



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: August 10, 2011

APPLICATION: **SITE DEVELOPMENT PERMIT NO. SD11-0006 AND
CONDITIONAL USE PERMIT NO. UP11-0020**

APPLICATION SUMMARY: A request for an exemption to the General Development Policy for a Gasoline Service Station and Automotive Services Center along with the replacement of an existing gas station.

LOCATION: 190 West Calaveras Blvd. (APN: 022-24-030)

APPLICANT: MI Architects, Mr. Muthana Ibrahim, 2960 Camino Diablo, Suite 100, Walnut Creek, CA 94597

OWNER: Mohammed N. Ahmadi, 190 W Calaveras Blvd, Milpitas, CA 95035

RECOMMENDATION: **Staff recommends that the Planning Commission: Adopt Resolution No. 11-035 subject to the Conditions of Approval.**

PROJECT DATA:

General Plan/
Zoning Designation: General Commercial / General Commercial (C2)

Overlays: Site and Architectural and Gateway Office Overlays (S-OO)

Specific Plan Area: Midtown Specific Plan

CEQA Determination: Previously approved Mitigated Negative Declaration

Related Permits: SD08-0010, UP09-0031 and EA09-0005

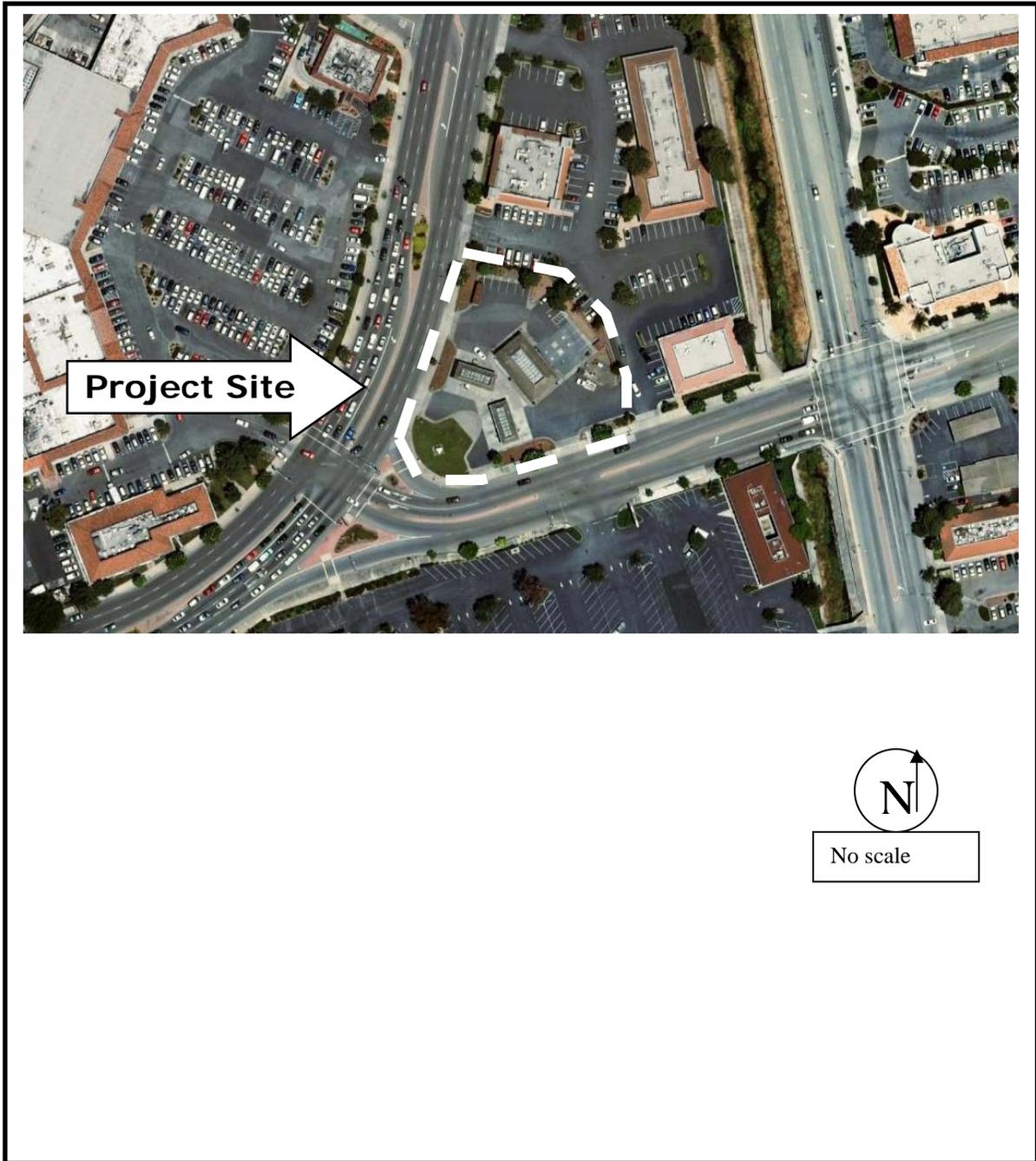
PLANNER: Tiffany Brown

PJ: 2555

ATTACHMENTS:

- A. Resolution No. 11-035
- B. Site Plans and Colored elevations
- C. Milpitas General Development Policy: Gasoline Service Stations and Automotive Service Centers
- D. Adopted Mitigated Negative Declaration and Mitigation Monitoring Program
- E. Site Specific Health and Safety Plan
- F. Hazardous Materials Business Plan

LOCATION MAP



BACKGROUND

Permits were reviewed and approved on July 22, 2009 for the request to allow for a new gas station facility with car wash and Snack Shop that varies from the allowable square footage for a snack shop under the current Milpitas Service Station Policy; a Site Development Permit for the architectural review of the new structures, a Conditional Use Permit to vary from the maximum allowed setbacks within the Gateway Office Overlay district (OO), and to allow two freestanding signs over six feet in height, and a Mitigated Negative Declaration analyzing potential environmental impacts that would result from the proposed demolition of the existing site and construction of the new gas station.

The Conditional Use Permit and Site Development Permit have since expired and the applicant, Mr. Ahmadi has resubmitted plans requesting approval for the same project that was approved in 2009. The application is submitted pursuant to Section 57, Applications, of the Zoning Ordinance, with the intent to update/remodel the 76 Gas Station at 190 W Calaveras Boulevard, located next to the Serra Center and Calaveras Plaza, and to secure the previously approved exception from the Service Station Policy's restrictions on snack shop floor area size. No modification of the ban on concurrent beer and wine sales with motor vehicle fuel sales, imposed by the Service Station Policy, is requested.

PROJECT DESCRIPTION

The project site is located at the corner intersection of Serra Way and Calaveras Boulevard. The property is zoned General Commercial with 'S' Zone and Gateway Office Overlay districts and is part of the Midtown Specific Plan. The gas station is located within the Calaveras Center with the Calaveras Plaza to the north and Serra Center to the South. Surrounding zoning is General Commercial with Gateway Office Overlay, 'S' Zone Overlay, and designated Midtown Specific Plan area.

The project site is approximately 0.91 acres on a wedge-shaped parcel (bounded by two streets) with one building structure that is divided into a convenience store, a storage area, restrooms, and a smog service bay. The site also includes two canopies that together cover six fuel dispensers. The applicant proposes to demolish the existing site and construct a new 2,706 Snack shop or convenience store, a 1,560 square foot car wash with patio area and one 4,294 square foot eight dispenser canopy. The project also includes two freestanding signs, exceeding six feet in height. (*See Attachment B.*) There are minor changes in square footages from the previously approved project to the newly proposed project. See Table 1 below for summary of the changes.

Table 1
Minor Changes from Previous Approval

	Approved square feet	Proposed square feet
Snack Shop	2,737	2,706
Carwash	1,520	1,560

Zoning Ordinance and Midtown Specific Plan Development Standards

Table 2
Development Standards

	Zoning Ordinance	Proposed
<u>Setbacks</u> :		
Front and Street Side (Maximum)	10'	Front (<i>Street intersection to Canopy</i>) 85' to Canopy Serra Way Side: Canopy = 10' Snack Shop = 80' Calaveras Boulevard Side: Canopy = 10' Snack Shop = 65'
Rear (Minimum)	0'	2.5'
<u>Lot Coverage</u> (Maximum)	None	56.7%
<u>Floor Area Ratio</u> (Maximum)	150%	21.7%
<u>Building Height</u> (Maximum)	6 stories and 85' in height	21'6"

Per Section 10-12.02 (F) for Exception to Standards within the Gateway Office Overlay District, an exception to the setback maximum may be approved by the Planning Commission through a Conditional Use Permit. Because of the odd shaped parcel and the use of the parcel as a gas station; the applicant's design layout would not work effectively with the main building at the street intersection and the gas pumps with car wash located at the rear as prescribed by the required setbacks. The intent of the Gateway Office Overlay District is to use the 10' maximum front yard setback as a way to create a pedestrian friendly streetscape. An automobile related use is inconsistent with that intent, however, to compensate, the applicant proposes a stone tiered planter that faces the street front intersection (where Calaveras and Serra meet) and is located 10' from the front property line to ensure there is an architectural feature that bridges the gap between the streets and the building.

The Midtown Specific Plan area also allows for deviations from the development standards if the proposed project conforms to the intent and the specific requirements of the Midtown Specific Plan. This exception is applied to the 10' maximum requirement for the front yard setback and may be approved by the Planning Commission upon review of a conditional use permit, in accordance with the requirements of the zoning code (*see Zoning Ordinance section on page 10*) and the following two findings listed under the *Midtown Specific Plan* section on page 11 of this report.

General Development Policy for Gasoline Service Stations Development Standards

In addition to the standards for development within the Midtown area and the General Commercial District, the site is subject to the Milpitas Service Station Policy because of the proposed Gas Station. The Service Station Policy sets forth a number of building design, landscaping, set back, product mix, automobile storage, and other standards for gasoline service stations. The proposed project meets all development standards, except for the 250 square foot floor area restriction on the size of snack shop product displays within a service station.

- a. General Compliance of Proposal With Service Station Policy and Site-Specific Exception from Floor Area Snack Shop Display Restriction

The applicant requests a site-specific exception to the Service Station Policy only from the floor area restrictions therein to allow for a 2,706 square foot snack shop with product displays, instead of the normally allowed 250 square foot area. The Planning Commission may consider this exception contingent upon the existence of adequate findings meriting relief from this development standard.

The applicant asserts that this exception is necessary in order to address changes in the automotive service industry. Specifically, the applicant claims that the current industry trend has been to replace the service (i.e., auto repair) component of service stations with a retail component that typically caters to both vehicular customers and pedestrians from nearby residences and businesses by providing various convenience items. Furthermore, allowing a larger snack shop would not affect the primary purpose of the Service Station Policy in that the architectural and landscaping guidelines would still encourage the construction of safe, orderly, unique and attractive service stations, while providing the flexibility forgoes station operator to remain competitive with other retail ventures.

The table below summarizes the proposed project's compliance with the Service Station Policy standards unrelated to snack shop display floor area.

Table 3
Development Standards

	Policy	Proposed
<u>Street Frontage (Minimum)</u>	120'	492.57'
<u>Lot Area (Minimum)</u>	22,500 sq. ft.	39,498 sq. ft.
<u>Landscaping (Minimum)</u>	20% of site	21.6% of site
<u>Planter areas (Minimum Width)</u>	10'	5' and greater
<u>Planter areas (Minimum curb height)</u>	6"	6"
<u>Trees (Minimum)</u>	24" box or field grown	24" box
<u>Shrubs (Minimum)</u>	5 gallon size or larger	5 gallon; and 1 gallon accent plants

The policy for Planter Areas reads as follows:

“Along and abutting all street right-of-ways, except in those areas encompassed within the driveway exists and entrances, there shall be provided landscaped areas a minimum of ten or more feet in width.”

The site plan shows two planter areas having a small portion of the entire planter area near the entrances and exits that narrows to five foot width. This area is considered as apart of the driveway egress and therefore is exempt from the 10-foot minimum requirement. All other planter areas maintain a minimum of 10 feet, which is consistent with the intent of the General Policy Development Standards.

Table 3
Other Site Standards

<i>Policy</i>	<i>Consistency Finding</i>
<i>Site Standards:</i>	Consistent.
- <i>Service stations should be designed so that they will not unduly interfere with the vehicular and pedestrian circulation system of the commercial area.</i>	
- <i>A service station should not be the first use in a given development proposal to be build.</i>	Consistent.
<i>Building Design:</i>	Consistent.
- <i>The service station should be designed for the specific site and be architecturally compatible with the other structures in the center or area.</i>	
- <i>The use of independent licensed architects, as opposed to using the oil company’s engineers or architects, is encouraged in designing all structures upon the site.</i>	Consistent
- <i>The entrance to the service bays shall not be open to the street but shall be so designed to face the rear or interior side property line.</i>	Consistent
- <i>Whenever side access to service bays is permitted, landscaping or screening devises shall be used to substantially preclude the view into the service bays work areas.</i>	N/A No service bays proposed
- <i>The following materials are encouraged to be included as part of the main building site:</i> 1. <i>Tinted glass (gray or bronze)</i> 2. <i>Mission tile, concrete shake or similar roofing material.</i> 3. <i>Introducing additional materials complimentary to the basic building material for the purpose of architectural accent (mosaic tile, stained redwood, etc.)</i>	Consistent
- <i>Outside storage and display cabinets or enclosures may be permitted if such cabinets are constructed and finished in harmony with the color, material and design to that of the main building.</i>	N/A No outdoor storage is proposed
- <i>All pump islands shall have canopies</i>	Consistent
- <i>All supporting columns within the main building and the canopies</i>	Consistent

Policy	Consistency Finding
<i>shall be covered with the basic building materials for the purpose of architectural accent.</i>	
Landscaping: - <i>Any area that is required for unobstructed intersection visibility shall be developed and maintained as a low shrubbery and ground cover area.</i>	Consistent
- <i>Large paved areas shall be allowed only when adequate landscaping is provided according to the prescribed minimum.</i>	Consistent
- <i>All planter areas shall be serviced by an irrigation system.</i>	Consistent
Miscellaneous Standards: - <i>All interior property lines are to be fenced with a solid wall of similar material to that used in the main building or the surrounding development. In the case of service stations located within Shopping Center Developments, landscaped areas may be utilized in lieu of fencing subject to Planning Commission review and approval.</i>	Consistent
- <i>Retail sales of items which are not identified as permissible in the snack shop definition shall be prohibited. (see below for definition of a Snack Shop)</i>	Consistent
- <i>No outside open storage or display of merchandise shall be allowed, except for lubricating oil cabinets or containers located on or adjacent to each pump island.</i>	N/A
- <i>All outdoor storage space for rubbish shall be screened by a solid wall of similar material to that used in the main building.</i>	Consistent (Trash Enclosure)
- <i>No delivery tank shall fill the on-site gasoline storage tanks from the public street right-of-way.</i>	Consistent

Architecture

The existing gas station building and canopies were built in 1974. The applicant proposes to remodel the gas station and upgrade the look of the station. The building materials include walls with plaster finish and a two and a half foot tall stone veneer that wraps around the base of the new structure. To add to the architectural detailing, the façade includes a 12” X 12” tile in oasis red. The roof material is a rust reddish concrete tile. The entryway of the carwash is a wood trellis that is painted to match the main building. The building colors include oasis red, vanilla, deep russet, and apricot. The colors and materials are both consistent with the Midtown Specific Plan and the General Development Policy for Gasoline Service Stations and the architecture of the building is compatible with the surrounding shopping centers.

Signs

The project proposes three wall mounted signs, one for the Food Mart and two for the Car Wash, three logos on the fuel dispenser canopy, and two monument signs. All signs have been reviewed for conformity to the criteria listed in the design guidelines of the Sign Ordinance and are in compliance with the standards.

Signs proposed:

- One wall mounted, internally illuminated, single channel “Food Mart” sign. The sign is 7.6 square feet with white faces and matching returns.
- Two wall mounted, internally illuminated, single channel “Car Wash” signs. One is located on the main building where the cars exit the car wash station. The other sign is located on the trellis at the entrance of the car wash station. Both signs are 11.4 square feet with white faces and returns.
- Three fuel brand logos (76 logo) each 7.6 square feet. Each logo is internally illuminated and located on corners of the fuel dispenser canopies.
- Two monument signs; one located along Calaveras Boulevard and the other facing Serra Way. The monument sign along Calaveras stands 20’6” in height and 6’1” in width. The sign includes the fuel brand logo, Food Mart, Car Wash, and pricing of gasoline. The logo face is internally illuminated with a white background and the sign faces are internally illuminated with white fonts on colored backgrounds. The base of the sign is stone veneer with an accent band to match the main building and decorative planter located at the front of the property. Staff is supporting the proposed heights of the new monument signs because of the amount of information located on each sign (i.e. pricing) and because the main building is set very far back on the property.

Table 4
Sign Development standards

	Policy	Proposed
<u>Sign Area</u> (Maximum) Not to exceed 2 square feet of sign for each 1 lineal foot (lf) of public street frontage	492.57 lf X 2 = 985.2 square feet allowed	175.7 square feet
<u>Freestanding Sign Height</u> (Maximum)	25’	20’6” and 17’
Area Identification Signs: <u>Each Sign Surface</u> (Maximum)	60 square feet	42 square feet is largest sign surface proposed
<u>Materials Utilized</u>	Shall not require extensive maintenance or upkeep.	Consistent

The General Development Policy for Gasoline Service Stations includes the following standards for signage:

Table 5
Gasoline Service Station Signs

<i>Policy</i>	<i>Consistency Finding</i>
<i>All signs must conform to the Milpitas Sign Ordinance</i>	Consistent.
<i>Freestanding pole or monument style signs shall include a decorative type based or pole coverings.</i>	Consistent.
<i>No freestanding sign shall revolve, rotate, move or create the illusion of movement, rotation or revolvment, or have any visible moving, revolving or rotating surfaces or parts.</i>	Consistent.
<i>No freestanding sign shall be located within the front counter planter area, except a low architecturally designed identification sign, and in conformance with the adopted sing ordinance. The location of said sign shall not create a traffic obstruction.</i>	Consistent.
<i>Price signs are encouraged to be integrated with the freestanding pole identifications sign, and shall be architecturally designed to be compatible with the station.</i>	Consistent.

The proposed signage is within the allowable square feet of signage for this gas station and is compatible with the proposed architecture for the new building. (See Attachment B.) Per Sign Ordinance Section 30-3.01; all freestanding signs exceeding six feet in height may be approved by the Planning Commission through a Site Development Permit. The proposed height of both freestanding monument signs exceeds the stated six feet in height and therefore requires Planning Commissions approval. However, the monument freestanding signs meet the development standards within the sign ordinance including being in compliance with the allowed maximum height for free standing signs (See Table 4 on previous page).

Parking

Per Section 53.09-1 of the Zoning Ordinance, the proposed project will require 18 parking spaces and is supplying 22 parking spaces.

Table 6
Required Parking Ratios

	Zoning Ordinance requirement	Proposed
General Retail and Convenience Store	1 space per every 200 sq. ft. $2,706 / 200 = 13$	$2,737 / 200 = 13$
Drive-thru in conjunction with any other use (car wash)	5 vehicle spaces	9
Total	18	22

Table 5 above shows that the project exceeds the parking requirement by providing four more parking spaces than required.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project's consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 7
General Plan Consistency

<i>Policy</i>	<i>Consistency Finding</i>
<i>2.a-1-23: Require development in the Midtown area to conform to the adopted design guidelines/requirements contained in the Midtown Specific Plan.</i>	Consistent.
<i>2.a-1-3: Encourage economic pursuits which will strengthen and promote development through stability and balance.</i>	Consistent.

The project proposal to demolish and remodel an existing gas station is consistent with the General Plan in that the upgrades to the site are in compliance with the Midtown Specific Plan Standards and the complete site remodel updates the property and encourages economic pursuits to locate near the new and improved gas station.

Zoning Ordinance

Conditional Use Permit

Per Table 10-5.02-1(10.), service stations and car washes are a conditionally permitted use within the General Commercial Zoning District with Planning Commission approval. Per Section 10-57.04, for Conditional Use Permits, the project must meet the required findings listed below:

- 1) The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare;
- 2) The proposed use is consistent with the Milpitas General Plan; and
- 3) The proposed use is consistent with the Milpitas Zoning Ordinance; and
- 4) The proposed use is consistent with the (Midtown) Specific Plan.

The project will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare and is consistent with the General Plan, Zoning Ordinance, and the Midtown Specific Plan.

Site Development Permit

Because the project proposal includes the demolition of the existing structures onsite and the construction of new structures, the project requires a Site Development Permit per Section 57.03. Approval may be granted by the Planning Commission if all of the following findings are made:

- 1) The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.

- 2) The proposed use is consistent with the Milpitas General Plan; and
- 3) The proposed use is consistent with the Milpitas Zoning Ordinance; and
- 4) The proposed use is consistent with the Specific Plan.

The site layout and design of the project proposal is compatible and aesthetically harmonious with adjacent and surrounding development and is consistent with other adopted Plans and Ordinances as stated previously.

Midtown Specific Plan

The project proposal is consistent with the development standards and general provisions except the Front Yard Maximum Setback as shown in Table 1 for the Zoning Ordinance and Midtown Specific Plan Development Standards located on page 3 of this report. The Midtown Specific Plan allows for deviations from the development standards if the proposed project conforms to the intent and the specific requirements of the Midtown Specific Plan and is consistent with the two findings listed below:

Table 8
Midtown Exception Required Findings

Finding	Consistency Finding
<i>Page 8-4: The deviation from the Midtown Specific Plan Standard meets the design intent identified within the Specific Plan and does not detract from the overall architectural, landscaping and site planning integrity of the proposed development.</i>	Consistent: in that in lieu of having the main building located at the front of the property, the applicant integrated an architecturally pleasing tiered stone veneer planter that meets the 10' front yard set back.
<i>Page 8-4: The deviation from the Midtown Specific Plan Standard allows for a public benefit no otherwise obtainable through the strict application of the Design Standard.</i>	Consistent: in that the applicant demonstrated traffic circulation issues if the main building was located within 10' from the front portion of the site.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was adopted for the project on July 22, 2009. The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA) and determined that the project scope remains the same and therefore will comply with the adopted Mitigated Negative Declaration. (*See Attachment D*)

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The project will update and enhance the prominent corner of the city with a new gasoline station, convenience store and car wash facility. The proposal is consistent with the General Plan, Zoning Ordinance, Sign Ordinance, and Midtown Specific Plan.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve permit numbers **SD11-0006 and UP11-020**, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 11-035
- B. Site Plans and Colored elevations
- C. Milpitas General Development Policy: Gasoline Service Stations and Automotive Service Centers
- D. Adopted Mitigated Negative Declaration and Mitigation Monitoring Program
- E. Site Specific Health and Safety Plan
- F. Hazardous Materials Business Plan

RESOLUTION NO. 11-035

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT NO. SD11-0006, CONDITIONAL USE PERMIT NO. UP11-0020, ALLOWING FOR THE DEMOLITION AND RECONSTRUCTION OF AN EXISTING GAS STATION LOCATED AT 190 WEST CALAVERAS BOULEVARD AND GRANTING AN EXCEPTION TO THE GENERAL DEVELOPMENT POLICY FOR GASOLINE SERVICE STATIONS AND AUTOMOTIVE SERVICE CENTERS

WHEREAS, on June 6, 2011, an application was submitted by Muthana Ibrahim with MI Architects, 2960 Camino Diablo, Suite 100, Walnut Creek, CA 94597, to allow the demolition and reconstruction of an existing gas station. The property is located within the General Commercial Zoning District with Gateway Office and Site and Architectural Overlays and is a part of the Midtown Specific Plan (APN 022-24-030); and

WHEREAS, the proposed application proposes a deviation from the maximum allowable floor area square footage for the display and sale of snack shop items under the Milpitas General Development Policy for Gasoline Service Stations and Automotive Service Centers (“Gasoline Service Station Policy”); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and since the project still falls within the scope of the adopted Mitigated Negative Declaration for the previously approved project, the project will follow the adopted Mitigation Measure Program. No subsequent environmental analysis is necessary; and

WHEREAS, on August 10, 2011, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project scope is within the previously adopted Mitigated Negative Declaration that was prepared pursuant to Section 15074 of the California Environmental Quality Act (“CEQA”) and, as mitigated, will not result in any significant adverse environmental impacts. An Initial Study was prepared pursuant to CEQA and has been considered as a result of this project and although the project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures to reduce all impacts to a level of insignificance or to avoid such impacts have been identified and agreed to by the applicant. The new project proposes no new impacts and is within the scope of the previously adopted negative declaration. No subsequent environmental analysis is necessary.

Section 3: With respect to the Conditional Use Permit and Site Development Permit:

- a. The project is consistent with the Milpitas General Plan Policies 2.a-I-23 and 2.a.I-3 in that the project remodel of an existing gas station with upgrades to the site are in compliance with the Midtown Specific Plan Standards and the complete site remodel updates the property design and encourages economic pursuits to locate near the new and improved gas station; and
- b. The project is consistent with the Milpitas Zoning Ordinance in that pursuant to Section 10-5.02-1(10.), service stations and car washes are a conditionally permitted use within the General Commercial Zoning District with Planning Commission approval; and
- c. The project is consistent with the Midtown Specific Plan, except where deviations are proposed in that the front yard setback minimum for is 10' and the project proposal is 85' set back from the front property line.

Section 4: With respect to the Conditional Use Permit and the proposed deviation from the standard set back requirements for developments within the Midtown Specific Plan area and the Gateway Office Overlay District:

- a. The use, at the proposed location will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare in that
- b. The proposed signs, at the proposed location will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare in that the signage compliments the project and is within the development standards of the sign program.
- c. The deviation from the Midtown Specific Plan Standard (front setback) meets the design intent identified within the Specific Plan and does not detract from the overall architectural, landscaping and site planning integrity of the proposed development in that in lieu of having the main building located at the front of the property with the minimum setback of 10 feet, the applicant integrated an architecturally pleasing tiered stone veneer planter that meets the 10-foot front yard set back and provides the street frontage character.
- d. The deviation from the Midtown Specific Plan Standard (front setback) allows for a public benefit not otherwise obtainable through the strict application of the Design Standard in that the applicant demonstrated traffic circulation issues if the main building was located within 10 feet from the front portion of the site.

Section 5: With respect to the Site Development Permit, the site layout and design of the project proposal are compatible and aesthetically harmonious with adjacent and surrounding development and is consistent with other adopted Plans and Ordinances.

Section 6: With respect to the Conditional Use Permit regarding the freestanding signs over six feet in height:

a. The height and size of the signs, including the structure, and illumination are as follows:

i. Two monument sign include one located along Calaveras Boulevard and the other facing Serra Way. The monument sign along Calaveras stands 20'6" in height and 6'1" in width. The sign includes the fuel brand logo, "Food Mart", "Car Wash", and pricing of gasoline. The logo face is internally illuminated with a white background and the sign faces are internally illuminated with white fonts on colored backgrounds. The base of the sign is stone veneer with an accent band to match the main building and decorative planter located at the front of the property.

b. The signs' proximity to residential districts is 1,590 feet to the northwest and 2,400 feet to the south. No residential is to the east of the project site.

c. The relationship of height and size of the signs to that of the parcel and the density and impacts of other signs in the vicinity are consistent in that the proposed freestanding monument signage is no taller than the main structure or accessory structures on site, the materials from the main structure are integrated into the sign design, and the neighboring zones allow for structures to be built up to six stories tall or 85' in height and conditionally permitted to go up to eight stories tall or 115 feet in height.

Section 7: The Planning Commission of the City of Milpitas hereby grants an exception from the maximum floor area snack shop display guidelines of the Gasoline Service Station Policy to the project. The project furthers the developmental goals of the Gasoline Service Station Policy for the construction and operation of unique and attractive service stations in a manner which best serve the interests of City residents, stations users, and station operators. The project provides unique service and product amenities to users of a state highway that also acts as an important gateway into the Milpitas community. The project also furthers the Midtown Specific Plan goals of providing a compatible mix of service-oriented commercial, retail, and residential uses within the area that is accessible to pedestrians.

Section 8: The Planning Commission of the City of Milpitas hereby approves Site Development Permit No. SD11-0006 and Conditional Use Permit No. UP11-0020, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on August 10, 2011.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on August 10, 2011, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				
Noella Tabladillo				
Mark Tiernan				
John Luk				

EXHIBIT 1

**CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT NO. SD11-0006 AND CONDITIONAL USE PERMIT
NO. UP11-0020
190 W. Calaveras Boulevard (APN: 022-24-030)**

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on August 10, 2011, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)

2. SITE DEVELOPMENT PERMIT NO. SD11-0006, and CONDITIONAL USE PERMIT NO. UP11-0020 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.06(2) of the Zoning Ordinance of the City of Milpitas. If the project requires the issuance of a building permit, the project shall be deemed to have commenced when the date of the building permit is issued and/or a foundation is completed, if a foundation is a part of the project. If the project does not require the issuance of a building permit, the project shall be deemed to have commenced when dedication of any land or easement is required or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of SD08-0010 and UP09-031 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)

Site Development Permit

3. As required by County ordinance, this project has incorporated the following guidelines. - Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached

as to the disposition of the remains pursuant to this State law, then the land owner shall re-enter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (P)

4. The project proposal includes grading and trenching to remove and relocate underground tanks for the gas station. The tanks are used to store the gasoline for the gas pumps at the station. Because the proposal includes digging up and replacing tanks that contain a hazardous material (gasoline), the applicant shall follow the GSM Site Specific Health and Safety Plan procedures throughout the construction phase. (P)
5. The proposal includes digging up and replacing tanks that contain a hazardous material (gasoline); the applicant hired GSM shall prepare a Site Specific Health and Safety Plan that shall be used and followed throughout construction Phase. (P)
6. The owner or designee has prepared a California Fuel Supply Hazardous Materials Business Plan for their location at 190 West Calaveras. The business plan states that: all personnel are trained and that the owner or designee has chemical handlers and an Emergency Response Team to ensure the safety of the employees, consumers, and surrounding properties. These procedures shall be followed by all employees at the project site. (P)
7. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
8. Prior to issuance of any building permits, the owner or designee shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the owner or designee will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
9. At the time of building permit submittal, owner or designee shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the owner or designee shall satisfy the conclusions and recommendations of the approved drainage study prior to building permit issuance. (E)
10. Prior to building permit issuance, the owner or designee shall obtain design approval and bond for all necessary public improvements along Serra Way and Calaveras Boulevard, including but not limited to, removal and replacement of the damaged curb, gutter and sidewalk along project frontage, tree well and street tree installation along Calaveras Boulevard frontage, and slurry seal and restriping of the Serra Way frontage. Plans for all

public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. All improvements must be in accordance with the City of Milpitas standard and specification, and all public improvements shall be constructed to the city Engineer's satisfaction and accepted by the City prior to building occupancy permit. (E)

11. Prior to building permit issuance, owner or designee shall contribute **\$82,650** toward its "fair share" costs of undergrounding and **\$61,250** towards its "fair share" of Serra Way streetscape improvements. At the City's option owner or designee may be required to construct the subject improvements in lieu of fee contribution. (E)
12. The owner or designee shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
 - A. Storm water connection fee of **\$19,621** based on .91 acres @ \$21,562 per acre.
 - B. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)
13. Prior to building permit issuance, the owner or designee must pay all applicable development fees, including but not limited to, connection fees (water, sewer and storm), treatment plant fee, plan check and inspection deposit, and 2.5% permit automation fee. (E)
14. The owner or designee shall dedicate 10-foot of public service utility easements along projects frontage on Serra Way and Calaveras Boulevard. (E)
15. Prior to occupancy permit issuance, applicant/property owner shall construct a new trash enclosure or expand the existing enclosure to accommodate the required number of bins needed to serve this shopping center. The proposed enclosure shall be designed per the Development Guidelines for Solid Waste Services and enclosure drains must discharge to sanitary sewer line. City review/approval is required prior to construction of the enclosure. (E)
16. Prior to any Building permit issuance, the owner or designee shall submit plan to CALTRANS and PG&E for review and approval, and obtain necessary permits for the proposed work. (E)
17. Prior to start of any construction, the owner or designee shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. The owner or designee shall coordinate their construction activities with other construction activities in the vicinity of this project. The owner or designee's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)

18. All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped immediately behind the water meter if it is not to be used. The sanitary sewer shall be capped off at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)
12. Prior to demolition permit issuance, the Applicant, or Contracted Designee, shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be approved by the City's Utility Engineering/Solid Waste Section prior to demolition permit issuance. The report shall describe these resource recovery activities:
- A. What materials will be salvaged.
 - B. How materials will be processed during demolition.
 - C. Intended locations or businesses for reuse or recycling.
 - D. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Applicant/Contractor shall make every effort to salvage materials for reuse and recycling. (E)
13. Prior to building permit issuance, applicant shall submit Part II of the Recycling Report to the Building Division, for forwarding to the City's Utility Engineering/Solid Waste Section that confirms items 1 – 4 of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of “end dumps.” Actual reuse, recycling and disposal tonnage amounts (and estimates for “end dumps”) shall be submitted to the Building Division for approval by the Utility Engineering/Solid Waste Section prior to inspection by the Building Division. (E)
14. All demolished materials including, but not limited to broken concrete and paving materials, pipe, vegetation, and other unsuitable materials, excess earth, building debris, etc., shall be removed from the job site for recycling and/or disposal by the Applicant/Contractor, all to the satisfaction of the City Engineer or designee. The Applicant/Contractor shall, to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction project. The Applicant/Contractor shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. The Applicant/Contractor shall perform all recycling and/or disposal by removal from the job site. (E)

Conditional Use Permit

15. No exterior storage of cargo containers or trailers is permitted overnight on the premises, unless otherwise permitted by the City's Zoning Ordinance. (P)
16. The operator shall make available water, compressed air, and a gauge for measuring air pressure, at no cost, to all purchasers of motor vehicle fuel, as required by California Business and Professions Code section 13651." (P)

(PC) = Planning Commission

(P) = Planning

(B) = Building

(E) = Engineering

(F) = Fire Prevention

76 GAS STATION, CONVENIENCE STORE & CARWASH

190 W. CALAVERAS BOULEVARD
MILPITAS, CALIFORNIA

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PROJECT NOTES

- ALL DEMOLISHED MATERIALS INCLUDING, BUT NOT LIMITED TO BROKEN CONCRETE AND PAVING MATERIALS, PIPE, VEGETATION, AND OTHER UNSUITABLE MATERIALS, EXCESS EARTH, BUILDING DEBRIS, ETC., SHALL BE REMOVED FROM THE JOB SITE FOR RECYCLING AND/OR DISPOSAL BY THE DEVELOPER/CONTRACTOR. ALL TO THE SATISFACTION OF THE CITY ENGINEER. THE DEVELOPER/CONTRACTOR SHALL, TO THE MAXIMUM EXTENT POSSIBLE, REUSE ANY RECYCLED CONSTRUCTION MATERIALS GENERATED DURING THE DEMOLITION AND CONSTRUCTION PROJECT. THE DEVELOPER/CONTRACTOR SHALL RECYCLE ALL BUILDING AND PAVING MATERIALS INCLUDING, BUT NOT LIMITED TO ROOFING MATERIALS, WOOD, DRYWALL, METALS, AND MISCELLANEOUS AND COMPOSITE MATERIALS, AGGREGATE BASE MATERIALS, ASPHALT, AND CONCRETE. THE DEVELOPER/CONTRACTOR SHALL PERFORM ALL RECYCLING AND/OR DISPOSAL BY REMOVAL FROM THE JOBSITE.
- THE DEVELOPER/CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEPT. A FEMA ELEVATION CERTIFICATE (PREPARED BY A REGISTERED CIVIL ENGINEER AND SURVEYOR) CERTIFYING THE PADS AND FINISH FLOOR ELEVATIONS FOR EACH BUILDING. NO FOUNDATION SHALL BE POURED PRIOR TO APPROVAL OF THE CONTRACTOR'S ELEVATION CERTIFICATE BY THE CITY. PRIOR TO ISSUANCE OF THE BUILDING FOUNDATION PERMIT THE DEVELOPER SHALL SUBMIT PAD CERTIFICATE AND SOILS CONFIRMATION REPORTS FOR EACH BUILDING.
- THE DEVELOPER/CONTRACTOR SHALL COMPLETE AND SUBMIT A FEMA ELEVATION CERTIFICATE (PREPARED BY A REGISTERED CIVIL ENGINEER AND SURVEYOR) TO THE CITY, PRIOR TO FINAL BUILDING INSPECTION. THE ELEVATION CERTIFICATE SHALL CERTIFY THE "AS BUILT" LOWEST FLOOR ELEVATION.
- THE DEVELOPER SHALL DEDICATE 10 FEET OF PROJECT FRONTAGE ON SERRA WAY AND CALAVERAS BLVD. FOR PUBLIC SERVICE UTILITY EASEMENTS. PLATS AND DESCRIPTION OF THE PROPOSED EASEMENTS SHALL BE SUBMITTED TO THE CITY OF MILPITAS ENGINEERING DEPT. FOR REVIEW AND APPROVAL, PRIOR TO ISSUANCE OF BUILDING OCCUPANCY.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATION (CCR) TITLE 24, PART 1 THROUGH PART 12 AS WELL AS WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS AND STATUTES. NOTHING CONTAINED IN THE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED AS REQUIRING WORK CONTRARY TO THESE CODES OR REGULATIONS.
- DO NOT SCALE DRAWINGS, N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
- ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS OTHERWISE NOTED. EXTERIOR WALL DIMENSIONS ARE TO "FACE OF CONCRETE FOUNDATION" OR "CMU" UNLESS OTHERWISE NOTED. INTERIOR WALL DIMENSIONS ARE TO "FACE OF FINISH".
- THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, REFERENCE, AND PARTICULAR DETAILS OF THE CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. WORK NOT SPECIFICALLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO THE PORTIONS THAT ARE DETAILED.
- DETAILED AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. IF DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT FOR RESOLUTION.
- THE CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT IMMEDIATELY IF THE SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS, SPECIFICATIONS, OR SCOPE OF WORK SUMMARY. WORK IS NOT TO PROCEED UNTIL SUCH DISCREPANCIES ARE RESOLVED.
- CALCULATED DIMENSIONS SHALL TAKE PRECEDENCE. IF DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT FOR RESOLUTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE ANY EXISTING ITEM AND FACILITIES TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATION TO SATISFACTION OF THE OWNER.

AGENCY DIRECTORY

CITY OF MILPITAS BUILDING & SAFETY DEPT. 455 EAST CALAVERAS BLVD. MILPITAS, CA 95035 TEL: (408) 586-3240 FAX:	CITY OF MILPITAS PUBLIC WORKS DEPT. 1265 NORTH MILPITAS BLVD. MILPITAS, CA 95035 TEL: (408) 586-2600 FAX:
CITY OF MILPITAS FIRE PREVENTION - LIFE SAFETY & HAZMAT 455 EAST CALAVERAS BLVD. MILPITAS, CA 95035 TEL: (408) 586-3365 FAX:	SANTA CLARA COUNTY ENVIRONMENTAL HEALTH DEPT. CONSUMER PROTECTION DIVISION 1555 BERGER DRIVE BLDG. #2, 3RD FLOOR SAN JOSE, CA 95121 TEL: (408) 418-3400
CITY OF MILPITAS ENGINEERING DEPT. 455 EAST CALAVERAS BLVD. MILPITAS, CA 95035 TEL: (408) 586-3300 FAX:	BAY AREA AIR QUALITY MANAGEMENT DISTRICT 393 ELLIS STREET SAN FRANCISCO, CA 94104 TEL: (415) 744-4940 FAX: (415) 744-5030

PROJECT DIRECTORY

ARCHITECT M I ARCHITECTS, INC. 2460 CAMINO DIAZLO, SUITE 100 WALNUT CREEK, CA 94591 TEL: (925) 878-4875 FAX: (925) 943-1581 CELL: (925) 878-4875 MR. MUTHANA BERAMHI, ARCHITECT MR. MOHAMMAD DEGHAN, ELECTRICAL DESIGNER	CIVIL ENGINEER SALCE 1420 HOLLY AVENUE LOS ALTOS, CA 94024 TEL: (650) 964-4214 FAX: (650) 964-4221 MR. STEVEN H. NAKAGISHA
LANDSCAPE ARCHITECT GIARDELLA ASSOCIATES 571 ROSE AVENUE HENLO PARK, CA 94025 TEL: (650) 328-6100 FAX: (650) 323-6706 CELL: MR. RICHARD GIARDELLA	STRUCTURAL ENGINEER TSA STRUCTURAL ENGINEER, INC. 453 AIRPORT BLVD., SUITE 106 E BURLINGAME, CA 94010 TEL: (650) 620-4555 FAX: (650) 620-4554 CELL: MR. TONY SAMRA
MECHANICAL ENGINEER HIGASHI ASSOCIATES 35 DORIAN AVENUE SAN FRANCISCO, CA 94124 TEL: (415) 826-2808 FAX: (415) 826-6243 MR. GLENN HIGASHIYOKA	SOIL ENGINEER CAPEX ENGINEERING INC. P.O. BOX 14148 FREMONT, CA 94539 TEL: (510) 668-1815 FAX: (510) 440-8640 CELL: MR. GARY HSU, P.E.
DEVELOPER GANFICO ENTERPRISES, INC. 587 YERBA BUENA VALLEY RD. WALNUT CREEK, CA 94596 TEL: (925) 474-0560 FAX: (925) 474-0461 MR. MIKE AHMADI	

PROJECT INFORMATION

APN: 022-24-030	JURISDICTION: CITY OF MILPITAS
SITE COVERAGE:	
SITE:	34,448 S.F. (100%)
BUILDINGS:	8,560 S.F. (21.7%)
CONVENIENCE STORE, CAR WASH, FUELING CANOPY:	2,706 S.F. 1,560 S.F. 4,294 S.F.
LANDSCAPING:	9,551 S.F. (21.6%)
POST CONSTRUCTION IMPERVIOUS AREA:	22,384 S.F. (56.7%)

CODE ANALYSIS

CONVENIENCE STORE (SPRINKLERED)	M OCCUPANCY, TYPE V-B
CARWASH (SPRINKLERED)	B OCCUPANCY, TYPE V-B
FUELING CANOPY (NON-SPRINKLERED)	M OCCUPANCY, TYPE II-B

FIRE EXTINGUISHING SYSTEM NOTES

- AN AUTOMATIC FIRE EXTINGUISHING (SPRINKLER) SYSTEM SHALL BE INSTALLED THROUGHOUT THE MARKET & CARWASH BUILDINGS, PER CFC SECTION 903.2, AMENDED BY MFC V-300-2.25 (THE CANOPY STRUCTURE IS NOT REQUIRED TO BE SPRINKLERED). THE AUTOMATIC SPRINKLER SYSTEM IS A DESIGN BUILT SYSTEM & SHALL BE DESIGNED & INSTALLED UNDER SEPARATE PERMIT. THE DESIGN & DRAWINGS FOR THE AUTOMATIC SPRINKLER SYSTEM SHALL BE SUBMITTED BY A C-16 LICENSED FIRE SPRINKLER CONTRACTOR TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND ALL WATER-FLON SWITCHES SHALL BE ELECTRICALLY SUPERVISED. ALARM SUPERVISORY AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN APPROVED CENTRAL STATION, REMOTE SUPERVISING STATION OR PROPRIETARY STATION AS DEFINED IN THE NFPA 72, CFC SECTION 903.4 & 903.4.1.

SEPARATE / DEFERRED SUBMITTALS

- BUILDING AND SITE SIGNAGE SHALL BE BY SEPARATE PERMIT.
- THE WALK-IN COOLER & FREEZER SHOP DRAWINGS, SEISMIC ANCHORAGE DETAILS & CALCULATIONS SHALL BE A DEFERRED SUBMITTAL.
- THE CARWASH EQUIPMENT INSTALLATION SHALL BE A DEFERRED SUBMITTAL.

OCCUPANCY & EXIT CALCULATIONS

CONVENIENCE STORE (ONE-STORY)	
SALES AREA:	1,540 S.F. / 30 = 65 OCCUPANTS
STORAGE/UTILITY/OTHER:	438 S.F. / 300 = 2 OCCUPANTS
WALK-IN COOLER/FREEZER:	324 S.F.
TOTAL OCCUPANTS:	67 OCCUPANTS > 44
TOTAL EXITS REQUIRED:	2
TOTAL EXITS PROVIDED:	2

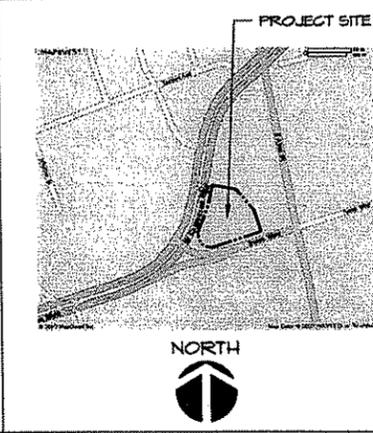
SCOPE OF WORK

- REMOVE (E) AUTO SERVICE / SNACK SHOP BUILDING
- REMOVE (E) FUELING CANOPIES AND ASSOCIATED DISPENSERS & CONC. ISLANDS
- REMOVE (E) TRASH ENCLOSURE AND ASSOCIATED CONC. PAD
- REMOVE (E) LANDSCAPE PLANTERS & LANDSCAPING TO ACCOMMODATE NEH WORK
- REMOVE (E) MONUMENT SIGN & FLAG POLE IN CORNER PLANTER
- REMOVE (E) OVERHANG AND ASSOCIATED CONC. FOOTINGS
- REMOVE (E) ASPHALT / CONCRETE PAVING AS NECESSARY TO ACCOMMODATE NEH WORK
- REMOVE THE SOUTHERN DRIVEWAY ALONG CALAVERAS BLVD.
- RELOCATE TWO (E) UNDERGROUND STORAGE TANKS
- THREE (E) DRIVEWAYS TO REMAIN
- CONSTRUCT A 2,706 S.F. CONVENIENCE STORE BUILDING W/ ATTACHED 1,560 S.F. CARWASH TUNNEL W/ STORAGE ROOM
- CONSTRUCT A 4,294 FUELING CANOPY COVERING (B) FUEL DISPENSERS
- CONSTRUCT A 36'-0" W x 37'-0" D WOOD VACUUM TRELLIS
- CONSTRUCT A 13'-4" W x 12'-0" D x 6'-0" H MASONRY TRASH ENCLOSURE W/ SOLID METAL GATES
- INSTALL NEH AREA LIGHTS
- INSTALL NEH PARKING STALLS, PER CITY STANDARDS
- INSTALL NEH LANDSCAPING, PER CITY STANDARDS
- INSTALL NEH 500 GALLON PROPANE TANK
- INSTALL NEH VACUUM ENCLOSURE
- INSTALL NEH 35' WIDE DRIVEWAY, PER CITY STANDARDS

APPLICABLE CODES

- CBC 2007
 - CFC 2007
 - CPC 2007
 - CEC 2007
 - CFC 2007
 - CA ENERGY CODE 2008
 - 28CFR PART 36
- CITY OF MILPITAS MUNICIPAL CODE

VICINITY MAP



M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2460 CAMINO DIAZLO
SUITE 100
WALNUT CREEK, CA
94591
925-287-1174 Tel
925-943-1581 Fax
925-878-4875 Cell
muthana@miarchitect.com

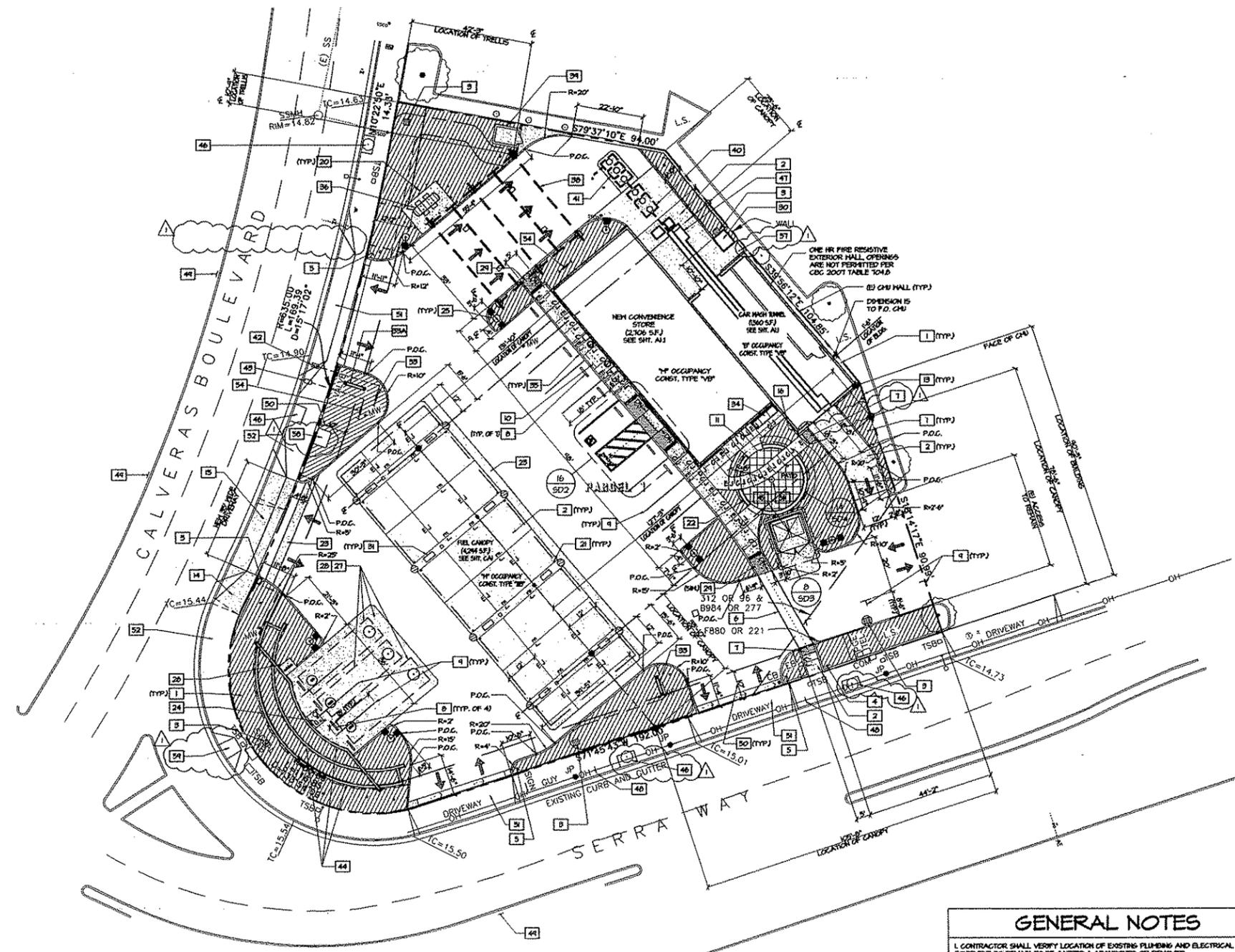
76 GAS STATION,
CONVENIENCE STORE & CAR WASH
190 W. CALAVERAS BOULEVARD
MILPITAS, CA 95035



ISSUED FOR CONSTRUCTION	10-25-08
ISSUED FOR PLAN CHECK	
ISSUED FOR PLANNING	
NO. DATE DESCRIPTION	
1 09-30-07	REVISED FOR PLAN CHECK COMMENT
2 10-24-08	REVISED FOR PLAN CHECK COMMENT
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COVER SHEET
PROJECT # 07-408
DRAWN BY CHECKED BY HI
SCALE AS NOTED DATE 10-24-08
CS.1
SHEET 01

S:_Project\07-408_R4_Correction\07-408-R4_S01.dwg modified by Jody Malone at Jul 27, 2011 - 1:55pm



1 SITE PLAN
1" = 20'-0"

20 0 10 20 40 FEET
GRAPHIC SCALE 1" = 20'-0"

NORTH

SITE PLAN KEYNOTES

- 1 LANDSCAPING, SEE LANDSCAPE DRAWINGS (TYP)
- 2 CONCRETE PAVING, SEE DTL. 9 SHT. ON SHT. 4 CIVIL DRAWINGS
- 3 CATCH BASIN, SEE CIVIL DRAWINGS (TYP)
- 4 ACCESSIBLE PATH OF TRAVEL SIGN
- 5 ACCESSIBLE PARKING MARKING SIGN, SEE DTL. 15 ON SHT. 502.
- 6 4'-0" WIDE ACCESSIBLE PATH OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% CROSS SLOPE.
- 7 30" WIDE PAW DETECTABLE MARKING (TRUNCATED DOME) PER ADA SECTION 4.04.2, SEE DTL. 6 ON SHT. 502.
- 8 CONCRETE WHEEL STOP, SEE DTL. 9 ON SHT. 502 (TYP)
- 9 PAVEMENT STRIPING (TYP)
- 10 ACCESSIBLE DOOR LANDING, SEE DTL. 2 ON SHT. A31
- 11 ACCESSIBLE DOOR LANDING, SEE DTL. 1 ON SHT. A51
- 12 5' x 5' CLEAR SPACE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
- 13 PROPERTY LINE (TYP)
- 14 CONCRETE SIDEWALK, CURB & GUTTER, SEE CIVIL DWGS.
- 15 CONCRETE DRIVEWAY PER CITY OF MILPITAS STANDARDS, SEE CIVIL DWGS.
- 16 GAS METER, SEE PLUMBING DWGS.
- 17 EXPANSION JOINT, SEE DTL. 12 ON SHT. 502
- 18 CONTROL JOINT, SEE DTL. 7 ON SHT. 502
- 19 CONCRETE LANDSCAPE CURB, SEE DTL. 5 ON SHT. 502 & CIVIL DRAWINGS
- 20 4" T.S. GUARD POST, SEE DETAIL 14 ON SHT. 502
- 21 6" T.S. GUARD POST, SEE DETAIL 14 ON SHT. 502
- 22 24" HIGH CONC. SEAT WALL W/ STONE FINISH ON EXTERIOR, SEE DTL. XX ON SHT. 504
- 23 CONCRETE SHALE, SEE CIVIL DRAWINGS
- 24 AIR & WATER STATION, SEE DTL. 10 ON SHT. 505
- 25 AREA LIGHT, SEE SHT. 504-L, DTL. 2 ON SHT. 502 & ELEC. DWGS.
- 26 TANK VENT RISER, SEE "P" DRAWINGS
- 27 UNDERGROUND STORAGE TANK, SEE "P" DRAWINGS
- 28 CONCRETE TANK SLAB, SEE "P" DRAWINGS
- 29 CONCRETE CURB RAMP, SEE DTL. 10 ON SHT. 505
- 30 6" x 3'-4" KIOSK (BY OTHERS, N.L.C.)
- 31 MULTI-PRODUCT DISPENSER, SEE "P" DRAWINGS & DTL. 8 & 13 ON SHT. 502 FOR CARD READER ACCESSIBILITY
- 32 CANOPY COLUMN (BY OTHERS, N.L.C.)
- 33 DUAL POLE ID / PRICE SIGN, SEE DTL. 9 ON SHT. 505
- 34 DUAL POLE ID / PRICE SIGN, SEE DTL. 10 ON SHT. 505
- 35 ELECTRICAL SERVICE ENTRANCE, SEE ELECTRICAL DRAWINGS
- 36 CONCRETE MALLOWAY, SEE DTL. 10 ON SHT. 502 & CIVIL DWGS.
- 37 500 GALLON PROPANE TANK, SEE DTL. 14 ON SHT. 505
- 38 ASPHALT PAVING, SEE DTL. 14 ON SHT. 502 & CIVIL DRAWINGS
- 39 VACUUM TRILLES, SEE SHT. A23
- 40 6'-0" x 9'-4" x 8'-0" MASONRY VACUUM ENCLOSURE, PAINTED TO MATCH BLDG.
- 41 1500 GALLON SAND-OIL INTERCEPTOR, SEE GARWASH DWGS.
- 42 1500 GALLON CLARIFIER, SEE GARWASH DWGS.
- 43 1 1/2" WATER SERVICE METER (DOMESTIC), SEE CIVIL DWGS.
- 44 NEW 3/4" WATER SERVICE METER (IRRIGATION), SEE CIVIL DWGS.
- 45 NEW PLANTER WALLS W/ STONE VENEER FINISH, SEE DTL. 11 & 14 ON SHT. 504
- 46 FLOOR DRAIN DRAIN TO SANITARY VENT, SEE CIVIL DWGS.
- 47 NEW 4' x 6' TREE WELL PER CITY OF MILPITAS REQUIREMENTS
- 48 GARWASH CONVEYOR, SEE SHT. A11
- 49 TRAFFIC SIGN (R-26) PER ENGINEERING DEPT. REQUIREMENTS
- 50 TRAFFIC SIGN (R-6) (R-10) PER ENGINEERING DEPT. REQUIREMENTS
- 51 10 FT. PUBLIC SERVICE UTILITY EASEMENT (P.S.U.E.) TO BE DEDICATED
- 52 EXISTING DRIVEWAY
- 53 EXISTING CONCRETE SIDEWALK, CURB & GUTTER. REMOVE & REPLACE DAMAGED PORTIONS AS NECESSARY ALONG PROJECT FRONTAGE, SEE CIVIL DWGS. (TYP)
- 54 NEW 1" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE (DOMESTIC), SEE CIVIL DWGS.
- 55 NEW 1" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE (IRRIGATION), SEE CIVIL DWGS.
- 56 NEW 2" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE (GARWASH), SEE CIVIL DWGS.
- 57 DECORATIVE AREA LIGHT ON 10 FT. HIGH POLE, SEE SHT. 504-L & ELEC. DWGS.
- 58 FIRE RISER, SEE CIVIL DWGS.
- 59 FIRE DETECTOR CHECK VALVE ASSEMBLY, SEE CIVIL DWGS.
- 60 NEW ACCESSIBLE CURB RAMP, SEE CIVIL DWGS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING PLUMBING AND ELECTRICAL EQUIPMENT TO REMAIN TO BE CAPTURED & ABANDONED OR REMOVED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONITORING WELLS, SURVEY MONUMENTS & OTHER SURVEY MARKERS DURING CONSTRUCTION TO REMAIN. SAID ITEMS BE DAMAGED/DESTROYED DURING CONSTRUCTION, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. RESET EXISTING MONITORING WELLS TO REMAIN AS NECESSARY WHERE THERE IS NEW CONSTRUCTION.
3. CONTRACTOR IS TO NOTIFY PROJECT ARCHITECT IF SITE CONDITIONS DISAGREE WITH INFORMATION SHOWN ON DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES WHICH ARE IN OPERATION AND SHALL PROTECT THEM FROM DAMAGE IN THE FIELD. THE CONTRACTOR SHALL CALL USA TOLL FREE AT 800-842-2444. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BEAR ALL OF THE REPAIR AND/OR REPLACEMENT COSTS OF SAID UTILITIES DAMAGED BY CONTRACTORS) DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
5. THE INFORMATION REGARDING THIS EXISTING SITE PLAN HAS OBTAINED FROM A SITE SURVEY PREPARED BY GMA ENGINEERING, INC. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS, AND IN THE EVENT THAT A CONFLICT OCCURS THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. CONSTRUCTION MATERIALS, ASSEMBLIES AND PROCEDURES ARE TO FOLLOW LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTAL ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT THE PROJECT ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING WORK.
7. THESE PLANS ARE INTENDED TO COMPLY WITH THE CBC, 2007 EDITION.
8. SEPARATE CONTRACTS FOR SUCH WORK AS PAVING, LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY THE CLIENT. IN ADDITION CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSERS, ETC. MAY BE PURCHASED DIRECTLY BY THE CLIENT FOR DELIVERY TO THE GENERAL CONTRACTOR WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION. COORDINATE THE WORK OF SEPARATE CONTRACTORS.
9. CONTRACTOR SHALL PROVIDE APPROVED PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE CODES INSIDE BLDG. PORTABLE UNITS SHALL BE INSTALLED WITHIN APPROVED STORAGE CABINETS. VERIFY ALL REQUIREMENTS WITH LOCAL FIRE DEPARTMENT.
10. FOR PAVING LAYOUT AND EXTENTS REFER TO CIVIL DRAWINGS.
11. ALL NEW CONCRETE PAVING WORK SHALL MATCH EXISTING GRADES AT LIMITS OF WORK.
12. IF REQUIRED BY THE CITY OF MILPITAS, GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FOR ANY OFF-SITE IMPROVEMENT WORK.
13. FOR CONCRETE REQUIREMENTS, ALL EXTERIOR CONCRETE SHALL BE 4" MINIMUM THICKNESS FIBER REINFORCED, 100% NEW CONCRETE PAVING TO BE SEALED ENTIRELY WITH CAL COATING HB-20 AQUA-CRETE. SEAL ALL CONCRETE JOINTS AS APPROVED BY OWNER.

SITE PLAN LEGEND

- NEW LANDSCAPING, SEE SHT. L-1
- NEW BRO-SHALE, SEE SHT. C11 & L-1
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
- EXISTING TO REMAIN
- EXISTING CURB TO REMAIN
- NEW CONCRETE CURB, SEE DTL. 5 ON SHT. 502
- EXPANSION JOINT, SEE DTL. 12 SHT. 502
- CONTROL JOINT, SEE DTL. 7 SHT. 502
- POINT OF CURVE
- NOT IN CONTRACT



M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2460 GAMING DIABLO
SUITE 100
MILPITAS, CA
95031

925-287-1174 Tel
925-443-1501 Fax
925-878-4875 Cell
mihon@miaarchitect.com

**76 GAS STATION,
CONVENIENCE STORE & CAR WASH
190 W. CALVERAS BOULEVARD
MILPITAS, CA 95035**



NO.	DATE	DESCRIPTION
09-20-07	REVISED FOR PLAN CHECK	
10-23-08	ISSUED FOR PLANNING	

ISSUED FOR CONSTRUCTION
09-17-10 ISSUED FOR PLAN CHECK
10-23-08 ISSUED FOR PLANNING

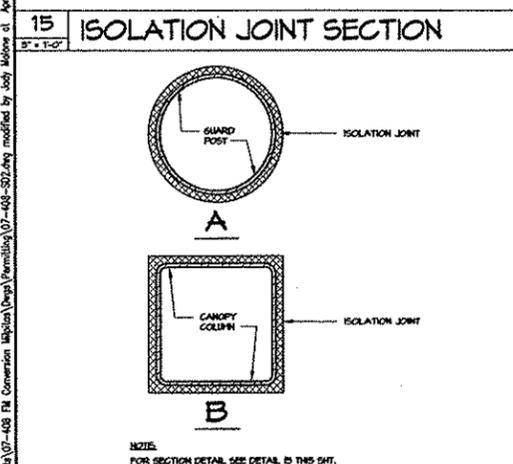
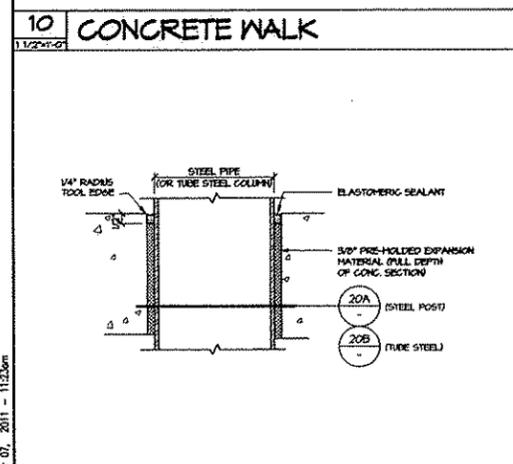
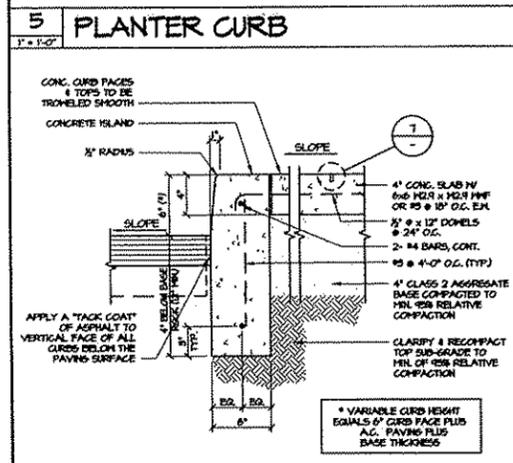
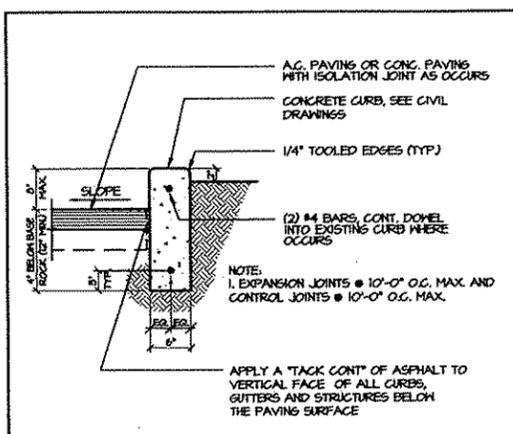
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PROJECT # 07-408
DRAWN: JH CHECKED: JH
SCALE: AS NOTED DATE: 10-24-09

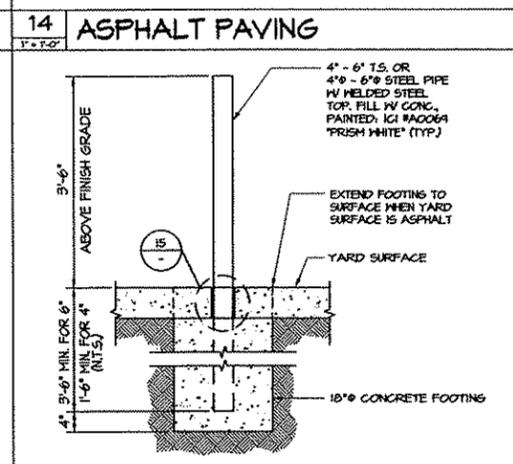
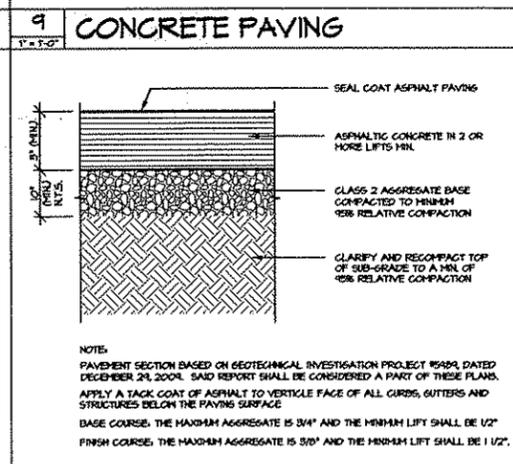
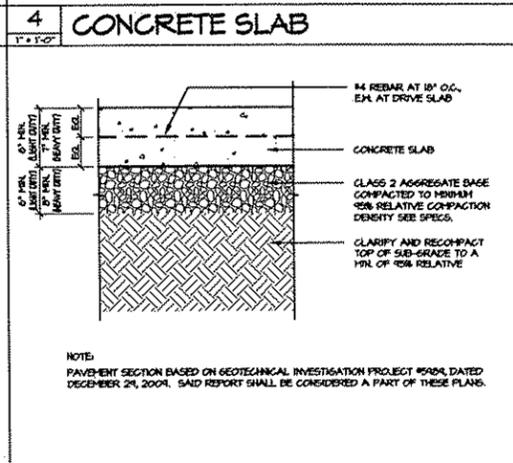
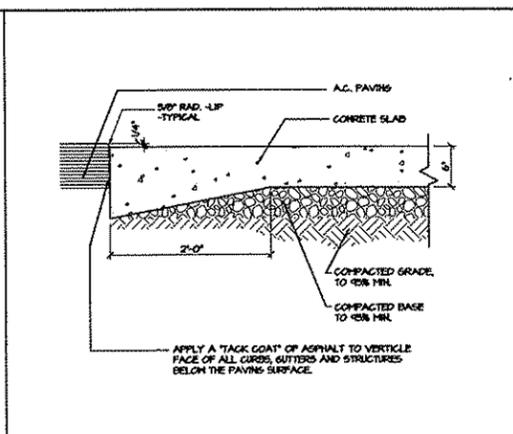
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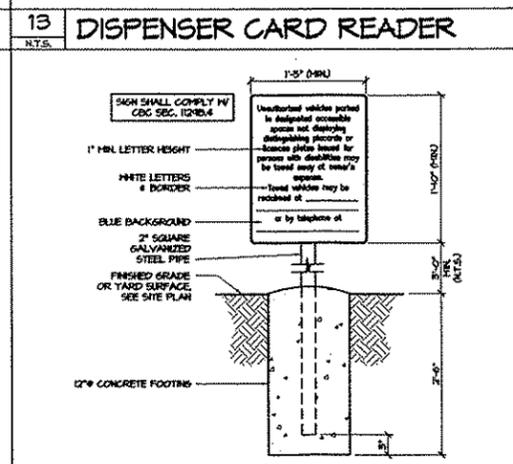
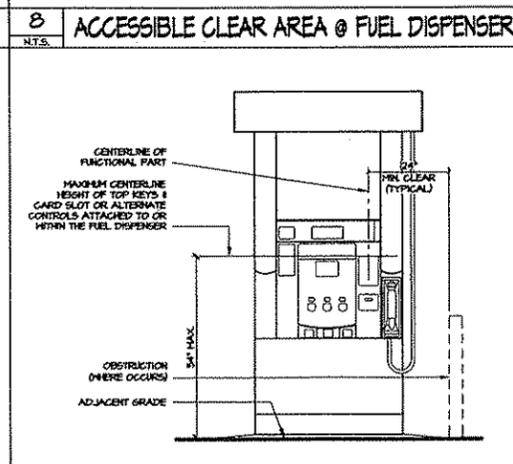
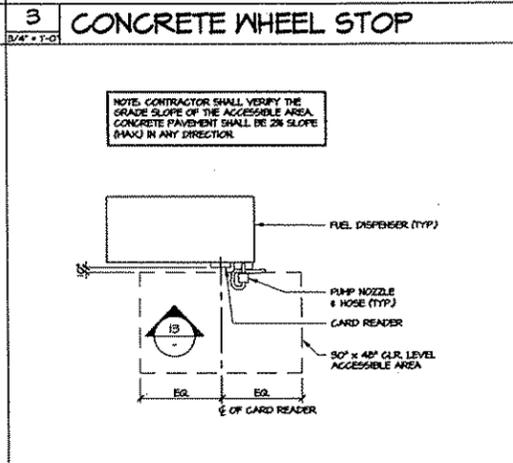
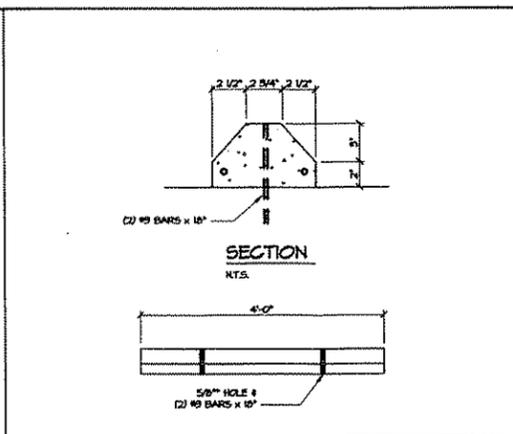
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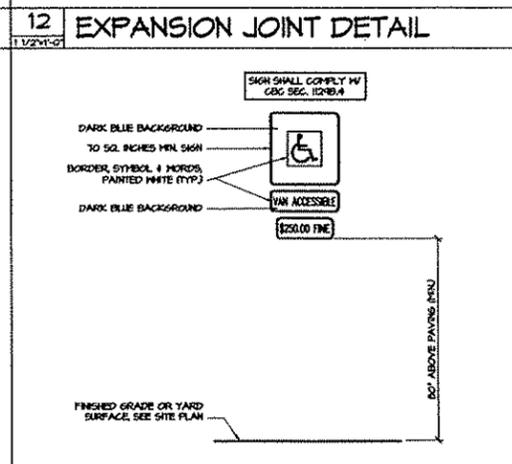
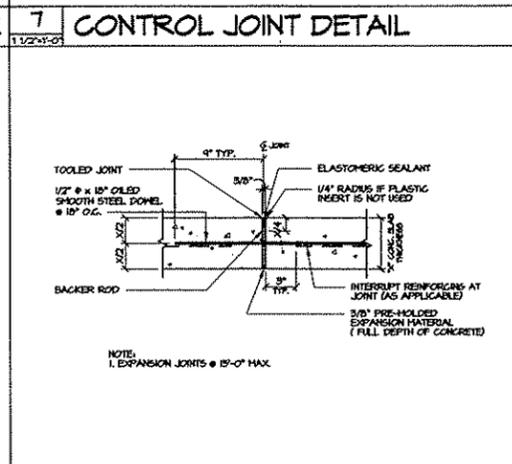
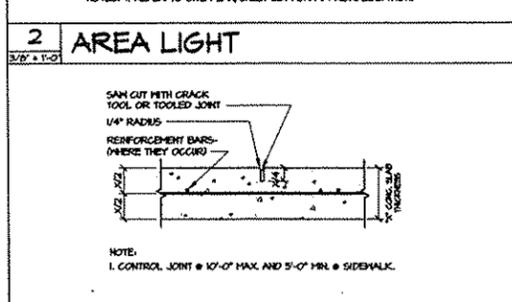
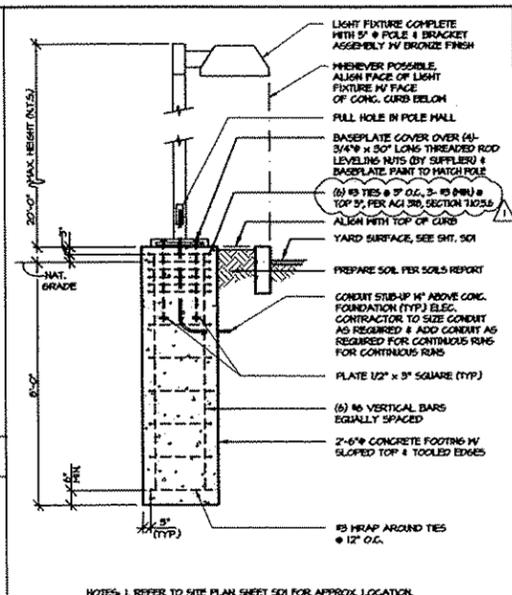
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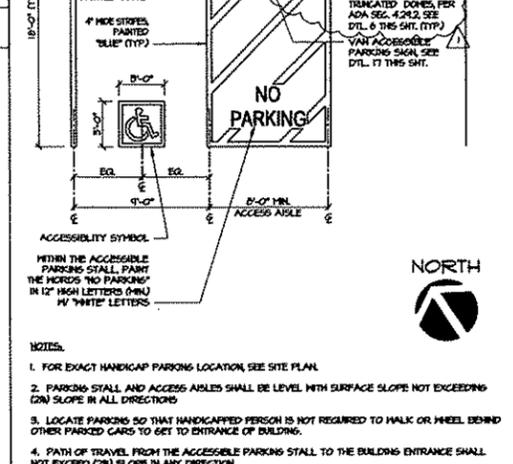
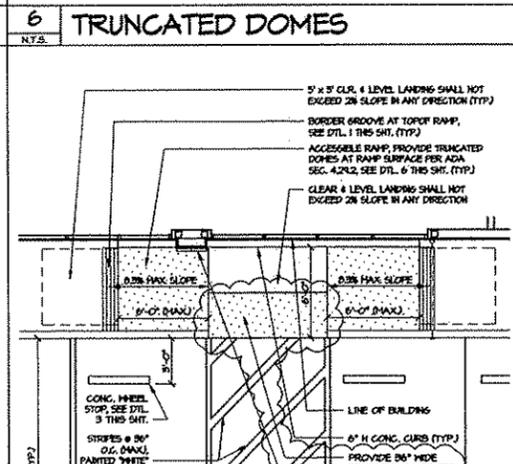
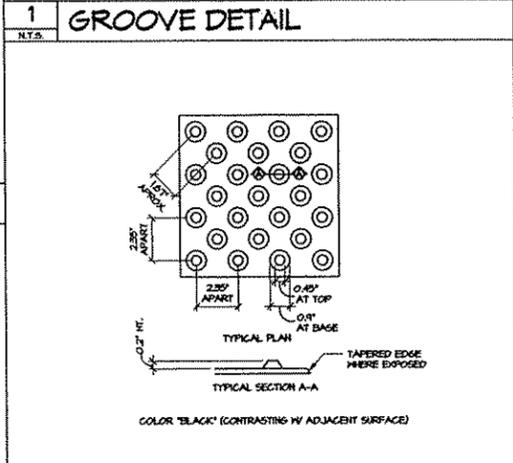
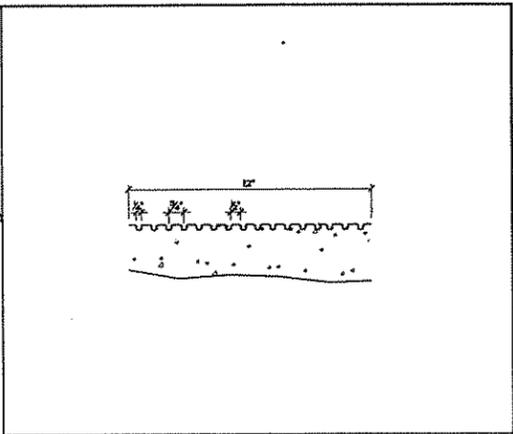
19 GUARD POST
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18 ACCESSIBLE PARKING WARNING SIGN
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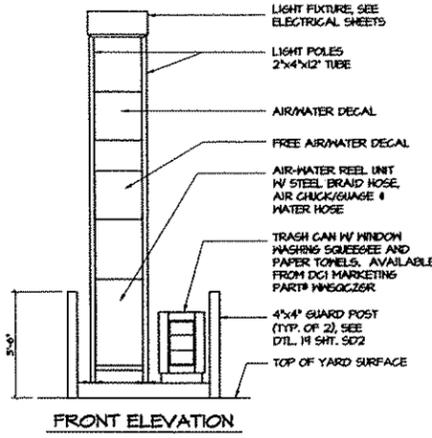
17 VAN ACCESSIBLE PARKING SIGN
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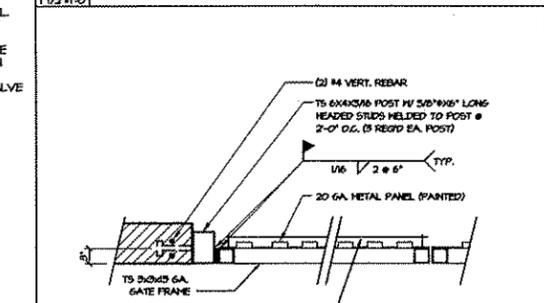
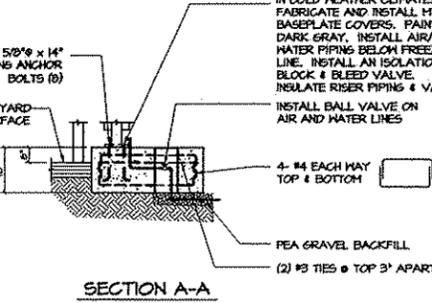
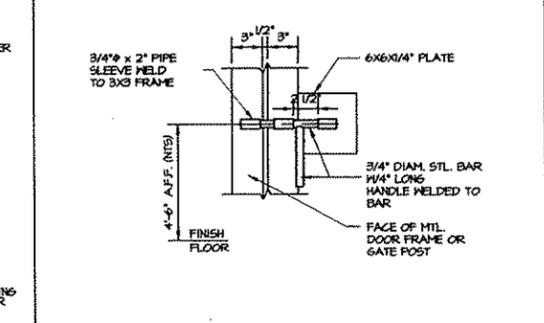
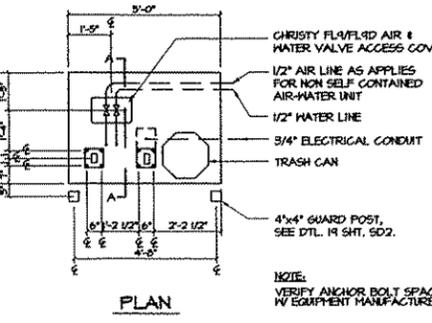
16 ACCESSIBLE PARKING STALL
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ISSUED FOR CONSTRUCTION	10-23-08	ISSUED FOR PLANNING
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2 09-20-08 REVISED PER PLAN CHECK COMMENTS		
3 09-20-08 REVISED PER PLAN CHECK COMMENTS		
4 09-20-08 REVISED PER PLAN CHECK COMMENTS		
SITE DETAILS		
PROJECT #	07-408	
DRAWN BY	CHKD BY	HSI
SCALE	AS NOTED	DATE: 10-24-08
SD2		



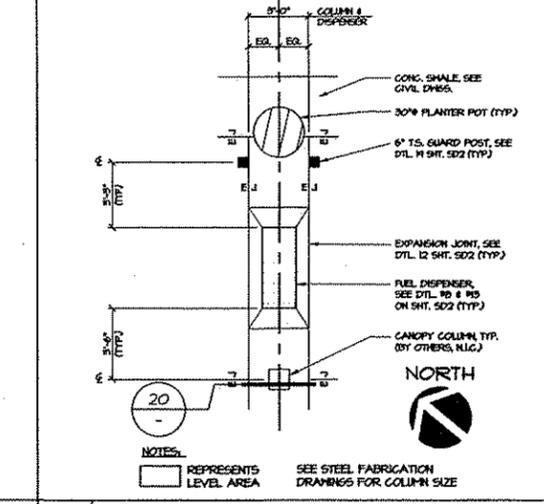
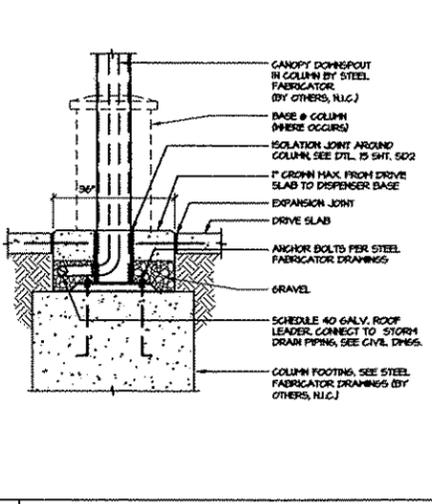
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NOTES:
1. ELECTRICAL CIRCUIT AND AIR LINES BY GENERAL CONTRACTOR, IF REQUIRED.
2. PROVIDE BACKFLOW PREVENTER (ADJACENT TO DRAIN) APPROVED BY LOCAL GOVERNING AGENCY. LOCATE BACKFLOW PREVENTER IN AREA NOT READILY VISIBLE TO THE PUBLIC.

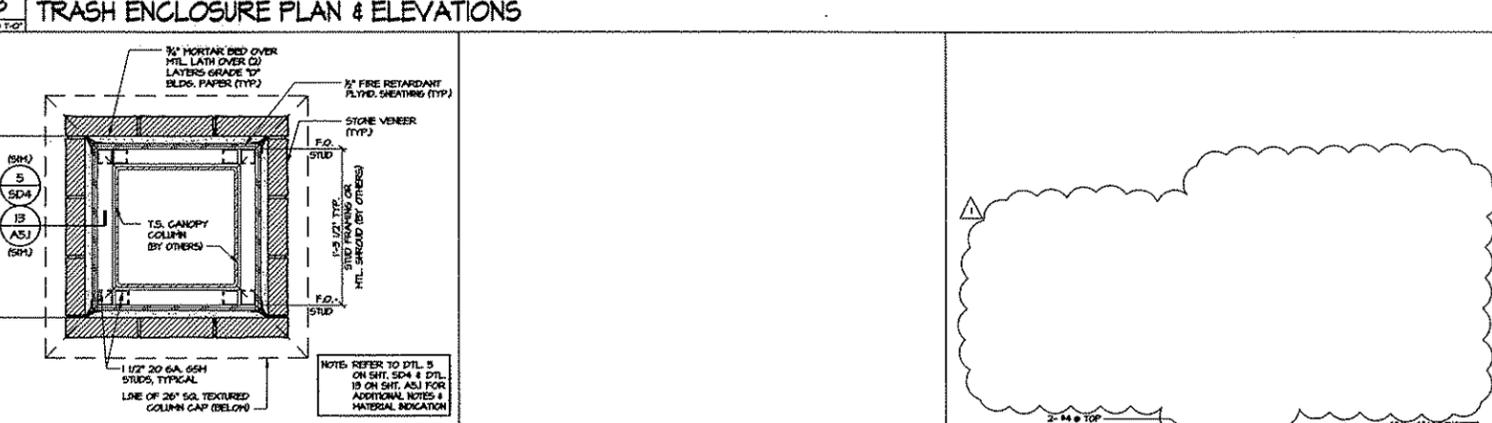
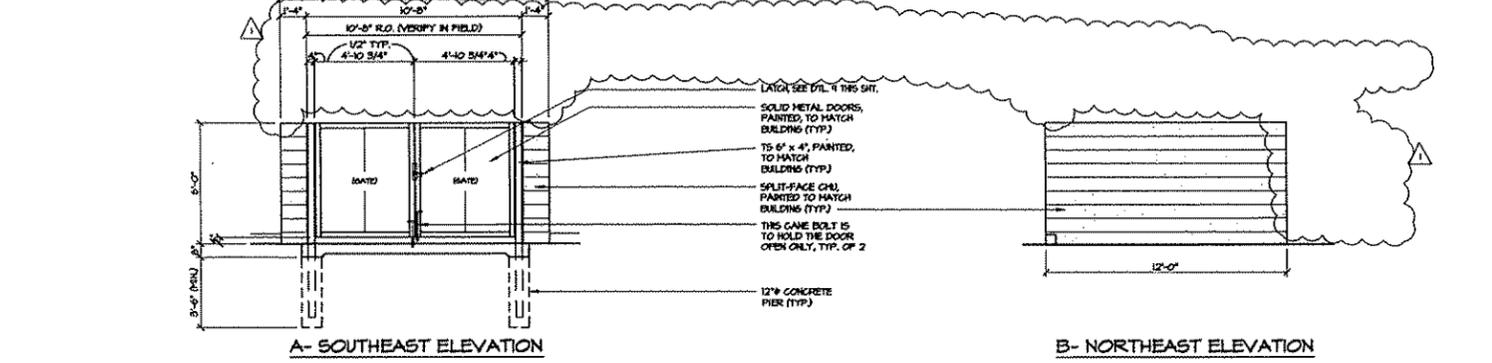
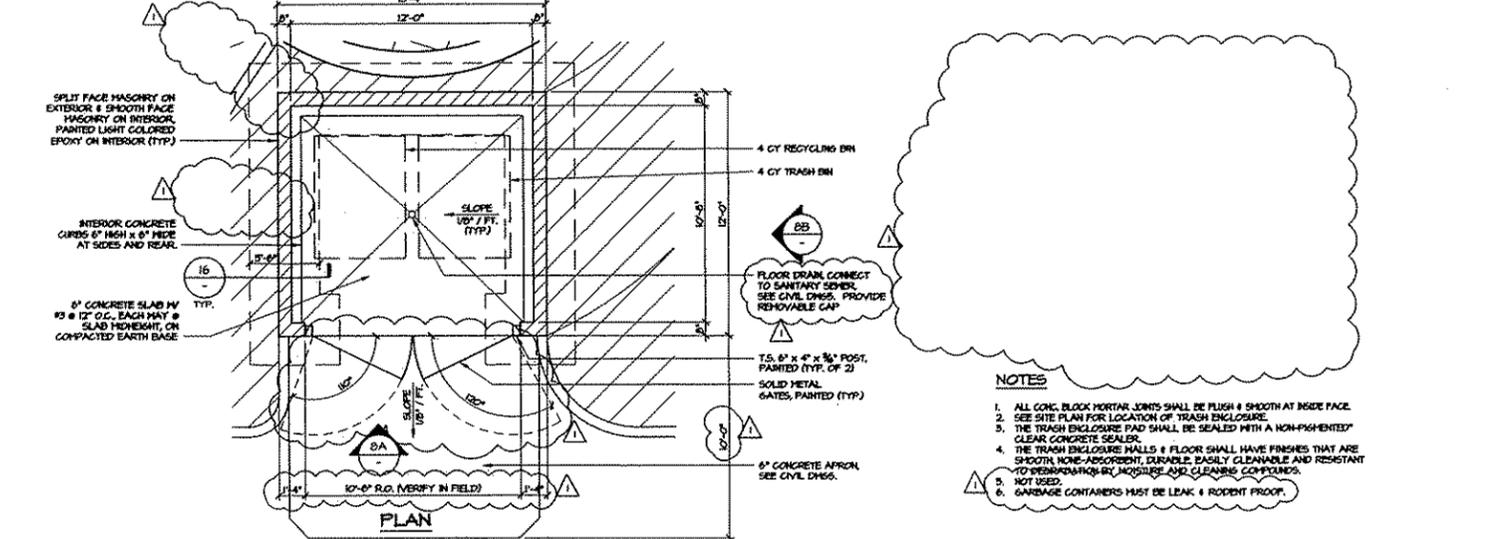
15 AIR & WATER STATION

13 CANOPY COLUMN BASE

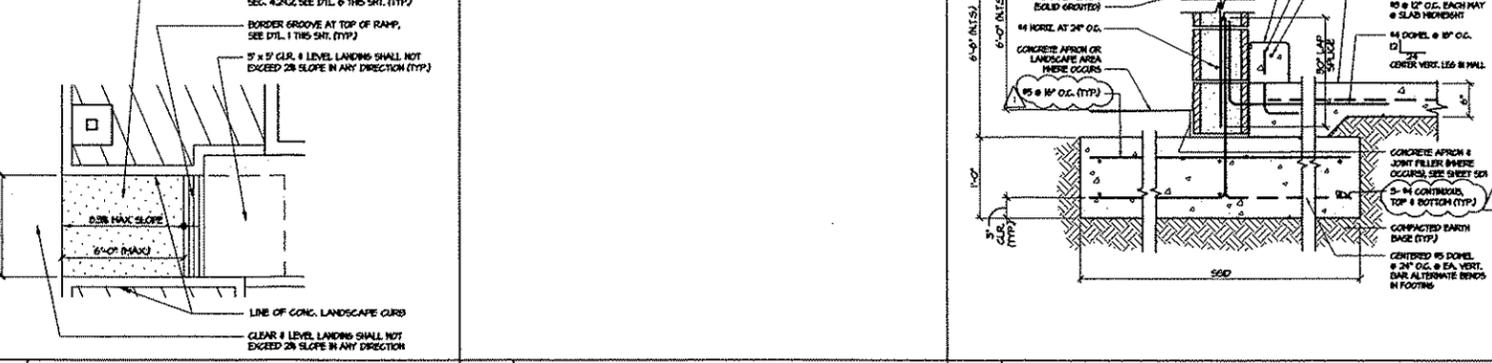


20 CANOPY COLUMN SECTION

18 ACCESSIBLE CURB RAMP



12 NOT USED



17 NOT USED



M I Architects, Inc.
ARCHITECTURE
PLANNING &
MANAGEMENT
DESIGN
2960 GAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597
925-287-1174 Tel
925-443-1581 Fax
925-878-4875 Cell
mthano@architect.com

NOTES:
1. ALL CONC. BLOCK MORTAR JOINTS SHALL BE FLUSH & SMOOTH AT INSIDE FACE.
2. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE.
3. THE TRASH ENCLOSURE PAD SHALL BE SEALED WITH A NON-PHENOLATED CLEAR CONCRETE SEALER.
4. THE TRASH ENCLOSURE WALLS & FLOOR SHALL HAVE FINISHES THAT ARE SMOOTH, NON-ABSORBENT, DURABLE, EASILY CLEANABLE AND RESISTANT TO WEAR/DAMAGE BY ACIDULE AND CLEANING COMPOUNDS.
5. NOT USED.
6. GARBAGE CONTAINERS MUST BE LEAK & ROBERT PROOF.

76 GAS STATION,
CONVENIENCE STORE & CAR WASH
190 W. CALAVERAS BOULEVARD
MILPITAS, CA 95035

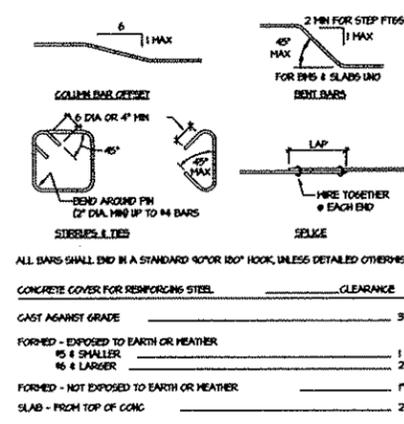


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2	10-29-08	ISSUED FOR PLAN CHECK
3	10-29-08	ISSUED FOR PLANNING
4	09-30-10	REVISED PER PLAN CHECK COMMENTS
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SD3
PROJECT # 07-408
DRAWN BY CHECKED BY
SCALE AS NOTED DATE 10-24-04



05-11-10	ISSUED FOR CONSTRUCTION
10-29-08	ISSUED FOR PLAN CHECK
10-29-08	ISSUED FOR PLANNING
NO. DATE DESCRIPTION	
△	05-20-10 REVISED PER PLAN CHECK COMMENTS
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SITE DETAILS	
PROJECT #: 071-40B	
DRAWN BY	CHECKED: HJI
SCALE: AS NOTED	DATE: 10-24-04



CONCRETE STRENGTH CLASS OF LAP SPLICE CLASS 'B'

BAR CASE SIZE	TOP BARS	OTHER BARS
#3	2'-4"	1'-10"
#4	3'-4"	2'-5"
#5	3'-8"	3'-0"
#6	4'-8"	3'-7"
#7	5'-4"	3'-2"
#8	7'-4"	5'-11"
#9	8'-4"	6'-4"

NOTES:
1. UNLESS INDICATED OTHERWISE, USE THE CLASS 'B' LAP SPLICE LENGTHS, MULTIPLE BY THE APPLICABLE FACTORS LISTED BELOW.
2. WHERE CLEAR SPACE BETWEEN BARS LAP SPICED AT ANY SECTION IS LESS THAN 2 BAR DIAMETERS, OR WHERE THE BAR COVER IS LESS THAN OR EQUAL TO THE BAR DIAMETER, INCREASE THE LAP LENGTH BY 50%.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STAGGERED.
5. SPLICES IN WALLS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION.

STANDARD HOOK LENGTHS

BAR SIZE	MAIN REIN.	STIRRUP & TIE HOOKS
#3	4 1/2"	2 1/2"
#4	6"	2 1/2"
#5	7 1/2"	2 1/2"
#6	9"	3"
#7	10 1/2"	3 1/2"
#8	12"	4"
#9	13 1/2"	4 1/2"
#10	15"	5"
#11	16 1/2"	5 1/2"

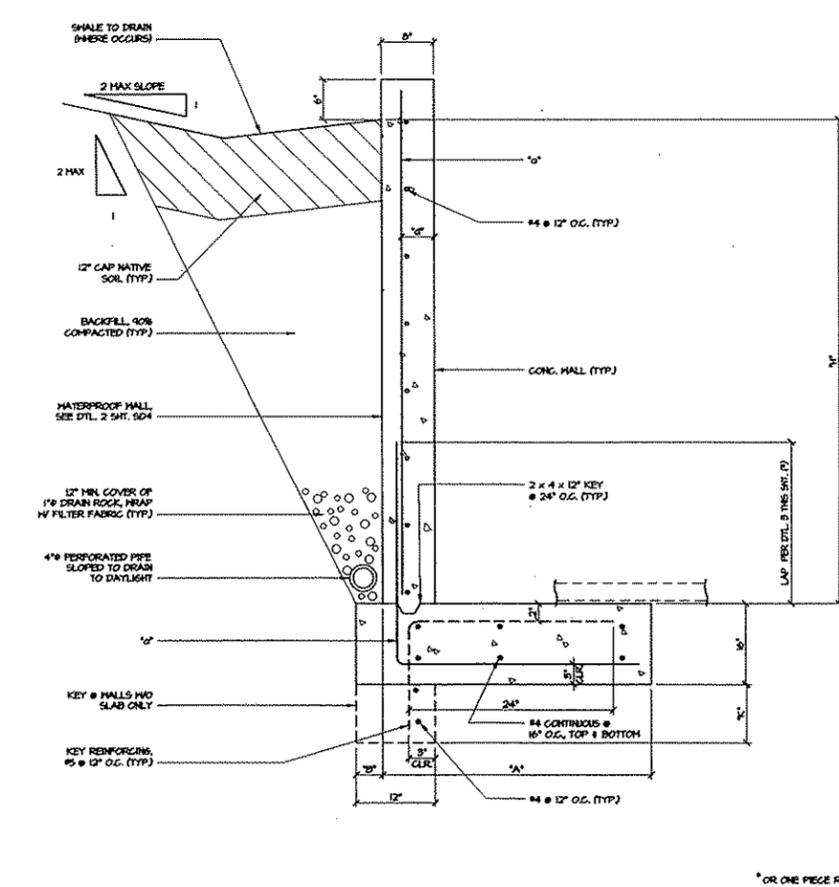
DIAMETER OF BENDS

D1	D2
1 1/2" FOR #3 BARS	2" FOR #4 BARS
2" FOR #5 BARS	2 1/2" FOR #6 BARS
6d FOR #3 THRU #6 BARS	6d FOR #8, #9 & #11 BARS

90° BEND-MAIN
180° BEND-MAIN
90° BEND-TIES
135° BEND-TIES

3 TYPICAL REINFORCING DETAILS

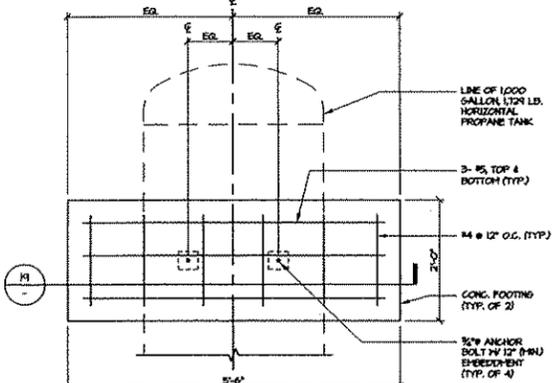
H	A	B	d	a	KEY DEPTH
3'-0"	1'-4"	6"	6"	#4 @ 12"oc	-
4'-0"	2'-0"	6"	6"	#4 @ 10"oc	0
5'-0"	2'-10"	6"	6"	#5 @ 12"oc	0
6'-0"	3'-0"	12"	6"	#5 @ 12"oc	12"



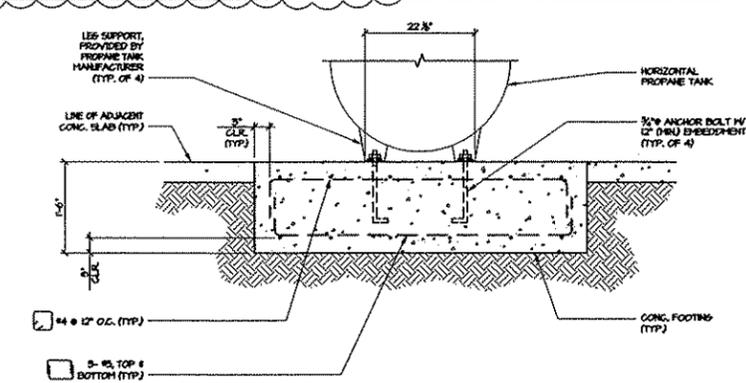
17 CONCRETE RETAINING WALL



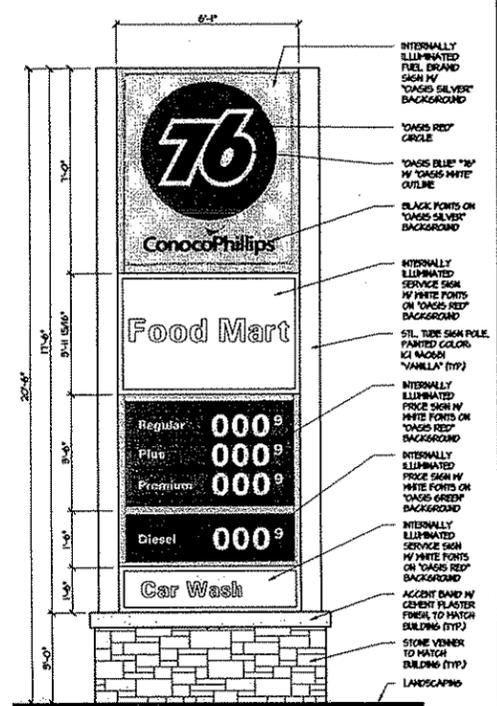
9 DUAL-POLE SIGN ELEVATION



14 CONCRETE FOOTING PLAN



19 CONCRETE FOOTING SECTION



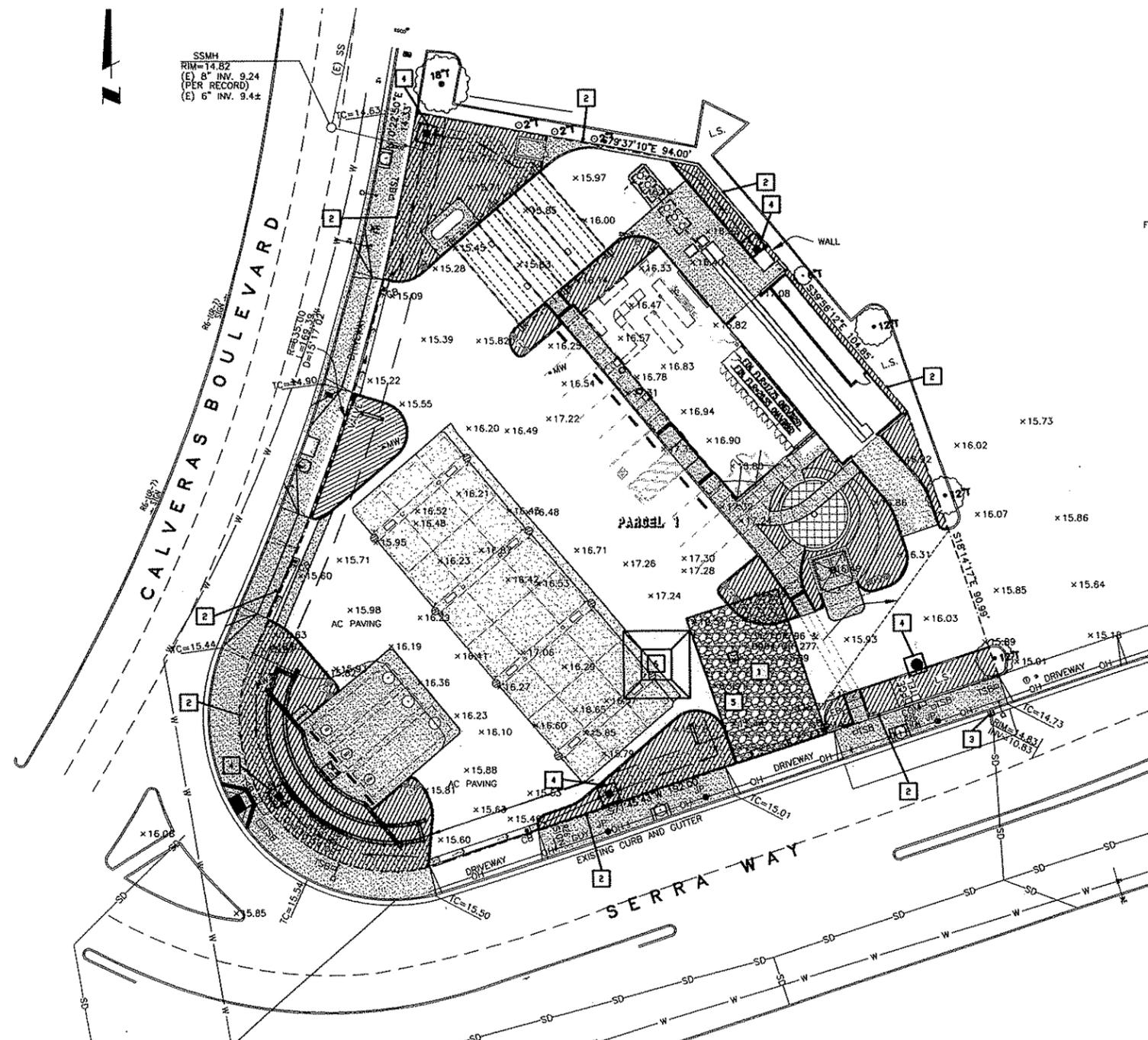
10 DUAL-POLE SIGN ELEVATION

15 NOT USED

20 NOT USED

S:\Projects\07-40B FH Conversion\Milpitas\Drawings\Permitting\07-40B-SD5.dwg modified by Joby Malone at Jul 27, 2011 - 3:46pm

STEYAN NAKASHIMA 12/13/2010 12:20 PM 08511TB.dwg



EROSION CONTROL PLAN



SCALE: 1" = 20'-0"

RECOMMENDED MEASURES TO REDUCE VEHICLE OR EQUIPMENT EXHAUST:

1. USE ALTERNATIVE FUELED CONSTRUCTION EQUIPMENT.
2. MINIMIZE IDLING TIME (E.G. 5 MINUTE MAX).
3. MAINTAIN PROPERLY TUNED EQUIPMENT.
4. LIMIT THE HOURS OF OPERATION OF HEAVY DUTY EQUIPMENT AND/OR THE AMOUNT OF EQUIPMENT IN USE.
5. ALL CONSTRUCTION CONTRACTORS SHALL PROPERLY MAINTAIN THE EQUIPMENT AND WHERE FEASIBLE, USE "CLEAN FUEL" EQUIPMENT AND EMISSIONS CONTROL TECHNOLOGY (E.G. CNG FIRED ENGINES, CATALYTIC CONVERTERS, PARTICULATE TRAPS, ETC.). MEASURES TO REDUCE DIESEL EMISSION WOULD BE CONSIDERED FEASIBLE WHEN THEY ARE CAPABLE OF BEING USED ON EQUIPMENT WITHOUT INTERFERING SUBSTANTIALLY WITH EQUIPMENT PERFORMANCE.

EROSION CONTROL KEY NOTES:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE. SEE 4/C3.1.
2. PROVIDE FIBER ROLLS OR STRAW WATTLES.
3. PROVIDE MIRAFI DANDY BAG INLET FILTER AT EXISTING INLET.
4. PROVIDE INLET PROTECTION AT ALL AREA DRAIN AND CATCH BASINS. SEE 6/C3.1.
5. PROVIDE ENTRANCE/OUTLET TIRE WASH AREA PER CASQA DETAIL TC-3.
6. PROVIDE CONCRETE WASH OUT AREA AT LOCATION TO BE DETERMINED BY CONTRACTOR.

FIBER ROLL INSTALLATION NOTES:

1. FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
2. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 3 TO 5 INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
3. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
4. PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 1 FEET OF EACH END AND THEN EVERY FOUR FEET WITH 3/4" X 3/4" X 24" STAKES.
5. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

DUST CONTROL NOTES:

- THE RAY AREA AIR QUALITY MANAGEMENT DISTRICT (RAAQMD) HAS IDENTIFIED A SET OF FEASIBLE PM10 CONTROL MEASURES FOR ALL CONSTRUCTION ACTIVITIES. THESE CONTROL MEASURES SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES.
1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
 2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
 3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
 4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES TO CONTROL DUST AND DIRT TRACKED FROM THE PROJECT SITE.
 5. SWEEP STREETS DAILY (W/ WATER SWEEPERS) AS OFTEN AS REQUIRED IF VISIBLE SOIL MATERIAL, MUD AND DEBRIS RESULTING FROM THIS CONSTRUCTION IS CARRIED ONTO ADJACENT PUBLIC STREETS.
 6. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).
 7. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
 8. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.
 9. INSTALL FIBER ROLLS, SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNDFF TO PUBLIC ROADWAYS.
 10. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
 11. INSTALL WHEEL WASHERS FOR ALL EXITING TRUCKS, OR WASH OFF THE TIRES OF ALL TRUCKS AND EQUIPMENT LEAVING THE SITE.
 12. SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WIND INSTANTANEOUS GUSTS EXCEED 25 MPH.
 13. LIMIT THE AREA SUBJECT TO EXCAVATION, GRADING, AND OTHER CONSTRUCTION ACTIVITY AT ANY ONE TIME.
 14. GRAY WATER SHALL BE USED FOR DUST CONTROL AND GRADING ACTIVITIES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 15. PAVING SHALL BE CONSTRUCTED AS SOON AS PRACTICABLE TO REDUCE THE TIME THAT BARE SURFACES AND SOILS ARE EXPOSED. IN AREAS WHERE CONSTRUCTION IS DELAYED FOR AN EXTENDED PERIOD OF TIME, THE GROUND SHALL BE REPLANTED TO MINIMIZE THE GENERATION OF DUST.
 16. IN THE EVENT THAT THE CONTRACTOR NEGLECT TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.

GENERAL NOTES:

1. SEE EROSION CONTROL NOTES ON 2/C3.1.
2. CONTRACTOR SHALL OBTAIN STREET WORK PERMIT FOR ALL WORK WITHIN THE CITY OF MILPITAS R/V.
3. THE EROSION CONTROL PLAN IS ONLY ILLUSTRATIVE, SUBJECT TO CHANGE BASED UPON THE WEATHER CONDITIONS AND SITE CONSTRUCTION ACTIVITIES.
4. PRIOR TO CONSTRUCTION PROJECT CONTRACTOR SHALL MEET WITH THE CITY ENGINEERING DEPARTMENT, PUBLIC WORKS INSPECTOR, AND THE WATER QUALITY DIVISION AND SHALL PREPARE A SITE LOGISTICS PLAN FOR ADDRESSING THE ENVIRONMENTAL IMPACTS DURING THE CONSTRUCTION OF THE BUILDING.
5. EXISTING FEATURES TO BE DEMOLISHED HAVE BEEN DELETED FROM THIS DRAWING FOR CLARITY.
6. THE EROSION CONTROL PLAN IS SHOWN OVER THE PROPOSED SITE PLAN TO CLARIFY THE LOCATIONS WHERE THE BMP MEASURES ARE TO BE PLACED. EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO NEW PAVEMENT, CURBS, AND STRIPING TO WINTERIZE THE SITE.



ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2460 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94591
925-257-1174 Tel
925-443-5581 Fax
925-878-4875 Cell
mthornc@architect.com

GAS STATION, CONVENIENCE STORE & CAR WASH
190 W. CALVERAS BOULEVARD
MILPITAS, CA 95035



ISSUED FOR CONSTRUCTION	01-24-10	ISSUED FOR PLAN CHECK	10-28-09	ISSUED FOR PLANNING
NO. DATE DESCRIPTION	06-20-10 REVISED FOR PLAN CHECK COVERS			

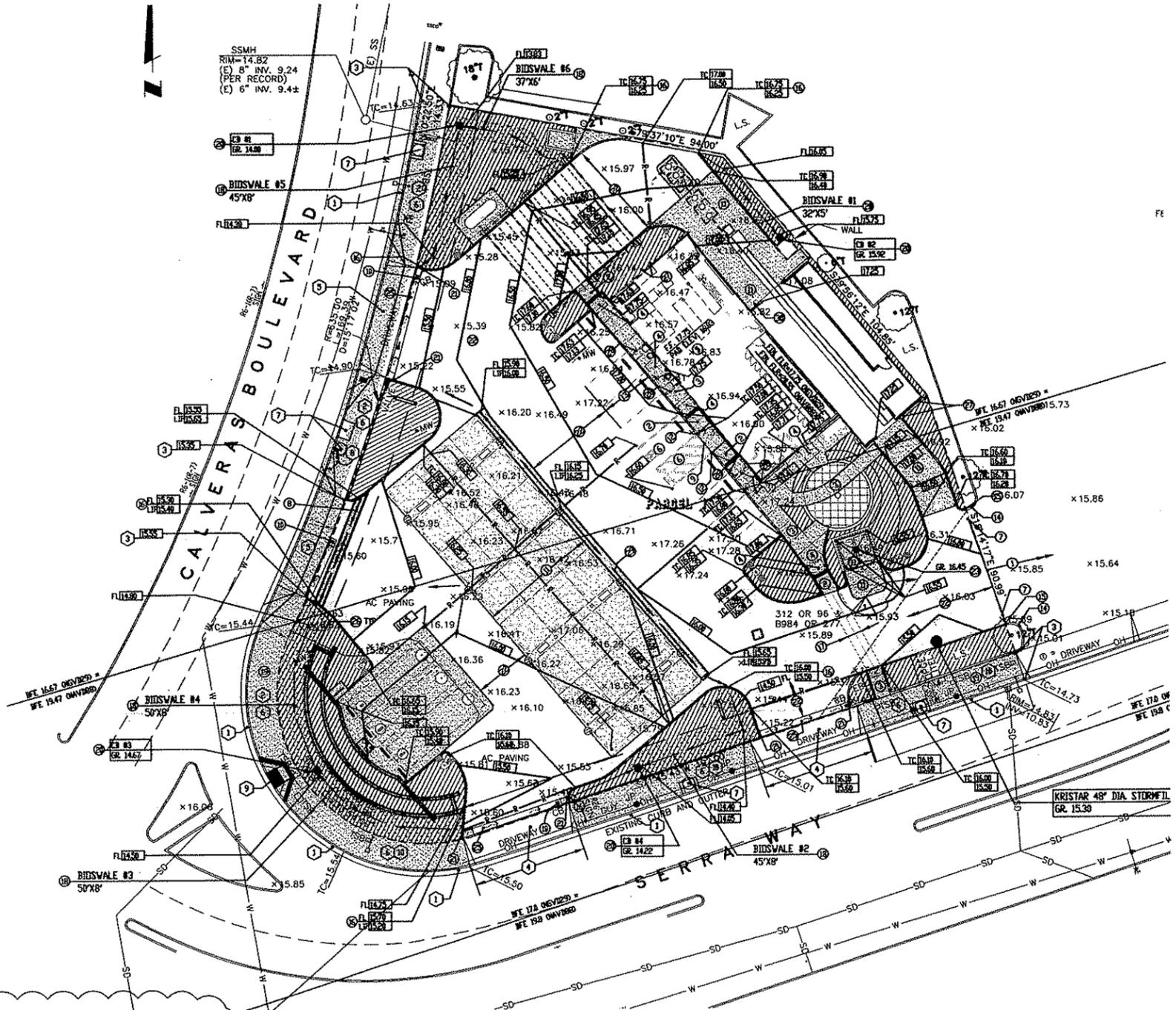
EROSION CONTROL PLAN	
PROJECT #	07-408/0851
DRAWN BY	CHKD:SN
SCALE AS SHOWN	DATE: 01-16-09

NICE
STEYAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (850)984-9219
FAX (850)984-9229
SN@NICE.ILL.NET

C1.0

SHEET OF

STEVAN NAKASHIMA 12/15/2010 12:20 PM 085717B.dwg



PROPOSED	EXISTING	
15.97	+15.97	PROPERTY LINE
16.00	-16.00	SPOT ELEVATION
TC	TC (E)	SURFACE CONTOUR
EP	EP (E)	TOP OF CURB
FL	FL (E)	EDGE OF PAVEMENT
R	R	FLOW LINE
E	R	SURFACE VALLEY
	R	SURFACE RIDGE
		MATCH EXISTING GRADE
		A.C. PAVING
		CONCRETE
		CURB
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER
		CATCH BASIN
		CLEANOUT TO GRADE
		STORM MANHOLE
		SANITARY MANHOLE
		GAS
		TELEPHONE
		ELECTRICAL
		CLEANOUT TO FLOOR
		TOP OF WALL

KEY NOTES FOR WORK ON - SITE

- AC PAVING TO REMAIN.
- PROVIDE CONCRETE CURB RAMP WITH MAXIMUM 1/2 SLOPE AND WITH SLOPE GREATER THAN 1/2.
- PROVIDE NEW CONCRETE WALK WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL OF LESS THAN 1/2.
- PROVIDE CONCRETE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.
- 3" CONCRETE SLAB - SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT - OVER 2" SAND-DIVER 10 MIL MEMBRANE, OVER 4" DRAIN ROCK.
- PROVIDE NEW AC PAVING WITH MAXIMUM SLOPE IN ALL DIRECTIONS OF 2% AT ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS.
- MATCH EXISTING PAVEMENT GRADE. VIF.
- PROVIDE 3" WIDE CONCRETE GUTTER.
- PROVIDE FLUSH CURB.
- REMOVE EXISTING CONCRETE GUTTER TO MATCH EXISTING.
- PROVIDE 6" CONCRETE SLAB W/ #4 @ 8" O.C. OVER 6" CL2 AGGREGATE BASE.
- END VERTICAL CURB. BEGIN FLUSH CURB.
- PROVIDE 3" AC OVER 10" CL2 AGGREGATE BASE. PER MILPITAS MUNICIPAL CODE SECTION 11-13-18.
- EXISTING CONCRETE CURB TO REMAIN.
- TOP OF 6" CONCRETE CURB TO MATCH TOP OF EXISTING CONCRETE CURB.
- PROVIDE 6" WIDE CURB CUT. PROVIDE 2" DROP FROM AC PAVING TO LANDSCAPE GRADE.
- PROVIDE NEW ACCESSIBLE PATH WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL OF LESS THAN 1/2.
- NO BIDSWALE - SEE LANDSCAPE PLANS FOR DETAILS.
- EXISTING SIDEWALK TO REMAIN. SEE GENERAL NOTE 3.
- PROVIDE CATCH BASIN 2' ABOVE FLOW LINE OF BIDSWALE.
- MATCH EXISTING LIP OF CONCRETE GUTTER GRADE.
- PROVIDE 3" AC OVER 12" CL2 AGGREGATE BASE. PER MILPITAS MUNICIPAL CODE SECTION 11-13-18.
- PROVIDE FLOOR DRAIN WITH TRAP. CONNECT TO SANITARY SEWER. PROVIDE REMOVABLE CAP.
- NO KRISTAR UP-FLO FILTER 48" DIA. MANHOLE WITH 1 MODULE.
- EXISTING CONCRETE GUTTER TO REMAIN.
- END ON-SITE VERTICAL CURB WITH 45° DEGREE BEVEL.
- ROOF DRAIN- DAYLIGHT AT CONCRETE SPLASH BLOCK TO LANDSCAPING.
- RAINWATER LEADER- DAYLIGHT THRU CURB.
- PROVIDE CONCRETE GUTTER. SEE 11/C3.1.
- RAINWATER LEADER- DAYLIGHT AT PAVING.

KEY NOTES FOR PUBLIC IMPROVEMENT WORK

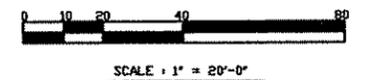
- EXISTING CURB AND GUTTER TO REMAIN UNLESS DAMAGED. SEE GENERAL NOTE 3.
- PROVIDE CONCRETE WALK PER CAL TRANS 2006 STANDARD PLAN.
- MATCH EXISTING GRADE.
- EXISTING DRIVEWAY TO REMAIN.
- REMOVE EXISTING DRIVEWAY AND PROVIDE 6" CONCRETE DRIVEWAY PER CAL TRANS 2006 STANDARD PLAN A 97A.
- REMOVE EXISTING SIDEWALK ALONG PROJECT FRONTAGE.
- REMOVE EXISTING TREE AND RECONSTRUCT 4"X6" TREE WELL WITH STRUCTURAL SOIL PER CITY STANDARD 448. PLANT APPROVED STREET TREES.
- RELOCATE EXISTING SIGN.
- REMOVE EXISTING CURB RAMP AND PROVIDE 6" CONCRETE CURB RAMP PER CAL TRANS 2006 STANDARD PLAN A 97A.
- PROVIDE CONCRETE WALK PER CITY STANDARD DETAIL ND426.

GENERAL NOTES:

- REFER TO SHEET S00 FOR ALL SITE FEATURES TO BE DEMOLISHED IN ADDITION TO THOSE SHOWN ON THIS SHEET.
- PAINT ADJACENT TO ALL CATCH BASINS THE LEGS. NO DUMPING. BRANS TO BAY IN BLUE COLOR ON WHITE BACKGROUND.
- REMOVE AND REPLACE ALL DAMAGED CURB AND GUTTER ON CALAVERAS BLVD. AND SERRA WAY TO THE SATISFACTION OF CAL TRANS AND THE CITY ENGINEER RESPECTIVELY.
- CAP AND ABANDON EXISTING MONITORING WELLS PER SANTA CLARA COUNTY WATER DISTRICT REQUIREMENTS. THE FINAL ELEVATIONS OF THE TOP OF THE WELL CASING MUST BE A MINIMUM 3' BELOW ADJACENT GRADE PRIOR TO ANY GRADING OPERATION.
- OBTAIN ENCROACHMENT PERMIT FOR ALL WORK IN SERRA WAY AND CALAVERAS BLVD.
- ALL EARTHWORK AND SITE DRAINAGE, INCLUDING FOUNDATION EXCAVATION, DRAINAGE, PAVEMENTS AND SLAB-IN-GRADE SURGRADE PREPARATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY CAPEX ENGINEERING, INC., DATED 12/29/2009. THE GEOTECHNICAL ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OPERATIONS AND SHOULD OBSERVE AND TEST THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

FLOOD ZONE INFORMATION:
 BASED ON THE MAY 18, 2009 FLOOD INSURANCE RATE MAP OF THE SITE IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD ZONE AE WITH BFE OF 19-20 FEET (NGVD88). ELEVATIONS SHOWN ON THIS DOCUMENT ARE BASED ON THE NGVD 1929 DATUM. TO CONVERT FROM NGVD 1929 DATUM TO NAVD 1988 DATUM ADD 2.0' TO ALL ELEVATIONS SHOWN ON THIS PLAN.

GRADING AND DRAINAGE PLAN



BFE DENOTES BASE FLOODED ELEVATION

IMPERVIOUS AREA

PRE CONSTRUCTION	30,730 SF
POST CONSTRUCTION	30,941 SF

ESTIMATED EARTHWORK QUANTITIES

CUT	885 CY
FILL	75 CY
EXPORT	810 CY

* QUANTITIES SHOWN ARE FOR CITY OF MILPITAS PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING CONTRACTOR TO VERIFY EARTHWORK QUANTITIES FOR BIDDING PURPOSES.

SITE BENCHMARK

ABE-SER
 BRASS DISK IN MONUMENT WELL AT
 INTERSECTION, SOUTH ABEL STREET AND
 SERRA WAY.
 ELEV=15.019 (NGVD29)

KEY NOTES FOR WORK ON PUBLIC ROW ARE SHOWN FOR INFORMATION ONLY. PUBLIC IMPROVEMENTS ARE NOT PART OF THIS PERMIT. SEPARATE PUBLIC IMPROVEMENT PLANS HAVE BEEN PREPARED FOR THIS PROJECT. REFER TO PROJECT NO. XXXX AND DRAWING NO. 2-XXXXX



ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 2460 CAMINO DIABLO
 SUITE 100
 WALNUT CREEK, CA
 94597
 925-287-1174 Tel
 925-443-1561 Fax
 925-878-4875 Cell
 mthano@architect.com

GAS STATION, CONVENIENCE STORE & CAR WASH
 190 W. CALAVERAS BOULEVARD
 MILPITAS, CA 95035



NO.	DATE	DESCRIPTION
1	12-14-10	ISSUED FOR CONSTRUCTION
2	10-23-09	ISSUED FOR PLAN CHECK
3	10-23-09	ISSUED FOR PLANNING
4	09-20-09	REVISED PER PLAN CHECK COMMENTS

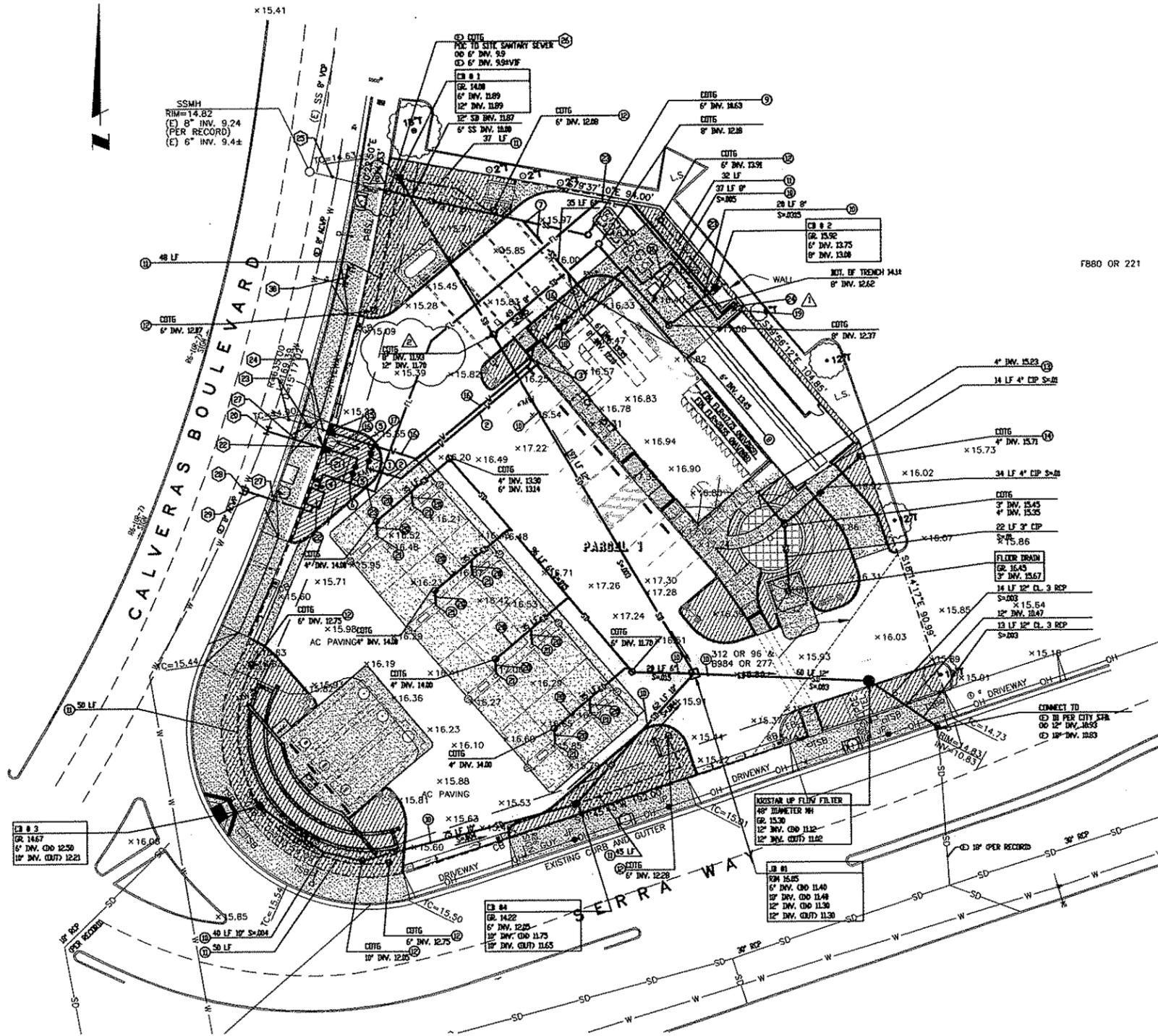
GRADING & DRAINAGE PLAN
 PROJECT # 07-40810857
 DRAWN BY: [Name] CHECKED BY: SN
 SCALE AS SHOWN (DATE) 10-16-09

SICE
 STEVAN NAKASHIMA
 CONSULTING CIVIL ENGINEER

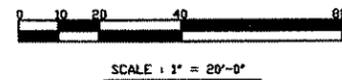
1420 HOLLY AVENUE
 LOS ALTOS, CA 94024
 PHONE (650)964-9219
 FAX (650)964-9229
 sice@icollnet.com

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UNDERGROUND PIPING PLAN



SCALE: 1" = 20'-0"

GENERAL NOTES:

- 1. THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS...
2. ALL EXISTING WELLS ARE TO BE MAINTAINED OR ABANDONED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT...
3. VERIFY FIRE SERVICE PIPE MATERIAL AND SIZE WITH DESIGN/BUILD FIRE PROTECTION PLAN.

Legend table with columns for PROPOSED and EXISTING symbols, and a list of utility types like PROPERTY LINE, SPOT ELEVATION, SURFACE CONTOUR, etc.

LEGEND SCALE: NONE

KEY NOTES FOR ON-SITE WORK:

- 1. INSTALL 2" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE PER CITY STANDARD AT (E) 1 1/2" WATER LINE.
2. (E) NO 2" WATER LINE.
3. P.I.C. TO BUILDING WATER LINE. SEE PLUMBING PLANS FOR CONTINUATION.
4. INSTALL 1" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE AS PER CITY STANDARD DRAWING #734.
5. NEW 1" IRRIGATION LINE.
6. P.I.C. TO IRRIGATION. SEE IRRIGATION PLANS FOR CONTINUATION.
7. PROVIDE 6" PVC SDR 26 SANITARY SEWER AT S=0.1.
8. P.I.C. TO BUILDING SEWER. SEE PLUMBING PLANS, FOR CONTINUATION.
9. P.I.C. TO CAR WASH CLARIFIER. SEE ARCHITECTURAL PLANS FOR CONTINUATION.
10. PROVIDE PVC SDR 35 STORM DRAIN.
11. PROVIDE PVC SDR 35 PERFORATED PIPE AT S=0.05.
12. PROVIDE COTG AT PERFORATED PIPE. SEE 10/C31.
13. SEE PLUMBING PLANS FOR CONNECTION TO SANITARY SEWER.
14. P.I.C. TO CAR WASH SANITARY SEWER. SEE PLUMBING PLANS FOR CONTINUATION.
15. CONNECT (E) 2 1/2" WATER LINE TO EXISTING 1 1/2" WATER LINE.
16. PROVIDE 2 1/2" WATER LINE.
17. PROVIDE 2" X 2 1/2" X 2 1/2" TEE.
18. INSTALL 2 1/2" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE PER CITY STANDARD.
19. P.I.C. TO CAR WASH WATER LINE. SEE PLUMBING PLANS FOR CONTINUATION.
20. PROVIDE 4" PVC SDR 35 STORM DRAIN AT S=0.2 TO CANOPY RAINWATER LEADER.
21. P.I.C. TO CANOPY RAINWATER LEADER.
22. PROVIDE DETECTOR CHECK VALVE ASSEMBLY PER CITY STD. DWG. NO. 730. SEE GENERAL NOTE 3.
23. PROVIDE 6" C900 PVC & FIRE LINE. SEE GENERAL NOTE 3.
24. P.I.C. TO BUILDING ASR. SEE FIRE PROTECTION PLAN FOR CONTINUATION.

KEY NOTES (E) THRU (S) DENOTE WORK ON PUBLIC ROW. THEY ARE FOR REFERENCE ONLY AND ARE NOT A PART OF THE ON-SITE IMPROVEMENT PERMIT. REFER TO OFF-SITE DRAWINGS FOR WORK ON PUBLIC ROW.

KEY NOTES FOR UTILITY WORK ON PUBLIC ROW:

- (E) NEW 3/4" WATER SERVICE FOR IRRIGATION PER CITY STANDARD DRAWING NO. 722.
(E) NEW 3/4" WATER METER FOR IRRIGATION PER CITY STANDARD DWG. NO.722.
(E) NO 3/4" WATER LINE.
(E) 1 1/2" WATER SERVICE TO REMAIN. PROVIDE METER AND METER BOX 6" BEHIND (E) SIDEWALK.
(E) WATER METER BOX AND METER MAY BE RE-USED IF IT MEETS CITY SPECS.
(E) 1 1/2" WATER LINE TO REMAIN.
EXISTING 6" SANITARY SEWER LATERAL TO REMAIN.
REMOVE (E) COTG. PROVIDE NEW SEWER LINE PROPERTY CLEAN-OUT PER CITY STANDARD DRAWING NO. 618 AT BACK OF WALK.
SAFELY REMOVE (E) CURB, AND GUTTER AND REPLACE WITH (E) CURB, AND GUTTER TO MATCH EXISTING PER CALTRANS 2006 STANDARD PLAN AS7A AS REQUIRED FOR NEW WATER MAIN TIE-INS.
PROVIDE 6" VET TAP PER CITY STD. DWG. NO. 708.
PROVIDE 6" FIRE SERVICE.
RELOCATE (E) FIRE HYDRANT PER CITY STANDARDS.



ARCHITECTURE PLANNING MANAGEMENT DESIGN 2460 CANINO DIABLO SUITE 100 WALNUT CREEK, CA 94591

GAS STATION, CONVENIENCE STORE & CAR WASH 190 W. CALAVERAS BOULEVARD MILPITAS, CA 95035

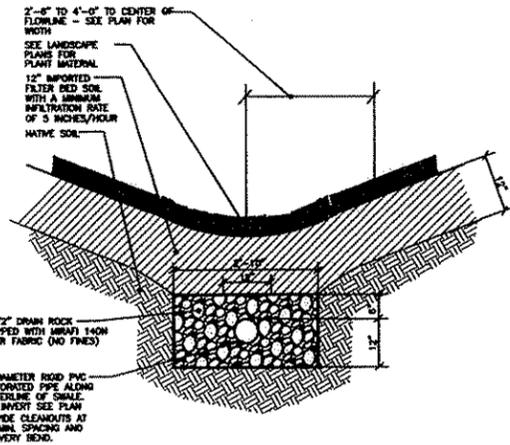


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UNDERGROUND PIPING PLAN PROJECT # 01-408/0851 DRAWN FN CHECKED SN SCALE AS SHOWN DATE 01-16-09 SHEET C2.1 OF

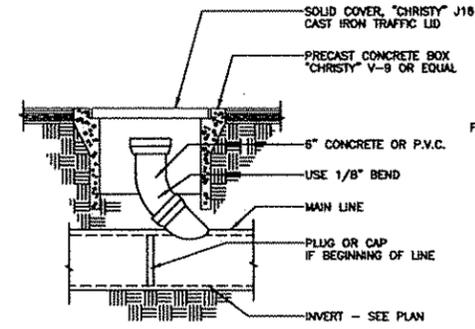
SICE STEVAN NAKASHIMA CONSULTING CIVIL ENGINEER 1420 HOLLY AVENUE LOS ALTOS, CA. 94024 PHONE (650)964-9219 FAX (650)964-9229

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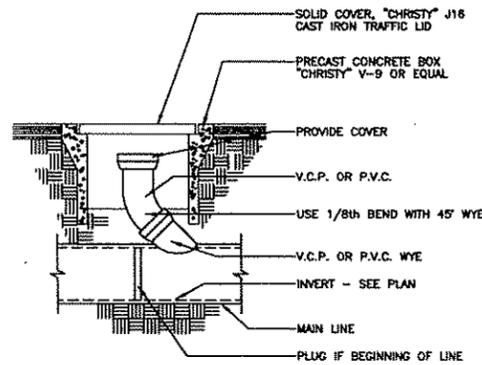


BIDSWALE WITH SUBDRAIN 12
NTS 206102

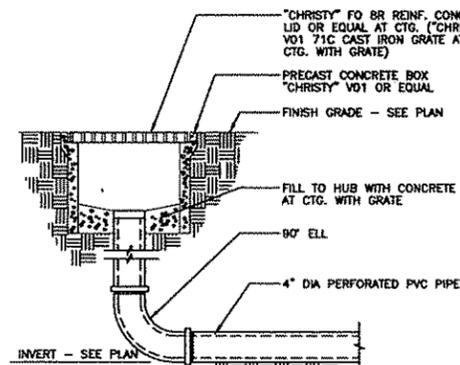
NOTE: FILTER BED SOIL SHALL CONSIST OF 50-60% SAND, 20-30% TOPSOIL AND 20-30% COMPOST. THE FILTER BED SOIL MUST BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIODRETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDERANCE TO THE PLANTING OR MAINTENANCE OPERATIONS.



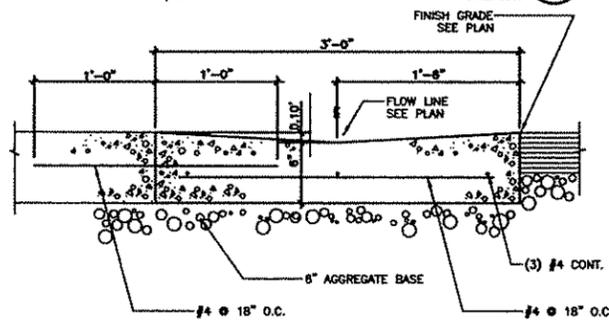
CLEANOUT TO GRADE @ STORM DRAIN 8
SCALE: 3/4" = 1'-0"



COTG AT SANITARY SEWER 9
SCALE: NONE

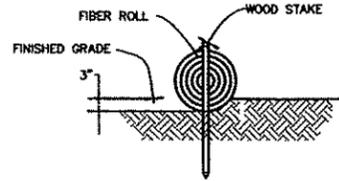


COTG AT PERFORATED PIPE 10
SCALE: 1 1/2" = 1'-0"

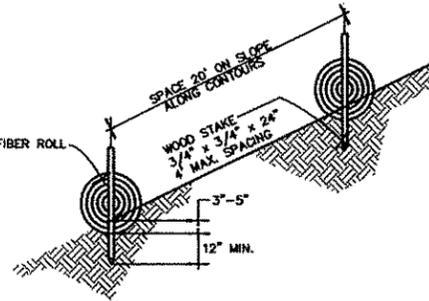


CONCRETE GUTTER DETAIL 11
SCALE: 1 1/2" = 1'-0"

SPACING TABLE	
SLOPE INCLINATION	SPACING
4:1 OR FLATTER	MAX 20'
4:1 TO 2:1	MAX 15'
2:1 OR GREATER	MAX 10'



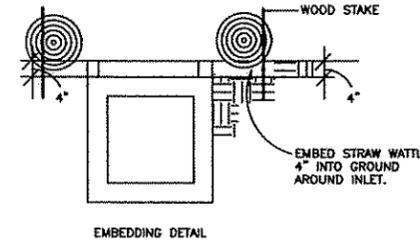
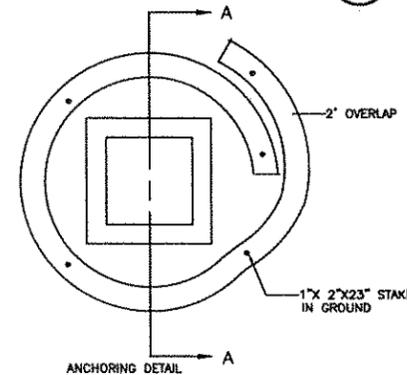
FOR FLAT AREAS



FOR SLOPE AREAS

NOTES:
1. FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.

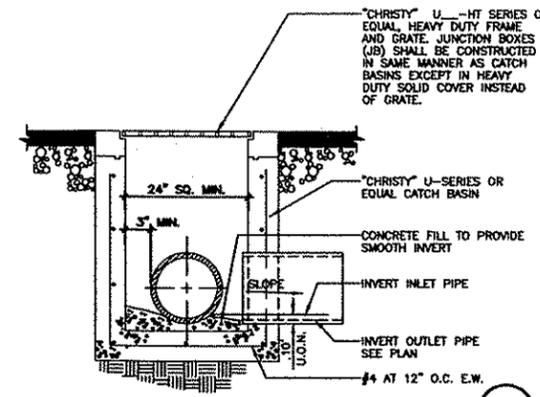
FIBER ROLL INSTALLATION DETAIL 5
SCALE: NONE



SECTION A - A

REFER TO STRAW WATTLE INSTALLATION NOTES ON SHEET C1.0.

STRAW WATTLE INLET PROTECTION 6
SCALE: NONE



CATCH BASIN DETAIL 7
SCALE: 3/4" = 1'-0"

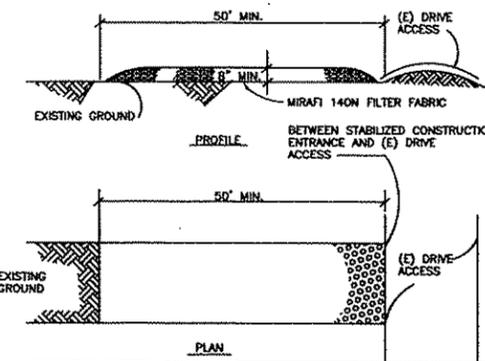
EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH A.B.A.G. AND BMP REQUIREMENTS.
- NOTIFY CITY OF MILPITAS FIVE WORKING DAYS PRIOR TO HAULING ANY MATERIAL TO SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- STRAW WATTLES SHALL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON SHEET C1.0 AND ON DETAIL 6 OF SHEET C3.1.
- CONTRACTOR SHALL PROVIDE A CONCRETE WASH AREA PIT OR A PORTABLE CONTAINER TO PREVENT CONCRETE WASH OUT FROM DRAINING INTO THE STORM DRAIN.
- THE CONTRACTOR SHALL PLACE A STABILIZED CONSTRUCTION ENTRANCE AT D/W ENTRANCE SHOWN ON C1.0. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF MILPITAS. SEE DETAIL 4 ON SHEET C3.1.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- INLETS WHICH ARE NOT USED IN CONJUNCTION WITH STRAW BALES SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- SHEET C1.0 IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN MAY NOT BE THE MOST CURRENT. SEE SHEET C1.1 FOR OTHER INFORMATION.
- SWEEP DAILY (WITH WATER SWEEPERS) ANY PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE SITE.
- SERRA WAY AND CALAVERAS BLVD. PAVEMENT SHALL BE SWEEPED DAILY, OR AS DIRECTED BY THE CITY ENGINEER, TO REMOVE ANY ACCUMULATED DIRT AND DEBRIS.
- INSTALL FILTER FABRIC UNDER ALL STREET CURB INLET GRATES THAT RECEIVE RUNOFF FROM THE SITE FRONTAGE ON SERRA WAY AND CALAVERAS BLVD.
- CONTRACTOR SHALL PROVIDE A ENTRANCE/OUTLET TIRE WASH AREA TO PREVENT SEDIMENT AND DEBRIS FROM DRAINING INTO THE STORM DRAIN.

EROSION CONTROL NOTES 2
SCALE: NONE

DESIGN AND CONSTRUCTION SPECIFICATIONS

- THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.



STABILIZED CONSTRUCTION ENTRANCE 4
SCALE: NONE

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2960 CAMINO DIALEO
SUITE 100
MALIBU CREEK, CA
94541
425-287-1174 Tel
425-943-1561 Fax
425-878-4875 Cell
mthanzam@mmarchitect.com

GAS STATION, CONVENIENCE STORE & CAR WASH
190 W. CALAVERAS BOULEVARD
MILPITAS, CA 95035



NO.	DATE	DESCRIPTION
01-24-10	ISSUED FOR CONSTRUCTION	
02-24-10	ISSUED FOR PLAN CHECK	
10-28-08	ISSUED FOR PLANNING	
01-30-10	REVISED PER PLAN CHECK COMMENTS	

DETAILS
PROJECT # 01-408/0851
DRAWN: FN CHECKED: SN
SCALE: AS SHOWN DATE: 01-16-09

SICE
STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650)984-9219
FAX (650)984-9229
SN@PACBELL.NET

FRESH CONCRETE AND MORTAR APPLICATION
BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- DURING CONSTRUCTION**
- Don't mix up more fresh concrete or cement than you will use in a day.
 - Set up and operate small mixers on tarps or heavy plastic drop cloths.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.
- Do not allow wastewater containing concrete, sand, or fine sediment to reach storm drain inlets.
- Provide protection measures that will capture wastewater for proper disposal.

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE
BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algicides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost the material.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not blow or rake leaves, etc. into the street unless you are piling them for recycling.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION
BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES
BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

- PAINTING CLEANUP**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
 - For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
 - For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Erosion is one of the natural processes of streams, but activities like grading, sloping, loosening soils, and removing vegetation cause significantly more sediment to enter waterways than would otherwise occur. This entire sediment load can disturb the natural stream processes and harm aquatic life. Best Management Practices for erosion and sediment control are designed to prevent or minimize this type of pollution.

As a contractor, site supervisor, owner, or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees. Pollution violations at construction sites are being increasingly actively enforced and penalties can be severe.

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

ADVANCE PLANNING TO PREVENT POLLUTION

- Schedule excavation and grading activities for dry weather periods.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or drainage ditches to divert water flow around site.
- Train your employees and subcontractors. Make these brochures available to everyone who works on the site. Inform subcontractors about the new storm water requirements and their own responsibilities. Refer to Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Urban Runoff Pollution Prevention Program.
- Prepare, maintain, and implement a site specific Storm Water Pollution Prevention Plan if your site is subject to the State's National Pollutant Discharge Elimination System General Permit for Discharges of Storm Water Runoff Associated with Construction Activity.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bays. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

As a contractor, site supervisor, owner, or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees. Pollution violations at construction sites are being increasingly actively enforced and penalties can be severe.

ORDINANCE OF THE CITY OF MILPITAS ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

XI-16-8 Accidental Discharge - Notification of Discharge

(a) All persons shall notify the City by telephone immediately by dialing (911) upon accidentally discharging any material other than an acceptable discharge into a storm drain or watercourse to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. In conference with Title I, Chapter 20, Section 1 of this code the City may abate any nuisance that obstructs the public right-of-way or poses an immediate danger to persons, property, or wild life. The City, at its sole option, may direct the person or persons responsible for the discharge to perform cleanup activities when it is deemed by the City that the person or persons have the capability to perform such activities.

(b) This notification shall be followed, within ten (10) days of the date of occurrence, by a detailed written statement to the City Engineer describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this Chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 6650 of the California Fish and Wildlife Code, or any other applicable provisions of State or Federal laws. (ord.239 (part), 8/17/93)

XI-16-13 Civil Penalties for Illicit Discharges

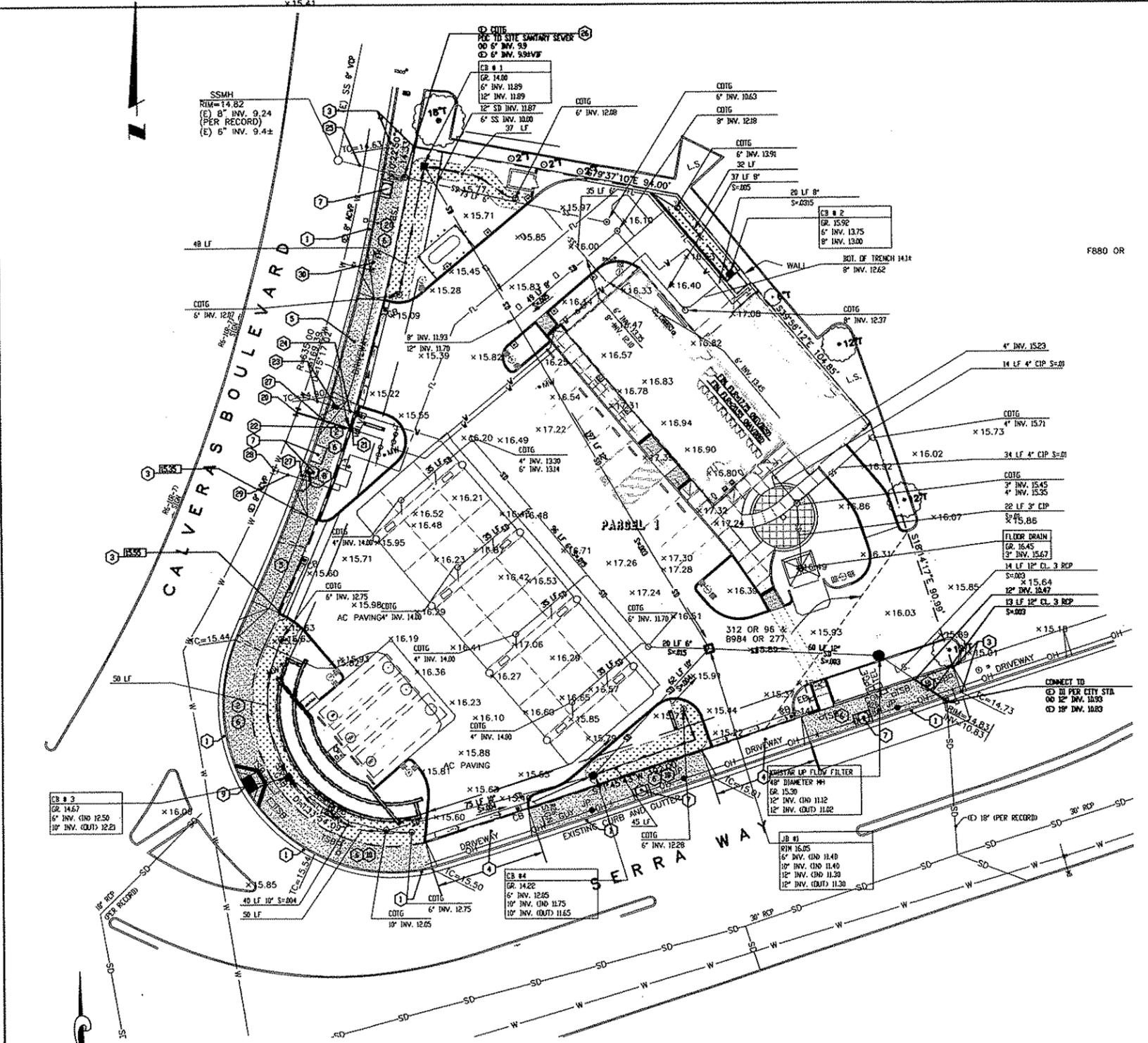
Any person who discharges pollutants, in violation of this Chapter, by the use of illicit connections shall be civilly liable to the City in a sum not to exceed Twenty-Five Thousand Dollars (\$25,000) per day per violation for each day in which such violation occurs. The City may petition the Superior Court pursuant to Government Code Sections 54740 and/or 54740.5 as amended from time to time, to impose, assess and recover such sums. As described in the Government Code Section 54740.5, the City Engineer shall act as the hearing officer and may recommend to the City Council the assessment of civil penalties by the City Council for any violations of this Chapter. The civil penalty provided in this Section is cumulative and not exclusive, and shall be in addition to all other remedies available to the City under local, State, and Federal law. Funds collected pursuant to this Section shall be paid to the City's nonpoint violation account. (ord.239 (part), 8/17/93)



ONCE
STEVEN NAKASHIMA
CONSULTING CIVIL ENGINEER

1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650)964-9219
FAX (650)964-9229
SIN@FACBELL.NET

CITY OF MILPITAS ENGINEERING DIVISION	
Project No. 0857	File No. X1000X
5	
Sheet 5 of 5	



KEY NOTES FOR PUBLIC IMPROVEMENT WORK

- ① EXISTING CURB AND GUTTER TO REMAIN UNLESS DAMAGED. SEE GENERAL NOTE 3.
- ② PROVIDE CONCRETE WALK PER CAL TRANS 2006 STANDARD PLAN.
- ③ MATCH EXISTING GRADE.
- ④ (C) DRIVEWAY TO REMAIN.
- ⑤ REMOVE (C) DRIVEWAY AND PROVIDE (O) CONCRETE DRIVEWAY PER CAL TRANS 2006 STANDARD PLAN A 87A.
- ⑥ SAWCUT AND REMOVE EXISTING SIDEWALK ALONG PROJECT FRONTAGE.
- ⑦ REMOVE (C) TREE AND RECONSTRUCT 4'x6' TREE WELL WITH STRUCTURAL SOIL PER CITY STANDARD 448. PLANT APPROVED STREET TREES.
- ⑧ RELOCATE (C) SIGN.
- ⑨ REMOVE (C) CURB RAMP AND PROVIDE (O) CURB RAMP PER CAL TRANS 2006 STANDARD PLAN A 88A.
- ⑩ PROVIDE CONCRETE WALK PER CITY STANDARD DETAIL N426.

KEY NOTES FOR UTILITY WORK ON PUBLIC ROW:

- ⑪ NEW 3/4" WATER SERVICE FOR IRRIGATION PER CITY STANDARD DRAWING NO. 722.
- ⑫ NEW 3/4" WATER METER FOR IRRIGATION PER CITY STANDARD DWG. N4722.
- ⑬ (O) 3/4" WATER LINE.
- ⑭ (C) 1 1/2" WATER SERVICE TO REMAIN. PROVIDE METER AND METER BOX 6" BEHIND (O) SIDEWALK.
- ⑮ (C) WATER METER BOX AND METER MAY BE RE-USED IF IT MEETS CITY SPECS.
- ⑯ (C) 1 1/2" WATER LINE TO REMAIN.
- ⑰ EXISTING 6" SANITARY SEWER LATERAL TO REMAIN.
- ⑱ REMOVE (C) COTIG AT PROPERTY LINE AND PROVIDE NEW COTIG PER CITY STANDARD DRAWING NO. 618.
- ⑲ SAWCUT AND REMOVE (C) CURB, AND GUTTER AND REPLACE WITH (O) CURB AND GUTTER TO MATCH EXISTING PER CALTRANS 2006 STANDARD PLAN A87A AS REQUIRED FOR NEW WATER MAIN TIE-INS.
- ⑳ PROVIDE 8" WET TAP PER CITY STD. DWG. NO. 708.
- ㉑ PROVIDE 8" FIRE SERVICE.
- ㉒ RELOCATE (C) FIRE HYDRANT PER CITY STANDARDS.

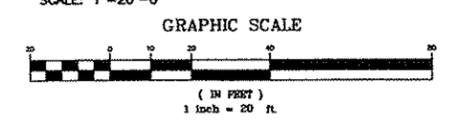
GENERAL NOTES FOR WORK ON PUBLIC ROW:

- 1. ADJUST ALL EXISTING UTILITY BOXES THAT ARE TO REMAIN TO NEW SIDEWALK GRADES.
- 2. PROVIDE TRENCH CONSTRUCTION PER CITY STANDARD DRAWING NO. 220.
- 3. REMOVE AND REPLACE ALL DAMAGED CURB AND GUTTER ON CALVERAS BLVD. AND SERRA WAY TO THE SATISFACTION OF CAL TRANS AND THE CITY ENGINEER RESPECTIVELY.

SITE BENCHMARK

ABE-SER
BRASS DISK IN MONUMENT WELL AT
INTERSECTION, SOUTH ABEL STREET AND
SERRA WAY.
ELEV=15.019 (NGVD29)

STREET IMPROVEMENT PLAN



SNICE
STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (850)984-9219
FAX (850)984-9229
WWW.NAKASHIMA.COM

Record Drawings
To be completed prior to acceptance of work by the City

Signature & Seal _____ Date _____
P.E. No. _____ Exp. _____

Public Works Inspector: _____
Public Improvements initially Accepted by the City Council on: _____

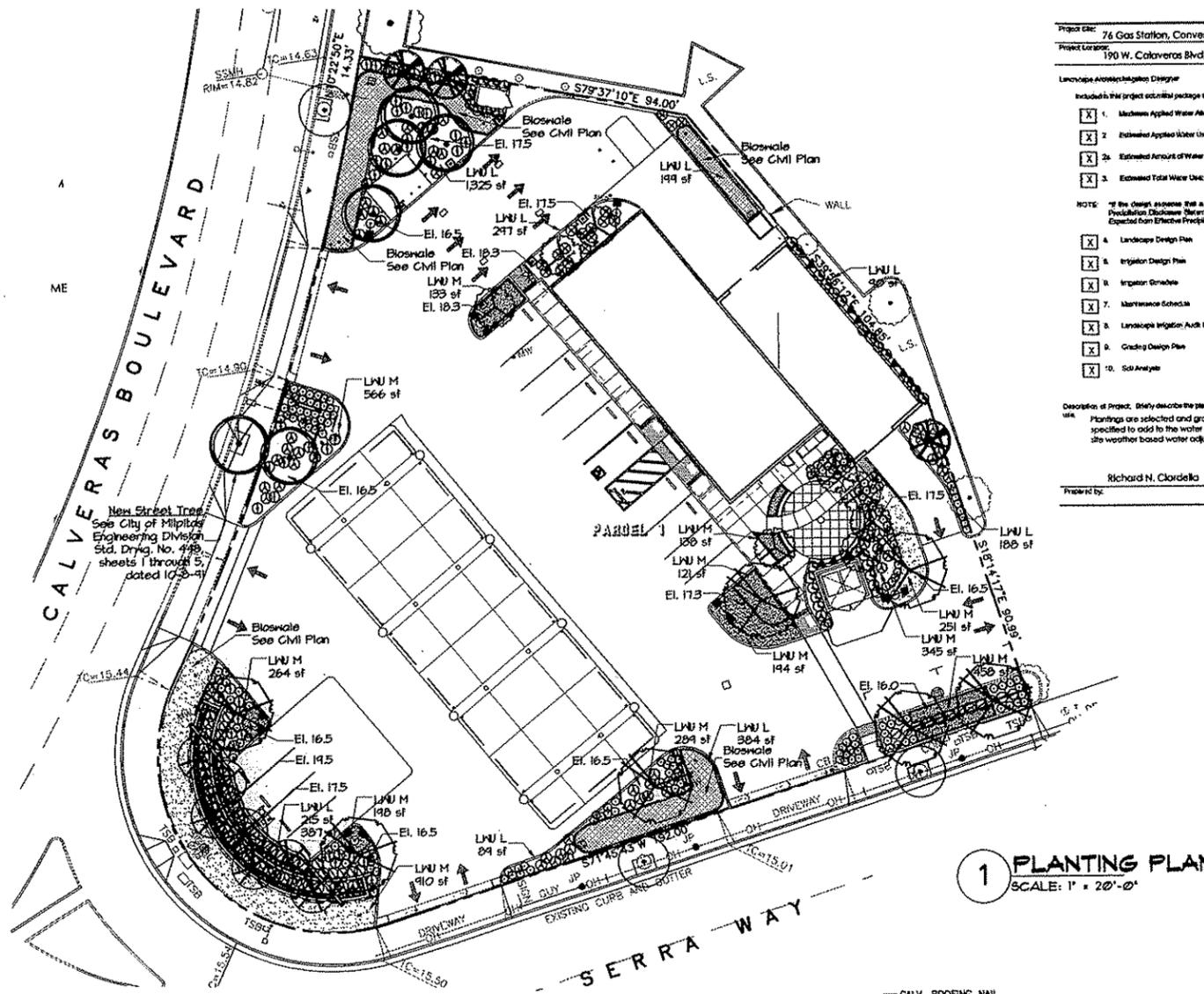
Revisions			
Num.	Date	By	Description

**CITY OF MILPITAS
ENGINEERING DIVISION**

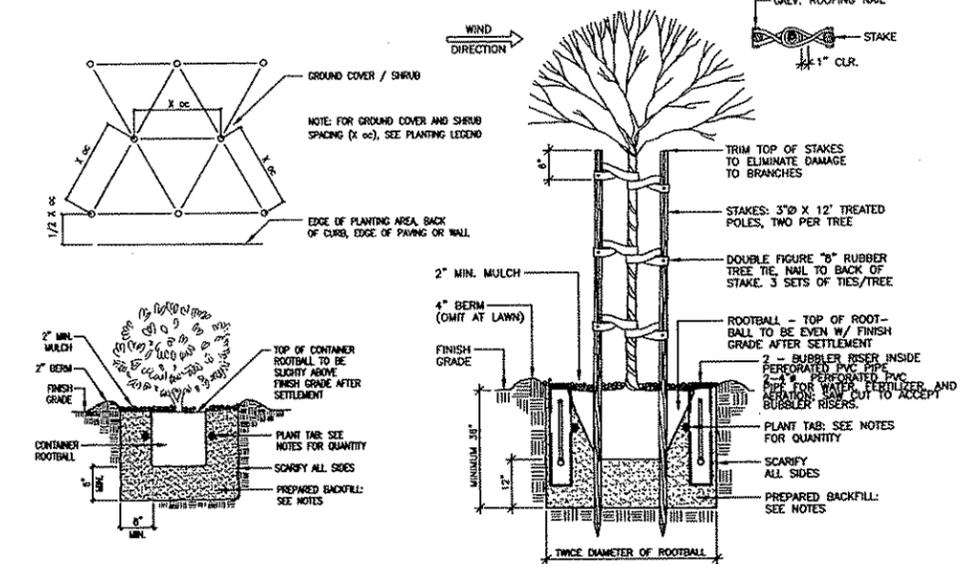
Approved: _____ Date _____
City Engineer
Any changes to public improvements shall be approved by the City engineer

Recommended for approval:
Fire Dept. _____ Date: _____
Engineering _____ Date: _____

Project No. XXXX
Drawing No. XXXXXX
E.P. No. _____
Sheet 2 of 2



1 PLANTING PLAN
SCALE: 1" = 20'-0"



Planting Details
NOT TO SCALE
Note for New Street Trees
See City of Milpitas Engineering Division Standard Drawing No. 446, sheets 1 through 5, dated 10-8-91

WATER CONSERVATION CONCEPT STATEMENT

Project Name:	76 Gas Station, Convenience Store	
Project Location:	190 W. Calaveras Blvd., Milpitas, CA	
Landscape Architect/Designer:	Richard N. Ciardella	
Includes this project additional package fee (Check 16 to include completion):		
1. Maximum Applied Water Allowance:	191,850	Gallons/year
2. Estimated Applied Water Use:	166,394	Gallons/year
2a. Estimated Amount of Water Expected from Effective Precipitation:	0	Gallons/year
3. Estimated Total Water Use:	166,394	Gallons/year

NOTE: If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation, the Effective Precipitation Coefficient Statement in 1015-B-20 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average value).

4. Landscape Design Plan	<input checked="" type="checkbox"/>
5. Irrigation Design Plan	<input checked="" type="checkbox"/>
6. Irrigator Schedule	<input checked="" type="checkbox"/>
7. Maintenance Schedule	<input checked="" type="checkbox"/>
8. Landscape Irrigation Audit Schedule	<input checked="" type="checkbox"/>
9. Grading Design Plan	<input checked="" type="checkbox"/>
10. Soil Analysis	<input checked="" type="checkbox"/>

DESCRIPTION OF PROJECT: Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use.
Plantings are selected and grouped in accordance with their specific water use. Low water use turf is specified to add to the water efficiency. State of the art specific irrigation system utilizes specific site weather based water application, adjustable and low water application rate irrigation heads.

Prepared by: Richard N. Ciardella Date: January 6, 2011

PLANTING LEGEND

Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE
	<i>Toxicus occidentalis</i>	Common Hockberry	L	24" Box
	<i>Lagerstroemia indica</i>	Crape Myrtle	L	24" Box
	<i>Olea europaea 'Svan Hl.'</i>	Multi-Fruitless Olive	L	24" Box
	<i>Rhoiptelepis l. Moj. Bty.</i>	Std. Indian Hawthorne	L	24" Box
	<i>Quercus coccoea</i>	Scarlet Oak	M	24" Box
	<i>Tristelia canterla</i>	Brisbane Box	M	24" Box
	Existing Street Tree to remain			
Shrubs and Vines				
	<i>Escalonia 'Nerp. Dwarf'</i>	Dwarf Escalonia	M	5 Gallon
	<i>Agave 'Rancho White'</i>	Lily of the Nile	M	5 Gallon
	<i>Poinsettia 'orientale X. Rose'</i>	Dwarf Varieties	M	5 Gallon
	<i>Myrica californica</i>	Pacific Wax Myrtle	L	5 Gallon
	<i>Lantana chinensis</i>	Fringe Flower	L	5 Gallon
	<i>Nandina domestica 'N. Dk.'</i>	Heavenly Bamboo	L	5 Gallon
	<i>Rhoiptelepis indica 'Spr. Tr.'</i>	Indian Hawthorne	L	5 Gallon
	<i>Stipa arundinacea</i>	Phacelia Tall Grass	L	5 Gallon
	<i>Maccladonia unguis-cati</i>	Yellow Trumpet Vine	L	5 Gallon
Ground Cover				
	<i>Rosas officinalis (ROS ODD)</i>	Rosemary	L	1 Gallon @ 30" oc
	<i>Rosa Hyb. - 'Red (ROS HYB)'</i>	Ground Cover Roses	M	1 Gallon @ 30" oc
	<i>Naveola lanuoloma (NAS TEN)</i>	Mexican Feather Grass	L	1 Gallon @ 18" oc
	<i>Hybrid Seashore Paspalum (TURF)</i>	Turf (Sod)	M	Sod



PLANTING NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no further than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species on size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by transition curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.

Soil Analysis
Refer to Soil and Plant Laboratory Inc. report dated 17 December 2010.
The reaction of the soil is slightly alkaline at a pH of 7.6, with qualitative lime favorably absent. Salinity (ECe), sodium and boron are safely low. Nutritional boron is adequate. The sodium adsorption ratio (SAR) shows sodium adequately balanced by soluble calcium and magnesium; this balance is important for soil structure and how it relates to water infiltration in this soil. In terms of soil fertility, all nutrients are at least adequate for proper plant nutrition. Sulfate and zinc are abundant, but not problematically so.
The texture of the soil is sandy clay loam according to the USDA Soil Classification system. The organic matter content of soil is adequate at 5.3% dry weight. The estimated infiltration rate is moderate at 0.29 inch per hour. The infiltration rate may vary due to differences in composition across the site.

- Landscape Grading Plan - Refer to G-1**
- Bioshale grades shall conform to Civil Engineering plans.
 - Landscape finish grade shall be 1" below top of curb elevation, where planting area includes bioshale, finish grade shall pitch at 2% towards bioshale.
 - El. 16.5 = Area Spot Elevation.

Landscape Maintenance Schedule
Landscape shall be maintained to ensure water efficiency. Regular maintenance schedule shall include, but not limited to, checking, adjusting and repairing irrigation equipment, resetting the automatic controller. Periodic aeration and dethatching of turf areas, replenish mulch, fertilizing, pruning and weeding all landscape areas shall be part of the landscape maintenance program.

Ciardella associates
Landscape Architecture
Urban Design
957 Rose Avenue
Menlo Park, CA 94025
Tel 650 326 6100
F 650 323 6706
ca@ciardella-assoc.com

M I Architects
M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2160 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597
925-287-1174 Tel
925-443-1501 Fax
925-878-4875 Cell
mihon@miarchitect.com

**76 GAS STATION,
CONVENIENCE STORE & CAR WASH
190 W. CALAVERAS BOULEVARD
MILPITAS, CA 95055**

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
10-29-08	ISSUED FOR PLANNING
NO. DATE DESCRIPTION	
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M I Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 2460 CAMINO DIABLO
 SUITE 100
 WALNUT CREEK, CA
 94597
 925-287-1174 Tel
 925-443-1501 Fax
 925-878-9875 Cell
 mihano@architect.com

IRRIGATION LEGEND

- Hunter MP Rotator - MP1000 - Adjustable Lawn 6" Pop Up
 - ▼ Hunter MP Rotator - MP1000 - Adjustable Shrub 12" Pop Up
 - Hunter MP Rotator - MFLCS, MPCRCS, MPCS5 Shrub 12" Pop Up
 - Backflow Device - See Civil Plans
 - Ⓢ Hunter I-Core IC-601 M - 9 Station Controller
 - Hunter Flow Sensor - Flow-Click HFS-PCT 200
 - Ⓚ Hunter Solar Sync - Wireless unit
 - Ⓜ Hunter P&V Remote Control Valve
- P.O.C. Point of Connection - See Civil Drawing

- Schedule 40 Lateral Line - See Irrigation Pipe Sizing Chart Below
- Schedule 40 Main Line - See Irrigation Pipe Sizing Chart Below
- ==== Class 315 Sleeve under all pavement, unless noted

Pipe Sizing Maximum Flow Rates (Gallons Per Minute)

Pipe Type	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"
SCHEDULE 40	4	8	12	22	30	50

Station number
 Valve Size 1" 9.25 Gallon per Minute

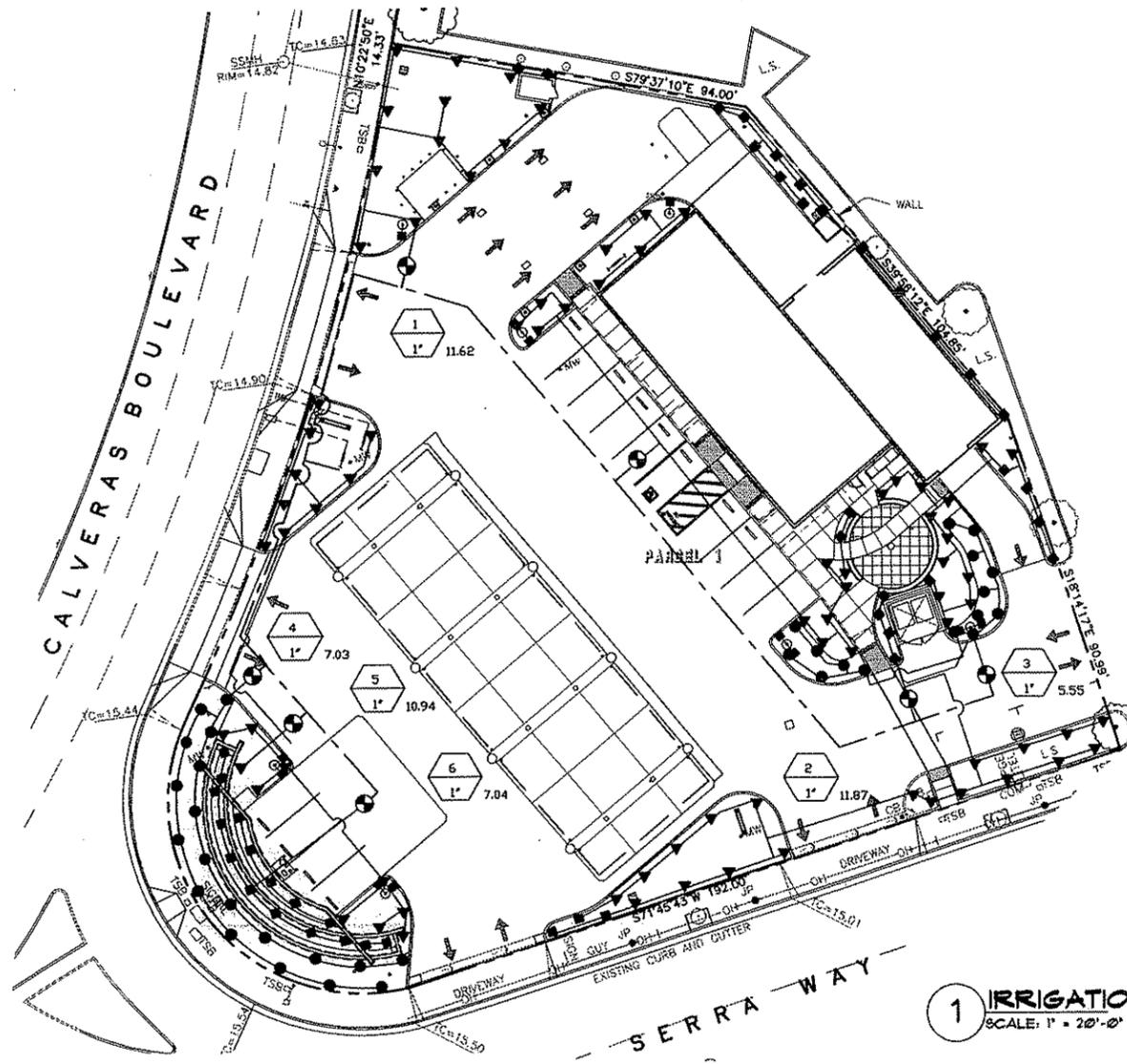
Site Plan
 Irrigation lines under pavement shall be placed in sleeves. They are to include two 4" and one 2" PVC schedule 40 Sleeves connecting each of the planters together. They are to be marked and extend a minimum of 1 foot inside the planter area.

Plumbing
 Civil to provide 1/2" water stub at backflow device for the irrigation.

Electrical
 Please see 1 controller location. Irrigation controller requires the following
 117 V.a.c., 60 Hz for plug in transformer. 0.20 amps (24w) maximum.

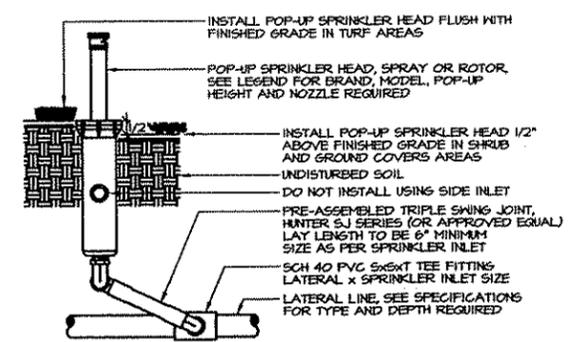
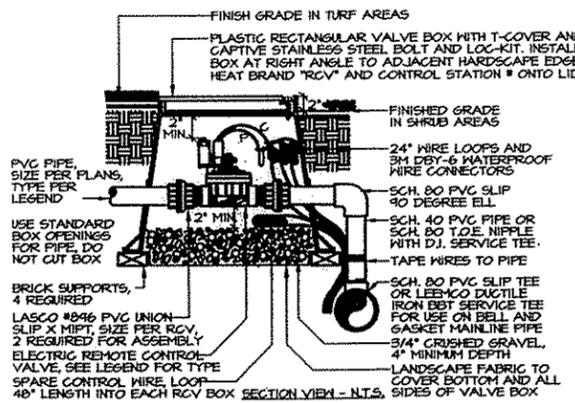
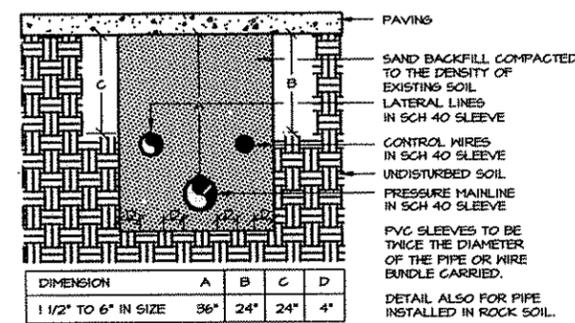
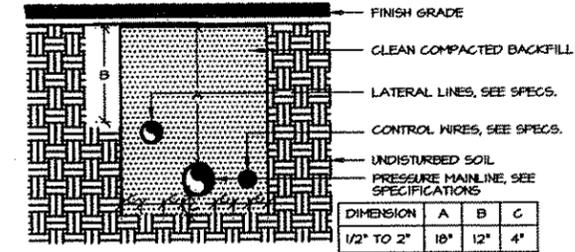
IRRIGATION NOTES

1. All local municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the irrigation contractor.
2. The contractor shall verify the locations of all existing utilities, structures and services before commencing work. The locations of utilities, structures and services shown in these plans are approximate only. Any discrepancies between these plans and actual field conditions shall be immediately reported to the owner's authorized representative.
3. The contractor shall obtain the pertinent engineering, grading or architectural plans for this project prior to starting work.
4. The contractor shall obtain all necessary permits required to perform the work indicated herein before beginning work.
5. This irrigation design is diagrammatic. All equipment shown in paved areas is for design clarity only and is intended to be installed completely within planted areas.
6. The contractor shall not willfully install any equipment as shown on the plans when it is obvious in the field that known conditions exist that were not evident at the time these plans were prepared. Any such conditions shall be brought to the immediate attention of the owner's authorized representative prior to any work or the irrigation contractor shall assume all responsibility for any field changes deemed necessary by the owner.
7. Install all equipment as shown in the legend, details and specifications. Contractor shall be responsible to comply with local city, county and state requirements for both equipment and installation.
8. Actual location for the installation of the backflow preventer and the automatic controller shall be determined in the field by the owner's authorized representative.
9. Contractor is to provide an additional pilot wire from controller along entirety of the main line to the last rcv box and every leg of mainline. Spare wire shall be routed up and into each rcv box along the mainline path. Label spare wires at each valve box and at both ends.
10. All pipe under paved areas shall be installed inside sleeving that is twice the diameter of the pipe carried. All wire under paved areas to be installed inside sleeving that is at least twice the diameter of the wire bundle and of a size required to easily pull wire through. See legend for sleeve type. All sleeves to be installed with a minimum depth as shown on the sleeving details. All sleeves shall be installed to extend at least 18" past the edge of the paving being crossed.
11. Quick Couplers shall be located in the field at intervals not to exceed 150 feet diameter.
12. All quick coupler and remote control valves shall be installed in shrub or ground cover areas where possible. All quick coupler and remote control valves to be installed as shown on the installation details. Install all quick coupler and remote control valves within 18" of hardscape where possible. Refer to valve box placement details for orientation of boxes.
13. All heads are to be installed with the pressure regulators, screens, check valves, and nozzles as shown on the plans and legend. All sprinkler heads are to be adjusted to prevent overspray onto buildings, walls, fences and hardscape. This includes, but not limited to, adjustment of the diffuser pin or adjustment screw, replacement of pressure compensating screens, replacement of nozzles with more appropriate radius units and the replacement of nozzles with adjustable arc units. All heads with low head drainage after installation shall have a check valve installed under the sprinkler head to stop soil low head drainage to the satisfaction of the owner.
14. See Sheet LA 3 for construction details.
15. The irrigation system is designed using a static pressure at Point of Connection (P.O.C.) of 65 PSI. If this is not the field condition stop work and contact owners representative for further instructions.



1 IRRIGATION PLAN

SCALE: 1" = 20'-0"



Maximum Applied Water Allowance

Eto X	.8 X Pftg SF X	Gal/SF	MAWA	
45.20	0.80	8,557.38	0.62	191,850

Irrigation Schedule and Annual Gallons

SF Area	Irrig. Syst.	LA Coef.	Irrig. Eff.	Eff. Coef.	Precip. In/In	Cyclo / Mo.	Month												Annual		
							Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Turf (Medium)	1,553	Spray	0.80	0.75	0.80	1.75	Minutes	21	16	19	19	22	20	22	23	20	23	16	14	37,051	
Medium GC & Trees	3,498	Spray	0.60	0.75	0.80	1.75	Minutes	14	11	13	12	14	13	15	15	14	15	11	9	59,910	
Low GC & Trees	3,406	Spray	0.40	0.75	0.50	1.75	Minutes														
Totals	8,557																				166,974



Ciardella
 associates
 Landscape Architects
 Urban Design
 957 Rose Avenue
 Menlo Park, CA 94025
 Tel 650 326 6100
 F 650 323 6706
 ca@ciardella-assoc.com

**76 GAS STATION,
 CONVENIENCE STORE & CAR WASH
 190 W. CALAVERAS BOULEVARD
 MILPITAS, CA 95035**

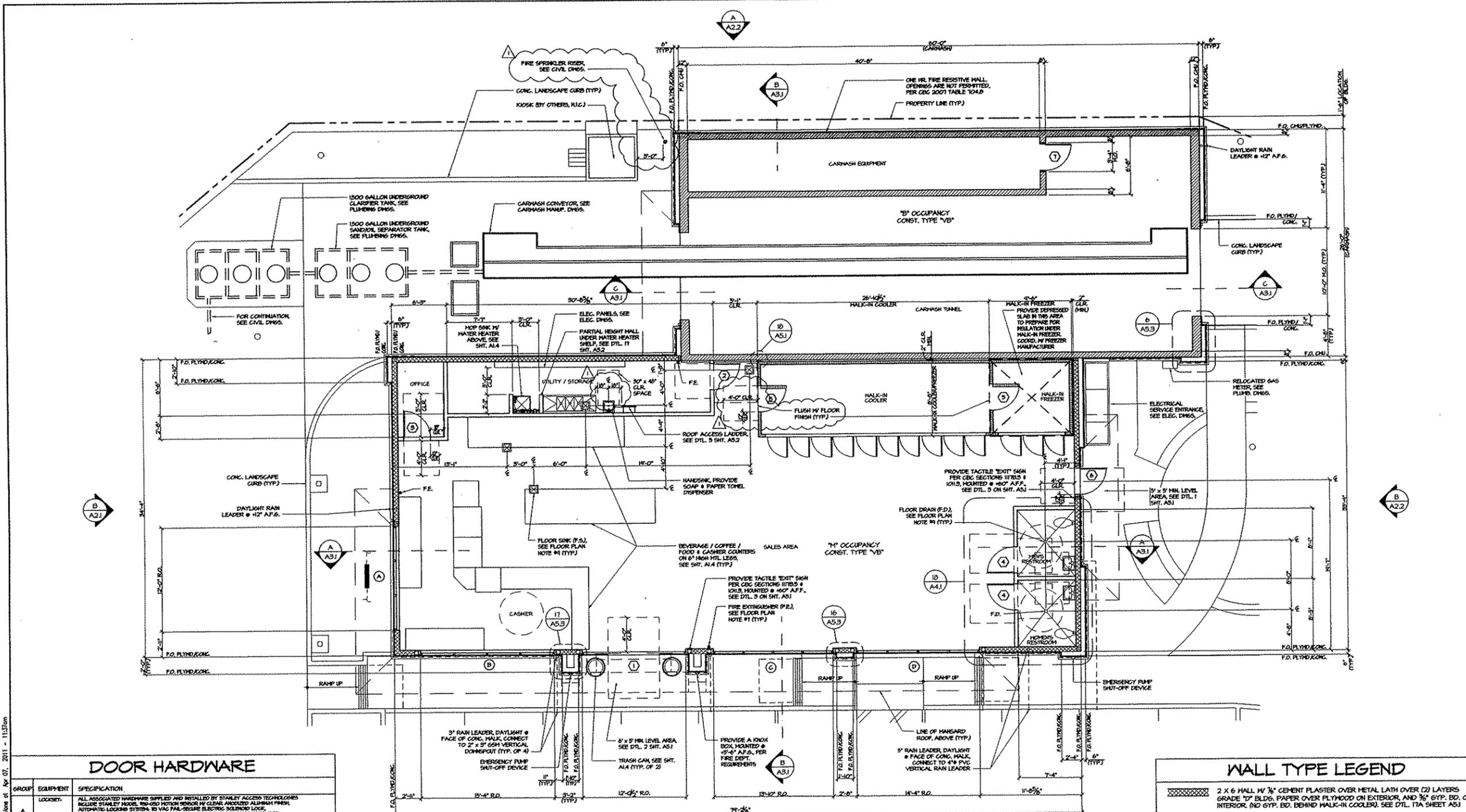
ISSUED FOR CONSTRUCTION
 ISSUED FOR PLAN CHECK
 10-25-08 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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IRRIGATION PLAN

PROJECT # 07-408
 DRAWN BY CHECKED BY
 SCALE: AS NOTED DATE: 01-04-11

LA2



GROUP	EQUIPMENT	SPECIFICATION
A	LOCKSET	ALL ASSOCIATED HARDWARE SUPPLIED AND INSTALLED BY STANLEY ACCESS TECHNOLOGIES INCLUDE STANLEY MODEL 800-250 ROTARY MOTOR W/ CLEAR ANODIZED ALUMINUM FINISH. AUTOMATIC LOCKING SYSTEM TO VAC PAN-SECURE ELECTRIC SOLIDCORE LOCK. ADVISORY: 800 CONCRETE VERTICAL ROD & TAPERED FRINGE HARDWARE CONNECT LOCKING SYSTEM TO POINT-TO-CASHER CONTROL PANEL. PROVIDE SHIMMING HARDWARE "BUSHING" HARDWARE 7" MAX SPACING. THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.
B	LOCKSET; HINGES; GLASS; OTHER	HANGER "ACCENT" PUSH PLATE MODEL NO. 305 4" X 1/2" 85000 FINISH HANGER "ACCENT" PUSH PLATE MODEL NO. 108 4" X 1/2" ACCESSIBLE 85000 FINISH PUSHPLATE PLATES ARE PRE-DRILLED FOR LOCKSET FALCON DYNAMIC INDICATOR DEADLOCK (ACCESSIBLE) WITH EMERGENCY KEY 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1 PAIR HANGER "ACCENT" STAINLESS STEEL HOOKPLATES, 10" X 5/8" 85000 FINISH HANGER CONCEALED HALL STOP MODEL NO. 2584 85000 WITH RUBBER BUMPER 3 HANGER DOOR SILENCER MODEL NO. 3070
C	LOCKSET; HINGES; GLASS; OTHER	FALCON T33 LEVER 85000 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 3 HANGER DOOR SILENCER MODEL NO. 3070 HANGER CONCEALED HALL STOP MODEL NO. 2584 85000 WITH RUBBER BUMPER
D	LOCKSET; HINGES; GLASS; OTHER	HANGER "ACCENT" PUSH PLATE MODEL NO. 305 4" X 1/2" 85000 FINISH HANGER "ACCENT" PUSH PLATE MODEL NO. 108 4" X 1/2" ACCESSIBLE 85000 FINISH PUSHPLATE PLATES ARE PRE-DRILLED FOR LOCKSET FALCON DYNAMIC INDICATOR DEADLOCK (ACCESSIBLE) WITH EMERGENCY KEY 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1 PAIR HANGER "ACCENT" STAINLESS STEEL HOOKPLATES, 10" X 5/8" 85000 FINISH HANGER CONCEALED HALL STOP MODEL NO. 2584 85000 WITH RUBBER BUMPER 3 HANGER DOOR SILENCER MODEL NO. 3070
E	LOCKSET; HINGES; GLASS; OTHER	FALCON T33 LEVER 85000 FINISH 3 PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 2020 5" BRONZE HSP HEATER SEAL
F	LOCKSET; HINGES; GLASS; OTHER	DECLASSIFIED GLASSROOM LOCK "ALCO-SAF" 850 FINISH 1/2" PAIR HANGER HINGED 85000 4 1/2" X 4 1/2" 85000 FINISH 1 PAIR HANGER "ACCENT" STAINLESS STEEL HOOKPLATES, 10" X 5/8" 85000 FINISH HANGER CONCEALED HALL STOP MODEL NO. 2584 85000 WITH RUBBER BUMPER 3 HANGER DOOR SILENCER MODEL NO. 3070

1. IN CASE OF ANY HARDWARE SUBSTITUTION CONTRACTOR SHALL NOT USE A LATCH ON ANY DOOR OR THE USE OF LEVER TYPE HARDWARE.
2. HANGER EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR INTERIOR & EXTERIOR DOORS. SEE DETAIL 11 SHEET FOR DOOR HARDWARE LOCATION.
3. ALL DOOR GLASSERS SHALL BE SELF-CLOSING.

DOOR SCHEDULE							
MARK	QTY	DR. TYP.	TYPE	HTL. GAL.	SIZE	HFR.	MDH GROUP
1	1	-	DURA-GLIDE 2000 AUTOMATIC SLIDING	6/16L	12'-0" X 7'-0"	STANLEY	A
2	1	A	HH INTERIOR	10	1 3/4" X 5'-0" X 7'-0"	UNIVERSAL	B
3	1	A	HH INTERIOR	10	1 3/4" X 5'-0" X 7'-0"	UNIVERSAL	C
4	2	A	HH INTERIOR	10	1 3/4" X 5'-0" X 7'-0"	UNIVERSAL	D
5	2	-	INSULATED COOLER	-	5'-0" X 8'-0"	VARIABLE	-
6	1	A	HH EXTERIOR	10	1 3/4" X 5'-0" X 7'-0"	UNIVERSAL	E
7	1	A	HH INTERIOR	10	1 3/4" X 5'-0" X 7'-0"	UNIVERSAL	F

1 FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN NOTES

- ALL CABINETS SHOWN ARE OF METAL CONSTRUCTION NSF, APPROVED (SDO), SEE SHT. A1.4.
- 3 1/2" MIN. ACoustic BATT INSULATION REQUIRED IN ALL RESTROOM WALLS AND CEILING. ALL INSULATION FACINGS SHALL COMPLY WITH SEC. 711.2007 CBC.
- EXTERIOR WALL DIMENSIONS ARE TO FACE OF CONG. FOUNDATION SHEATHING OR CHU (SDO). FLOOR SINK DIMENSIONS ARE FROM FACE OF CONG. FOUNDATION (SDO). INTERIOR WALL DIMS ARE TO FACE OF STIP (SDO). ALL MIN. AND CLEAR DIMENSIONS ARE TO AND FROM FACE OF FINISH.
- ACCESSIBILITY DESIGN STANDARD: ADA, ACCESSIBILITY GUIDELINES, 28 CFR PART 36 & CBC 2007 CHAPTER 11B.
- FOR EQUIPMENT PLANS, SEE SHEET A1.4. FOR EQUIPMENT SCHEDULE SEE SHEET AS.
- ALL SEALANT TO BE PAINTABLE.
- PROVIDE 2A000G RATED PORTABLE FIRE EXTINGUISHERS WITHIN A 75-FOOT RADIUS OF EACH OTHER, PER FIRE DEPARTMENT REQUIREMENTS. LOCATIONS AS APPROVED BY THE FIRE MARSHALL. MOUNTING HEIGHT SHALL NOT EXCEED 49" PER UFG SEC. 1002. ALL FIRE EXTINGUISHERS SHALL BE MOUNTED IN EASILY ACCESSIBLE LOCATIONS, FREE OF OBSTRUCTIONS. SIGNS MAY BE REQUIRED WHEN EXTINGUISHER IS NOT READILY VISIBLE, PER UFG, DTL. 10-1.
- ALL HH DOORS, DOOR FRAMES AND HARDWARE ARE AVAILABLE FROM UNIVERSAL MANUFACTURING CO.
- ALL FLOOR SINKS & FLOOR DRAINING SHALL BE FLUSH WITH FLOOR FINISH, AND SHALL BE HALF IN HALF OUT AT COUNTERS/CABINETS W/ REMOVABLE GRATE.
- ALL CONCRETS SHALL BE INSTALLED WITHIN WALLS WHERE PRACTICAL. CONCRETS INSTALLED OUTSIDE OF WALLS ARE TO BE SPACED AWAY FROM WALLS TO FACILITATE CLEANING.
- THE ENTIRE FACILITY MUST BE ADEQUATELY VERMIB-PROOFED TO PREVENT THE ENTRANCE AND HARBORAGE OF RODENTS AND OTHER VERMIN PER HEALTH DEPT. REQUIREMENTS.
- ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR CHU SHALL BE PRESSURE TREATED DOUGLAS FIR UOLX, TYP.

WALL TYPE LEGEND

- 2 X 6 WALL W/ 3/8" GEMENT PLASTER OVER METAL LATH OVER (2) LAYERS GRADE 10" BLDG. PAPER OVER PLYWOOD ON EXTERIOR, AND 3/8" GYP. BD. ON INTERIOR. (NO GYP. BD. BEHIND WALK-IN COOLERS). SEE DTL. 17A SHEET AS1
- CHU WALL W/ 2 X 4 FLAT FIRRS & 3/8" GYP. BD. ON INTERIOR OF SALES AREA & UTILITY/STORAGE (SDO). SEE DTL. 17B SHEET AS1
- CHU WALL W/ 3/8" GEMENT PLASTER OVER METAL LATH ON EXTERIOR, SEE DTL. 6A SHEET AS2
- 2 X 4 WALLS W/ 5/8" GYP. BD. ON EACH FACE UOLX, SEE DTL. 17C SHEET AS1
- INSULATED COOLER WALLS W/ 3/8" GYP. BD. SALES AREA, SEE DTL. 17D SHEET AS1
- (U) HR. FIRE RATED EXTERIOR WALL

STOREFRONT NOTES

- STOREFRONT ALUMINUM FRAME AS MANUFACTURED BY VESTAFALL SERIES 3000 PER GLAZING REQUIREMENTS. 2" X 4" FRONT LOADED GLAZING, W/ CLEAR ANODIZED ALUMINUM FINISH. ALTERNATE AND EQUIVALENT STOREFRONT FRAME AS MANUFACTURED BY US. ALUMINUM OR OTHER AS APPROVED BY OWNERS REPRESENTATIVE.
- ALL STOREFRONT GLAZING SHALL BE PPG SOLARBAN 60 (2) CLEAR, 1" THERMAL INSULATED, LOW E GLAZING (OR APPROVED EQUAL) UOLX. THERMED GLAZING WHERE OCCURS (TYP).
- SEE SHEET A1.2 FOR DOOR & WINDOW TYPE LEGEND.
- VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.
- GLAZING AND STOREFRONTS SHALL CONFORM TO LOCAL WIND LOAD REQUIREMENTS. GLAZING MATERIAL THICKNESS, AND LAMINATION AND/OR MULLION DESIGN IS SUBJECT TO CHANGE.
- ONLY WHEN REQUIRED FOR ENERGY COMPLIANCE OR BY OWNER REPRESENTATIVE INSTALL TINT FILM ON STOREFRONT INTERIOR. USE MADICO TINT FILM FOR TYPICAL CLIMATES AND SOUTHWEST TECHNOLOGIES FOR EXTREME CLIMATES. INSULATED GLAZING AT ENTRY DOOR SYSTEM AND SURROUND SHALL ALWAYS BE CLEAR WITH NO TINT FILM.



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ISSUED FOR PLAN CHECK
10-23-08 ISSUED FOR PERMITS

NO. DATE DESCRIPTION
1 04-20-08 REVISED PER PLAN CHECK COMMENTS

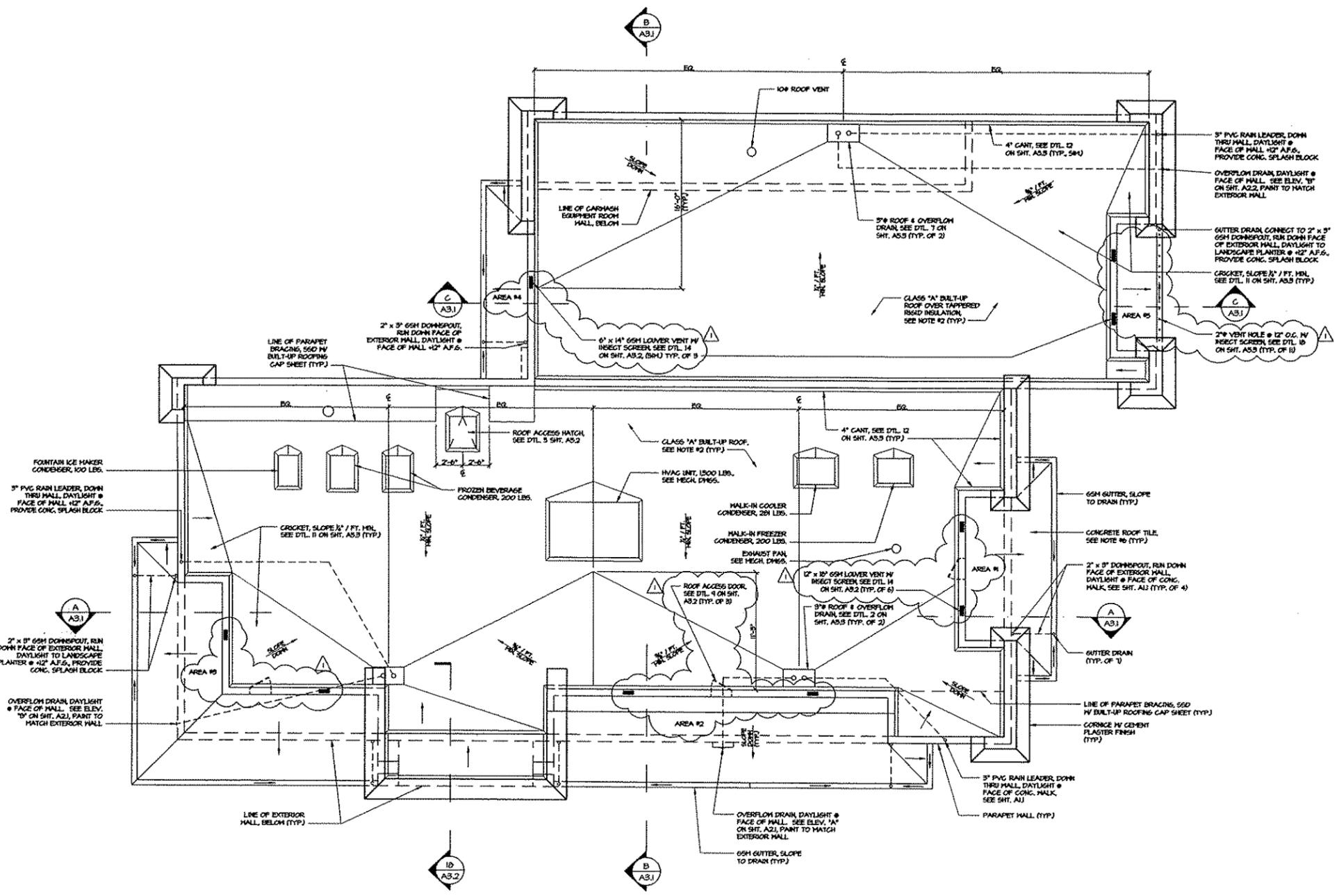
FLOOR PLAN
SCHEDULES & NOTES

PROJECT # 07-408
DRAWN BY CHECKED BY
SCALE AS NOTED DATE 10-23-08

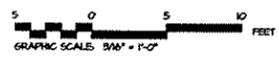
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SHEET 07

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1 ROOF PLAN
3/16" = 1'-0"



NOTES

- FLASH ROOFING MEMBRANE PENETRATIONS USING PREFABRICATED BOOTS, FITTED COVERINGS AND OTHER ACCESSORIES AS REQUIRED BY THE ROOFING MANUFACTURER.
- THE GLASS 'A' ROOFING SYSTEM SHALL BE COMPRISED OF A 4-PLY ROOFING UNDERLAYMENT W/ CAP SHEET INSTALL PER MANUFACTURER RECOMMENDATIONS. CAP SHEET SHALL BE GLASKAP OR (COOL ROOF) MANUFACTURED BY JM JOHN HANVILLE OR APPROVED EQUAL. ROOF SYSTEM SHALL BE PROVIDED W/ 20 YEARS WARRANTY.
- CRICKET SHALL BE PROVIDED FOR ALL ROOF EQUIPMENT. PROVIDE 3% POSITIVE SLOPE TO ROOF DRAIN @ ALL CRICKETS & ASSOCIATED VALLEYS.
- CONTRACTOR SHALL VERIFY THAT ALL AREAS ARE PROVIDED WITH POSITIVE ROOF DRAINAGE (TYPICAL ENTIRE ROOF).
- VERIFY MECHANICAL UNIT HEIGHTS WITH SITE SPECIFIC MECHANICAL UNIT SPECIFICATIONS.
- CONCRETE ROOF TILE TO BE EAGLE ROOFING, CAPSTRANO #5HC404, COLOR: 'SAN JUAN'. ROOF TILE SHALL BE INSTALLED ON (2) LAYERS 150 FELT UNDERLATH. INSTALLATION SHALL BE AS REQUIRED & RECOMMENDED BY THE TILE MANUFACTURER.

LEGEND

- ROOF & OVERFLOW DRAIN, SEE DTL. 2 & 7 ON SHT. A5.3.
- SLOPE DOWN

MANSARD ATTIC AREA VENTILATION CALCS

AREA 1: 150 SQ. FT. / 150 = 0.92 SQ. FT. VENT AREA
 $0.92 / 2 = 0.46$ VENT AREA REQUIRED AT LOWER & UPPER PORTION OF THE ATTIC SPACE
 SOFFIT VENT AREA PROVIDED AT BOTTOM OF THE SOFFIT = $4.95 / 2 = 2.47$ SQ. FT. > 0.46 QES
 ROOF VENT PROVIDED WITHIN 3 FT OF TOP OF ATTIC = $2 (12 \times 18) / 44 = 3.00 / 2 = 1.5$ SQ. FT. > 0.46 QES

AREA 2: 214 SQ. FT. / 150 = 1.82 SQ. FT. VENT AREA
 $1.82 / 2 = 0.91$ VENT AREA REQUIRED AT LOWER & UPPER PORTION OF THE ATTIC SPACE
 SOFFIT VENT AREA PROVIDED AT BOTTOM OF THE SOFFIT = $2 (4.50 / 2) = 4.50$ SQ. FT. > 0.91 QES
 ROOF VENT PROVIDED WITHIN 3 FT OF TOP OF ATTIC = $2 (12 \times 18) / 44 = 3.00 / 2 = 1.5$ SQ. FT. > 0.91 QES

AREA 3: 290 SQ. FT. / 150 = 1.93 SQ. FT. VENT AREA
 $1.93 / 2 = 0.96$ VENT AREA REQUIRED AT LOWER & UPPER PORTION OF THE ATTIC SPACE
 SOFFIT VENT AREA PROVIDED AT BOTTOM OF THE SOFFIT = $4.50 / 2 = 4.75$ SQ. FT. > 0.96 QES
 ROOF VENT PROVIDED WITHIN 3 FT OF TOP OF ATTIC = $2 (12 \times 18) / 44 = 3.00 / 2 = 1.5$ SQ. FT. > 0.96 QES

AREA 4: 112 SQ. FT. / 150 = 0.48 SQ. FT. VENT AREA
 $0.48 / 2 = 0.24$ VENT AREA REQUIRED AT LOWER & UPPER PORTION OF THE ATTIC SPACE
 SOFFIT VENT AREA PROVIDED AT BOTTOM OF THE SOFFIT = $4.45 / 2 = 2.25$ SQ. FT. > 0.24 QES
 ROOF VENT PROVIDED WITHIN 3 FT OF TOP OF ATTIC = $(6 \times 14) / 44 = 0.50 / 2 = 0.25$ SQ. FT. > 0.24 QES

AREA 5: 52 SQ. FT. / 150 = 0.35 SQ. FT. VENT AREA
 $0.35 / 2 = 0.17$ VENT AREA REQUIRED AT LOWER & UPPER PORTION OF THE ATTIC SPACE
 SOFFIT VENT AREA PROVIDED AT BOTTOM OF THE SOFFIT = $(11 (2/2) + 3/4) / 44 = 0.24 / 2 = 0.11$ SQ. FT.
 BALANCE ROOF VENT PROVIDED WITHIN 3 FT OF TOP OF ATTIC $2 (6 \times 14) / 44 = 1.6 / 2 = 0.50$ SQ. FT.
 $0.11 + 0.50 = 0.61$ SQ. FT. > 0.35 QES

M I Architects
Architects
 M I Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 2960 CAMINO DIABLO
 SUITE 100
 WALNUT CREEK, CA
 94597
 925-287-1174 Tel
 925-443-1581 Fax
 925-878-9875 Cell
 mthano@miaarchitect.com

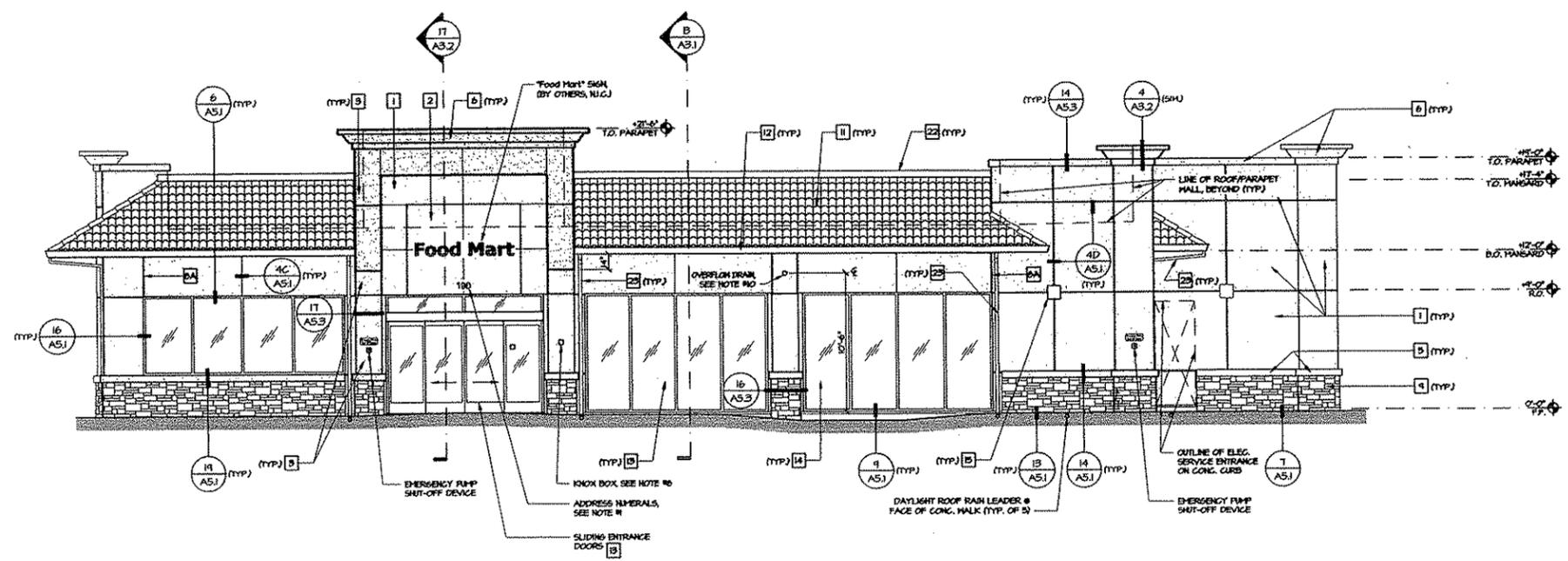
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 190 W. CALAVERAS BOULEVARD
 MILPITAS, CA 95035**



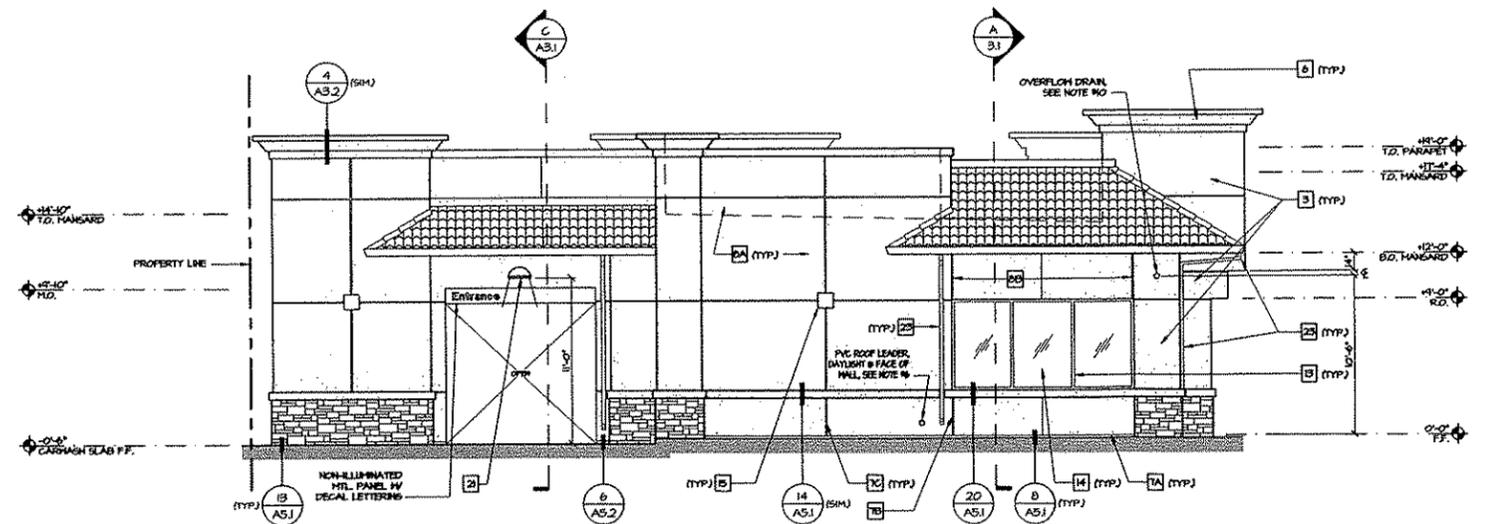
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ROOF PLAN		
PROJECT # 07-408		
DRAWN: JH	CHECKED: MH	
SCALE: AS NOTED DATE: 10-24-09		

A1.5

SHEET OF



A SOUTHWEST BUILDING ELEVATION
3/16" = 1'-0"



B NORTHWEST BUILDING ELEVATION
3/16" = 1'-0"

ELEVATION KEY NOTES

MARK	MATERIAL	MANUFACTURER & COLOR
1	EXTERIOR HALL W/ CEMENT PLASTER FRESH PAINTED	K1 RACON COLOR: "VANILLA"
2	EXTERIOR HALL W/ CEMENT PLASTER FRESH PAINTED	K2 RACON COLOR: "DEEP ROSETT"
3	EXTERIOR HALL W/ CEMENT PLASTER FRESH PAINTED	K3 RACON COLOR: "TRIPLEX TAP"
4	EXTERIOR HALL W/ CEMENT PLASTER FRESH PAINTED	K4 RACON COLOR: "APRICOT"
5	ACCENT BAND W/ CEMENT PLASTER FRESH PAINTED	JONES - BLAIR, M808 COLOR: "OASIS WHITE"
6	GORGE W/ CEMENT PLASTER FRESH PAINTED	JONES - BLAIR, M808 COLOR: "OASIS WHITE"
1A	NEEP SLOPED (PAINTED)	K1 RACON COLOR: "DEEP ROSETT"
7B	1" ALUM. REVEAL (PAINTED)	K2 RACON COLOR: "DEEP ROSETT"
7C	CEMENT PLASTER CONTROL JOINT (PAINTED)	K3 RACON COLOR: "DEEP ROSETT"
8A	1" ALUM. REVEAL (PAINTED)	K4 RACON COLOR: "VANILLA"
8B	CEMENT PLASTER CONTROL JOINT (PAINTED)	K1 RACON COLOR: "VANILLA"
9	STONE VENEER	ELDORADO STONE, WESTERN PROFILES, HEATHER EDGE COLOR: WESTERN HESCORP
10	PRE-CAST STONE CAP	ELDORADO STONE, MANCOT SILL
11	CONCRETE ROOF TILE	EMBLE ROOFING PRODUCTS, CAPSTRANO, MORGANA, COLOR: "TAN JAW"
12	60# GUTTER (PAINTED)	JONES - BLAIR, M808 COLOR: "OASIS WHITE"
13	ALUMINUM STOREFRONT	COLOR: "DARK BRONZE"
14	STOREFRONT GLASS	FFS SOLARSHAN 80, LOW-E GLASS W/ BRONZE TINT
15	12" x 12" TILE ACCENT	TO MATCH COLOR: "OASIS REEF"
16	1/4" DOOR & FRAME (PAINTED)	TO MATCH ADJACENT HALL
17	5/8" x 2 1/4" SLAT (PAINTED)	K1 RACON COLOR: "VANILLA"
18	4" x 6" TRELLIS BEAM (PAINTED)	K1 RACON COLOR: "VANILLA"
19	6" x 6" TRELLIS BEAM (PAINTED)	K1 RACON COLOR: "VANILLA"
20	6" x 6" x 1/2" T.S. COLUMN (PAINTED)	K1 RACON COLOR: "VANILLA"
21	EXTERIOR HALL SCORCE	
22	2x TYP (PAINTED)	JONES - BLAIR, M808 COLOR: "OASIS WHITE"
23	2" x 2" 60# DOWNPOUT (PAINTED)	TO MATCH ADJACENT HALL

GENERAL NOTES

1. PROVIDE ILLUMINATED ADDRESS NUMERALS VISIBLE FROM THE STREET W/ CONTRASTING CHARACTERS. CHARACTERS SHALL BE MIN. 6" HIGH W/ 1" STROKE PER FIRE DEPT. REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS OF STOREFRONT PRIOR TO FABRICATION. DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
3. CEMENT PLASTER SHALL BE NATURAL FINISH (PAINTED), TYPICAL.
4. PART TO BE VOC-COMPLIANT URETHANE.
5. ALL PART SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.
6. PART ALL NECA AND PLUMBING PENETRATIONS TO MATCH ADJACENT HALL.
7. GLAZING, STOREFRONT, AND DOORS ARE TO BE (1) TYP. REFERRED, AS NOTED.
8. PROVIDE A KNOX BOX MOUNTED @ +0'-6" ABOVE GRADE, PER FIRE DEPT. REQUIREMENTS.
9. CEMENT PLASTER SHALL BE TYP. OVER METAL LATH ON (2) LAYERS GRADE 17' BUILDING PAPER (TYP).
10. USE BRASS NOZZLE OVERFLOW @ FACE OF HALL. PAINT TO MATCH ADJACENT HALL.



M1 Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2960 CAMINO DIABLO
SUITE 100
MALNUT CREEK, CA
94547
925-287-1174 Tel
925-443-1501 Fax
925-878-4875 Cell
m1architect.com

76 GAS STATION,
CONVENIENCE STORE & CAR WASH
190 W. CALAVERAS BOULEVARD
MILPITAS, CA 95035



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10-29-08 ISSUED FOR PLANNING

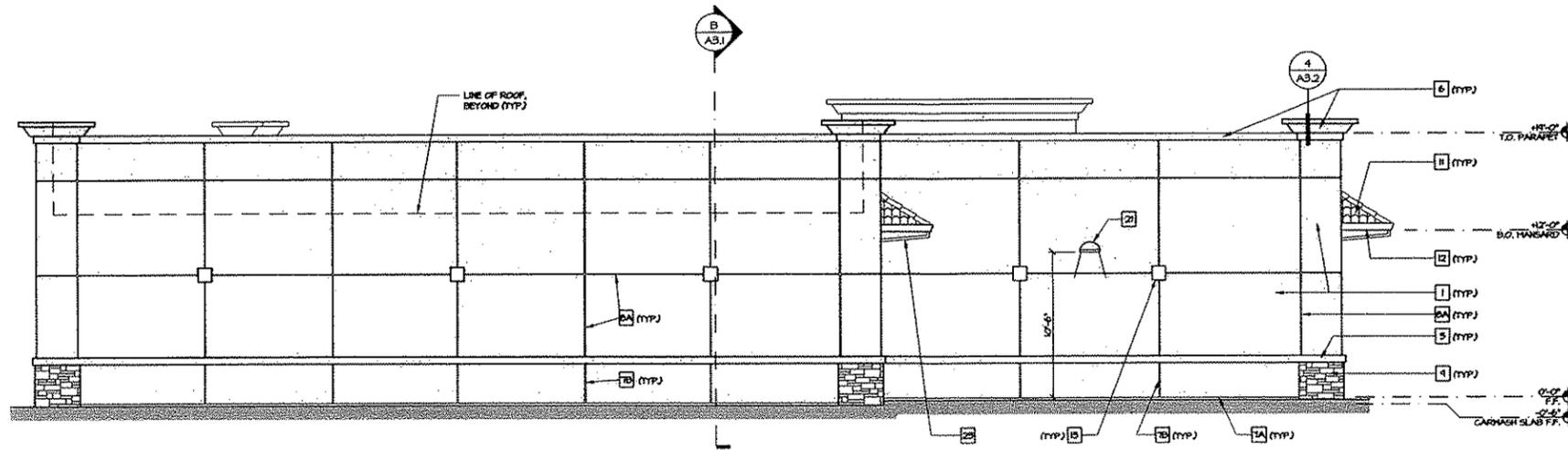
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BUILDING ELEVATIONS
PROJECT #: 07-408
DRAWN: JH CHECKED: JH
SCALE: AS NOTED DATE: 10-29-08

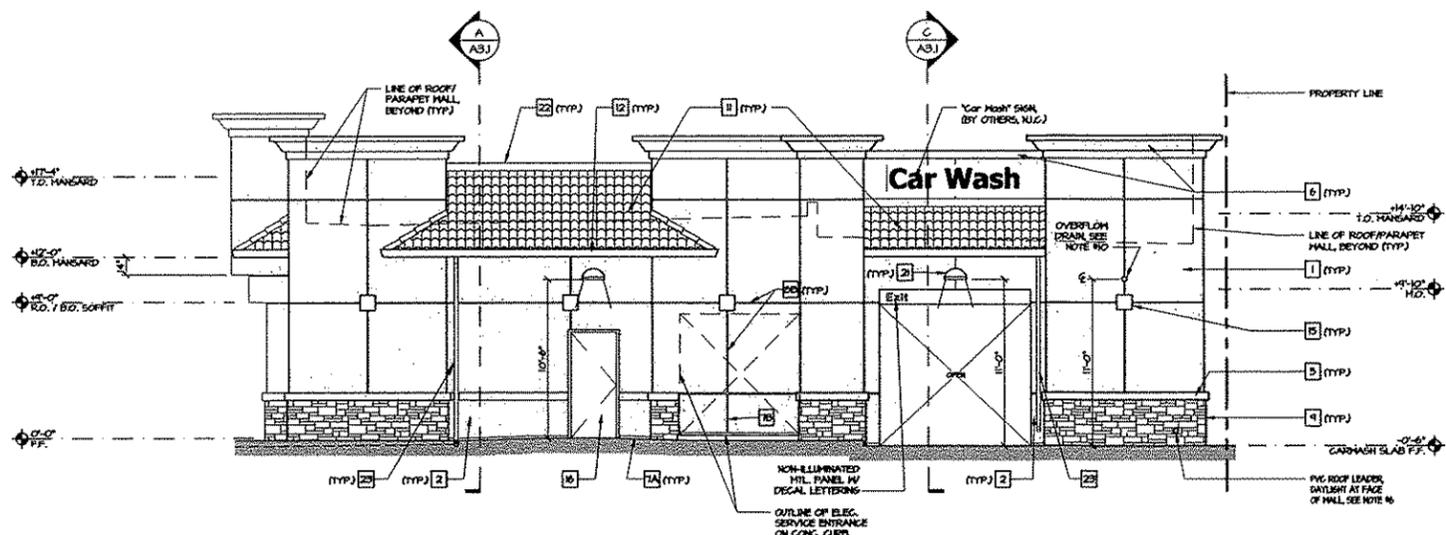
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SHEET OF

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A NORTHEAST BUILDING ELEVATION
3/16" = 1'-0"



B SOUTHEAST BUILDING ELEVATION
3/16" = 1'-0"

ELEVATION KEY NOTES

MARK	MATERIAL	MANUFACTURER & COLOR
1	EXTERIOR HALL W/ CEMENT PLASTER FINISH (PAINTED)	K1 RA0881 COLOR: "VANILLA"
2	EXTERIOR HALL W/ CEMENT PLASTER FINISH (PAINTED)	K1 RA0808 COLOR: "DEEP REDDET"
3	EXTERIOR HALL W/ CEMENT PLASTER FINISH (PAINTED)	K1 RA0808 COLOR: "DAPPER TAN"
4	EXTERIOR HALL W/ CEMENT PLASTER FINISH (PAINTED)	K1 RA0808 COLOR: "APRICOT"
5	ACCENT BAND W/ CEMENT PLASTER FINISH (PAINTED)	JONES - BLAIR RA0808 COLOR: "DASS WHITE"
6	GORGE W/ CEMENT PLASTER FINISH (PAINTED)	JONES - BLAIR RA0808 COLOR: "DASS WHITE"
7A	HESP SCREED (PAINTED)	K1 RA0808 COLOR: "DEEP REDDET"
7B	1" ALUM. REVEAL (PAINTED)	K1 RA0808 COLOR: "DEEP REDDET"
10	CEMENT PLASTER CONTROL JOINT (PAINTED)	K1 RA0808 COLOR: "DEEP REDDET"
10A	1" ALUM. REVEAL (PAINTED)	K1 RA0808 COLOR: "VANILLA"
10B	CEMENT PLASTER CONTROL JOINT (PAINTED)	K1 RA0808 COLOR: "VANILLA"
9	STONE VENEER	ELDORADO STONE, WESTERN PROFILES, HEATHER EDGE, COLOR: "WESTERN HECOGRA"
10	PRE-CAST STONE CAP	ELDORADO STONE, HANDBEGOT SILL
11	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS, CAPSTRANO, HERRING, COLOR: "SUN SHINE"
12	60# GUTTER (PAINTED)	JONES - BLAIR RA0808 COLOR: "DASS WHITE"
13	ALUMINUM STOREFRONT	COLOR: "DARK BRONZE"
14	STOREFRONT GLASS	PPS, SOLARSHADE, LOW-E GLASS W/ BRONZE TINT
15	12" x 12" TILE ACCENT	TO MATCH COLOR: "DASS RED"
16	HM. DOOR & FRAME (PAINTED)	TO MATCH ADJACENT HALL
17	2" x 2" x 24" SULLY-LAM TRUSS BEAM (PAINTED)	K1 RA0808 COLOR: "VANILLA"
18	4" x 8" TRUSS BEAM (PAINTED)	K1 RA0808 COLOR: "VANILLA"
19	3" x 3" TRUSS BEAM (PAINTED)	K1 RA0808 COLOR: "VANILLA"
20	6" x 6" x 2' T.S. COLUMN (PAINTED)	K1 RA0808 COLOR: "VANILLA"
21	EXTERIOR HALL SCIENCE	-
22	2x TRIM (PAINTED)	JONES - BLAIR RA0808 COLOR: "DASS WHITE"
23	2" x 3" 60# DRAINPOUT (PAINTED)	TO MATCH ADJACENT HALL

GENERAL NOTES

1. PROVIDE ILLUMINATED ADDRESS NUMERALS VISIBLE FROM THE STREET BY CONTRASTING CHARACTERS. CHARACTERS SHALL BE MIN. 6" HIGH W/ 1" STROKE, PER FIRE DEPT. REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS OF STOREFRONT PRIOR TO FABRICATION. DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
3. CEMENT PLASTER SHALL BE NATURAL FINISH (PAINTED), TYPICAL.
4. PAINT TO BE VOC-COMPLIANT URETHANE.
5. ALL PAINT SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.
6. PAINT ALL MECH. AND PLUMBING PENETRATIONS TO MATCH ADJACENT HALL.
7. GLAZING, STOREFRONT, AND DOORS ARE TO BE FIN. TEMPERED, AS NOTED.
8. PROVIDE A KNOX BOX MOUNTED @ 4'-0" ABOVE GRADE, PER FIRE DEPT. REQUIREMENTS.
9. CEMENT PLASTER SHALL BE 3/8" OVER METAL LATH ON (2) LAYERS GRADE 10# BILLYING WIRE (TYP).
10. USE BRASS NOZZLE OVERFLOW @ FACE OF WALL. PAINT TO MATCH ADJACENT HALL.



M1 Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2160 CAMINO DIABLO
SUITE 100
HALNUT CREEK, CA
94547
925-287-1174 Tel
925-443-1581 Fax
925-878-9875 Cell
m1arch@earthlink.net

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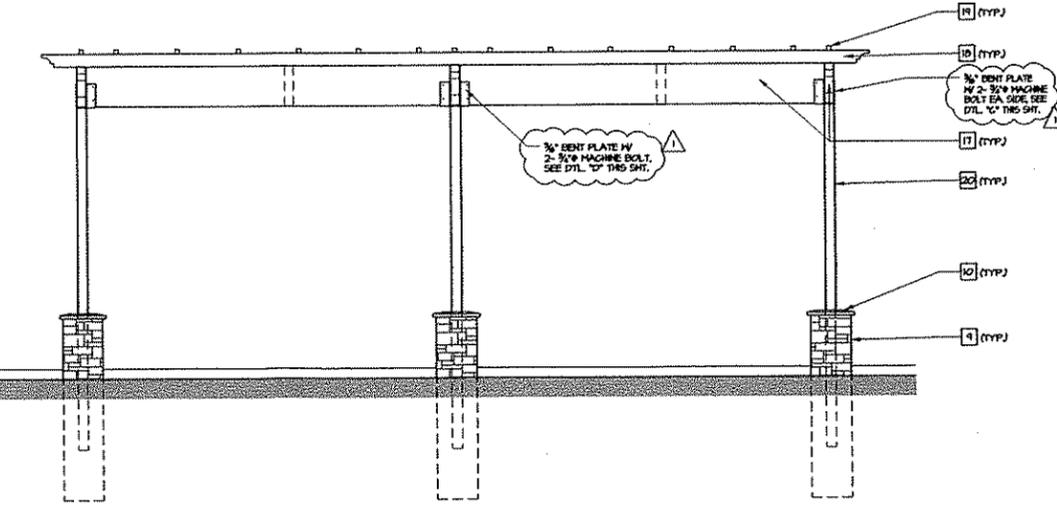
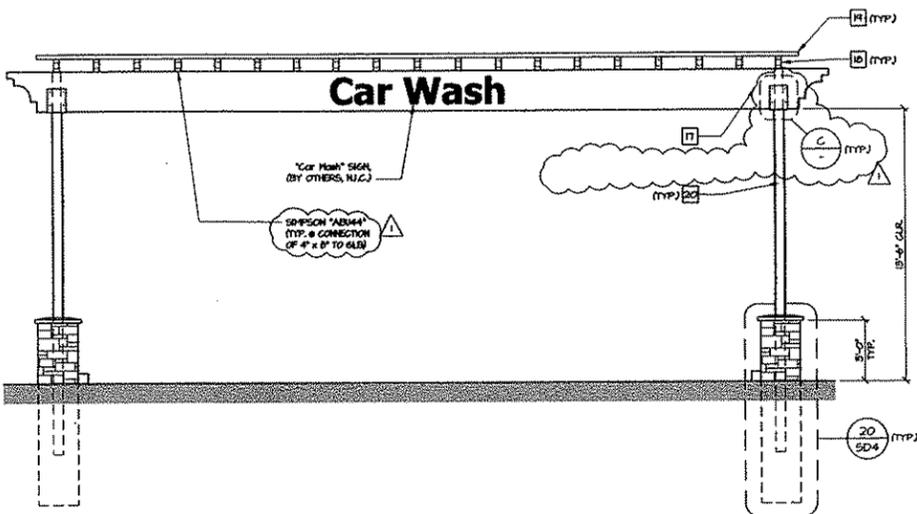
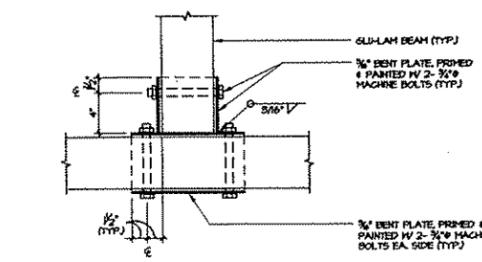
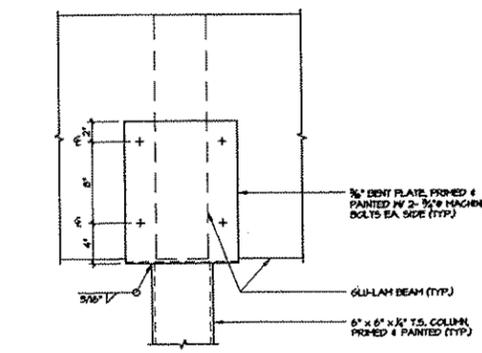
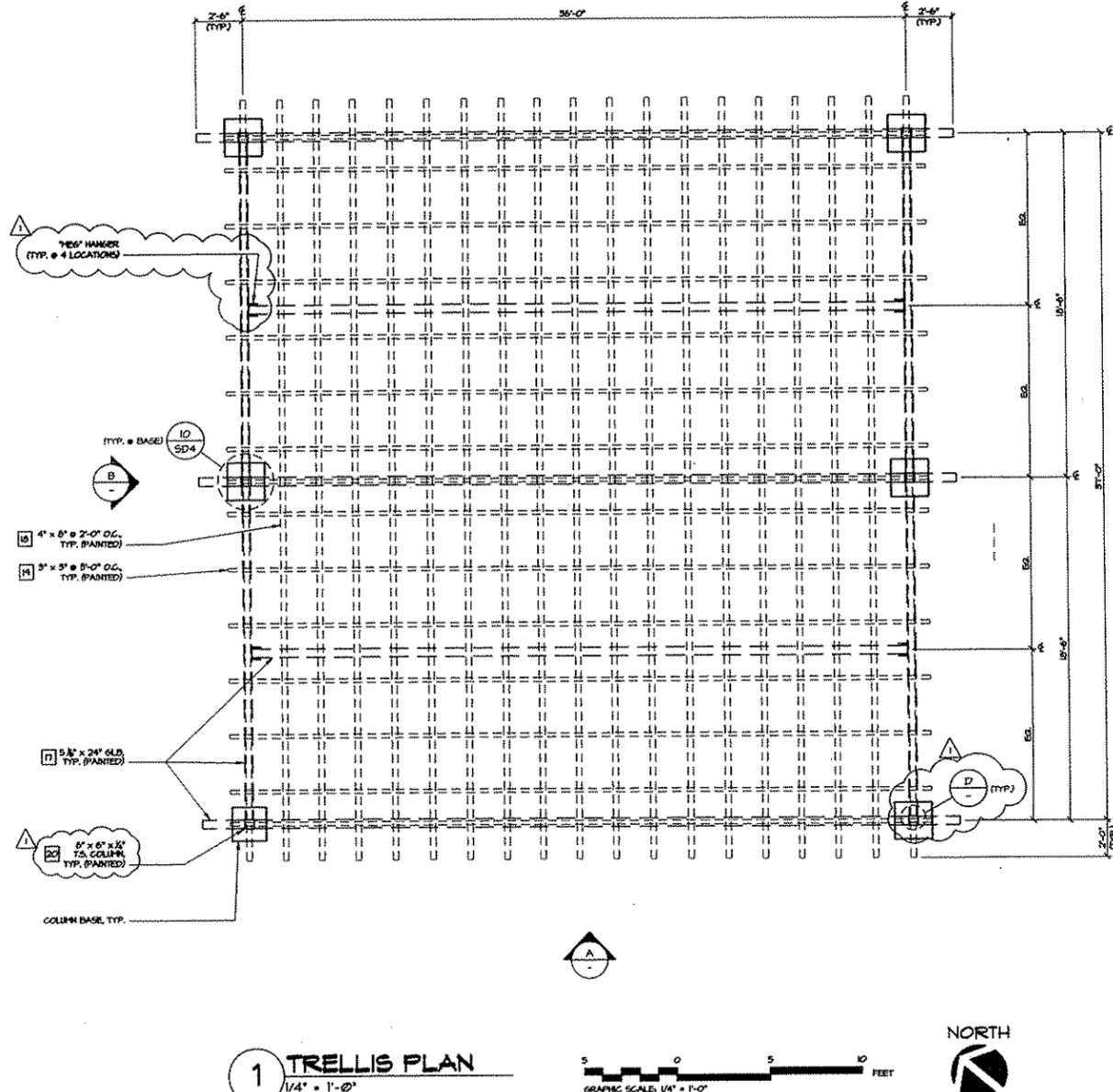
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10-25-09 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION

BUILDING ELEVATIONS
PROJECT #: OT-408
DRAWN: JH CHECKED: MI
SCALE: AS NOTED DATE: 10-24-09

A2.2

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ELEVATION KEY NOTES

MARK	MATERIAL	MANUFACTURER & COLOR
1	EXTERIOR WALL W/ CEILING PLASTER FINISH (PAINTED)	ICI MACOSI COLOR: "VANILLA"
2	EXTERIOR WALL W/ CEILING PLASTER FINISH (PAINTED)	ICI MACOSI COLOR: "DEEP ROSETT"
3	EXTERIOR WALL W/ CEILING PLASTER FINISH (PAINTED)	ICI MACOSI COLOR: "DARKER TINT"
4	EXTERIOR WALL W/ CEILING PLASTER FINISH (PAINTED)	ICI MACOSI COLOR: "ANROGOT"
5	ACCENT BAND W/ CEILING PLASTER FINISH (PAINTED)	JONES - BLAIR, MOORE COLOR: "OASIS WHITE"
6	CORNER W/ CEILING PLASTER FINISH (PAINTED)	JONES - BLAIR, MOORE COLOR: "OASIS WHITE"
7A	NEEP SCROED (PAINTED)	ICI MACOSI COLOR: "DEEP ROSETT"
7B	1" ALUM. REVEAL (PAINTED)	ICI MACOSI COLOR: "DEEP ROSETT"
7C	CEILING PLASTER CONTROL JOINT (PAINTED)	ICI MACOSI COLOR: "DEEP ROSETT"
7A	1" ALUM. REVEAL (PAINTED)	ICI MACOSI COLOR: "VANILLA"
7B	CEILING PLASTER CONTROL JOINT (PAINTED)	ICI MACOSI COLOR: "VANILLA"
8	STONE VENEER	ELDORADO STONE, WESTERN PROFILES, HEATHER EDGE, COLOR: "WESTERN HORIZON"
9	PRE-CAST STONE CAP	ELDORADO STONE, HAINSBOT DILL
10	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS, CAPSTRAND, HERRICK, COLOR: "SUN LANE"
11	60# GUTTER (PAINTED)	JONES - BLAIR, MOORE COLOR: "OASIS WHITE"
12	ALUMINUM STOREFRONT	COLOR: "DARK BRONZE"
13	STOREFRONT GLASS	PRIS SOLARSHAN 60, LOW-E GLASS W/ BRONZE TINT
14	12" x 12" TILE ACCENT	TO MATCH COLOR: "OASIS RED"
15	HAL DOOR & FRAME (PAINTED)	TO MATCH ADJACENT HALL
16	3/4" x 24" GLU-LAM TRELLIS BEAM (PAINTED)	ICI MACOSI COLOR: "VANILLA"
17	4" x 8" TRELLIS BEAM (PAINTED)	ICI MACOSI COLOR: "VANILLA"
18	5" x 8" TRELLIS BEAM (PAINTED)	ICI MACOSI COLOR: "VANILLA"
19	6" x 8" T.S. COLUMN (PAINTED)	ICI MACOSI COLOR: "VANILLA"
20	EXTERIOR HALL SCIENCE	
21	2x1 TRIM (PAINTED)	JONES - BLAIR, MOORE COLOR: "OASIS WHITE"
22	2" x 3" 60# DOWNSPOUT (PAINTED)	TO MATCH ADJACENT HALL

GENERAL NOTES

- PROVIDE ILLUMINATED ADDRESS NUMBERS VISIBLE FROM THE STREET BY CONTRASTING CHARACTERS. CHARACTERS SHALL BE MIN 6" HIGH W/ 1" STROKE. PER FIRE DEPT. REQUIREMENTS.
- PROVIDE SHOP DRAWINGS OF STOREFRONT PRIOR TO FABRICATION. DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
- CEILING PLASTER SHALL BE NATURAL FINISH (PAINTED), TYPICAL.
- PAINT TO BE VOC-COMPLIANT URETHANE.
- ALL PAINT SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.
- PAINT ALL REG. AND FLUING PENETRATIONS TO MATCH ADJACENT HALL.
- GLAZING, STOREFRONT, AND DOORS ARE TO BE (T) TYPED, AS NOTED.
- PROVIDE A KNOX BOX MOUNTED 45'-6" ABOVE GRADE, PER FIRE DEPT. REQUIREMENTS.
- CEILING PLASTER SHALL BE 7/8" OVER METAL LATH ON (2) LAYERS GRADE 12' BUILDING PAPER (TYP.).
- USE BRASS NOZZLE OVERFLOW @ FACE OF HALL. PAINT TO MATCH ADJACENT HALL.



M I Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 2460 CAMINO DIABLO
 SUITE 100
 WALNUT CREEK, CA
 94597
 925-287-1174 Tel
 925-443-1561 Fax
 925-878-4875 Cell
 mihon@miaarchitect.com

76 GAS STATION,
 CONVENIENCE STORE & CAR WASH
 190 W. CALAVERAS BOULEVARD
 MILPITAS, CA 95035



NO.	DATE	DESCRIPTION

TRELLIS PLAN & ELEVATIONS
 PROJECT # 07-408
 DRAWN JH CHECKED: M1
 SCALE: AS NOTED DATE: 10-29-09

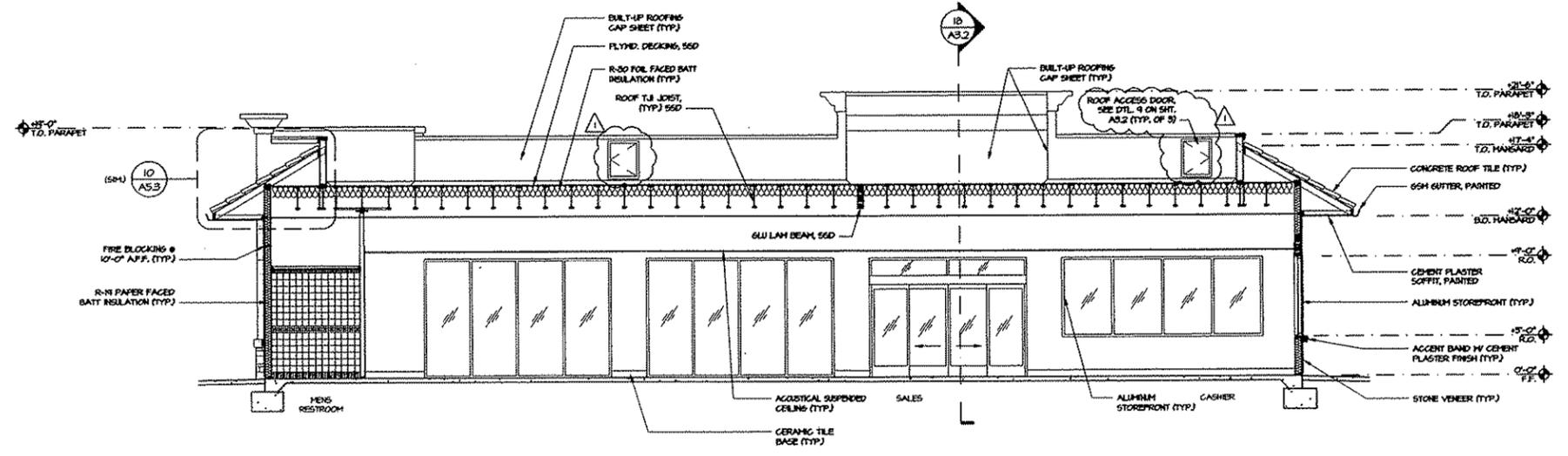
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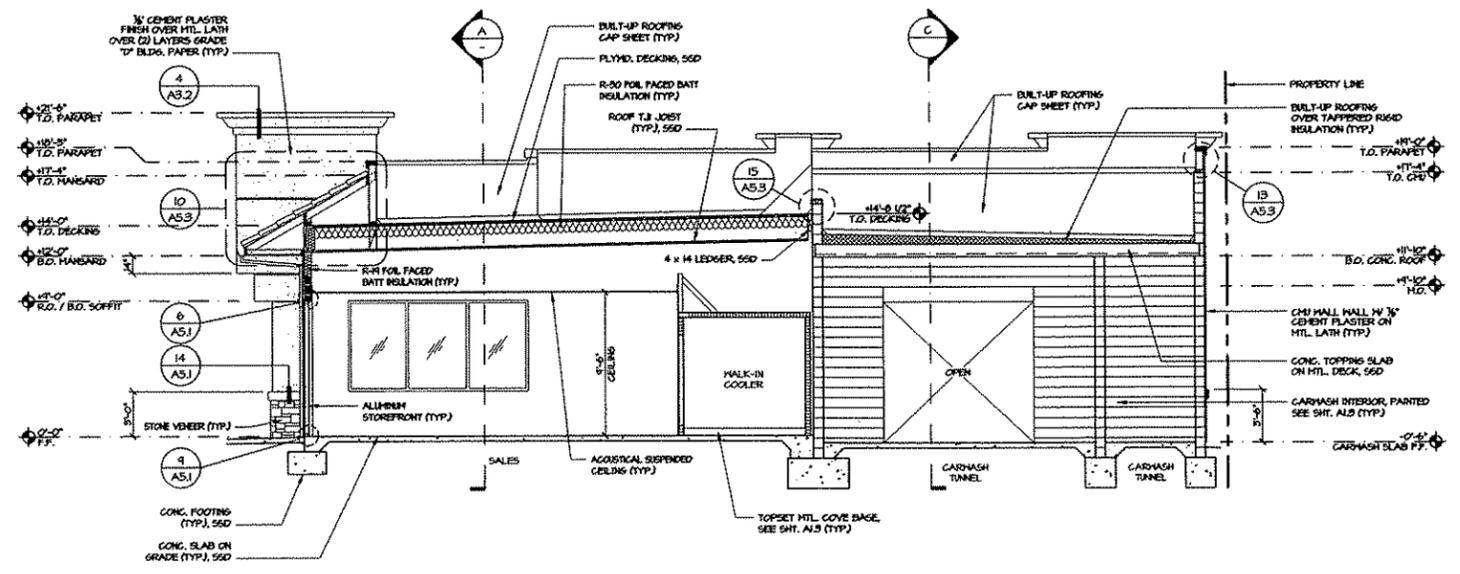
76 GAS STATION,
 CONVENIENCE STORE & CAR WASH
 190 W. CALAVERAS BOULEVARD
 MILPITAS, CA 95035



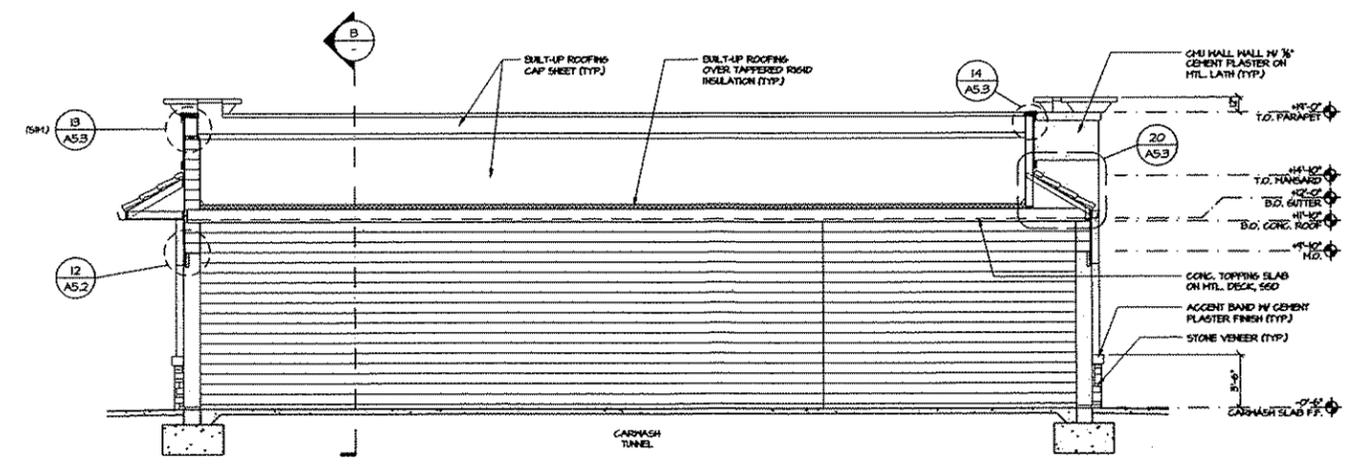
ISSUED FOR CONSTRUCTION		
ISSUED FOR PLAN CHECK		
10-25-08 ISSUED FOR PLANNING		
NO.	DATE	DESCRIPTION
▲	04-20-10	REVISED PER PLAN CHECK COMMENTS
▲		
▲		
▲		
BUILDING SECTIONS		
PROJECT #	07-408	
DRAWN BY	CHECKED BY	MI
SCALE: AS NOTED	DATE:	10-24-08



A BUILDING SECTION A-A
 3/16" = 1'-0"



B BUILDING SECTION B-B
 3/16" = 1'-0"

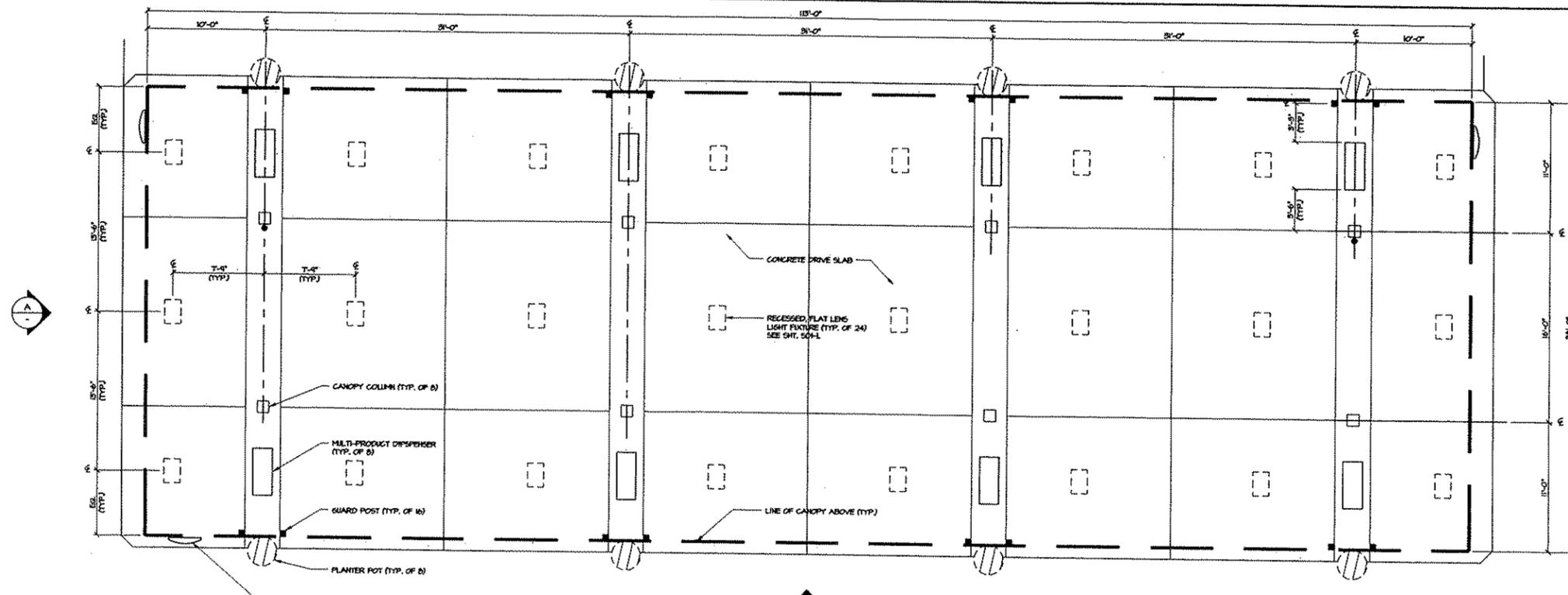


C BUILDING SECTION C-C
 3/16" = 1'-0"

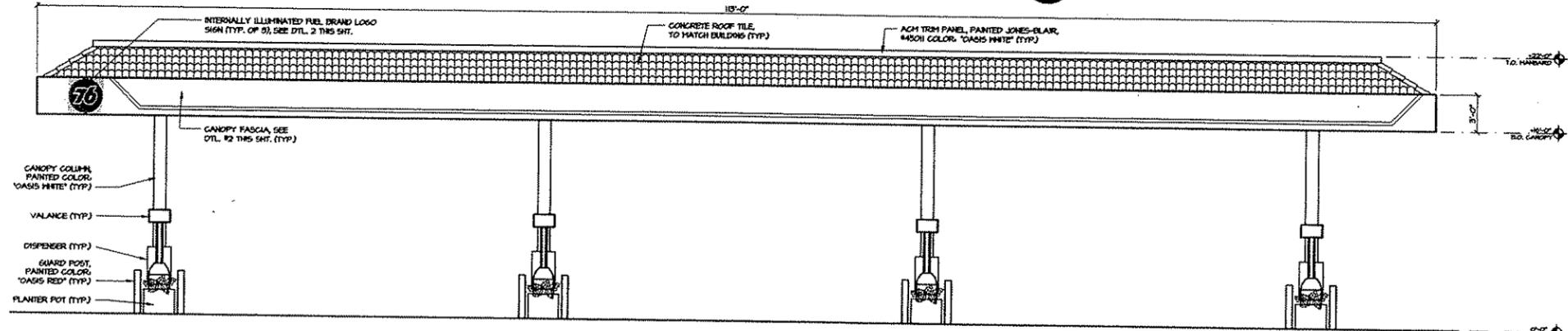
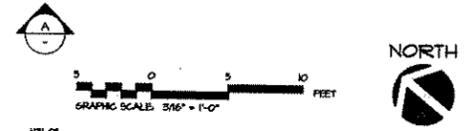
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CALAVERAS BOULEVARD

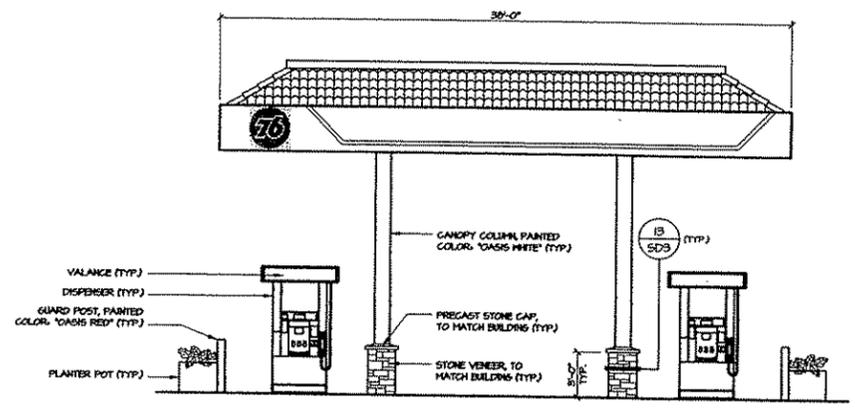
SERRA WAY



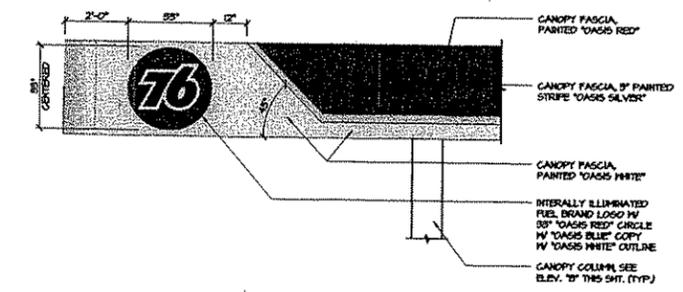
1 CANOPY PLAN
3/16" = 1'-0"



A SOUTHWEST CANOPY ELEVATION
3/16" = 1'-0"



B NORTHWEST CANOPY ELEVATION
3/16" = 1'-0"



2 CANOPY SIGN ELEVATION
3/8" = 1'-0"

**76 GAS STATION,
CONVENIENCE STORE & CAR WASH
190 W. CALAVERAS BOULEVARD
MILPITAS, CA 95035**

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ISSUED FOR CONSTRUCTION	02-17-10	ISSUED FOR PLAN CHECK	10-29-08	ISSUED FOR PLANNING
NO.	DATE	DESCRIPTION		
Δ				
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CANOPY PLAN & ELEVATIONS
PROJECT # 07-40B
DRAWN: JH CHECKED: MH
SCALE: AS NOTED DATE: 10-29-08

CA1

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Adopted by City Council: Nov. 3, 1970
Amended by City Council: Dec. 19, 1995

**GENERAL DEVELOPMENT POLICY:
GASOLINE SERVICE STATIONS, AND
AUTOMOTIVE SERVICE CENTERS**

PURPOSE AND INTENT: The purpose and intent of this Development Policy is to provide for service station design standards which will encourage safe, orderly, unique and attractive service station development in a manner which best serves the interest of the residents of the City, the users of the station and the operators of the station.

DEFINITION: The term "automotive service stations", "gasoline service stations" or "automotive service centers" shall mean a retail place of business engaged primarily in the sale of motor fuels but also in supplying goods and services generally required in the operation and maintenance of automotive vehicles and fulfilling of motorist needs. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; lubrication services; washing of automobiles as an incidental part of the business; the performance of minor automotive maintenance and repair, and the supplying of such other incidental customer services and products.

DEFINITION OF SNACK SHOP: *An area within a gasoline service station or automotive service center no greater than 250 square feet of floor area for the display and sale of prepackaged, single-serving snacks, dairy products, soft drinks, and sundry items. Restrooms and cashier areas are excluded from the floor area calculations.*

SITE STANDARDS:

1. The service station site should have at least 120 feet of street frontage, excluding that area in the corner radius.
2. Service station sites should have a minimum of 22,500 square feet of lot area.
3. Service stations should be designed so that they will not unduly interfere with the vehicular and pedestrian circulation system of the commercial area.
4. A service station should not be the first use in a given development proposal to be built. Exceptions to this principle may be allowed by the Planning Commission where it finds that the proposed development is in a location or zone where development of a unified commercial complex cannot reasonably be expected.

BUILDING DESIGN:

1. The service station should be designed for the specific site and be architecturally compatible with the other structures in the center or area. Standard type buildings are discouraged.
2. The use of independent licensed architects, as opposed to using the oil company's engineers or architects, is encouraged in designing all structures upon the site.
3. The entrance to the service bays shall not be open to the street but shall be so designed to face the rear or interior side property line. (Ordinance)
4. Whenever side access to service bays is permitted landscaping or screening devices shall be used to substantially preclude the view into the service bays work areas.
5. The following materials are encouraged to be included as a part of the main building site:
 - a) Tinted glass (gray or bronze).
 - b) Mission tile, concrete shake or similar roofing material.
 - c) Introducing additional materials complimentary to the basic building material for the purpose of architectural accent (mosaic tile, stained redwood, etc.)
6. Outside storage and display cabinets or enclosures may be permitted if such cabinets are constructed and finished in harmony with the color, material and design to that of the main building.
7. All pump islands shall have canopies.
8. All supporting columns within the main building and the canopies shall be covered with the basic building materials for the purpose of architectural accent.

LANDSCAPING:

1. A minimum of 20% of the service station site shall be improved with well maintained landscaping elements. These elements may include, but will not be limited to, plant materials, street furniture (such as benches and kiosks), and decorative surfaces (variations in color and texture). Emphasis should be on a pleasing appearance, quality of design and proper balance between structure and landscaping elements. Existing specimen trees, mature ornamental shrubs, and ground cover should be preserved.

2. Any unpaved area of the site shall be landscaped and separated from the paved areas by a minimum six inch high concrete curb per P.C. Resolution No. 168 or 310.
3. Any area that is required for unobstructed intersection visibility shall be developed and maintained as a low shrubbery and ground cover area.
4. Large paved areas shall be allowed only when adequate landscaping is provided according to prescribed minimum guides and standards.
5. Along and abutting all street right-of-ways, except in those areas encompassed within the driveway exits and entrances, there shall be provided landscaped areas a minimum of ten or more feet in width. (Ordinance)
6. All planter areas shall be a minimum of ten feet in width.
7. Trees shall be 24" boxed specimen or field grown and shrubs a minimum of 5 gallon size or larger.
8. All planter areas shall be serviced by an irrigation system.

MISCELLANEOUS STANDARDS:

1. All interior property lines are to be fenced with a solid wall of similar material to that used in the main building or the surrounding development. In the case of service stations located within Shopping Center Developments, landscaped areas may be utilized in lieu of fencing subject to Planning Commission review and approval.
2. *Retail sales of items which are not identified as permissible in the snack shop definition shall be prohibited.* The use of the service station premises for the storage of travel trailers, car rentals, sale of groceries, sale of dairy products (*excluding prepackaged single-serving snack items*), alcoholic beverages, garden supplies, and other similar uses of a storage or sales nature is prohibited.
3. No outside open storage or display of merchandise shall be allowed, except for lubricating oil cabinets or containers located on or adjacent to each pump island.
4. No junked or wrecked automobile shall be allowed to be brought onto or stored on the site. Further, no used or discarded automotive parts or equipment may be located outside of the building except within the designated trash storage area, which is to be adequately screened from view.
5. All outdoor storage space for rubbish shall be screened by a solid wall of similar material to that used in the main building.
6. No delivery tank shall fill the on-site gasoline storage tanks from the public street right-of-way.

SIGNS:

1. All signing must conform to Milpitas Sign Ordinance.
2. The use of unusual and unique signing is encouraged. Freestanding pole or monument style signs shall include a decorative type based or pole coverings.
3. No freestanding sign shall revolve, rotate, move or create the illusion of movement, rotation or revolvment, or have any visible moving, revolving or rotating surfaces or parts. (Ordinance)
4. No freestanding sign shall be located within the front counter planter area, except a low architecturally designed identification sign, and in conformance with the adopted Sign Ordinance. The location of said sign shall not create a traffic obstruction.
5. Price signs are encouraged to be integrated with the freestanding pole identification sign, and shall be architecturally designed to be compatible with the station.



ENVIRONMENTAL IMPACT ASSESSMENT NO:EA09-0005

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: Tiffany Brown

6/12/09

date

Title: Junior Planner

1. Project title: Gas Station with Convenience Store and Car wash
2. Lead Agency Name and Address: City of Milpitas, 455 E. Calaveras Blvd., Milpitas CA 95035
3. Contact person and phone number: Tiffany Brown, 408-586-3283
4. Project location: 190 West Calaveras Boulevard, Milpitas, CA 95035, (APN: 022-24-030)
5. Project sponsor's name and address:
MI Architects, INC., Muthana Ibrahim, 2960 Camino Diablo, Suite 100, Walnut Creek, CA 94597

6. General plan designation: General Commercial
7. Zoning: General Commercial with Site and Architectural Overlaying District, Office Overlaying District and is within the Midtown Specific Plan (C2-S-OO)
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
ADMINISTRATIVE PERMIT NO. AD08-0014, SITE DEVELOPMENT PERMIT NO. SD08-0010 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA09-0005: A request to amend the General Development Policy for Gasoline Service Stations and Automotive Services Centers along with the demolition of an existing gas station (six fuel pumps) and smog service bays and the construction of a new gas station (eight fuel pumps), a larger food store (2,737 square feet) with drive-through car wash located at 190 W Calaveras Blvd.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The adjacent properties are zoned General Commercial with Site and Architectural Overlaying District, Office Overlaying District and are located within the Midtown Specific Plan. The project site is located near the west Calaveras and Serra intersection on the south corner of Calaveras Plaza shopping center.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
A permit from Caltrans may be required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: _____ Project Planner: _____

Signature Printed Name

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11,17, 18
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11,17, 18
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11,17, 18
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11,17, 18
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 11, 18
VI. GEOLOGY AND SOILS: Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11, 18, 27
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18, 27
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
mile of an existing or proposed school?						
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18, 30
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 18, 30
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 30
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 20
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11, 31
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 13, 18
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
XI. NOISE:						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18, 29
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18, 29
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18, 29
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18, 29

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 18
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
XIV. RECREATION:						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11

WOULD THE PROJECT:						
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 17, 18
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 17, 18, 27, 28, 30
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 13, 17, 18, 27, 28, 29

ENVIRONMENTAL IMPACT ASSESSMENT
SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Light Study
27. Phase I Environmental Impact Assessment by GMC

28. County of Santa Clara Department of Environmental Health; Hazardous Materials Compliance Division (three documents)
29. Site Specific Health & Safety Plan
30. GAWFCO Enterprises, Inc, CA Fuel Supply, Hazardous Materials Business Plan
31. Storm Water Control Plan
32. General Development Policy; Gasoline Service Stations, and Automotive service Centers

ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

EXISTING SETTING:

The project site is located at 190 W Calaveras Blvd. within the Calaveras Plaza shopping center. The General Plan and Zoning Ordinance designate this site and General Commercial with an Office Overlaying District. Adjacent uses are also General Commercial. The existing use is a gas station with two fuel canopies covering six fuel pumps and a small food mart that is connected to the smog service bay. The food mart building is approximately 1,740 square feet and is located at the center of the site, generally oriented north-south.

PROJECT DESCRIPTION:

The project proposal consists of a Site Development Permit for the architectural review of new structures and an Administrative Permit to amend the existing General Development Policy for Gasoline Service Stations and Automotive Service Centers. The scope of work includes demolishing the existing structure and canopies and constructing a new 2,737 square foot convenience store with an attached car wash and one fuel canopy covering eight fuel pumps.

Project Number PJ: 2555

Permit Numbers SD08-0010, AD08-0014 and EA09-0005

Discussion of Checklist/Legend

PS: Potentially Significant Impact
LS/M: Less Than Significant with Mitigation Incorporation
LS: Less Than Significant Impact
NI: No Impact

I. AESTHETICS

Environmental Impacts

Discuss environmental impacts of the project.

a) Would the project have a substantial adverse effect on a scenic vista? NI.

The Milpitas General Plan Figure 4.6 shows the Scenic Resources and Routes Map. The map shows that the project site is located within a Scenic Corridor area. The existing development is a Gas Station that was built in 1974. The owner wishes to update the gas station and add a car wash with outdoor seating area. The new development will enhance the look and feel of the gas station by updating the architecture and adding architectural elements that are compatible with the surrounding development. The project proposal will not have any impacts on the scenic vista due to the new structures being proposed are still one story structures and

are designed to be aesthetically compatible with its surroundings and in compliance with the Midtown design guidelines.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? NI.

The project site includes an existing gas station and does not have a historical building or rock outcroppings on it. The proposed project includes planting new trees and landscaping throughout the site.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings? NI.

The existing site includes a gas station with a small food store and smog test station and the project proposal is to replace the gas station with a new gas station, a car wash and larger food store. Because the project proposal is the same use with ancillary services as the existing use, the visual character and quality of the site remains the same.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? NI.

The applicant provided a photometric plan that shows the foot candles of the lighting and the effect the lighting would emit on the surrounding areas. The lighting is standard for a gas station and because the existing use is already a gas station with lighting, the impact remains unchanged therefore there is no impact.

II. AGRICULTURE RESOURCES

Environmental Impacts

The project site is located at 190 W Calaveras Blvd. within the Calaveras Plaza shopping center. The General Plan and Zoning Ordinance designate this site and General Commercial with an Office Overlay District. Adjacent uses are also General Commercial. The existing use is a gas station and the project proposal consists of demolition of the existing structures and constructing a new 2,737 square foot convenience store with a car wash and an eight fuel dispensers under one canopy. The project proposal does not include a General Plan or Zoning Amendment and is not adjacent to Agriculture uses and therefore will have no impact of agriculture resources.

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? NI.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? NI

c) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? NI

III. AIR QUALITY

Environmental Impacts

The existing use of the site is a gas station with food mart, auto repair, and six service bays; the proposed use is a gas station with car wash, convenience store, and eight service bays. All service bays and tanks will comply with State and Local standards regarding air quality emissions. Because the proposed use is very similar to existing use with the addition of two service bays, and the proposed tanks and service bays use will comply with the new technology for HEALY or CAS, the project proposal is not expected to have a significant impact on air quality.

- a) Would the project conflict with or obstruct implementation of the applicable air quality plan? NI
- b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? NI
- c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? NI
- d) Would the project expose sensitive receptors to substantial pollutant concentrations? NI
- e) Would the project create objectionable odors affecting a substantial number of people? NI

IV. BIOLOGICAL RESOURCES

Environmental Impacts

As mentioned previously, the project site is zoned for General Commercial. The existing site is developed as a gas station and the project proposal includes the demolition and reconstruction of a gas station. According to the General Plan, the project site is located within the radius for "potential location of Special Plant or Animals Species." The Special Species found within this radius is the Alkali Milk-Vetch. This species is found in valley and foothill grassland, and vernal pools. Because the existing site is developed and currently does not have grassland or vernal pools, it is unlikely that there are Alkali Milk-Vetch or its habitat on this site. According to the Phase I Environmental Impact Assessment provided by GSM; the U.S. Department of the Interior, National Wetlands Inventory Map, data coverage for Milpitas is not available. The U.S. Fish & Wildlife Service, Wetlands Online Mapper shows a pond identified as Palustrine Unconsolidated Shore Seasonally Flooded Wetland (PUSC), but the pond is located 0.86 Miles northeast of the site. The project proposal will not conflict with any local, state, or regional policies or conservation plans that protect Biological Resources.

- a) Would the project have substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? NI

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? NI
- c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal, pool coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement or any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? NI
- e) Conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance? NI
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? NI

V. CULTURAL RESOURCES

Environmental Impacts

In reference to the “Historical and Cultural Resources” section within the General plan, Milpitas’ land was the territory of the Tamyen Tribelet of Costanoan (Ohlone) Indians. The Tamyen maintained a few year-round village sites but also visited various temporary camps at different seasons for the year to hunt and gather food as it became available. Two of the notable Costanoan village sites lay within the City Limits. One, a huge shellmound near the present- day Elmwood Rehabilitation Center, and the other of the Alviso Adobe near the corner of Calveras and Piedmont. The closest site to the project proposal is approximately 7.4 miles away. Since the proposed project does include grading and other construction activities and we know the tribes did camp around Milpitas; although it is unlikely that buried cultural materials would be encountered, standard conditions for excavation activities would be applied to the project.

- a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? NI
- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? NI
- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? NI
- d) Would the project disturb any human remains, including those interred outside of formal cemeteries? LS/M

Mitigation Measure 1: *As required by County ordinance, this project has incorporated the following guidelines. - Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of*

human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

VI. GEOLOGY AND SOILS

Environmental Impacts

According to the Seismic and Geologic Hazards within the City General Plan, the map shows soils for this site to be expansive with north facing slopes. Referring to the Phase I Environmental Impact Assessment, the site lies in an area of low topographic relief near the edge of San Francisco Bay, at approximately 17 feet above mean sea level. The site is underlain by approximately 15 to 25 feet of silt and clay with scattered lenses of sand. The site is approximately 7.3 miles away from the Alquist-Priolo Special Study Zone and therefore should not have potential adverse effects on people or structures due to ground shaking or ground failure.

- a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. NI
 - ii) Strong seismic ground shaking? NI
 - iii) Seismic-related ground failure, including liquefaction? NI
 - iv) Landslides? NI
- b) Would the project result in substantial soil erosion or the loss of topsoil? NI
- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? NI
- d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? LS

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? NI

VII. HAZARDS AND HAZARDOUS MATERIALS

Environmental Impacts

As previously stated, the existing use of the site is a gasoline station and the proposed new development includes the demolition of the existing buildings, grading and removing existing gas tanks, relocating new underground gas tanks, and construction of a new building with carwash and canopy for the fuel dispensers. Gasoline is considered a hazardous material due to its high flammability.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? LS

The proposed use will routinely receive gasoline for the gas station. The project site is an existing gas station and has received gasoline for since 1975 and no accidents or other incidents involving restocking the fuel have been recorded. The 76 gas station has prepared a California Fuel Supply Hazardous Materials Business Plan for their location at 190 West Calaveras. The business plan states that all personnel are trained, they have chemical handlers, and an Emergency Response Team to ensure the safety of the employees, consumers, and surrounding properties.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? LS/M

The County of Santa Clara Department of Environmental Health; Hazardous Materials Compliance Division shows a history of this site to have three fuel leak cases that have been resolved and closed. (See attachments) The project proposal includes grading and trenching to remove and relocate underground tanks for the gas station. The tanks are used to store the gasoline for the gas pumps at the station. Because the proposal includes digging up and replacing tanks that contain a hazardous material (gasoline), the applicant hired GSM to prepare a Site Specific Health and Safety Plan that will be used and followed throughout construction Phase. (See attachments)

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? LS

The St. John Baptist Catholic School campus is situated approximately 0.24 miles southeast of the Site on the west side of S. Main Street, and Anthony Spangel Middle and Elementary Schools are situated approximately 0.27 miles northwest of the Site on the east side of N. Abbott Ave. The 76 gas station has prepared a California Fuel Supply Hazardous Materials Business Plan for this specific location. The business plan states that all personnel are trained, they have chemical handlers, and an Emergency Response Team to insure the safety of the employees, consumers, and surrounding properties. (See attachments)

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? NI

The project Site is not on the list of hazardous materials sites that are compiled pursuant to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site? NI

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site? NI

The project site is not located within the vicinity of a private airstrip.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? NI

The proposed use is similar as the existing use and therefore the project will not impair or physically interfere with any adopted emergency response or evacuation plans.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? NI

The project site is not located adjacent to any wildland areas.

VIII. HYDROLOGY AND WATER QUALITY

Environmental Impacts

The project proposal is in compliance with the City General Development Policy: Gasoline Service Stations, and Automotive Service Centers, the proposed gas stations required to have a minimum of 20% of the property to be maintained and landscaped. Also, any unpaved area of the site shall be landscaped. Per the Storm Water Control C3 Regulations, the applicant provided a Storm Water Control Plan to help prevent polluted water from the gas station and car wash travel into the main storm drains. The proposed gas station with car wash and convenience store is in compliance with all water quality standards and will not alter the course of stream or rivers. The project proposal does not include housing and will not place flood hazard area structures within the 100 year flood zone. The project location should not expose people or structures to a significant risk of loss do to seiche, tsunami, mudflow or the failure of a dam or levee.

a) Would the project violate any water quality standards or waste discharge requirements? NI

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of

the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? NI

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? NI

d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? NI

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? NI

f) Would the project otherwise substantially degrade water quality? NI

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? The project site contains areas that lie within Zone A which is subject to a 100 year flood hazard and Zone X which is subject to a 500 year flood hazard. NI

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? NI

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? NI

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow? NI

IX. LAND USE AND PLANNING

Environmental Impacts

The project site is located at 190 W. Calaveras Boulevard and encompasses an area of approximately 0.91 acres. The site is a wedge-shaped site located on the corner of the Calaveras Plaza shopping center. The site is at the intersection of W. Calaveras Boulevard, and Serra Way. The site is currently a gas station and the proposed use is a gas station.

a) Would the project physically divide an established community? NI
The project proposes to redevelop the site with a similar use, therefore no impact is anticipated.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? LS

The City's General Development Policy: Gasoline Service Stations, and Automotive Service Centers, adopted in 1970 and amended in 1995, has a site standard limits the size of any sales area associated with gas stations that displays and sales prepackages, single-serving snacks, dairy products, soft drinks, and sundry items to 250 square feet. The project proposes an amendment to this policy to allow for larger convenience stores such as the 2,737 square foot convenience store proposed for this project. A change to the policy requires consideration by the City Council.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? NI

The project proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan.

X. MINERAL RESOURCES

Environmental Impacts

According to the Milpitas General plan, the project site is not located within a Mineral Resource Zone or aggregate products zone and therefore will have no impact on mineral resources.

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? NI

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? NI

XI. NOISE

Environmental Impacts

According to the Milpitas General Plan, the existing and projected future noise level for the project site is 70 dbL's. The Land Use Compatibility chart shown on page 6-4 of the General Plan shows that it is acceptable for office buildings, businesses and commercial and professional uses to operate within a noise level ranging from just below 70 dbL's to about 75 dbL's. The project proposal for a gas station should not create much more noise in this area than the existing gas station. During construction, the noise levels may increase, however this noise is temporary and the Site Specific Health & Safety Plan prepared by GSM provides "Safe Work Practices & Level of Personal Protection" for the construction workers on site. It is a condition of approval that the applicant follows the Site Specific Health & Safety Plan throughout the construction phase of this site.

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? NI

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? NI

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? NI

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? NI

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels? NI

This project site is not within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels? NI

This project site is not within the vicinity of a private airstrip.

XII. POPULATION AND HOUSING

Environmental Impacts

The project proposal does not include housing or the displacement of housing. The proposed use is the similar as the existing use and will not induce substantial population growth within the area.

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? NI

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? NI

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? NI

XIII. PUBLIC SERVICES

The project site is served by the following service providers:

- Fire Protection. Fire protection is provided by the City of Milpitas Fire Department which provides structural fire suppression, rescue, hazardous materials control and public education services.

- Police Protection. Police protection is provided by the City of Milpitas Police Department.

- Schools. Educational facilities are provided by the Milpitas Unified School District that operates kindergarten through high school services within the community. Schools that

would serve the project include Milpitas High School (grades 9-12), middle schools (grades 6-8) and elementary schools (grades K-5).

- Maintenance. The City of Milpitas provides public facility maintenance, including roads, parks, street trees and other public facilities. Milpitas' Civic Center is located at 455 E. Calaveras Boulevard.
- Other governmental services. Other governmental services are provided by the City of Milpitas including community development and building services and related governmental services. Library service is provided by the Santa Clara County Library.

Environmental Impacts

The project site is located at 190 W Calaveras Blvd. within the Calaveras Plaza shopping center. The existing use is a gas station with two fuel canopies covering six fuel pumps and a small food mart that is connected to the smog service bay. The food mart building is approximately 1,740 square feet and is located at the center of the site, generally oriented north-south. The project proposal consists of demolishing the existing structure and canopies and constructing a new 2,737 square foot convenience store with an attached car wash and one fuel canopy covering eight fuel pumps. This project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities and therefore has no impact.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection? NI

Police Protection? NI

Schools? NI

Parks? NI

Other Public Facilities? NI

XIV. RECREATION

Environmental Impacts

As mentioned before, the project proposal is to demolish an existing gas station and construct a new gas station with car wash and convenience store. The project proposal will not affect the use of recreation facilities and therefore has no impact.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? NI

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? NI

XV. TRANSPORTATION/TRAFFIC

Major roadways serving the site include: *The project site is located at 190 W. Calaveras Boulevard. The property is wedge-shaped and is located in a commercial area at the intersection (south side) of W. Calaveras Boulevard (Highway 237) and (north side) of Serra Way. The site is 0.4 miles east of Interstate 880, and 1.25 miles west of Interstate 680.*

Environmental Impacts

The existing and proposed use of the project site is a gas station. The existing gas station has a small food mart, a Smog Check station, and six gas pumps. The new gas station will include a car wash, convenience store, and eight gas pumps. Because the existing and proposed use is the same use (a gas station), it is not likely that the new station will add a significant amount of traffic related trips to this site or generate more traffic volume in and around the project site. The proposed site plan meets the required amount of parking for this use and will not conflict with any adopted policies, plans, or programs supporting alternative transportation.

Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? NI

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? NI

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? NI

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections). NI

e) Result in inadequate emergency access? NI

f) Result in inadequate parking capacity? NI

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? NI

XVI. UTILITIES AND SERVICE SYSTEMS --

The project site is served by the following service providers:

- Electrical and natural gas power: Pacific Gas and Electric Company
- Communications: AT&T
- Water supply: Provided by the City of Milpitas with the wholesale providers being either the San Francisco Water Department or the Santa Clara Valley Water District
- Recycled water: South Bay Water Recycling Program
- Sewage treatment: Provided by the City of Milpitas and treated at the San Jose/Santa Clara Water Pollution Plant in San Jose.
- Storm drainage: City of Milpitas
- Solid waste disposal: Disposal is at the Newby Island Landfill, operated by BFI
- Cable Television: Comcast

Environmental Impacts

As mentioned previously in the Hydrology and Water Quality Section of this Environmental Impact Assessment, The City's Storm Water Control C3 Regulations require this project to provide a Storm Water Control Plan to help prevent polluted water and run-off from traveling into the main storm drains. The plan is consistent with regional water quality control requirements and will not create any significant environmental effects. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Would the project:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? NI
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? NI
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? NI
- Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? NI
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? NI
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? NI

g) Comply with federal, state, and local statutes and regulations related to solid waste? NI

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Based on the evidence in its entirety, it is not anticipated that the project will have the potential to degrade the quality of the environment or have any cumulatively considerable impacts. The project includes a negligible expansion to an existing gas station. The operation of the station will not significantly change and it is not expected that the expanded food store will cause additional impacts to the environment. Construction impacts will be temporary and the restocking of fuel would be performed under appropriate regulations and standards in accordance with local and federal laws.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? NI

b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? NI

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? NI

Mitigation Monitoring and Reporting Program (190 W Calaveras Gas Station)

PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the Mitigation Monitoring and Reporting Program is to ensure compliance with the mitigation measures during project implementation.

On April 21, 2009, a Phase I Environmental Site Assessment was reviewed for the new gasoline station at 190 W. Calaveras Blvd., Milpitas CA 95305. The Environmental Site Assessment concluded that the implementation of the project could result in significant effects on the environment; therefore, mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program outlines these measures and how, when, and by whom they shall be implemented.

Mitigation Monitoring Program				
Impacts	Mitigation Measures	Timeframe and responsibility	Method of Compliance	Oversight of Implementation
Cultural Resources				
The proposed project does include disturbance of native soils for trenching, site grading and other construction activities. Although it is unlikely that buried cultural materials would be encountered, standard conditions for excavation activities would be applied to the	CUL-1: As required by County ordinance, this project has incorporated the following guidelines. - Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the	During construction, demolition, the developer shall ensure this measure mitigation is implemented	This measure shall be printed on all construction documents, contracts, and project plans.	Director of Planning and Neighborhood Services

Mitigation Monitoring Program

Impacts	Mitigation Measures	Timeframe and responsibility	Method of Compliance	Oversight of Implementation
project	<p>remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.</p>			

Hazards and Hazardous Materials

<p>The County of Santa Clara Department of Environmental Health; Hazardous Materials Compliance Division shows a history of this site having three fuel leak cases that have been resolved and closed. The project proposal includes trenching</p>	<p>HAZ-1: The project proposal includes grading and trenching to remove and relocate underground tanks for the gas station. The tanks are used to store the gasoline for the gas pumps at the station. Because the proposal includes digging up and replacing tanks that contain a hazardous material (gasoline), the applicant shall follow the GSM Site Specific Health and Safety Plan procedures throughout the construction phase.</p>	<p>During construction, demolition, the developer shall ensure this measure mitigation is implemented</p>	<p>This measure shall be printed on all construction documents, contracts, and project plans.</p>	<p>Director of Planning and Neighborhood Services</p>
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Mitigation Monitoring Program

Impacts	Mitigation Measures	Timeframe and responsibility	Method of Compliance	Oversight of Implementation
into the ground to remove the underground tanks that store the gasoline. Although the fuel leak cases have been taken care of and closed, gasses may be released when digging around and removing the existing underground tanks and percussions are necessary.				

SOURCE: City of Milpitas, New Gasoline Station, June 2009.



April 13, 2009

Quest GSM # 03162009-01

Mr. Mike Ahmadi
GAWFCO Enterprises, Inc.
587 Ygnacio Valley Road
Walnut Creek, CA 94596

RECEIVED

APR 21 2009

CITY OF MILPITAS
PLANNING DIVISION

SITE: MILPITAS UNION 76
190 W. CALAVERAS BOULEVARD
MILPITAS, CALIFORNIA

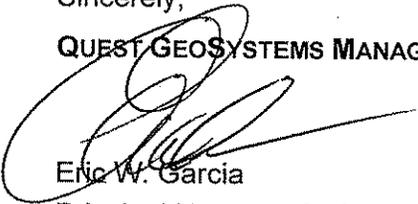
RE: SITE SPECIFIC HEALTH & SAFETY PLAN

Dear Mr. Ahmadi;

Quest GeoSystems Management (Quest) has prepared the enclosed Site-Specific Health and Safety Plan (HASP) for the subject Site located in Milpitas, California. This HASP was prepared in response to requirements of the City of Milpitas Planning Department dated March 2, 2009. The HASP is required for the protection of site workers and the general public during grading and excavation activities that will be conducted at the Site as part of the facility remodel. If you have any questions regarding this workplan, please contact us at (925) 756-1210.

Sincerely,

QUEST GEOSYSTEMS MANAGEMENT



Eric W. Garcia

Principal Hydrogeologist, CHG# 765 / CEG# 2230

Enclosed: Site Specific Health & Safety Plan

cc: File

**SITE SPECIFIC
HEALTH AND SAFETY PLAN
MILPITAS UNION 76
190 W. CALAVERAS BOULEVARD
MILPITAS, CALIFORNIA**

Prepared for:

Mr. Mike Ahmadi

GAWFCO Enterprises, Inc.

587 Ygnacio Valley Road

Walnut Creek, CA 94596

Prepared by:

Quest GeoSystems Management

504 Limewood Drive

Antioch, California 94509

April 13, 2009

QUEST GSM #03162009-01

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APPENDICES

1 INTRODUCTION

This Site Specific Health and Safety Plan (HASP) describe the health and safety procedures for the work activities planned at the Milpitas Union 76 facility located at 190 W. Calaveras Boulevard, in Milpitas, California. Contractor personnel will abide by this HASP. It is intended that all project work will comply with applicable codes and regulations of the California and the United States Occupational Safety and Health Administration (CalOSHA/OSHA). Each field team member working on this project will have the general responsibility to identify and correct any health and safety hazards and strive to keep the work place safe.

1.1 PROJECT DESCRIPTION

The proposed work to be performed on behalf of GAWFCO Enterprises, Inc. (GAWFCO) will involve the grading and excavation of soils at the Site as part of redevelopment activities.

1.2 KEY PERSONNEL AND RESPONSIBILITIES

The following personnel who will have the overall responsibility for the safe operation of grading and excavation activities are:

- Project Director: Eric W. Garcia
- Project Safety Officer: Eric W. Garcia
- Task Safety Leader: Eric W. Garcia

It is the responsibility of the above-designated personnel to:

- Implement the site safety training program for project field team members as described in this document;
- Assure that field personnel have read, understand and acknowledge in writing this HASP;
- Establish effective traffic and pedestrian control around the drill or excavation site;
- Insure the adequate grading or excavation site security is maintained;
- Perform workplace surveillance for flammable/explosive conditions and insure that there is a portable fire extinguisher located on-site;
- Provide nitrogen gas for the down-hole flushing of vapors if conditions are deemed to be appropriate;
- Observe activities to insure the proper use of personal protective equipment such as hard hats, protective eye-wear, coveralls (Tyvek, etc.), respirators, gloves, and steel-toe boots, etc.;
- Inspect safety equipment for use by all field personnel to insure that it has been maintained and is in a usable condition;

-
- Shut down or modify field work activity based on the criteria presented in Section 8.0 and 11.0;
 - Initiate outside emergency phone calls when an emergency or accident requires medical attention; and
 - Insure that all field personnel meet or exceed the minimum requirements for health and safety training, medical monitoring, and respiratory fit testing as required by OSHA 29 CFR 910.120.

All field personnel will have a responsibility to:

- Read, understand, and follow this plan;
- Perform work safely;
- Report any unsafe conditions to the immediate supervisor;
- Be aware and alert for signs and symptoms of potential exposure to site contaminants and health concerns;
- Attend the site safety training program meeting;
- Insure grading equipment and other machines are properly inspected and maintained and in compliance with applicable sections of the CalOSHA/OSHA Health and Safety Codes; and
- Maintain safety related equipment such as hard hats, Tyvek coveralls (or equivalent), gloves, safety eye-ware, respirators, etc., as specified in this plan.

2 HAZARD EVALUATION

This HASP addresses specific on-site work activities related to the grading, excavation and the collection of samples and data from the project site. While the basic Work Plans and HASP's are by now very familiar to field crews, work on certain sites, particularly in Category A, B, and C protective equipment, involve exposure potentials to various contaminants and possibly to contaminants at unpredictable levels.

Based on the historical and technical data available, this HASP covers anticipated activities and hazards, and makes provision for modification or amendment as health-related data is obtained during this investigation. This HASP will be amended with site-specific hazard(s) identified as posing potential health hazards for workers. For select sites, the Project Safety Officer will conduct a preliminary survey involving air and bulk soil sample analysis, and amend the HASP as needed.

As analytical data become available, the Health and Safety Task Leader will evaluate the information. The Project Safety Officer or the Task Safety Leader will initiate appropriate action in the form of Work/Health and Safety Plan Modifications.

The anticipated activities to be conducted during the facility remodel will include:

- Grading and excavation of soils.

The general categories of hazards associated with this investigation are:

- Physical hazards: cuts, contusions, slips, trips, falls, being struck by moving objects, being caught by rotating objects; also muscular injury potentially caused by overexertion or improper movement (e.g. back injury due to improper lifting), etc.;
- Electrical hazards: possible excavation of buried cables, exposure to overhead power lines, wet electrical cords, removal of power equipment, etc.;
- Chemical hazards: exposure to chemicals/contaminants listed in Section 4.0 of this HASP and exposure to extraction solvents, etc.;
- Fire hazards: possible excavation of buried utilities, flammable petroleum hydrocarbons, equipment fires, etc.;
- Thermal (heat stress) hazards: exposure to outside temperature extremes, and/or increased body temperatures while wearing protective clothing/equipment, etc.; and
- Acoustical hazards: exposure to excessive noise created by grading/excavation operations and/or related to the site-specific operations, etc.

Job hazard analyses associated with most major work activities are presented in the following sections.

2.1 GRADING AND EXCAVATION OPERATIONS

Grading and excavation activities will potentially expose field personnel to the following hazards.

2.1.1 Chemical hazards

Potential exposures to chemical hazards associated with hollow-stem augering include the following:

- Exposure to various chemical substances, including, but not limited to, petroleum hydrocarbon liquids and vapors, caustic and acidic mists, and petroleum contaminated soils, sledges, or liquids. Certain precautions may be necessary to properly control the potential fire/explosion/health hazards associated with these chemicals.

2.1.2 Physical hazards

Potential exposures to physical hazards associated with grading and excavation operations include the following:

- Snapping cables;
- Brush, equipment, gas-main, or hydrocarbon fires;
- Being hit by equipment;
- Becoming entwined in rotating tools;
- Falling objects;
- Exposure to excessive noise;
- Exposure to outside temperature extremes;
- Exposure to the potential for heat exhaustion due to protective clothing;
- Slip, trips, and falls;
- Buried cables and underground utilities;
- Overhead utility hazards; and
- Not using the proper tool for the job.

2.1.3 Heat Stress/Stroke and Noise

During day-to-day fieldwork, the on-site engineer/geologist and/or Project Safety Officer will be alert for the signs and symptoms of heat stress. Potentially hazardous situations exist when individuals are required to work in warm or hot temperatures while wearing protective clothing. When the ambient air temperature exceeds 85°F, heat stress may become a problem. For an un-acclimated person, this temperature may be less. If these conditions are encountered, the following precautions will be taken:

- The on-site engineer/geologist or safety officer will regularly monitor the ambient air temperature; and
- Field team members will be observed for the following signs and symptoms of heat stress:
 - Profuse sweating;
 - Skin color change;

- ❑ Increased heart rate;
- ❑ Vision problems; and
- ❑ Body temperatures in excess of 100°F as measured by fever detectors (forehead strips may also be used).

Any team member who exhibits any of these signs or symptoms will be removed immediately from field work and be requested to remove impervious clothing, and consume electrolyte fluid or cool water while resting in a shaded area. The individual will be instructed to rest until the symptoms are no longer recognizable. If the symptoms appear critical, persist, or get worse, immediate medical attention will be sought.

While working around grading equipment, the potential exists for exposure to excessive noise. If noise levels are known/believed to exceed 85 dBA-8 hours per day, all individuals will be instructed to use adequate hearing protectors (ear plugs). All field team members will be given background and annual evaluations. All field team members have been/will be trained in noise hazards and how to wear protective equipment.

3 SAFE WORK PRACTICES & LEVEL OF PERSONAL PROTECTION

The following sections present procedures on how to adequately address the primary potential hazards encountered in the different tasks of this project. The standard level of personal protection is also defined.

Based on the work to be performed and the type of chemical hazards that may be encountered, EPA Level D personal protection has been determined to be adequately protective and suitable for most of the tasks in this project. Certain tasks may require a higher level of protection, such as air-purifying or air-supplied respirators. These determinations will be made by the Project Safety Officer or Task Safety Leader and will be specified as amendments to this section of the HASP.

3.1 POTENTIAL FIRE/EXPLOSION HAZARD

Due to the flammable nature of the hydrocarbons, the Quest task leader will carefully monitor explosive vapor conditions. The lower explosive limit (LEL) for gasoline hydrocarbons is approximately 1.4% in air. Using a 10-fold safety factor, a working criterion of 1,400 parts per million (ppm) (10% LEL) as measured by a photoionization detector (PID) is established for explosion hazards. This criterion is based on the LEL of gasoline. Should total hydrocarbon levels of 1,400 ppm or above be detected near the perimeter of the excavation, work will be stopped until hydrocarbon concentrations diminish below the set criteria. Additionally, if measurements obtained near the boreholes reveal this concentration, nitrogen gas will be injected into the well to reduce the possibility of explosion. Additionally, the field crew will be instructed to stay upwind until these conditions diminish. Gasoline range hydrocarbons may also be present in soil encountered during this investigation.

3.2 POTENTIAL HEALTH HAZARDS

Depending on the conditions encountered, the Task Safety Leader in coordination with the Project Safety Officer may increase or decrease the level of personal protection required for all field team members. Such decisions will be made based on the initial and periodic measurement of the breathing zone concentrations of petroleum constituents by PID and on other data collected as work is conducted at the site.

Generally speaking, EPA Level D Personal Protection will be in accordance with the following guidelines:

- Hard hat;
- Safety glasses;
- Ear plugs (as required); and
- Steel-toe boots.

Some guidelines representing EPA Level C personal protection that may be used are:

- Tyvek coveralls (or equivalent), neoprene boots and rubber gloves (to be worn by any personnel who handle contaminated grading equipment;
- Individuals at grading or excavation sites not directly exposed to contaminated soils or liquids may not need to wear Tyvek coveralls due to the increased hazards of heat stress when wearing this type of clothing;
- Latex or PVC disposable gloves should be worn under butyl rubber or nitrile gloves to provide an extra measure of hand protection when handling heavily contaminated soils and water samples;
- Chemical splash goggles will be worn when increased splash hazards exist, such as steam cleaning activities, or during the handling of contaminated liquid samples; and
- Respiratory protection will be worn during grading and excavation activities that expose workers to hazardous levels of airborne contaminants. Direct reading personal breathing zone monitoring will be performed. The criteria established for the use of respiratory protection are discussed in Section 4.0.

3.3 POTENTIAL HEAT STRESS HAZARDS

During conditions when the temperature, humidity, and/or radiant heat are high and air movement is low, the following procedures will be followed to prevent heat stress hazards for workers wearing protective clothing/equipment:

- Work activity will be limited to reduce the amount of heat naturally produced by the body. Alternating work and rest periods will be used in high potential conditions. For example, in moderate conditions, 5-minute rest breaks in the shade with 60-minute work periods in the sun may be desirable. Under severe conditions, the duration of rest periods will be increased as necessary;
- Heavy work will be performed during the cooler periods of the day when feasible;
- Under heat stress conditions, special attention will be given toward assuring workers replace lost body fluids. Each company will provide adequate supplies of cool drinking water or electrolyte solution for their own employee's use. Workers will be instructed in the need to replace fluids throughout the working day; and
- Special care and attention will be paid to field crewmembers that may not be acclimated to the area.

3.4 POTENTIAL NOISE HAZARDS

Issuance and use of hearing protection as instructed by the Task Safety Leader or Project Safety Officer will control exposure to excessive noise.

4 HYDROCARBON VAPOR HAZARD CRITERIA

Exposure to elevated levels of hydrocarbon vapors present potential health risks that must be addressed. Work practices and methods will be used to limit exposures. Where elevated exposures persist, respiratory protection will be used to protect personnel from inhalation of hydrocarbon vapors. The hydrocarbon vapors expected to be encountered during the field portion of the work plan are composed of a variety of volatile refined petroleum constituents. Most of these chemicals have limited toxicity thus requiring minimal controls at the concentrations that are anticipated to be encountered. There are certain components, such as benzene vapors, that present significant toxicological hazard and must be properly controlled. Water, soil, and vapor samples collected near the point of release commonly contain benzene at 1% of the total hydrocarbon constituents. Criteria for the use of respiratory protection are based on limiting potential exposure to benzene.

A limit of 100-ppm total hydrocarbon is proposed as the maximum acceptable level of exposure without respiratory protection. A PID will be used to measure real-time breathing zone concentrations for comparison with the 100-ppm limit. When a persistent level of 100 ppm is noted to exist, field team members will don an appropriate respirator. In a typical situation, 1% of the hydrocarbon vapor being benzene, a 100-ppm concentration of total hydrocarbon would result in a breathing zone level of less than 1-ppm benzene. This level is one tenth of the Permissible Exposure Limit (PEL) for an 8-hour occupational exposure to benzene.

To assure benzene exposures are below a 1-ppm limit, Sensidyne (or equivalent) benzene detector tubes will be used if PID measurements indicate persistent hydrocarbon levels above 30 ppm. These detector tubes are not compound specific and may respond to other less petroleum hydrocarbons such as toluene, xylene, and ethylbenzene. In the event that benzene detector tube measurements indicate that benzene levels exceed 1 ppm, respirators will be required.

If benzene concentrations exceed 10 ppm, work will cease. The field crew will be instructed to stay upwind of the borehole/excavation until the concentrations subside. This is considered a conservative approach since the Sensidyne detector tubes may respond to several hydrocarbons other than benzene.

Tables 4.1 summarize the various hydrocarbon vapor concentrations and appropriate responses to prevent exposure to these potential vapor hazards.

TABLE 4.1 - HYDROCARBON VAPOR CRITERIA AND RESPONSES

HYDROCARBON CONCENTRATIONS	RESPONSE
<30 PPM TVH General Work Areas	<input type="checkbox"/> Limited hazard, no special action.
30 - 100 ppm TVH General Work Areas	<input type="checkbox"/> Benzene detector tube measurements taken every 30 minutes.
100 - 1,400 ppm TVH General Work Areas	<input type="checkbox"/> Half-mask organic vapor respirators worn by all in work area. <input type="checkbox"/> Benzene detector tube measurements taken every 30 minutes.
>600 ppm TVH Well Head Emissions	<input type="checkbox"/> Flush down hole with nitrogen gas.
>1,400 ppm TVH General Work Areas	<input type="checkbox"/> Half-mask organic vapor respirators worn by all in work area. <input type="checkbox"/> Benzene detector tube measurements taken every 15 minutes until levels are well below 1 ppm.
>10 ppm Benzene in General Work Areas	<input type="checkbox"/> Work stops; procedures taken to subdue excessive vapor levels. <input type="checkbox"/> Benzene detector tube measurements taken every 15 minutes until levels are well below 1 ppm.

Notes:

- TVH = Total Volatile Hydrocarbons
- ppm = Parts per million

5 PERSONAL PROTECTIVE CLOTHING/EQUIPMENT REQUIREMENTS

This section specifies personal protective clothing/equipment required for the various tasks to be performed during this investigation. Table 5.1 summarizes these requirements.

5.1 GRADING AND EXCAVATION OPERATIONS

- **Respiratory Protection:** All field personnel will be required to have available for use a properly fit tested half-mask air purifying respirator with organic vapor cartridges and particulate pre-filters. These will be required to be worn based on the criteria listed in Section 4.0;
- **Protective Clothing:** All field personnel who handle contaminated soils, liquid, or equipment will wear semi-permeable (white) Tyvek coveralls (or equivalent). Company issued safety helmets will be worn by all personnel during the field work;
- **Hand Protection:** All personnel handling auger flights and contaminated soils will wear Butyl rubber or nitrile gloves. Wearing disposable latex or PVC gloves under the butyl gloves will provide added protection and aid in a more effective decontamination process;
- **Ear Protection:** Based on anticipated on-site noise measurements, field personnel may be required by the Task Safety Leader or Project Safety Officer to wear hearing protection devices (ear plugs) during grading operations;
- **Eye Protection:** Each field team member will wear a minimum of impact-resistant safety glasses with attached side shield. Where splashes of potential hazardous liquid or flying particles are likely, chemical safety goggles will be required in place of safety glasses; and
- **Foot Protection:** Field personnel will wear neoprene rubber boots with steel toes and shanks. Under non-liquid exposure conditions, leather boots with steel toes and shanks are permissible. The boots will be taped to the leg of Tyvek suits. Rubber gloves, Tyvek coveralls, and neoprene boots may not be required if soil or water is not obviously contaminated, or if PID measurements of the soil samples collected during the investigation are below 500 ppm.

TABLE 5.1 - PERSONAL PROTECTIVE EQUIPMENT REQUIREMENTS

MANDATORY ITEMS	AVAILABLE ITEMS
5.1.1.1.1 Grading and Excavation Operations	
<i>GRADING/EXCAVATION CREW</i>	
Tyvek Coveralls*	Respirator
Chemically Resistant Gloves*	Splash Goggles
Neoprene Safety Boots*	Ear Plugs
Safety Helmet	Safety Glasses
<i>Geologists/Engineers</i>	
Neoprene Safety Boots*	Respirator
Safety Helmet	Splash Goggles
Safety Glasses	Ear Plugs
	Tyvek Coveralls
	Chemically Resistant Gloves
<i>Surveyors/Safety Personnel</i>	
Neoprene Safety Boots*	Respirator
Safety Helmet	Splash Goggles
Safety Glasses	Ear Plugs
	Tyvek Coveralls
	Chemically Resistant Gloves
Packaging and Shipping Samples	
<i>Sample Controller</i>	
Safety Glasses	Respirator
	Chemically Resistant Gloves
Packaging and Shipping Samples	
<i>Analyst</i>	
Safety Glasses	Respirator
	Chemically Resistant Gloves

Notes:

- * = Not required if soil or water not visibly contaminated, or if PID measurements of the soil samples are below 500 ppm

6 WORK ZONE ACCESS

During grading or excavation operations, a work zone shall be established and roped off. This zone should include all grading/excavation equipment and/or other necessary equipment and its immediate vicinity. Only authorized personnel will be permitted to enter this work zone. Authorized personnel will include those who have duties requiring their presence in the work zone; have received appropriate health and safety training, and whose background medical records may be obtained to verify that the health of that individual is not at extreme risk by his/her presence.

7 DECONTAMINATION PROCEDURES

The Work Plan specifies initial grading, excavation, and sampling at areas where petroleum hydrocarbon contaminated soils, sludge, liquids, and/or vapors are anticipated. Due to the volatile nature of the petroleum hydrocarbons that may be encountered during the initial grading, excavation, and sampling operations, decontamination of equipment and vehicles will be of minimal importance since the volatile hydrocarbons will rapidly vaporize. However, contaminated sampling equipment and any obvious contaminant accumulations will not leave the project site. Field team members will also abide by the following guidelines to insure that contaminants will not remain in contact with their body:

- All personnel involved in the field portion of the work plan will be instructed to wash their hands, face, neck, and arms at the end of the workday. Quest will assure the presence of soap, water, and towels at the grading site for this purpose. All crews will be instructed to shower at their home or lodging at the end of the workday;
- No eating, drinking, smoking, or chewing of gum or tobacco will be permitted in the work zone; and
- During the fieldwork, the nature of materials handled and the extent of contamination may require formal decontamination procedure and delineated work/clean zones. At the discretion of the Task Safety Leader, the work zones, described below, and decontamination procedures will be used to minimize the transfer of hazardous substances from the site so as to protect the environment and public health.

7.1 WORK ZONES

The field team shall prevent the uncontrolled movement of waste materials or hazardous substances from the grading/excavation site. The team will prevent migration of site contaminants by using the following work zones and equipment/personnel decontamination procedures:

- **Exclusion Zone:** A 30-foot circle around any given excavation will be defined before grading or excavation starts. In most cases, the zone will be "roped off" with an applicable barricade tape. This designated area will constitute the "Exclusion Zone." This zone is where potentially hazardous surface contaminants as a result of the fieldwork and physical hazards to the workers will be contained. Personal protection equipment will be required in this area according to the discretion of the Task Safety Leader and/or in accordance with the guidelines contained in this HASP. The size of the Exclusion Zone may be changed to accommodate site conditions and to ensure contaminant containment at the discretion of the Project Manager, Project Safety Officer, or Task Safety Leader. No personnel will be permitted into the Contamination Reduction Zone or the Exclusion Zone unless they are in full compliance with the existing HASP. All personnel must maintain the buddy system while in this zone. Intrinsically safe communications will be maintained with all personnel in this area;

- Contamination Reduction Zone: An area surrounding the Exclusion Zone will be defined. All personal decontamination activities will occur in this area. A waste container may be placed in this area so that contaminated disposal equipment can be placed inside and covered. Surface/soil contamination in this area may be controlled by use of some form of plastic sheeting; and
- Support Zone: A Support Zone must be defined for each field activity. Support personnel and/or equipment is located in this uncontaminated (clean) area. Normal Quest field uniforms are appropriate within this zone. The location of this zone depends on factors such as accessibility, wind direction, nearby roads, utilities, traffic patterns, shelter, etc.

7.2 DECONTAMINATION PROTOCOL

Decontamination of personnel and equipment will be important to ensure that contamination does not spread to others. Personal decontamination mainly involves the removal of some outerwear and good personal hygiene habits. Contamination should never be in contact with skin. All field team members must follow this plan to ensure that contamination does not remain on equipment, sample containers, or their body.

All field team members should remove their personal protective clothing in a certain sequence to avoid contaminating their inner clothing or themselves. When removing personal protective equipment, the following steps should be observed:

1. Remove all equipment, sample containers, and notes and non-essential items while in the Contamination Reduction Zone. Decontamination solutions and/or a steam cleaner will be used to decontaminate all tools and sampling equipment;
2. Remove outer gloves and boot covers and place them inside a garbage bag or drum;
3. Remove tape from boots and gloves and remove the Tyvek Coverall (if used). Tyvek coverall removal should be accomplished by rolling the outside of the coverall inside itself so that only the inside of it is exposed. Boots, inner gloves, and respirator should still be worn; and
4. Remove the inner gloves and respirator when in the Support Zone.

7.3 PERSONAL HYGIENE REQUIREMENTS

The following procedures should always be observed in the Support Zone:

- All personnel must wash their hands, face, neck, and forearms before consuming any foods or liquids, smoking, or using the restroom; and
- All personnel must take a shower at the end of each workday. Particular attention should be given to areas of the body that are typically overlooked.

8 MONITORING PROGRAM

Personal exposure to ambient levels of airborne hazards and noise should be monitored or observed to insure that personnel exposures do not exceed acceptable limits and for the selection of protective equipment. Airborne contamination and excavation hydrocarbon vapor concentrations will be measured primarily by the use of a direct reading instrument such as a PID. If measured concentrations approach established levels, Sensidyne detector tubes will be used to determine the presence and concentration of benzene. Site visits/inspections may be conducted by the Project Safety Officer to insure compliance with this HASP.

8.1 PHOTO-IONIZATION DETECTOR (PID)

During the site activities, the ambient air, grading, excavation, excavated soils, and soil samples will be screened with a calibrated portable PID. The PID is a direct reading real-time analyzer that is capable of detecting most of the volatile hydrocarbon constituents present in a vapor phase. The PID to be used for this investigation will use a 10.2 electron volt lamp and will be calibrated using an isobutylene calibration gas. Isobutylene is a relatively safe calibration gas similar to the ionization potential of benzene (the carcinogen of primary concern present in petroleum products).

8.2 FLAME IONIZATION DETECTOR (FID)

During the site activities, the ambient air, grading, excavation, excavated soils, and soil samples will be screened with a calibrated portable FID. The FID is a direct reading real-time analyzer that is capable of detecting most of the volatile hydrocarbon constituents present in a vapor phase. The FID to be used for this investigation will be calibrated using an isobutylene calibration gas. Isobutylene is a relatively safe calibration gas similar to the ionization potential of benzene (the carcinogen of primary concern present in petroleum products).

8.3 SENSIDYNE DETECTOR TUBES (OR EQUIVALENT)

Sensidyne detector tubes will be used to determine airborne concentrations of benzene in the breathing zone during the site activities. A member of the field team will take detector tube readings if high PID measurements warrant.

Readings will be taken in the area where the field team members are working. Sensidyne #121 benzene detector tubes will be used (measurement range 5-60 ppm). The detector tube pump will be inspected for proper operation prior to field operations.

9 SAFETY AND HEALTH TRAINING

All field personnel will be trained in methods of safely conducting field activities. This HASP is intended to provide additional site-specific information to accomplish this goal. It will be the responsibility of the Project Directors, Project Safety Officer, and Task Safety Leader to ensure the field team has access to, read, and understands this plan. It will be the individuals' responsibility to bring to the attention of the Project Director or Project Safety Officer any portion of this plan and related training they do not fully understand. Prior to the commencement of the field portion of this investigation, the field team will meet to discuss the contents of this plan and make sure all members understand it.

At the site meeting, all field team members will be instructed regarding the health and safety hazards. Especially:

- Physical safety hazards;
- Emergency procedures;
- The hazardous materials that may be encountered and their potential routes of exposure;
- Personal hygiene practices;
- The types, proper use, inspection, limitations, maintenance, and storage of protective clothing and equipment (as applicable); and
- In the event that the ambient air temperature exceeds 85°F, a review of heat stress symptom recognition/corrective procedures will be conducted. For an un-acclimatized person, this value may be less. Special emphasis will concern the use and limitations of respiratory protection. Half-mask respirators (or equivalent) equipped with air purifying organic cartridges will be used. Full-face respirators will be used if eye irritation or skin contact exposure potential exists.

Medical/physical fitness requirements to wear respiratory protection will be established by a physician; and individuals will be trained in the use, limitations, and maintenance of half-mask and full-face respirators including qualitative fit testing, routine inspection, replacement of parts, cleaning, disaffection, and storage requirements.

Copies of this entire HASP will be provided for each field team member at the project site, or prior to arrival.

10 MEDICAL MONITORING PROGRAM

The field activities at this site are expected to involve active physical work and potential exposure to petroleum hydrocarbons, and possibly other related hazardous substances. Exposure to heat stress, noise, and physical safety hazards may also be encountered. The work will require people of good health with normal vision and hearing. An industrial physician is periodically asked to provide documentation of employee medical fitness to perform the required work in the form of a signed document. This documentation should also indicate the employee's ability to perform the required work while wearing a respirator.

11 EMERGENCY RESPONSE PLAN

The emergency procedures described in this HASP are designed to give the field team guidance in handling medical emergencies, fires, explosions, and excessive emissions. These emergency procedures will be carefully explained to the field team during the on-site health and safety meeting.

11.1 INJURIES

Medical problems must be quickly dealt with; a road map to the nearest emergency medical facilities (Figure 11.1) is kept in an envelope on the dash of each Quest field vehicle. The local emergency contact numbers are listed in Table 11.1.

The field team is to seek immediate professional medical attention for all serious injuries. A first aid kit will be present at the work site for use in case of minor injuries. If any field team member receives a splash or particle in the eye, the eye is to be flushed for 15 minutes. Clean water or portable eyewash will be available for this purpose. Instruction will also be provided to wash any skin areas with soap and water if direct contact with contaminants has occurred.

During normal field activities, work clothes may become wet. If field team member's clothing becomes saturated with an obviously contaminated liquid/sludge, the possibility for dermal exposure to contaminants may exist. Under these circumstances, the field team member will change out of the contaminated clothing into clean clothing of the proper level of protection.

11.2 FIRE AND EXPLOSION HAZARDS

Fires will be of particular concern during this investigation due to the possibility of encountering flammable petroleum hydrocarbon liquids or vapors. An adequate multi-purpose (A, B, C) fire extinguisher will be located on-site at all times.

The local fire department will be notified by a Quest representative of the location and anticipated activities in order to provide a more timely response in the event of an emergency. In the remote chance that a fire does occur, the local fire department will be notified immediately. Additional calls to the main office of Quest will be made. The Project Director would then notify the client.

11.3 OPERATIONS SHUTDOWN

Under certain extremely hazardous situations, the Project Director, Project Safety Officer, or Task Safety Officer may request that field operations be temporarily suspended while the underlying hazard is corrected or controlled.

During any sampling, grading, or excavation activity, breathing zone PID measurements for petroleum hydrocarbons will be performed. If these levels exceed 30 ppm, detector tubes will be used to further quantify the benzene vapors present. If the level of benzene is detected above 1ppmv or PID measurements are consistently in excess of 100 ppm, respirators will be required. If benzene is detected above 10 ppm in breathing zone detector tube samples, all activity will

cease until these concentrations diminish. If PID measurements above 1,400 ppm occur, a potential fire hazard may exist. Under these circumstances, activities will be stopped until these levels are brought down. This may be accomplished by containerizing contaminated soils or liquids, covering contaminated soil with foam, visclean, or with clean soil to isolate the source.

11.4 COMMUNITY PROTECTION

To assure the community is not affected by the site work, upwind and downwind monitoring with the PID will be performed if the level of petroleum hydrocarbons in the general work area exceeds 100 ppm. If site downwind monitoring indicates persistent levels above 300 ppm at the perimeter of the work area, work will be shut down until PID readings drop below 30 ppm. Alternatively, the exclusion zone may be extended to provide additional community protection.

TABLE 11.1 - EMERGENCY CONTACTS

EMERGENCY FACILITY	TELEPHONE NUMBER
Police:	911
Fire:	911
Paramedics:	911
Hospital #1: O'Connor Hospital Emergency Services 2105 Forest Ave San Jose, CA 95128	(408) 947-2666
Hospital #2 (alternate): El Camino Hospital 2500 Grant Road Mountain View, CA 94040	(650) 940-7000
Milpitas Fire Department 455 E. Calaveras Blvd. Milpitas, CA 95035	Tel: (408) 586-3365 Fax (408) 586-3378
Santa Clara County HMCD 1555 Berger Drive, Suite 300 San Jose, CA 95112-2716	Phone: (408) 918-3400 Fax: (408) 280-6479
Regional Water Control Board San Francisco Bay Region 1515 Clay Street, Suite 1400 Oakland, CA 94612	Phone: (510) 622-2300 Fax: (510) 622-2460
Department of Toxic Substances Control (DTSC) 700 Heinz Avenue, Suite 201 Berkeley, CA 94710 (Public and Business Liaison Hotline)	(510) 540-2122 (800) 72TOXIC [(800) 728-6942]

12 RECORD KEEPING REQUIREMENT

The following record keeping requirements will be maintained in the health and safety or program file indefinitely:

- Copy of this Health and Safety Plan;
- Health and Safety training certification forms;
- Respirator training certification;
- Any accident/illness report forms; and
- Documentation of the employees' medical ability to perform work and wear respirators.

13 HEALTH AND SAFETY PLAN SUMMARY

The purpose of this summary is for quick field reference for the commonly referred to items covered in the Site Specific Health and Safety Plan (HASP). It is not the intent of this summary to replace or supersede the information referred to in the HASP.

ANTICIPATED CLOTHING/EQUIPMENT	
Hard Hat	No Respirator
Ear Plugs	Half-face Air Purifying Respirator
Gloves (Work /Nitrile)	Full-Face Air Purifying Respirator
White Tyvek Coveralls	Supplied Air Respirator
Yellow Tyvek Coveralls	Steel Toe/Shank Boots (Work/Rubber)
Safety Glasses	
Safety Goggles	

Emergency Contacts

EMERGENCY FACILITY	TELEPHONE NUMBER
Police:	911
Fire:	911
Paramedics:	911
Hospital #1: O'Connor Hospital Emergency Services 2105 Forest Ave San Jose, CA 95128	(408) 947-2666
Hospital #2 (alternate): El Camino Hospital 2500 Grant Road Mountain View, CA 94040	(650) 940-7000
Milpitas Fire Department 455 E. Calaveras Blvd. Milpitas, CA 95035	Tel: (408) 586-3365 Fax (408) 586-3378
Santa Clara County HMCDC 1555 Berger Drive, Suite 300 San Jose, CA 95112-2716	Phone: (408) 918-3400 Fax: (408) 280-6479
Regional Water Control Board San Francisco Bay Region 1515 Clay Street, Suite 1400 Oakland, CA 94612	Phone: (510) 622-2300 Fax: (510) 622-2460

NOTE: For additional information regarding this project site, please refer to the Site Specific Health and Safety Plan for this fieldwork.

14 HEALTH AND SAETY PLAN FIELD PERSONNEL RELEASE FORM

I, {UNDERSIGNED}, do hereby confirm that I have read and understand the Site Specific Health and Safety Plan for the GAWFCO facility located at 190 W. Calaveras Boulevard in Milpitas, California as prepared by Quest GeoSystems Management (Project Number 03162009-01). I do agree to follow this plan and to make every effort to make the work place safe. I will report any health or safety hazard that I observe to the Safety Task Leader, Project Safety Officer, or Project Director.

I do agree to defend, indemnify, and hold harmless GAWFCO its owners, employees, representatives, clients, and the property owner for any accidents, sickness, or injuries resulting from the violation, alleged violation, or non-compliance of Site Specific Health and Safety Plan.

Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date
Name/Title	Company	Signature	Date

FIGURES

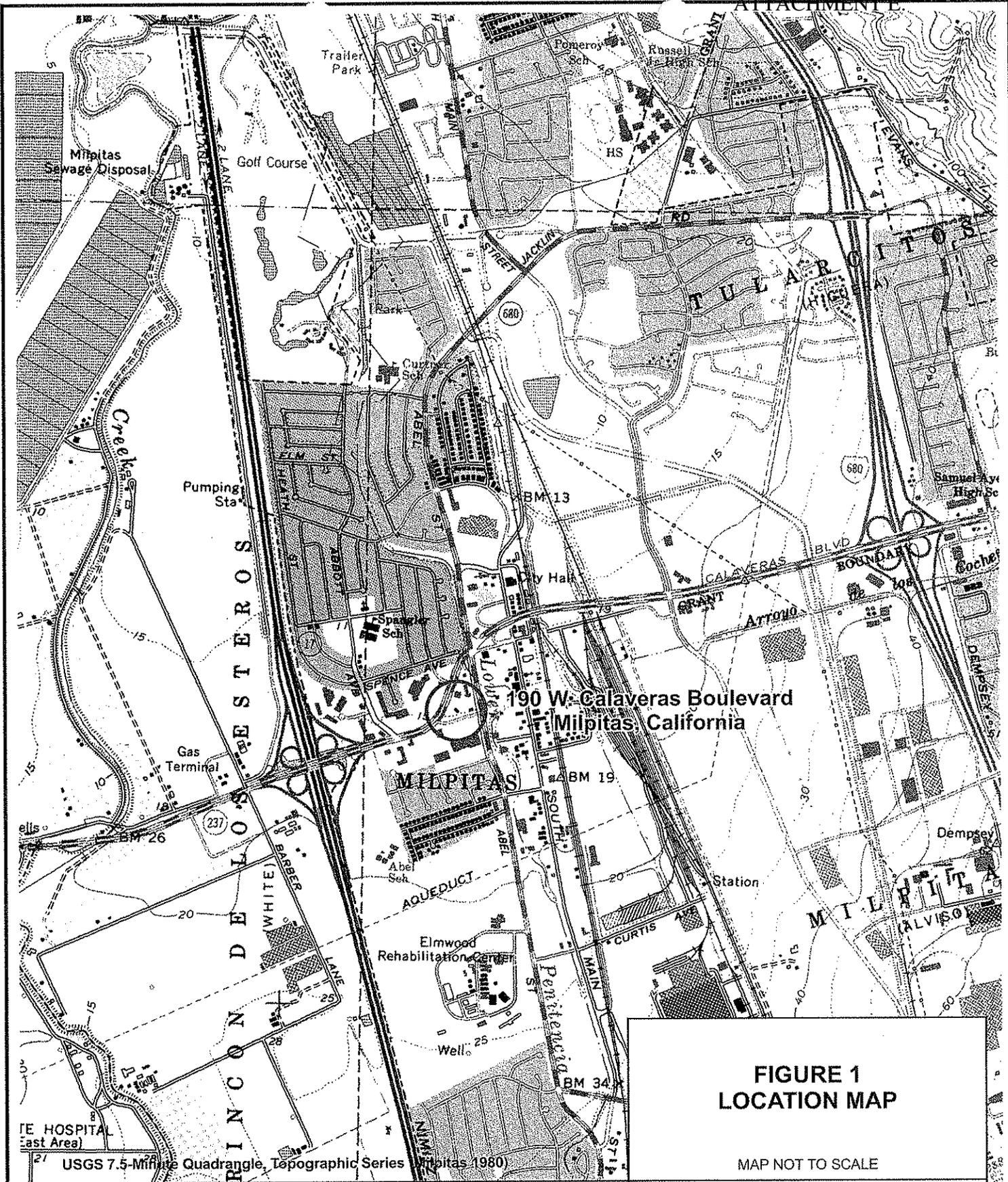


FIGURE 1
LOCATION MAP

MAP NOT TO SCALE

Project Name: 190 W. Calaveras Boulevard, Milpitas, California



QUEST GEOSYSTEMS MANAGEMENT
 PO Box 468, Oakley, CA 94561
 (925) 756-1210 · (925) 756-1227 Fax

Project No.:
03162009-01

Drafter: EWG
Review: EWG

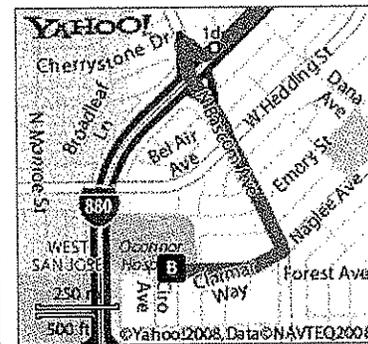
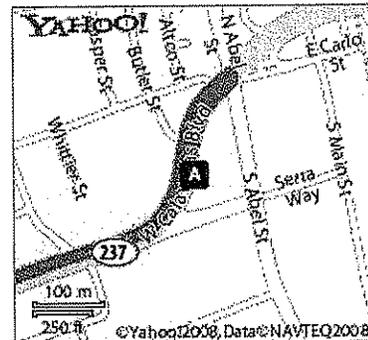
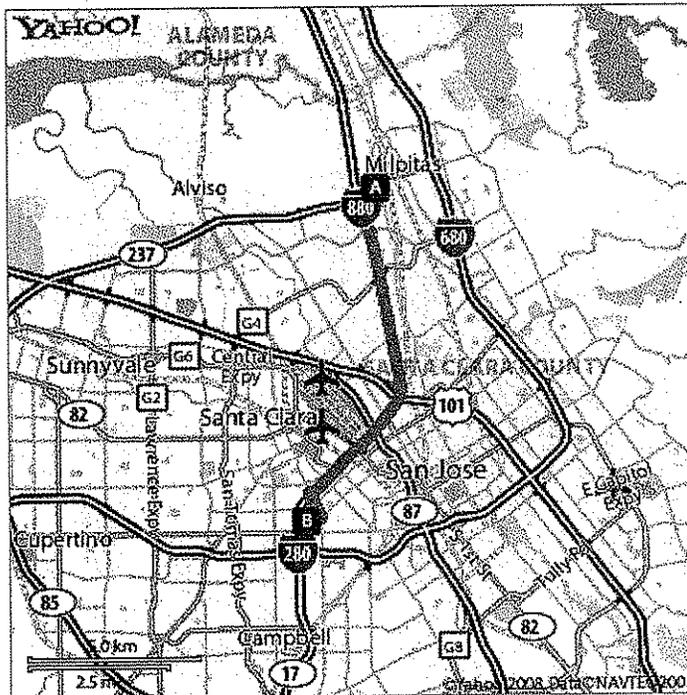
Revision Date:
04/12/2009

Directions to O'Connor Hospital
2105 Forest Ave, San Jose, CA 95128-1425
 Total Time: 13 mins, Total Distance: 9 mi



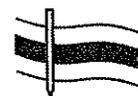
	Distance
A 1. Start at 190 W CALAVERAS BLVD, MILPITAS going toward BUTLER ST	go 0.14 mi
2. Make a U-Turn at S ABEL ST onto W CALAVERAS BLVD(CA-237 W)	go 0.54 mi
3. Continue to follow CA-237 W	go 358 ft
4. Take ramp onto I-880 S toward SAN JOSE	go 7.16 mi
5. Take exit #1D/BASCOM AVENUE	go 0.16 mi
6. Take L fork onto N BASCOM AVE	go 0.63 mi
7. Turn R NAGLEE AVE	go 518 ft
8. Bear R FOREST AVE	go 0.2 mi
B 9. Arrive at 2105 FOREST AVE, SAN JOSE, on the R	

Time: 13 mins, Distance: 9 mi



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. Th

FIGURE B-11.1A
PRIMARY HOSPITAL
ROUTE MAPS



QUEST GSM
 QUEST GEOSYSTEMS MANAGEMENT
 Environmental Engineering & Geological Services

PO Box 468, Oakley, CA 94561-0468
 (925) 756-1210 - (925) 756-1227 Fax

Project No.: 03162009-01

Drafter: EWG
 Review: EWG

Revision Date:
 04/13/2009

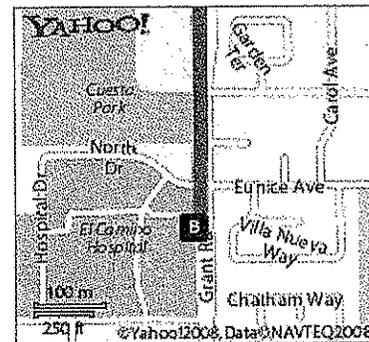
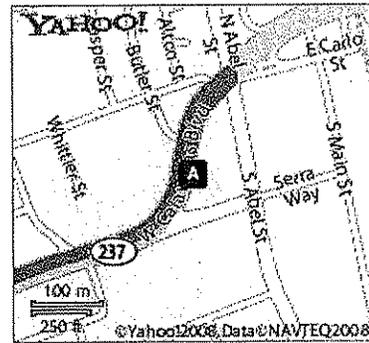
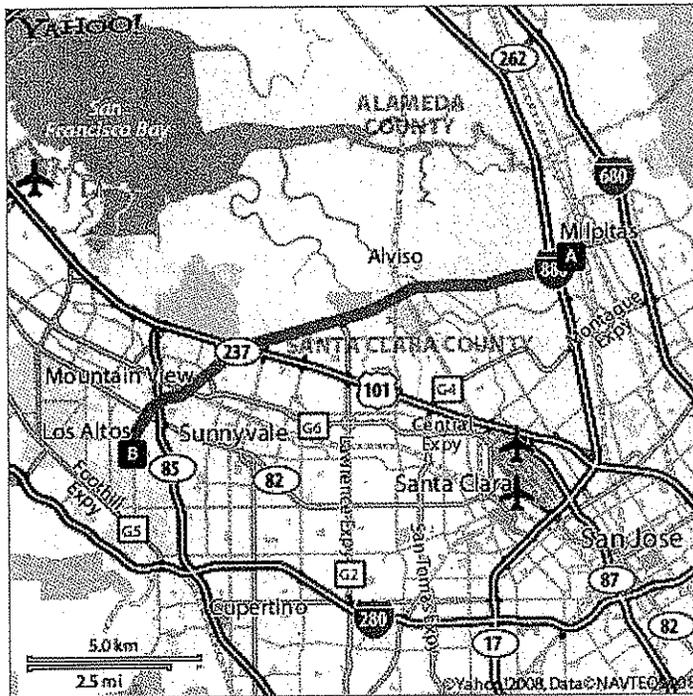
Directions to El Camino Hospital 2500 Grant Rd, Mountain View, CA 94040-4302



Total Time: 15 mins, Total Distance: 10.98 mi

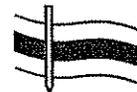
	Distance
A 1. Start at 190 W CALAVERAS BLVD, MILPITAS going toward BUTLER ST	go 0.14 mi
2. Make a U-Turn at S ABEL ST onto W CALAVERAS BLVD(CA-237 W)	go 0.54 mi
3. Continue to follow CA-237 W	go 9.44 mi
4. Continue on GRANT RD	go 0.87 mi
B 5. Arrive at 2500 GRANT RD, MOUNTAIN VIEW, on the R	

Time: 15 mins, Distance: 10.98 mi



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

**FIGURE B-11.1B
SECONDARY HOSPITAL
ROUTE MAPS**



QUEST GSM
QUEST GEOSYSTEMS MANAGEMENT
Environmental Engineering & Geological Services

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PO Box 468, Oakley, CA 94561-0468
(925) 756-1210 - (925) 756-1227 Fax

Project No.: 03162009-01

Drafter: EWG
Review: EWG

Revision Date:
04/13/2009