LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, NOVEMBER 19, 2024

PLANNING COMMISSION REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

IN PERSON INFORMATION:
CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBERS
1016 S. LIVERMORE AVENUE

Steven Dunbar, Commissioner
Tracy Kronzak, Commissioner
Daniel Leary, Commissioner
Yolanda Fintschenko, Vice Chair
Jacob M Anderson, Chair

1. CALL TO ORDER

ROLL CALL

Commissioner Steven Dunbar
Commissioner Tracy Kronzak
Commissioner Daniel Leary
Vice Chairperson Yolanda Fintschenko
Chairperson Jacob Anderson

PLEDGE OF ALLEGIANCE

2. OPEN FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the Planning Commission.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the Planning Commission with a single action. Members of the audience wishing to provide public input must submit a speaker card.

4. PROJECT REVIEW

4.1 **THE PREVIOUSLY NOTICED ITEM HAS BEEN CONTINUED TO THE DECEMBER 3, 2024 PLANNING COMMISSION MEETING.**

Review of Site Plan Design Review to redevelop the 85-acre former Springtown Golf Course with recreational, conservation and scenic uses consistent with the provisions of Measure FF approved by the Livermore voters in 2016. The proposed project consists of a community park at the southern end of the project site consisting of a playground, picnic area, shade structures, restrooms and community garden, with the addition of four pickleball courts/two tennis courts, a half-basketball court, and an 18-hole disc golf course at the north end of the project site, the existing Marlin Pound Neighborhood Park.
Staff Report

5. PUBLIC HEARINGS

5.1 Hearing to consider a request to change the street name on a portion of East Vallecitos Road. The new name will be East Vineyard Avenue. New street numbers and the new street name will be issued to five parcels for the purpose of improving emergency response time and delivery service to those residents along the portion of the subject street.

Recommendation:

Staff recommends the Planning Commission:

1. Adopt a resolution recommending the City Council find that the project is exempt under CEQA Guidelines 15061(b)(3);
2. Adopt a resolution recommending the City Council approve Matters Initiated by Staff (MIS) 24-001; and
3. Instruct the Planning Manager to file a Notice of Exemption with the Alameda County Recorder's Office.

Staff Report

Attachments:

1. Location Map
2. Detailed map of proposed changes
3. Street Naming Policy
4. Letters of Support
5. CEQA Resolution
6. Project Resolution
7. Exhibit A to Project Resolution

5.2 Hearing to consider a request for a Conditional Use Permit (CUP 24-007) to authorize a family dental and orthodontics office within an existing tenant space in the Republic Square commercial retail center located at the southwest corner of Livermore Outlets Drive and Freisman Road, east of San Francisco Premium Outlets. Address: 4527 Livermore Outlets Drive.

Recommendation:

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit 24-007, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

Staff Report

Attachments:

1. Location Map
2. Tenant Improvement Plan
3. El Charro Specific Plan and EIR Documents Link
4. CEQA Resolution
5. Project Resolution
6. Exhibit A - Conditions of Approval

6. MATTERS FOR CONSIDERATION

6.1 Consideration of General Plan Consistency Determinations for the acquisition of three properties for open space and conservation purposes.

Recommendation:

Staff recommends the Planning Commission adopt three separate resolutions approving

Consistency Determination (CD) 24-007, Consistency Determination (CD) 24-008, and Consistency Determination (CD) 24-009, finding the City's acquisition of the following three properties for open space and conservation is consistent with Livermore's 2003 General Plan.

- Consistency Determination (CD) 24-007 - 41 acres (Quint Property - APNs: 99B-5300-2-13, 99B-5450-10-3)
- Consistency Determination (CD) 24-008 - 86 acres (Collier Canyon Property - APN: 903-10-1)
- Consistency Determination (CD) 24-009 - 82 acres (Goecken Road Property - APNs: 99B-5680-14; 99B-5680-18)

Staff Report

Attachments:

1. Open Space Acquisitions Map
2. Location Map - Quint Property
3. Location Map - Collier Canyon Property
4. Location Map - Goecken Road Property
5. Project Resolution - (CD) 24-007 - Quint Property
6. Project Resolution - (CD) 24-008 - Collier Canyon Property
7. Project Resolution - (CD) 24-009 - Goecken Road Property

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, December 3, 2024 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

9. HOW TO PARTICIPATE IN THE MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission you must submit a speaker card to the Planning Commission Liaison prior to the start of that item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission l may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and then questions from the Planning Commission. The Chair will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission, you must submit a speaker card to the Planning Commission Liaison prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

Special Meetings, Workshops - The public will have the opportunity to address the Planning

Commission regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Planning Commission Liaison (planning@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Commission and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Commission and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment in person, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the Planning Commission Liaison prior to the start of the item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

If you would like to deliver written materials to the Commission as part of your public comments, please provide 8 copies of to the Planning Commission Liaison with your speaker card.

The **Planning Commission Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the Planning Commission meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://livermoreca.gov/agenda.

Under Government Code §54957.5, any supplemental material distributed to the members of the Planning Commission after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://livermoreca.gov/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN

ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 4.1**

DATE: November 19, 2024

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: **THE PREVIOUSLY NOTICED ITEM HAS BEEN CONTINUED TO THE DECEMBER 3, 2024 PLANNING COMMISSION MEETING.**

Review of Site Plan Design Review to redevelop the 85-acre former Springtown Golf Course with recreational, conservation and scenic uses consistent with the provisions of Measure FF approved by the Livermore voters in 2016. The proposed project consists of a community park at the southern end of the project site consisting of a playground, picnic area, shade structures, restrooms and community garden, with the addition of four pickleball courts/two tennis courts, a half-basketball court, and an 18-hole disc golf course at the north end of the project site, the existing Marlin Pound Neighborhood Park.

RECOMMENDED ACTION

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Emily LaDue
Planning Technician

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 5.1**

DATE: November 19, 2024

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to consider a request to change the street name on a portion of East Vallecitos Road. The new name will be East Vineyard Avenue. New street numbers and the new street name will be issued to five parcels for the purpose of improving emergency response time and delivery service to those residents along the portion of the subject street.

RECOMMENDED ACTION

Staff recommends the Planning Commission:

1. Adopt a resolution recommending the City Council find that the project is exempt under CEQA Guidelines 15061(b)(3);
2. Adopt a resolution recommending the City Council approve Matters Initiated by Staff (MIS) 24-001; and
3. Instruct the Planning Manager to file a Notice of Exemption with the Alameda County Recorder's Office.

SUMMARY

To improve emergency response time and delivery service to those residents along the portion of the subject street, staff recommends the Planning Commission adopt a resolution recommending the City Council approve the request to change the street name on a portion of East Vallecitos Road. The new name will be East Vineyard Avenue and new street numbers will be issued to the five affected parcels (Attachments 1 and 2).

DISCUSSION

PROJECT DESCRIPTION

An approximately one-mile portion of private road situated north of Kalthoff Common, south of Wetmore Road, and east of East Vallecitos Road is proposed to be formally renamed from East Vallecitos Road (it is also informally called Foley Road by some people) to East Vineyard Avenue. The new street name was chosen as a logical continuation from East Vineyard Avenue to the portion of the street in question. Residents have noted that emergency and routine delivery services have difficulty locating their homes.

The change will help improve emergency response time and delivery service. This road will remain as a privately maintained road, even after the name change.

PROJECT SITE CONTEXT

The subject road is adjacent to several parcels with different General Plan and Zoning Designations. Beginning at the intersection of East Vallecitos, then traveling east, and ending approximately one mile to the south to the water treatment plant, the General Plan and Zoning Designations along the road allows rural residential land uses. Those uses will not change with this street name change.

STAFF ANALYSIS

In September of this year, staff mailed outreach letters to the owners of the parcels surrounding the portion of the street in question. The outreach letter explained the need for the renaming and the current and proposed street name change and address number changes. Staff received two comments from property owners and one from the Livermore-Pleasanton Fire Department in favor of the change (Attachment 4).

According to City Council Resolution 372-91, which was approved by the City Council on October 7, 1991 (Attachment 3), the City Council may approve a street name change after public hearings by the Planning Commission and City Council. The street name change must be consistent with the policies established in Resolution 372-91, which outlines the City's Method and Manner for the Naming of Future Streets. The approval must be based upon the recommendation of the Planning Commission, staff, and findings shown in the attached Project Resolution (Attachment 5).

The property owners of the addresses below and any others within a 300-foot radius of these properties received a public hearing notice 10 days before the Planning Commission hearing date, and will also receive a public hearing notice prior to the City Council hearing date.

Below is a table with the Assessor Parcel Number (APN), current address, and proposed addresses of the affected properties within the city limits:

APN	**Current Address**	**Proposed Address**
99-1343-23	225 E. Vallecitos Road	898 E. Vineyard Avenue
99-1343-22	247 E. Vallecitos Road	884 E. Vineyard Avenue
99-1343-25	203 E. Vallecitos Road	876 E. Vineyard Avenue
99-1343-24	51 E. Vallecitos Road	862 E. Vineyard Avenue
99-1354-3	651 E. Vallecitos Road	883 E. Vineyard Avenue
99-1354-4-1	None (Foley Road) please note that Foley Road is named only on deeds and no section of the subject road is physically named Foley.	None (E. Vineyard Avenue)

The property at 801 E. Vineyard Avenue (private residence) and 901 E. Vineyard Avenue (water treatment facility) are in the Alameda County's jurisdiction, not within the city limits, and are already physically identified as East Vineyard Avenue addresses. The property at 607 and 609 East Vallecitos Road (at the intersection of Vallecitos Road and what will be East Vineyard Avenue) is also in Alameda

County's jurisdiction and would have to formally change their address through Alameda County if they choose.

Staff has reviewed the proposed street name change and has found it to be consistent with the policies established in Resolution 372-91 and with the City's General Plan's Land Use and Circulation Elements. The proposed changes are also consistent with current zoning along adjacent parcels. In approving the street name change, which will better reflect the surrounding built environment, there will not be adverse effects on the abutting or neighboring properties.

If approved, and after the portion of the road in question is officially renamed by the City, the property owners will need to notify their business, utility, and personal contacts that the address has changed. There will be no fee charged by the City to property owners for the street name change. The City will suggest edits to Google Maps and the City will notify the following entities that the change is occurring:

US Post Office
UPS
Zone 7 Water Agency
Cal Water Agency
Livermore Police/Dispatch
Livermore-Pleasanton Fire Department
Alameda County Fire
Alameda County Assessor's Office
Registrar of Voters
Comcast Communications
PG&E
AT&T
Livermore Valley Joint Unified School District
Livermore Sanitation
Owner of 99-1343-24 (property in subarea 7 of the South Livermore Area Specific Plan)

ENVIRONMENTAL DETERMINATION

This project is Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), which states that the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (Attachment 6).

ATTACHMENTS

1. Location Map
2. Detailed map of proposed changes
3. Street Naming Policy
4. Letters of Support
5. CEQA Resolution
6. Project Resolution

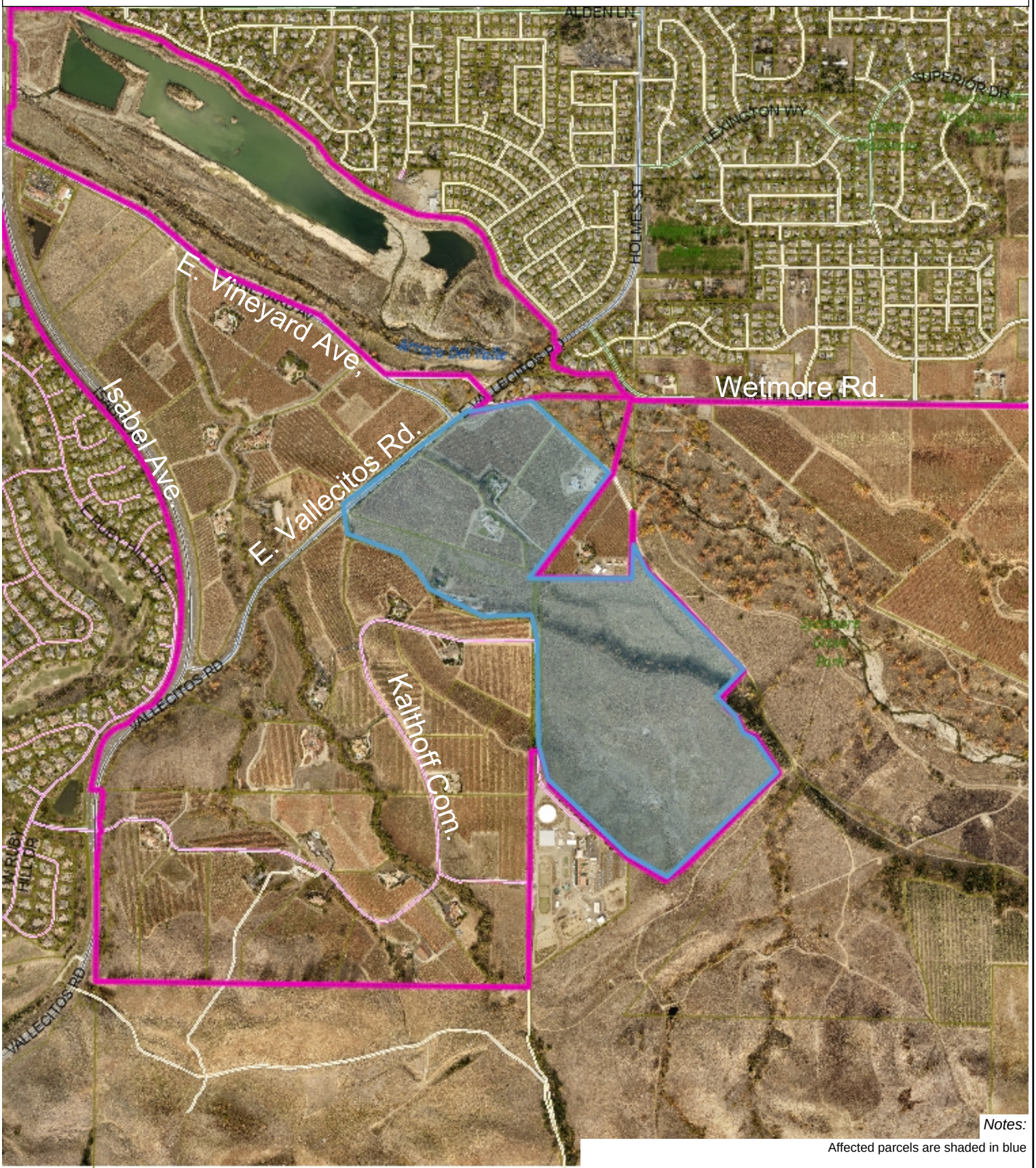
7. Exhibit A to Project Resolution

Prepared by: Jennifer Ackerman
Associate Planner

LIVERMORE CALIFORNIA

Location Map

ATTACHMENT 1



Notes:

Affected parcels are shaded in blue

2,666.7 0 1,333.33 2,666.7 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_

Livermore IT, GIS Services

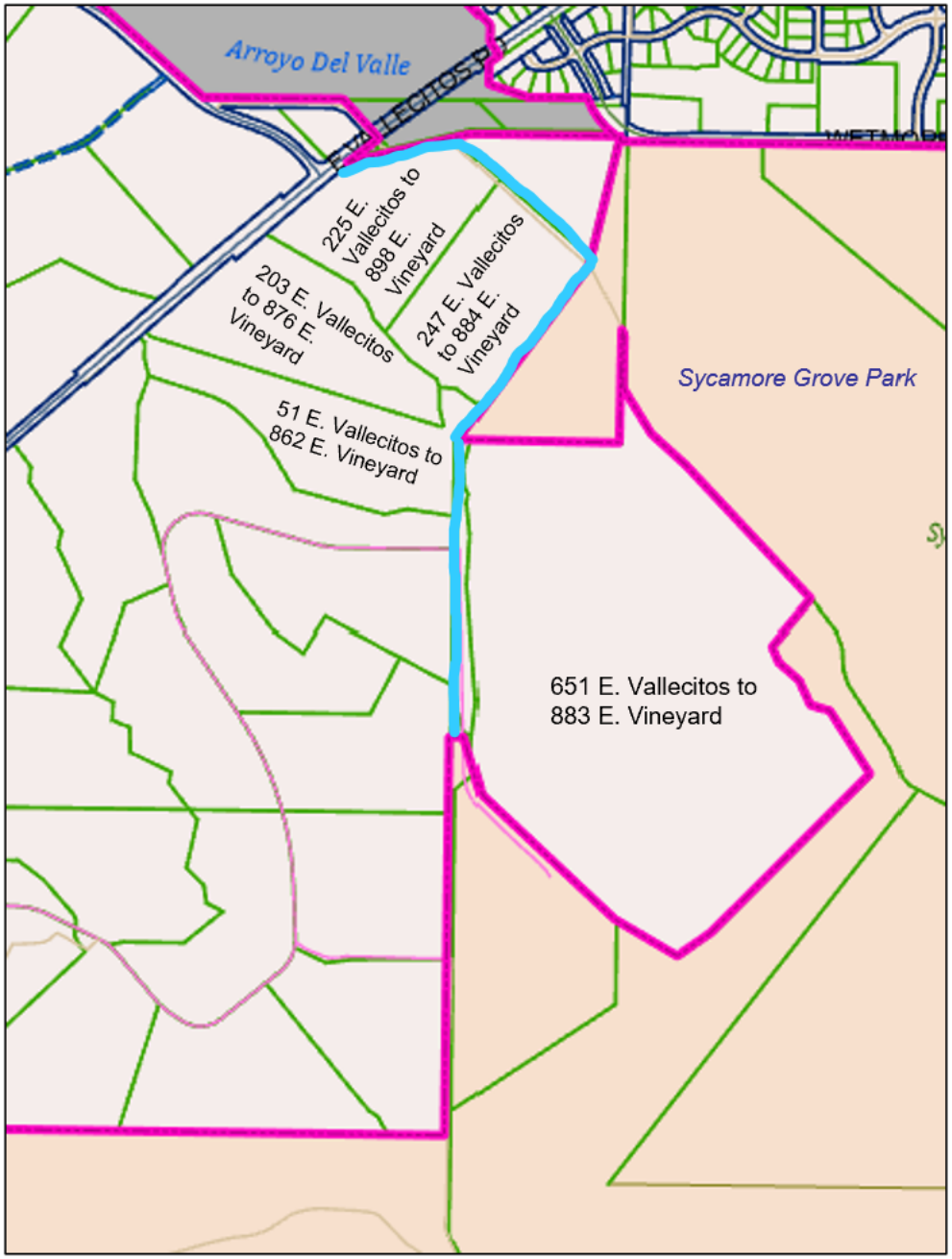
Scale: 1: 16,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Prepared:

10/28/2024
3:10:06 PM

Properties along East Vallecitos that will change to East Vineyard





Representative photograph of the subject road (looking south) from Google Maps.

LEGEND

- CITY LIMITS
- PORTION OF ROAD TO BE RENAMED
- LOT LINES

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE

STATE OF CALIFORNIA

A RESOLUTION ESTABLISHING THE METHOD AND MANNER FOR THE NAMING OF FUTURE STREETS
(Policy Proposal #59-91)

Section 12.16.070 of the Livermore Municipal Code establishes that the City Council shall adopt a resolution to establish the method and manner for the naming of streets.

On July 31, 1967, the City Council adopted Resolution No. 113-67 establishing regulations regarding the names that can be utilized on City Streets.

On September 17, 1991, the Planning Commission held a public hearing and recommended to the City Council that additional street naming policies be adopted.

On October 7, 1991, the City Council held a public hearing and considered the recommendation of the Planning Commission and staff, and adopted the new procedures for naming future City streets.

Now, therefore, the City Council of the City of Livermore finds and resolves that:

1. City of Livermore Resolution No. 113-67 is hereby repealed.

2. The following street naming policy is hereby adopted:

PURPOSE

The purpose of this policy is to establish an orderly procedure to regulate the naming of the streets in the City. The policy is established to eliminate the use of similar street names for different streets. This policy includes provisions for how street names are to be adopted, the establishment of street name themes, and policies regarding designation of the streets.

GENERAL POLICY

The use of street name themes shall be encouraged for the naming of all new streets. If a subdivision is located adjacent to an area that has a street name theme, the same theme should normally continue to be utilized. A new theme may be proposed if the project is separated from existing development by a major street, or other significant physical barrier (stream, railroad, topography).

STREET NAMES

No street or road crossing any of the base lines of the system established pursuant to Chapter 12.16 of the Livermore Municipal Code, shall be known by the same name on both sides of the base line unless such street shall be adequately designated by a prefix indicating a principal compass direction to denote the position of the street or road in relation to the base line.

Any public or private street, road or way shall be named in accordance with the following:

Any street, road or way running generally northerly and southerly shall be known as a "street" or "road".

Any street, road or way running generally easterly and westerly shall be known as an "avenue" or "way".

Any street, road or way running in a variable, curving or winding direction shall be known as a "drive" or "lane".

Any cul-de-sac or dead end, not a continuation of any of the above, shall be known as a "court" or "place".

Any street, road or way that intersects at both ends with the same street may be known as a "circle". The regulations regarding changing of the name when the street changes direction shall not apply to streets designated as a "circle".

Any private street, road or way shall be known as a "Common".

Major arterial routes through the county or cities, thereof, may be known as "boulevard", "parkways", "freeways" or "throughways".

All streets, roads and ways shall be known by the same name for its entire length. Where a street, road or way makes an angular change in direction, each direction shall be known by a different name.

APPLICATION

When an applicant submits a tentative subdivision map, the map shall include the proposed street names. One or more additional street names shall be provided for use as alternates in the event the proposed names are in conflict with street names previously approved. The additional street names shall equal at least 25% of the proposed streets in the project.

When a project is submitted for preliminary approval, as required for residential projects under the Housing Implementation Program, any proposed street names shall not be included. Streets shown on the submittal shall be identified by a street name only if it is a continuation of an existing street. Other streets shall be identified by letters of the alphabet, starting with the letter "A".

APPROVAL

Based upon the recommendations of the Planning Commission and staff, the City Council shall approve the street names in conjunction with the approval of the tentative subdivision map.

STREET NAME CHANGES

The City Council may approve a change of the name of any street. The approval shall be based upon the recommendation of the staff and Planning Commission. A public meeting shall be held by both the Planning Commission and the City Council to permit public testimony on the proposed name change.

ADMINISTRATION

A list of the street names that have been previously utilized shall be maintained by the Planning Department. The list shall contain the following information:

1. The status of the street or street name,

2. The street name theme being utilized,

3. The subdivision, and

4. The general location of the street.

If the project with the approved street name is not developed, the street name shall be removed from the active list, but will be retained for future use.

APPROVED AS TO FORM:

David G. Soderquist

ASSISTANT CITY ATTORNEY

On motion of Councilmember WIESKAMP, seconded by Councilmember STEIN, the foregoing action was taken this 7 day of OCTOBER, 1991, by the following vote:

AYES: COUNCILMEMBERS RILEY, REITTER, WIESKAMP, STEIN, MAYOR BROWN

NOES: _____

ABSENT: _____

On motion of Councilmember Riley, seconded by Councilmember Wieskamp, the foregoing Resolution was passed and adopted on the Consent Calendar this 28th day of October, 1991, by the following vote:

AYES: COUNCILMEMBERS Reitter, Riley, Stein, Wieskamp & Mayor Brown

NOES: NONE

ABSENT: NONE

Cathie Brown
MAYOR, CITY OF LIVERMORE, CALIFORNIA

ATTEST:

Carol Greany
CITY CLERK

STREET NAMING POLICY

PURPOSE

The purpose of this policy is to establish a orderly procedure to regulate the naming of the streets in the city. The policy is established to eliminate the use similar street names for different streets. This policy includes provisions for how street names are to be adopted, the establishment of street name themes, and policies regarding designation of the streets.

GENERAL POLICY

The use of street name themes shall be encouraged for the naming of all new streets. If a subdivision is located adjacent to an area that has a street name theme, the same theme should normally continue to be utilized. A new theme may be proposed if the project is separated from existing development by a major street, or other significant physical barriers (stream, railroad, topography).

STREET NAMES

No street or road crossing any of the base lines of the system established pursuant to Chapter 12.16 of the Livermore Municipal Code, shall be known by the same name on both sides of the base line unless such street shall be adequately designated by a prefix indicating a principal compass direction to denote the position of the street or road in relation to the base line.

Any public or private street, road or way shall be named in accordance with the following:

Any street, road and way running generally northerly and southerly shall be known as a "street" or "road".

Any street, road and way running generally easterly and westerly shall be know as a "avenue" or "way".

Any street, road and way running in a variable, curving or winding directions shall be know as a "drive" or "lane".

Any cul-de-sac or dead end, not a continuation of any of the above shall be know as a "court" or "place".

Any street, road and way that intersects at both ends with the same street may be known as a "circle". The regulations regarding changing of the name when the street changes direction shall not apply to streets designated as a "circle".

Any private street, road and way shall be known as a "common".

Major arterials routes thorough the county or cities, thereof, may be know as "boulevard", "parkways", "freeways" or "throughways".

All streets, roads and way shall be know by the same name for its entire length. Where a street, road or way make an angular change in direction, each direction shall be known by a different name.

APPLICATION

When an applicant submits a tentative subdivision map, the map shall include the proposed street names. One or more additional street names shall be provided for use as alternates in the event the proposed names are in conflict with the street names previously approved. The additional street names shall equal at least 25% of the proposed streets in the project.

When a project is submitted for preliminary approval, as required for residential projects under the Housing Implementation Program, any proposed street names shall not be included. Streets shown on the submittal shall be identified by a street name only if it is a continuation of an existing street. Other streets shall be identified by letters of the alphabet, starting with the letter "A".

APPROVAL

Based upon the recommendations of the Planning Commission and staff, the City Council shall approve the street names in conjunction with the approval of the tentative subdivision map.

STREET NAME CHANGES

The City Council may approve a change of the name of any street. The approval shall be based upon the recommendation of the Staff and Planning Commission. A public meeting shall be held by both the Planning Commission and the City Council to permit public testimony on the proposed name change.

ADMINISTRATION

A list of the street names that have been previously utilized shall be maintained by the Planning Department. The list shall contain the following information:

1. The status of the street or street name,
2. The street name theme being utilized,
3. The subdivision, and
4. The general location of the street.

If the project with the approved street name is not developed, the street name shall be removed from the active list, but will be retained for future use.

91LH4\PP5991CC.RES

Date: October 31, 2024

To: Jennifer Ackerman, Associate Planner

From: Kurtis Dickey, Battalion Chief of Training

Subject: **Renaming of Addresses Along E. Vallecitos Road**

The proposed change has been under discussion for quite some time. Changing the home address from Vallecitos to E. Vineyard makes sense and will improve emergency response to the homes. The address change identifies the street the driveways are connected too. We support the change and hope it goes through.

Please let me know if and when the address changes are finalized, and we will make the adjustments on our side.

Respectfully submitted,

Kurtis Dickey
Battalion Chief of Training

From: [redacted]
Sent on: Wednesday, September 11, 2024 3:31:44 AM
To: Jennifer Ackerman <[redacted]>
Subject: response to proposed address changes along E Vallecitos Rd

You don't often get email from [redacted].com. Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi, Jennifer,

I am the property owner for [redacted] at Livermore ([redacted]). Thank you for the letter which let us know the proposal of our street address change.

We appreciate the city for the proposal, it has been bothering us since we moved to this parcel because many visitors, shipments and even fire inspectors had a hard time to find our location. This address change will benefit both residents like us and also the post office, shipment company and government agent. Therefore I fully support this change.

If possible, could you please assign my address ([redacted] to [redacted] Ave rather than [redacted] because the parcel [redacted] ([redacted] will be assigned to [redacted], and this parcel is located at cross street of my parcel. The two houses in the two parcels are very close.

Thank you very much for your consideration.

With best regards,

Bin Huang
[redacted]

Jennifer Ackerman

From: John Kurtzer [redacted]
Sent: Saturday, November 2, 2024 1:53 PM
To: Jennifer Ackerman
Subject: Re: Letter of support request

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We are in support of the address change from Foley Rd to East Vineyard Ave. We have had East Vineyard Ave as our address since 1992 when the County gave us this address when we built our house here. When the City of Livermore changed the street name to Foley Rd it just created a health and safety issue. On two occasions we needed emergency services and the Fire Dept. and Ambulances could not find our house, even with signs posted on the fences. We are sure you can understand how extremely frustrating this can be to see emergency services turn around and go the other direction when you need them. I appreciate your time looking into this matter and ask that you support the change back to East Vineyard Ave.

Thanks
John and Laurie Kurtzer
[redacted]

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION THAT THE REQUEST TO CHANGE THE STREET NAME ON A PORTION OF EAST VALLECITOS ROAD TO EAST VINEYARD AVENUE IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City initiated an application for Matters Initiated by Staff (MIS) 24-001 for a request to change the street name on a portion of East Vallecitos Road to East Vineyard Avenue ("Project").

On November 19, 2024 the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, hereby finds that the Project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (common sense exemption) in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

1. Finding. The proposed street name change conforms to the Livermore General Plan with respect to use and circulation, and there is no possibility that the activity in question may have a significant effect on the environment.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends the City Council direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk, if the project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING APPROVAL OF MATTERS INITIATED BY STAFF (MIS) 24-001 FOR THE REQUEST TO CHANGE THE STREET NAME ON A PORTION OF EAST VALLECITOS ROAD TO EAST VINEYARD AVENUE

On October 29, 2024, City staff initialized Matters Initiated by Staff (MIS) 24-001 to begin the formal process to change the street name on a portion of East Vallecitos Road to East Vineyard Avenue.

On November 19, 2024, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public testimony, and findings.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED with respect to Matters Initiated by Staff (MIS) 24-001 the Planning Commission of the City of Livermore finds based on the information presented:

1. The proposed street name change conforms to the Livermore General Plan with respect to land use and traffic and circulation.
2. The proposed street name change will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and recommends that the City Council adopt a resolution finding the Project exempt from the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission recommends that the City Council approve Matters Initiated by Staff (MIS) 24-001 for the request to change the street name on a portion of East Vallecitos Road to East Vineyard Avenue.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore recommends that the City Council direct the Planning Manager file a Notice of Exemption with the Alameda County Clerk, if the project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner_____, seconded by Commissioner_____, the foregoing Resolution was adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

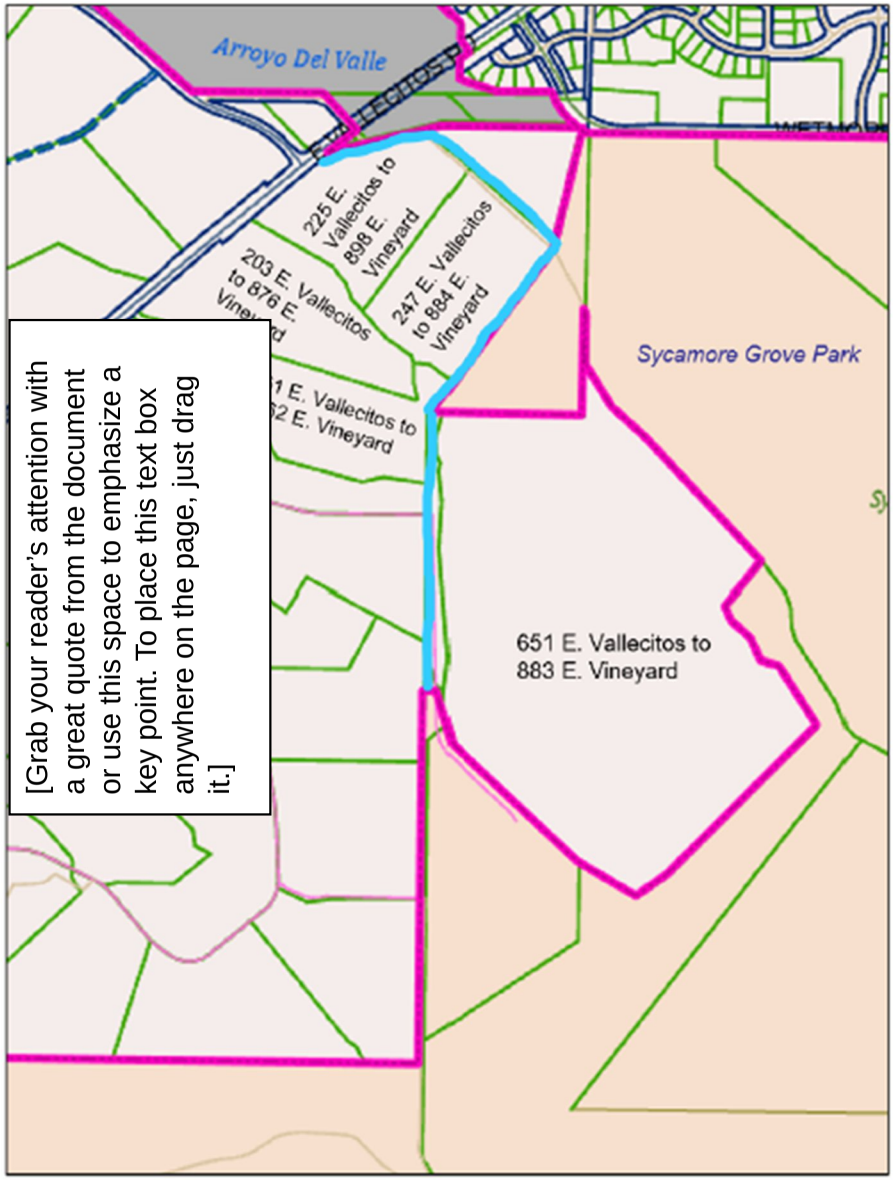
AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

By Stephen Riley, Planning Manager
Secretary to the Planning Commission

Attachment:
Exhibit A - Proposed address and street name changes

EXHIBIT A



[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]

Properties along East Vallecitos that will change to East Vineyard



Representative photograph of the subject road (looking south) from Google Maps.

LEGEND

- CITY LIMITS
- PORTION OF ROAD TO BE RENAMED
- LOT LINES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 5.2**

DATE: November 19, 2024

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to consider a request for a Conditional Use Permit (CUP 24-007) to authorize a family dental and orthodontics office within an existing tenant space in the Republic Square commercial retail center located at the southwest corner of Livermore Outlets Drive and Freisman Road, east of San Francisco Premium Outlets. Address: 4527 Livermore Outlets Drive.

RECOMMENDED ACTION

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit 24-007, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

SUMMARY

The project proposes the use of an approximately 2,000 square foot tenant space for a family dental and orthodontics office within an existing building in the Republic Square commercial retail center, located in the El Charro Specific Plan area at 4527 Livermore Outlets Drive. In the Specific Plan area, dental office uses require approval through a Conditional Use Permit to ensure compatibility with surrounding uses.

The proposed dental and orthodontics office would provide an employment generating office use within the Republic Square development that would promote synergy with existing commercial development, consistent with the General Plan. No significant changes to the site's exterior would occur as a result of the project. All required findings to authorize a Conditional Use Permit can be made in accordance with Development Code Section 9.03.060. The project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, which exempts minor alteration of existing facilities involving negligible or no expansion of use.

DISCUSSION

BACKGROUND

The subject site is located within the El Charro Specific Plan (Specific Plan), adopted by the City Council in July 2007. The Specific Plan's intent is to provide for an area of regional-serving retail uses with supporting services. Since adoption, the Specific Plan area has been developed with a number of large commercial retail centers, including the San Francisco Premium Outlets, The Shops, and Republic Square.

PROJECT DESCRIPTION

The applicant is proposing to use an approximately 2,000 square foot tenant space within the Republic Square commercial retail center for a family dental and orthodontics office within a portion of Building Pad E, at 4527 Livermore Outlets Drive (Attachment 1). Dental and orthodontic services would include exams, x-rays, cleaning and periodontal services, cosmetic and restorative dentistry, prosthodontics, out-patient oral surgery, implant services, delivery of orthodontic appliances such as Invisalign, and associated office uses.

Primary hours of operation for dental services would be 8:00a.m. to 4:30p.m., Monday through Thursday. The primary hours of operation for orthodontic services would be 10:00a.m. to 7:00p.m., Friday through Sunday two weekends per month, with the potential for additional hours on weekday evenings from 4:30p.m. to 7:00p.m. Approximately six staff members would work Monday through Thursday, generally consisting of one periodontist, one hygienist, and four related support staff. Approximately one to two staff members would work Friday through Sunday, generally consisting of one orthodontist and one related support staff member. The dentist expects to see eight to twelve patients per day, and the orthodontist expects to see ten to twenty patients per day. The practices would serve patients ages seven and above.

No changes to the existing site plan at Republic Square would occur and exterior building changes as a result of the project would be limited to the addition of an exterior door for medical gas storage room compliance (Attachment 2). The added door would match the existing building's colors and materials. For this reason, this Conditional Use Permit application is primarily a land use compatibility review.

PROJECT SITE CONTEXT

The approximately 2,000 square foot tenant space is located within a portion of Building Pad E in the Republic Square development, an approximately 24-acre development at the southeast corner of Livermore Outlets Drive and Freisman Road east of San Francisco Premium Outlets. The commercial center is bounded by Freisman Park to the south, the Tri-Valley Golf Center to the east, the San Francisco Premium Outlets to the west, and Interstate 580 to the north. Additional commercial uses lie to the southwest, including The Shops and Pacific Pearl in Pleasanton. Livermore Outlets Drive and Wolf House Drive provide access to the site.

There are two tenant spaces within the Building Pad E of Republic Square; one of which is currently occupied by Starbucks Coffee and the other is the subject space of the proposed project.

Table 1 below summarizes the subject site and adjacent property General Plan land use designations, zoning classifications, and existing land uses.

Table 1

	General Plan Designation	Current Zoning Classification	Existing Land Use
North	Interstate 580 and East County Area Plan Resource Management (ECAP – RM)	East County Area Plan – Agriculture (A)	Interstate 580 and vacant agricultural parcels north of Interstate 580 in Alameda County
South	Limited Agriculture (LDAG)	Planned Development – El Charro Specific Plan – Open Space (PD-ECSP-OS)	Public Park and Stormwater Basin
East	Business and Commercial Park (BCP)	Planned Development – El Charro Specific Plan – Regional Commercial (PD-ECSP-RC)	Driving Range (Tri-Valley Golf Center) and associated parking lot
West	Business and Commercial Park (BCP)	Planned Development – El Charro Specific Plan – Regional Commercial (PD-ECSP-RC)	Commercial Center (San Francisco Premium Outlets)
Subject Site	Business and Commercial Park (BCP)	Planned Development – El Charro Specific Plan – Regional Commercial (PD-ECSP-RC)	Commercial Center (Republic Square)

STAFF ANALYSIS

General Plan

The project site's General Plan land use designation is Business and Commercial Park (BCP). BCP designated parcels are appropriate locations for a mixture of commercial, office, and light industrial uses and larger-scale regional uses. The BCP designation also encourages employment-generating development adjacent to commercial retail centers, including office uses.

The project's proposed use is a dental office located near the I-580 interchange. The use could accommodate several patients at one time and is easily accessible to Livermore and nearby city residents, increasing its regional-serving nature. Consistent with the BCP designation, the medical office use would provide employment opportunities in an existing commercial center that serves the broader community.

The General Plan also encourages, where possible, commercial and public uses to be integrated into service-type centers [General Plan Land Use Element, Policy LU-1.2.P1]. Republic Square development is primarily commercial in nature, however, if approved, the dentist office would integrate a public-serving use into an existing commercial center, consistent with General Plan policy.

Specific Plan and Zoning

The project site is located within the El Charro Specific Plan (Specific Plan). The Specific Plan's intent is to facilitate attractive regional retail and related development along the City's western edge while enhancing open space areas. To that end, the Specific Plan contains three unique zoning districts that identify permitted and conditionally permitted uses within different locations in the plan area. The subject

site is located within the Planned Development – El Charro Specific Plan – Regional Commercial zoning district (Attachment 3, Chapter 7).

This El Charro Specific Plan and Planned Development zoning district require a Conditional Use Permit for medical offices that occupy 10 percent or more of a tenant space's floor area. The intent is to ensure compatibility with surrounding uses. The proposed dentist office would occupy 100 percent of the tenant space; therefore, a Conditional Use Permit is required.

The Specific Plan also requires that all site and tenant signage be implemented through a Master Sign Program. A Master Sign Program is a regulatory document that establishes required sign dimensions and design standards for a particular multi-tenant commercial, office, or industrial site. Once approved by the review authority, Master Sign Programs allow for future site sign approval at staff level. The City Council approved the Republic Square Master Sign Program (Sign Program) in 2019. The applicant has not provided sign details. Therefore, staff is recommending the following condition to ensure future sign designs conform with the Sign Program:

Recommendation 1: All tenant signage is subject to review and approval of a separate Master Sign Approval by the Community Development Department.

Land Use Compatibility

The Livermore Development Code (Development Code) contains standards for processing Conditional Use Permits [LDC 9.03.060]. The Development Code requires that a proposed use must be compatible with land uses in the vicinity in order for a Conditional Use Permit to be approved by the review authority. Staff assesses compatibility by reviewing several characteristics, including a use's operations, parking, traffic, waste, odor, noise, and other site-specific elements.

Operating Characteristics

The proposed dentist office will have hours of operation and activity that are similar to, and less intense than, surrounding commercial development. Business operations will be conducted during normal business hours. The office will open at 8:00a.m. and close by 4:30 p.pm. most days (7:00pm at the latest) similar to the neighboring businesses in the Republic Square development. In addition, no in-patient procedures are proposed, ensuring operations end at close of business. Therefore, the use will not produce late-night, early-morning or after-hours trips to the retail center.

According to the proposed floor plan, five patient chairs and associated waiting, imaging, storage, and office spaces are proposed (Attachment 2). Given that there will be one dentist and one orthodontist onsite and that procedures will be conducted via appointment once full capacity is reached, it is unlikely the use will draw significantly large patient volumes at any given time. No exterior activities nor regular outdoor events are proposed, further limiting the use's intensity and increasing its compatibility with surrounding tenants. The dentist office could also promote synergy with adjacent uses given it will serve families. In many cases, parents of younger patients (ages 7 and above) could utilize adjacent commercial and eating establishments during procedures, while adult patients themselves could use nearby establishments before or after a procedure.

Parking and Traffic

The Development Code requires one parking space per 300 square feet of building area for medical uses. However, the Specific Plan requires one parking space per 250 square foot of building area irrespective of use, a more stringent standard which would result in more required onsite parking (Attachment 3, Section 3.9). Given that the Specific Plan is the site's zoning, it takes precedence over the Development Code.

Consistent with the Specific Plan, the Republic Square commercial development provides one parking space per approximately 250 square feet of building area. Therefore, 8 parking spaces would be required for the tenant space to meet Specific Plan requirements. There are approximately 40 parking spaces adjacent to and in close proximity of Building Pad E. For these reasons, there is sufficient onsite parking to accommodate the proposed use.

The project's traffic trips are estimated based on the Institute of Transportation Engineers Trip Generation Manual (ITE Manual). Based on survey data, the ITE Manual establishes the average number of vehicle trips each use type generates, generally per 1,000 square feet of area. The Specific Plan EIR, adopted in July of 2007 (SCH# 2006052112), analyzed cumulative traffic impacts from Specific Plan development at full build-out, including development of the present-day Outlets, Republic Square, and Shops parcels, using the 'Shopping Center' ITE land use category (Attachment 3).

This ITE category anticipates a broad composition of uses in order to properly assess traffic trips for retail centers, including commercial, office, restaurant, and recreational facility uses. Building Pad E in Republic Square was planned for 'High-Turnover Restaurant' use. Based on analysis of the 'High-Turnover Restaurant' and 'Medical – Dental' ITE categories, the proposed dental and orthodontics office would generate fewer vehicle trips when compared to a high-turnover restaurant use of the same size, as follows:

1. Thirteen fewer weekday AM peak hour trips
2. Ten fewer weekday PM peak hour trips
3. Sixteen fewer Saturday peak hour trips
4. Fewer overall daily trips

For these reasons, the proposed use will not produce significant traffic impacts and will not significantly impact surrounding intersections.

Waste, Odor, and Noise

The Livermore Municipal Code (Municipal code) requires that all on-premise solid waste and recyclables are collected and removed in an appropriate manner [LMC 8.08.030]. Further, the Development Code requires commercial enclosures of an appropriate size to accommodate such waste and recyclables [LDC 6.03.130].

The subject site has one exterior trash enclosure located approximately 150 feet from the tenant space that contains waste, recycle, and organics containers of the same size (i.e., 3-yard dumpsters measuring 6 feet long, 4 feet wide, and 4 feet high). The waste containers are picked up three times per week (i.e., Monday, Wednesday, and Friday). The recycle and organics containers are picked up twice a week (i.e., Monday and Friday). Based on applicant data, the proposed dental office use will produce basic office refuse, including paper and food wastes. The existing trash enclosure is more than adequate in size to serve the proposed use. In addition, all trash will be periodically transferred to the enclosure, limiting odor impacts. No other odor impacts are anticipated.

The dental office will also produce various hazardous materials common to medical practices, including contaminated sharps, isolation waste, and liquid or semi-liquid blood. All hazardous materials will be stored discreetly and safely inside the tenant space and will be collected by a certified hazardous waste disposal company once a month from the rear door. Therefore, all hazardous waste will be managed appropriately. The dental office will also utilize x-ray devices and compressed gases (e.g. oxygen and nitrous oxide) that are common to the practice. Storage and operation of such devices and gases will be required to meet all California Health and Safety Codes and local Fire Department requirements, as reviewed through the Building Permit process.

The General Plan establishes acceptable noise levels for uses throughout the City to reduce potential noise impacts. Office, commercial, and retail uses are not to exceed 70 dBA in exterior environments [General Plan Noise Element, Table 9-7]. For reference, noise levels in an average office are generally around 60 dBA and around 75 dBA in a noisy restaurant. A majority of the activities anticipated in the proposed dental office are related to standard office operations, like reception, clerical work, consultations, etc., and are not expected to generate significant noise for their neighboring tenant. Some activities will include dental equipment which is typically rated between 60 and 70 decibels in noise level. All equipment will be operated inside the tenant space, noise attenuation features (insulation and quiet rock drywall) will be employed, and the mechanical equipment room will be placed to the rear of the tenant space. For these reasons, noise levels associated with the proposed use will not exceed General Plan thresholds.

Airport

Development within the Livermore Municipal Airport's Airport Influence Area must conform to all standards listed in the county's Airport Land Use Compatibility Plan (Compatibility Plan). The intent of the Compatibility Plan is to encourage airport compatibility with surrounding land uses and to implement State and Federal aviation policies. The Republic Square development is located within the Airport Influence Area.

The Republic Square development within the El Charro Specific Plan is subject to a Development Agreement (recorded as document no. 2012262985), which vests the land use policies in place at the time the agreement. The agreement's effective date is prior to the county Airport Land Use Commission's (ALUC) adoption of the 2012 Airport Land Use Compatibility Plan. For this reason, the 1986 Airport Land Use Policy Plan (1986 Plan) still applies to development and uses within the Specific Plan area. The Republic Square development, as approved by the Planning Commission, complies with all density requirements listed in the 1986 Plan and avigation and noise easements were previously recorded. For this reason, the proposed dentist office use is compatible with the Livermore Municipal Airport and all required policy plan standards.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, which exempts minor alteration of existing facilities involving negligible or no expansion of use. The General Plan and Specific Plan contemplated office and medical uses at the subject site. Since the proposed dental and orthodontics office is a use contemplated in the Specific Plan and no additions are proposed to an existing facility, the project meets the criteria of this categorical

exemption, and is, therefore, exempt from CEQA (Attachment 4).

RECOMMENDATION

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit 24-007, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

ATTACHMENTS

1. Location Map
2. Tenant Improvement Plan
3. El Charro Specific Plan and EIR Documents Link
4. CEQA Resolution
5. Project Resolution
6. Exhibit A - Conditions of Approval

Prepared by: Shannon Pagan
Assistant Planner

LIVERMORE CALIFORNIA

City of Livermore

ATTACHMENT 1



Notes:

666.7 0 333.33 666.7 Feet

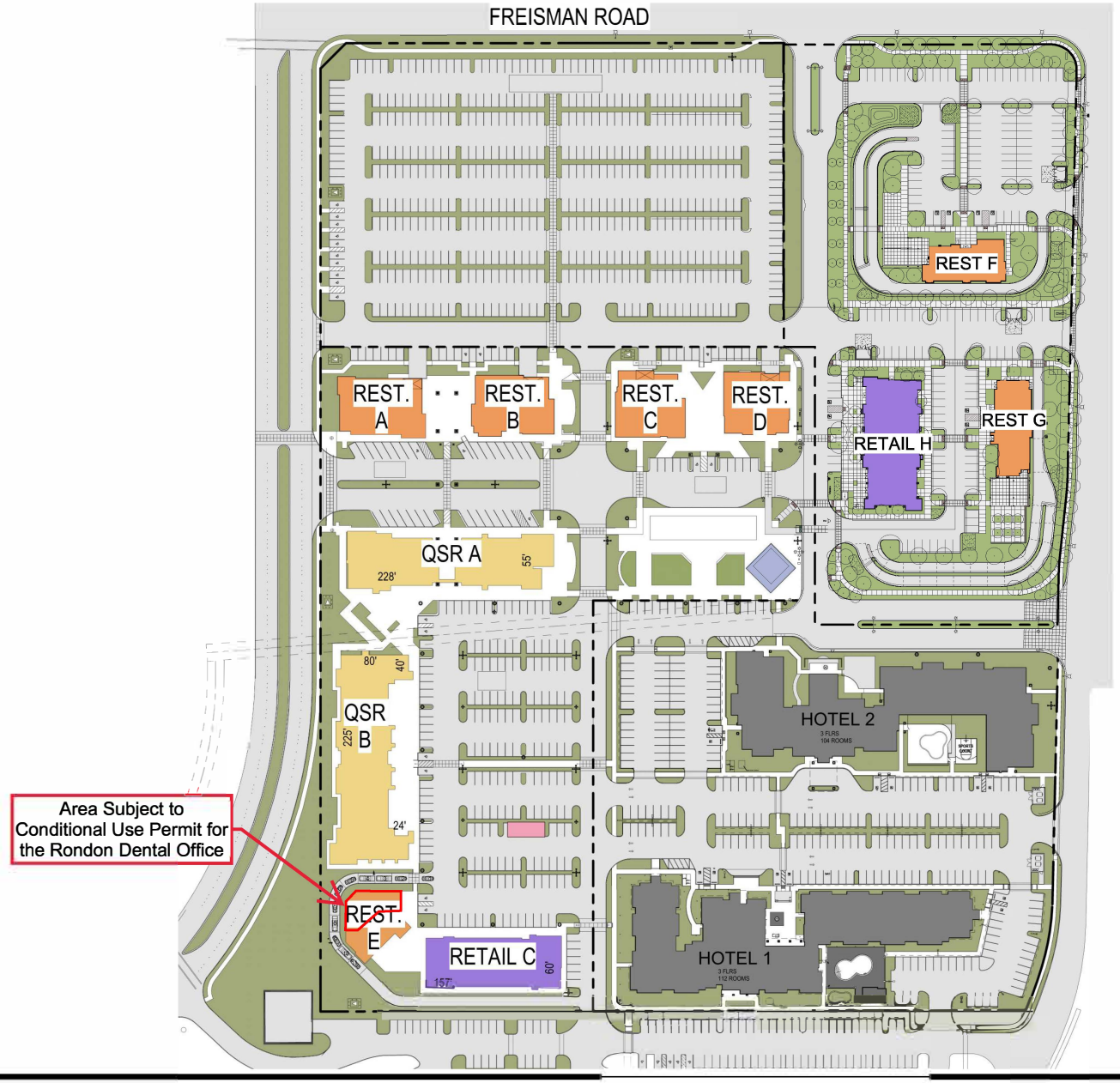
NAD_1983_2011_StatePlane_California_III_FIPS_0403_
Livermore IT, GIS Services

Scale: 1: 4,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Prepared:

11/4/2024
10:37:02 AM



REPUBLIC SQUARE

REPUBLIC FAMILY OF COMPANIES
LIVERMORE, CA 94550

SITE PLAN
1" = 60'-0"

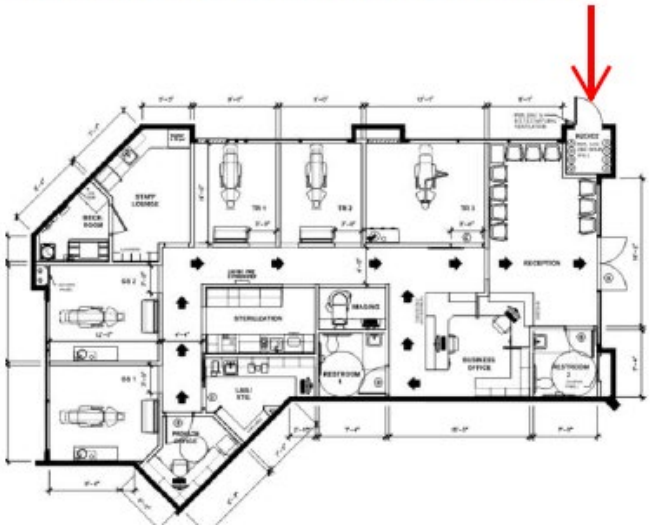
EX1
01.24.22

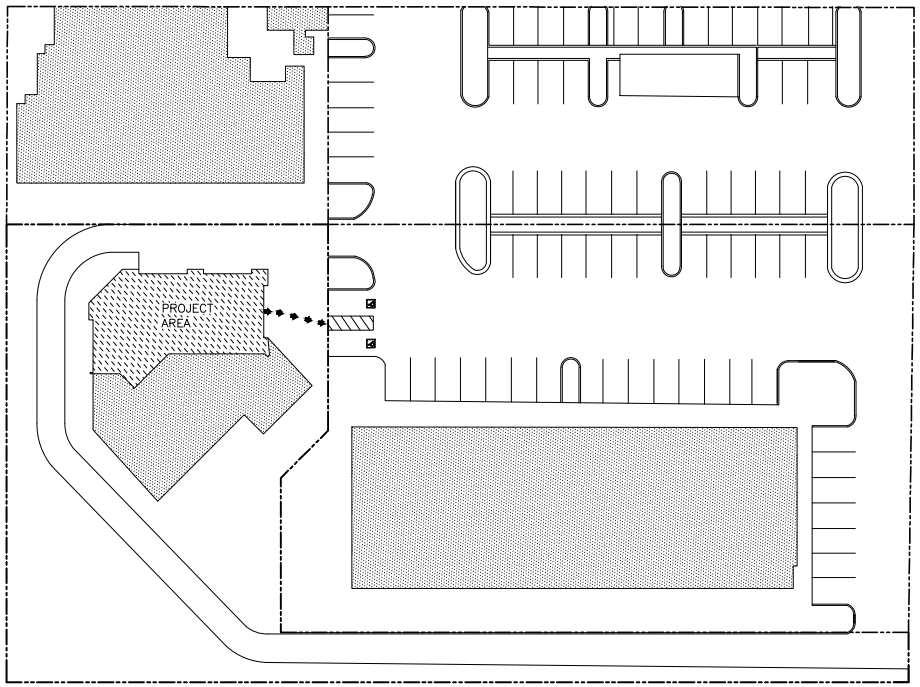






New Exterior Door to be added in the North elevation of the store as shown in the submitted drawings for Livermore Building Department Permit # TI240042. The steel door will be color matched to the surrounding exterior surfaces. This added door is the only exterior modification to the existing building other than a future signage application to the City of Livermore.





DR. AARON RONDON
4527 LIVERMORE OUTLETS DR.
LIVERMORE, CA 94551

PROJECT DATA

OWNER:	DR. AARON RONDON
PROJECT ADDRESS:	4527 LIVERMORE OUTLETS DR. LIVERMORE, CA 94551
SCOPE OF WORK	TENANT IMPROVEMENTS
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA ELECTRICAL CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA MECHANICAL CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA PLUMBING CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA ENERGY CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA ENERGY CODE T24 PART 6 2022 CAL-GREEN T24,PART 11 2022 CALIFORNIA FIRE CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA EXIST. BUILDING CODE W/ LATEST AMENDMENTS. 2022 CALIFORNIA GREEN BUILDING STANDARD CODE. 2022 CALIFORNIA STATE REFERENCED STANDARDS CODE.
JURISDICTION:	COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF LIVERMORE 1052 LIVERMORE AVE. LIVERMORE, CA 94550 925-960-4410
OCCUPANCY GROUP(S):	B
ZONING:	BP PD (COMMERCIAL - NEC)
OCCUPANCY LOAD:	26 LOAD
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	(1)
TENANT SPACE:	(APPROX. 1,962 SF.)
FIRE SPRINKLERS:	YES, SEPARATE SUBMITTAL
MED GAS PLUMBING:	YES, SEPARATE SUBMITTAL
PARKING:	EXISTING; NO CHANGE IN USE

SHEET INDEX:

ARCHITECTURAL

A1.0	SITE PLAN / PROJECT DATA
A1.1	CA GREEN BLDG STANDARDS
A2	PROPOSED FLOOR PLAN / EXIT PLAN
A3	REFLECTED CEILING PLAN
A4	TYPICAL STANDARDS FOR DISABLED ACCESSIBILITY

MECHANICAL

M1	MECHANICAL PLAN
M2	MECHANICAL SPECS PLAN & DETAILS
T24	TITLE 24

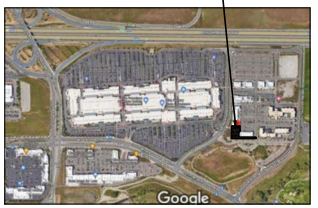
ELECTRICAL

E1	GENERAL NOTES / SCHEDULES
E2	LIGHTING PLAN
E3	POWER PLAN
E4	TITLE 24

PLUMBING

P1	PLUMBING PLAN
P2	AIR & VACUUM

VICINITY MAP



OLSON Construction, Inc.
Specializing in Medical/Dental Construction
DAVE OLSON, GENERAL CONTRACTOR
2387 West Sargent Road
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E-MAIL: DAVE@OLSONCONSTRUCTIONINC.COM
WEB: WWW.OLSONCONSTRUCTIONINC.COM

These drawings are property of Olson Construction Inc, and are not to be reproduced, changed, copied, or reused without the expressed written consent of Olson Construction Inc.

PROJECT ADDRESS:
DR. AARON RONDON
4527 LIVERMORE OUTLETS DR.
LIVERMORE, CA 94551

ENGINEER OF RECORD:

PEMBERTON ENGINEERING
312 WALNUT STREET,
WOODLAND, CA 95695
530-792-0511 PH
530-792-7109 FAX

7/24/24

BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION
SITE PLAN & PROJECT DATA

PROJECT	NO SCALE
DRAWN BY	

SHEETS:

A1.0

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY– CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGBSC 5.408)

RECYCLING OF MATERIALS SHALL CONFORM TO THE CONSTRUCTION AND DEMOLITION MATERIALS RECYCLING REQUIREMENTS OF THE CITY OF LIVERMORE MUNICIPAL CODE, SECTIONS 6–7–901 THROUGH 6–7–912.

TESTING AND ADJUSTING.

FOR BUILDINGS NOT EXCEEDING 10,000 SQUARE FEET, TESTING AND ADJUSTING ARE REQUIRED.

DESIGN

- HVAC SYSTEMS AND CONTROLS.
- HVAC BALANCING PER THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR APPROVED EQUAL.
- INDOOR AND OUTDOOR LIGHTING AND CONTROLS.
- WATER HEATING SYSTEMS.
- RENEWABLE ENERGY SYSTEMS.
- LANDSCAPE IRRIGATION SYSTEMS.
- WATER REUSE SYSTEMS.

FUNCTIONAL PERFORMANCE TESTING REPORT SCOPE AND CONTENT SHALL BE CONSISTENT WITH CALGREEN COMPLIANCE FORM "FUNCTIONAL PERFORMANCE TESTING" AVAILABLE IN THE GUIDE TO NONRESIDENTIAL COMMISSIONING AT WWW.BSC.CA.GOV/HOME/CALGREEN.ASPX, OR APPROVED EQUALS AND MAY INCORPORATE ACCEPTANCE FORMS REQUIRED UNDER THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

TABLE 5.303.2.3 (MODIFIED) FIXTURE FLOW RATES

FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT 20% REDUCTION
SHOWERHEADS	2.5 GPM @ 80 PSI	2 GPM @ 80 PSI
LAVATORY FAUCETS	0.5 GPM @ 60 PSI	0.4 GPM @ 60 PSI
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	1.8 GPM @ 60 PSI
WASH FOUNTAIN	2.2[RIM SPACE (IN.)/20 GPM @60 PSI]	1.8[RIM SPACE (IN.)/20 GPM @60 PSI
METERING FAUCET	0.2 GALLONS/CYCLE	0.2 GALLONS/CYCLE
METERING FAUCET FOR WASH FOUNTAINS	0.25[RIM SPACE (IN.)/20 GPM @60 PSI]	0.2[RIM SPACE (IN.)/20 GPM @60 PSI]
WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH*
URINAL	1.0 GALLONS/FLUSH	0.5 GALLONS/FLUSH

* INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH RATE OF 1.28 GALLONS OR LESS:
SINGLE FLUSH TOILETS––THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A 112.19.233.2. DUAL FLUSH TOILETS––THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASME A 112.19.2 AND ASME A 112.19.14.

NOTE: THE COMBINED FLOW OF MULTIPLE SHOWERHEADS SERVING A SINGLE SHOWER SHALL NOT EXCEED MAXIMUM ALLOWABLE FLOW RATE FOR A SINGLE FIXTURE SHOWER OR THE CONTROL VALVES SHALL BE ARRANGED TO ONLY ALLOW ONE SHOWER HEAD TO OPERATE AT A TIME.

ENVIRONMENTAL QUALITY

_(N/A)_FIREPLACES WOOD BURNING DEVICES INCLUDING FIREPLACES ARE NOT PERMITTED UNDER SQAQMD RULE 445. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT–VENT SEALED–COMBUSTION TYPE. (CGBSC 5.503)

MECHANICAL EQUIPMENT AND DUCT PROTECTION

TO REDUCE THE AMOUNT OF DUST AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGH THE CONSTRUCTION UNTIL FINAL START UP. (CGBSC 5.504.3)

FINISH MATERIAL POLLUTANT CONTROL

– ADHESIVES, SEALANTS AND CAULKS SHALL MEET THE APPLICABLE STANDARDS OF CGBSC 5.504.4.1 AND TABLES 5.504.4.1 AND 5.504.4.2 FOR VOC LIMITS AND CONTENT PROHIBITIONS.
– PAINTS AND COATINGS SHALL MEET THE APPLICABLE STANDARDS OF CGBSC 504.4.3 AND TABLE 5.504.4.3 FOR VOC LIMITS.
– AEROSOL PAINTS AND COATINGS SHALL MEET THE APPLICABLE STANDARDS OF CGBSC 5.504.4.3.1.

CARPET SYSTEMS SHALL MEET THE APPLICABLE STANDARDS OF CGBSC 5.504.4.4 INCLUDING CGBSC 5.504.4.4.1 FOR CARPET CUSHIONS AND CGBSC 5.504.4.4.2 FOR CARPET ADHESIVES.

RESILIENT FLOORING SHALL MEET THE APPLICABLE STANDARDS OF CGBSC 5.504.4.6.

COMPOSITE WOOD PRODUCTS SHALL MEET THE APPLICABLE STANDARDS OF CGBSC 5.504.4.5 AND TABLE 5.504.4.5.

WATER EFFICIENCY AND CONSERVATION (CGBSC 5.3)

SEPARATE METERS OR METERING DEVICES:

_(NO)_THIS PROJECT CONSISTS OF A SINGLE TENANT BUILDING WITH A DEDICATED METER.

____A SEPARATE METER OR METERING DEVICE IS PROVIDED FOR THE FOLLOWING SPACES:
(THIS PROPERTY HAS AND WILL UTILIZE THE EXISTING METER)
SEE PLAN SHEET___ FOR DETAILS AND SPECIFICATIONS DEFINING METERING DESIGN.
_[X]_SEPARATE METERS OR METERING DEVICES ARE NOT PROVIDED.

NOTES: (1) A SINGLE TENANT BUILDING WITHOUT A DEDICATED METER MUST BE SHOWN TO USE LESS THAN 1000 GALS/DAY VIA WORKSHEET WS–1 FOUND IN CHAPTER 8 OF THE CGBSC AND ANY NECESSARY ADDENDUM WORKSHEET TO REFLECT PROCESS WATER OR OTHER USES NOT REPRESENTED ON THE WORKSHEET. (2) FOR BUILDINGS HAVING A TOTAL FLOOR AREA GREATER THAN 50,000 SQUARE FEET, ALL ITS SPACES NOT HAVING A SEPARATE METER MUST BE SHOWN TO HAVE A PROJECTED CONSUMPTION OF LESS THAN 100 GALS/DAY VIA WORKSHEET WS–1 FOUND IN CHAPTER 8 OF THE CGBSC AND ANY NECESSARY ADDENDUM WORKSHEET TO REFLECT PROCESS WATER OR OTHER USES NOT REPRESENTED ON THE WORKSHEET.

INDOOR WATER USE(CGBSC 5.303)

INDOOR WATER USE SHALL BE REDUCED BY 20 PERCENT USING ONE OF THE FOLLOWING METHODS:

_X_WATER SAVING FIXTURES SHALL BE USED MEETING THE FLOW RATE OF THE "20% REDUCTION" COLUMN SPECIFIED IN TABLE 5.303.2.3, SEE BELOW, UNLESS ITEM 2 BELOW IS SELECTED AND AN APPROVED ALTERNATE FIXTURE TABLE IS INCLUDED IN THE PLANS AND CROSS–REFERENCED FROM THESE NOTES.

_X_A 20 PERCENT REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED VIA APPROVED CALCULATIONS PURSUANT TO CGBSC SECTION 5.303.2 ITEM 2. FOR ALTERNATE FIXTURE TABLE, SEE PLAN SHEET:__P1_ .

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7/24/24

BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION

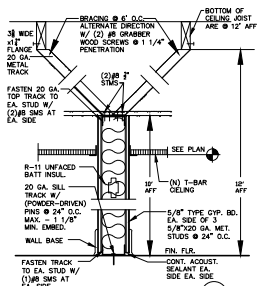
CALIFORNIA GREEN BUILDING STANDARDS

PROJECT	1/4 = 1'–0"
DRAWN BY	

SHEETS:

A1.1

ATTACHMENT 2

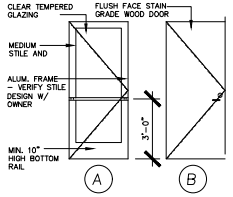


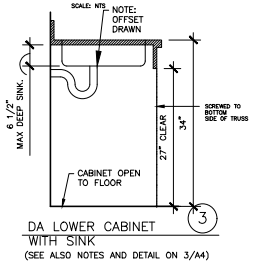
INTERIOR WALL (1)

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

HARDWARE NOTES:

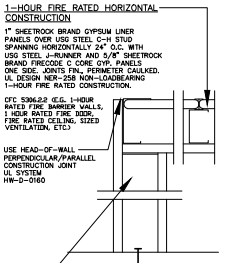
1.) ALL DOORS TO HAVE LEVER HARDWARE (SEE DETAIL 6/A4.0)





DA LOWER CABINET WITH SINK (3)

(SEE ALSO NOTES AND DETAIL ON 3/A4)



DETAIL-ONE HOUR RATED CLG. (4)

SCALE: NTS

9.3.7.5.2 NATURAL VENTILATION.

(AS PER NFPA-99 " National Fire Protection Association") 2012 Edition.

APPLIES TO EXISTING MEDICAL GAS CLOSET

9.3.7.5.2.1 NATURAL VENTILATION SHALL CONSIST OF TWO NONCLOSABLE LOUVERED OPENINGS, EACH HAVING AN AGGREGATE FREE OPENING AREA OF AT LEAST 155 CM2/35 L (24 IN2/1000 FT3) OF THE FLUID DESIGNED TO BE STORED IN THE SPACE AND IN NO CASE LESS THAN 465CM2 (72 IN2).

9.3.7.5.2.2 ONE OPENING SHALL BE LOCATED WITHIN 30 CM (1 FT) OF THE FLOOR, AND ONE SHALL BE LOCATED WITHIN 30 CM (1 FT) OF THE CEILING.

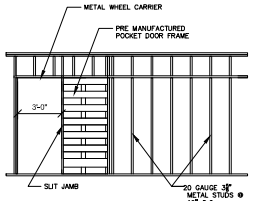
9.3.7.5.2.3 THE OPENINGS SHALL BE LOCATED TO ENSURE CROSS VENTILATION.

9.3.7.5.2.4 NATURAL VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE ATMOSPHERE WITHOUT DUCTWORK.

CFC 5306.2.1 (E.G. 1-HOUR RATED FIRE BARRIER WALLS, 1 HOUR RATED FIRE DOOR, FIRE RATED CEILING, SIZED VENTILATION, ETC.)

NATURAL VENTILATION (2)

SCALE: NTS



TYPICAL POCKET DOOR DETAIL (5)

SCALE: NTS

FIRE EXTINGUISHER

PROVIDE APPROVED FIRE EXTINGUISHER WITH CERTIFICATION TAG AS PER CODE. PROVIDE F.E. SIGN ABOVE EACH LOCATION -PROVIDE MIN (1) FIRE EXTINGUISHERS FOR THIS OFFICE

THE MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER SHALL NOT EXCEED 75'. THE MINIMUM RATING CLASSIFICATION FOR FIRE EXTINGUISHER SHALL NOT BE LESS THAN 2A-10B:C REF. CFC 1002.1

FIRE EXTINGUISHERS ARE REQUIRED AS INDICATED BELOW: ONE 2A10BC DRY CHEMICAL FIRE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SQ. FT. OF FLOOR AREA WITH THE TRAVEL DISTANCE NOT EXCEEDING 75 FEET OR A FLIGHT OF STAIRS. THE TOP OF THE FIRE EXTINGUISHER IS TO BE MOUNTED 3.5'-5' AFF. 2022 CFC, SECTION 906

ENTRANCE

ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES AS PER 2022 CBC-(IF APPLICABLE)

NOTE: MODIFY OR REPLACE ANY EXIT STOREFRONT DOORS TO COMPLY W/ 10/A-3 STOREFRONT DOOR ELEVATION & PER DEN. NOTE 8.A ON SHT. A-1

MIN. EXIT WIDTHS SCHEDULE

EXIT 1:

26 OCCUPANTS * .20
7.4"; SAY 8" MIN. WIDTH REQUIRED;
MIN. WIDTH PROVIDED=6'-0"

DRINKING FOUNTAINS

PER 2022 CPC SECTION 415.2 DRINKING FOUNTAIN ALTERNATIVES:
DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR FEWER. OCCUPANT LOAD OF 26 PER 2022 CPC, NO DRINKING FOUNTAIN REQUIRED.

SERVICE SINK ARCHITECTURAL OCCUPANCY LOAD

PER 2022 CBC TABLE 2902.1 EXCEPTION 'e' STATES THAT A SERVICE SINK SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR LESS. OCCUPANT LOAD OF 14 PER 2022 CPC, NO SERVICE SINK REQUIRED. FLOOR SINK STILL BEING PROVIDED IN MECHANICAL ROOM: SEE PLUMBING (150 SQ. FT. PER OCCUPANT) PLUMBING OCCUPANT CALCULATION

SINKS NOTED AS 'STAFF USE ONLY' ARE ONLY TO BE UTILIZED BY EMPLOYEES AND NOT PATIENTS, THESE ARE CONSIDERED WORKSTATIONS AND NOT REQUIRED TO BE ACCESSIBLE PER HB-203.9.

RESTROOM FLOORING NOTES

TOILET FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. THE PURPOSE OF THIS REQUIREMENT IS TO PROVIDE NONABSORBENT SURFACES THAT CAN BE MAINTAINED IN A SANITARY CONDITION. THE 6-INCH EXTENSION OF THE SURFACE UP THE SURROUNDING WALLS IS SO THAT THE WALL WILL NOT ABSORB MOISTURE DURING CLEANING AND, THUS, WILL BE LEFT IN A CLEAN CONDITION.

THE FOLLOWING MATERIALS AND INSTALLATIONS ARE ACCEPTABLE TO MEET THIS CODE REQUIREMENT:

1) TILE - TILE ALL FOUR WALLS 4'-0" ABOVE FINISH FLOOR

HANDICAP ACCESSIBILITY

(N) RESTROOM WALL FINISHES TO HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE. (WALLS WITHIN 24" OF THE WATER CLOSET SHALL HAVE THE FINISH APPLIED TO 48" MIN. ABOVE FINISH FLOOR

A MINIMUM OF 5% OF ALL DESK/ COUNTER SHALL BE HANDICAPPED ACCESSIBLE (MINIMUM WIDTH 3'). COUNTER HEIGHT 28"-34" AFF.

LEGEND

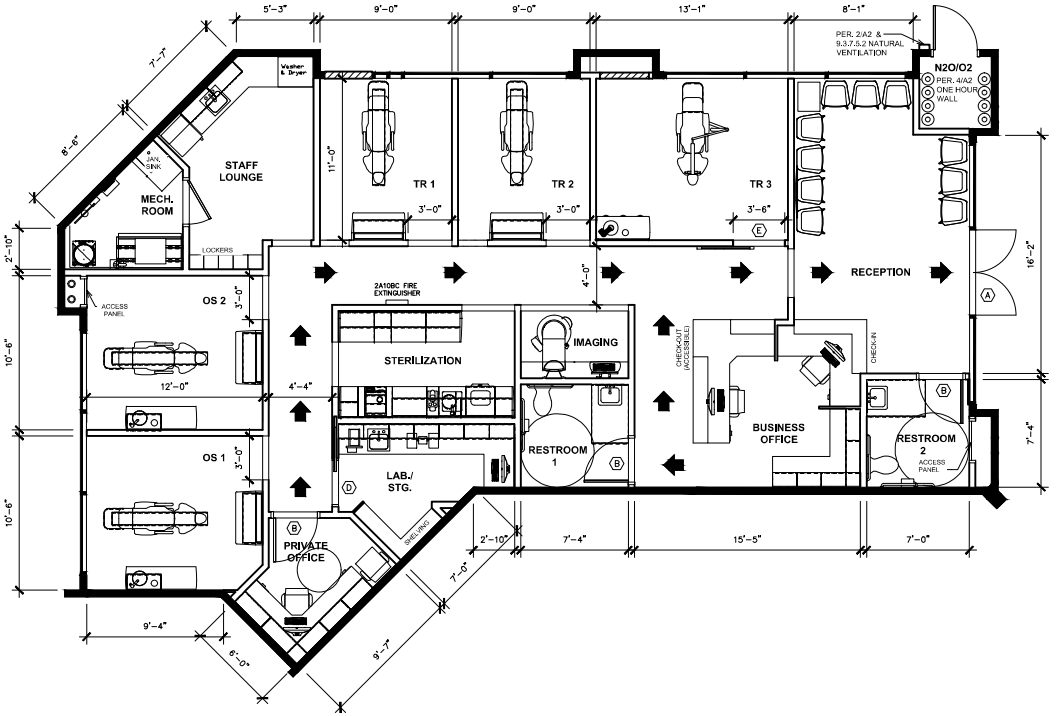
- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXIST. ALUM. STOREFRONT SYSTEM
- EXIT PATH OF TRAVEL

DOOR SCHEDULE

DOOR SYM	DOOR TYPE SYM	WIDTH	HT.	THK.	CORE	LABEL	HDWR GRP.	CLSR	REMARKS
(E) A	A	3'-0"	7'-0"	1 3/4"	GLASS	NONE		NO	
(N) B	B	3'-0"	7'-0"	1 3/4"	SOLID	NONE		NO	PRIVACY LATCH
(N) C	C	3'-0"	7'-0"	1 3/4"	SOLID	NONE		NO	
(N) D	D	3'-0"	7'-0"	1 3/4"	SOLID	NONE		NO	POCKET DOOR
(N) E	E	3'-0"	7'-0"	1 3/4"	SOLID	NONE		NO	SLIDING BARN STYLE DOOR

ARCHITECTURAL OCCUPANT LOAD

ROOM	OCCUPANCY/ FUNCTION OF SPACE	NET AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
TREATMENT 1	" "	99	150	2
TREATMENT 2	" "	99	150	2
TREATMENT 3	" "	144	150	2
OS 1	" "	125	150	2
OS 2	" "	125	150	2
STERI CENTER	NON-EDUCATIONAL	87	150	1
IMAGING	ASSEMBLY	34	150	1
LAB	EDUCATIONAL	77	100	1
PRIVATE OFFICE	BUSINESS	62	150	1
STAFF LOUNGE	REDUNDANT USE	116	150	0
MECHANICAL ROOM	ACCESSORY	51	150	.06
RECEPTION	ASSEMBLY	207	BASE ON SEAT COUNT	10
RESTROOM 1	ACCESSORY	51	REDUNDANT USE	0
RESTROOM 2	ACCESSORY	51	REDUNDANT USE	0
BUSINESS OFFICE	BUSINESS	132	100	1
STORAGE	ACCESSORY	64	300	.06
HALLWAYS & ISLES	REDUNDANT USE	259	300	1
			TOTAL OCCUPANT LOAD	26



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REGISTERED PROFESSIONAL ENGINEER MARK PEMBERTON S 4681 EXP. 06/30/25 STRUCTURAL STATE OF CALIFORNIA

7/24/24

BUILDING PERMIT NO.:
TBD

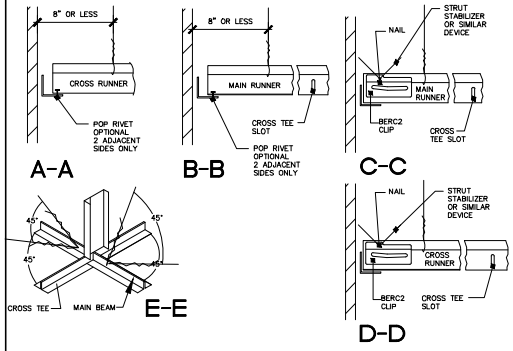
SHEET DESCRIPTION

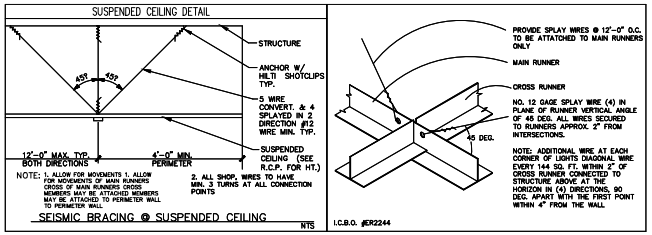
PROPOSED FLOOR PLAN / EXIT PLAN

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:

A2





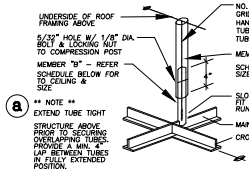
COMPRESSION POST SCHEDULE		
MAXIMUM LENGTH	MEMBER "A"	MEMBER "B"
5'- 2"	3/4" DIA. EMT	1/2" DIA. EMT
6'- 6"	1" DIA. EMT	3/4" DIA. EMT
8'- 6"	1 1/4" DIA. EMT	1" DIA. EMT

COMPRESSION POST
(where it applies)

NOT TO SCALE

NOTE:
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. THE EXIT SIGNS SHALL HAVE A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.



GENERAL REQUIREMENTS:

1. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
2. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 IN. ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND BE FREE TO SLIDE.
3. FOR CEILING AREAS EXCEEDING 1000 SQ. FT., HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED.
4. FOR CEILING AREAS EXCEEDING 2,000 SQ. FT., A SEISMIC SEPARATION JOINT OR A FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NO EXCEEDING 2,000 SQ. FT. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED.
5. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE 2 INCH OVERSIZED RING SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS.
6. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
7. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDANTLY OF THE CEILING.

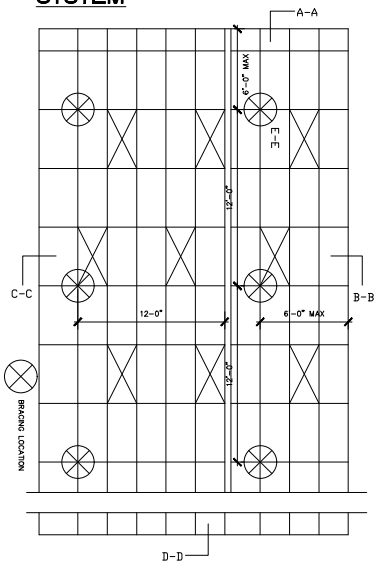
REFLECTED CEILING PLAN LEGEND

- NEW SUSPENDED ACOUSTICAL TILE CEILING SYSTEM W/ WHITE 15/16" GRID & WHITE 2'X2' LAY-IN PANELS AS SELECTED BY OWNER
- NEW LIGHT FIXTURES, SEE ALSO MECH/ELECT. PLANS
- GYP. BD. CEILING
- +X'-X" CEILING HT. DESIGNATION
- 65' LED TAPE UP-LIGHTING
- RECESSED ROUND HIGH EFFICACY LIGHT FIXTURE
- SCONCE LIGHT

LEGEND

- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXIST. ALUM. STOREFRONT SYSTEM

HEAVY DUTY SUSPENSION SYSTEM

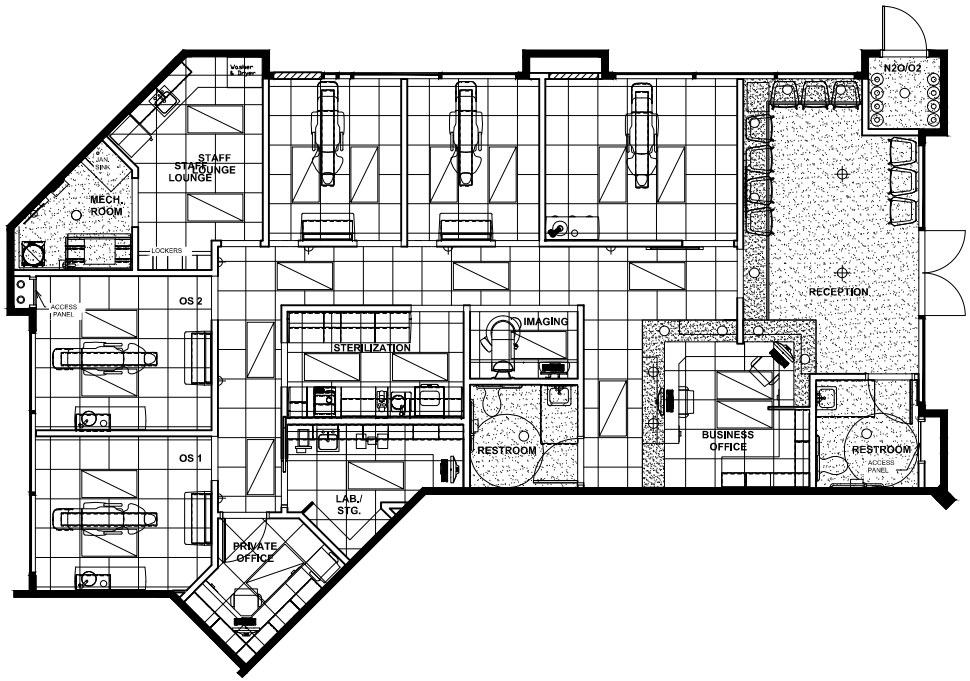


NOTE:
ALL SUSPENDED ACOUSTICAL CEILINGS AS PER SECTION 808 OF THE 2019 CBC. SUSPENDED CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH "ASTM C635", "ASTM C636" AND E580 FOR COMPRESSION STRUTS AND HEAVY DUTY GRIDS.

ASSEMBLY:
ALL SUSPENDED ACOUSTICAL CEILINGS IS DESIGNED AS "RESTRAINED" AND IS ASSEMBLED AT APPROXIMATELY 2 PSF.

ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES

ALL SUSPENDED DUCTWORK AND EQUIPMENT SHALL MAINTAIN A MIN. 6" CLEARANCE FROM ALL CEILING PLAY WIRES.



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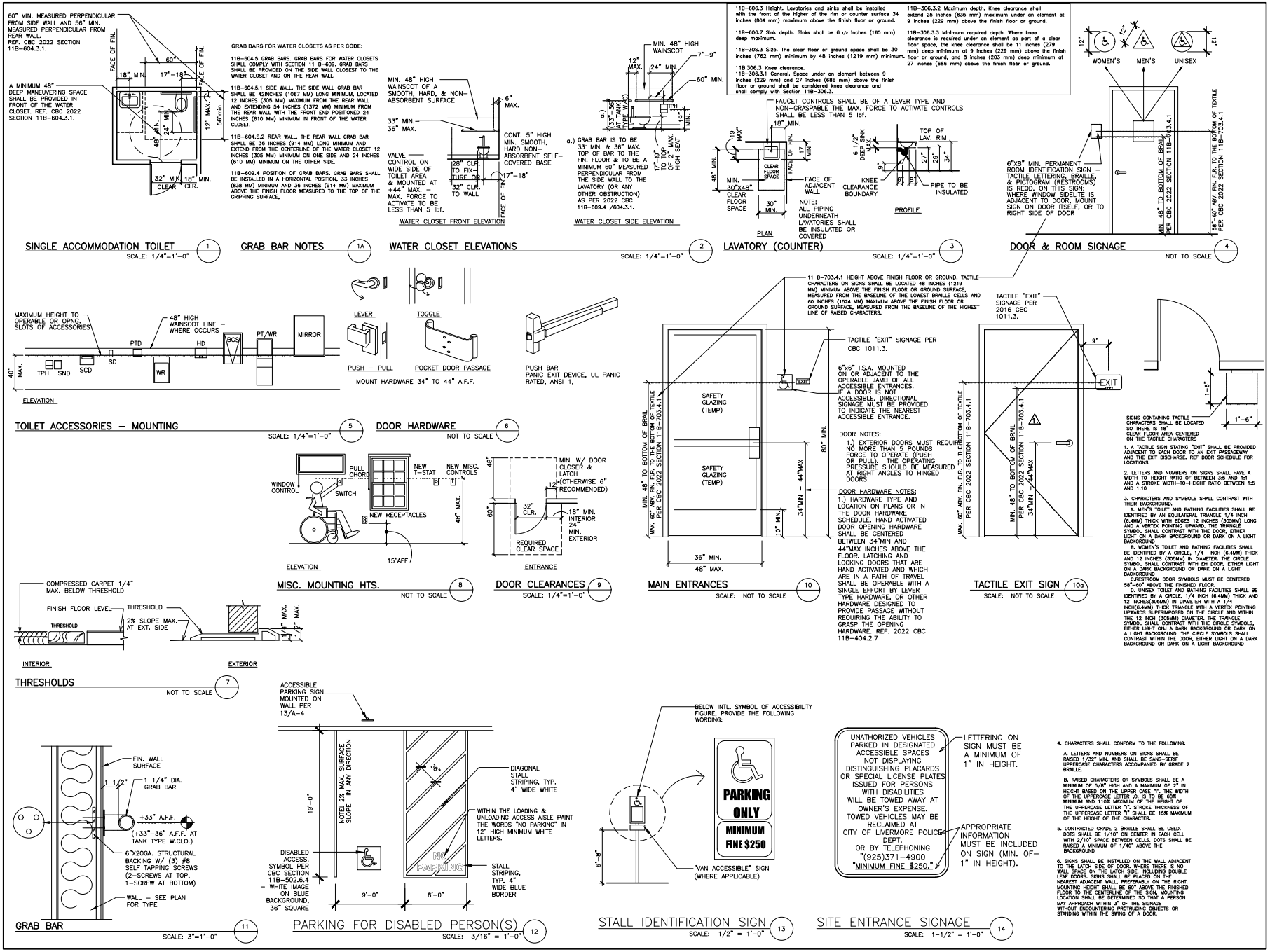
SHEET DESCRIPTION
REFLECTED CEILING PLAN

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:
A3



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BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION

Typical Standards for Disabled Accessibility

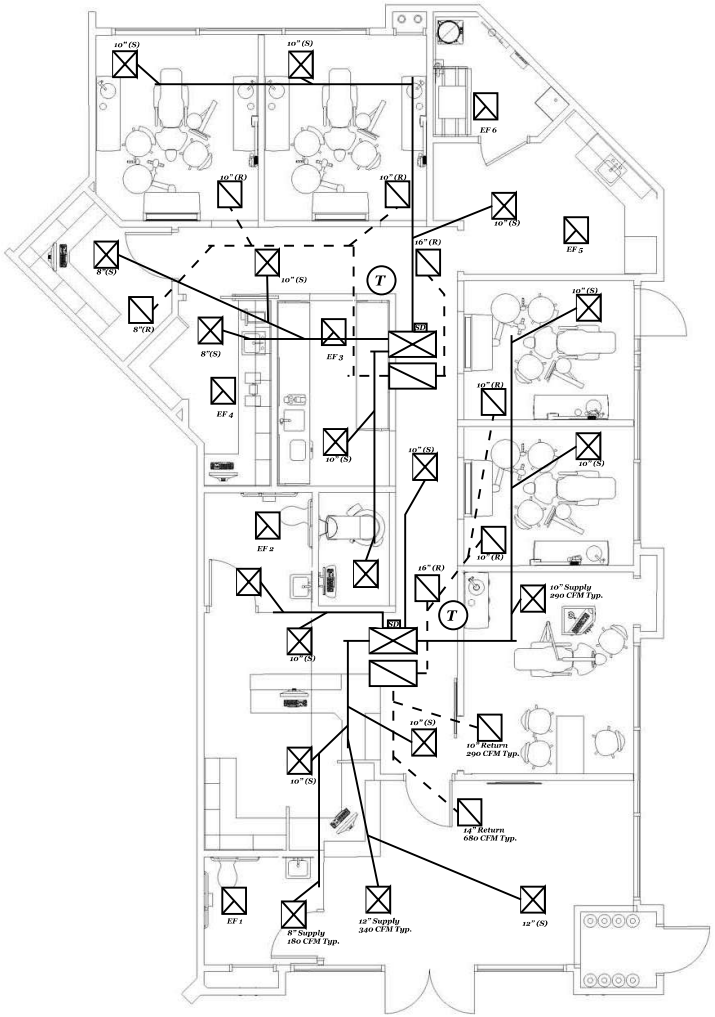
PROJECT	VARIED
DRAWN BY	

SHEETS:

A4

ATTACHMENT 2

ATTACHMENT 2



Notes

1. Drawings are diagrammatical. Note field conditions for exact locations.
2. Max 5' of flexible duct at termination to registers.
3. Exhaust terminations to be 10' from OA intake.
4. Hard ducting to be spiral pipe. Duct to be wrapped externally with insulation.
5. 24 ga strapping to be screwed to structure above.
6. T Bar diffusers to be attached to ceiling grid with 2 #10 screws.
7. Hard lid registers to be 3 way blow pattern.
8. T bar registers to be mod core face type, appliance white color.
9. Digital programmable thermostats to be installed at 48".
10. Exact thermostat locations to be determined on site.
11. All work to be done per Smacna guidelines and local codes.
12. Existing units to remain with no modifications.
13. All supply branch ducts to have manual balancing dampers.
14. Exhaust to be terminated at roof, combo exhaust ducts where possible to reduce roof penetrations.
15. Install duct smoke detectors in supply plenums and wire for unit shutdown.

Legend	
(S)	Supply
(R)	Return
RTU	Roof top unit
EF	Exhaust fan
CFM	Cubic feet per minute
T	Thermostat
(N)	New
Typ.	Typical
SD	Duct smoke Detector

Symbols Legend

- Supply
- Return
- Exhaust
- T - Thermostat
- Round Duct

Supply ducts - Solid lines
Return ducts - Dashed lines

*Drawings are not to scale

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Dr. Rondon

4527 Livermore Outlets Dr.
Livermore CA, 94551

Contractor:

Olson Construction

2387 W. Sargent Rd.
Lodi, CA. 95242
209-366-2486

Revisions

* Design Build Project *

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C-20 Contractor
CA Lic. #985335

Mechanical Plan

M 1.0

ATTACHMENT 2

ATTACHMENT 2

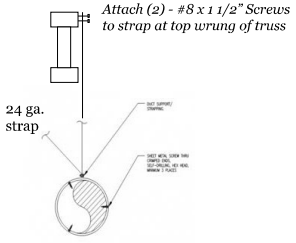
Equipment Schedule

Existing RTU-1,2 -
Model #
YSCO72H3RLA03K1B0A10000B00000C1000000000
Trane Brand, 6 Ton, Gas Heat , 80,000 BTU Input, R-410A Refrigerant, 208/230-3-60 Max Fuse Size - 50 Amp
Units to remain with no modifications, set Outside air to 150 CFM Each Per Title 24

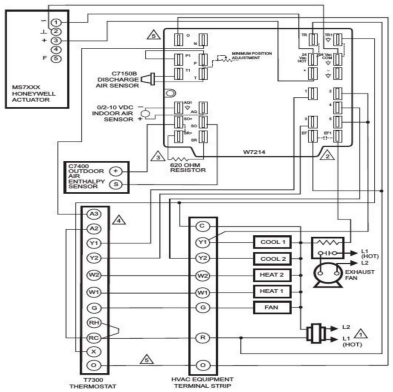
EF 1- 5 - New	***Broan L150***	*150 CFM , 115 V, ceiling mount, route to roof*

Typical Duct Detail

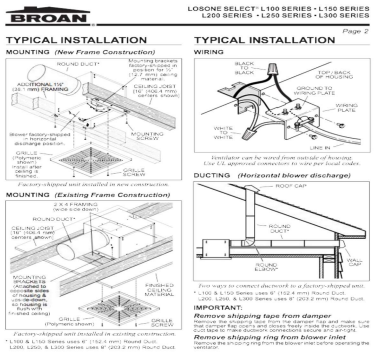
Detail 1.0 - Duct Support



Sample Control Diagram with Economizer

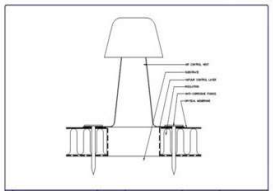


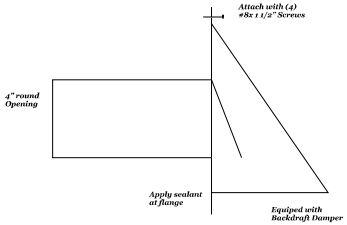
Exhaust Fan Detail



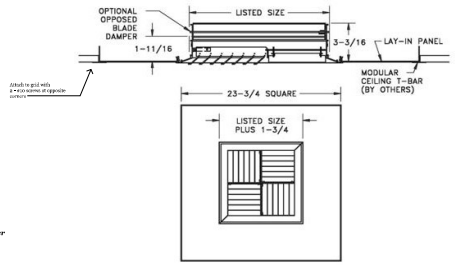
Dryer Vent Detail

Fan Termination detail

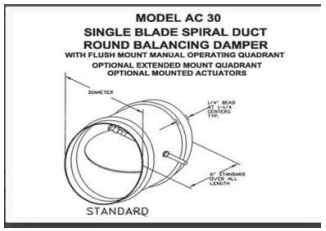




Diffuser Detail



Damper Detail



MANCUSO AIR SERVICES

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5806 Turtle Valley Dr.
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Project:

Dr. Rondon

4527 Livermore Outlets Dr.
Livermore CA, 94551

Contractor:

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209-366-2486

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Mechanical Plan

M 2.0

ATTACHMENT 2

ATTACHMENT 2

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Title 24 Compliance

T-24

DR. RONDON

4527 LIVERMORE OUTLETS DR.
LIVERMORE, CA

ELECTRICAL

GENERAL NOTES

1.	All work will comply with the 2022 California Electrical Code (CEC) and the 2022 California Energy Standards (CES).
2.	Wiring shall be copper with THHW, THW or THWN insulation, #12 minimum, EMT conduit or MC Cable. Conduit support spacing, 10'0" on center with supports within 3'0" of outlet boxes, conduit terminations, etc.
3.	Suspended electrical conduits and outlet boxes shall be supported using Caddy multi-function clips, #4Z348P, #4Z3412P or #4Z3416P (conduits) or #4Z34 (outlet boxes), per Art. 300-11 and 370-23 CEC.
4.	All lighting circuits will be controlled by occupancy sensors with local override controls.
5.	Clearly identify each circuit shown on the panel schedules per CEC 2022 408.4.
6.	All electrical boxes to meet CBC
7.	Arc-Flash Warning to be posted per 2022 CEC Section, Article 110.16.
8.	All electrical boxes shall comply with CBC, section 11B-308 for reach ranges.
9.	All means of egress and emergency lighting to have a minimum of 90-minute back-up power, per 2022 CBC Sec. 1008 & 1013.
10.	All motor circuits and overcurrent protection are to comply with manufacturer's nameplate rating and CEC 430.
11.	All switchboards and panelboards supplied by a feeder shall be marked to indicate the device or equipment where the power supply originates. Service equipment shall be legibly marked in the field with the maximum available fault current.
12.	All new service equipment is to be legibly marked or provided with a permanent plaque with the maximum available fault current. The marking shall be permanent and include the date the fault current calculation was performed, per CEC 110.24(A).
13.	All new switchboards must be seismic qualified and be marked as such by the manufacturer, per CEC 110.3 & 110.13.
14.	All new equipment shall be listed by a nationally recognized testing laboratory and properly labeled, per CEC 110.2.
15.	All electrical penetrations of fire rated walls shall comply with 19 CBC Section 714.4.1, if the penetration cannot comply with the exceptions, then submit a listed penetration fire stop system.
16.	All electrical penetrations of non-fire rated floor/roof/ceiling assemblies shall comply with 19 CBC Sections 714.6 thru 714.6.1. If the penetrations cannot comply with the exceptions, then submit a listed penetration fire stop system per CBC 714.5.1.2.
17.	All ground conductors in conduit to be #12 copper unless otherwise notated.
18.	Test all existing lighting, lighting controls and emergency lighting in the areas where the existing lighting is to remain. Repair all inoperable systems as necessary.
19.	Provide working clearance per CEC 110.26 for service panel, sub panels, motor disconnect switches, etc.
20.	EMT conduit with set screw fittings to be used in open ceiling areas. MC Cable is allowed in all concealed areas where applicable by code.

LIGHT FIXTURE SCHEDULE

TYPE	QTY	DESCRIPTION	MANUFACTURER	WATTS	VOLTS	MOUNTING	OUTPUT
F1	25	2X4 TROFFER	METALUX ENCOUNTER	40	120	RECESSED	LED
F2	13	6" DOWNLIGHT	HALO RL560 SERIES	15	120	RECESSED	LED
F3	6	WALL SCONCE	OWNER PROVIDED	15	120	SURFACE	LED
F4	2	PENDANT	OWNER PROVIDED	25	120	PENDANT	LED
F5	2	PENDANT	OWNER PROVIDED	25	120	PENDANT	LED
F6	2	VANITY	OWNER PROVIDED	20	120	SURFACE	LED
F7	25	LED TAPE	ALLOYLED PRIMALINE 3	3	120	SURFACE	LED
X	5	EXIT/EMERGENCY	SURE-LITE APC SERIES	1	120	SURFACE	LED
EE	2	EXTERIOR EMERGENCY	SURE-LITE SELW SERIES	1	120	SURFACE	LED

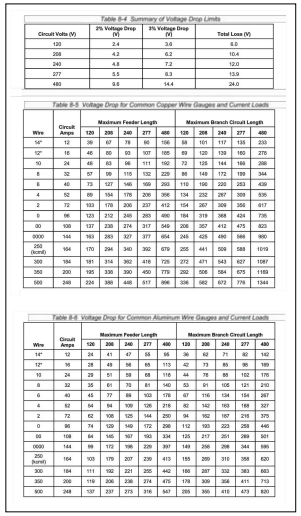


Table 8-4 Summary of Voltage Drop Limits

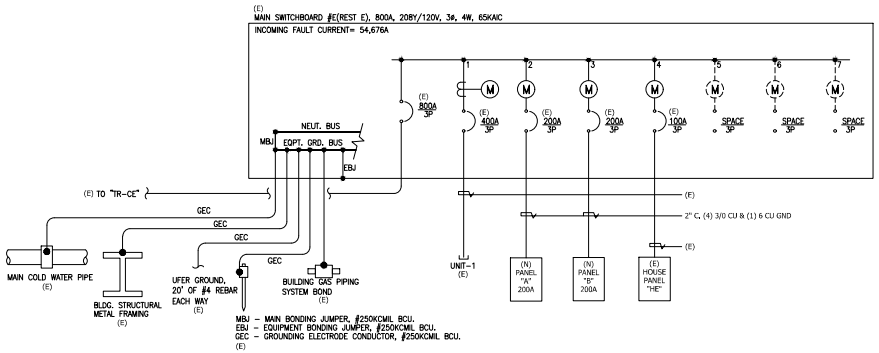
Circuit Volts (V)	2% Voltage Drop (V)	3% Voltage Drop (V)	Total Loss (V)
120	2.4	3.6	8.0
208	4.2	6.2	10.4
240	4.8	7.2	12.0
277	5.5	8.3	13.9
480	9.6	14.4	24.0

Table 8-5 Voltage Drop for Common Copper Wire Gauges and Current Loads

Wire	Circuit Amps	Maximum Feeder Length 120	208	240	277	480	Maximum Branch Circuit Length 120	208	240	277	480
14*	12	39	67	78	90	156	88	151	117	135	233
12*	16	46	80	93	107	185	69	120	138	160	276
10	24	48	83	96	111	192	72	125	144	166	288
8	32	57	99	115	132	229	86	149	172	199	344
6	40	73	127	146	169	293	110	190	220	253	439
4	52	89	154	178	206	356	134	232	267	309	535
2	72	103	178	206	237	412	154	267	309	356	617
1	96	123	212	245	283	490	184	319	368	424	735
00	108	137	238	274	317	549	206	357	412	475	823
0000	144	193	283	327	377	654	245	425	490	566	900
250 (kcmil)	164	170	294	340	392	679	255	441	509	588	1019
300	184	181	314	362	418	725	272	471	543	627	1087
350	200	195	338	390	450	779	292	506	584	675	1169
500	240	224	389	448	517	896	336	582	672	776	1344

Table 8-6 Voltage Drop for Common Aluminum Wire Gauges and Current Loads

Wire	Circuit Amps	Maximum Feeder Length 120	208	240	277	480	Maximum Branch Circuit Length 120	208	240	277	480
14*	12	24	41	47	55	95	36	62	71	82	142
12*	16	28	49	56	65	113	42	73	85	98	169
10	24	29	51	59	68	118	44	76	88	102	176
8	32	35	61	70	81	140	53	91	105	121	210
6	40	45	77	89	103	178	67	116	134	154	267
4	52	54	94	109	125	216	82	142	163	188	327
2	72	62	108	125	144	250	94	162	187	216	375
1	96	74	129	149	172	298	112	193	223	258	446
00	108	84	145	167	193	334	125	217	251	289	501
0000	144	99	172	198	229	397	149	258	298	344	595
250 (kcmil)	164	103	179	207	239	413	155	269	310	358	620
300	184	111	192	221	255	442	166	287	332	383	663
350	200	119	206	238	274	475	178	309	356	411	713
500	240	137	237	273	316	547	205	355	410	473	820



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OLSON Construction, Inc.
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RAMPART ENTERPRISES INC
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THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR RAMPART ENTERPRISES INC. FOR THEIR EXCLUSIVE USE IN ACCORDANCE WITH SECTION 6737A OF THE PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA.

PROJECT ADDRESS:

DR. Aaron Rondon
4527 Livermore Outlets Dr.
Livermore, CA 94551

ENGINEER OF RECORD:

PEMBERTON ENGINEERING
312 WALNUT STREET,
WOODLAND, CA 95695
530-792-0511 PH
530-792-7109 FAX

BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION

GENERAL NOTES / SCHEDULES

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:

E1

PANEL 'A'		200 AMPS					120/208 VOLTS		3 PHASE 4 WIRE
NEW PANEL (MATCH AIC)				MLO					RECESSED MOUNT
LOAD	KVA	CB	NO	S	N	NO	CB	KVA	LOAD
LIGHTING	0.4	20/1	1			2	50/3	4.6	AC UNIT #1
LIGHTING	1.0	20/1	3			4		4.6	
GAS WATER HEATER	0.1	20/1	5			6		4.6	
DRYER	1.8	30/2	7			8	50/3	4.6	AC UNIT #2
	1.8		9			10		4.6	
WASHER	0.4	20/1	11			12		4.6	
ALARMS	0.5	20/1	13			14	20/2	1.2	COMPRESSOR
SPACE	-	-	15			16		1.2	
SPACE	-	-	17			18	20/2	1.2	VACUUM
SPACE	-	-	19			20		1.2	
SPACE	-	-	21			22	-	-	SPACE
SPACE	-	-	23			24	-	-	SPACE
SPACE	-	-	25			26	-	-	SPACE
SPACE	-	-	27			28	-	-	SPACE
SPACE	-	-	29			30	-	-	SPACE
SPACE	-	-	31			32	-	-	SPACE
SPACE	-	-	33			34	-	-	SPACE
SPACE	-	-	35			36	-	-	SPACE
SPACE	-	-	37			38	-	-	SPACE
SPACE	-	-	39			40	-	-	SPACE
SPACE	-	-	41			42	-	-	SPACE
CONNECTED LOAD:	38.16	KVA							
25% LIGHTING	0.4	KVA							
25% LARGEST MTR.:	3.4	KVA							
	41.93	KVA	/.360		=	116	AMPS		

GROUNDING NOTES

1. PROVIDE A REDUNDENT INSULATED GROUNDING CONDUCTOR FOR ALL PANELS, CIRCUITS AND EQUIPMENT SUPPLYING ALL PATIENT CARE AREAS, CONNECTED TO THE GROUNDING TERMINALS OF ALL RECEPTACLES AND NON-CURRENT CARRYING CONDUCTIVE SURFACES LIKELY TO BECOME ENERGIZED AND SUBJECT TO PERSONAL CONTACT. ART. 517-13 (B), CEC.

PENDANT

WALL SCONCE

LED TAPE

2X4 TROFFER

DOWNLIGHT

EXIT/EMERGENCY

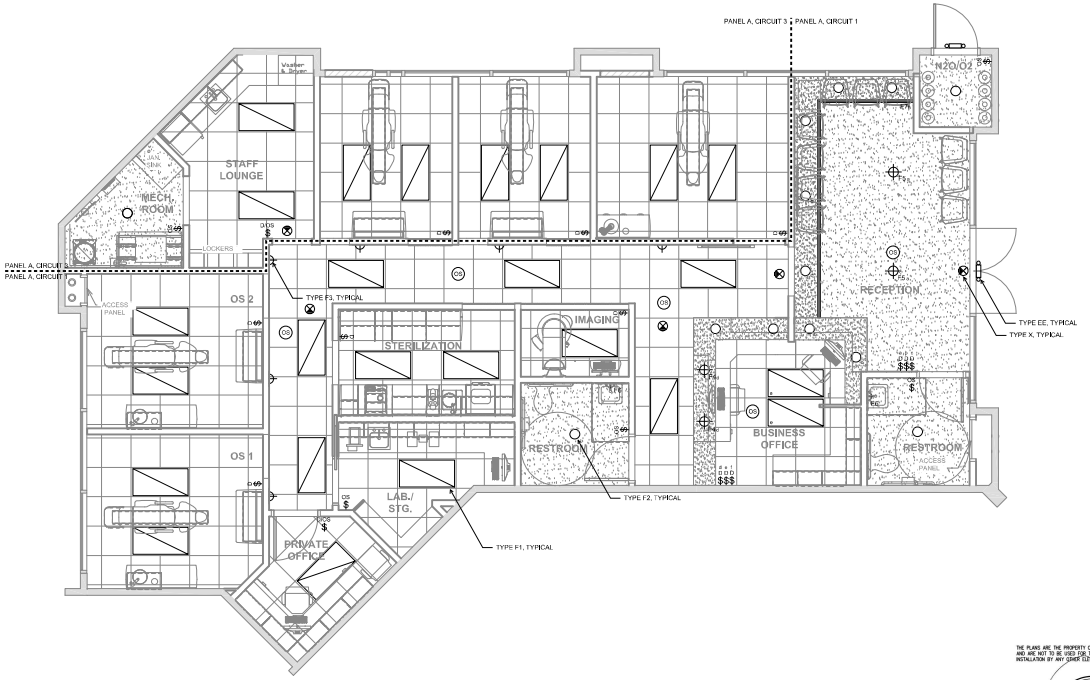
EMERGENCY FIXTURE

OCCUPANCY SENSOR - CEILING

WALL DIMMER

WALL DIMMER/OCCUPANCY SENSOR

OCCUPANCY SENSOR - WALL



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PROJECT ADDRESS:

DR. Aaron Rondon
4527 Livermore Outlets Dr.
Livermore, CA 94551

ENGINEER OF RECORD:

PEMBERTON ENGINEERING
312 WALNUT STREET,
WOODLAND, CA 95695
530-792-0511 PH
530-792-7109 FAX

BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION

LIGHTING PLAN

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:

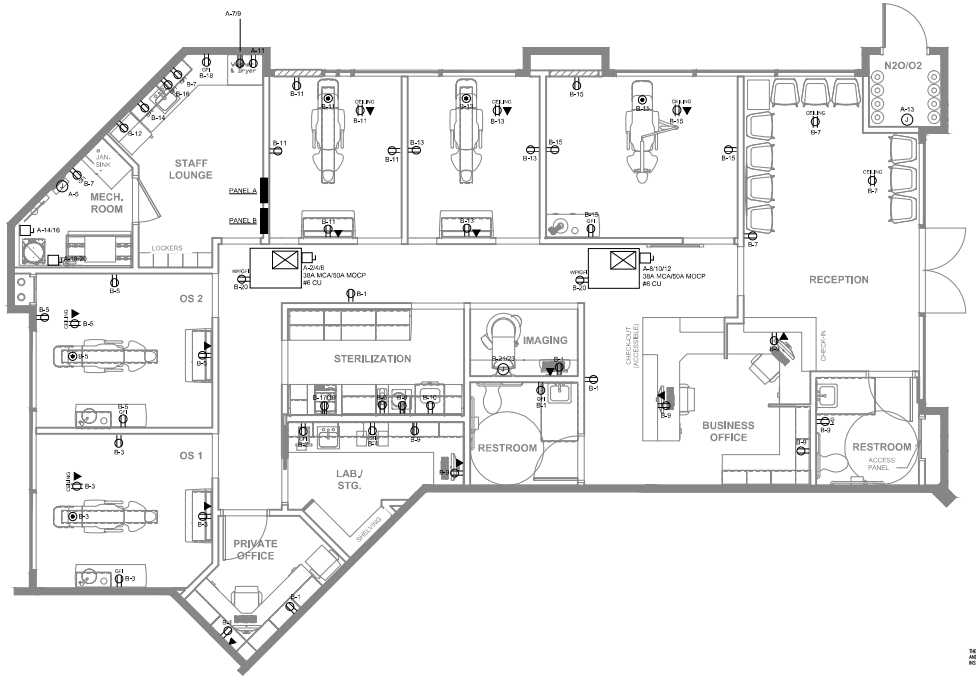
E2

PANEL 'B'		200 AMPS				120/208 VOLTS		3 PHASE 4 WIRE
NEW PANEL (MATCH AIC)			MLO					RECESSED MOUNT
LOAD	KVA	CB	NO	S	N	NO	CB	KVA	LOAD
RECEPTACLES	1.1	20/1	1			2	20/1	1.0	DENTAL EQUIPMENT
RECEPTACLES	1.1	20/1	3			4	20/1	1.0	DENTAL EQUIPMENT
RECEPTACLES	1.1	20/1	5			6	20/1	1.0	DENTAL EQUIPMENT
RECEPTACLES	1.1	20/1	7			8	20/1	1.0	DENTAL EQUIPMENT
RECEPTACLES	1.1	20/1	9			10	20/1	1.0	DENTAL EQUIPMENT
RECEPTACLES	1.1	20/1	11			12	20/1	0.8	REFRIGERATOR
RECEPTACLES	1.1	20/1	13			14	20/1	1.1	MICROWAVE
RECEPTACLES	1.1	20/1	15			16	20/1	1.2	GARBAGE DISPOSAL
DENTAL EQUIPMENT	1.0	20/2	17			18	20/1	1.2	COFFEE
	1.0		19			20	20.0	0.4	SERVICE RECEPTACLES
PANO	1.0	20/2	21			22	-	-	SPACE
	1.0		23			24	-	-	SPACE
SPACE	-	-	25			26	-	-	SPACE
SPACE	-	-	27			28	-	-	SPACE
SPACE	-	-	29			30	-	-	SPACE
SPACE	-	-	31			32	-	-	SPACE
SPACE	-	-	33			34	-	-	SPACE
SPACE	-	-	35			36	-	-	SPACE
SPACE	-	-	37			38	-	-	SPACE
SPACE	-	-	39			40	-	-	SPACE
SPACE	-	-	41			42	-	-	SPACE
CONNECTED LOAD:	22.3	KVA							
25% LIGHTING	0.0	KVA							
25% LARGEST MTR.:	0.0	KVA							
	22.3	KVA	/.360		=	61	AMPS		

GROUNDING NOTES

1. PROVIDE A REDUNDENT INSULATED GROUNDING CONDUCTOR FOR ALL PANELS, CIRCUITS AND EQUIPMENT SUPPLYING ALL PATIENT CARE AREAS, CONNECTED TO THE GROUNDING TERMINALS OF ALL RECEPTACLES AND NON-CURRENT CARRYING CONDUCTIVE SURFACES LIKELY TO BECOME ENERGIZED AND SUBJECT TO PERSONAL CONTACT. ART. 517-13 (B), CEC.

- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- GFI RECEPTACLE
- WP RECEPTACLE
- LOW VOLTAGE CHASE
- SERVICE DISCONNECT
- JUNCTION BOX



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WOODLAND, CA 95695
530-792-0511 PH
530-792-7109 FAX

BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION

POWER PLAN

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:

E3

ATTACHMENT 2

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	Dr. Rondo	Report Page:	[Page 1 of 7]
Project Address:		Date Prepared:	2024-07-12T09:08:11-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Livermore	04	Total Conditioned Floor Area (ft²)	1,851
02	Climate Zone	12	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1
▸ Healthcare Facility					

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System	N/A	0	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
☒ Altered Lighting System	Area Category Method	1,851	N/A	0
Total Area of Work (ft²)	1,851			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Dr. Rondo	Report Page:	[Page 2 of 7]
		Date Prepared:	2024-07-12T09:08:11-04:00

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(b) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04	05		06	07	08		09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2iii / 170.2(e)4Aiv (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	Total Allowed (Watts)		Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)3 / 170.2(e)3B (-)	Total Adjusted (Watts) *Includes Adjustments		05 must be >= 08 140.6 / 170.2(e)
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		1,128.65			1,128.65	≥	1,500		1500	=	COMPLIES
Unconditioned						≥				=	
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unalterable comments because of selections made or data entered in tables throughout the form.

Selections made in Certificates of Acceptance Table have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

[NRCA-LTI-04-A Explanation] LESS THAN 4,000 SF

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Dr. Rondo	Report Page:	[Page 3 of 7]
		Date Prepared:	2024-07-12T09:08:11-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track/ Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F1	2X4 TROFFER	No	NA	40	MFI: Spec	25	No	1,000	☐	☐
F2	6" DOWNLIGHT	No	NA	15	MFI: Spec	13	No	195	☐	☐
F3	WALL SCONCE	No	NA	15	MFI: Spec	6	No	90	☐	☐
F4/F5	PENDANT	No	NA	25	MFI: Spec	4	No	100	☐	☐
F6	VANITY	No	NA	20	MFI: Spec	2	No	40	☐	☐
F7	LED TAPE	No	NA	3	MFI: Spec	25	No	75	☐	☐
Total Designed Watts: CONDITIONED SPACES								1,500		

[1] FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2Di is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

[2] Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Dr. Rondo	Report Page:	[Page 4 of 7]
		Date Prepared:	2024-07-12T09:08:11-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)1C	Field Inspector	
		Pass	Fail
NA - 4,000W subject to multilevel	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)1A	Multi-Level Controls 130.1(b) 160.5(b)1B	Shut-Off Controls 130.1(c) / 160.5(b)1C	Primary Sky lit Daylighting 130.1(d) / 160.5(b)1C	Secondary Daylighting 130.1(d) / 160.5(b)1C	Interlocked Systems 140.6(a)1 / 170.2(e)2A	Field Inspector	
								Pass	Fail
DENTAL OFFICE	Hospital - Exam/Treatment	Auth. Personnel	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐

13
Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
DENTAL OFFICE	Hospital - Exam/Treatment	1.15	1,851	2,128.65	No	No

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Dr. Rondo	Report Page:	[Page 5 of 7]
		Date Prepared:	2024-07-12T09:08:11-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

TOTALS:	1,851	2,128.65	See Tables J, or P for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Dr. Rondo	Report Page:	[Page 6 of 7]
		Date Prepared:	2024-07-12T09:08:11-04:00

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and are with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	DENTAL OFFICE

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Dr. Rondo	Report Page:	[Page 7 of 7]
Project Address:		Date Prepared:	2024-07-12T09:08:11-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
cain dwyer	cain dwyer
Company:	Signature Date:
Rampart Enterprises, Inc.	7/12/24
Address: 9276 BEATTY DR.	CEA / HERS Certificate Identification (if applicable):
City/State/Zip: SACRAMENTO,CA 95826	Phone: 916.361.1990

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California.

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Responsible Designer Signature:
cain dwyer	cain dwyer
Company:	Date Signed:
Rampart Enterprises, Inc.	7/12/24
Address: 9276 BEATTY DR.	License: 699888
City/State/Zip: SACRAMENTO,CA 95826	Phone: 916.361.1990

THE PLANS ARE THE PROPERTY OF RAMPART ENTERPRISES INC. AND ARE NOT TO BE USED FOR THE PURPOSE OF BIDDING OR INSTALLATION BY ANY OTHER ELECTRICAL CONTRACTOR.

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916.361.1990
WWW.INFO@RAMPARTENTERPRISES.NET

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR RAMPART ENTERPRISES INC. FOR THEIR EXCLUSIVE USE IN ACCORDANCE WITH SECTION 6734 OF THE PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA.

PROJECT ADDRESS:

DR. Aaron Rondon
4527 Livermore Outlets Dr.
Livermore, CA 94551

ENGINEER OF RECORD:

PEMBERTON ENGINEERING
312 WALNUT STREET,
WOODLAND, CA 95695
530-792-0511 PH
530-792-7109 FAX

BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION

TITLE 24

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:

E4

ATTACHMENT 2

NOTE:
- ALL PUBLIC RESTROOMS SHALL HAVE TEMPERATURE CONTROL VALVES AT SINK LOCATIONS
- PLUMBING TOILET FIXTURES SHALL BE OF HIGH EFFICIENCY, ULTRA LOW CONSUMPTION 1.28 GPF (4.8 LPF) UTILIZING 20% LESS WATER & MEET EPA WATER SENSE CRITERIA. FAUCETS SHALL MEET 0.5 - 1.5 GPM.
- WATER HEATER TO BE INSTALLED ON HOLD-RITE MH6L WITH DRAIN TO DISCHARGE TO MOP SINK BELOW. SEISMIC STRAPS PER CODE.

THERMAL-X-PANSION TANK

30 Gallon ELECTRIC WH 240 V

P.O.C.

(E) 2½" H_2O

HOT & COLD WATER ISOMETRICS N.T.S.

FD-1 WITH TRAP PRIMER

WASTE ISOMETRICS N.T.S.

PLUMBING FIXTURE SCHEDULE

TOILET (Floor mounted)	Cadet ADA 2998.012 American Standard 1.28GPF Elongated	Open front less cover toilet seat in white
LAVATORY	Lucerne 20x18 0356.041 wall hung lavatory in white.	Colony Soft 2175.504 single control lever handle faucet in chrome. Less pop-up/rod
KITCHEN	Stainless steel 2521 single bowl, Elkay sink 6" Deep. Badger garbage disposal unit with cord.	Colony 4175.200 Kitchen faucet single lever control 8" centerset in Chrome.
LAB	15x15 Stainless steel sink , Elkay or Equal 3" drain strainer	Faucet 7500.170 4" centerset with Wrist Blade handles in chrome
WATER HEATER	Model #ER20STR MOR-FLO/AMERICAN 20 GALLON at Electric	Single phase ,Smitty Pan,seizmic straps. Amtrol 1 gallon Expansion Tank
FLOOR DRAIN	Zurn Z-415 8. 5"Nickle Top Strainer (Round)	½" Trap Primer connection ,Wall Access Panel PPP-2
FLOOR SINK	12X12X6 Commercial Enamal White Porcelain Sink	
DENTAL SINK	Supplied by others.	Manufactured by ADEC

SCHEDULES

PLUMBING FIXTURE CONNECTION

DESCRIPTION	WASTE	VENT	COLD WATER	HOT WATER	SPECIFICATION/REMARKS
WATER CLOSET	—	3"	—	—	FLOOR MOUNTED TYPE 1.28 GPF (W/F)
WATER CLOSET	—	3"	—	—	HANDICAPPED, FLOOR MOUNTED TYPE 1.28 GPF
URINAL	2"	1-1/2"	¾"	—	HANDICAPPED (W/A)
DRINKING FOUNTAIN	1½"	1-1/2"	½"	—	SEAL LOOP, FOR HANDICAPPED (W/A)
LAVATORY	1½"	1-1/2"	½"	½"	
LAVATORY	1½"	1-1/2"	½"	½"	Sloan Optima LAV-451-A-ADA-0.5 WS-1.0
JANITOR SINK	3"	2"	¾"	¾"	
MOP SINK	3"	2"	¾"	¾"	FLUSHOMETER 3/4"HIGH
LAB SINK	2"	1½"	½"	½"	(W/A)
KITCHEN SINK	2"	1½"	½"	½"	SEE SCHEDULE NOTE
DENTAL SINK	1½"	1½"	½"	½"	TBF BY OTHERS
DENTAL SINK	1½"	1½"	½"	½"	DENTAL SINK SUPPLIED BY OTHERS
LAB SINK	2"	1½"	½"	½"	HOT& COLD SUPPLY (W/A)
FD	3"	1½"	½"	½"	SINK - SUPPLIED BY OTHERS (W/A)
FLOOR SINK	3"	1½"	½"	½"	SEMI-ROUND COMMERCIAL ENAMAL PORCELAIN SINK

WATER DEMAND

FIXTURE	NO.	WFU EA	TOTALS
SERV. SINK	1	3.0	3.0
LAB SINK	1	3.0	3.0
Refrig.	1	1.0	1.0
LAVATORY	2	1.5	3.0
SERVICE SINK	1	3.0	3.0
KITCHEN SINK	1	3.0	3.0
DENTAL SINK	5	1.0	5.0
Mold Trimmer	1	1.0	1.0
TRAP Primer	1	1.0	1.0
WC FLUSH TANK	2	3.0	6.0
CLOTHESWASHER	1	4.0	4.0
TOTAL WATER FIXTURE UNITS			32.0

DESIGN: 40 GPM @ 35 PSI 4PSI/LOSS/100'
WATER SERVICE SIZE 2" METER SIZE 2 REFER TO CIVIL DRAWINGS. BUILDING MAIN 2"
DEVELOPED LENGTH = 67' Feet/60'/drive/1%/Supply

PIPE SIZING CHART

PIPE SIZE	ALLOWABLE FIXTURE UNITS	PSI/FT
½"	F.U.	5
¾"	F.U.	16
1"	F.U.	31
1¼"	F.U.	68
1½"	F.U.	129
2"	F.U.	327
2½"	F.U.	418

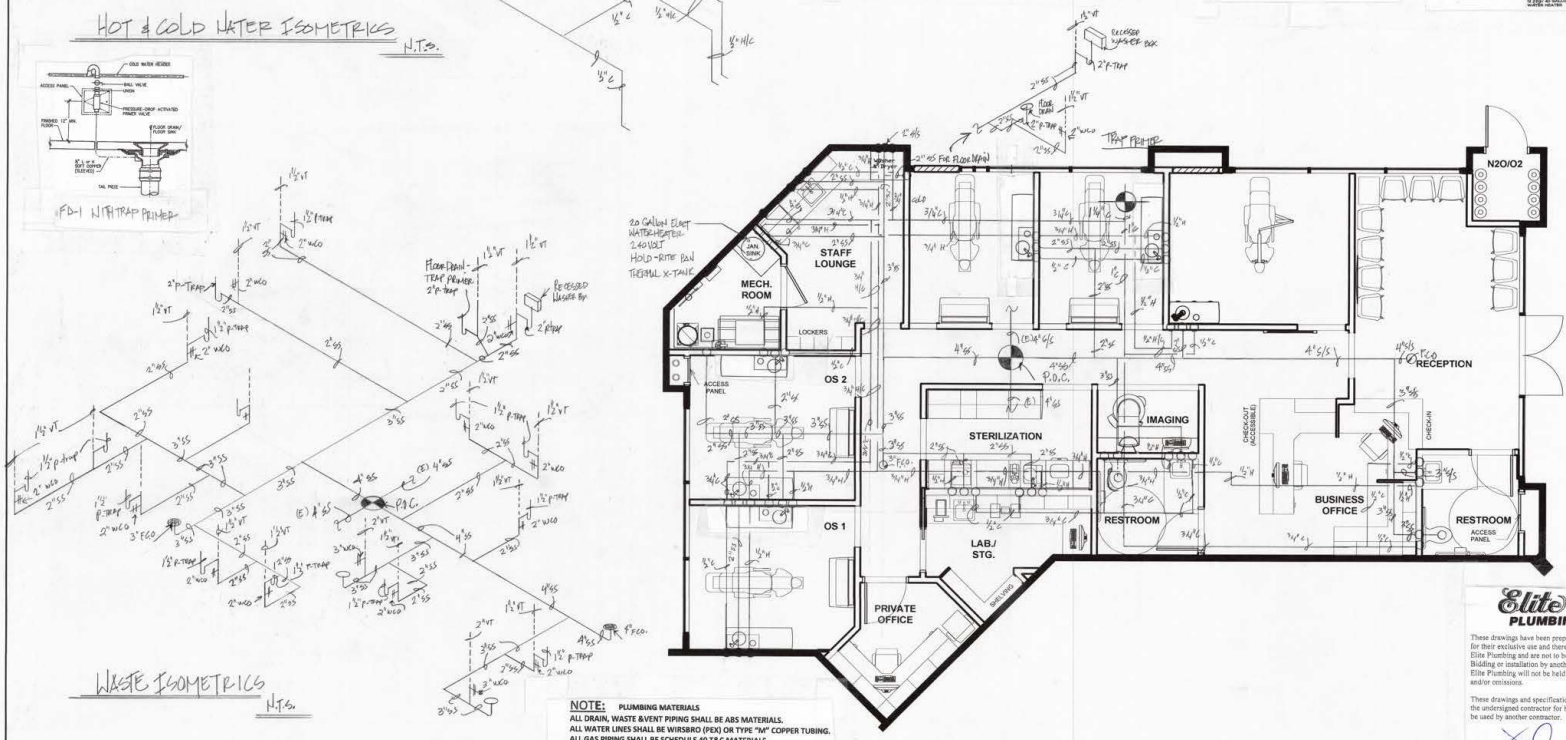
PRODUCT SPECIFICATION DRAWING
QUICK STAND™ 440-WMP-HM
Wall Mounted Equipment Platform

The Wall Mounted Equipment Platform is engineered to support water heaters up to 20 U.S. gallons (or other equipment up to 370 pounds total weight) mounted to a wall. This item also serves as a drain pan. See installation instructions for detail.

Product Information:

HOLD-RITE

TEMPERATURE & PRESSURE RELIEF VALVE
TERMINATE DISCHARGE TAP LINE TO EXTERIOR 6-24" ABV OR NEAREST MOP SINK
SECURE WH TO WALL W/BRIDGEWIRE STRAPS AS PER CODE AT 3/3 WH HEIGHT
HOT WATER LINE
COLD WATER LINE
THERMAL X PANSION TANK
DRAIN FOR SAFETY PAN TO NEAREST MOP SINK OR EXTERIOR STANDARD WINDOW
GALVANIZED SAFETY PAN
20 GALLON ELECTRIC WATER HEATER



NOTE: PLUMBING MATERIALS
ALL DRAIN, WASTE &VENT PIPING SHALL BE ABS MATERIALS.
ALL WATER LINES SHALL BE WIRSBRO (PEX) OR TYPE "M" COPPER TUBING.
ALL GAS PIPING SHALL BE SCHEDULE 40 T&C MATERIALS.
ALL VACUUM LINES SHALL BE PVC SCHULE 40 CLASS.
ALL PIPING COPPER WATER LINES BELOW GRADE SHALL BE TYPE "L"

Elite PLUMBING

These drawings have been prepared by Elite Plumbing for their exclusive use and therefore are the property of Elite Plumbing and are not to be used for the purpose of Bidding or installation by another Plumbing Contractor. Elite Plumbing will not be held responsible for any errors and/or omissions.

These drawings and specifications have been prepared by the undersigned contractor for his exclusive use and shall not be used by another contractor.

Elite Plumbing License # 1034803

OLSON Construction, Inc.
Specializing in Medical/Dental Construction
DAVE OLSON, GENERAL CONTRACTOR
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530-792-0511 PH
530-792-7109 FAX

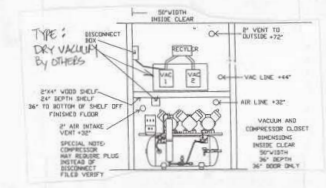
BUILDING PERMIT NO.:
TBD

SHEET DESCRIPTION
PLUMBING PLAN

PROJECT 1/4 = 1'-0"
DRAWN BY

SHEETS:
P1

ATTACHMENT 2



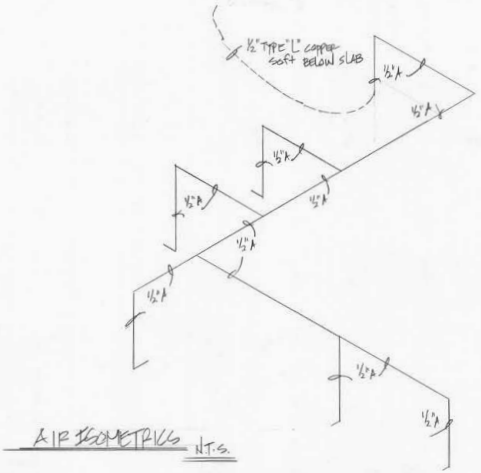
CODE REFERENCES INCLUDE:

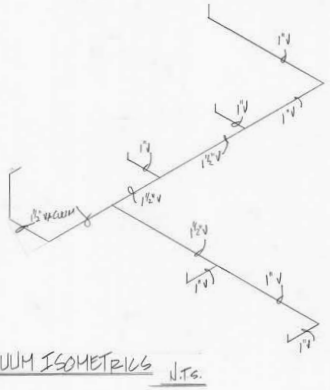
2013 CBC	2013 CALIFORNIA FIRE CODE
2013 CMC	2013 CALIFORNIA ENERGY CODE
2013 CPC	
2013 CEC	

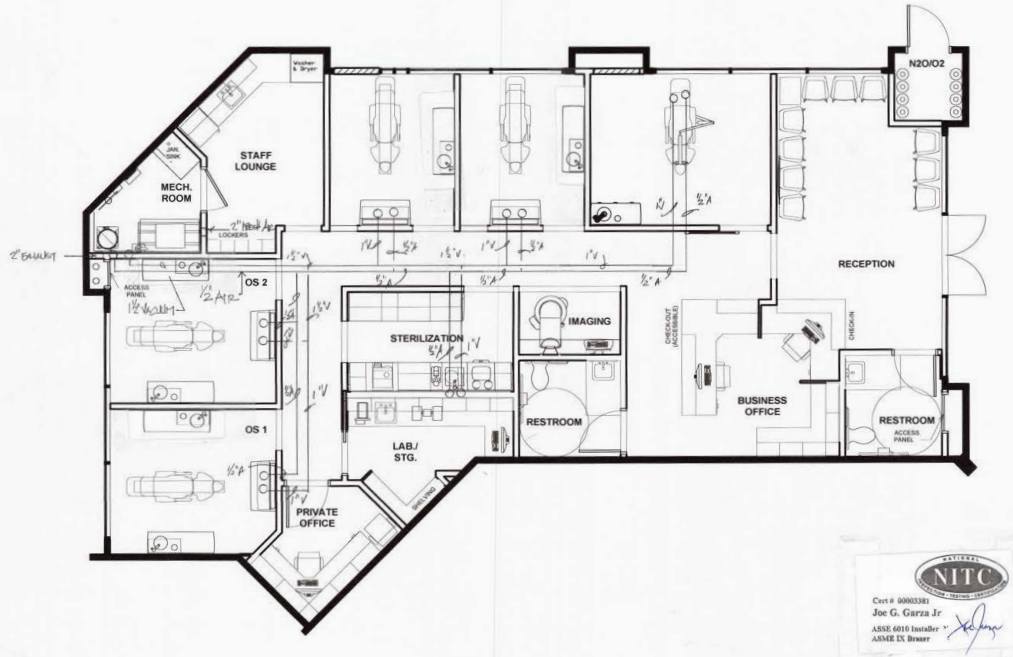
NOTE:

ALL VACUUM PIPING SHALL BE SCHEDULE 40 PVC
ALL AIR LINES IN WALL TYPE "M" HARD COPPER
ALL COMPRESSOR & VACUUM PUMPS SHALL BE LOCATED SEPARATELY FROM MEDICAL GAS
MEDICAL GAS IS NOT COVERED ON THIS PERMIT
ALL PVC VACUUM 90'S SHALL BE LONG SWEEPS
AIR MAIN SHALL BE ½" STUBS FROM COMPRESSOR
½" STUBS TO EACH DROP IN WALL
MAIN VACUUM BRANCH SHALL BE 1 ½" MINIMUM WITH 1" TO EACH STUB

ALL VACUUM PIPING SHALL HAVE ¼" PER FOOT SLOPE (2%)
ALL SECTION IN LEVEL 3 GAS PIPING SYSTEMS AND COPPER LINE SHALL BE PRESSURE TESTED USING OIL-FREE DRY NITROGEN (NF) POSITIVE PRESSURE GAS PIPING AT (150 PSI)
PVC LEVEL 3 VACUUM PIPING AT (15 PSI)







NITC
Cert # 90003381
Joe G. Garza Jr
ASSE 6010 Installer
ASME IX Brazer

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530-792-7109 FAX

BUILDING PERMIT NO.:
TBD

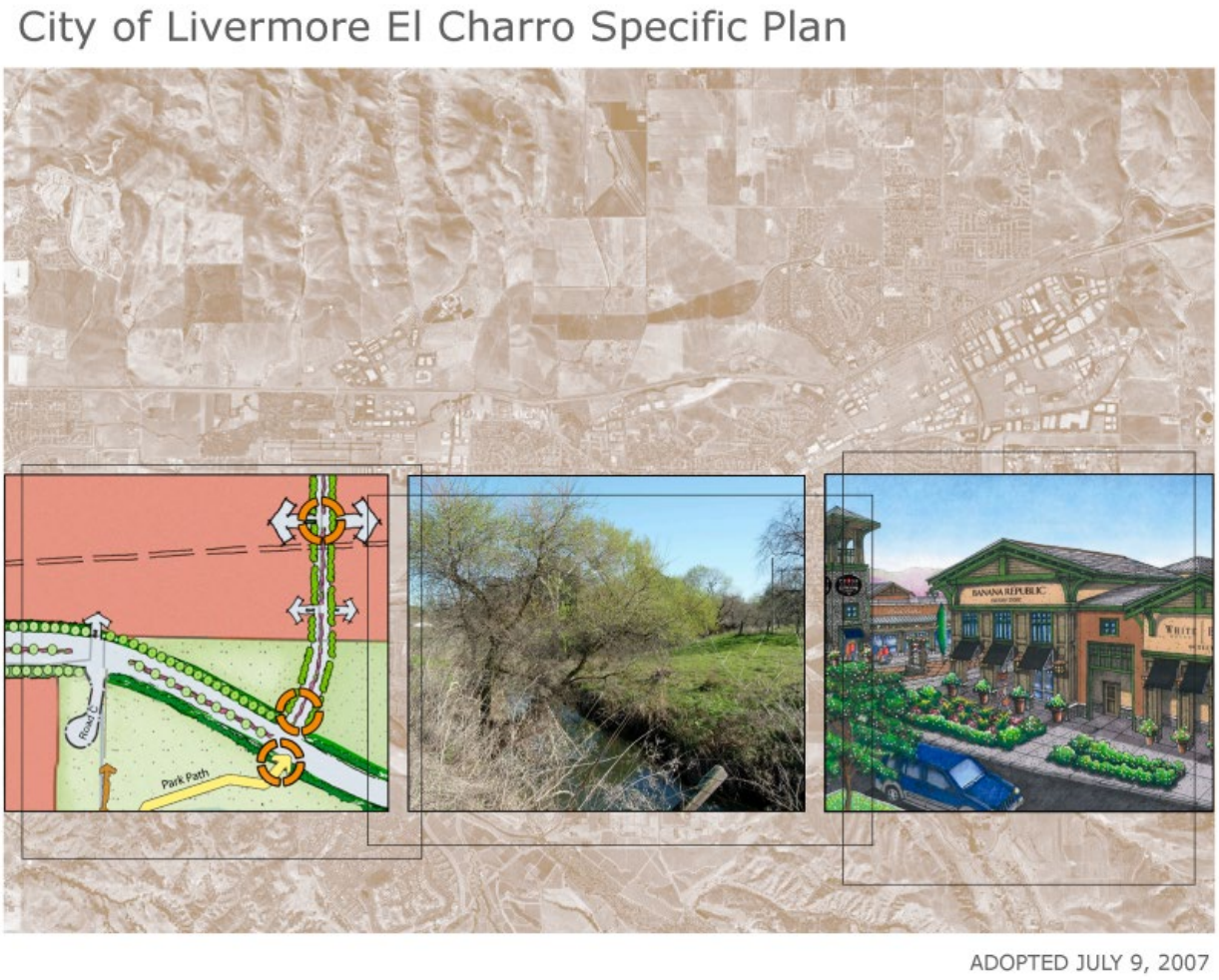
SHEET DESCRIPTION
AIR & VACUUM

PROJECT	1/4 = 1'-0"
DRAWN BY	

SHEETS:
P2

The El Charro Specific Plan and the El Charro Specific Plan Environmental Impact Report documents can be accessed on the City of Livermore's website at the following link:

https://www.livermoreca.gov/departments/community-development/planning/specific-plans/el-charro-specific-plan



IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION FINDING THAT CONDITIONAL USE PERMIT (CUP) 24-007 FOR A DENTAL AND ORTHODONTICS OFFICE IN REPUBLIC SQUARE IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City received an application on August 13, 2024, for a Conditional Use Permit to authorize a family dental and orthodontics office within an existing tenant space in the Republic Square commercial retail center, located at 4527 Livermore Outlets Drive. The project involves a land use change to allow for dental office uses within an existing building ("Project").

On November 19, 2024, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, hereby finds the Project is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15301, Existing Facilities. Section 15301 of the CEQA Guidelines exempts the minor alteration of existing facilities involving negligible or no expansion of use. The General Plan and Specific Plan contemplated office and medical uses at the subject site. Since the proposed dental and orthodontics office is a use contemplated in the Specific Plan and no additions are proposed to an existing facility, the project meets the criteria of this categorical exemption, and is, therefore, exempt from CEQA.

BE IT FURTHER RESOLVED that the Livermore Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

By Stephen Riley, Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP) 24-007 TO AUTHORIZE A FAMILY DENTAL AND ORTHODONTICS OFFICE WITHIN AN EXISTING BUILDING IN REPUBLIC SQUARE

The City received an application on August 13, 2024, for a Conditional Use Permit to authorize a family dental and orthodontics office within an existing tenant space in the Republic Square commercial retail center, located at 4527 Livermore Outlets Drive. The project involves a land use change to allow for dental office uses within an existing building ("Project").

On November 19, 2024, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED with respect to Conditional Use Permit (CUP) 24-007, the Planning Commission of the City of Livermore finds based on the information presented:

1. The proposed use is consistent with the General Plan and any applicable Specific Plan;

   Response: The project site's General Plan land use designation is Business and Commercial Park (BCP). BCP designated parcels are appropriate locations for a mixture of commercial, office, and light industrial uses and larger-scale regional uses. The project is a dental office that could accommodate several patients at one time and is easily accessible from I-580. Therefore, the project is an office use of a regional-serving nature, consistent with the BCP General Plan designation. The General Plan also encourages, where possible, commercial and public uses to be integrated into service-type centers [General Plan Land Use Element, Policy LU-1.2.P1]. The Republic Square development is primarily commercial in nature, however, if approved, the dental and orthodontics office would integrate a public-serving use into an existing commercial center, consistent with General Plan policy.

   The project site is also located within the El Charro Specific Plan (Specific Plan). The Specific Plan requires a Conditional Use Permit for medical offices that occupy more than 10 percent of a tenant space's floor area. In addition, in order to ensure

high quality sign design, all signage is to be approved through a Master Sign Program. Project compatibility has been analyzed through a Conditional Use Permit and future signage is to conform with the Republic Square Master Sign Program, in conformance with the Specific Plan.

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;

   Response: The project site is located within the Planned Development – El Charro Specific Plan – Regional Commercial zoning district (zoning district), which is a subarea within the El Charro Specific Plan. The zoning district allows medical offices that occupy more than 10 percent of a tenant space to be considered through a Conditional Use Permit. The proposed dental and orthodontics office will occupy 100 percent of the tenant space and is, therefore, being considered through a Conditional Use Permit. No significant exterior modifications are proposed. As discussed in the Staff Report, dated November 19, 2024, the proposed use complies with the City's noise, parking, and solid waste requirements and all other provisions of the Development Code and Municipal Code.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

   Response: The proposed use will be located entirely within an existing tenant space within a commercial retail center. No exterior activities are proposed. The applicant expects between 18 to 32 patients each day by appointment. The 2,000 square foot tenant space is adequate in size to accommodate the use and traffic trips will be similar to or less than existing and adjacent commercial retail tenants. Existing onsite parking stalls and the exterior trash enclosure would adequately serve the proposed use, medical waste would be properly disposed, and no objectionable odors are anticipated. The use is consistent with the 1986 Airport Land Use Policy Plan. For these reasons, the design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

4. The subject site is (a) physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and (b) served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

   Response: The proposed dentist office is located within the Republic Square commercial development along Livermore Outlets Drive. The site is located near the Interstate 580 interchange and is easily accessed by Livermore and other tri-valley residents. The existing tenant space would be improved with interior partitions and mechanical and plumbing conveyances to support the use. The 2,000 square foot space is large enough to accommodate up to five patients at one time, suitable for

the number of daily patients anticipated. The site provides adequate existing parking stalls and trash receptacles and is currently served by public utilities.

The Republic Square retail center is within the City boundary and existing fire, medical, and police service areas. The tenant space is directly adjacent to, and is accessed by, Livermore Outlets Drive and Wolf House Drive via West Jack London Boulevard. West Jack London Boulevard is classified as a General Plan Major Street that is fully improved and provides adequate dimensions for emergency vehicle access. The use would generate traffic volumes less than existing and adjacent commercial development. Nearby streets are of a sufficient size to accommodate the cumulative traffic generated by the proposed dental office and surrounding retail tenants and the use will not produce significant traffic impacts or impact surrounding intersections.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not endanger; jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and

   Response: The proposed dental and orthodontics office will manage all medical waste appropriately. Medical waste will be stored discreetly inside the tenant space and will be removed monthly by a professional hazardous waste management company. All trash will be deposited into the existing trash receptacle located in the parking lot approximately 150 feet away from the building entrance, which is sufficient in size to accommodate the use's estimated monthly trash output. The site provides a sufficient number of parking spaces adjacent to the tenant space and traffic volumes would be similar to other nearby commercial tenants.

   The use would provide an employment generator within the existing commercial center. Employees, patients, and patient family members could utilize adjacent commercial and restaurant uses throughout the day, promoting site synergy among uses. For these reasons, the use will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit or Zoning Use Permit.

   Response: The applicant has agreed in writing to comply with any and all conditions of approval for the project.

7. That any other findings prerequisite to approval of a Conditional Use Permit or Zoning Use Permit states elsewhere in the Development Code can be made.

Response: No other findings are required to approve this Conditional Use Permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission approves Conditional Use Permit (CUP) 24-007, subject to the Conditions of Approval attached hereto as Exhibit A.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

Attachment:

EXHIBIT A – Conditions of Approval

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 24-007

4257 Livermore Outlets Drive

Hearing to consider a request for a Conditional Use Permit to authorize a family dental and orthodontics office within an existing tenant space in the Republic Square commercial retail center located at the southwest corner of Livermore Outlets Drive and Freisman Road, east of San Francisco Premium Outlets.

Approved by Planning Commission: November 19, 2024

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Approval is limited to the conformance of the land use, the Livermore Development Code, and the El Charro Specific Plan requirements. Use of the property shall be limited to those permitted by the Development Code and the El Charro Specific Plan, as they exist now or may be amended in the future.

3. This Conditional Use Permit is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of any required permits.

B. PROJECT SPECIFIC CONDITIONS

1. All tenant signage is subject to review and approval of a separate Master Sign Approval by the Community Development Department.

2. All tenant mechanical equipment shall be fully screened from public view.

C. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the approved entitlement and stamped plans as designated by the City.

2. The development impact fees and project processing fees due in connection with this permit shall be based upon the fees in effect at the time the fee is paid.

3. Minor amendments to the permit may be approved by the Planning Division, provided the permit is still in substantial conformance with the original approval.

4. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

5. Occupancy or use to be subject to issuance of a Business License.

D. BUILDING DIVISION

1. Project required to meet requirements of the currently adopted California Building Standards Code. Prior to submitting construction drawings for the Building Permit please review and update the 'Applicable Codes' section of the Plans.

E. ENGINEERING DIVISION

1. Project shall conform to the conditions noted in the attached Engineering memo, dated October 30, 2024.

F. POLICE DEPARTMENT

1. The project shall be required to conform to the provisions of the security section of the Livermore Municipal Code.

LIVERMORE
CALIFORNIA

INTEROFFICE MEMORANDUM

Date: October 30, 2024

To: Shannon Pagan, Assistant Planner

From: Debbie Salgado, Senior Civil Engineer

Subject: CUP24-007 – 4527 Livermore Outlets Drive – Dentist Office

The sanitary sewer fees charged for the building at this site were charged at the Restaurant rate under permit CB18003. Because the sewer connection rate for Medical Office is less than the sewer connection rate for restaurant, there will be no new sewer connection fees charged for this use.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 6.1**

DATE: November 19, 2024

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Consideration of General Plan Consistency Determinations for the acquisition of three properties for open space and conservation purposes.

RECOMMENDED ACTION

Staff recommends the Planning Commission adopt three separate resolutions approving Consistency Determination (CD) 24-007, Consistency Determination (CD) 24-008, and Consistency Determination (CD) 24-009, finding the City's acquisition of the following three properties for open space and conservation is consistent with Livermore's 2003 General Plan.

- Consistency Determination (CD) 24-007 - 41 acres (Quint Property - APNs: 99B-5300-2-13, 99B-5450-10-3)
- Consistency Determination (CD) 24-008 - 86 acres (Collier Canyon Property - APN: 903-10-1)
- Consistency Determination (CD) 24-009 - 82 acres (Goecken Road Property - APNs: 99B-5680-14; 99B-5680-18)

SUMMARY

Government Code Section 65402(a) requires that if a General Plan has been adopted, no real property shall be acquired by dedication or otherwise for public purposes until the location, purpose, and extent of such acquisition has been reported upon by the planning agency as to conformity with its adopted General Plan. In accordance with Government Section 65402(a), the proposal is for the Livermore Planning Commission to determine whether the City's acquisition of the following three properties are in conformance with Livermore's 2003 General Plan.

- Consistency Determination (CD) 24-007 - 41 acres (Quint Property - APNs: 99B-5300-2-13, 99B-5450-10-3)
- Consistency Determination (CD) 24-008 - 86 acres (Collier Canyon Property - APN: 903-10-1)
- Consistency Determination (CD) 24-009 - 82 acres (Goecken Road Property - APNs: 99B-5680-14; 99B-5680-18)

DISCUSSION

BACKGROUND

The City of Livermore actively engages in acquiring land for open space preservation and conservation using a variety of dedicated open space acquisition funding sources. Staff engages with willing property sellers on the open market to purchase land and secure it as open space in perpetuity. The City coordinates the acquisitions with partner agencies such as Tri-Valley Conservancy, Livermore Area Recreation Park District (LARPD), and other agencies to establish conservation easements and long-term stewardship of the land.

The City has acquired or helped to acquire and protect over 1,000 acres of land. Currently, the City owns nearly 340 acres of land in Doolan Canyon, approximately 300 acres of alkali wetlands and sensitive habitat in Springtown, 82 acres in unincorporated Alameda County west of the City boundary adjacent to Springtown, and 125 acres east of Greenville Road south of Interstate 580. The City protects open space land to achieve the strategic goals of the City, including:

- Maintain and enhance biological diversity;
- Secure land for agricultural conservation;
- Support climate resilience and mitigation programs;
- Provide non-motorized recreational opportunities;
- Preserve scenic value; and
- Manage watershed and address flood control.

Following acquisition of open space land, a crucial step for the City is stewarding the land and ensuring it is properly managed for its conservation values. The City accomplishes this step by encumbering the land with a conservation easement (held by Tri-Valley Conservancy for example) and establishing a non-wasting endowment to fund management of the land in perpetuity.

In August of 2024, the City Council authorized staff to enter negotiations with three separate property owners to acquire in fee title three properties for open space and conservation purposes. Two of the properties (Goecken Road Property and Collier Canyon Property) are located outside of the city limits and outside of the North Livermore Urban Growth Boundary. The Quint Property is located within the City boundary. The three properties are listed below:

- Consistency Determination (CD) 24-007 - 41 acres (Quint Property - APNs: 99B-5300-2-13, 99B-5450-10-3)
- Consistency Determination (CD) 24-008 - 86 acres (Collier Canyon Property - APN: 903-10-1)
- Consistency Determination (CD) 24-009 - 82 acres (Goecken Road Property - APNs: 99B-5680-14; 99B-5680-18)

The Altamont Landfill Open Space Committee (Committee) is scheduled to review grant applications for each of the three properties on November 15, just prior to this Planning Commission meeting. The Committee administers a $0.75 per ton Open Space fee collected for open space acquisition/conservation resulting from a settlement agreement limiting landfill expansion and waste imports. Eighty percent of the Open Space fee is required to be spent in eastern Alameda County, including in and around Livermore. The three subject properties are within the eastern area.

Rotating Livermore City Council members provide representation on the Committee, which oversees and recommends expenditures of funds used solely for purchase of properties in Alameda County to protect

natural resources, biodiversity, scenic value, and recreational opportunities. Vice Mayor Carling is the current Livermore representative and voting member. Alameda County and the Sierra Club are the other two voting members for the eastern area.

The Planning Commission's role is to determine whether the acquisitions are consistent with General Plan Policy. The City Council is responsible for confirming the Committee's funding recommendation, approving Purchase and Sale Agreements and authorizing appropriation of funds. Each property owner is a willing seller and is finalizing a purchase and sale agreement with the City, therefore, staff anticipates presenting these properties to the City Council in December.

PROJECT SITE CONTEXT

The Collier Canyon and Goecken Road Properties are located in unincorporated Alameda County and outside of the North Livermore Urban Growth Boundary. The Quint Property is located within the City boundary northeast of Springtown. The properties are strategically located to preserve the open space buffers around Livermore and satisfy the City's General Plan and Active Transportation Plan objectives. Attachment 1 illustrates their locations.

STAFF ANALYSIS

Two of the properties - Collier Canyon and Goeken - are in unincorporated County of Alameda and have a City General Plan Land Use designation of Large Parcel Agriculture (LPA) and Alameda County zoning designation of Agriculture (A). The City's LPA designation is derived from the Alameda County East County Area Plan (ECAP) and applies to locations outside the City's Urban Growth Boundary (UGB) but within the City's designated "Planning Area". The intent of the LPA designation is to support agriculture and open space uses. If acquired, the City would own and manage the properties as permanently preserved open space. Staff proposes that the City acquire all three properties in-fee title (in contrast to just purchasing an easement over the property and the underlying owner remains the same).

Although outside the Urban Growth Boundary (UGB), preserving the Collier Canyon and Goecken properties as open space in perpetuity would reinforce the UGB, permanently preclude suburban expansion, and preserve natural lands in these areas. Preserving the Quint property would also preclude future development, since this property is eligible for city services such as sewer and water. Acquiring all three properties for permanent open space would stabilize the property's land use and allow permanent preservation through long-term management agreements with the City's partner agencies.

Consistency Determination (CD) 24-007 – Quint Property

The City of Livermore is seeking to acquire in-fee title the approximately 41-acre Quint Property located in Northeast Livermore between Vasco and Laughlin Roads west of Bluffs Drive (see Attachment 2 - location map). The Quint Property is located within City limits. The property has a General Plan designation of Urban Low Residential (UL-1). The UL-1 designation is designated for areas that may be either rural in character or may be developed at a higher density with clustering of development.

This property is a gently sloping alluvial plain and is located northeast of and adjacent to Livermore Area Recreation Park District (LARPD) Garaventa Wetlands Preserve, which offers possible opportunities for expansion of the Wetlands Preserve. City and LARPD staff will explore the possibility of expansion pending LARPD Board authorization.

The parcel contains seasonal wetlands and annual grasslands. The University of California Agriculture and Natural Resources (UCANR) mapping database, used by the Committee, ranks the parcels on a scale from (0 to 1) based on property attributes. The property receives the highest rating of (1) for Recreation and Red Legged Frog along with ratings of (0.91) for Fairy Shrimp and (0.84) for Critical Linkage. Habitat and species maps from the California Natural Diversity Database indicate the property may contain critical habitat and potential upland habitat for the red-legged frog. According to the East Alameda County Conservation Strategy, the property is in Conservation Zone (CZ) 4, which contains area's designated critical habitat for vernal pool fairy shrimp, Springtown Alkali Sink, and bird's-beak (palmate-bracted).

Acquiring the property for permanent open space would stabilize the property's land use and preclude future development. The Property will be owned and managed as permanent open space by the City of Livermore. Staff will continue to coordinate with LARPD and Tri-Valley Conservancy to help facilitate biological and recreational enhancements to the property through a conservation easement.

Consistency Determination (CD) 24-008 - Collier Canyon Property

The Collier Canyon Property is located outside of and adjacent to the northernmost City limit line west of Las Positas College and east of Collier Canyon Road (see Attachment 3 - location map). The property is approximately 86 acres in size, and generally triangular in shape. The property generally consists of upland rolling hillsides, with a maximum elevation of approximately 750 feet, annual grassland, and ephemeral drainage, with two forks of Collier Canyon Creek meandering along the site's east and west peripheries.

The University of California Natural Resources Database mapping database shows that the site is highly likely to provide habitat for Red Legged Frog and Tiger Salamander scoring 0.75 and 0.76. In addition, the East Alameda County Conservation Strategy (Conservation Strategy) identifies a confirmed Red Legged Frog occurrence near the southern part of the site. The Conservation Strategy also shows that the site contains critical and core habitat for Red Legged Frog, San Joaquin Kit Fox, and Tiger Salamander, which are all Special Status Species and protected under state law. The Conservation Strategy further shows that the site potentially contains habitat for the American Badger, Western Burrowing Owl, Callippe Silverspot Butterfly, Congden's Tarplant, and Golden Eagle, which are also all Special Status Species and afforded protection under the law. Therefore, the property contains significant native biodiversity value and acquiring the property would implement General Plan polices related to conserving biological resource.

Lands to the west of the site are encumbered with conservation easements, and lands to the east are occupied by Las Positas College. The property represents the last link along Livermore's northern edge, and preserving it as open space would secure Livermore's northernmost greenbelt and ensure residential or other suburban development does not further encroach into wildlands. Therefore, the property contains strategic value and acquisition would implement General Plan policies related to providing an edge to urban growth.

Further, the property contains portions of Collier Canyon Creek, as it flows towards the Arroyo Las Positas confluence. Preserving the property as open space ensures this portion of Collier Canyon Creek will remain natural, preserve critical habitat, and maintain an important north-south stream corridor. In

addition, by gaining operational control of the creek, the City of Livermore could: 1) stabilize the stream banks and hillside areas and explore debris management techniques to reduce sediment buildup downstream; and 2) explore upstream detention basins or existing basin expansion to better mitigate future flooding and improve resiliency during storms. The property could also serve as a mitigation bank for the City's ongoing stream maintenance activities. Such actions would implement Livermore's Hazard Mitigation Plan, Climate Action Plan, and Draft Habitat Conservation Plan. For all these reasons, acquiring the property would implement General Plan policies related to climate resiliency and hazard mitigation.

The Property will be owned and managed as open space by the City of Livermore. The City may enable cattle grazing on the property to maintain the property's biological resources and may work with partner agencies and organizations to help facilitate enhancements to the natural habitats, if needed.

Consistency Determination (CD) 24-009 - Goecken Road Property

The approximate 82-acre Goecken Road Property includes two parcels situated just north of Altamont Pass Road approximately one mile east of Greenville Road, north of Interstate-580 (I-580) (see Attachment 4 - location map). The two parcels are bordered by Goecken Road on the east, private property to the north, Brushy Peak Regional Preserve to the west, and Altamont Pass Road to the south. The parcels are bisected by an active heavy rail line, owned by the Union Pacific Railroad Company.

The Goecken Road property is within the Diablo Range, which connects Mt Diablo to Mt Hamilton and serves as a major wildlife linkage for a variety of species. The property receives the highest rating of (1) for Bird Areas and Critical Linkage from the University of California Natural Resources Database. The property has critical habitat for Federally designated California red-legged frog, potential upland habitat for the Federally designated California tiger salamander, and potential habitat for the western burrowing owl, a recently listed candidate species under the California Endangered Species Act (CESA). In addition, the property includes natural drainages and mapped aquatic resources per the California Aquatic Resource Inventory (CARI).

The property shares its western border with the Brushy Peak Regional Preserve, providing partnership opportunities with East Bay Regional Park District to explore potential recreational value in the form of future trail connections and/or a possible staging area, as well as critical habitat linkage to the Diablo Range. This is especially important due to the property's proximity to I-580 and adjacent open space properties south of I-580. While connectivity across I-580 has been compromised by infrastructure, acquiring the Goecken Road property would secure important upland linkage to enhance regional wildlife connectivity in the corridor.

The Goecken Road Property will be owned and managed as open space by the City of Livermore and potentially in partnership with the Tri-Valley Conservancy, Alameda County Resource Conservation District, and East Bay Regional Park District. The City may enable cattle grazing to maintain the property's biological resources and work with partner agencies and organizations to help facilitate enhancement of the wildlife corridor.

General Plan Consistency Determination

Staff recommends the Planning Commission find the proposed land acquisitions consistent with the 2003 Livermore General Plan. The acquisitions implement the General Plan goals, objectives, policies, and

strategies outlined below.

The Livermore 2003 General Plan includes a Community Character Element with the following goals, objectives, and policies regarding the preservation and enhancement of Livermore's natural environment as a valuable component of Livermore's character and identity.

- Goal CC-1 - Preserve and enhance Livermore's natural setting.
    - Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.

- Policy CC-1.1 P6. The City shall maintain an area of non-urbanized land surrounding Livermore to serve as a buffer between communities. Uses that are considered compatible with this area include agriculture, grazing, open space, recreation, and reclaimed sand and gravel extraction.

- Policy CC-1.1 P7. Open space shall be used to protect and enhance local community character and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

The City's acquisition will also implement the following General Plan goals, objectives, and policies regarding Open Space and Conservation:

- Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.

- Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.

- Objective OSC-5.1 - Provide a comprehensive system of parks and recreation facilities in Livermore.

- Policy OSC-5.1 P6 - The City shall coordinate and cooperate with LARPD and EBRPD in developing adequate regional park space around Livermore to serve foreseeable population increases in Livermore and its environs.

The proposed land acquisitions will implement the following General Plan Land Use goals and objectives related to the North Livermore Urban Growth Boundary:

- Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

- Objective LU-5.1 - Maintain an Urban Growth Boundary to protect open space and agricultural uses in North Livermore.

The proposed land acquisitions will implement the following General Plan Strategy related to Climate Change:

- S-1.4 Preserve open spaces. Continue the City's open space preservation efforts to preserve open

space as conservation or working land to maintain carbon sequestration and other benefits.

The proposed land acquisitions will implement the following General Plan Goals, Objectives, and Policies related to Public Safety:

- Goal PS-2 - Reduce hazards related to flooding or inundation.
- P2 - When feasible, arroyos and creeks shall be preserved in their natural state, and shall not be channelized or otherwise altered. Floodways should remain undeveloped and be allowed to function as natural flood protection features where flood waters are temporarily stored and conveyed during intense storms.

CEQA

A Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required.

RECOMMENDATION

Staff recommends the Planning Commission adopt three separate resolutions finding the City's acquisition of the following three properties for open space and conservation are consistent with Livermore's 2003 General Plan.

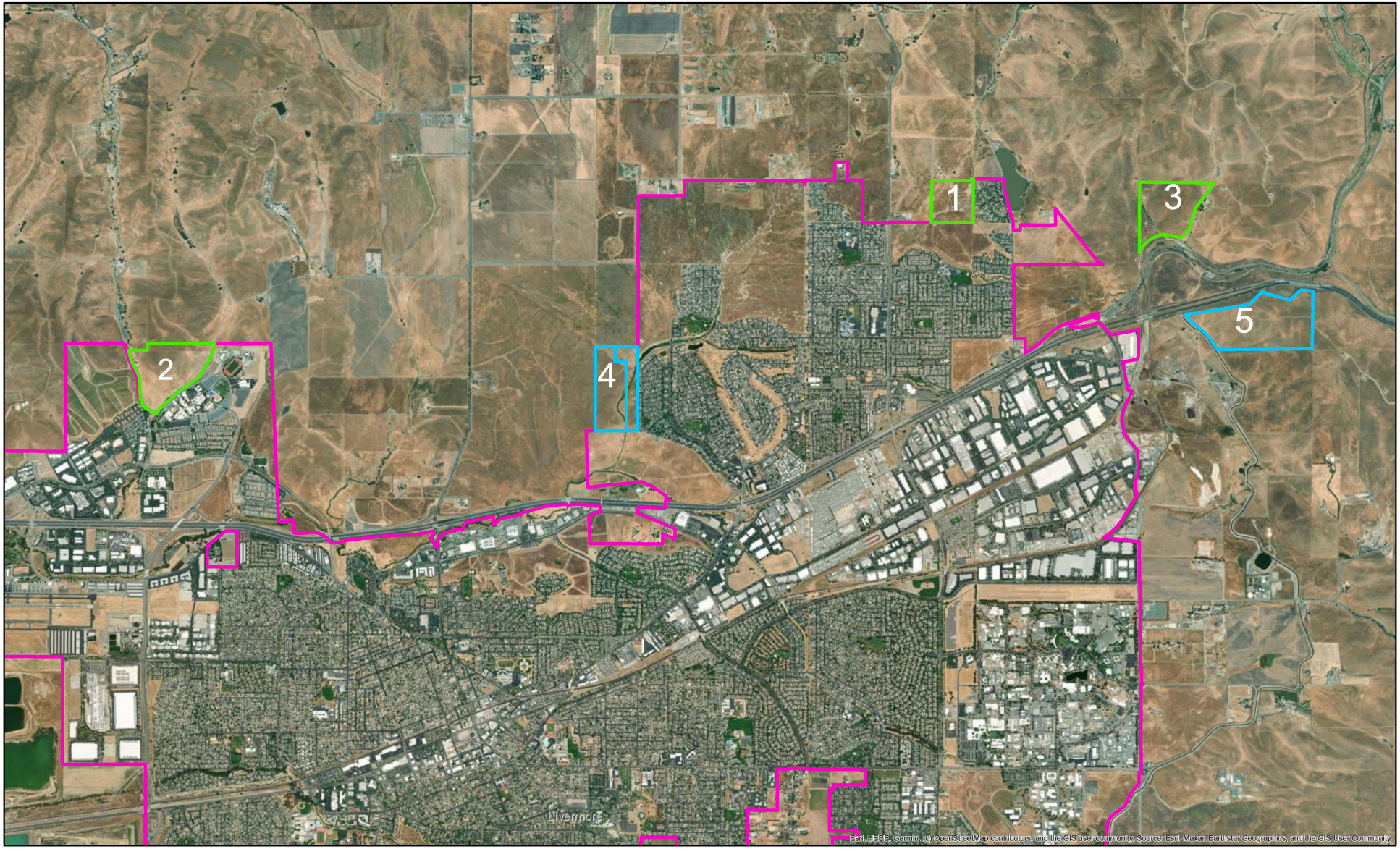
1. Consistency Determination (CD) 24-007 - 41 acres (Quint Property - APNs: 99B-5300-2-13, 99B-5450-10-3)
2. Consistency Determination (CD) 24-008 - 86 acres (Collier Canyon Property - APN: 903-10-1)
3. Consistency Determination (CD) 24-009 - 82 acres (Goecken Road Property - APNs: 99B-5680-14; 99B-5680-18)

ATTACHMENTS

1. Open Space Acquisitions Map
2. Location Map - Quint Property
3. Location Map - Collier Canyon Property
4. Location Map - Goecken Road Property
5. Project Resolution - (CD) 24-007 - Quint Property
6. Project Resolution - (CD) 24-008 - Collier Canyon Property
7. Project Resolution - (CD) 24-009 - Goecken Road Property

Prepared by: Kam Purewal
Associate Planner

Open Space Aquisitions 2024



Legend

In Progress

Acquired

1. Quint Property - 41 acres
2. Collier Canyon Property - 86 acres
3. Goecken Road Property - 82 acres
4. Hartford Hills Property - 82 acres
5. Greenville Road Property - 125 acres

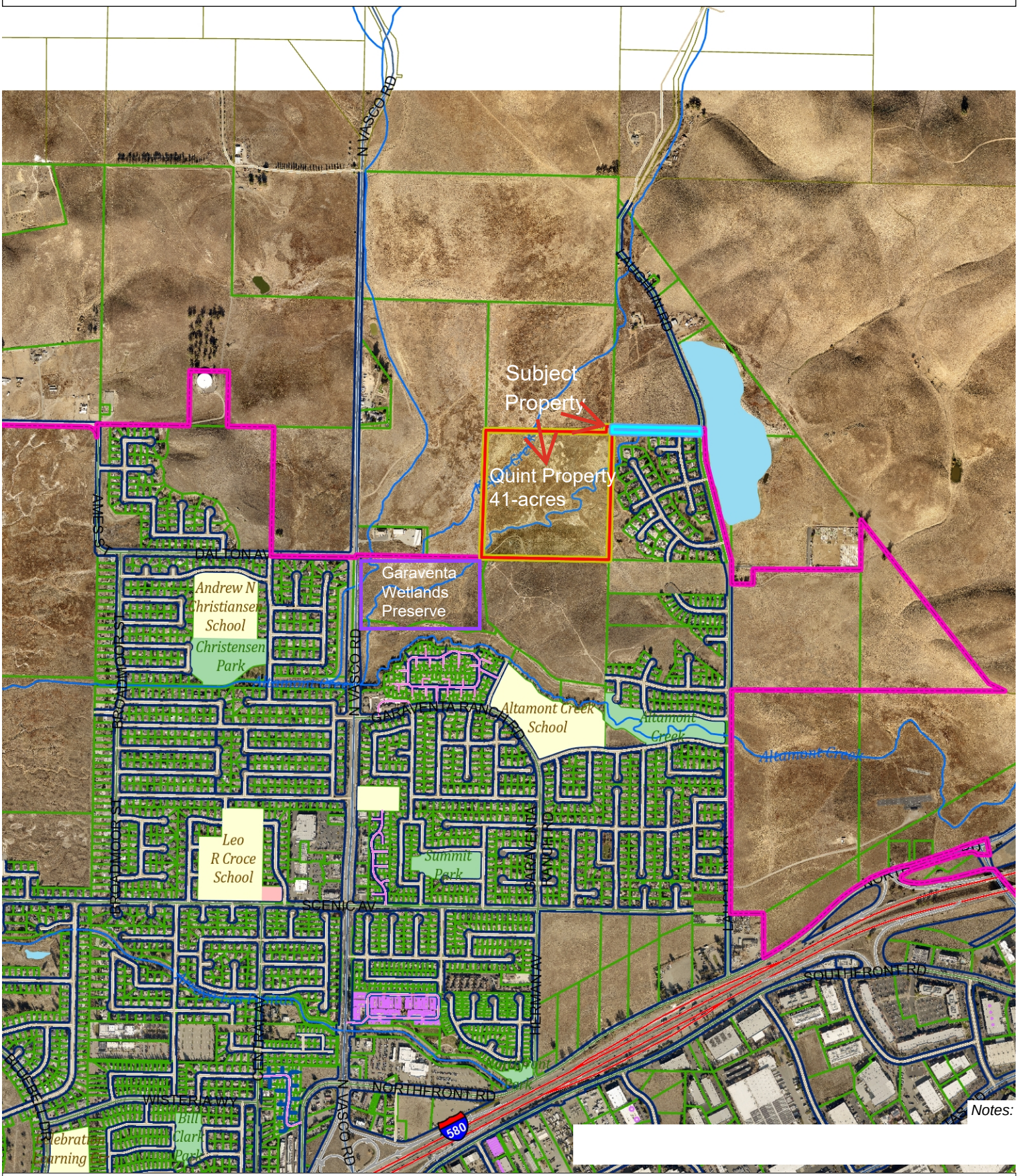
N

0 0.4 0.8 1.6 2.4 3.2 Miles

LIVERMORE CALIFORNIA

City of Livermore

ATTACHMENT 2



Notes:

2,666.7 0 1,333.33 2,666.7 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_
Livermore IT, GIS Services

Scale: 1: 16,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

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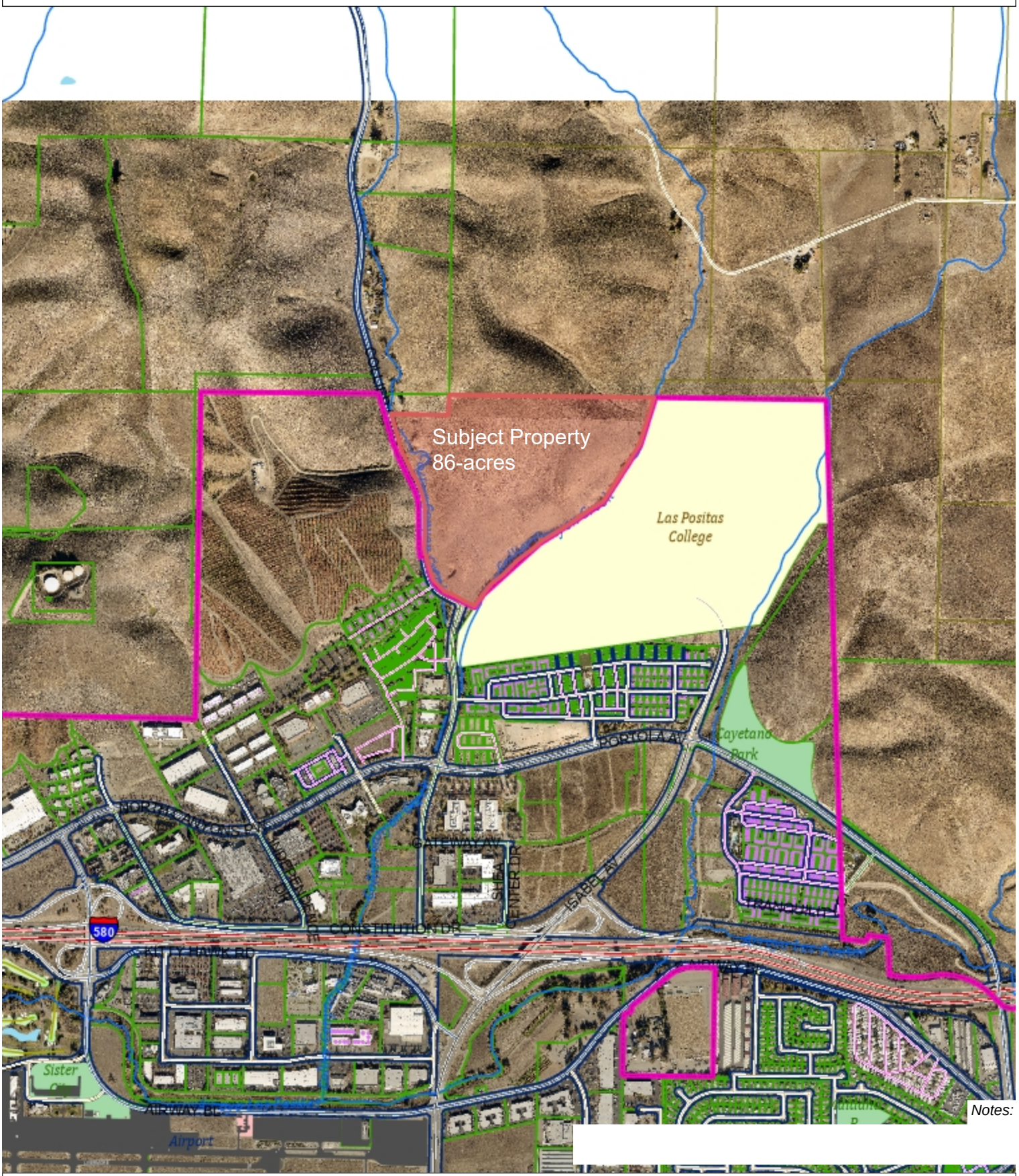
ATTACHMENT 3

Collier Canyon Property



Notes:

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NAD_1983_2011_StatePlane_California_III_FIPS_0403_
Livermore IT, GIS Services

Scale: 1: 16,000

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11/5/2024
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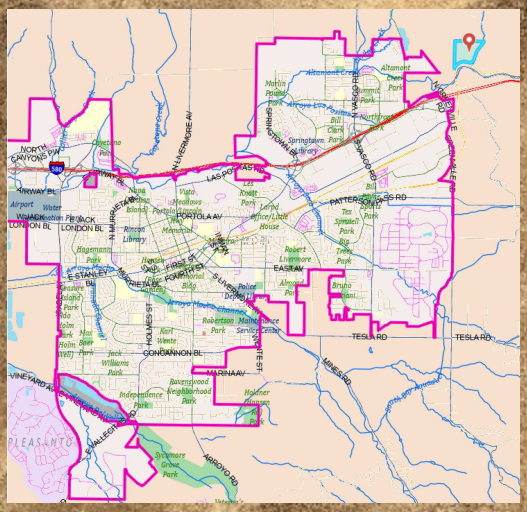
City of Livermore



Subject Property

82-Acre Goecken Road Property

GOECKEN ROAD

ALTAMONT PASS ROAD

INTERSTATE 580

Notes:

1,333.3 0 666.67 1,333.3 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_

Livermore IT, GIS Services

Scale: 1: 8,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Prepared:

10/30/2024
1:04:34 PM

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONSISTENCY DETERMINATION (CD) 24-007 FOR THE ACQUISITION OF APPROXIMATLEY 41 ACRES (QUINT PROPERTY – APNs: 99B-5300-2-13, 99B-5450-10-3)

The Planning Commission, as the City's planning agency, is required by Government Code Section 65402(a) to determine the consistency of the acquisition of real property and easements for public purposes with the City's General Plan; and

A Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, with respect to Consistency Determination (CD) 24-007, the Planning Commission finds:

1. Acquisition and disposition of real property is determined to be consistent with the City of Livermore General Plan

   Response: The acquisition of approximately 41 acres (Quint Property – APNs: 99B-5300-2-13, 99B-5450-10-3) is consistent with the General Plan goals, objectives, policies, and strategies outlined below. The Livermore 2003 General Plan includes a Community Character Element with the following goals, objectives, and policies regarding the preservation and enhancement of Livermore's natural environment as a valuable component of Livermore's character and identity.

   Goal CC-1 - Preserve and enhance Livermore's natural setting.

   Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.

   Policy CC-1.1 P6. The City shall maintain an area of non-urbanized land surrounding Livermore to serve as a buffer between communities. Uses that are considered compatible with this area include agriculture, grazing, open space, recreation, and reclaimed sand and gravel extraction.

Policy CC-1.1 P7. Open space shall be used to protect and enhance local community character and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

The City's acquisition will also implement the following General Plan goals, objectives, and policies regarding Open Space and Conservation:

Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.

Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.

Objective OSC-5.1 - Provide a comprehensive system of parks and recreation facilities in Livermore.

Policy OSC-5.1 P6 - The City shall coordinate and cooperate with LARPD and EBRPD in developing adequate regional park space around Livermore to serve foreseeable population increases in Livermore and its environs.

The proposed land acquisitions will implement the following General Plan Land Use goals and objectives related to the North Livermore Urban Growth Boundary:

Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

Objective LU-5.1 - Maintain an Urban Growth Boundary to protect open space and agricultural uses in North Livermore.

The proposed land acquisitions will implement the following General Plan Strategy related to the Climate Action Plan:

S-1.4 Preserve open spaces. Continue the City's open space preservation efforts to preserve open space as conservation or working land to maintain carbon sequestration and other benefits.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission finds the acquisition of the Quint Property including approximately 41 acres (APNs: 99B-5300-2-13, 99B-5450-10-3) is consistent with Livermore's General Plan and hereby approves Consistency Determination

(CD) 24-007.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore finds that a Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required for CD 24-007.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

By Stephen Riley, Acting Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONSISTENCY DETERMINATION (CD) 24-008 FOR THE ACQUISITION OF APPROXIMATLEY 86 ACRES (COLLIER CANYON PROPERTY – APN: 903-10-1)

The Planning Commission, as the City's planning agency, is required by Government Code Section 65402(a) to determine the consistency of the acquisition of real property and easements for public purposes with the City's General Plan; and

A Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, with respect to Consistency Determination (CD) 24-008, the Planning Commission finds:

1. Acquisition and disposition of real property is determined to be consistent with the City of Livermore General Plan

   Response: The acquisition of approximately 86 acres (Collier Canyon Property – APN: 903-10-1) is consistent with the General Plan goals, objectives, policies, and strategies outlined below. The Livermore 2003 General Plan includes a Community Character Element with the following goals, objectives, and policies regarding the preservation and enhancement of Livermore's natural environment as a valuable component of Livermore's character and identity:

   Goal CC-1 - Preserve and enhance Livermore's natural setting.

   Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.

   Policy CC-1.1 P6. The City shall maintain an area of non-urbanized land surrounding Livermore to serve as a buffer between communities. Uses that are considered compatible with this area include agriculture, grazing, open space, recreation, and reclaimed sand and gravel extraction.

Policy CC-1.1 P7. Open space shall be used to protect and enhance local community character and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

The City's acquisition will also implement the following General Plan goals, objectives, and policies regarding Open Space and Conservation:

Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.

Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.

Objective OSC-5.1 - Provide a comprehensive system of parks and recreation facilities in Livermore.

Policy OSC-5.1 P6 - The City shall coordinate and cooperate with LARPD and EBRPD in developing adequate regional park space around Livermore to serve foreseeable population increases in Livermore and its environs.

The proposed land acquisition will implement the following General Plan Land Use goals and objectives related to the North Livermore Urban Growth Boundary:

Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

Objective LU-5.1 - Maintain an Urban Growth Boundary to protect open space and agricultural uses in North Livermore.

The proposed land acquisition will implement the following General Plan Strategy related to Climate Change:

S-1.4 - Preserve open spaces. Continue the City's open space preservation efforts to preserve open space as conservation or working land to maintain carbon sequestration and other benefits.

The proposed land acquisition will implement the following General Plan Goals, Objectives, and Policies related to Public Safety:

Goal PS-2 - Reduce hazards related to flooding or inundation.

P2 - When feasible, arroyos and creeks shall be preserved in their natural state and shall not be channelized or otherwise altered. Floodways should remain

undeveloped and be allowed to function as natural flood protection features where flood waters are temporarily stored and conveyed during intense storms.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission finds the acquisition of the Collier Canyon Property including approximately 86 acres (APN: 903-10-1) is consistent with Livermore's General Plan and hereby approves Consistency Determination (CD) 24-008.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore finds that a Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required for CD 24-008.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

By Stephen Riley, Acting Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONSISTENCY DETERMINATION (CD) 24-009 FOR THE ACQUISITION OF APPROXIMATLEY 82 ACRES (GOECKEN ROAD PROPERTY – APNs: 99B-5680-14 and 99B-5680-18)

The Planning Commission, as the City's planning agency, is required by Government Code Section 65402(a) to determine the consistency of the acquisition of real property and easements for public purposes with the City's General Plan; and

A Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, with respect to Consistency Determination (CD) 24-009, the Planning Commission finds:

1. Acquisition and disposition of real property is determined to be consistent with the City of Livermore General Plan.

   Response: The acquisition of approximately 82 acres (Goecken Road Property – APNs: 99B-5680-14 and 99B-5680-18) is consistent with the General Plan goals, objectives, policies, and strategies outlined below. The Livermore 2003 General Plan includes a Community Character Element with the following goals, objectives, and policies regarding the preservation and enhancement of Livermore's natural environment as a valuable component of Livermore's character and identity:

   Goal CC-1 - Preserve and enhance Livermore's natural setting.

   Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.

   Policy CC-1.1 P6. The City shall maintain an area of non-urbanized land surrounding Livermore to serve as a buffer between communities. Uses that are considered compatible with this area include agriculture, grazing, open space, recreation, and reclaimed sand and gravel extraction.

Policy CC-1.1 P7. Open space shall be used to protect and enhance local community character and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

The City's acquisition will also implement the following General Plan goals, objectives, and policies regarding Open Space and Conservation:

Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.

Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.

Objective OSC-5.1 - Provide a comprehensive system of parks and recreation facilities in Livermore.

Policy OSC-5.1 P6 - The City shall coordinate and cooperate with LARPD and EBRPD in developing adequate regional park space around Livermore to serve foreseeable population increases in Livermore and its environs.

The proposed land acquisitions will implement the following General Plan Land Use goals and objectives related to the North Livermore Urban Growth Boundary:

Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

Objective LU-5.1 - Maintain an Urban Growth Boundary to protect open space and agricultural uses in North Livermore.

The proposed land acquisitions will implement the following General Plan Strategy related to the Climate Action Plan:

S-1.4 Preserve open spaces. Continue the City's open space preservation efforts to preserve open space as conservation or working land to maintain carbon sequestration and other benefits.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission finds the acquisition of the Goecken Road Property including approximately 82 acres (APNs 99B-5680-14 and 99B-5680-18) is consistent with Livermore's General Plan and hereby approves Consistency

Determination (CD) 24-009.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore finds that a Consistency Determination for the acquisition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required for CD 24-009.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of November 19, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Jacob Anderson, Chairperson

By Stephen Riley, Acting Planning Manager
Secretary to the Planning Commission