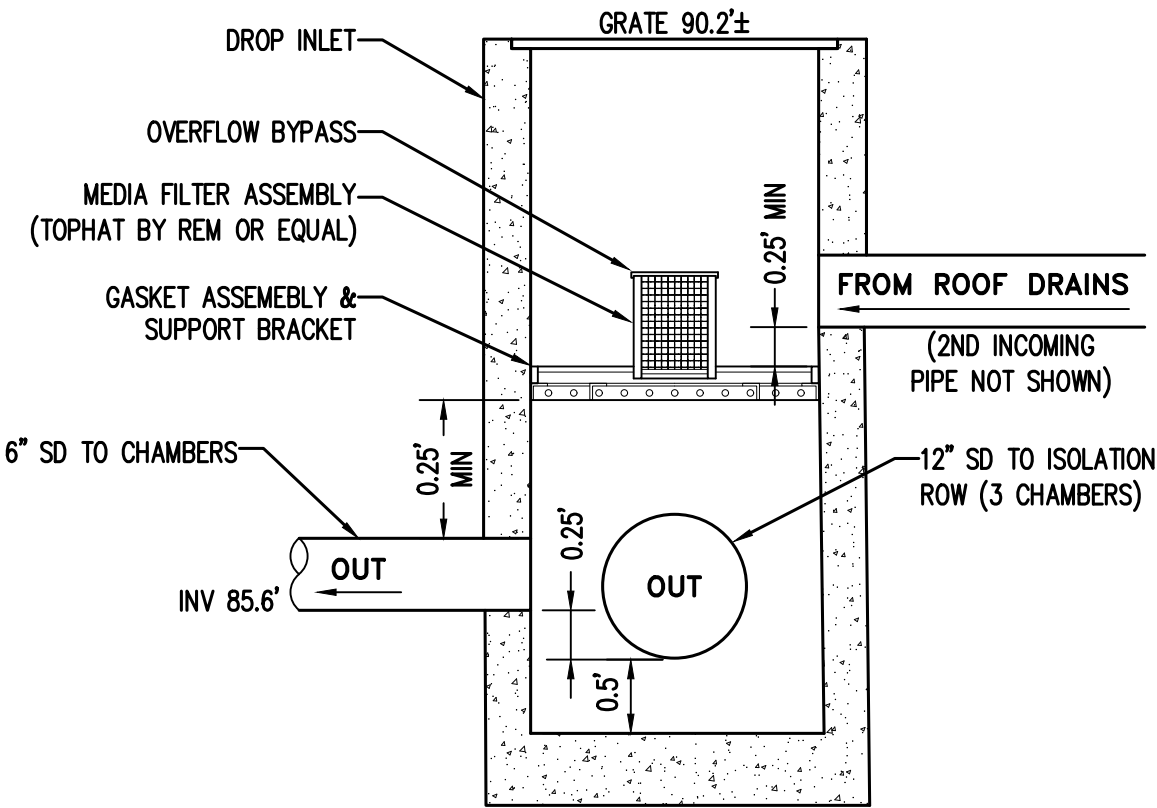
MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016

Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

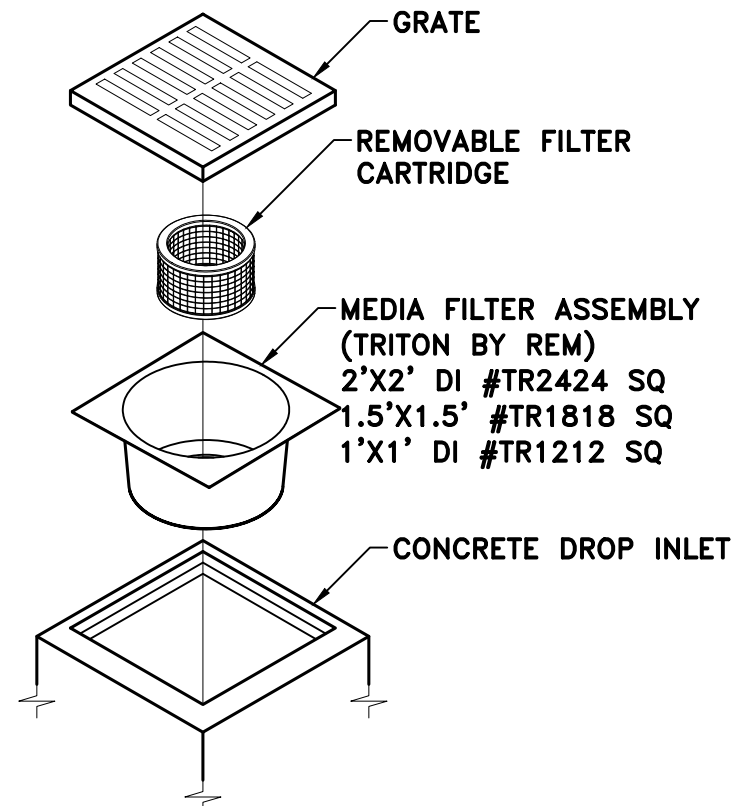
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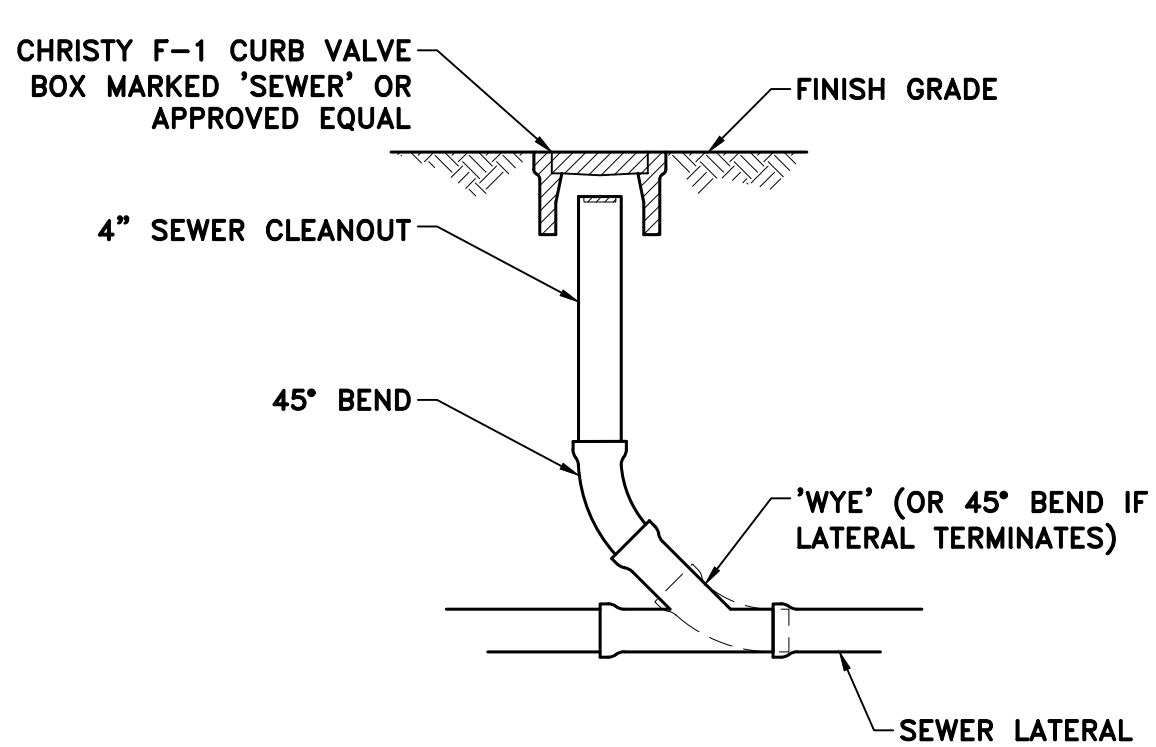
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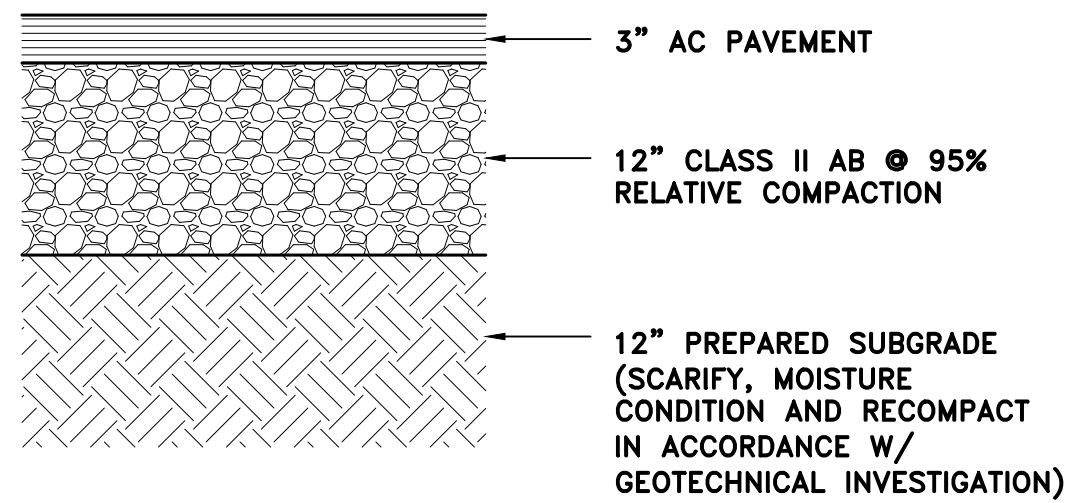
H
C5 **DROP INLET MEDIA FILTER**
NTS



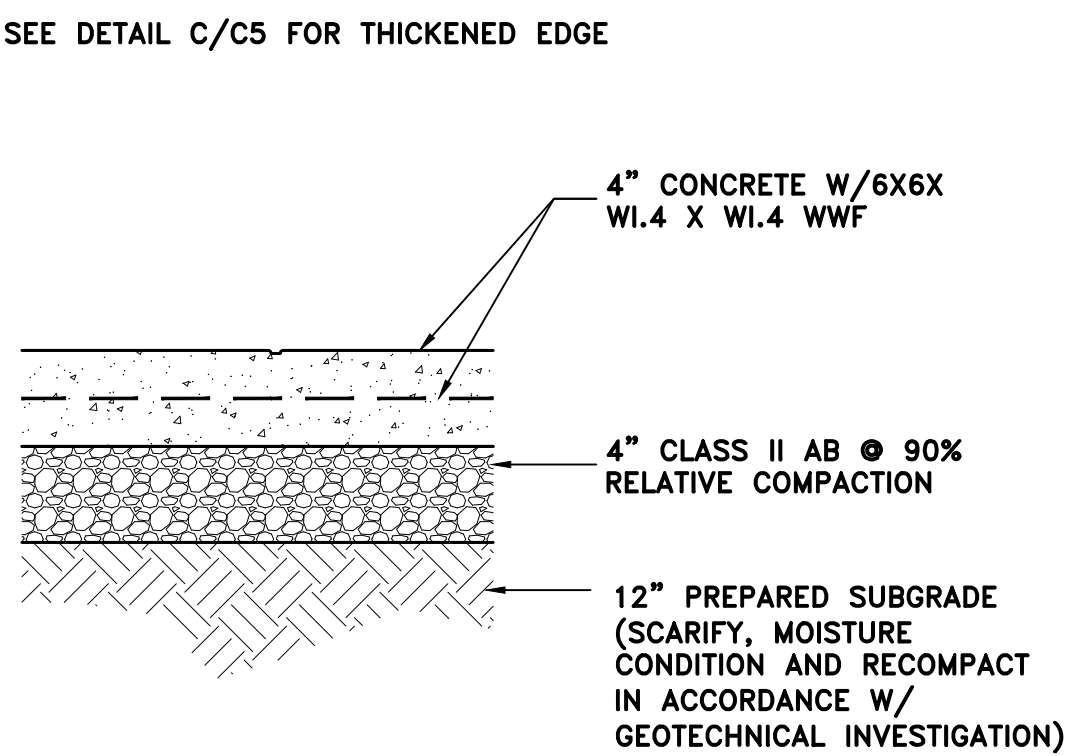
I
C5 **DROP INLET MEDIA FILTER**
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E
C5 **CLEAN-OUT @ GRADE**
NTS

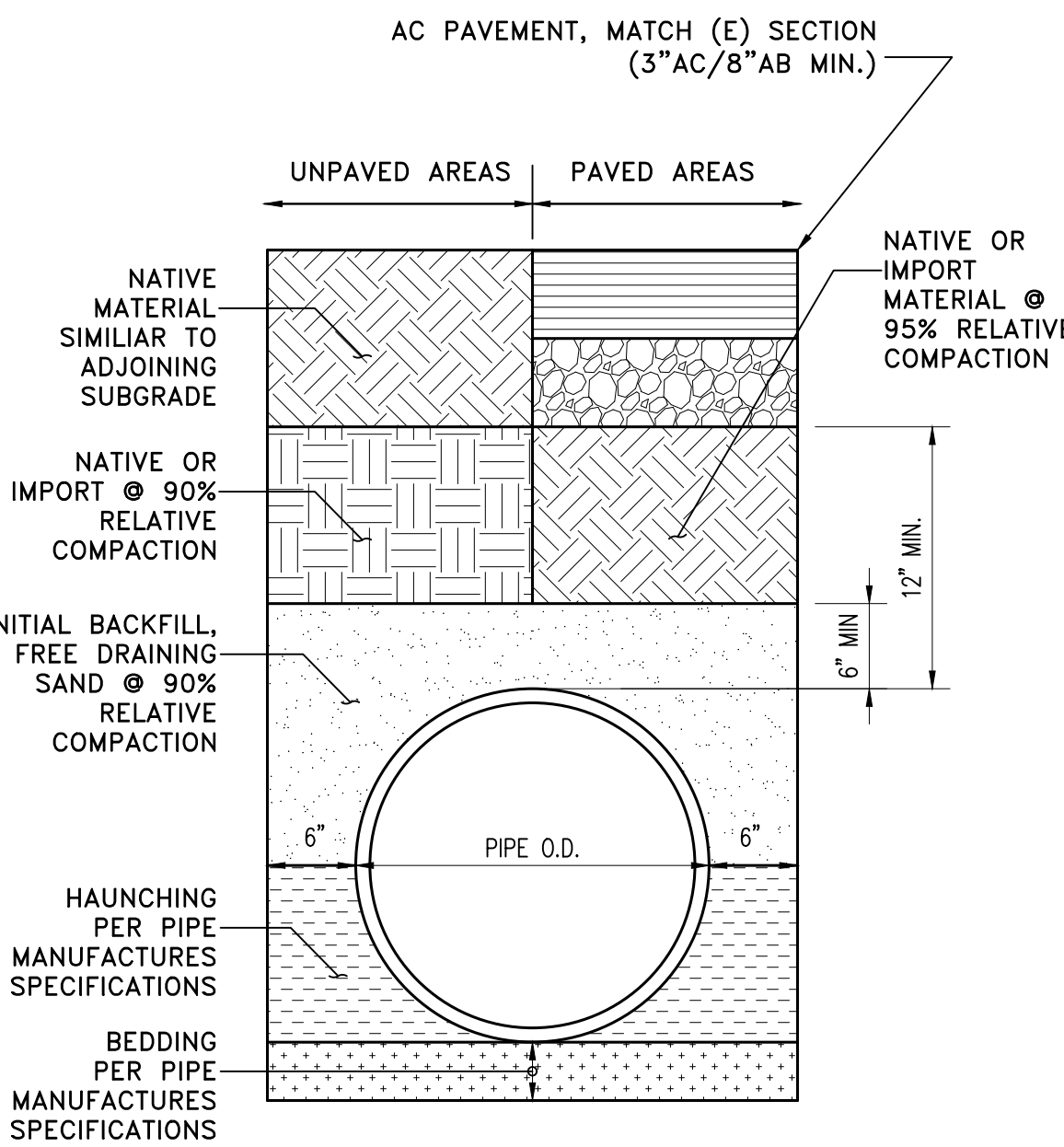


A
C5 **A.C. PAVEMENT SECT.**
NTS



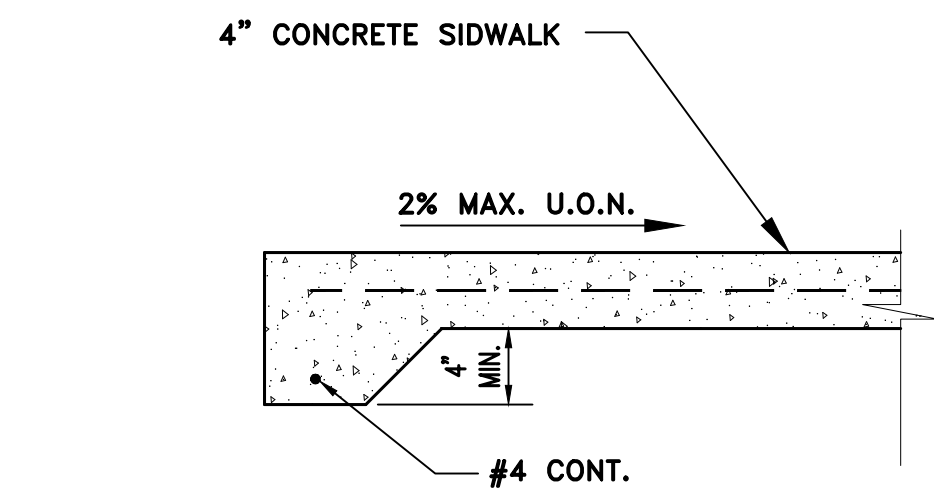
B
C5 **CONCRETE PAVEMENT**
NTS

F
C5 **NOT USED**
NTS

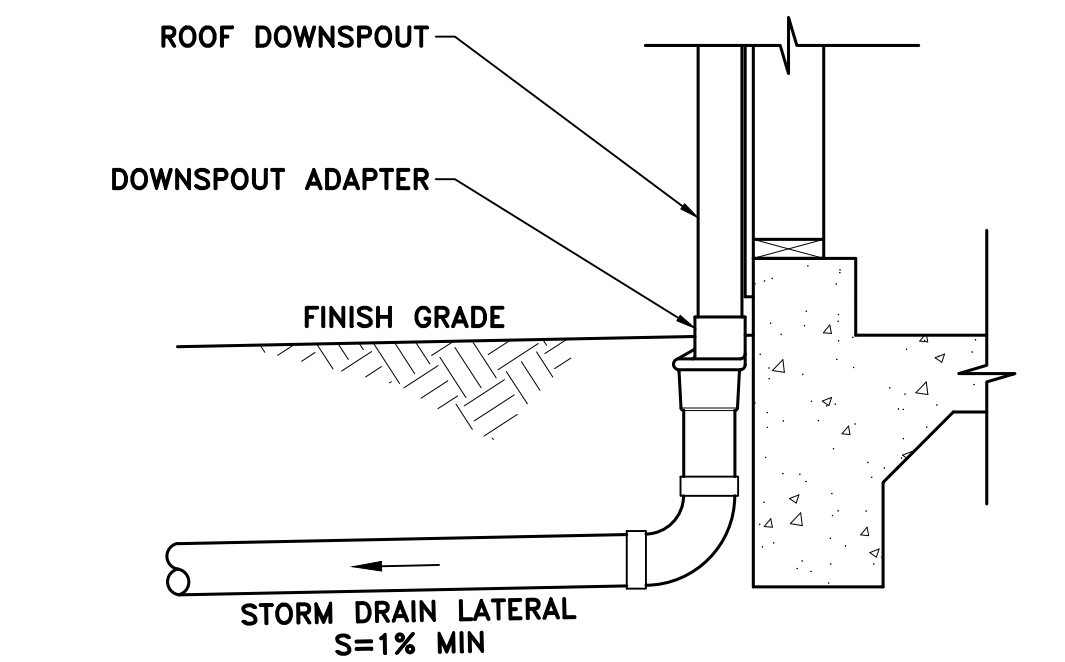


- NOTES:
- BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
 - COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G
C5 **TRENCH BACKFILL**
NTS



C
C5 **THICKENED EDGE**
NTS



D
C5 **ROOF DRAIN CONNECTION**
NTS

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SECTIONS & DETAILS
MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016
Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

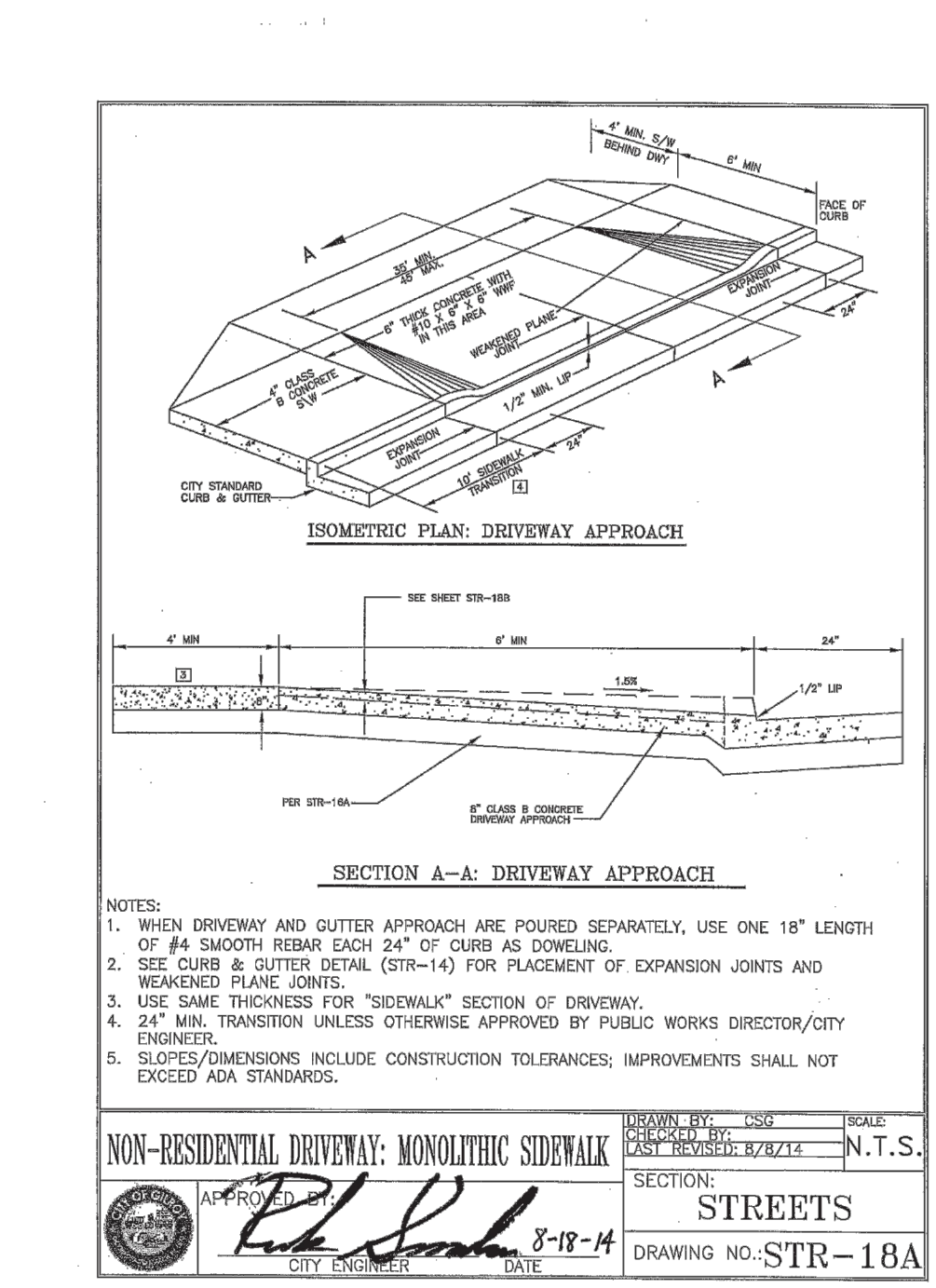
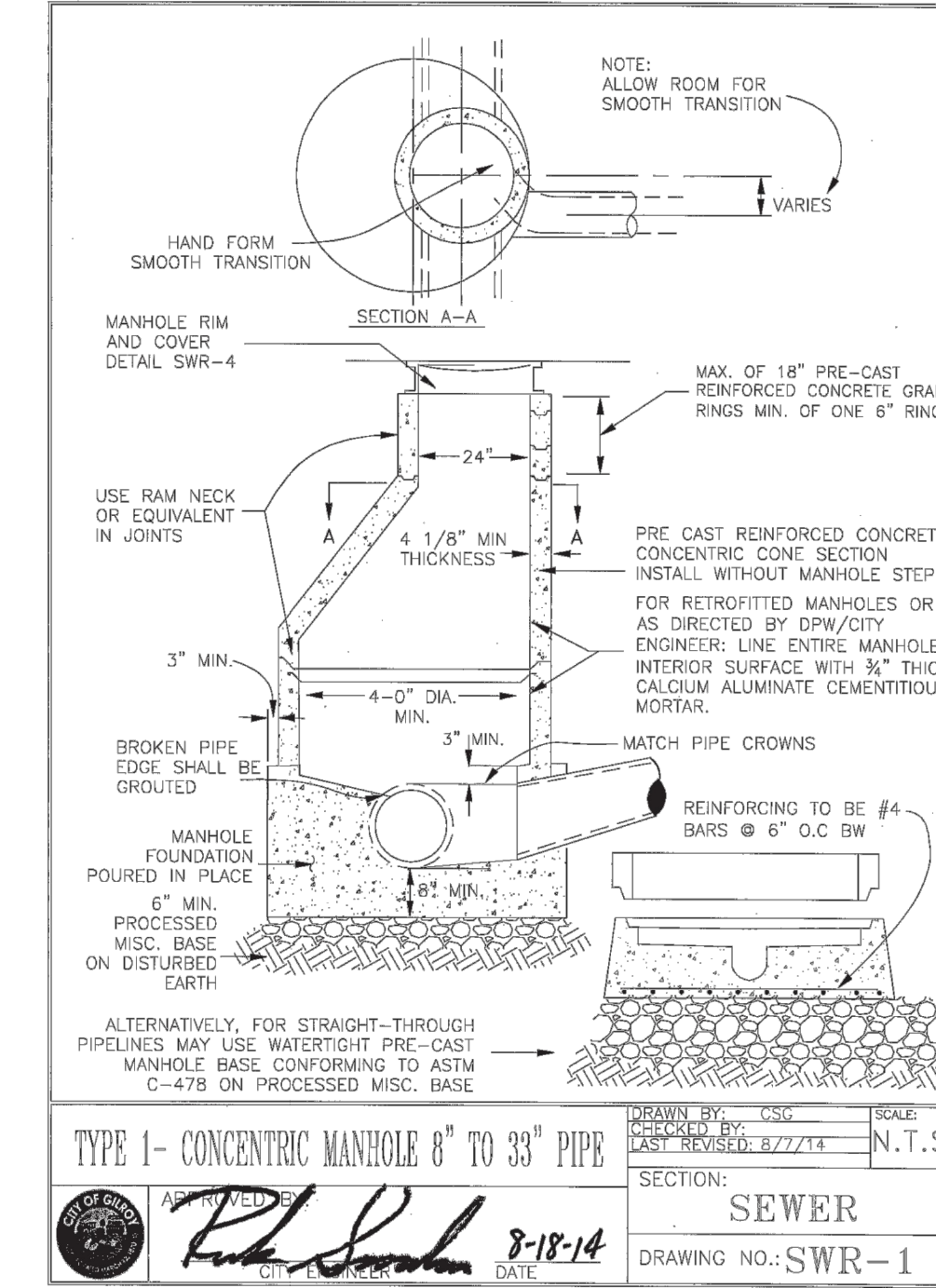
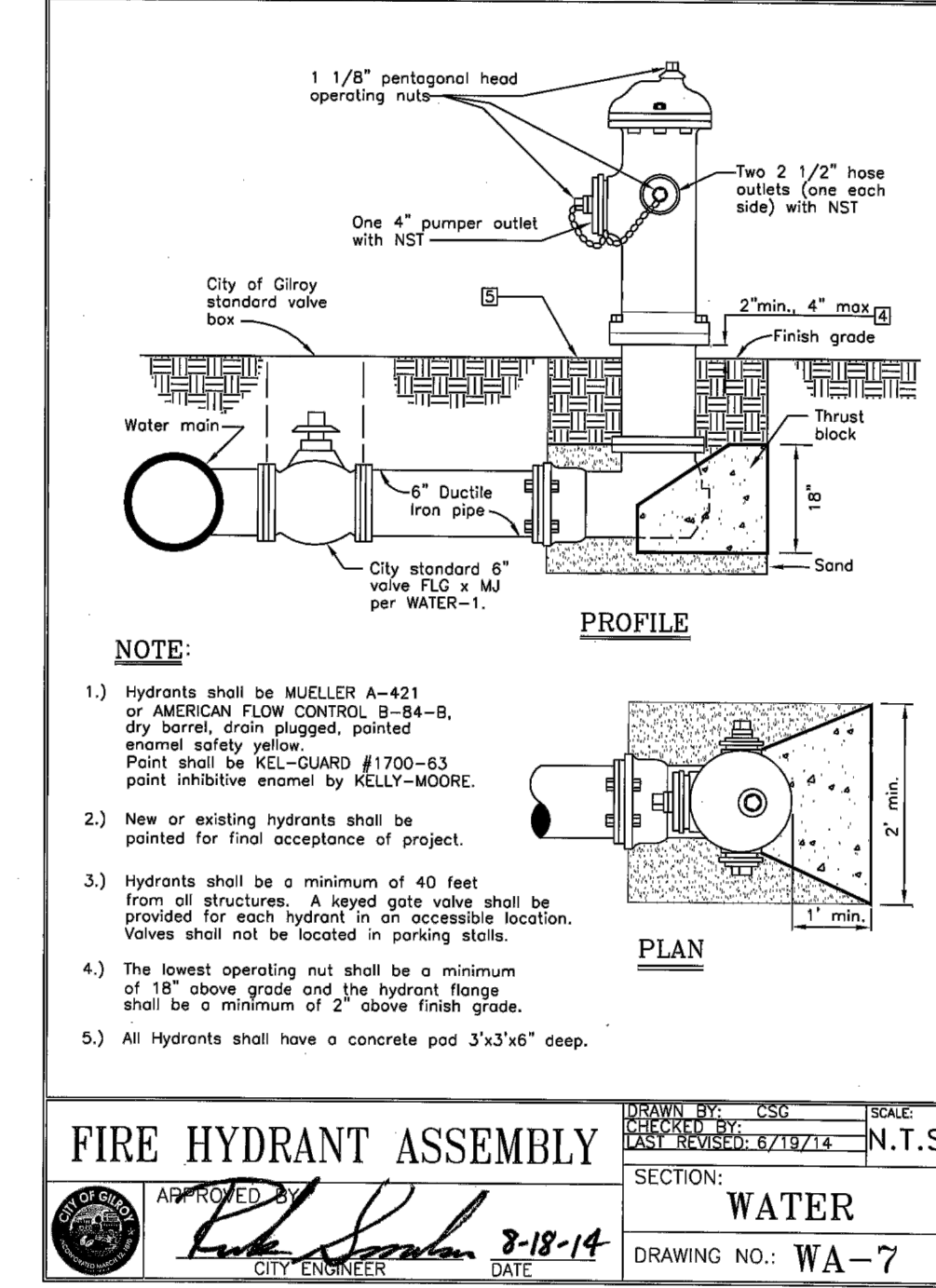
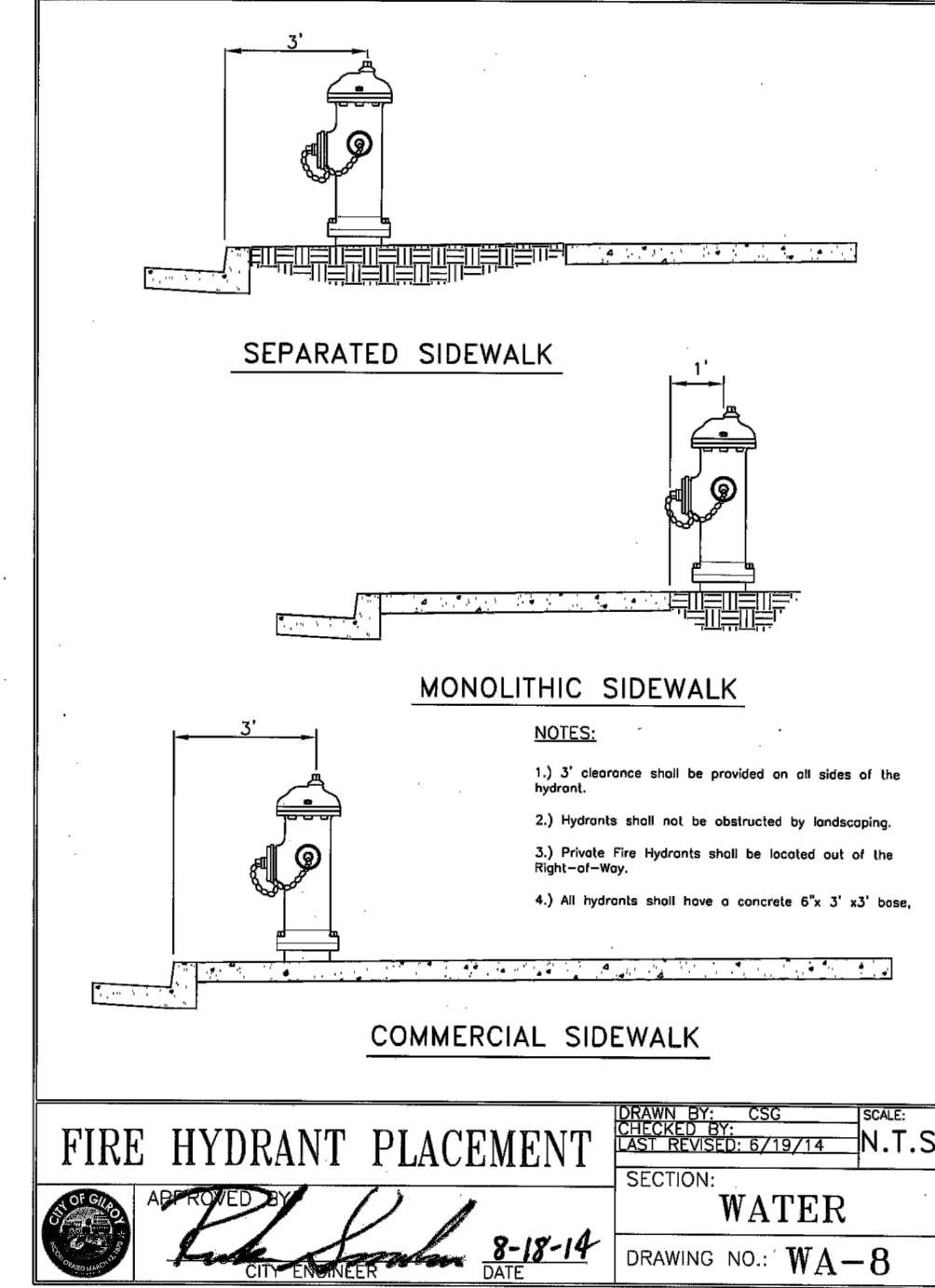
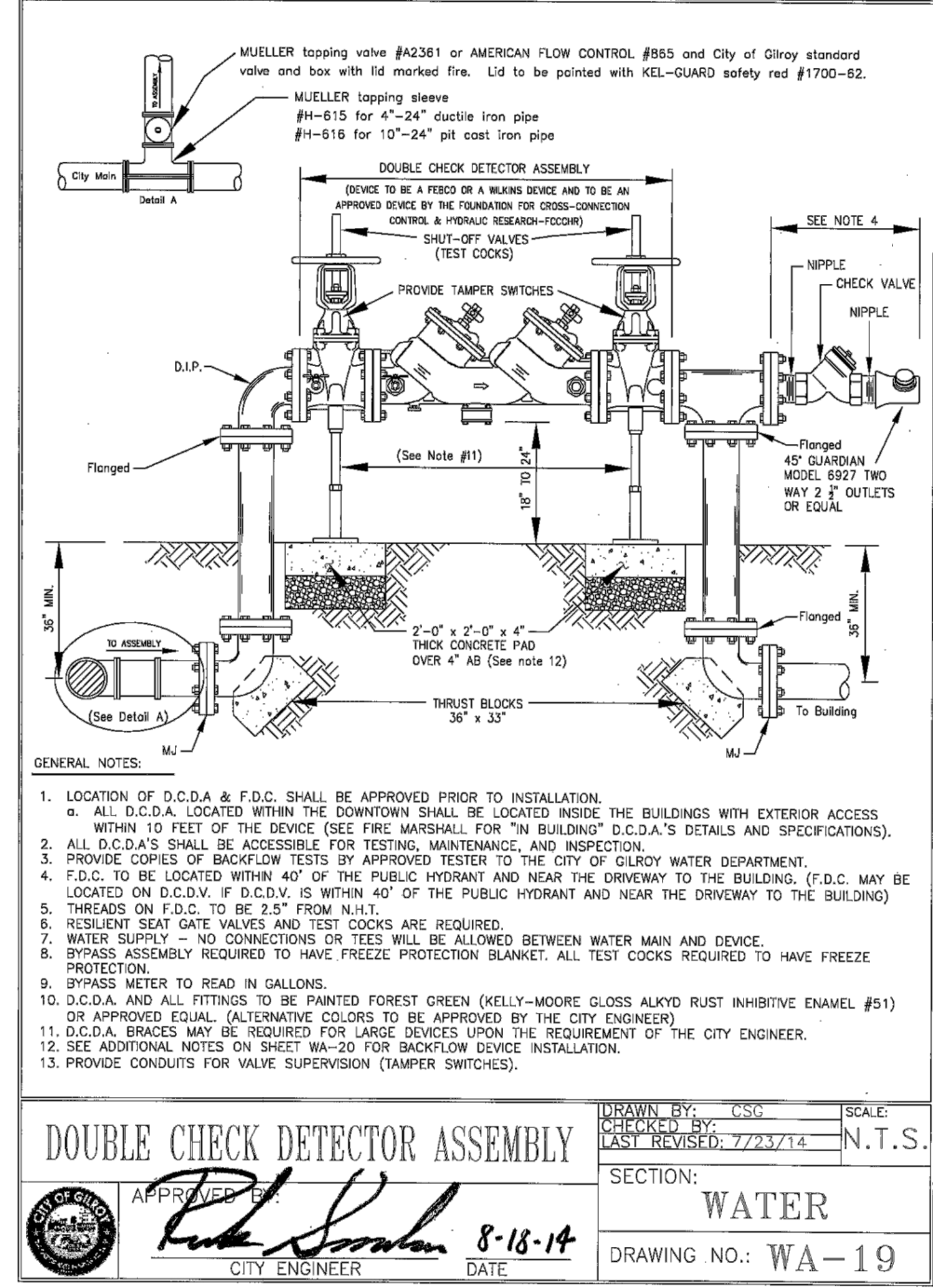
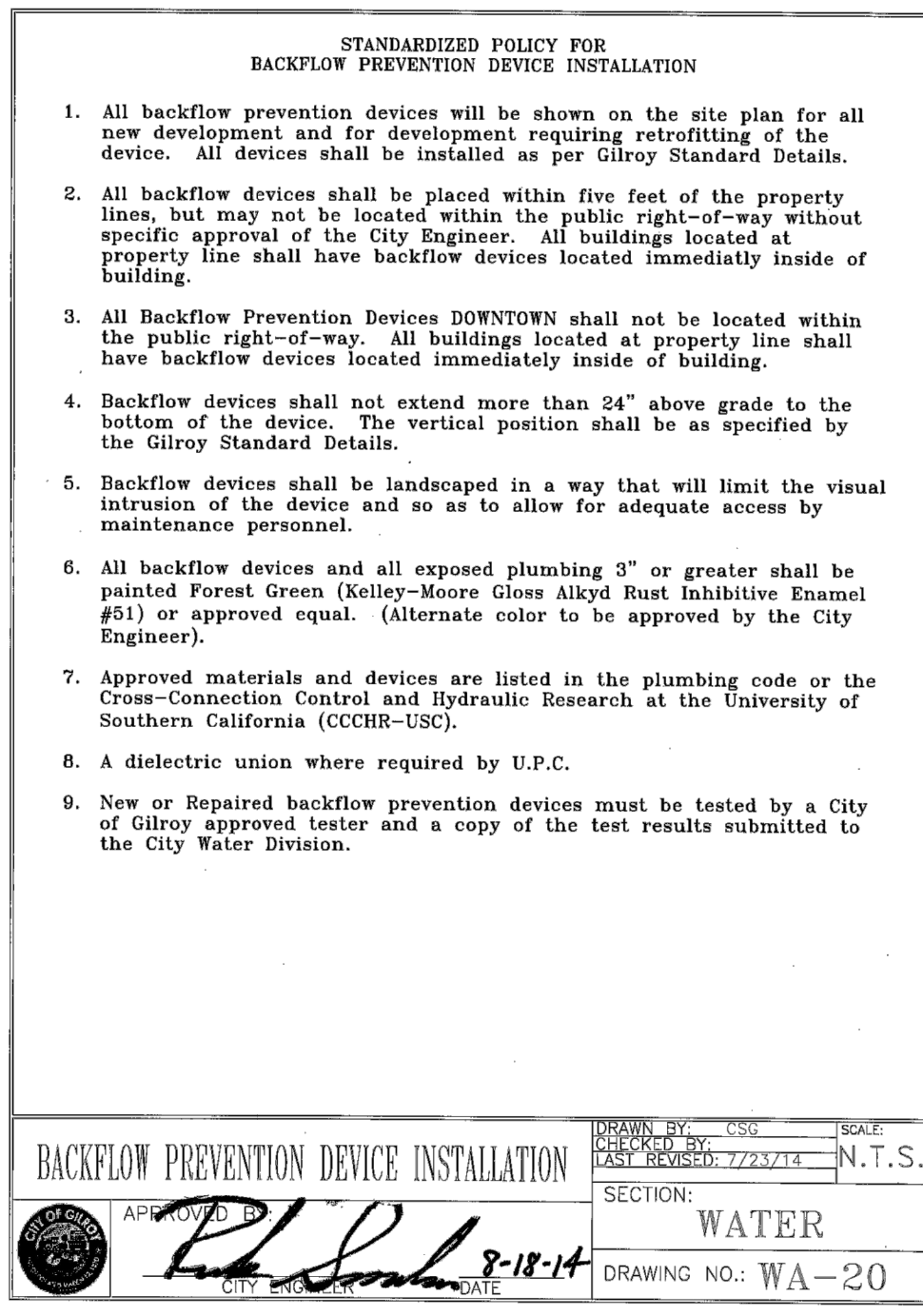
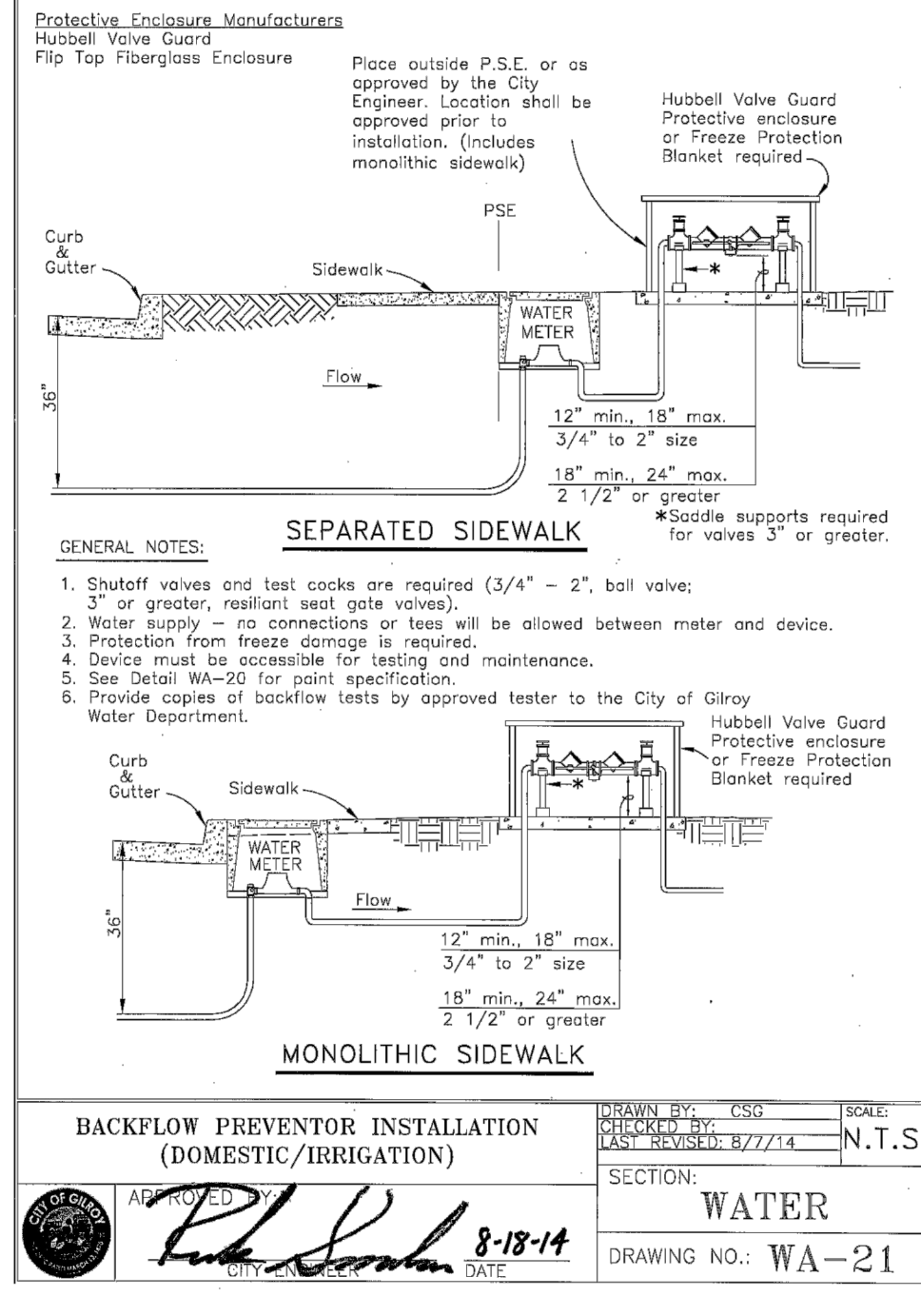
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CITY STANDARD DETAILS

MURAKAWA DR. DEVELOPMENT
APN 835-31-015 & 016

Project Location: 8831 & 8841 MURAKAWA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

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SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD; AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

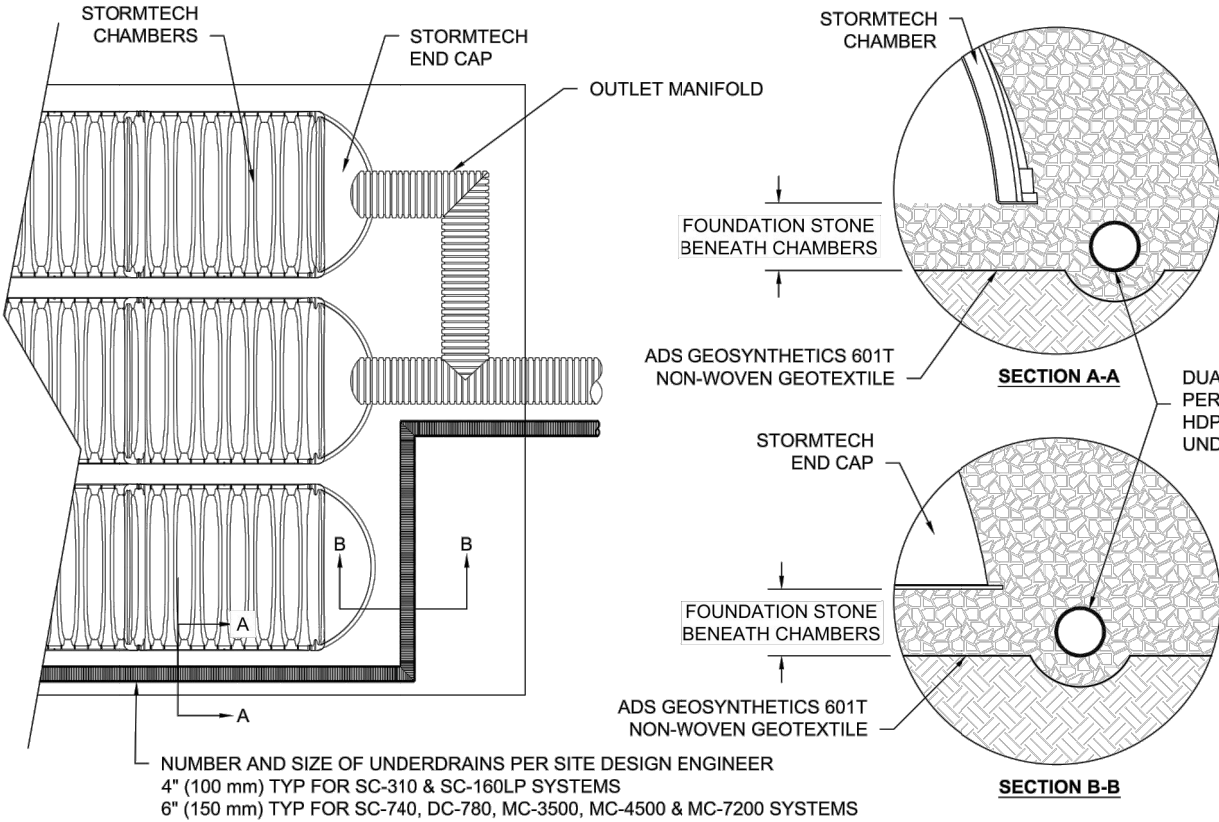
- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG ROOM HIRE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

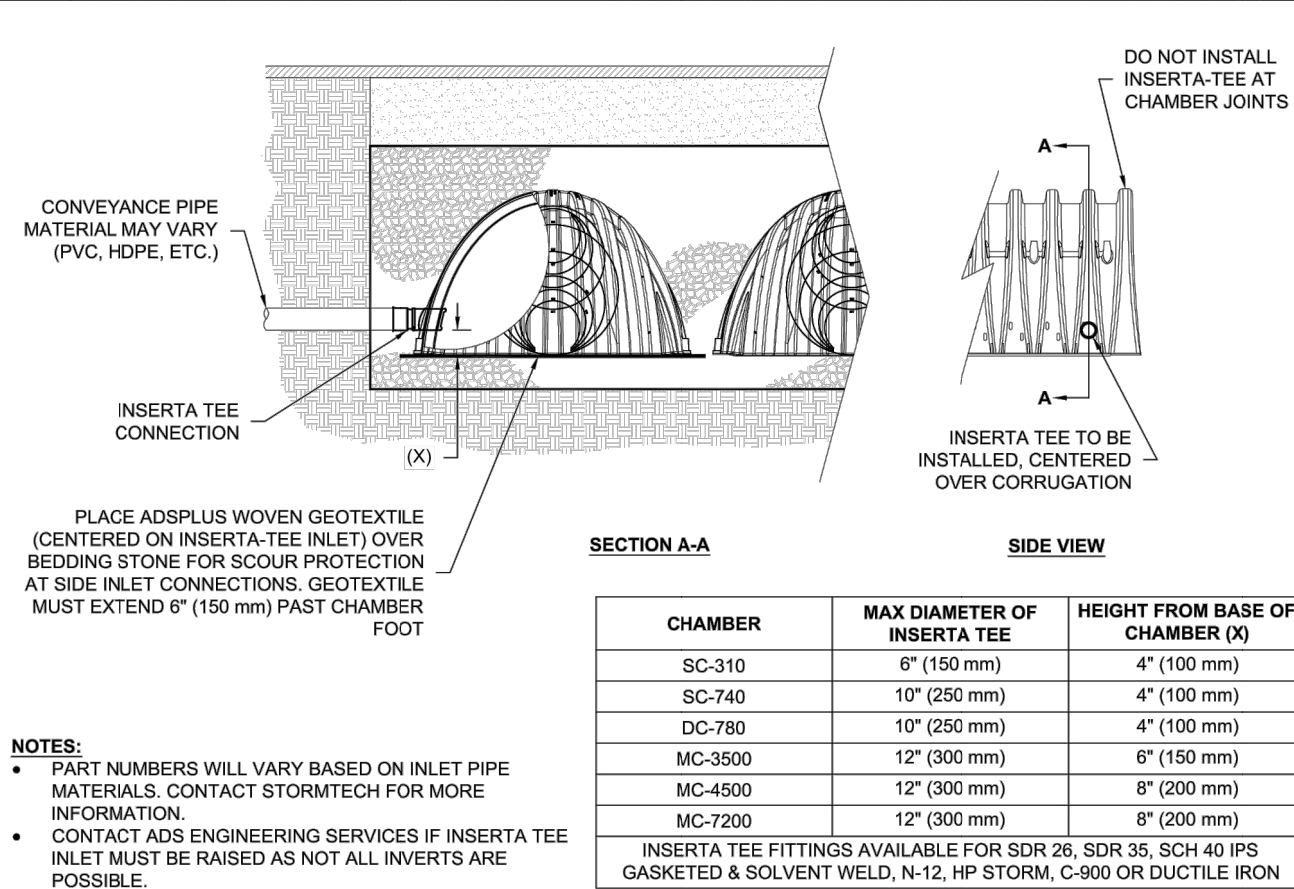
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE PROJECT SITE DESIGN ENGINEER'S INSTRUCTIONS.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

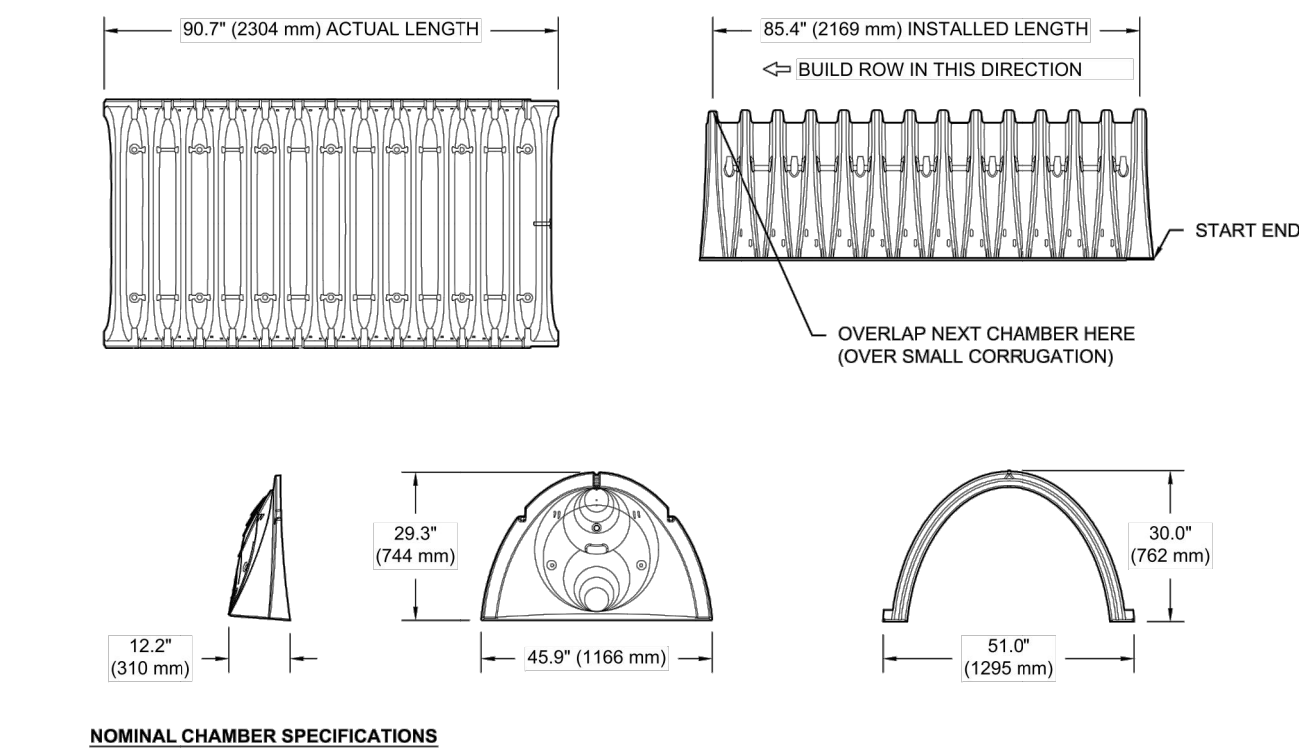
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL



6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE00T / SC740EPE00TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE00B / SC740EPE00BPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EPE00T / SC740EPE00TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE00B / SC740EPE00BPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740EPE24B ²	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24B ²	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24B² ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24B² THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

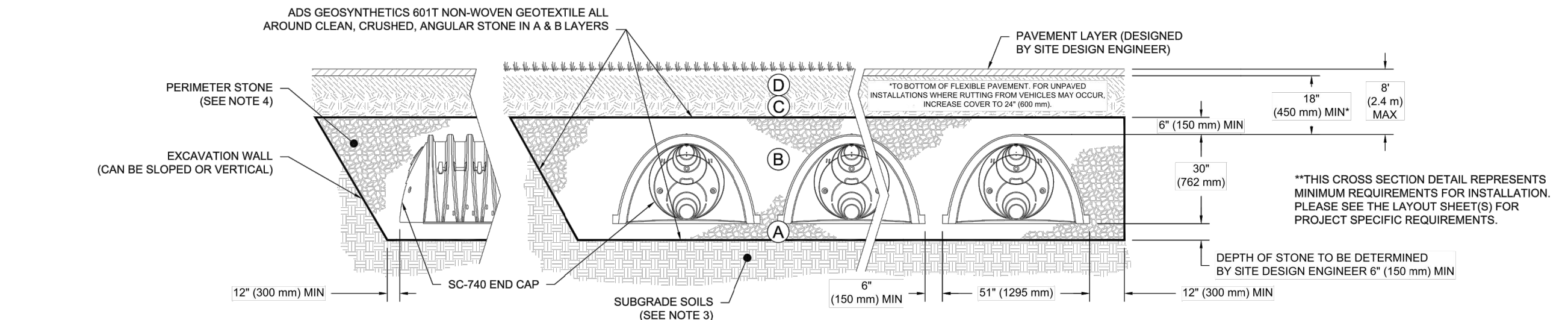
2 SC-740 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 96, 57, 6, 87, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

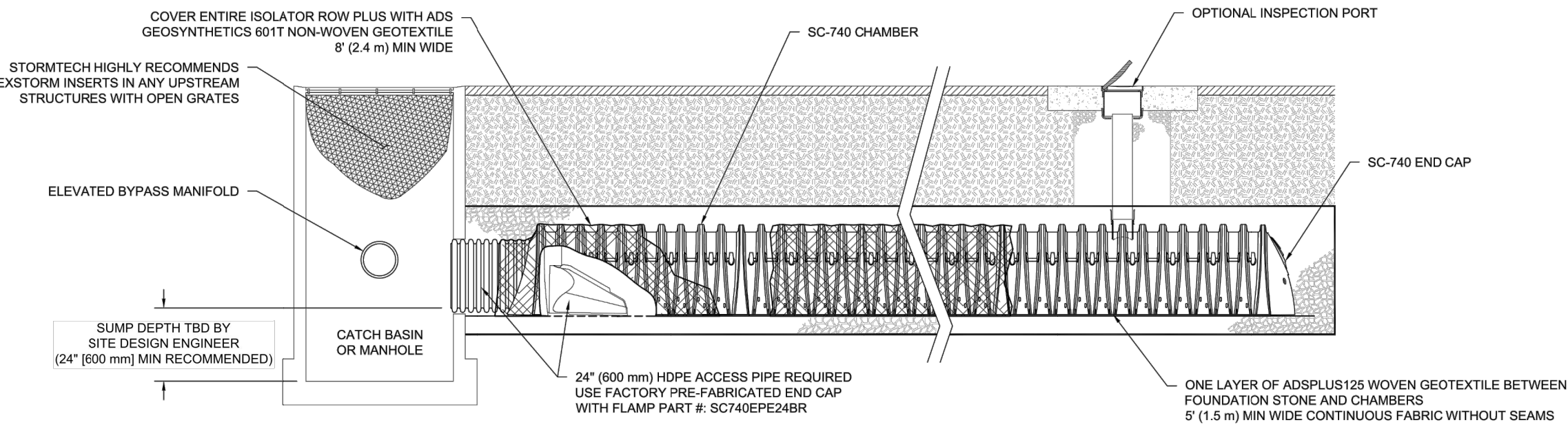


NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-740 CROSS SECTION DETAIL

SC-740 ISOLATOR ROW PLUS DETAIL



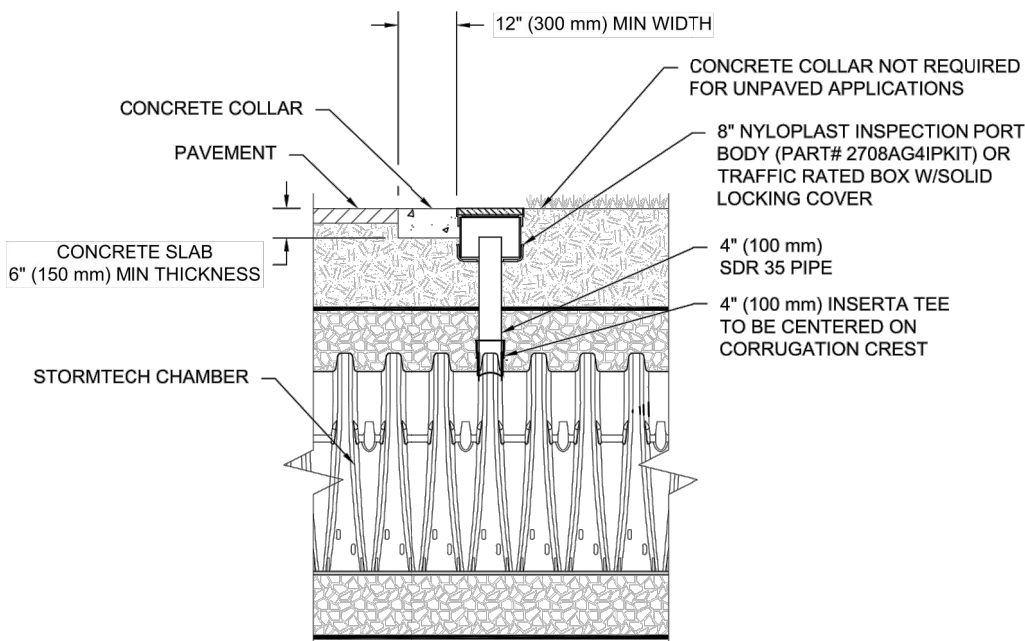
INSPECTION & MAINTENANCE

- INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
 - A. INSPECTION PORTS (IF PRESENT).
 - A.1. REMOVE/OFFEN LID ON NYLON/PLAST INLINE DRAIN.
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED.
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS.
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE.
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
 - A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED.
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN.
 - C. VACUUM STRUCTURE SUMP AS REQUIRED.
- REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

StormTech®
Chamber System
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4640 TRUEMAN BLVD
HILLIARD, OH 43026



SHEET

SC-740
STANDARD DETAILS

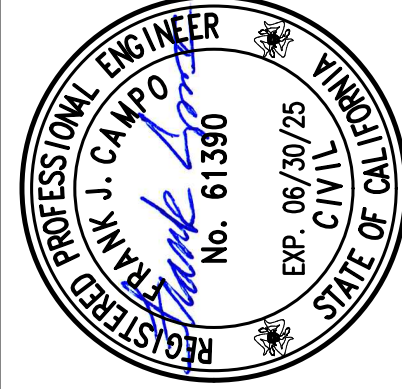
DRAWN: DATE:
REVIEWED: PROJECT NO:
REV: NOT TO SCALE

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.



Civil Engineering Land Development
Stormwater Management

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mailto:CC3Engineering.net



INFILTRATION
CHAMBER
MURAKAWA DR. DEVELOPMENT
APN 83-531-015 & 016
Project Location: 8831 & 8841 MURAKAWA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

SCALE: AS NOTED
DATE: 09-07-24
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC

SHEET NUMBER:

C6
OF 13 SHEETS

PROJECT# 123-185

MADE IN THE USA

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Drawing file: Z:\Projects\123185 MPE - Muraoka\Draw\123185 XBase.dwg
Plotted: Apr 17, 2025 - 5:35pm

EROSION CONTROL NOTES

1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
3. SITE BMP'S SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
4. BEST MANAGEMENT PRACTICES (BMP'S) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMP'S SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
5. DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPPP.
6. ACCESS ROADS SHALL BE CLEANED (SWEEPED) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
7. DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:

1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:

1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

BMP'S

EROSION CONTROL:

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-8 WOOD MULCHING
- EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:

- SE-1 SILT FENCE
- SE-2 SEDIMENT BASINS
- SE-3 SEDIMENT TRAP
- SE-5 FIBER ROLL
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-8 GRAVEL BAG BARRIER
- SE-9 STRAW BALE BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- SE-13 COMPOST SOCKS AND BERMS
- SE-14 BIOFILTER BAGS

TRACKING CONTROL:

- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:

- WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:

- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAWING AND GRINDING OPERATIONS
- NS-6 ELUCT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:

- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USED
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-7 CONTAMINATED SOIL MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDD#0000000000

LEGEND

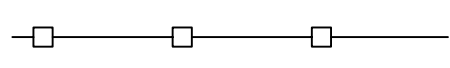
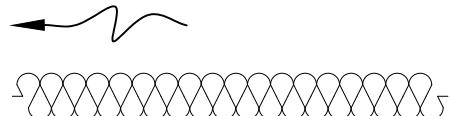
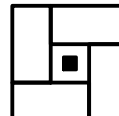
INLET PROTECTION,
(SEE D/C8)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE A/C8)

SILT FENCE (SEE F/C8)

SAMPLING LOCATION(S)



S1

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
- B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:

- A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

6. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

7. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.

8. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.

9. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

CONSTRUCTION GENERAL PERMIT

THIS PROJECT DISTURBS ONE (1) OR MORE ACRES OF SOIL AND IS REQUIRED TO OBTAIN COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY CONSTRUCTION GENERAL PERMIT ORDER 2022-0057-DWQ.

THE CONSTRUCTION GENERAL PERMIT REQUIRES THE DEVELOPMENT OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BY A CERTIFIED QUALIFIED SWPPP DEVELOPER (QSD).

EROSION AND SEDIMENT
CONTROL PLAN

MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016

Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

SCALE: AS NOTED

DATE: 09-07-24

DESIGN BY: FJC

DRAWN BY: ECH

CHECKED BY: FJC

SHEET NUMBER:

C7

OF 13 SHEETS

PROJECT# 123-185

C3 ENGINEERING
INCORPORATED

Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (931) 647-1192 Fax (931) 647-1194
mail@C3Engineering.net



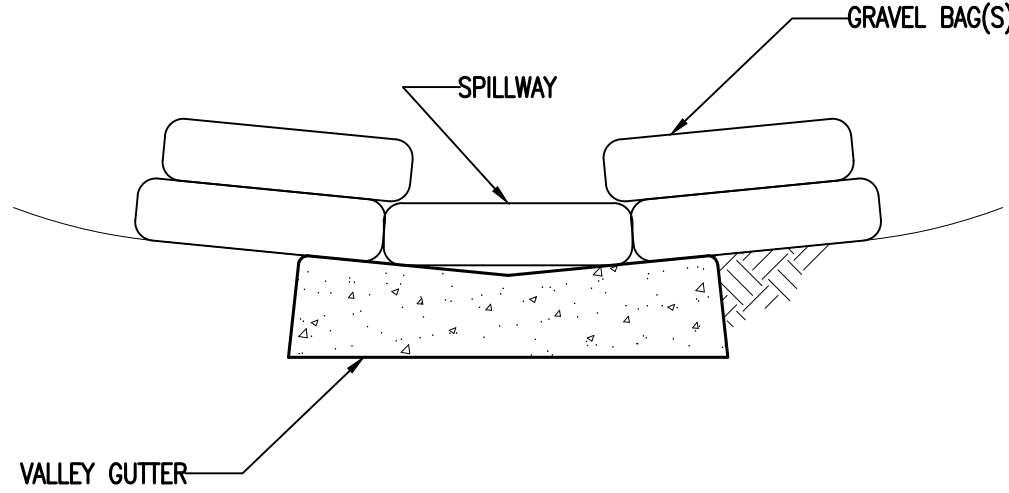
REVISIONS

REV.	DATE	DESCRIPTION
1	09-07-24	Complete 1st Review
2	09-07-24	Complete 2nd Review
3	09-07-24	Incomplete 1st Review
4	09-07-24	Incomplete 2nd Review

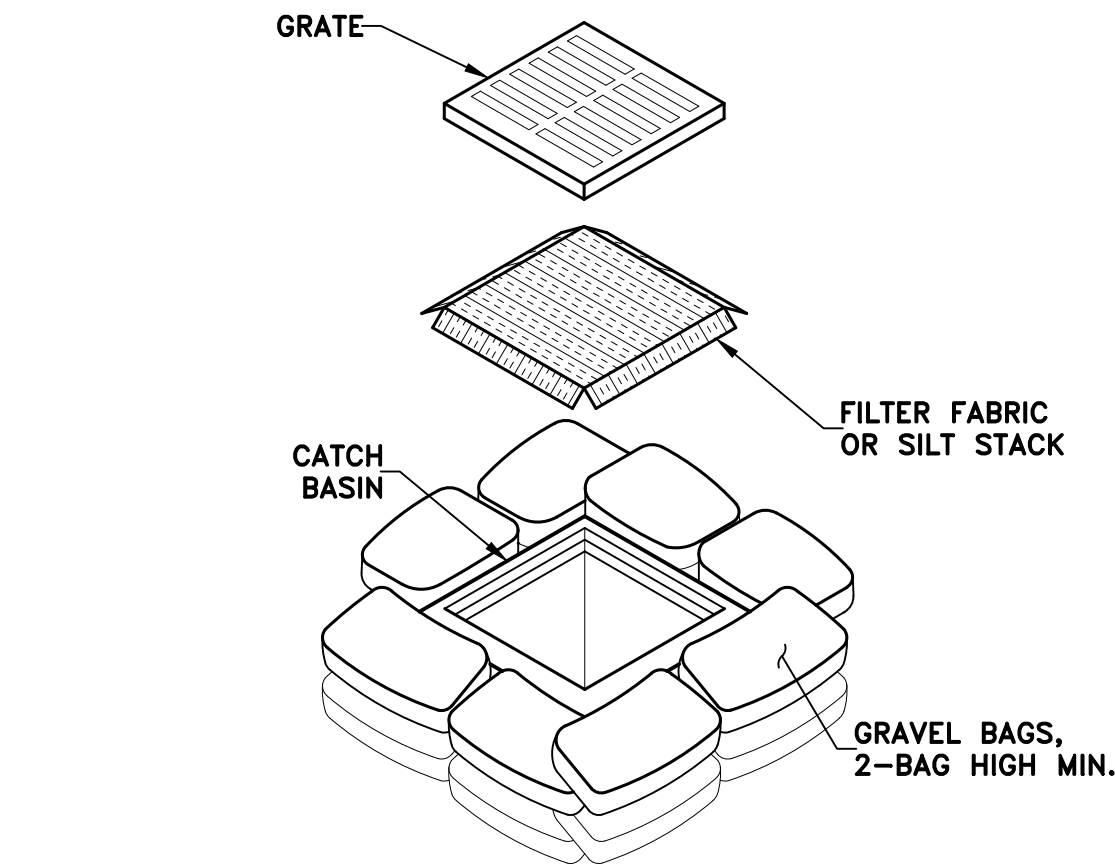
MADE IN THE USA

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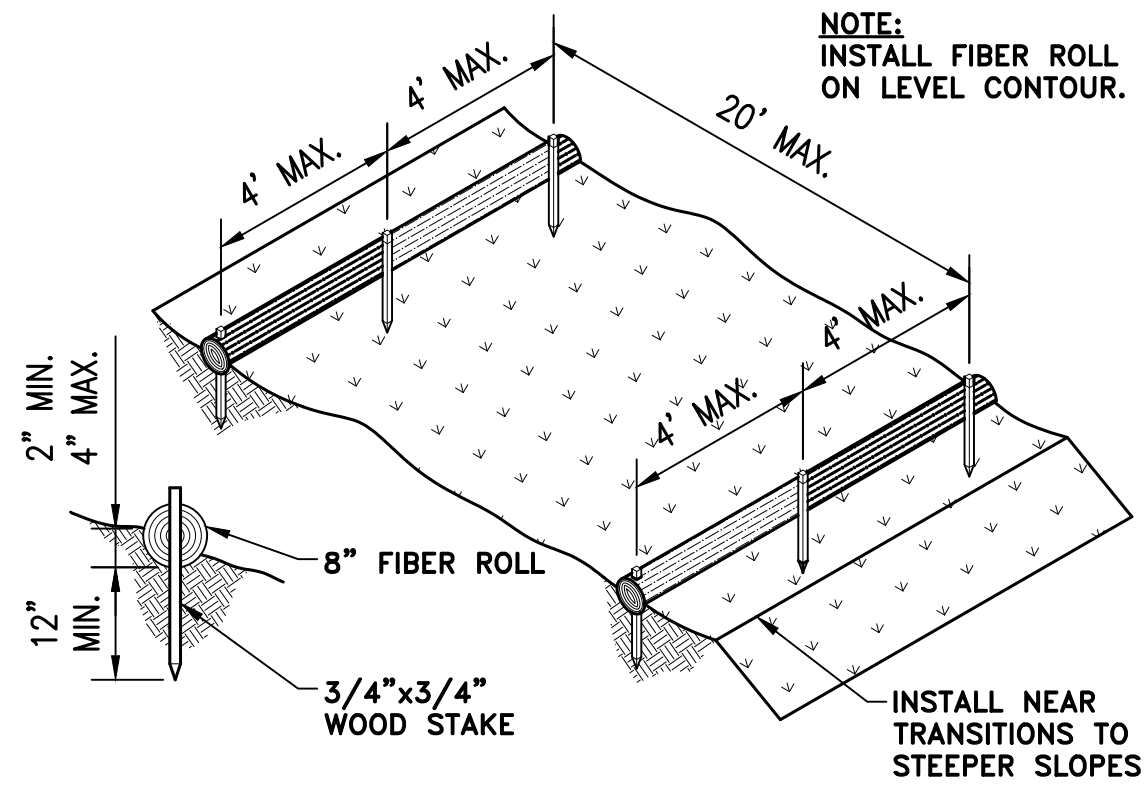
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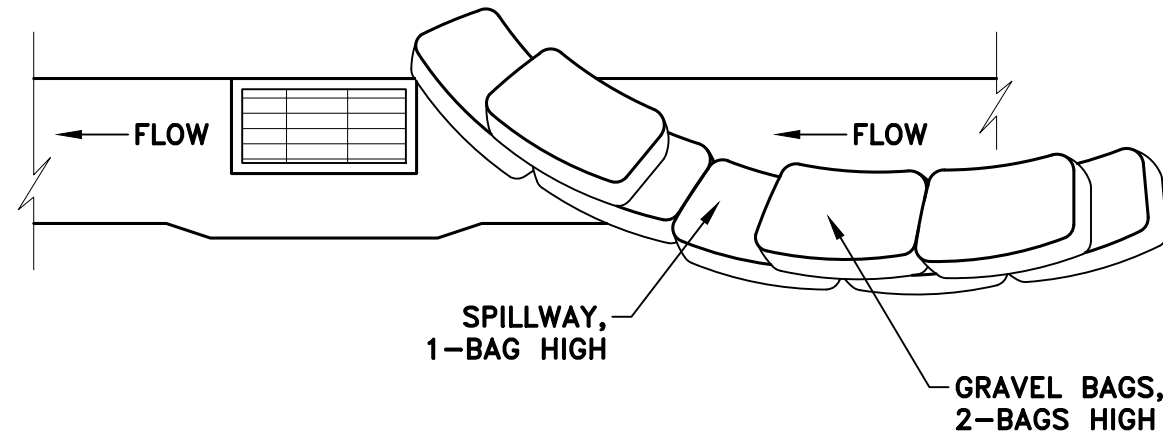
H
C8 GRAVEL BAG CHECK DAM
NTS



D
C8 DROP INLET PROTECTION
NTS

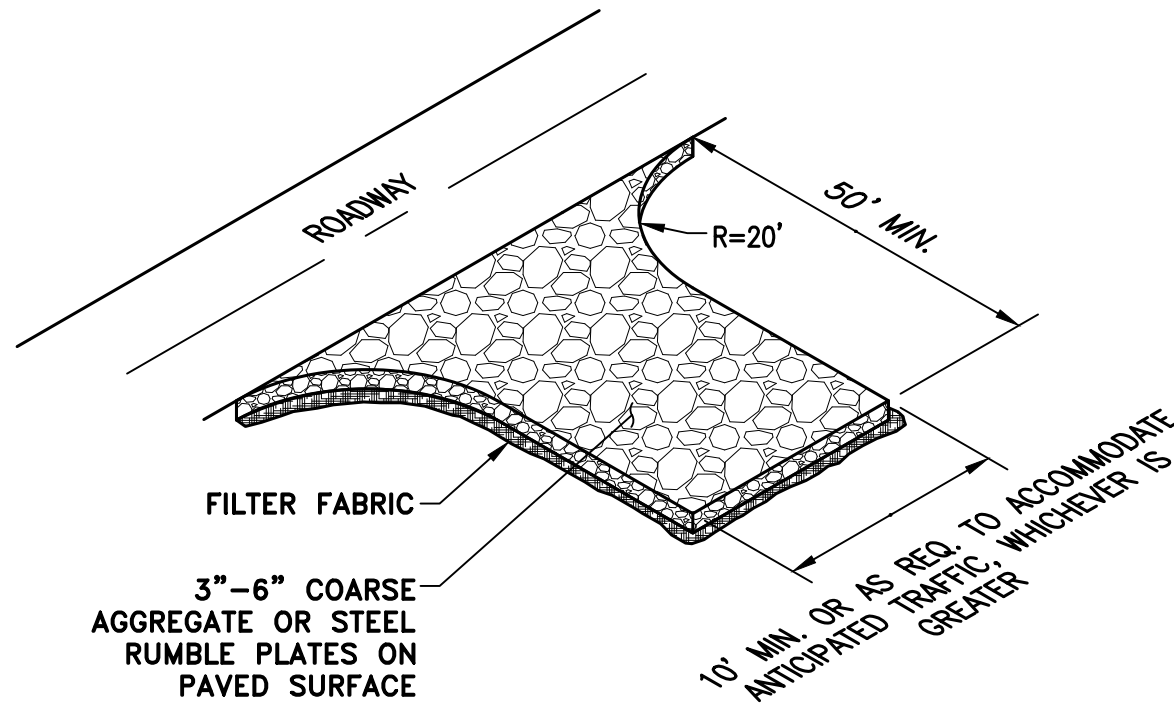


A
C8 FIBER ROLL
NTS

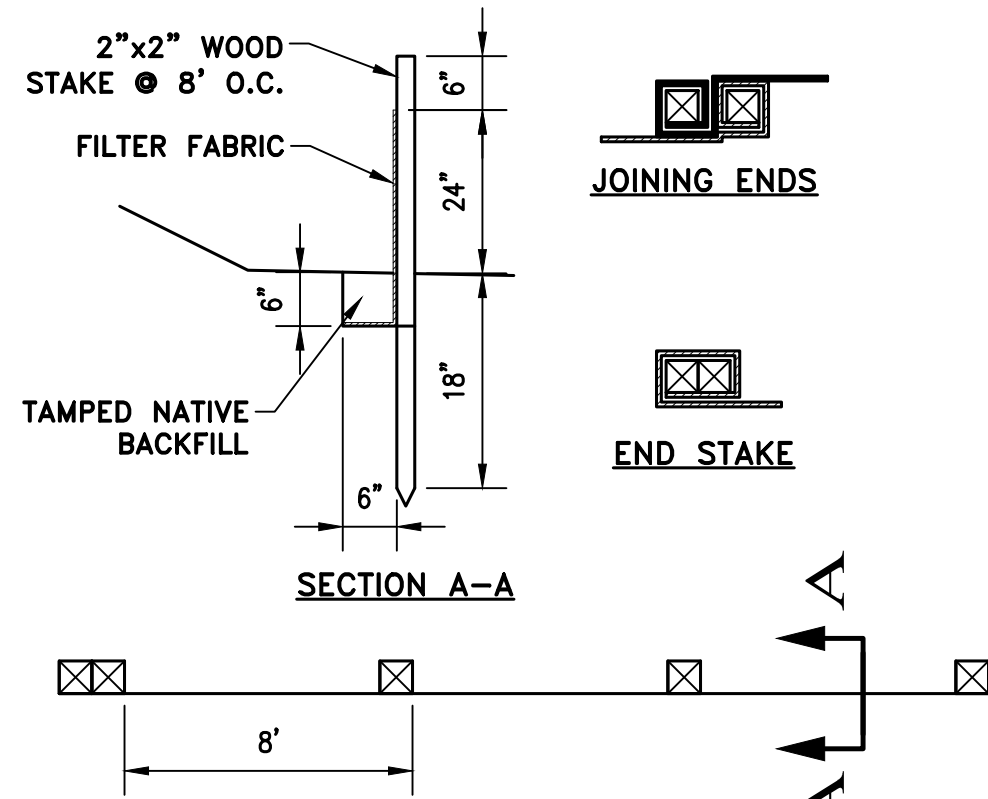


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

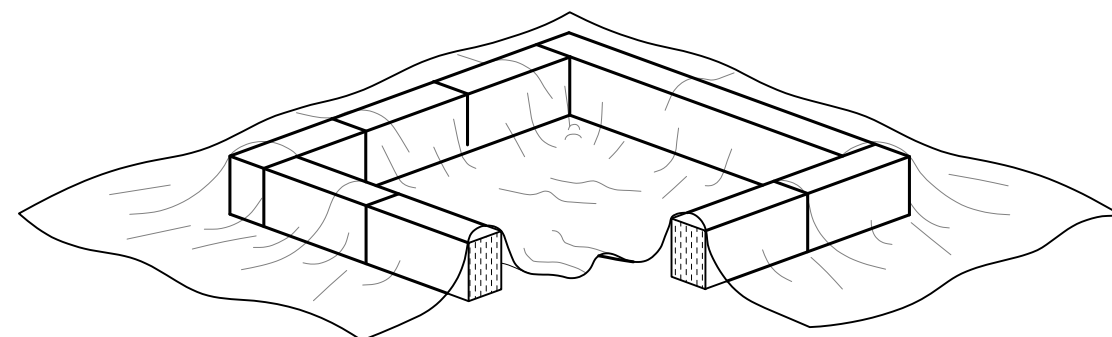
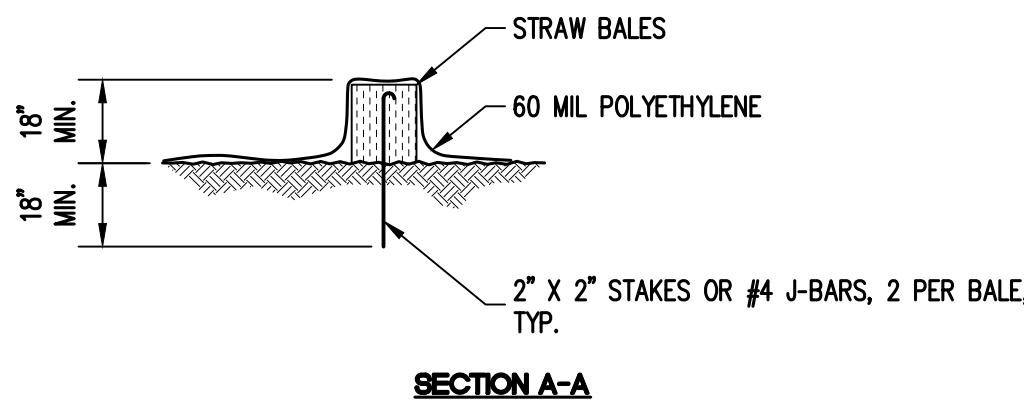
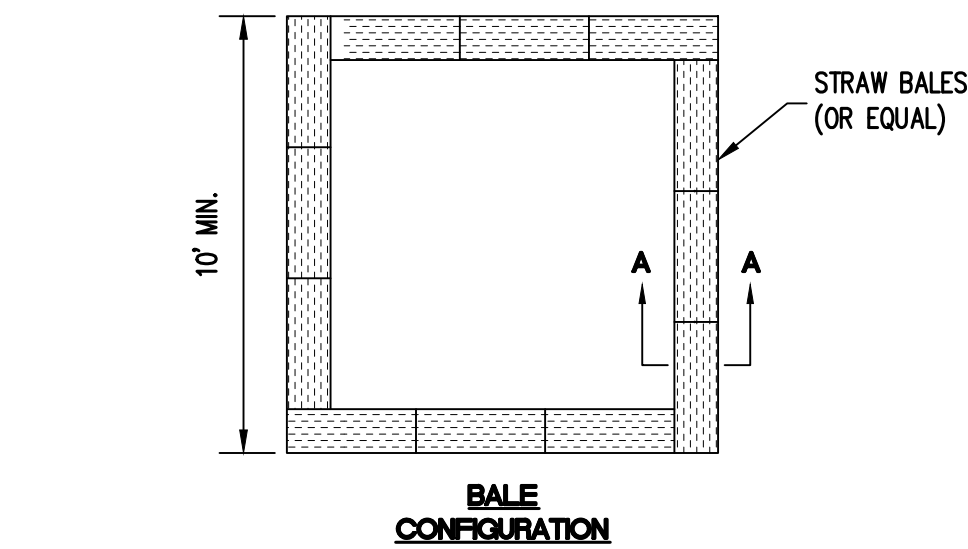
E
C8 CURB INLET PROTECTION
NTS



B
C8 STABILIZE ENTRANCE
NTS



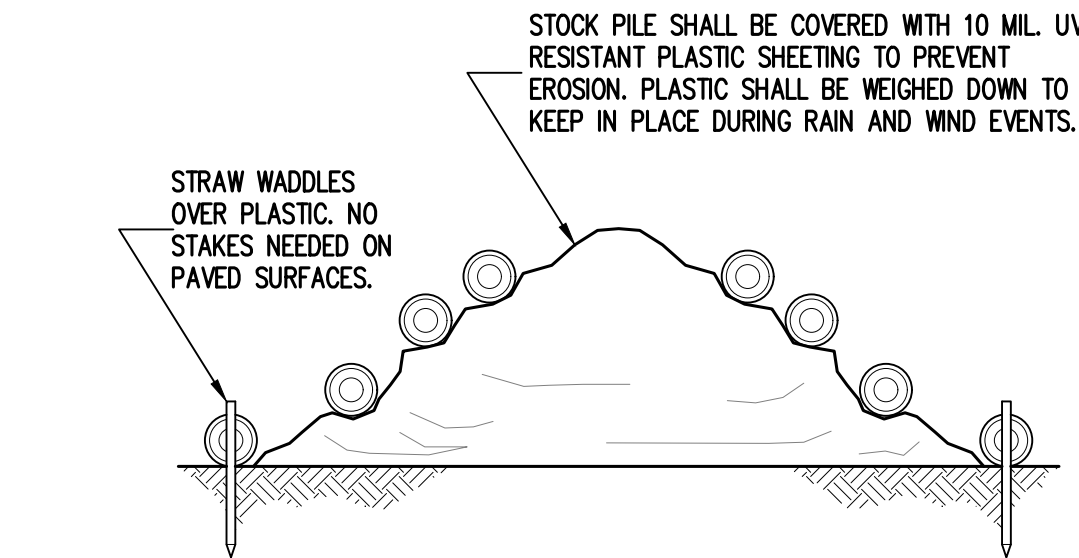
F
C8 SILT FENCE
NTS



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C
C8 CONCRETE WASHOUT
NTS



G
C8 STOCK PILE COVERING
NTS

C3 ENGINEERING INCORPORATED
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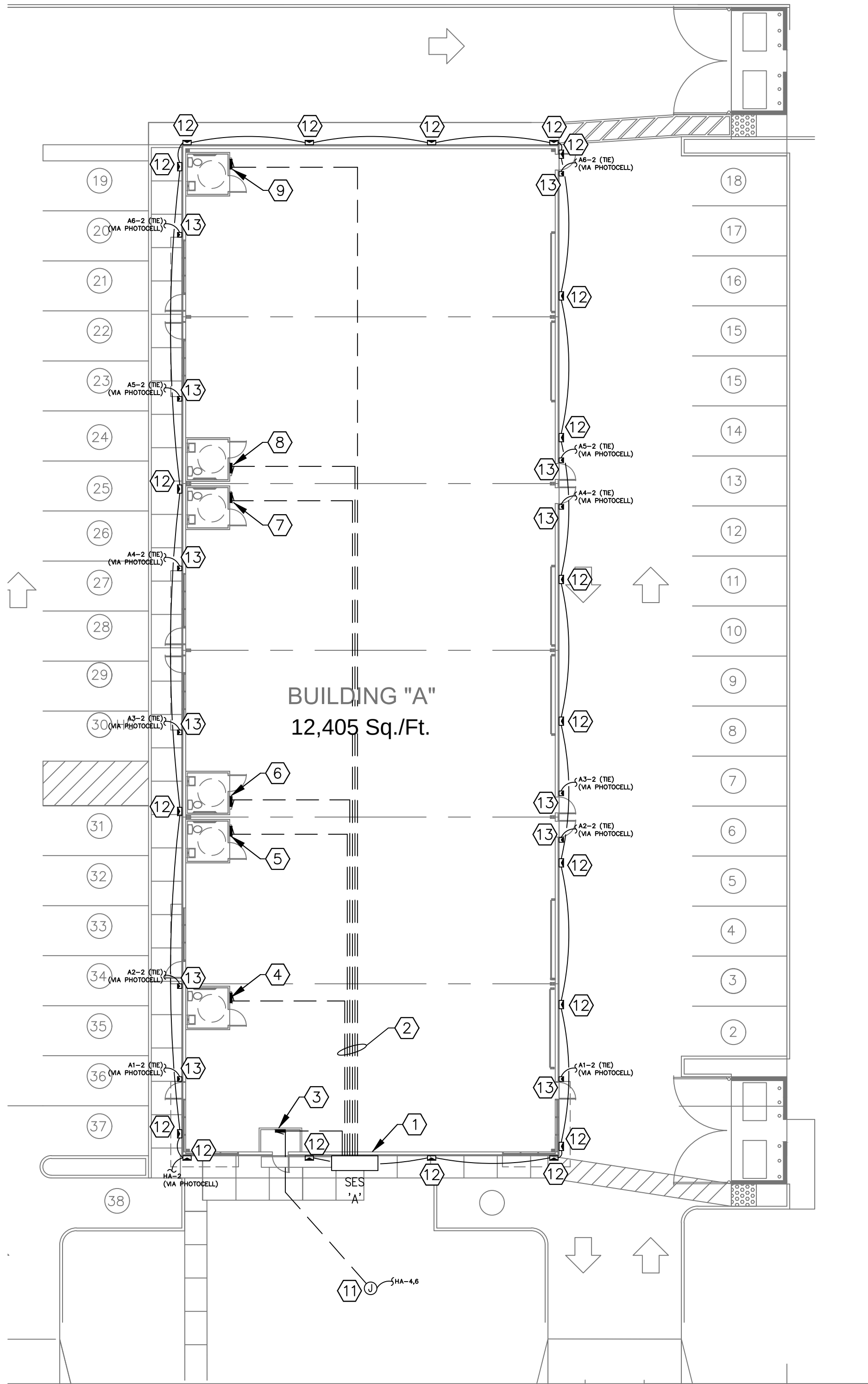
EROSION AND SEDIMENT CONTROL PLAN DETAILS
MURAOKA DR. DEVELOPMENT
APN 835-31-015 & 016
Project Location: 8831 & 8841 MURAOKA DR., GILROY, CA
PREPARED FOR: CYPRESS DEVELOPMENT

SCALE:	AS NOTED
DATE:	09-07-24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C8
OF 13 SHEETS
PROJECT# 123-185

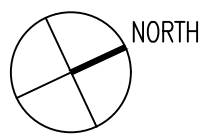
REV.	DATE	DESCRIPTION
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2	10-03-25	Incomplete 1st Review (11-08-24)
3		FJC
4		FJC
5		BY

MADE IN THE USA



ELECTRICAL SITE PLAN (BLDG 'A')

SCALE: 1:20



ELECTRICAL GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP TO BE HIGH QUALITY. MATERIALS TO BE UL LISTED AND APPROVED. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES, ORDINANCES AND AMENDMENTS TO THE N.E.C.
- ALL CEILING AND WALL PENETRATIONS SHALL BE CAULKED/SEALED TO PRESERVE FIRE RATINGS AND WATERPROOF INTEGRITY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE GOVERNING INSPECTORS FOR EACH PENETRATION, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING REQUIREMENTS.
- ALL WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE. INSULATION SHALL BE TYPE XHHW OR THHN/THWN. MINIMUM SIZE IS NO. 12 AWG. ALL WIRE SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS, UNDERGROUND CONDUCTORS MUST BE RATED FOR 90 DEGREE C AS DEFINED FOR "WET LOCATION" BY THE N.E.C.
- ALL CONDUITS TO BE METALLIC ELECTRICAL CONDUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM SIZE CONDUIT IS 1/2" EMT.
- UNDERGROUND CONDUIT SHALL BE MINIMUM OF SCHEDULE 40 PVC, 90 DEGREE C, RATED WITH MINIMUM OF TRENCH COVER N.E.C. TABLE 300-5. ALL UNDERGROUND JUNCTION/PULL BOXES SHALL BE RATED THE SAME AS THE ASSOCIATED CONDUIT, MINIMUM SIZE UNDERGROUND CONDUIT IS 3/4".
- THE CONTRACTOR IS TO VERIFY THE CONDITION OF EXISTING INSTALLATIONS BY FIELD INSPECTION. THE CONTRACTOR IS TO PROVIDE ALL MATERIAL AND LABOR NECESSARY FOR A COMPLETE AND FINISHED PROJECT.
- THE ELECTRICAL CONTRACTOR IS TO VERIFY EXACT LOCATIONS, MOUNTING HEIGHT, AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PROVIDED BY OTHERS PRIOR TO ROUGH-IN. ALL WORK IS TO BE COORDINATED WITH THE SERVING ELECTRICAL, TELEPHONE COMPANIES AND CABLE TV IF REQUIRED. THE ELECTRICAL CONTRACTOR IS TO PROVIDE DISCONNECT SWITCHES, CONTACTORS, STARTERS, TRANSFORMERS, AND ALL OTHER DEVICES AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION FOR EACH EQUIPMENT, AND IS TO MAKE FINAL ELECTRICAL CONNECTIONS TO ALL EQUIPMENT.
- ALL JUNCTION BOXES, PANEL BOARDS AND ALL OTHER METALLIC ELECTRICAL APPLIANCES AND DEVICES MUST BE GROUNDED AS REQUIRED BY SECTION 250 OF THE N.E.C.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER'S REPRESENTATIVE. ALL ELECTRICAL WORK REQUIRING AN OUTAGE SHALL BE COORDINATED WITH THE OWNER AND THE SERVING UTILITY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY ELECTRICAL EQUIPMENT REQUIRED TO MAINTAIN CONTINUOUS OPERATION OF EMERGENCY AND/OR FIRE ALARM SYSTEMS.
- MATERIALS & INSTALLATION SHALL COMPLY WITH REQUIREMENTS FOR INSTALLATION IN SEISMIC CATEGORY D.

KEY NOTES:

- ① APPROXIMATE LOCATION OF SERVICE ENTRANCE SECTION 'A'. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

② APPROXIMATE LOCATION OF UNDERGROUND FEEDER CONDUCTORS. SEE ONE-LINE DIAGRAM.

③ APPROXIMATE LOCATION OF PANEL 'HA'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

④ APPROXIMATE LOCATION OF PANEL 'A1'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

⑤ APPROXIMATE LOCATION OF PANEL 'A2'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

⑥ APPROXIMATE LOCATION OF PANEL 'A3'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

⑦ APPROXIMATE LOCATION OF PANEL 'A4'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

⑧ APPROXIMATE LOCATION OF PANEL 'A5'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.

⑨ APPROXIMATE LOCATION OF PANEL 'A6'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- ⑩ APPROXIMATE LOCATION OF UNDERGROUND FEEDER CONDUCTOR FOR MARQUE SIGN. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK.

⑪ APPROXIMATE LOCATION OF MARQUE SIGN. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.

⑫ LED WALL PACKS SHALL BE MOUNTED AT 20"-0" FROM THE GROUND UPWARDS.

⑬ LED WALL PACKS SHALL BE MOUNTED AT 12'-6" FROM THE GROUND UPWARDS.

LIGHTING FIXTURE SCHEDULE

- TWX2 LED WALL LUMINAIRE, LITHONIA LIGHTING, CATALOG#(TWX2-LED-P3-30K-MVOLT-PE) 39.2W, 5250L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.

AVALON LED WALL LUMINAIRE, DEXTRA LIGHTING, CATALOG#(AVAWP2-L30-PH-C84) 22.6W, 2389L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.

JUNCTION BOX IN ACCESSIBLE LOCATION.

ELECTRICAL SPECIFICATIONS

FURNISH AND INSTALL, INCLUDING LABOR, SUPERVISION, MATERIALS, TOOLS, SERVICES, TRANSPORTATION, OVERHEAD COSTS, FEES, PLAN CHECK FEES, INSPECTION CHARGES, ROYALTIES, PROFITS, A COMPLETE ELECTRICAL INSTALLATION AS SPECIFIED HEREIN AND INDICATED ON THE ELECTRICAL DRAWINGS. PERFORM WORK IN AN APPROVED, NEAT, FIRST CLASS, SAFE, WORKMANSHIP MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND SERVING ELECTRICAL AND TELEPHONE UTILITIES, CODES, ORDINANCES, RULES, REGULATIONS, STANDARDS, ETC. THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH OR SURPASS THE MOST RECENT EDITION OF THE NATIONAL ELECTRICAL CODE AND OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

ALL MATERIALS AND EQUIPMENT FURNISHED BY THE ELECTRICAL CONTRACTOR SHALL BE NEW OF FIRST-CLASS QUALITY UNLESS NOTED OTHERWISE, FREE FROM DEFECTS AND CONFORM TO UNDERWRITERS LABORATORIES INC STANDARDS AND BE SO LABELED. MATERIALS, EQUIPMENT NOT INDICATED OR DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR A SUCCESSFUL AND EFFICIENT COMPLETION OF THE ELECTRICAL INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST. ENCLOSURES FOR ALL EQUIPMENT SHALL BE SUITABLE FOR USE INTENDED, AS WATERPROOF FOR EXTERIOR AND WET LOCATIONS. ALL EQUIPMENT SHALL BE RATED FOR USE INTENDED LIKE VOLTAGE, HORSE POWER, RATING OF DISCONNECT SWITCHES, ETC.

INCLUDE AND PAY AS DIRECTED ALL COSTS FOR SERVING ELECTRICAL AND TELEPHONE UTILITIES CHARGES, INCLUDING ALL ADDITIONAL WORK AND MATERIALS REQUIRED TO PROVIDE COMPLETE ELECTRICAL AND TELEPHONE SERVICE TO THIS PROJECT. MATERIALS AND EQUIPMENT INCLUDING THOSE FURNISHED BY OTHERS, THAT ARE TO BE EQUIPMENT, INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE RECEIVED AND PROPERLY PROTECTED BY THE CONTRACTOR UNTIL ENTIRE INSTALLATION IS COMPLETE.

MAKE NO INSTALLATION OF WORK WHICH WOULD LEAVE INADEQUATE OPERATION OR SERVICING SPACE FOR ANY ITEM FOR THE ENTIRE PROJECT. DRAWINGS ARE NOT INTENDED TO SHOW IN DETAIL ALL FEATURES OF WORK. CHECK LOCATION AT ELECTRICAL WORK TO DETERMINE IN ADVANCE THAT IT CLEARS ALL OPENINGS, STRUCTURAL MEMBERS, ETC. WHERE CONTRACT DOCUMENTS, FOR EXAMPLE DRAWINGS AND SPECIFICATION, DO NOT MEET WITH MINIMUM CODES, THE CONTRACTOR SHALL INSTALL ALL THE MINIMUM CODE REQUIRED MATERIALS AND EQUIPMENT AT NO ADDITIONAL COST.

ALL WIRING SHALL BE INSTALLED IN APPROVED RACE-WAYS IF REQUIRED BY CODES. RACE-WAYS SHALL BE APPROVED FOR USE INTENDED. ALL ELECTRICAL CONDUCTORS SHOWN ARE 600 V. COPPER, MINIMUM SIZE CONDUCTOR IS NO. 12 AWG, AND AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER, AS APPLICABLE.

THE CONTRACT IS TO INCLUDE ALL CONTINGENCIES WHICH MAY ARISE AND WHICH MAY BE REQUIRED TO MAKE A COMPLETE ELECTRICAL SYSTEM.

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PROVIDE NECESSARY LABOR, TOOLS, EQUIPMENT, AS VOLTMETER, AMMETER, AND CHECK ENTIRE ELECTRICAL SYSTEM IN THE PRESENCE OF THE OWNER REPRESENTATIVE. ALL TESTING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

SEE OWNERS OUTLINE SPECIFICATIONS FOR ADDITIONAL ELECTRICAL REQUIREMENTS AND STANDARDS OF QUALITY.



JEEE JE ELECTRICAL ENGINEERING, LLC

JOSE ELIZARRARAS, P.E.
ELECTRICAL ENGINEER
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Cell. (928) 941-4092
Email: joseec74@yahoo.com

REVISIONS	BY
△	
TISC DESIGN SIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
SHEET TITLE: ELECTRICAL SITE PLAN BUILDING "A"	
PROJECT NAME: MURAOAK DRIVE BLDG. "A" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE: 6-11-24	
SCALE: SHOWN	
DRAWN: SE	
SHEET NO.	
E1.0	

REVISIONS	BY
△	
TISC DESIGN ELECTRICAL SITE PLAN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
SHEET TITLE: ELECTRICAL SITE PLAN BUILDING "B"	
PROJECT NAME: MURAOAK DRIVE BLDG. "B" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE: 6-11-24	
SCALE: SHOWN	
DRAWN: SE	
SHEET NO.	
E1.1	

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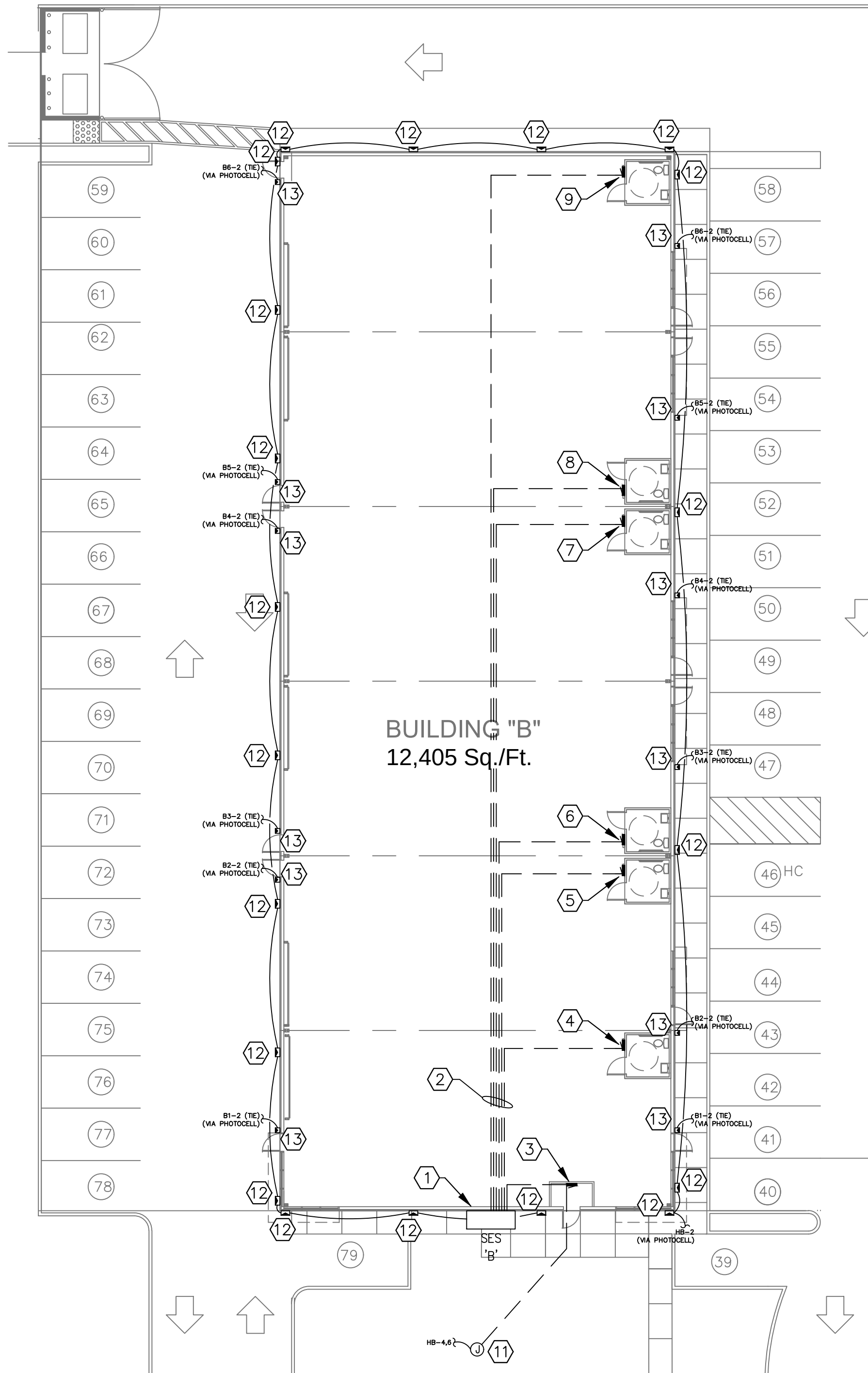
SEE OWNERS OUTLINE SPECIFICATIONS FOR ADDITIONAL ELECTRICAL REQUIREMENTS AND STANDARDS OF QUALITY.

KEY NOTES:

- APPROXIMATE LOCATION OF SERVICE ENTRANCE SECTION. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF UNDERGROUND FEEDER CONDUCTORS. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'HB'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'B1'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'B2'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'B3'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'B4'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'B5'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF PANEL 'B6'. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK. SEE ONE-LINE DIAGRAM.
- APPROXIMATE LOCATION OF UNDERGROUND FEEDER CONDUCTOR FOR MARQUE SIGN. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT PRIOR TO WORK.
- APPROXIMATE LOCATION OF MARQUE SIGN. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- LED WALL PACKS SHALL BE MOUNTED AT 20'-0" FROM THE GROUND UPWARDS.
- LED WALL PACKS SHALL BE MOUNTED AT 12'-6" FROM THE GROUND UPWARDS.

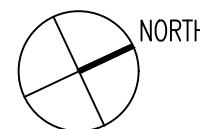
LIGHTING FIXTURE SCHEDULE

- TWX2 LED WALL LUMINAIRE, LITHONIA LIGHTING, CATALOG#(TWX2-LED-P3-30K-MVOLT-PE) 39.2W, 5250L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.
- AVALON LED WALL LUMINAIRE, DEXTRA LIGHTING, CATALOG#(AVAWP2-L30-PH-C84) 22.6W, 2389L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.
- JUNCTION BOX IN ACCESSIBLE LOCATION.



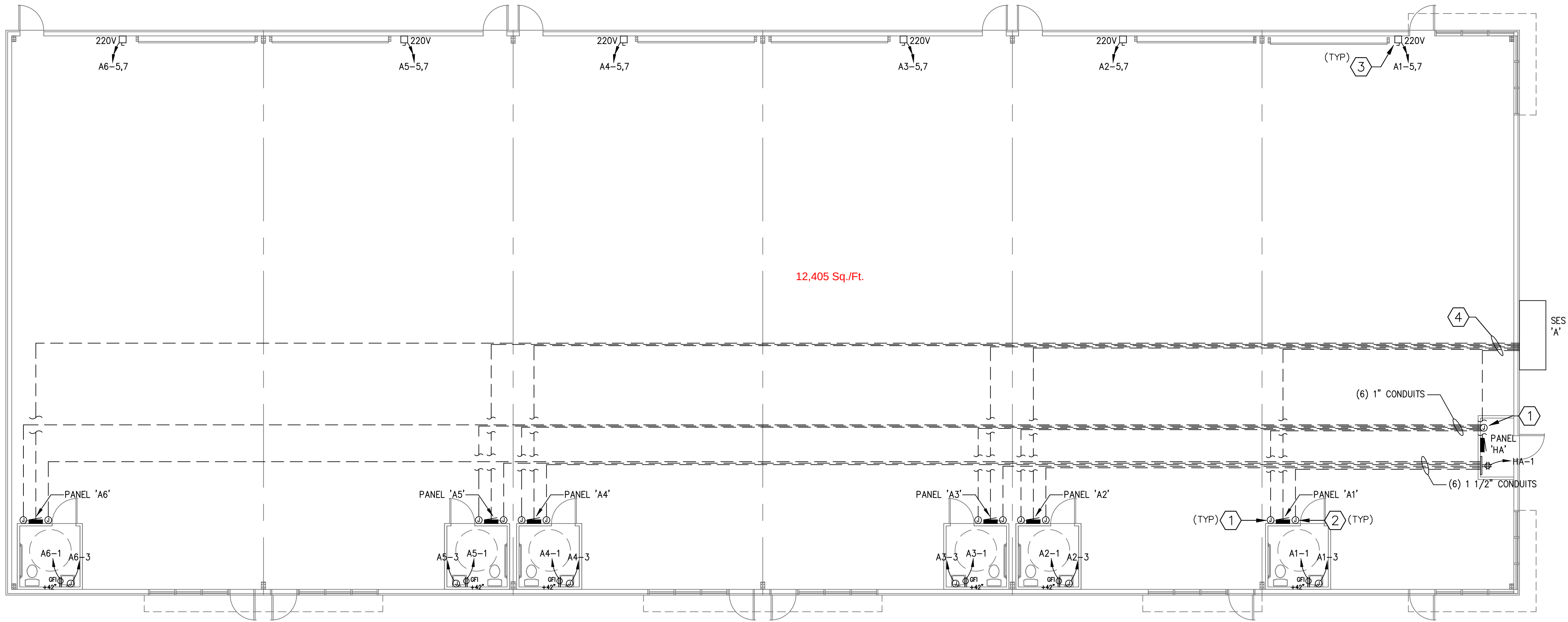
ELECTRICAL SITE PLAN (BLDG 'B')

SCALE: 1:20



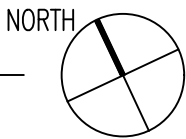
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POWER PLAN (BLDG 'A')

SCALE: 1/8" = 1'-0"

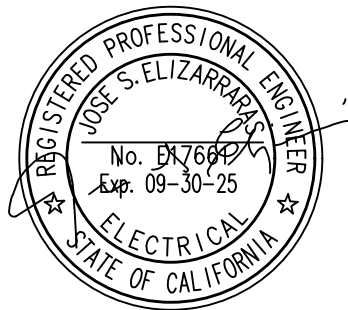


ELECTRICAL SYMBOLS

- PANELBOARD. IF NEW, MOUNT AT +6'-8" TO TOP. FOR NEW FLUSH MOUNTED PANELS STUB (2) SPARE 3/4" CONDUITS INTO ACCESSIBLE SPACE ABOVE THE CEILING.
- JUNCTION BOX IN ACCESSIBLE LOCATION.
- RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED.
- FOUR-PLEX CONVENIENCE RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED.
- TOGGLE SWITCH AT +42" A.F.F. OR AS NOTED. NO SUBSCRIPT INDICATES SINGLE POLE. '2' INDICATES 2 POLE. '3' AND '4' INDICATE 3- AND 4-WAY. 'M' INDICATES MOTOR RATED WITH THERMAL PROTECTION, 'V' INDICATED MOTOR SPEED 'D' INDICATES DIMMER CONTROL.
- DISCONNECT SWITCH. RATINGS AS SHOWN. PROVIDE FUSES PER EQUIPMENT MANUFACTURER'S REQUIREMENTS UNLESS MARKED 'NF' FOR NON-FUSED.
- GFI, GFCI GROUND FAULT INTERRUPTER PROTECTED.
- SES SERVICE ENTRANCE SECTION.
- HOMERUN TO PANELBOARD OR AS NOTED. ONE ARROW INDICATED SINGLE PHASE, TWO ARROWS INDICATE TWO PHASES, AND THREE ARROWS INDICATE THREE PHASE. ONE CONDUCTOR PER PHASE INCLUDING NEUTRAL AND GROUNDING CONDUCTOR AS PER NEC.

KEY NOTES:

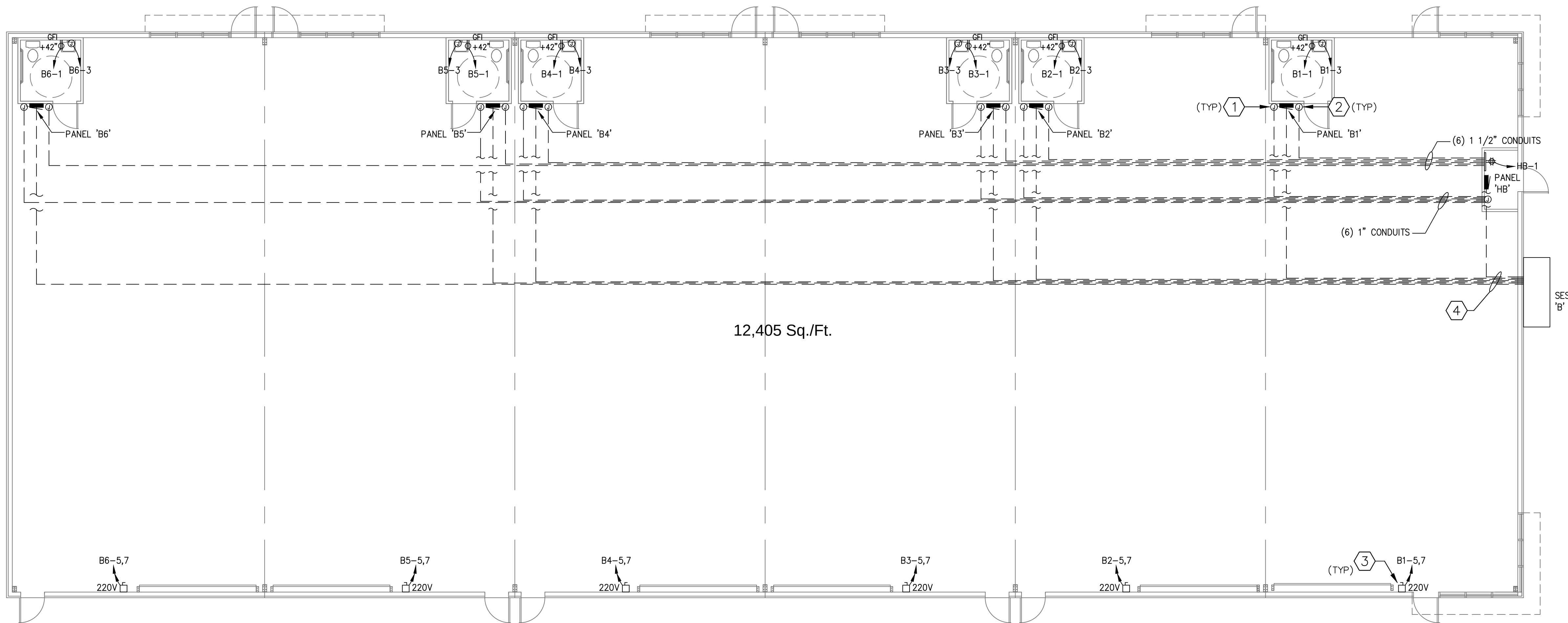
- 1 APPROXIMATE LOCATION OF JUNCTION BOX FOR FIRE ALARM SYSTEM. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- 2 APPROXIMATE LOCATION OF JUNCTION BOX FOR TELEPHONE MOUNTING BOARD/DATA. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- 3 APPROXIMATE LOCATION OF DISCONNECT SWITCH FOR OVERHEAD DOCK OPENER. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- 4 APPROXIMATE LOCATION OF UNDERGROUND FEEDER CONDUCTORS. SEE ONE-LINE DIAGRAM.



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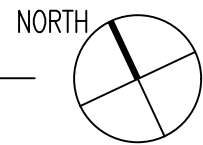
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REVISIONS	BY
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
PROJECT NAME: MURAOAK DRIVE BLDG. "A" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE: 6-11-24	
SCALE: SHOWN	
DRAWN: SE	
SHEET NO.	
E2.0	



POWER PLAN (BLDG 'B')

SCALE: 1/8" = 1'-0"



ELECTRICAL SYMBOLS

-  PANELBOARD. IF NEW, MOUNT AT +6'-8" TO TOP. FOR NEW FLUSH MOUNTED PANELS STUB (2) SPARE 3/4" CONDUITS INTO ACCESSIBLE SPACE ABOVE THE CEILING.
-  JUNCTION BOX IN ACCESSIBLE LOCATION.
-  RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED.
-  FOUR-PLEX CONVENIENCE RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED.
-  TOGGLE SWITCH AT +42" A.F.F. OR AS NOTED. NO SUBSCRIPT INDICATES SINGLE POLE. '2' INDICATES 2 POLE. '3' AND '4' INDICATE 3- AND 4-WAY. 'M' INDICATES MOTOR RATED WITH THERMAL PROTECTION, 'V' INDICATED MOTOR SPEED 'D' INDICATES DIMMER CONTROL.
-  DISCONNECT SWITCH. RATINGS AS SHOWN. PROVIDE FUSES PER EQUIPMENT MANUFACTURER'S REQUIREMENTS UNLESS MARKED 'NF' FOR NON-FUSED.
- GFI, GFCI GROUND FAULT INTERRUPTER PROTECTED.
- SES SERVICE ENTRANCE SECTION.
-  HOMERUN TO PANELBOARD OR AS NOTED. ONE ARROW INDICATED SINGLE PHASE, TWO ARROWS INDICATE TWO PHASES, AND THREE ARROWS INDICATE THREE PHASE. ONE CONDUCTOR PER PHASE INCLUDING NEUTRAL AND GROUNDING CONDUCTOR AS PER NEC.

KEY NOTES:

- ① APPROXIMATE LOCATION OF JUNCTION BOX FOR FIRE ALARM SYSTEM. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- ② APPROXIMATE LOCATION OF JUNCTION BOX FOR TELEPHONE MOUNTING BOARD/DATA. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- ③ APPROXIMATE LOCATION OF DISCONNECT SWITCH FOR OVERHEAD DOCK OPENER. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK.
- ④ APPROXIMATE LOCATION OF UNDERGROUND FEEDER CONDUCTORS. SEE ONE-LINE DIAGRAM.



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PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

PROJECT NAME:
"B"
MURAOAK DRIVE BLDG.
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

SHEET TITLE:
POWER PLAN
BUILDING 'B'

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

REVISIONS BY

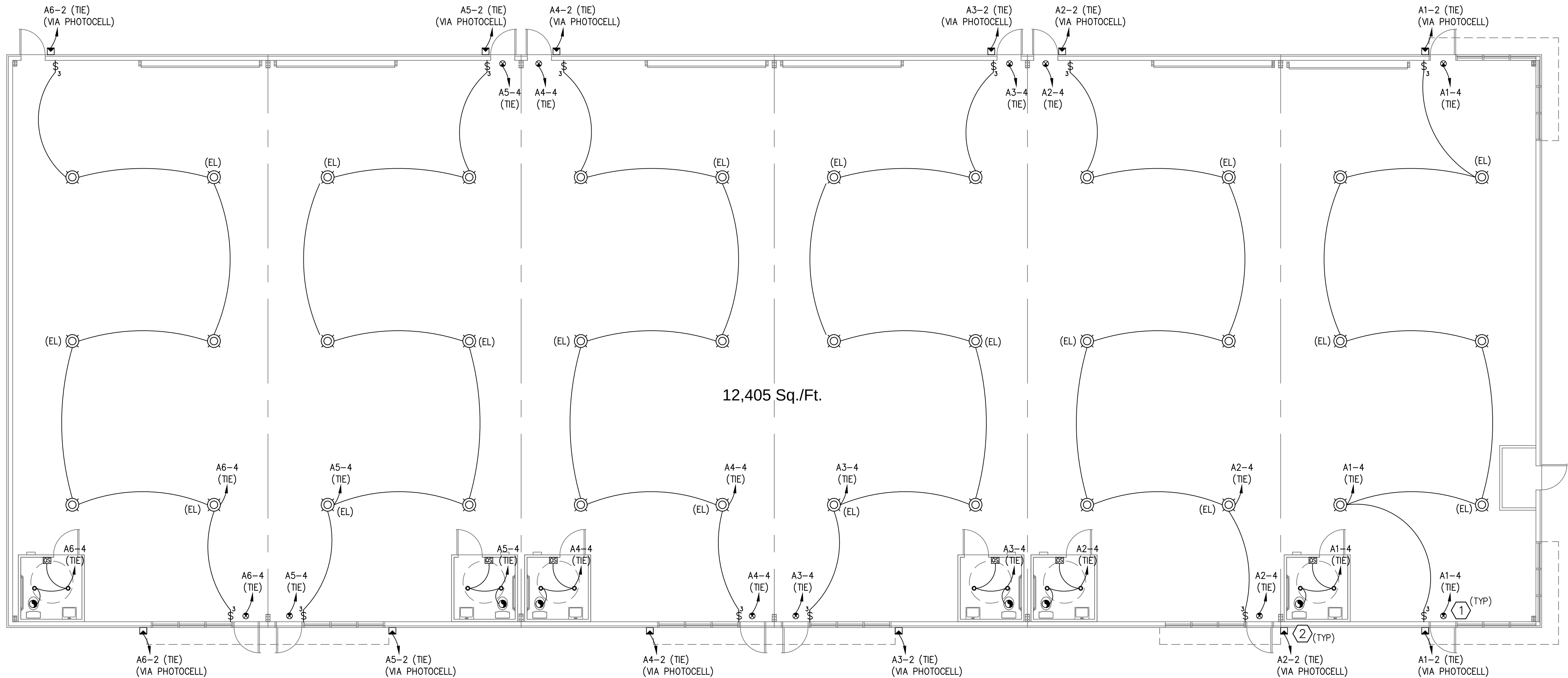
DATE: 6-11-24

SCALE: SHOWN

DRAWN: SE

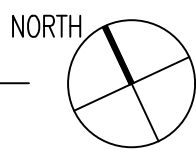
SHEET NO.

E2.1



LIGHTING PLAN (BLDG 'A')

SCALE: 1:20



LIGHTING FIXTURE SCHEDULE

6" LED REGRESSED DOWNLIGHT, JUNO LIGHTING, CATALOG#(WF6-REG-13W-120V-30K-90CRI). 13W, 950L, 3000K, 120/277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.

COMBO EXIT/EMERGENCY LIGHT, LED EXIT, 2-1.5W LED LAMPS, 120/277V, IMPACT RESISTANT THERMOPLASTIC HOUSING, RED LETTER, 90-MIN. MAINT-FREE BATTERIES SIZED FOR UNIT & REMOTES, SINGLE FACE AS REQ, MOUNTING HARDWARE AS REQ. MOUNT ABOVE DOOR (DUAL LITE EVCUR OR EQUAL).VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.

LED HIGH BAY LIGHT, KEYSTONE TECHNOLOGIES, CATALOG#(KT-RHLED400PS-18C-8CSD-VDIM-P) 400W, 60000L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.

AVALON LED WALL LUMINAIRE, DEXTRA LIGHTING, CATALOG#(AVAWP2-L30-PH-C84) 22.6W, 2389L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.

WALL MTD. DIMMABLE OCCUPANCY SENSOR.

EMERGENCY LIGHT.

TOGGLE SWITCH AT +42" A.F.F. OR AS NOTED. NO SUBSCRIPT INDICATES SINGLE POLE. '2' INDICATES 2 POLE. '3' AND '4' INDICATE 3- AND 4-WAY. 'M' INDICATES MOTOR RATED WITH THERMAL PROTECTION, 'V' INDICATED MOTOR SPEED 'D' INDICATES DIMMER CONTROL.

KEY NOTES:

- 1 PROVIDE UN-SWITCHED CONDUCTORS TO EMERGENCY LIGHTING.
- 2 MOUNTED 12'-6" FROM FLOOR LEVEL.

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PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

PROJECT NAME:
MURAOAK DRIVE BLDG. "A"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

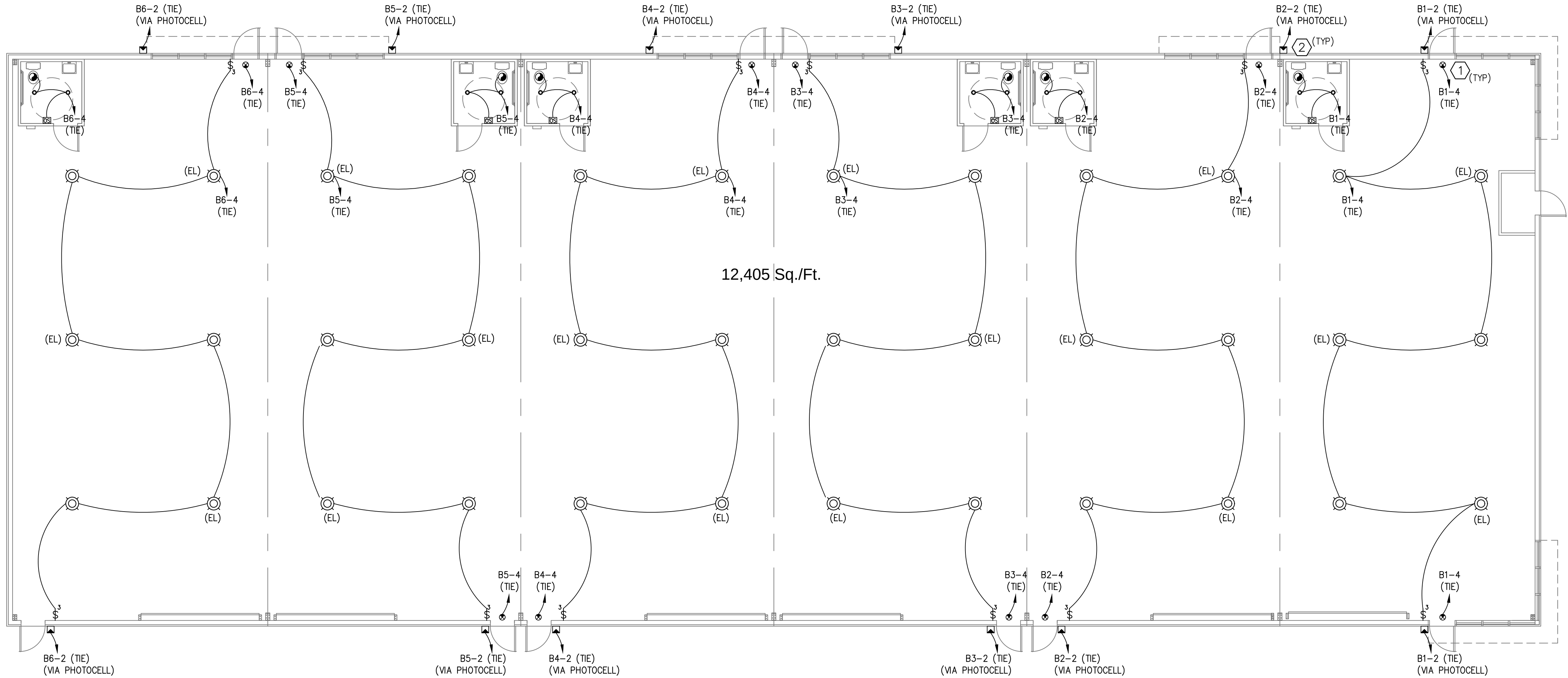
SHEET TITLE:
LIGHTING PLAN
BUILDING 'A'

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

REVISIONS
BY
DATE

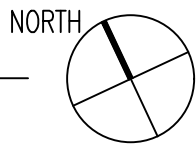
DATE: 6-11-24
SCALE: SHOWN
DRAWN: SE
SHEET NO.

E3.0



LIGHTING PLAN (BLDG 'B')

SCALE: 1/8" = 1'-0"



LIGHTING FIXTURE SCHEDULE

- 6" LED REGRESSED DOWNLIGHT, JUNO LIGHTING, CATALOG#(WF6-REG-13W-120V-30K-90CRI). 13W, 950L, 3000K, 120/277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.
- COMBO EXIT/EMERGENCY LIGHT, LED EXIT, 2-1.5W LED LAMPS, 120/277V, IMPACT RESISTANT THERMOPLASTIC HOUSING, RED LETTER, 90-MIN. MAINT-FREE BATTERIES SIZED FOR UNIT & REMOTES, SINGLE FACE AS RQD, MOUNTING HARDWARE AS RQD. MOUNT ABOVE DOOR (DUAL LITE EVCUR OR EQUAL).VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.
- LED HIGH BAY LIGHT, KEYSTONE TECHNOLOGIES, CATALOG#(KT-RHLED400PS-18C-8CSD-VDIM-P) 400W, 60000L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.
- AVALON LED WALL LUMINAIRE, DEXTRA LIGHTING, CATALOG#(AVAMP2-L30-PH-C84) 22.6W, 2389L, 3000K, 120-277V. VERIFY FINAL SELECTION WITH OWNER PRIOR TO WORK.
- WALL MTD. DIMMABLE OCCUPANCY SENSOR.
- EMERGENCY LIGHT.
- TOGGLE SWITCH AT +42" A.F.F. OR AS NOTED. NO SUBSCRIPT INDICATES SINGLE POLE. '2' INDICATES 2 POLE. '3' AND '4' INDICATE 3- AND 4-WAY. 'M' INDICATES MOTOR RATED WITH THERMAL PROTECTION, 'V' INDICATED MOTOR SPEED 'D' INDICATES DIMMER CONTROL.

KEY NOTES:

- PROVIDE UN-SWITCHED CONDUCTORS TO EMERGENCY LIGHTING.
- MOUNTED 12'-6" FROM FLOOR LEVEL.



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Email: joseec74@yahoo.com

PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

PROJECT NAME:
MURAOAK DRIVE BLDG. "B"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

SHEET TITLE:
LIGHTING PLAN
BUILDING 'B'

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

REVISIONS
CITY OF GILROY - 1ST
REVIEW 11-08-2025
BY

DATE: 6-11-24
SCALE: SHOWN
DRAWN: SE
SHEET NO.
E3.1

The diagram illustrates a 3-phase 4-wire system with two rows of 4-pole motors. The left row contains four motors with ratings: 100A/3P PNL 'HA', 200A/3P PNL 'A1', 200A/3P PNL 'A2', and 200A/3P PNL 'A3'. The right row contains four motors with ratings: 200A/3P PNL 'A4', 200A/3P PNL 'A5', 200A/3P PNL 'A6', and a 100A/3P SPARE. A ground bar at the bottom is labeled G and N. A fault F1 is indicated on the left phase line.

[illegible]

PANEL 'HA'	=	12.2 AMPS
PANEL 'A1'	=	125.2 AMPS
PANEL 'A2'	=	125.2 AMPS
PANEL 'A3'	=	125.2 AMPS
PANEL 'A4'	=	125.2 AMPS
PANEL 'A5'	=	125.2 AMPS
PANEL 'A6'	=	125.2 AMPS
TOTAL	=	763.4 AMPS

© 120/208V, 3PH

- TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

PROJECT NAME: MURAOAK DRIVE BLDG. "A"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

E4.0

Panel Name: A1 (TYP @ PNL 'A1' TO 'A6')															
Ckt No	LOAD	Poles	Description	Wire	Conduit	CB	Phase	CB	Conduit	Wire	Description	Poles	LOAD	Ckt No	
1	180	1	RESTROOM RECEPT	12	1/2	20	A	20	1/2	12	EXTERIOR LIGHTING	1	46	2	
3	1200	1	IMH	12	1/2	20	B	25	3/4	8	LIGHTING	1	2497	4	
5	720	2	220V DOCK DOOR OPENER	12	1/2	20	C	20	1/2	12	MICROWAVE	1	1200	6	
7	720	2					A	20	1/2	12	RECEPTACLES	1	720	8	
9	0		SPACE				B				SPACE		0	10	
11	720	1	RECEPTACLES	12	1/2	20	C				SPACE	0	12		
13	1500	1	REFRIGERATOR	12	1/2	20	A				SPACE	0	14		
15	0		SPACE				B				SPACE	0	16		
17	0		SPACE				C				SPACE	0	18		
19	0		SPACE				A				SPACE	0	20		
21	0		SPACE				B				SPACE	0	22		
23	0		SPACE				C				SPACE	0	24		
25	0		SPACE				A				SPACE	0	26		
27	0		SPACE				B				SPACE	0	28		
29	0		SPACE				C				SPACE	0	30		
31	0		SPACE				A	20	1/2	10	AIR COMPRESSOR	2	1500	32	
33	0		SPACE				B						1500	34	
35	0		SPACE				C	30	3/4	10	AC-1	2	2496	36	
37	4323						A	(H)					2496	38	
39	4323	3	WELDER	6	1	45	B	30	3/4	10	AC-2	2	2496	40	
41	4323						C	(H)					2496	42	

Feed From: SES A

Voltage: 208-120V/3Ph/60Hz

Bus Amps: 200 Amps

MCB: 200 AMPS / 3 POLE

Type: Branch Circuits

Minimum KAIC: See one-line diagram

System: Normal

Mounting: SURFACE

Nema Rating: 1

Notes:

(H) PROVIDE 'HACR' RATED CIRCUIT BREAKER TO COMPLY WITH NEC.

Connected Loads

KW Phase A: 11.5

KW Phase B: 12.0

KW Phase C: 12.0

Total KW 35.5

25% Continuous Load: 3.0

Max. Amps: 125.2

F1 = 49,505 AMPS AS PER POWER COMPANY

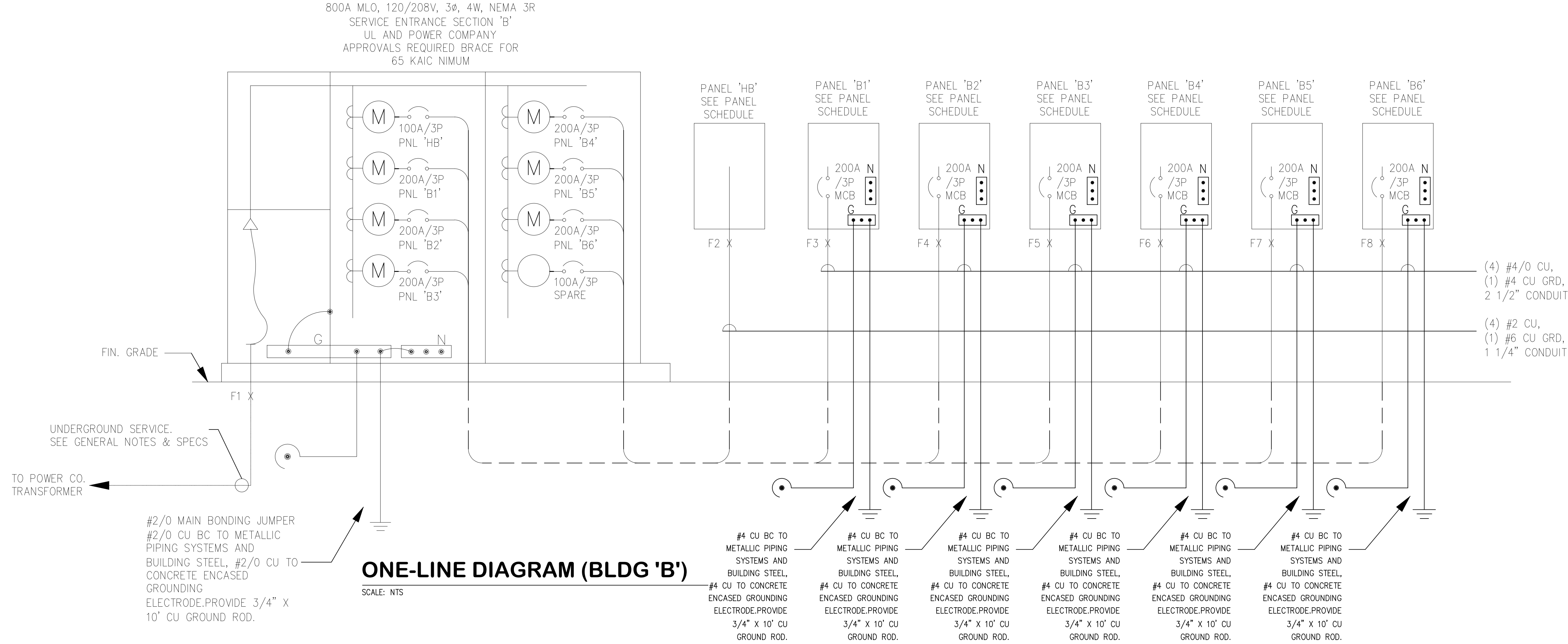
F6, F7,
 $L = 150'$ $I = 49,505$
 $C = 16,673$ $ELL = 208V$
 $F = (1.732 \times L \times I) / (C \times ELL)$
 $= (1.732 \times 150 \times 49,505) / (16,673 \times 208) = 3.708$
 $M = 1 / (1 + F) = 1 / (1 + 3.708) = 0.212$
 $ISC = I \times M = 49,505 \times 0.212 = 10,495 \text{ A}$

F8,
L = 200' I = 49,505
C = 16,673 ELL = 208V
F = $(1.732 \times L \times I) / (C \times \text{ELL})$
= $(1.732 \times 200 \times 49,505) / (16,673 \times 208) = 4.944$
M = $1 / (1 + F) = 1 / (1 + 4.944) = 0.168$
ISC = I X M = 49,505 X 0.168 = 8,316 A



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E4.0



LOAD SUMMARY (BLDG 'B')

PANEL 'HB'	=	12.2 AMPS
PANEL 'B1'	=	125.2 AMPS
PANEL 'B2'	=	125.2 AMPS
PANEL 'B3'	=	125.2 AMPS
PANEL 'B4'	=	125.2 AMPS
PANEL 'B5'	=	125.2 AMPS
PANEL 'B6'	=	125.2 AMPS
TOTAL	=	763.4 AMPS
© 120/208V, 3PH		

1. PROVIDE FULLY RATED PANELS AND EQUIPMENT BY MANUFACTURER CAPABLE OF SAFELY INTERRUPTING THE AVAILABLE FAULT CURRENT.
2. PROVIDE WIRING LABELS AND MARKING FOR EQUIPMENT LIKELY TO CREATE ARC FLASH CONDITIONS AS REQUIRED BY NEC ART. 110.

FAULT CURRENT CALCULATIONS:

F1 = 49,505 AMPS AS PER POWER COMPANY

F2,
L = 25'
I = 49,505
C = 6,044
ELL = 208V
F = (1.732 X L X I)/(C X ELL)
= (1.732 X 25 X 49,505)/(6,044 X 208) = 1.705
M = 1/(1+F) = 1/(1+1.705) = 0.369
ISC = I X M = 49,505 X 0.369 = 18,267 A

F3,
L = 55'
I = 49,505
C = 16,673
ELL = 208V
F = (1.732 X L X I)/(C X ELL)
= (1.732 X 55 X 49,505)/(16,673 X 208) = 1.359
M = 1/(1+F) = 1/(1+1.359) = 0.423
ISC = I X M = 49,505 X 0.423 = 20,940 A

F4, F5,
L = 90'
I = 49,505
C = 16,673
ELL = 208V
F = (1.732 X L X I)/(C X ELL)
= (1.732 X 90 X 49,505)/(16,673 X 208) = 2.225
M = 1/(1+F) = 1/(1+2.225) = 0.310
ISC = I X M = 49,505 X 0.310 = 15,346 A

F6, F7,
L = 150'
I = 49,505
C = 16,673
ELL = 208V
F = (1.732 X L X I)/(C X ELL)
= (1.732 X 150 X 49,505)/(16,673 X 208) = 3.708
M = 1/(1+F) = 1/(1+3.708) = 0.212
ISC = I X M = 49,505 X 0.212 = 10,495 A

F8,
L = 200'
I = 49,505
C = 16,673
ELL = 208V
F = (1.732 X L X I)/(C X ELL)
= (1.732 X 200 X 49,505)/(16,673 X 208) = 4.944
M = 1/(1+F) = 1/(1+4.944) = 0.168
ISC = I X M = 49,505 X 0.168 = 8,316 A

Panel Name: HB														
Ckt No	LOAD	Poles	Description	Wire	Conduit	CB	Phase	CB	Conduit	Wire	Description	Poles	LOAD	Ckt No
1	360	1	TMB	12	1/2	20	A	20	3/4	8	EXTERIOR LIGHTING	1	800	2
3	0		SPACE				B	20	1/2	12	MARQUE	2	1200	4
5	0		SPACE				C				SIGN		1200	6
7	0		SPACE				A				SPACE	0	8	
9	0		SPACE				B				SPACE	0	10	
11	0		SPACE				C				SPACE	0	12	
13	0		SPACE				A				SPACE	0	14	
15	0		SPACE				B				SPACE	0	16	
17	0		SPACE				C				SPACE	0	18	
19	0		SPACE				A				SPACE	0	20	
21	0		SPACE				B				SPACE	0	22	
23	0		SPACE				C				SPACE	0	24	
25	0		SPACE				A				SPACE	0	26	
27	0		SPACE				B				SPACE	0	28	
29	0		SPACE				C				SPACE	0	30	
31	0		SPACE				A				SPACE	0	32	
33	0		SPACE				B				SPACE	0	34	
35	0		SPACE				C				SPACE	0	36	
37	0		SPACE				A				SPACE	0	38	
39	0		SPACE				B				SPACE	0	40	
41	0		SPACE				C				SPACE	0	42	
Feed From: SES B						Mounting: SURFACE								
Voltage: 208-120V/3Ph/60Hz						Nema Rating: 1								
Bus Amps: 100 Amps														
MLO:														
Type: Branch Circuits														
Minimum KAIC: See one-line diagram														
System: Normal														
Notes:											Connected Loads			
											KW Phase A: 1.2			
											KW Phase B: 1.2			
											KW Phase C: 1.2			
											Total KW 3.6			
											25% Continuous Load: 0.3			
											Max. Amps: 12.2			

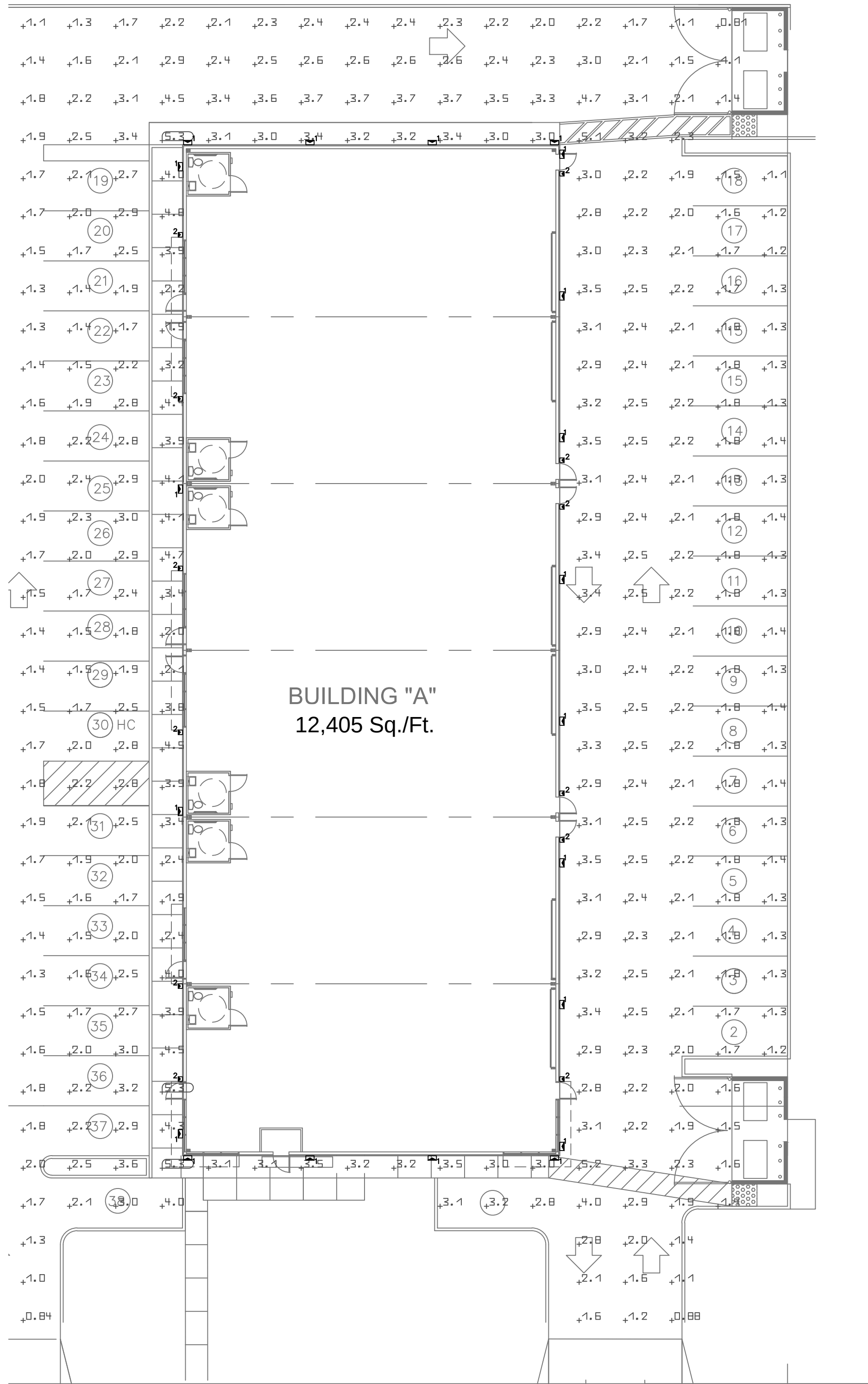
Panel Name: B1 (TYP @ PNL 'B1' TO 'B6')														
Ckt No	LOAD	Poles	Description	Wire	Conduit	CB	Phase	CB	Conduit	Wire	Description	Poles	LOAD	Ckt No
1	180	1	RESTROOM RECEPT	12	1/2	20	A	20	1/2	12	EXTERIOR LIGHTING	1	46	2
3	1200	1	IMH	12	1/2	20	B	25	3/4	8	LIGHTING	1	2497	4
5	720	2	220V DOCK DOOR	12	1/2	20	C	20	1/2	12	MICROWAVE	1	1200	6
7	720		OPENER				A	20	1/2	12	RECEPTACLES	1	720	8
9	0		SPACE				B				SPACE		0	10
11	720	1	RECEPTACLES	12	1/2	20	C				SPACE		0	12
13	1500	1	REFRIGERATOR	12	1/2	20	A				SPACE	0	14	
15	0		SPACE				B				SPACE		0	16
17	0		SPACE				C				SPACE		0	18
19	0		SPACE				A				SPACE	0	20	
21	0		SPACE				B				SPACE		0	22
23	0		SPACE				C				SPACE		0	24
25	0		SPACE				A				SPACE	0	26	
27	0		SPACE				B				SPACE		0	28
29	0		SPACE				C				SPACE		0	30
31	0		SPACE				A	20	1/2	10	AIR COMPRESSOR	2	1500	32
33	0		SPACE				B						1500	34
35	0		SPACE				C	30	3/4	10	AC-1	2	2496	36
37	4323						A	(H)					2496	38
39	4323	3	WELDER	6	1	45	B	30	3/4	10	AC-2	2	2496	40
41	4323						C	(H)					2496	42
Feed From: SES B														
Voltage: 208-120V/3Ph/60Hz														
Bus Amps: 200 Amps														
MCB: 200 AMPS / 3 POLE														
Type: Branch Circuits														
Minimum KAIC: See one-line diagram														
System: Normal														
Notes:											Connected Loads			
(H)											PROVIDE 1"ACR RATED CIRCUIT BREAKER TO COMPLY WITH NEC.			
											KW Phase A: 11.5			
											KW Phase B: 12.0			
											KW Phase C: 12.0			
											Total KW 35.5			
											25% Continuous Load: 3.0			
											Max. Amps: 125.2			



JEEE JE ELECTRICAL
ENGINEERING, LLC

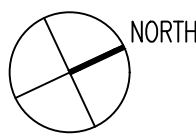
JOSE ELIZARRARAS, P.E.
ELECTRICAL ENGINEER
4885 W. 20th Place, Yuma, AZ 85364
Cell. (928) 941-4092
Email. joseec74@yahoo.com

REVISIONS	BY
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
SHEET TITLE: ONE-LINE DIAGRAM BUILDING 'B'	
PROJECT NAME: MURAOAK DRIVE BLDG. "B" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE: 6-11-24	
SCALE: SHOWN	
DRAWN: SE	
SHEET NO.	E4.1

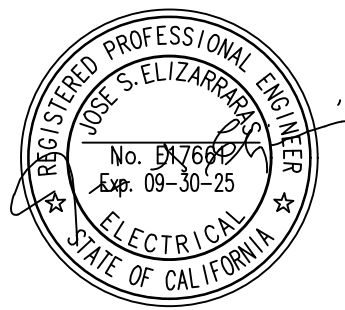


PHOTOMETRIC LIGHTING SITE PLAN (BLDG 'A')

SCALE: 1:20



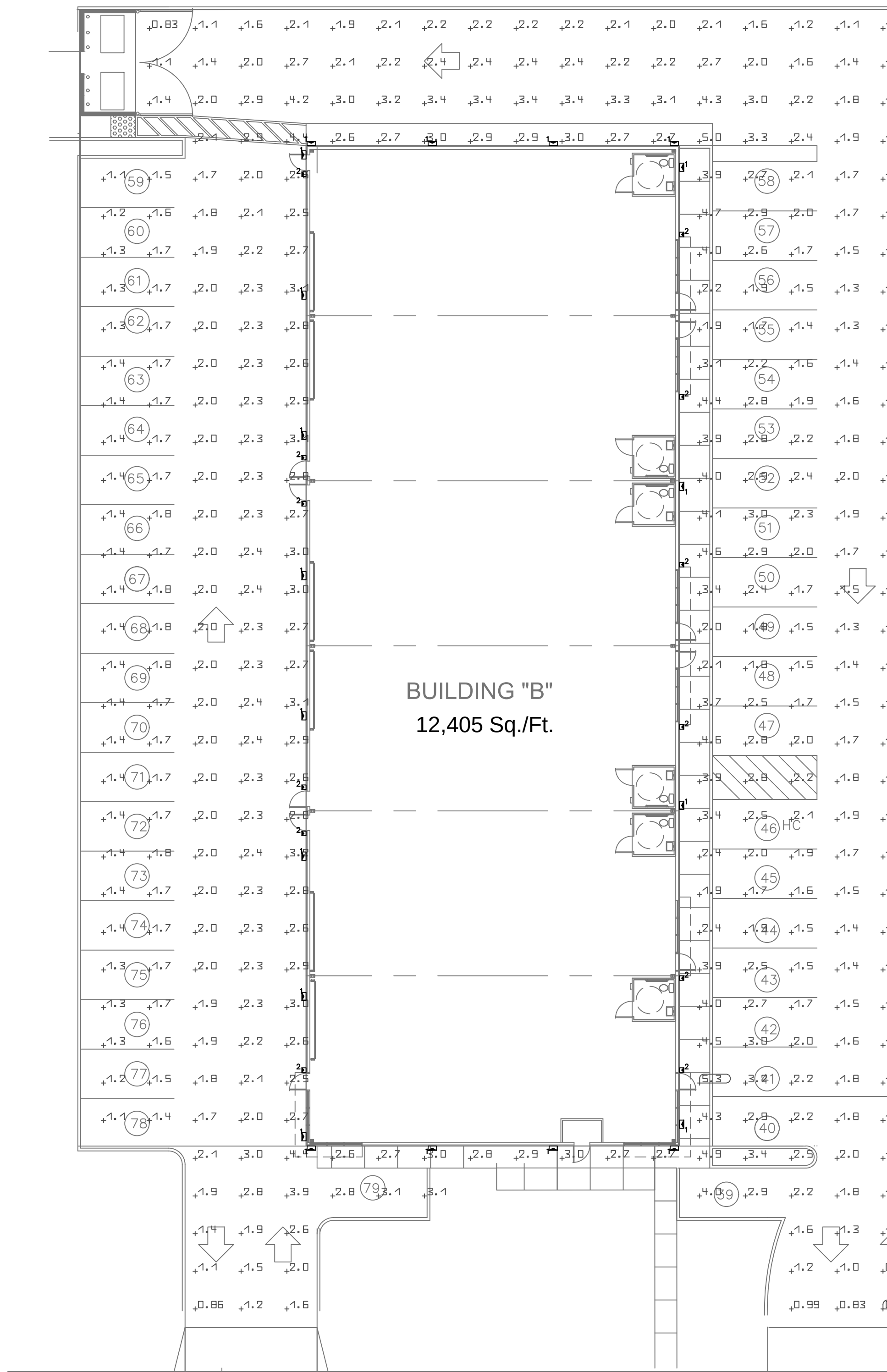
Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
1	Not yet a DIALux member	TWX2 LED WITH P3 – PERFORMANCE PACKAGE, 3000K	TWX2 LED P3 30K	1x	5058 lm	0.80	39.2 W	20
2	Dextra	AVAWP2 L30** OP	Avalon Wallpack LED	1x LX 078078 X45 HE C84	2389 lm	0.80	22.6 W	12
#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min	
1	Working plane (Outdoor space 1)	Perpendicular illuminance (Adaptive)	0.69 fc	5.47 fc	2.24 fc	3.25	7.94	



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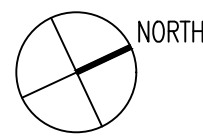
JOSE ELIZARRARAS, P.E.
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Cell. (928) 941-4092
Email: joseec74@yahoo.com

REVISIONS	BY
△	
TISC DESIGN SIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
SHEET TITLE: PHOTOMETRIC LIGHTING SITE PLAN BUILDING 'A'	
PROJECT NAME: MURAOAK DRIVE BLDG. "A" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE: 6-11-24	
SCALE: SHOWN	
DRAWN: SE	
SHEET NO.	
E5.0	



PHOTOMETRIC LIGHTING SITE PLAN (BLDG 'B')

SCALE: 1:20



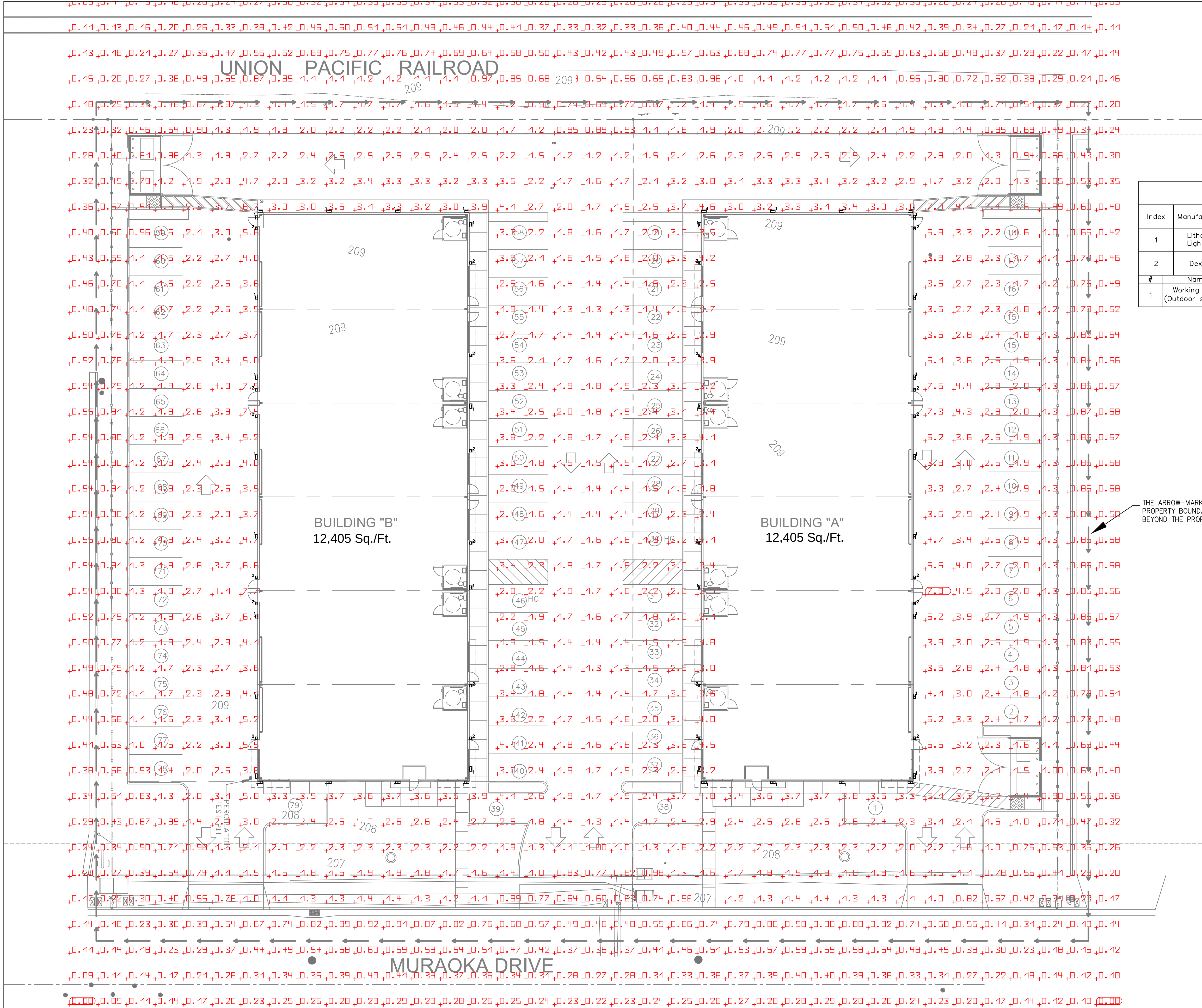
Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
1	Not yet a DIALux member	TWX2 LED WITH P3 – PERFORMANCE PACKAGE, 3000K	TWX2 LED P3 30K	1x	5058 lm	0.80	39.2 W	20
2	Dextra	AVAWP2 L30** OP	Avalon Wallpack LED	1x LX 078078 X45 HE C84	2389 lm	0.80	22.6 W	12
#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min	
1	Working plane (Outdoor space 1)	Perpendicular illuminance (Adaptive)	0.69 fc	5.47 fc	2.24 fc	3.25	7.94	



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Email: joseec74@yahoo.com

REVISIONS	BY
△	
TISC DESIGN SIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536	
SHEET TITLE: PHOTOMETRIC LIGHTING SITE PLAN BUILDING 'B'	
PROJECT NAME: MURAOAK DRIVE BLDG. "B" 8831 & 8841 MURAOAK DRIVE GILROY, CA 95020 APN: 835-31-015 & APN: 835-31-016	
PROJECT CLIENT: CYPRESS DEVELOPMENT 192 HEALY AVE. MARINA, CA 93955	
DATE: 6-11-24	
SCALE: SHOWN	
DRAWN: SE	
SHEET NO.	
E5.1	

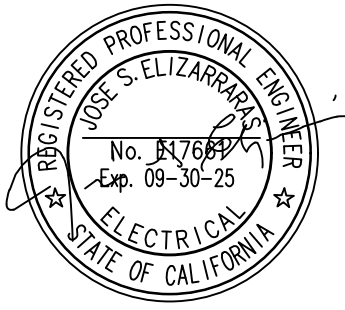
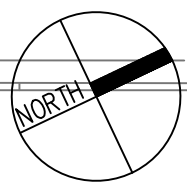


Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
1	Lithonia Lighting	TWX2 LED WITH P3 PERFORMANCE PACKAGE, 3000K	TWX2 LED P3 30K	1x	5058 lm	0.80	39.2 W	40
2	Dextra	AVAWP2 L30** OP	Avalon Wallpack LED	1x LX 078078 X45 HE C84	2389 lm	0.80	22.6 W	12
#	Name		Parameter	Min	Max	Average	Min/average	Min/max
1	Working plane (Outdoor space 1)		Perpendicular illuminance (Adaptive)	0.069 fc	5.49 fc	1.44 fc	0.048	0.013

THE ARROW-MARKED BAND AROUND THE PROPERTY BOUNDARY EXTENDS 10 FEET BEYOND THE PROPERTY LIMITS.

OVERALL PHOTOMETRIC LIGHTING SITE PLAN

SC: 1" = 16' - 0"



JEEE

JE ELECTRICAL ENGINEERING, LLC

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Email, joseec74@yahoo.com

REVISIONS

BY

TISC DESIGN

109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

SHEET TITLE:

OVERALL PHOTOMETRIC LIGHTING SITE PLAN

PROJECT NAME:

MURAOKA DRIVE BLDG. "A" & "B"
8831 & 8841 MURAOKA DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

PROJECT CLIENT:

CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

DATE:

2-04-25

SCALE:

SHOWN

DRAWN:

SE

SHEET NO.

E5.2

KT-RHLED400PS-18C-8CSD-VDIM-P
ROUND LED HIGH BAY FIXTURE

DESCRIPTION

Round LED High Bay Fixture | Wet Location Rated | High Temp Rated

APPLICATION

Used for commercial and industrial High Bay lighting applications



PRODUCT FEATURES

- High Power Round High Bay, optimized for 40'+ mounting heights and related higher ambient temperatures
- Design features a large spacer between LED driver and the diecast heat sink to optimize thermal performance
- Features Keystone Power Select technology. Adjust power between 400/320/240W, changing lumen output to set high end trim.
- Features Keystone Color Select technology. Adjust CCT between 4000/5000K
- Designed with Keystone's SmartPort receptacle for adding sensors and controls.
- Powered by Keystone 0-10V dimming LED driver
- J-Hook mounting accessory included
- 6' cord for input and dimming wires
- Powder-coated aluminum housing;
- Polycarbonate lens
- Ribbed lens to reduce glare
- Low optical flicker
- Built-in 6kV surge protection
- LED lifetime: L70 >100,000 hours @ 25°C
- Fixture ambient
- Ambient operating temperature: -40°C/-40°F to 60°C/140°F
- IP65 rated, wet location
- Listed on QPL DLC, Premium

PERFORMANCE SPECIFICATIONS

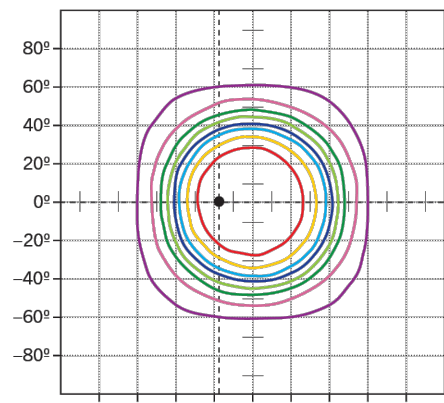
Catalog Number	Nominal Size	Selectable Wattage	Selectable CCT	Lumens	Efficiency	Input Voltage	Dimmable	DLC	CRI	Housing Color
KT-RHLED400PS-18C-8CSD-VDIM-P	18"	400W	4000K	58500	146 lm/W	120-277V	0-10V	Yes	>80	Black
			5000K	59000	147 lm/W					
		320W	4000K	49500	155 lm/W					
			5000K	50000	156 lm/W					
		240W	4000K	38000	158 lm/W					
			5000K	38500	160 lm/W					

Note: Present to highest lumen output (400W/5000K)

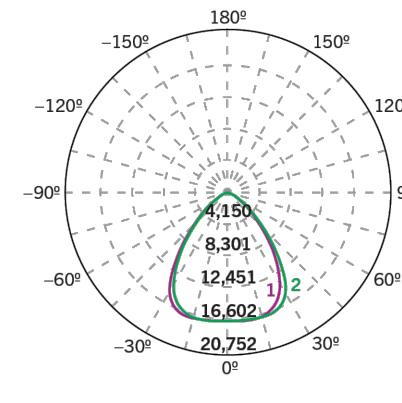
Note: Color uniformity: CCT (Correlated Color Temperature) range as per guidelines outlined in ANSI C78.377-2017

PHOTOMETRIC SPECIFICATIONS

ISOCANDELA PLOT



POLAR CANDELA DISTRIBUTION



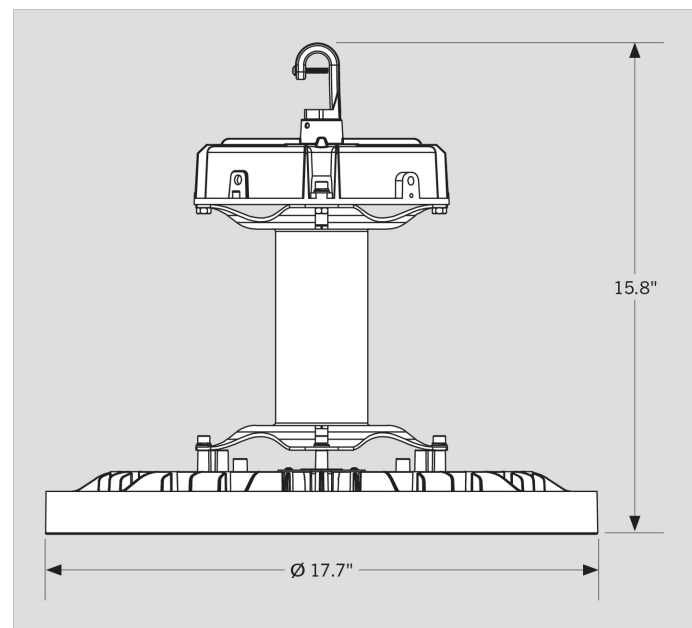
ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-30	13,328.7	44.2%
0-40	20,615.9	68.4%
0-60	28,188.7	93.6%
60-90	1,897.0	6.3%
70-100	612.8	2.0%
90-120	0.2	0%
0-90	30,085.7	99.8%
90-180	45.2	0.2%
0-180	30,130.9	100%

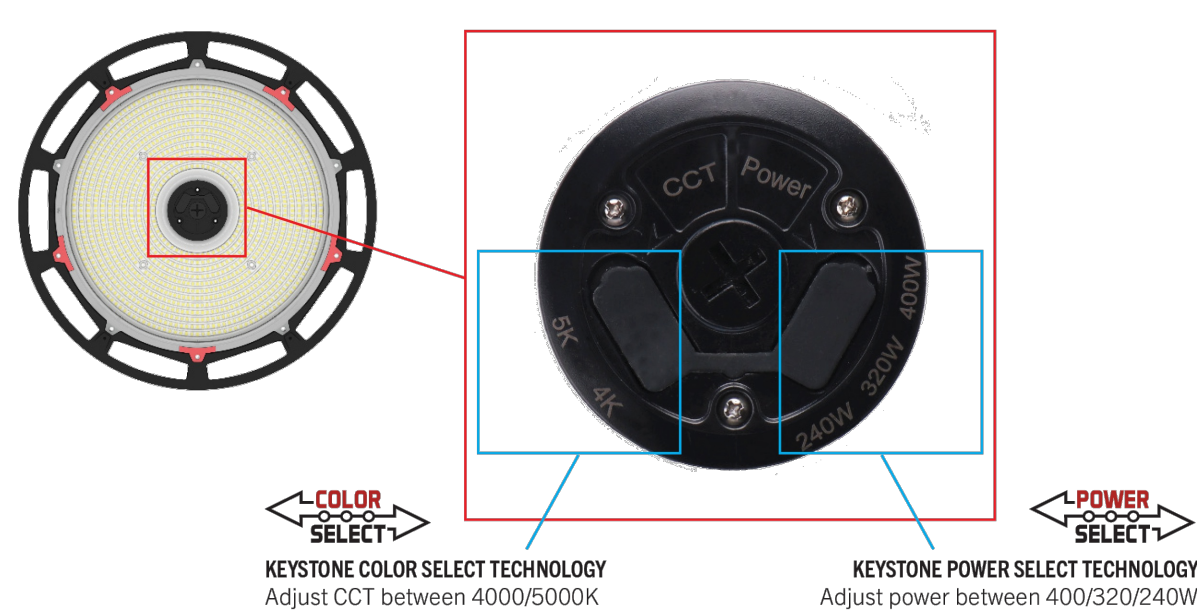
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Specifications subject to change. Last revised on 09.26.22

KT-RHLED400PS-18C-8CSD-VDIM-P
ROUND LED HIGH BAY FIXTURE

PHYSICAL SPECIFICATIONS



POWER SELECTION AND CCT SELECTION CAPABILITY

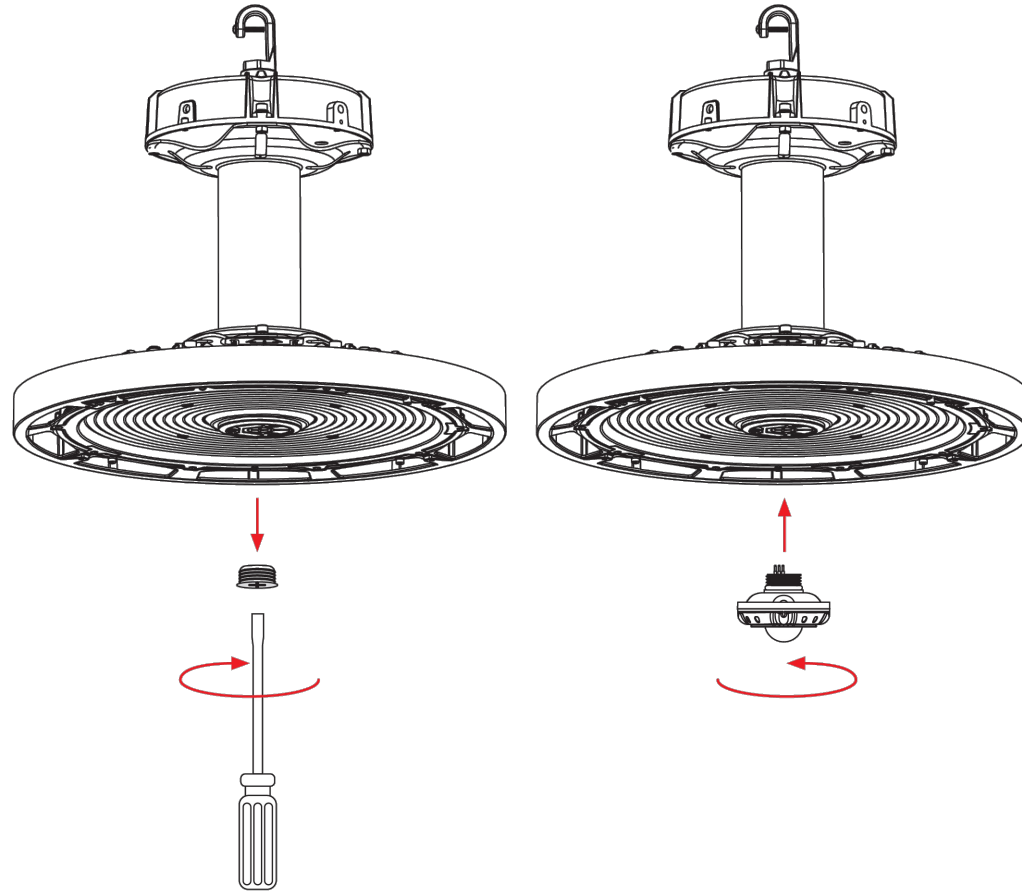


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Specifications subject to change. Last revised on 09.26.22

KT-RHLED400PS-18C-8CSD-VDIM-P
ROUND LED HIGH BAY FIXTURE

QUICK-INSTALL

- Ensure power is off to the fixture.
- Remove 1/2" knock-out (KO) plug.
- Screw in sensor head. (see illustrations)
- Re-connect power when ready.
- Program desired settings as needed with Keystone Remote Control.



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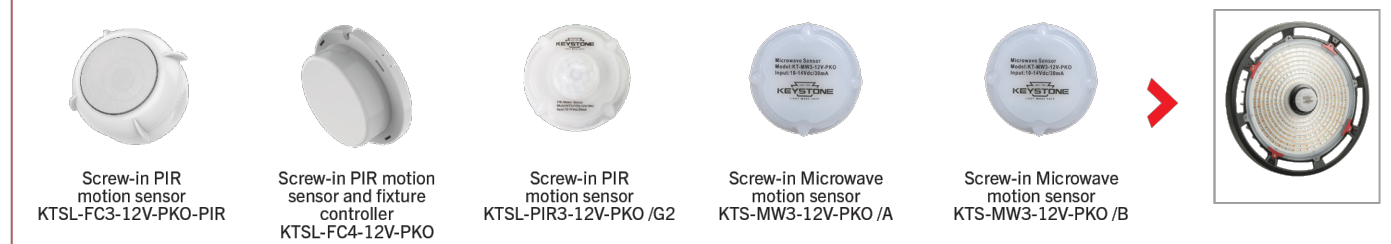
KT-RHLED400PS-18C-8CSD-VDIM-P
ROUND LED HIGH BAY FIXTURE

ACCESSORIES

SENSORS

Factory-Installable OR Field-Installable (field-installable purchased separately)

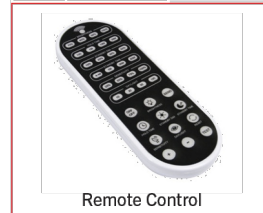
SUFFIX	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
/FC3	KTSL-FC3-12V-PKO-PIR	Bluetooth mesh wireless screw-in low voltage PIR motion sensor and fixture controller for SmartLoop system; with daylight detection	843654138862	OCW-60
/FC4	KTSL-FC4-12V-PKO	Bluetooth mesh wireless screw-in low voltage fixture controller for SmartLoop system	843654149066	RUN-10
/PIR3	KTS-PIR3-12V-PKO /G2	Screw-in PIR motion sensor with daylight detection; Adjustable settings via remote control commissioning	843654146447	GLF-99
/MW3-A	KTS-MW3-12V-PKO /A	Screw-in microwave motion sensor with daylight detection; Preset for 1 min hold time, 3 min standby time at 30% dim, daylight disabled; Adjustable settings via remote control commissioning	843654133317	XYR-25
/MW3-B	KTS-MW3-12V-PKO /B	Screw-in microwave motion sensor with daylight detection; Preset for 5 min hold time, 10 min standby time at 10% dim, daylight disabled; Adjustable settings via remote control commissioning	843654133324	SPF-37



* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).

Field-Installable / Field-Use ONLY (purchased separately)

CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
KTS-MW3-REMOTECONTROL	Remote control for KTS-MW3-12V-PKO /A or /B and KTS-PIR3-12V-PKO /G2 sensors. Used to set and adjust all sensor settings	843654132020	XXR-61



(Accessories continued on next page)

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KT-RHLED400PS-18C-8CSD-VDIM-P
ROUND LED HIGH BAY FIXTURE

ACCESSORIES (continued)

MOUNTS AND BRACKETS

Field-Installable / Field-Use ONLY (purchased separately)

CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
KT-RHLED-SM-3-KIT /G2	Surface mount kit for round highbay fixtures; Fits 400W round highbay fixture; Includes mounting hardware	843654151755	JGH-39
KT-RHLED-AR90-3-KIT /G2	Aluminum reflector kit for 400W KT-RHLED fixtures; 90-degree beam angle; Includes dome and hardware	843654151748	MIV-43
KT-RHLED-CL90-3-KIT /G2	Clear polycarbonate reflector for 400W round highbay fixtures; 90-degree beam angle; Includes dome, bottom lens, and hardware	843654151779	DPW-30
KT-RHLED-WG-3-KIT /G2	Wire guard kit for round highbay fixtures; Fits 400W round highbay fixture; Includes mounting hardware	843654151762	DHU-26
KT-RHLED-JBOX-PM /G2	J-Box; Optimized for pole pendant and step down transformer applications; Fits all round LED high bay fixtures	843654133300	RAQ-94



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KT-RHLED400PS-18C-8CSD-VDIM-P
ROUND LED HIGH BAY FIXTURE

ACCESSORIES (continued)

PLUGS

Factory-Installable OR Field-Installable (field-installable purchased separately)

SUFFIX	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
/L51P	KT-P-L51P	125V NEMA 5-15P Plug	TBD	TBD
/L51SP	KT-P-L51SP	125V NEMA L5-15P Twist Lock Plug	843654123486	GEW-06
/L61P	KT-P-L61P	250V NEMA L6-15P Twist Lock Plug	843654138619	VPX-09
/L71P	KT-P-L71P	277V NEMA L7-15P Twist Lock Plug	843654123493	ETV-78
/L720P	KT-P-L720P	277V NEMA L7-120P Twist Lock Plug	TBD	TBD

FIXTURE ORDERING INFORMATION

ORDER CODE	PACK QTY.	UPC	Easy Code
KT-RHLED400PS-18C-8CSD-VDIM-P	1	843654151731	WBS-26

FIXTURE CATALOG NUMBER BREAKDOWN

KT-RHLED400PS-18C-8CSD-VDIM-P

- | | | | | | | | | | | | |
|---|-----------------------|---|------------------------|---|-------------------------|----|---------------|----|---------------------------|----|-----------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | |
| 1 | Keystone Technologies | 2 | Round High Bay Fixture | 3 | LED Technology | 4 | Wattage | 5 | Power Select 400/320/240W | 6 | 18" Diameter Circular Shape |
| 7 | 80 CRI | 8 | ColorSelect Technology | 9 | Color Select 4000/5000K | 10 | 0-10V Dimming | 11 | Premium Series | | |

ORDERING EXAMPLES

FIXTURE WITH MULTIPLE FACTORY-INSTALLED ACCESSORIES*

KT-RHLED400PS-18C-8CSD-VDIM-P/FC3/L51SP

FIXTURE WITH SINGLE FACTORY-INSTALLED ACCESSORY
KT-RHLED400PS-18C-8CSD-VDIM-P/FC3

FIXTURE WITH NO FACTORY-INSTALLED ACCESSORIES
KT-RHLED400PS-18C-8CSD-VDIM-P

* When ordering more than one factory-installed accessory, use multiple suffixes as shown in the ordering examples above.
Note: All accessories can also be ordered separately for field installation using just their regular Catalog Number, UPC, or Easy Code.

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Specifications subject to change. Last revised on 09.26.22

△	

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

SHEET TITLE:
LIGHT FIXTURE
SPECIFICATIONS

PROJECT NAME:
MURAOAK DRIVE BLDG. "A" & "B"
8831 & 8841 MURAOAK DRIVE
GILROY, CA 95020
APN: 835-31-015 & APN: 835-31-016

PROJECT CLIENT:
CYPRESS DEVELOPMENT
192 HEALY AVE.
MARINA, CA 93955

DATE: 2-04-25

SCALE: SHOWN

DRAWN: SE

SHEET NO.

E6.1

JEEE JE ELECTRICAL
ENGINEERING, LLC
JOSE ELIZARRARAS, P.E.
ELECTRICAL ENGINEER
4885 W. 20th Place, Yuma, AZ 85364
Cell. (928) 941-4092
Email: joseec74@yahoo.com





HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: May 14, 2025
To: Vanessa Sanchez, City of Gilroy
From: Gicela Del Rio, T.E.
Subject: VMT Assessment for the Proposed Industrial Development at 8831 and 8841 Muraoka Drive

Hexagon Transportation Consultants, Inc. has completed a vehicle-miles traveled (VMT) assessment for the proposed industrial development at 8831 and 8841 Muraoka Drive (Project) in the City of Gilroy.

The project site location is shown on Figure 1. The project site consists of two parcels (APN 835-31-015 and 835-31-016) totaling approximately 1.67 acres. The Project, as proposed, would develop the site with two speculative industrial/commercial single-story buildings consisting of 12,405 square feet (s.f.) each, for a total of 24,810 s.f. (see Figure 2). Each building would be constructed providing six separate spaces, each with a restroom and service roll up door. Each space is expected to be individually leased to perspective local businesses, with the opportunity for a single lessee to occupy multiple adjacent spaces.

According to the project's statement of operations, the building space would be leased to local businesses consistent with the Limited Industrial (M1) zoning designation for the project site. Additionally, no commercial truck docks would be provided at either building since the project is not anticipated to generate heavy commercial truck traffic. Parking would be provided on site. Access to the project site would be provided via three new driveways along Muraoka Drive.

The purpose of this memorandum is to provide an assessment of the Project's effect on VMT. The VMT assessment methodology and results are discussed below.

VMT Evaluation Methodology

Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle trips with one end within the project.

In accordance with CEQA, all proposed projects are required to analyze transportation as a component of environmental review using average VMT per resident and/or per employee as metrics. The daily VMT per resident accounts for trips that start or end at the home. Daily VMT per employee is calculated based on trips made by people driving to and from work.

Project VMT Methodology

To determine whether a project would result in CEQA transportation impacts related to VMT, the Santa Clara County Valley Transportation Authority (VTA) has developed a VMT Evaluation Tool to

streamline the analysis for development projects in the County. The VMT tool is limited to the evaluation of VMT for the general land use categories of residential, office, and industrial.

The evaluation of the effects of the Project on VMT was completed using the VTA's *VMT Evaluation Tool* (VMT tool). The VMT tool identifies the existing average VMT per capita and VMT per employee for the project area based on the assessor's parcel number (APN) of a project. Based on the project location, type of development, project description, and proposed trip reduction measures, the VMT tool calculates the project VMT.

VMT Policies and Impact Criteria

To adhere to the state's legislation, the City of Gilroy is currently developing the framework for new transportation policies based on the implementation of VMT as the primary measure of transportation impacts for CEQA purposes. The new policies will replace the City's current transportation policies, which are based on levels of service. However, since the City has not formally adopted its own City-specific VMT policies, the City relies on VMT analysis methodology and impact thresholds recommended in the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, December 2018, for the evaluation of development projects.

Employment Uses Impact Thresholds

The OPR Guidelines makes no recommendation on impact threshold for industrial land use. For office projects, however, OPR recommends an impact threshold of 15% below the existing regional VMT per employee. OPR also states that in cases where the region is substantially larger than the geography over which most workers would be expected to live, it might be appropriate to refer to a smaller geography that includes the area over which most workers would be expected to live.

Currently, the City of Gilroy has limited employment land uses, which results in longer commute trips as a large number of Gilroy residents are required to travel outside of Gilroy for employment. This is reflected in the average VMT per employee for the City of Gilroy (18.79 VMT per employee) compared to the regional VMT (15.33) and the Countywide VMT (16.64) per employee, as reported by the VTA VMT Evaluation Tool. Providing employment opportunities in Gilroy will likely attract a large number of employees from within the City. Therefore, for the purpose of this analysis, the impact threshold for the evaluation of the project was assumed to be 15% below the citywide employment VMT per employee/job. The citywide employment VMT threshold is also consistent with the Gilroy 2040 General Plan EIR, which utilized 15% below the citywide VMT as the impact threshold for both residential (per-capita) and employment (per-job) VMT.

The VTA's VMT Evaluation Tool indicates that the existing citywide average VMT per employee/job is currently 18.79. Therefore, the OPR recommended impact threshold of 15% below the existing average VMT per job equates to 15.97 VMT per job.

Employment Impact Threshold: 15.97 VMT per Job

It should be noted that 15% below the existing citywide average VMT per job impact threshold for industrial land use may be considered a conservative threshold. OPR's recommended impact threshold of 15% below the existing average VMT corresponds to the threshold for office uses. Office space and jobs are more commonly available than industrial land use and jobs. While office employees may have the option to choose a convenient job location, industrial employees may have limited options, resulting in longer trips and consequently greater VMT. For this reason, jurisdictions that have adopted their own VMT guidelines and impact thresholds, such as the City of San Jose, have defined impact thresholds for industrial land uses as the existing VMT per job. However, until the City of Gilroy adopts its own VMT guidelines and impact criteria, utilizing 15% below the existing VMT as the impact threshold for

employment land uses is a conservative approach and is consistent with the Gilroy 2040 General Plan EIR.

Project VMT Evaluation

The VMT for the proposed project was evaluated with the VTA VMT Evaluation Tool and based on the proposed general light industrial land use.

The results of the VMT evaluation indicate that the existing average daily VMT for employment uses in the general project area is 16.9 VMT per job. The results also indicate that the proposed development is projected to generate average daily per-job VMT equal to 16.89, which although is lower than the existing citywide average VMT per job of 18.79, would exceed the identified impact threshold of 15.97 VMT per job. Therefore, the proposed project would result in an impact on the transportation system based on OPR's 15% below existing average VMT impact threshold.

The VMT results are presented in Table 1. The VTA VMT Evaluation Tool output sheet is shown on Figure 3.

Table 1
VMT Analysis Summary

Project	Citywide	15% Below Base Threshold	No Project	With Project		
	Average Daily VMT per Job		Average Daily VMT per Job	Average Daily VMT per Job	Impact?	With Possible TDM Program ¹
8831-8841 Muraoka Industrial Development						
Base Year 2025	18.79	15.97	16.90	16.89	Yes	15.88 or less
Source: VTA's VMT Evaluation Tool, May 2025.						
¹ Assumes specific TDM programs and required participation to reduce VMT below threshold. A combination of one or more possible TDM programs, include commute trip reduction marketing/education, subsidized transit program, alternative work schedule, and/or alternative transportation benefits, could achieve a reduction in the project's VMT or 15.88 or less, mitigating the project impact.						

Possible Measures to Reduce VMT Projections

VMT for a project can be reduced by implementing measures that would reduce the total number of trips or trip length produced by the project. There are various strategies/measures that can be implemented in an effort to reduce total traveled miles within the City, ranging from policy changes (trip reduction policies) and infrastructure changes (mixed-use development, housing near major transit facilities/employment, easy access to public transportation, enhanced bicycle and pedestrian network) to employer incentives (workplace amenities and incentives, telecommuting).

The Santa Clara County VTA, in their 2017 Congestion Management Program document, lists various Travel Demand Management (TDM) measures that employers, developers, and local agencies can adopt to manage congestion on the transportation network. The VMT Tool includes various such measures that can be applied to new projects in an effort to reduce the project's VMT. The trip-reducing measures included in the VMT Tool that are applicable to employment projects include the following:

- TDM Program (TP) 02- Bike Sharing Program (Program not applicable to Gilroy)
- TP03- Car Sharing Program (Program not applicable to Gilroy)
- TP04- Implement Commute Trip Reduction Marketing/Education
- TP05- Commute Trip Reduction Program

TP06- Implement Employee Parking “Cash-Out” (On-Site Parking) (Program not applicable to Gilroy)
TP07- Subsidized Transit Program
TP08- Telecommuting and Alternative Work Schedule Program
TP09- Free Door-to-Door Transit Fleet (Program not applicable to Gilroy)
TP10- Price Workplace Parking (Program not applicable to Gilroy)
TP11- Alternative Transportation Benefits
TP13- Ride-Sharing Programs
TP14- Subsidize public transit service upgrades
TP15- Behavioral Intervention
TP17- Vanpool Incentives
TP18- Voluntary Travel Behavior Change Program

Project Impact and Mitigation Measures

Applying OPR’s 15% below existing average VMT impact threshold, the project would need to implement VMT reduction measures to achieve a minimum of 5.5% reduction (or approximately 0.92 miles per employee/job, from 16.89 to 15.97 miles) in its VMT per job for the proposed project to reduce its impact to less than significant levels. The project’s VMT per job could be reduced with the implementation of TDM strategies. Possible TDM strategies applicable to the proposed Project are described below.

VMT Evaluation Tool Estimated VMT Reduction

Per the VMT tool, the project’s VMT per job could be reduced to a maximum of 13.52 miles with the implementation of TDM strategies. However, some of the TDM strategies included in the maximum VMT reduction calculated by the VMT tool may not be applicable or feasible to be implemented by the proposed project, which would result in a smaller VMT reduction than that calculated by the VMT tool.

The VMT strategies that potentially could be implemented by the proposed project include the following:

- TP04 – Implement Commute Trip Reduction Marketing/Education: Implement marketing campaign targeting all Project employees and visitors that encourages the use of transit, shared rides, and active modes. Marketing strategies may include new employee orientation on alternative commute options, event promotions, and publications. Providing information and encouragement to use transit, share ride modes, and active modes, reducing drive-alone trips and thereby reducing VMT. However, implementing only this TDM measure with 100-percent (%) participation would not reduce the Project VMT below the impact threshold.
- TP07 – Subsidized Transit Program: This strategy requires project employers or building operators to provide either partially or fully subsidized transit passes for all project affiliates (employees and/or residents). Providing subsidies for transit use encourages people to use transit rather than driving, thereby reducing VMT. However, implementing only this TDM measure with 100-percent (%) participation would not reduce the Project VMT below the impact threshold.
- TP08 – Telecommuting and Alternative Work Schedule Program: This strategy requires project employers to allow and encourage employees to telecommute from home when possible, or to shift work schedules such that employees work slightly longer days resulting in fewer days in the office in a one-week or two-week period. This strategy reduces commute trips, thereby reducing VMT. Implementation of this TDM measure with a minimum of 40% participation (or a combination of TP04 and TP08 for example) would reduce the Project VMT below the impact threshold.
- TP11 – Alternative Transportation Benefits: This strategy requires the project employers to provide general commute benefits to employees, which may include financial subsidies or pre-tax

deductions for transit, carpooling, and vanpooling activities. Implementation of this TDM measure with a minimum of 20% participation (or a combination of this measure with other of the above measures) would reduce the Project VMT below the impact threshold.

Implementation of one or a combination of the above TDM measures could reduce the project's VMT per job below the identified impact threshold of 15.97 miles per job and thus reduce the project impact to less than significant.

Figure 1
Project Site Location

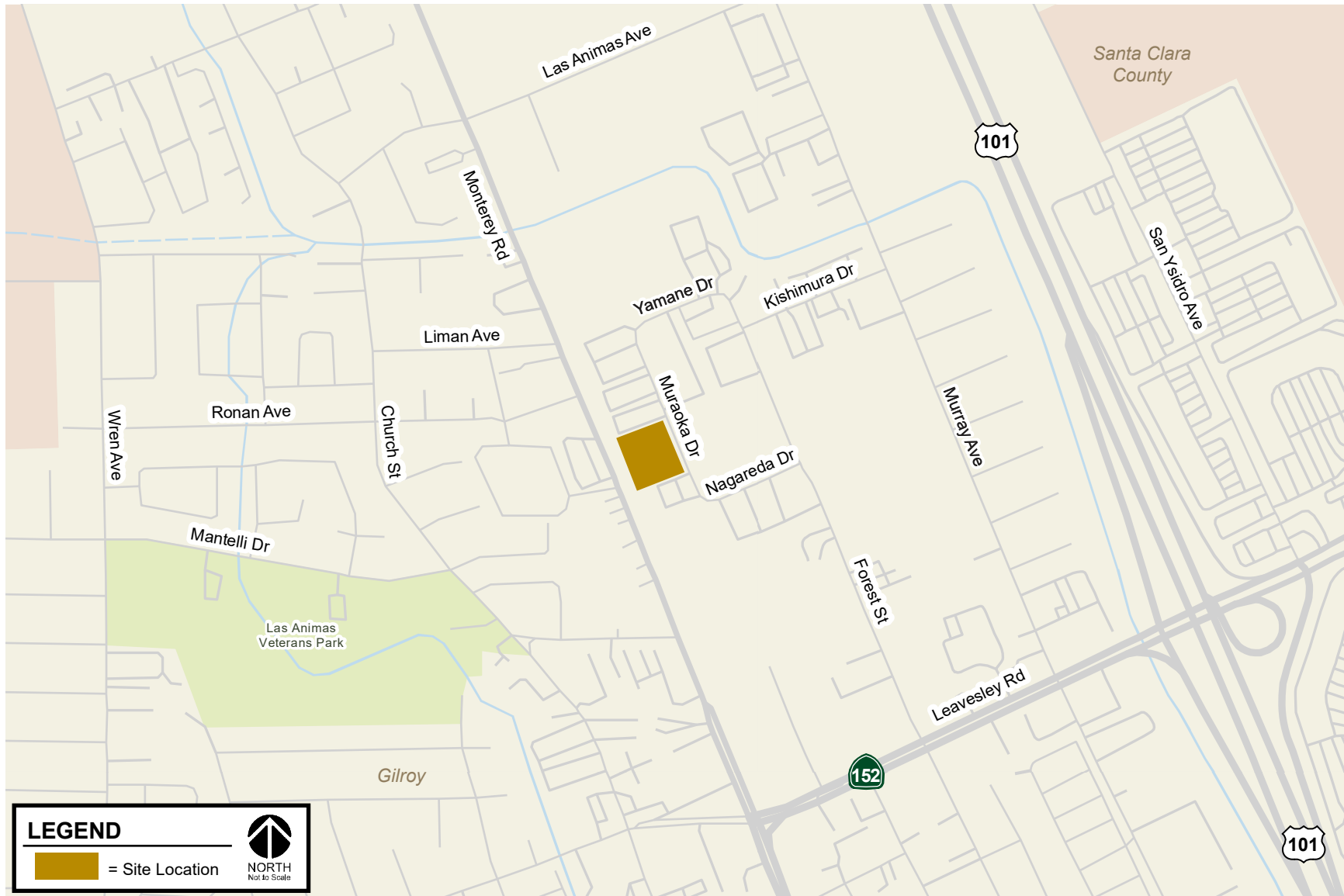


Figure 2
Project Site Plan

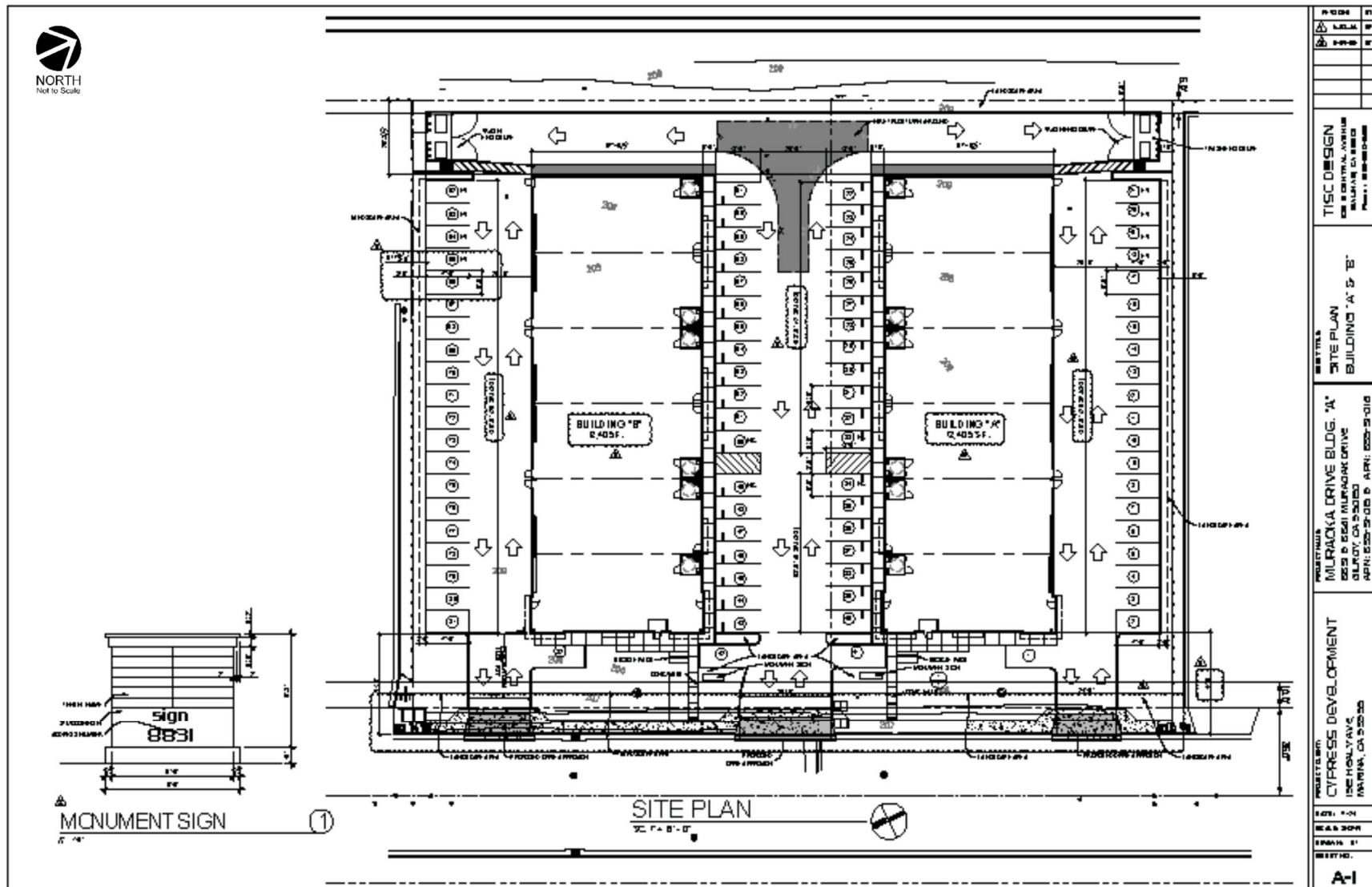
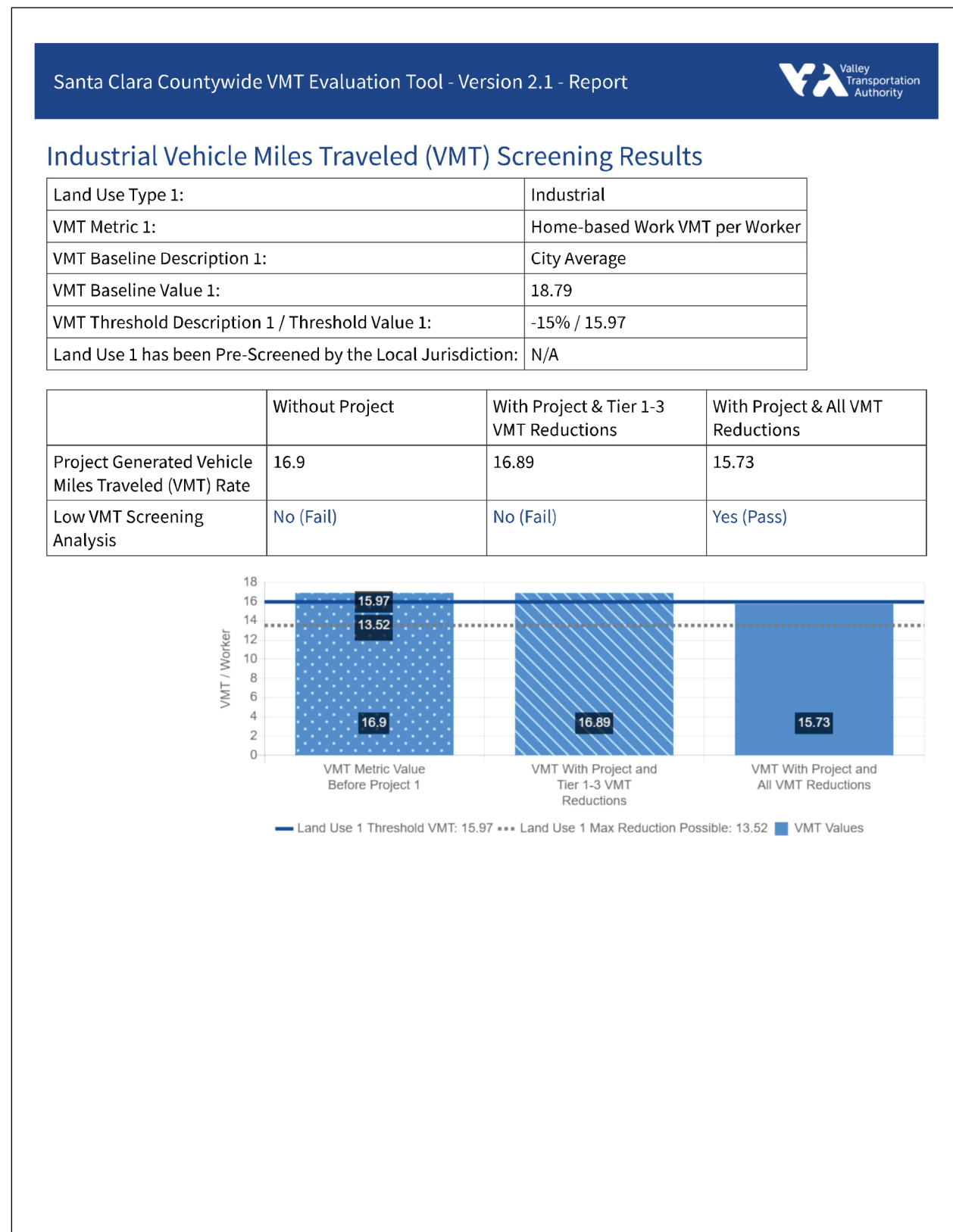


Figure 3
Project VMT Analysis



RESOLUTION NO. 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GILROY APPROVING AN ARCHITECTURAL AND SITE REVIEW PERMIT FOR CONSTRUCTION OF TWO 24,810 SQUARE-FOOT TOTAL SPECULATIVE COMMERCIAL INDUSTRIAL BUILDINGS ON TWO VACANT PARCELS TOTALING AN APPROXIMATE 1.67-ACRE SITE LOCATED AT 8831 AND 8841 MURAOKA DRIVE, APNS: 831-31-015 and 835-31-016 (FILE NUMBER AS 24-16)

WHEREAS, on October 9, 2024, Joseph Torquato, representing Cypress Development, submitted an application requesting an architectural and site review permit for the proposed construction of two 24,810 square-foot total speculative commercial industrial buildings within the M1 Limited Industrial, Murray-Las Animas Avenue Overlay Combining zoning district (APNS: 831-31-015 and 835-31-016); and

WHEREAS, on June 4, 2025, the application submittal was accepted as complete for final processing; and

WHEREAS, the project has been determined to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32) which applies which applies to urban in-fill development on sites less than five acres, served by existing facilities and utilities, consistent with the general plan and zoning, and that have no other environmental concerns; and

WHEREAS, the project requires Planning Commission review and approval because it is within the Murray-Las Animas Avenue overlay district;

WHEREAS, on August 7, 2025 the Planning Commission held a duly noticed public meeting, at which time the Planning Commission received and considered the staff report as well as all evidence received including written and oral public testimony; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon which the project approval is based is the Community Development Department, Planning Division.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Gilroy hereby grants approval of the Architectural and Site Review Permit AS 24-16 based on the following findings made pursuant to Gilroy City Code section 30.50.43 (AS Review) and policies established by the Murray-Las Animas Avenue Overlay District, subject to the conditions identified in Exhibit A to this Resolution:

- A. The proposed development is consistent with the intent of the goals and policies of the City of Gilroy 2040 General Plan given that the light industrial use is anticipated within the Industrial Park land use designation and is in conformance with the applicable goals and policies including LU 1.1, LU 5.1, LU 5.3, LU 5.4, M 1.8, M 3.9 as it results in an in-

fill commercial industrial development that will provide enhanced landscaping, attractive and compatible architecture, public sidewalks and on-site bicycle facilities;

- B. The development as proposed and conditioned is consistent with the Zoning Ordinance given that the development of speculative industrial buildings is permitted in the M1 Limited Industrial zoning district and the project is designed to comply with all applicable M1 zoning district development standards.
- C. The proposed Architectural and Site Review request is consistent with the Industrial Design Guidelines given that the development is appropriately scaled, has appropriate fencing, contains enhanced perimeter landscaping, and has adequate circulation, site access and parking.
- D. The Architectural and Site Review request is consistent with the intent of the goals and policies of the Murray-Las Animas Avenue Overlay Combining District Policy given that the project will provide enhanced landscaping, the buildings will be constructed of metal siding, large storefront aluminum windows, metal awnings and will incorporate a color palette consisting of neutral grey tones with a teal accent color;
- E. Public utilities and infrastructure improvements needed to serve the proposed project are available to serve the site from the existing public streets; and
- F. There will be no significant environmental impacts as a result of this project, which qualifies from the California Environmental Quality Act (CEQA) pursuant to section 15332 of the CEQA guidelines, VMT for the project was analyzed and was found to be less than significant with incorporated of TDM measures, and the project will require payment of any required habitat fees in compliance with the Santa Clara Valley Habitat Plan prior to issuance of a building Permit.

PASSED AND ADOPTED this 7th day of August 2025 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Sharon Goei, Secretary
Community Development Director
Attachment: Exhibit A (Conditions of Approval)

Manny Bhandal, Chairperson

**EXHIBIT A
AS 24-16
8831 and 8841 Muraoka Drive**

PLANNING CONDITIONS

The following GENERAL conditions authorize specific terms of the project ENTITLEMENT(S).

- | | |
|----|---|
| 1. | <p>APPROVED PROJECT: The approval for Architectural and Site Review Permit AS 24-16 is granted to construct two (2) industrial speculative buildings and site improvements located at 8831 and 8841 Muraoka Drive, Assessor Parcel No. 835-31-015 and 835-31-016, as shown on Project Plans stamped approved in the Planning Division project files, as follows:</p> <ul style="list-style-type: none"> a. Architectural Plans prepared by TISC Design. b. Civil Plans prepared by C3 Engineering. c. Landscape Plans prepared by Patrick Healy Designs. <p>Build-out of the project shall conform to the plans, except as otherwise specified in these conditions. Any future adjustment or modification to the plans, including any changes made at time of building permit submittal, shall be considered by the Community Development Director or designee, may require separate discretionary approval, and shall conform to all City, State, and Federal requirements, including subsequent City Code requirements or policies adopted by City Council.</p> |
| 2. | <p>PERMIT EXPIRATION: The expiration date of this approval is one year from the decision date, August 7, 2025. If any development for which architectural and site approval has been granted has not obtained building permits within one (1) year from the date of notification of approval, the approval shall be deemed automatically revoked.</p> <p>Upon application, an extension of time may be granted by the Community Development Director or designee. Should Developer intend to request an extension to the permit expiration date, Developer must submit to the Planning Division a written application with applicable fees prior to the expiration date. Only timely requests may be considered pursuant to the City Code.</p> |
| 3. | <p>COMPLIANCE WITH CONDITIONS: If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to permit revocation or enforcement actions pursuant to the City Code. All costs associated with any such actions shall be the responsibility of Developer, owner or tenant.</p> |

4.	INDEMNIFICATION: Developer agrees, as a condition of permit approval, at Developer's own expense, to defend, indemnify, and hold harmless the City of Gilroy ("the City") and its officers, contractors, consultants, attorneys, employees and agents from any and all claim(s), action(s) or proceeding(s) brought against the City or its officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void or annul the approval of this resolution or any condition attached thereto or any proceedings, acts or determinations taken, including actions taken under the California Environmental Quality Act of 1970, as amended, done or made prior to the approval of such resolution that were part of the approval process.
5.	SIGNS: No signs are approved as part of this application. Prior to issuance of a sign permit for this site, Developer shall propose well-designed, quality signs that comply with the allowances of the City Code and are to the satisfaction of the Community Development Director or designee.
6.	SIGNAGE: All signage advertising the development project or components thereof, including individual tenants or subdivisions, shall be installed or maintained onsite or offsite as allowed and in conformance with an approved sign permit.
7.	OUTDOOR ACTIVITIES: This permit approval does not allow for any outdoor storage or outdoor activities as part of the development and/or operation. Any future consideration of outdoor uses onsite shall only be considered as allowed by the City Code, including any subsequent permitting for such outdoor use.
8.	SINGLE-PHASE DEVELOPMENT: Construction of the project shall be done in a single-phase unless a phased construction project schedule is approved by the Community Development Director or designee.
9.	TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM: The project will comply with the Transportation Demand Management (TDM) Program to reduce vehicle miles travelled identified in the Transportation Analysis prepared by Hexagon Transportation Consultants, Inc. dated May 14, 2025, including the following: • TP04-Implement Commute Trip Reduction Marketing/Education Implement marketing campaign targeting all Project employees and visitors that encourages the use of transit, shared rides, and active modes. Marketing strategies may include new employee orientation on alternative commute options, event promotions, and publications. Providing information and encouragement to use transit, share ride modes, and active modes, reducing drive-alone trips and thereby reducing VMT. This strategy requires 100% participation. • TP13-Ride-Sharing program Organize a program to match individuals interested in carpooling who have similar commute patterns. This strategy requires a minimum of 4% participation.
<i>The following conditions shall be addressed prior to issuance of any BUILDING PERMIT, GRADING PERMIT or IMPROVEMENT PLAN, whichever is first issued, or as</i>	

<i>otherwise specified in the condition.</i>	
10.	CONDITIONS OF APPROVAL: Developer shall include a plan sheet(s) that includes a reproduction of all conditions of approval of this permit, as adopted by the decision-maker.
11.	EXISTING VIOLATIONS: Prior to issuance of building permits, Developer shall correct all violations of the City Code, if any, existing on the project property for which the City has open cases.
12.	CERTIFICATION OF BUILDING PERMIT PLANS: The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the Community Development Director or designee/Planning Commission/City Council. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Division.
13.	COLORS AND MATERIALS: Plans submitted for building permit applications shall include all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (e.g. stucco with sand finish, plaster with smooth finish) to be used in construction.
14.	SUBSEQUENT ENTITLEMENTS: Developer shall obtain necessary permits prior to initiating any new construction or modifications authorized under this approval, including but not limited to temporary construction trailers, temporary staging areas, model home sales offices, advertising signs of any kind, exterior and interior modifications. Developer shall pay all requisite fees in effect at the time of plan submittal and/or issuance, as applicable.
15.	LIGHTING PLAN: Developer shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. Parking lot and exterior light fixtures shall be full cutoff type so that lighting is directed downward only, minimizing glare and light pollution, and shall not cast light on any adjacent property or roadway. Developer shall recess or conceal any under-canopy lighting elements so they are not directly visible from any public area. The lighting plan must be approved by the Community Development Director or designee.
16.	LANDSCAPE AND LIGHTING PLAN: Prior to issuance of grading permits, Developer shall submit a combined landscape and lighting plan to verify all project onsite lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on public property, including streets. Such lighting shall

	not conflict with drainage plans, landscape plans, tree locations, parking spaces, or any other such land use concerns.
17.	HABITAT NITROGEN DEPOSITION APPLICATION: Prior to issuance of a building permit, Developer shall submit a Santa Clara Valley Habitat Agency Nitrogen Deposition Only application to the City of Gilroy. The building permit will be issued only after approval of the application and payment of assessed fees. Applications for Nitrogen Deposition shall be downloaded from the agency's website and submitted to the City Planning Division for review and approval. See the Santa Clara Valley Habitat Agency website: https://www.scv-habitatagency.org for more information.
18.	WINDOWS: The manufacturer type, design, material, and installation details for all windows within the project shall be specified in the construction drawings for review and approval by the Community Development Director or designee.
19.	GARAGE DOORS: Developer shall provide automatic garage door openers for all garages. All garage entries closer than 23 feet to the front property line shall be equipped with a sectional roll-up garage door.
20.	FENCES AND WALLS: All fencing and walls are to be shown on construction drawings submitted for building permit review and shall conform to City Code Article XXXIV. The design and location must comply with all setback and height requirements.
21.	BICYCLE RACKS OR STORAGE: Developer shall provide bicycle racks and lockers in compliance with Building Division and/or Engineering conditions of approval. Racks shall be an "inverted U," or equivalent as approved by the Community Development Director, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
22.	LOADING ZONES: Prior to issuance of certificate of occupancy, Developer shall stripe all loading zones, whether situated outside or inside a structure, for loading and unloading activities only and shall post a sign prohibiting storage or other non-loading activity within the designated loading zone.
23.	TRASH ENCLOSURE: Prior to building permit issuance, details of an opaque screen trash enclosure are to be shown on construction drawings and approved by the Community Development Director or designee. The trash enclosure should match the architectural design, color, and materials of the primary structure. Trash enclosure must be designed to accommodate the three container collection system and drainage patterns to prevent discharge of storm water to sewer system in trash enclosure must be displayed.

24.	SCREENING OF APPURTENANCES: Developer shall show on construction drawings details of screening for all exterior equipment, including but not limited to mechanical equipment, post indicator valves, backflow prevention devices, utility meters, mailboxes and address directories, etc. Ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berms, and landscaping. In addition to the above, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow. The final placement and design of these items shall be to the satisfaction of the Community Development Director or designee.
25.	ROOFTOP EQUIPMENT: Developer shall ensure rooftop mechanical equipment, including but not limited to heating and cooling systems, plumbing vents, ducts, antennas and other appurtenances protruding from the roof are recessed or otherwise screened from public street view. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Community Development Director or designee.
26.	ROOF AND BUILDING DRAINPIPES: Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations.
27.	RAIN GUTTERS AND DOWNSPOUTS: Developer shall install all roof and building rain gutters and downspouts, vents, and flashing to integrate as closely as possible with building design elements, including matching the color of the adjacent surface.
28.	LANDSCAPING: Prior to building permit issuance, proposed landscaping shall be shown on the site plan and submitted with the construction drawings for review and approval by the Community Development Director or designee.
29.	LANDSCAPE MULCH: As part of the Landscape Plan submittal, Developer shall clarify a minimum three (3) inch layer of mulch to be applied on all exposed soil surfaces, as required by the State Model Water Efficient Landscape Ordinance (MWELo).
30.	INVASIVE PLANT SPECIES: Developer shall not include any invasive plant species, such as those listed by the California Invasive Plant Council.
31.	LANDSCAPE DOCUMENTATION PACKAGE: Prior to issuance of building permits or initiation of the proposed use, whichever comes first, Developer shall submit a completed Landscape Documentation Package, including a soil analysis/management report along with appropriate application review fees, to the Community Development Department, including required documentation for compliance verification, and obtain

	approval of such plans.
32.	IRRIGATION SENSORS: Prior to issuance of building permits, developer shall (as part of the irrigation system) indicate on construction drawings sensors that suspend or alter irrigation operation during unfavorable weather conditions (e.g. automatic rain shut-off devices).
33.	PRECONSTRUCTION NESTING BIRD SURVEY: To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows: “The Developer shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500’ for active nests: with particular emphasis on nests of migratory birds: if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100’ for perching birds and 300’ for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.”
<i>The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first, or as otherwise specified in the condition.</i>	
34.	ON- AND OFF-SITE IMPROVEMENTS: Prior to occupancy, Developer shall complete all required offsite and onsite improvements related to the project, including structures, paving, and landscaping, unless otherwise allowed by the Community Development Director, or stated in these conditions.
35.	LANDSCAPE AND IRRIGATION INSTALLATION: Prior to issuance of certificate of occupancy or building permit final sign-off, Developer shall complete installation of all landscaping and irrigation in accordance with the approved plans.
36.	LANDSCAPE CERTIFICATE OF COMPLETION: Prior to occupancy or initiation of the proposed use, or completion of each build-out phase of development, Developer shall submit a signed Certificate of Completion, along with all necessary supporting

	documentation and payment to the Community Development Department, for compliance verification of the landscape installation. Developer is required under the Model Water Efficient Landscape Ordinance (MWELO) to provide a copy of the approved Certificate of Completion to the property owner or his or her designee.
37.	PLANNING INSPECTION: Inspections by the Planning Division will be required for the application of exterior materials and final completion of each structure to ensure that the construction matches the approved plans.
38.	SITE CLEAN-UP: Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials, debris, and vehicles from the subject property.
<i>The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or as otherwise specified in the condition.</i>	
39.	CONSTRUCTION RELATED NOISE: To minimize potential construction-related impacts to noise, Developer shall include the following language on any grading, site work, and construction plans issued for the subject site “During earth-moving, grading, and construction activities, Developer shall implement the following measures at the construction site: a. Limit construction activity to weekdays between 7:00 a.m. and 7:00 p.m., and on Saturdays between 9:00 a.m. and 7:00 p.m. Construction noise is prohibited on Sundays and City-observed holidays; b. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area; c. Construct sound walls or other noise reduction measures prior to developing the project site; d. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment; e. Prohibit all unnecessary idling of internal combustion engines; f. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists; and g. Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.”
40.	CONSTRUCTION RELATED AIR QUALITY: To minimize potential construction-related impacts to air quality, Developer shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) and shall include the following language

	on any grading, site work, and construction plans issued for the project site “During earth-moving, grading, and construction activities, Developer shall implement the following basic control measures at the construction site: a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day; b. All haul trucks transporting soil, sand, or other loose material onsite or offsite shall be covered; c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; d. All vehicle speeds on unpaved roads or pathways shall be limited to 15 miles per hour; e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points; g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator; and h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.”
41.	DISCOVERY OF CONTAMINATED SOILS: If contaminated soils are discovered, the Developer will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: a. Contractor employees working on-site will be certified in OSHA’s 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; b. Contractor will stockpile soil during development activities to allow for proper characterization and evaluation of disposal options; c. Contractor will monitor area around construction site for fugitive vapor emissions with appropriate filed screening instrumentation; d. Contractor will water/mist soil as it is being excavated and loaded onto transportation trucks;

	e. Contractor will place any stockpiled soil in areas shielded from prevailing winds; and f. Contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
42.	DISCOVERY OF PALEONTOLOGICAL RESOURCES: In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with the Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
43.	DISCOVERY OF ARCHAEOLOGICAL RESOURCES: In the event of an accidental discovery of archaeological resources during grading or construction activities, Developer shall include the following language on any grading, site work, and construction plans issued for the project site: “If archaeological or cultural resources are discovered during earth-moving, grading, or construction activities, all work shall be halted within at least 50 meters (165 feet) of the find and the area shall be staked off immediately. The monitoring professional archaeologist, if one is onsite, shall be notified and evaluate the find. If a monitoring professional archaeologist is not onsite, the City shall be notified immediately and a qualified professional archaeologist shall be retained (at Developer’s expense) to evaluate the find and report to the City. If the find is determined to be significant, appropriate mitigation measures shall be formulated by the professional archaeologist and implemented by the responsible party.”
44.	DISCOVERY OF HUMAN REMAINS: In the event of an accidental discovery or recognition of any human remains, Developer shall include the following language in all grading, site work, and construction plans: “If human remains are found during earth-moving, grading, or construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Santa Clara County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make

	recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”
<i>The following conditions shall be complied with AT ALL TIMES that the use permitted by this entitlement occupies the premises.</i>	
45.	ADDITIONS, ACCESSORY BUILDINGS, AND PATIO COVERS: Building additions and patio covers shall conform to the zoning district as applicable.
46.	GROUND FLOOR TRANSPARENCY: Storefronts (including windows) must always maintain a minimum of 75 percent transparency along the ground floor of the building(s). No signage, window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Community Development Director or designee.
47.	LANDSCAPE MAINTENANCE: For the life of the project, Developer shall maintain landscaping and irrigation in accordance with the approved plans, except as otherwise permitted or required by law. Significant changes to the number, placement, and selection of plant species may require a modification to this approval, to be determined by the Community Development Director or designee.
<u>PUBLIC WORKS CONDITIONS OF APPROVAL</u>	
<i>The following conditions authorize the specific terms and are a part of the project ENTITLEMENT(S); and which shall be addressed on the construction plans submitted for any BUILDING PERMIT, GRADING PERMIT or SUPERSTRUCTURE, and shall be satisfied prior to issuance of whichever permit is issued first, or if another deadline is specified in a condition, at that time.</i>	
48.	PAYMENT OF PUBLIC WORKS PLAN CHECK AND INSPECTION FEE: At the time of first improvement plan submittal, the applicant shall submit a \$10,000.00 (Ten

	thousand dollar) initial deposit for project plan check and construction inspection. This deposit will be credited/accounted toward final plan check and inspection fee for the project. <i>(PUBLIC WORKS)</i> .
49.	PUBLIC WORKS PLAN CHECK AND INSPECTION FEE: the applicant shall submit a detailed project cost estimate prepared by the project engineer, to approval of the City Engineer, with the initial project plan submittal. The cost estimate shall be broken out into on-site and off-site improvements. Prior to plan approval, the applicant shall submit a final cost estimate and pay 100% of the plan check and inspection fees. <i>(PUBLIC WORKS)</i> .
50.	PLAN SUBMITTAL: The Engineering project plans shall be submitted, in full, with the building permit plans. Improvement plans are required for both on-site and off- site improvements, and the improvement plan set cover sheet shall include an index referencing on-site and off-site improvements. All improvements shall be designed and constructed in accordance with the City of Gilroy Municipal Code and Standard Specifications and Details, and are subject to all laws of the City of Gilroy by reference. The improvement plans shall include all mapping documents by the project surveyor, civil project plans including, but not limited to, site plans, grading plans, plan and profiles, utility plans, joint trench, off-site plans, lighting (photometric) plans, and landscaping plans within the public right-of-way. The plan shall clearly identify both public and private utilities. The improvement plans shall be strictly prepared per the Public Works Engineering submittal checklist which will be included with all plan submittals. The Engineering submittal checklist is available on the City's website under the Public Works Department. Submittals will be deemed incomplete and will not be accepted if: 1) submittals do not include the submittal checklist signed by the Engineer of Record, and 2) submittals do not include all items per the checklist requirements. <i>(PUBLIC WORKS)</i>
51.	DESIGN - Engineering Design exceptions to City design standards and policies must be specifically requested in writing and approved by City Engineer/PW Director. Any design exceptions shown on the tentative map and associated engineering documents that are not specifically requested are not approved.
52.	UTILITY PLANS: A utility plan shall be provided for all projects as specified within these conditions of approval. To ensure coordination between the applicant and the relevant utility company: a. The applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television, and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project.

	Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). b. The applicant shall negotiate any necessary right-of-way or easement with PG&E, or any other utilities, subject to the review and approval by the Engineering Division and the utility companies. c. A “Will Serve Letter” shall be provided for each utility company expected to service the subdivision. Early coordination with the utility companies is necessary to obtain this letter. Coordination of City utilities shall be through the Engineering Division. d. A note shall be placed on the joint trench composite plans which states that the plan agrees with City Codes and Standards and that no underground utility conflict exists. (PUBLIC WORKS)
53.	UTILITY RESPONSIBILITIES: Storm and sewer utilities in private areas shall be privately owned and privately maintained. At initial submittal, the utility plan shall include a note that identifies all onsite utilities as privately owned and maintained. (PUBLIC WORKS)
54.	PREPARATION OF ELECTRICAL PLANS: The project electrical plans shall be prepared by a registered professional engineer experienced in preparing these types of plans. The applicant shall submit, with the improvement plans submitted with the initial plan submittal, a letter from the design Electrical or Civil Engineer that states the electrical plan conform to City Codes and Standards, and to the approved improvement plans. The letter shall be signed and stamped by the professional engineer that prepares the improvement plans. (PUBLIC WORKS)
55.	EXISTING FACILITIES PROTECTION: All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements without the approval of the City of Gilroy. (PUBLIC WORKS)
56.	WATER CONSERVATION: The project shall fully comply with the measures required by the City’s Water Supply Shortage Regulations Ordinance (Gilroy City Code, Chapter 27, Article VI), and subsequent amendments to meet the requirements imposed by the State of California’s Water Board. This ordinance established permanent voluntary water saving measures and temporary conservation standards. (PUBLIC WORKS)
57.	PROJECT STUDIES: The applicant shall submit, for City approval, any applicable water, sewer, storm drain or traffic studies for the development deemed appropriate by the City Engineer. These studies shall provide the supporting hydraulic calculation for pipe sizing per the City Standard Design Guidelines. The study shall be reviewed and approved by Engineering. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, the applicant will be required to mitigate the impact by removing and replacing, or upsizing of the existing utilities to accommodate the appropriate level of project flows to the approval of the City Engineer. The improvements shall be addressed on the

	construction drawings, to the approval of the City Engineer, prior to the issuance of the first building permit. <i>(PUBLIC WORKS)</i>
58.	IMPACT FEES: The project is subject to the City's Street Tree, Storm, Sewer, Water, Traffic, and Public Facilities Development Impact Fees. The City's latest impact fee schedule is available on the City's website. Payment of all Impact Fees is required at first building permit issuance. Fees shall be based on the current fee schedule in effect at the time of fee payment, consistent with and in accordance with City policy. Note that impact fees increase at the beginning of each fiscal year, July 1. Specific fee language is provided further in these conditions of approval. <i>(PUBLIC WORKS)</i>
59.	REPAIR OF PUBLIC IMPROVEMENTS: The applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the applicant's operations. The applicant shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to the first occupancy of the project. <i>(PUBLIC WORKS)</i>
60.	TRIANGULAR AREA OF VISIBILITY : Landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 45' triangular area of visibility at any project corner, shall have a minimum vertical clearance of 9', and/or be less than 2' in height. This includes all PG&E above ground structures and other utility facilities. The sight triangle shall be shown on the site civil plans, to the approval of the City Engineer, to demonstrate this condition. <i>(PUBLIC WORKS)</i>
61.	ENCROACHMENT PERMITS, BONDS, AND INSURANCE: The applicant must obtain an encroachment permit, posting the required bonds and insurance, and provide a one (1) year warranty for all work to be done in the City's right-of-way or City easement. This encroachment permit shall be obtained prior to the issuance of a foundation building permit and prior to any work being done in the City's right-of-way. All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structures are permitted within the City right-of-way, or within any City easement unless otherwise approved by the City Engineer. The applicant shall have street improvement plans prepared for all work in the public right-of-way by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans. Prior to issuance of the encroachment permit, the applicant shall submit any applicable pedestrian or traffic control plans for any lane or sidewalk closures. The traffic control plan shall comply with the State of California Manual of Uniform Traffic Control Devices (MUTCD), and standard construction practices. [(For major street improvements) Construction plans for improvements in the right-of-way shall be submitted to the City Engineer at 30%, 60%, and 90% design for review. All design assumptions and criteria shall be submitted with each phase of design submittal. Project specifications shall be included for review with the 90% design review.]

Final construction plans and specifications shall be approved by the City Engineer, and released for construction, prior to the issuance of the encroachment permit. The applicant is required to confirm the location of existing utility lines along the project frontage by potholing. Prior to any potholing, applicant shall submit a pothole plan for City review and approval. Applicant shall provide the pothole result to the City Engineer prior to final design. Right-of-way improvements shall include, at a minimum, the following items: (*PUBLIC WORKS*)

- a. **STREET TREES:** The applicant shall plant street trees along the project frontage to match the City of Gilroy's Street Tree Plan in effect at the time of construction. The street tree plans shall be per City Standard Drawings, and will include City Standard tree grates.
- b. **STREET MARKINGS:** The applicant shall install necessary street markings of a material and design approved by the City Engineer, and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs and handicap markings. All permanent pavement markings shall be thermoplastic and comply with Caltrans Standards. Color and location of painted curbs shall be shown on the plans, and are subject to approval by the City Engineer. Any existing painted curb or pavement markings no longer required shall be removed by grinding if thermoplastic, or sand blasting if in paint.
- c. **SIDEWALK:** The applicant shall install a 6-ft sidewalk along the entire width of the project frontage per the City Standard Drawings. The proposed sidewalk shall maintain a 1.5% cross slope.
- d. **CURB AND GUTTER:** The applicant shall remove and replace to existing City standards all damaged and non-standard curb and gutter along the project frontage. The actual amount of curb and gutter to be replaced shall be determined by the Public Works Construction Inspector in the field prior to construction. New curb and gutter shall be constructed per the City Standard Drawing STR-12.
- e. **DRIVEWAY APPROACHES:** The applicant shall install City Standard Commercial driveway approaches. The new commercial driveway approach shall be constructed per the City Standard Drawing. Driveway approach widths shall be maintained from the face of curb through to the back of the PSE. Developer may narrow driveways beginning at the back of the PSE if truck turn movements allow for it.
- f. **SANITARY SEWER TEST MANHOLES:** The applicant shall install standard test sanitary sewer manholes, per the City Standard Drawing SWR-3A & B. SSTMH shall be located immediately outside of the PSE.

	g. STORM DRAIN MANHOLES: The applicant shall install standard storm drain manholes, per the City Standard. SDMH shall be located immediately outside of the PSE. h. STORM WATER CATCH BASINS: The applicant shall install standard storm water catch basins, in accordance with the City Standard Drawing. i. FIRE HYDRANTS: The applicant shall install new fire hydrants along the project frontage per City Standard. Spacing shall meet City and Fire Marshall requirements. The proposed fire hydrant tapping location shall be consistent with City Standards. Additional fire hydrant along the public street frontage shall be installed by the developer to meet spacing requirements.
62.	UTILITY ELEVATION INFORMATION: The utility plans shall show the proposed invert elevations for all inverts shown (i.e. manholes, cleanouts, points of connections, junction boxes, storm chambers, etc). The plans shall clearly convey what information belongs to what pipe at all junction boxes and manholes. <i>(PUBLIC WORKS)</i>
63.	UTILITY PIPE INFORMATION: The utility plans shall show and label all proposed utility (water, storm, and sewer) pipes by indicating size, material type, and slope, for all proposed utility pipe runs shown. <i>(PUBLIC WORKS)</i>
64.	FIRE TRUCK MODELING: A fire truck modeling plan shall be provided at initial submittal. This plan shall model all movements in and out of the site for each driveway approach proposed (i.e. left turn in, left turn out, right turn in, right turn out). These truck turn movements shall be modeled without the vehicle encroaching into the oncoming traffic lanes in the street and in the onsite driveways. Fire truck model dimensions shall be clearly shown and labeled as detail to this sheet. Driveway approaches shall be widened to meet City Standard widths to allow for all truck turns to occur without encroaching into oncoming traffic lanes. <i>(PUBLIC WORKS)</i>
65.	SOLID WASTE TRUCK MODELING: A solid waste truck modeling plan shall be provided at initial submittal. This plan shall model all movements in and out of the site for each driveway approach proposed (i.e. left turn in, left turn out, right turn in, right turn out). These truck turn movements shall be modeled without the vehicle encroaching into the oncoming traffic lanes in the street and in the onsite driveways. Solid waste truck model dimensions shall be clearly shown and labeled as detail to this sheet. Driveway approaches shall be widened to meet City Standard widths to allow for all truck turns to occur without encroaching into oncoming traffic lanes. <i>(PUBLIC WORKS)</i>
66.	UTILITIES: All new services to the development shall be "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. Transformers and

	switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted to the City prior to installation. <i>(PUBLIC WORKS)</i>
67.	STREET CUT MORATORIUM: Muraoka Drive is part of the Street Cut Moratorium. The project will make new pavement cuts on the newly resurfaced Muraoka Drive which reduces the City Pavement Condition Index (PCI). To mitigate for a reduction in the PCI, the project will type II slurry the entire width of Muraoka Drive (Lip of Gutter to Lip of Gutter) along project. <i>(PUBLIC WORKS)</i>
68.	FENCES AND OTHER PERMANENT STRUCTURES WITHIN CITY RIGHT-OF-WAY: The applicant shall locate all project fencing and foundation of a permanent nature within the project's property and out of the City right-of-way. <i>(PUBLIC WORKS)</i>
69.	STREET LIGHTING STANDARDS: The applicant shall submit plans for street/sidewalk showing lighting levels to Illuminating Engineering Society (IES) Standards. The plan shall comply with lighting requirements as follows: • Local streets: .40fc average, 6/1 average to minimum uniformity, .07fc minimum The applicant shall submit a photometric plan identifying how these lighting levels are being met given the site geometrics, using City Standard street lights, and a Type III lighting distribution. The width of the street and lighting levels shall determine the lighting spacing. Street lights and pull boxes shall be installed in the planter strip if one is present, or behind the back of walk where feasible so as to maintain sidewalk clear of obstructions to the approval of the City Engineer. The photometric plan shall be approved prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
70.	FLOOR DRAINS: All floor drains shall be plumbed to connect to the sanitary sewer system, and shall not be connected to stormwater collection system. The plumbing connections shall be shown on the plans to the approval of the City Engineer. <i>(PUBLIC WORKS)</i>
71.	STORM DRAIN INLETS AND WATERWAYS: Per the City's Clean Water Program's requirements, the applicant shall mark with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City standards on all storm inlets surrounding and within the project parcel. <i>(PUBLIC WORKS)</i>
72.	GARBAGE/RECYCLE STORAGE AND SERVICE: The applicant shall provide an adequate area for the purposes of storing garbage and recycling collection containers for scheduled servicing by the franchise solid waste collection service. The containers shall be placed at the service location allowing enough room for the truck to safely approach the containers. The Applicant shall obtain a review letter from Recology

	confirming serviceability and site accessibility of solid waste pickup. No public right of way areas to be used for solid waste pickup. Contact Lisa Patton, Operations Manager LPatton@recology.com 408-846-4421. Provide confirmation that the garbage truck can fully access the site and does not have to “back up” into City Right of Way or Easement. There can be no interruption to the City Right of Way or easements due to solid waste pickup. <i>(PUBLIC WORKS)</i>
73.	ADDRESS PLAN: The applicant shall submit to the Public Works Department a final address plan. The plan shall be substantially in conformance with the address plan approved with the Arch & Site application. Said submittal shall be approved by the City Engineer prior to the submittal of plans for any demolition permit, building permit, or site development permit and shall be satisfied prior to issuance of whichever permit is issued first. <i>(PUBLIC WORKS)</i>
74.	PERMITS REQUIRED BY OTHER AGENCIES: If project disturbs or encroaches during construction into the UPRRR for any reason or duration, project shall be required to coordinate and obtain permitting from UPRR. Verification of permit or waiver of permit must be given to the satisfaction of the City Engineer / Public Works Department prior to issuance of any required City permits. <i>(PUBLIC WORKS)</i>
75.	IMPACT FEES: The project is subject to the following Public Works Development Impact Fees. Fees below are only estimates based on the plans during construction and based on the FY 26 rates. Fees are subject to increases July 1 of every year. The actual-final impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. Fees shall be collected by the Public Works Department and paid prior to issuance of the first building permit. Street Impact Fee: \$ XXX Storm Water Impact Fee: \$ XXX Sewer Impact Fee: Water Impact Fee: Public Facilities Impact Fee: Traffic Impact Fee: <i>(PUBLIC WORKS)</i>
76.	CONSTRUCTION NOTICING: At least one week prior to commencement of any on or off-site work, the applicant shall post at the site, and to property owners within (300') three hundred feet of the exterior boundary of the project site a notice that construction work will commence on or around the stated date. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be current at all times and shall consist of persons with authority to initiate corrective action in their area of responsibility. The names of individuals responsible for dust, noise and litter

	control shall be expressly identified in the notice. Noticing shall be in both English and Spanish. The notice shall be submitted for review to the approval of the City Engineer two weeks prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
77.	DRIVEWAY ACCESS EASEMENT: The applicant or owner shall dedicate reciprocal driveway ingress and egress easements, as delineated on the approved plans. Said easements shall be approved by both affected property owners. The easements shall be approved by the City Engineer, recorded with the County Recorder's Office, and a recorded copy of the document returned to the City prior to the release of the first building permit. The easement may also be designated on any associated parcel or subdivision map. <i>(PUBLIC WORKS)</i>
78.	RECORD DRAWINGS: The applicant shall submit one full set of original record drawings and construction specifications for all off-site improvements to the Department of Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The applicant shall also provide the City with an electronic copy of the record drawings in the AutoCAD Version being used by the City at the time of completion of the work. The applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. <i>(PUBLIC WORKS)</i>
<i>The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or if another deadline is specified in a condition, at that time.</i>	
79.	PUBLIC IMPROVEMENTS - All required public improvements must be constructed and accepted by the City prior to issuance of the first and any subsequent certificate of occupancy, unless approved by City Engineer/Public Works Director.
80.	PUBLIC WORKS CONSTRUCTION ACTIVITIES: The City shall be notified at least ten (10) working days prior to the start of any construction work, and at that time the contractor shall provide a project construction and phasing schedule, and a 24-hour emergency telephone number list. The schedule shall be in Microsoft Project, or an approved equal, and shall identify the scheduled critical path for the installation of improvements to the approval of the City Engineer. The schedule shall be updated weekly. The approved construction and phasing schedule shall be shared with Gilroy Unified School District (GUSD) to avoid traffic impacts to surrounding school functions. An approved construction information handout(s) shall also be provided to GUSD to share with school parents. <i>(PUBLIC WORKS)</i> a. All work shown on the improvement plans shall be inspected to the approval of the City Engineer as applicable. Uninspected work shall be

removed as deemed appropriate by the City Engineer.

- b. Construction activities related to the issuance of any Public Works permit shall be restricted to the weekday between 7:00 a.m. and 7:00 p.m., Saturday 9:00 a.m. to 7:00 p.m. for general construction activities. No work shall be done on Sundays and on City Holidays unless otherwise approved by the City Engineer. Please note that no work shall be allowed to take place within the City right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under the issuance of a Public Works encroachment permit may be performed on the weekend unless prior approvals have been granted by Public Works. The City Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Signs outlining the project construction times shall be posted at conspicuous locations on site where it is visible to the public. The signs shall be per the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation.
- c. The allowed hours of Public Works construction activities may be waived or modified through an exemption, for limited periods, if the City Engineer finds that the following criteria are met:
 - i. Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or,
 - ii. Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.
 - iii. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
 - iv. The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
 - v. The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction

	site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity. vi. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public. vii. The City Engineer may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Public Works Construction Inspector ten (10) working days prior to the requested date of waiver. d. The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction: i. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards. ii. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. iii. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. iv. Watering on public streets, and wash down of dirt and debris into storm drain systems will not be allowed. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the Construction Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the City Engineer. Recycled water
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	shall be billed at the municipal industrial rate based on the current Santa Clara Valley Water District's municipal industrial rate. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be metered and billed at the current portable fire hydrant meter rate. v. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector. vi. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. vii. Site dirt shall not be tracked into the public right-of-way, and shall be cleaned immediately if done, or the project may risk being shut down. Mud, silt, concrete and other construction debris shall not be washed into the City's storm drains. viii. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation. ix. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site. x. Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the City Engineer, for any lane or sidewalk closures. The traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans. The Traffic Control Plan shall be prepared by a licensed engineer in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way. xi. During construction, the applicant shall make accessible any or all City utilities as directed by the City Engineer. xii. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The applicant shall require the soils engineer submit to daily testing and sampling reports to the City Engineer.
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81.	JOB SITE SIGNAGE: Prior to construction, A 36 inch by 48 inch weatherproof sign shall be located so it is clearly readable from the public right-of-way and shall include the following information: - Address of the project site. - Permitted hours of construction and of deliveries/off-haul. - Name, e-mail address and direct phone number of the General Contractor. - Name, e-mail address and direct phone number of responsible person managing the project. - Name and phone number of person to call in case of an emergency. - Code Enforcement complaint telephone number (408-846-0264).
82.	PROJECT CLOSE-OUT: Prior to City acceptance of all tract subdivision and property improvement agreements, the applicant shall comply with all City construction close-out procedures to the approval of the City Engineer. Refer to the City's website for a copy of these procedure. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director and City Engineer. A letter indicating that all project conditions have been met shall be submitted prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies. In addition, the applicant shall submit a detailed project cost estimate of all public improvements constructed on-site and within the public right-of-way. The cost estimate shall be prepared by the project engineer, and be to the approval of the City Engineer. The cost estimate shall be broken out into on-site and off-site improvements based on the format provided by the City. Until such time as all improvements required are fully completed and accepted by City, the applicant shall be responsible for the care maintenance of and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or Improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of, and are hereby assumed by the applicant. (<i>PUBLIC WORKS</i>)
83.	HOLIDAY CONSTRUCTION MORATORIUM: There shall be no construction activities within the City right-of-way during City Holidays, unless specifically approved by the City Engineer. (<i>PUBLIC WORKS</i>)
84.	MATERIAL HAULING ROUTE AND PERMIT: For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by

	FHWA Standards, the applicant shall submit a truck hauling route and receive a haul permit that conforms to City of Gilroy Standards to the approval of the City Engineer. Note that the City requires a Haul Permit be issued for any hauling activities. The project sponsor shall require contractors to prohibit trucks from using “compression release engine brakes” on residential streets. The haul route for this project shall be: Highway 101 to Leavesley Road, Leavesley Road to Forrest Street, Forest St to Nagareda, Nagareda to Muraoka Drive. A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on-site. Any job-related dirt and/or debris that impacts the public right-of-way shall be removed immediately. No wash down of dirt into storm drains will be allowed. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Mud, silt, concrete and other construction debris shall not be washed into the City’s storm drains. Violation of such may be cause for suspension of work. <i>(PUBLIC WORKS)</i>
85.	CONSTRUCTION WORKER PARKING: The applicant shall provide a construction-parking plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the City Engineer prior to issuance of City permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the City permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer (§15.40.070). <i>(PUBLIC WORKS)</i>
86.	SITE WATER DISCHARGE: In accordance with the City’s Municipal Code, Prohibition of Illegal Discharges (Gilroy Municipal Code Section 27C.7), the City Engineer may approve the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the City Engineer. <i>(PUBLIC WORKS)</i>
87.	ARCHITECTURAL COPPER: Per Gilroy Municipal Code Section 27C.7 <i>Prohibition of</i>

	<i>Illegal Discharges</i>, the applicant shall follow the specific best management practices for the installation of the Architectural Copper. For detailed information please distribute the flyer to all construction personnel involved in the fabrication and installation of the Architectural Copper that is located at: http://flowstobay.org/files/newdevelopment/flyersfactsheets/ArchitecturalcopperBMPs.pdf (PUBLIC WORKS)
<u>FIRE SAFETY CONDITIONS</u>	
<i>The following conditions apply to NEW CONSTRUCTION, based on the provisions for fire safety during building construction. The building owner and general contractor are responsible for compliance with the provisions below. The following Conditions listed are standard conditions to be provided as notes on the Building Permit Submittal. Some systems require a separate permit from the Fire Marshal as noted.</i>	
88.	Condition - Fire Hydrants: Per WA-19 of the City of Gilroy standards and specifications found at this link https://cityofgilroy.org/260/Standards-Specifications (see Water Details), a fire hydrant shall be installed within 40 feet of each DDCA. To have the proposed project adequately protected with fire hydrants, all four sides of the complex, additional fire hydrants shall be installed onsite at a location agreed upon between the City of Gilroy team and the design team. The fire hydrant(s) must be positioned so that it is protected from vehicular impact yet at a location suitable for firefighting purposes. Typically, adequate coverage is shown by showing fire hydrants positioned for the project. Each fire hydrant had a circle with a radius of 150 feet to demonstrate adequate coverage to all areas of the buildings.
89.	Condition: The transition from the fire underground water supply to the building to the fire sprinkler system riser pipe shall be a continuous stainless steel rise pipe.
90.	Condition: Request a fire hydrant flow test using this link for use with the hydraulic calculations for this building: https://www.cityofgilroy.org/209/Building-Division Use the GO Permit link.
91.	Condition: The trash enclosure shall have the following features: a) A noncombustible roof (e.g., metal) over the trash enclosure. The roof prevents rainwater from flowing through trash, garbage, grease, and liquid wastes. Rainwater that mixes with these wastes forms “leachate,” and has been identified as a point source for stormwater pollution. b) A sloping floor leading to a Vandal-Proof floor drain, or other approved equivalent. The sloping floors allows maintenance staff to sweep and wash down the trash area and rinse the wastewater to the sanitary sewer. The Vandal-Proof floor drain, or other approved equivalent, prevent people from putting liquid or solid wastes into the plumbing which serves each trash enclosure. The Vandal Proof floor drain is

	simply a screened floor drain with a cap. The cap comes with a simple key to open the cap. c) A small 40- or 50-pound grease/solids trap. The small grease trap will protect the plumbing pipes from clogging due to sediment, sand, dirt, or other solids getting into the plumbing. The grease trap will also provide a level of protection against illegal dumping of waste cooking oil or motor oil. d) The grease trap is plumbed to the sanitary sewer system. e) The doors to the trash enclosure should be lockable to prevent unauthorized used (e.g., sleeping of unhoused persons, illegal activities, illegal dumping). The walls to the trash enclosure must prevent unauthorized entry. The walls either need to be tall enough or secured with fencing material. f) If a water source will be provided, then it must be protected from unauthorized use and from physical damage.
92.	Business License, Operational Permits fees: The business operator shall acquire a Gilroy Business License prior to the project final and acquire all required Fire, CUPA (aka Hazardous Materials), and Pretreatment operational permits.
93.	Radio Communication System: This condition applies to building 10,000 square feet and larger in floor area. At the end of the project, the buildings must be tested for adequate public safety radio coverage. Any building which fails to support adequate radio coverage for the city's public safety communication systems, shall include an amplification system to provide for voice and data communications for police and fire division personnel (DAS). A separate Permit is <u>required</u> to install a Distributed Antenna System (DAS), also known as an emergency Responder Radio coverage system (ERRCS).



Community Development Department

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TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Ariana Fabian, Planning Technician
DATE: August 7, 2025
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its May 1, 2025 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
7/3/2025	AS 20-23	8050 Camino Arroyo	This application approved the construction of a data center campus at a 56-acre undeveloped parcel located at the southeast end of Arroyo Circle.

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>

ⁱ Submitted in conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46