DEPARTMENT OF RESOURCE MANAGEMENT

JAMES BEZEK
Director

ALLAN CALDER
Planning Services Manager

SOLANO COUNTY

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

Solano County Zoning Administrator
Staff Report
MU-24-02

Application No. MU-24-02 **Project Planner:** Travis Kroger, Associate Planner	**Meeting of May 15, 2025**
Applicant Tony Alcala 813 Granite Road Vacaville, CA 95688	**Property Owner** Chad Tobin 7745 Hartley Rd Vacaville, CA 95688
Action Requested: Consideration of Minor Use Permit application MU-24-02 to construct a 2,960 square foot residential accessory structure on a 2.28-acre parcel located at 7745 Hartley Road 1.6 miles north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0106-052-140.	
Property Information:	
Size: 2.28 acres (total):	**Site Address**: 7745 Hartley Road
Assessor's Parcel Number (APN): 0106-052-140	**SRA Designation:** N/A, in Local Responsibility Area.
Zoning: Rural Residential 2.5-acre minimum (RR-2.5)	**Land Use:** Accessory buildings greater than 2,500 square feet in size.
General Plan: Rural Residential	**Ag. Contract:** N/A
Utilities: Private well/septic system for dwelling	**Access:** Encroachment from Hartley Road

Adjacent General Plan Designation, Zoning District, and Existing Land Use:

	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
South	Rural Residential	Rural Residential 5-acre min (RR-5)	Residential
East	Agriculture	Exclusive Agriculture (A-40)	Row crops
West	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential

Environmental Analysis:
The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15303 Class 3 - New Construction or Conversion of Small Structures subsection (e) which includes construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

See the ***Environmental Analysis (CEQA)*** section below for further details.

Staff Recommendation

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings and **APPROVE** Use Permit No. MU-24-02 subject to the recommended conditions of approval.

DISCUSSION

Setting

The subject property is located approximately 1.6 miles north of the City of Vacaville and consists of one (1) APN (0106-052-140) which is 2.28 acres in size. The property is developed with a primary dwelling constructed in 2007 per county assessor's records, an accessory dwelling unit (ADU) for which permit records are not available, a well house and several small accessory structures. Access is via existing driveway from Hartley Road.

Surrounding Land Use

Adjacent parcels to the north, south and west are similar in size and primarily used for residential purposes, with Highway 505 and a larger parcel used for row crops to the east.

PROJECT DESCRIPTION

Proposed Use

The proposed project includes construction of a new 2,960 square foot residential accessory structure. Existing and proposed structures are shown on the Site Plan (Attachment B).

The proposed residential accessory structure will be used for storage of tools and vehicles and as a hobby workshop by the property owner and will include electrical service and plumbing fixtures. The owner also plans to install a new septic system which will serve the proposed structure and a potential future expansion of the existing ADU. The ADU is existing but does not have permit records available, so any expansion will require also permitting any unpermitted modifications or change of occupancy.

Existing unpermitted carport and storage buildings will either be permitted or removed as part of this project. No other new development is proposed.

LAND USE CONSISTENCY

General Plan

The project site is designated Rural Residential by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Rural Residential 2.5-acre minimum (RR-2.5). The existing zoning is consistent with the 2008 General Plan, and the proposed **Accessory buildings, in aggregate: greater than 2,500 square feet in size combined on a lot 4 acres or less** land use is allowed in the RR-2.5 zoning district subject to the applicable regulations and permitting requirements detailed below.

Zoning

General Standards: The proposed land use will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

Specific Standards: The subject parcel is zoned RR-2.5, where **Accessory buildings, in aggregate: greater than 2,500 square feet in size combined on a lot 4 acres or less** are allowed with approval of a Minor Use Permit subject to Section 28.72.30(B)(1) of the Solano County Code.

As proposed and conditioned, this project will comply with all applicable zoning standards as described above.

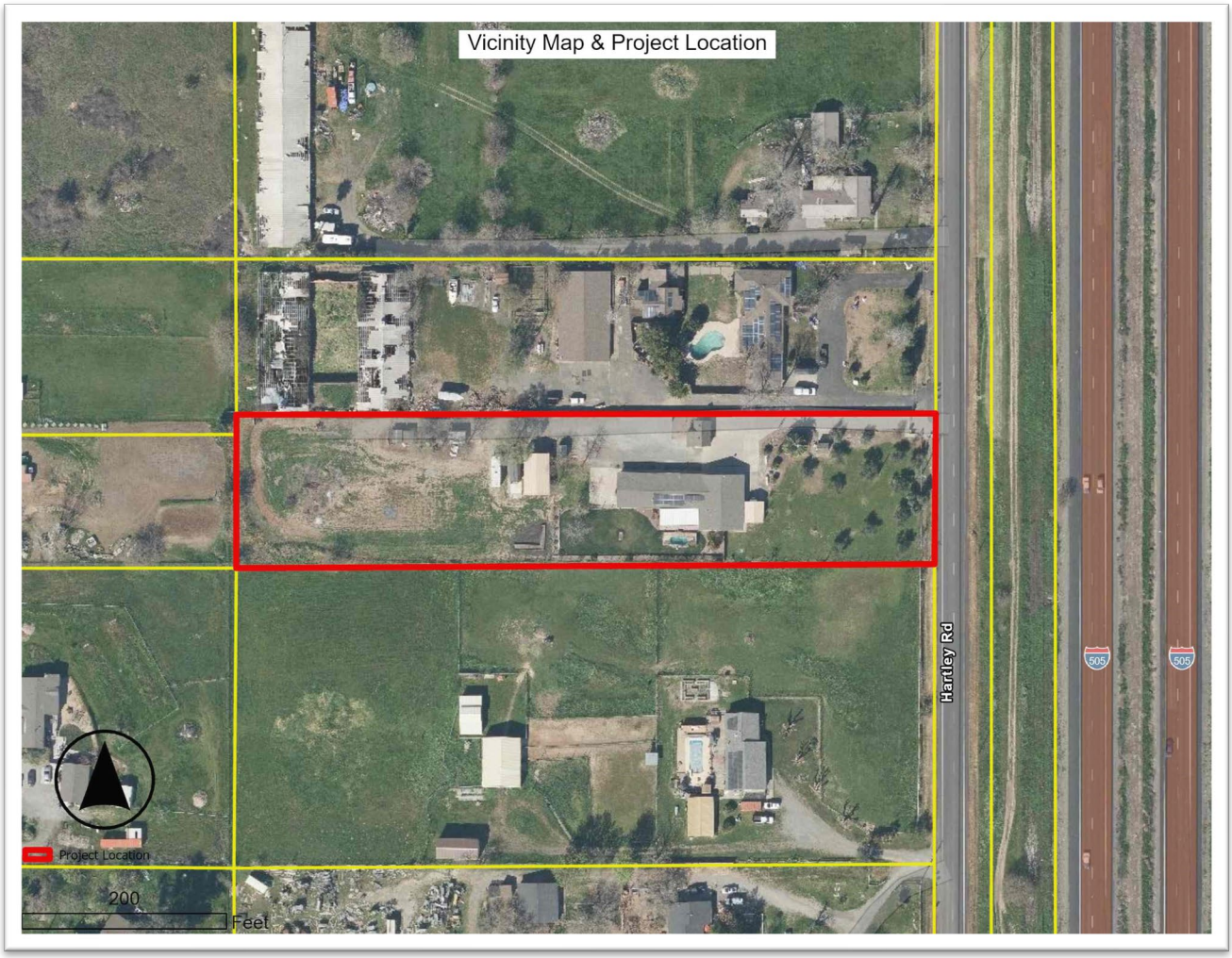


Figure 1: Vicinity map and Project Location

ENVIRONMENTAL ANALYSIS (CEQA)

The project is exempt from the California Environmental Quality Act under CEQA Guidelines Sections 15303 (Class 3), New Construction or Conversion of Small Structures.

- Consistent with the Class 3 exemption, the project includes a limited number of new small structures, and the conversion of existing small structures where only minor modifications are made. The proposed structure is consistent with the maximum size allowable on the legal parcel. Section 15303(e) includes as examples of this exemption accessory (appurtenant) structures including, but not limited to, garages, carports, patios, swimming pools, and fences. The proposed structure is a small accessory structure, consistent with the examples listed above, and is appurtenant to the residential use of the property.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment C) was published at least 15 days before the scheduled hearing in the Vacaville Reporter and the Fairfield Daily Republic. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-24-02, subject to the recommended conditions of approval.

Attachments:

A. Draft Resolution
B. Site Plan
C. Public Notice

SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 25-XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-24-02 to install a 2,960 square foot residential accessory structure on a 2.28-acre parcel located at 7745 Hartley Road 1.6 miles north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0106-052-140; and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on May 15, 2025; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings regarding said proposal:

1. **That the establishment, maintenance, or operation of the use or building conforms with the General Plan for the County concerning traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

   The project site is designated Rural Residential by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. The existing zoning designation of RR-2.5 and lot size of 2.28 acres are consistent with the existing General Plan designation. The proposed use is conditionally permitted within the RR-2.5 zoning district.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

   The site is accessed via a private driveway from Hartley Road and is developed with a residential well and private sewage disposal system. As proposed and conditioned, the existing and proposed facilities and development are adequate for the existing and proposed structures and land use.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

   With the proposed conditions, this project will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. **The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:**

   The project is exempt from the California Environmental Quality Act under CEQA Guidelines Sections 15303 (Class 3), New Construction or Conversion of Small Structures. Consistent with the Class 3 exemption, the project includes a single new small structure. Section 15303(e) includes as examples of this exemption accessory (appurtenant) structures

including, but not limited to, garages, carports, patios, swimming pools, and fences. The proposed storage building is a small accessory structure, like those listed above, and is appurtenant to the residential use of the property.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Use Permit application MU-24-02 subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Land Use.** The proposed land uses shall be established and operated in accordance with the application materials and development plans submitted for Minor Use Permit MU-24-02 revised December 4, 2024, and as approved by the Solano County Zoning Administrator. Approval of this permit would authorize issuance of permits for the proposed new structure and existing unpermitted carport and storage buildings.

2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(I) of the County Code, no additional land uses or activities including new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review or a determination by the Director of Resource Management that the proposed modification is in substantial compliance with the existing approval.

3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers, and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify, and hold harmless the County of Solano, its officers, and employees, from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

4. **Permits Required**. The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.

5. **Failure to Comply**. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

6. **Exercise of Permit.** The permit shall be deemed exercised once all **required** action items below have been completed and verified by County staff. If the permit is not exercised within one year of the date of issuance, the permittee may request that a one-time extension of one (1) year to exercise the permit be granted by the Zoning Administrator, otherwise the permit will be deemed null and void with no further action.

7. **Permit Term.** This Use Permit is subject to renewal every five (5) years pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to May 1, 2030, and the use remains in compliance with these Conditions of Approval.

Action Needed - Administrative				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
7 above	N	Submit renewal application	Every 5 years	

OPERATIONAL CONTROLS

8. **Hazard or Nuisance.** The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts, which constitute a hazard or nuisance to residents, visitors, or property in the surrounding areas.

9. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

10. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, as needed to prevent airborne dust.

11. **Odor.** The facility shall not cause objectionable odors on adjacent properties.

12. **Lighting and Glare.** All light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

BUILDING AND SAFETY DIVISION

13. **Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2022 California Building Code: “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit.”

14. **Certificate of Occupancy**. No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.

15. **Building Permit Plans.** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules, regulations, laws, and ordinances of local, State, and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:

a. Occupancy Classification
b. Type of Construction
c. Seismic Zone
d. Location on Property
e. Height of all buildings and structures
f. Number of stories
g. Occupant Load
h. Allowable Floor Area

16. **Plans and Specifications.** Shall meet the requirements as per section 105 of the current California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules, and regulations, as determined by the building official."

17. Complete calculations signed & stamped by a CA registered professional engineer or architect demonstrating that the structure will be brought into compliance with the 2022 California Building Code

18. For each existing unpermitted structure, either application for a demolition permit is required to remove the structure, or application for a Building Permit is required. The plans shall comply with the 2022 California Building Code and the following design criteria:
    a. **Wind:** Basic Wind Speed 93 MPH, Exposure C.
    b. **Seismic:** Seismic Design Category D.
    c. **Snow:** Ground Snow Load 0 pounds per square foot
    d. **Minimum Foundation Depth:** 12 inches

Action Needed - Building Division				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
13 above	Y	Start construction and complete at least one Building inspection.	By May 15, 2026	

ENVIRONMENTAL HEALTH DIVISION

19. The permittee shall construct, operate, and maintain the proposed new septic system onsite in accordance with Solano County Code Ch. 6.4. This includes maintaining the septic system in proper operating condition, maintaining a valid County septic Operation and Maintenance permit, self-reporting the system pump data every year, and having the system maintained at least every three years by a septic professional.

20. The onsite structure that is being used as an Accessory Dwelling Unit ("ADU") shall not be connected to the new septic system, proposed under S2024-0055, until the "ADU" has been determined to have been legally constructed and that it meets all applicable CA Building codes. A separate septic permit will be required to connect the "ADU" to the proposed new septic system.

Action Needed - Environmental Health Division				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
20 above	N	Obtain building and septic permits for ADU as necessary	Prior to septic connection	

PUBLIC WORKS DIVISION

21. If there are any grading or drainage improvements on the property including, but not limited to: building site preparation, private access improvements, parking areas and walkways, or onsite grading exceeding a total of 5,000 square feet, applicant shall apply for, secure, and abide by the conditions of a Grading Permit. Agricultural soil cultivation does not require a Grading Permit.

22. Applicant shall apply for, secure, and abide by the conditions of an Encroachment Permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.

VACAVILLE FIRE DISTRICT

23. All requirements of the Vacaville Fire District shall be met prior to issuance of a Building Permit.

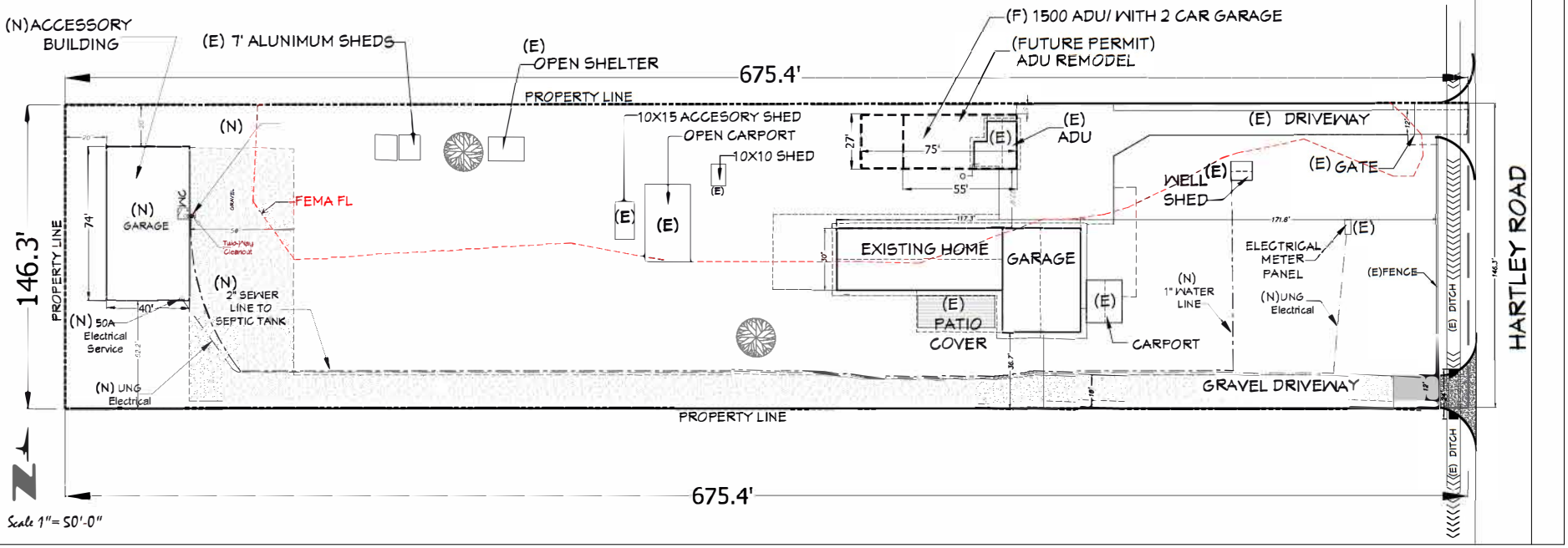
* *

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 15, 2025.

Allan M. Calder, Planning Manager
Resource Management

SITE PLAN

PROJECT DESCRIPTION:
- **New 40' x 74' Garage Metal Building**



PROJECT DESCRIPTION:

1. NEW 2,960 Sq Ft METAL BUILDING

PROJECT DATA

APN	0106-052-140
ADDRESS:	7745 HARTLEY RD, VACAVILLE, CA 95688
LOT SIZE:	5,227 SQF
HOME SQF :	2,379 SqF 3 BEDROOM, 3 BATHS
FIRE SPRINKLERS:	NO
OCCUPANCY TYPE	R3
CONSTRUCTION TYPE:	V-B

GENERAL NOTES

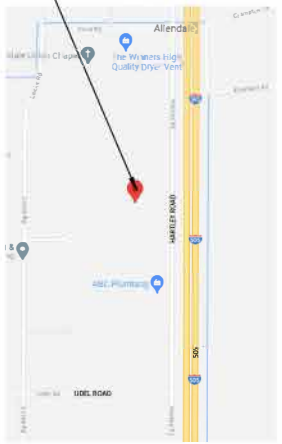
Solano County enforces the following California Building Codes.
The 2022 California Building Standards Code (Cal. Code Regs., Title 24) were published July 1, 2022, with an effective date of January 1, 2023. The City adopted by reference, with local amendments, the 2022 California Building Standards Code, as well as other codes as part of the tri annual code adoption.

2022 California Building Code
2022 California Fire Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Administrative Code
2022 California Historical Building Code
2022 California Existing Building Code
2022 California Referenced Standards Code
2022 California Residential Code
2022 California Green Building Code
2021 International Swimming Pool and Spa Code
2021 International Property Maintenance Code

PAGE INDEX

STRUCTURAL

LOCATION



SCALE: As Shown

BUILDING

ZONING: RURAL
Occupancy Group: R
Construction Type: 3

All Current Building codes in affect, , Incuding Building codes, 2022 CRC, CMC, CEC, CPC, CFC.
California Energy Code 2022, California Green Building Standards Code 2022 and Standards adopted and applicable by local jurisdiction.

PROJECT NAME
HARTLEY ROAD

OWNER:
CHAD TOBIN

ADDRESS:
7745 HARTLEY ROAD
VACAVILLE, CA, 95688

DESIGN BY:

TONY ALCALA
813 GRANITE CT.
VACAVILLE CA 95687
TEL 707-724-9733

DATE	REV	DELTA

PAGE TITLE :

SITE PLAN

ISSUE DATE	1-4-24	PAGE#
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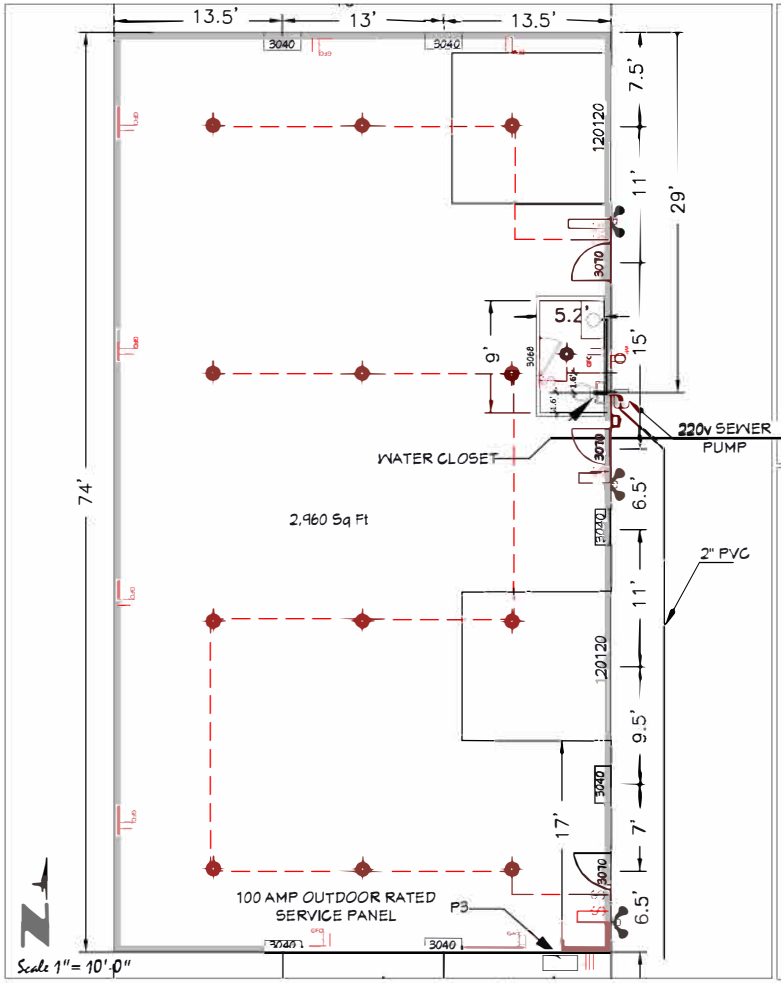
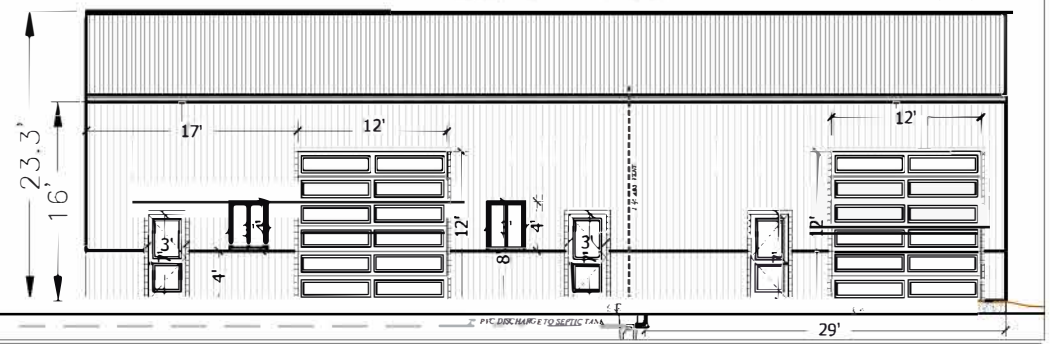


METAL BUILDING

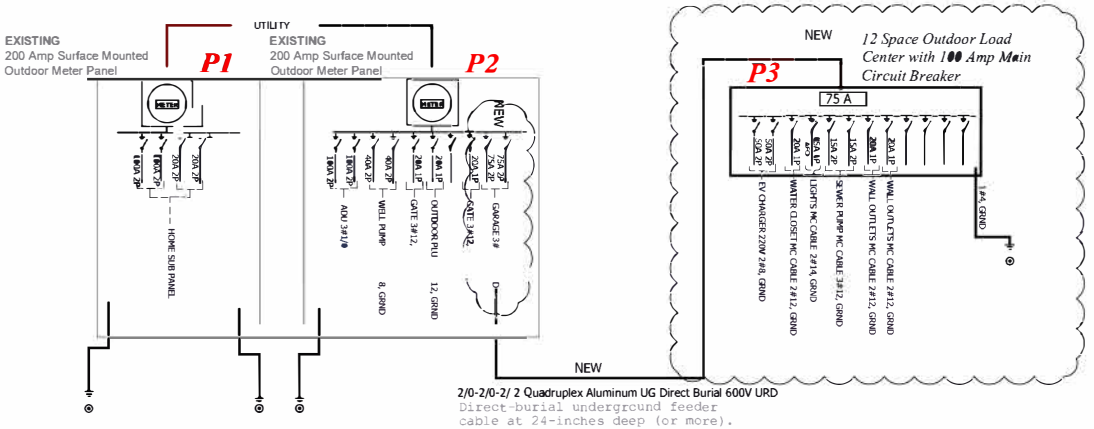
METAL BUILDING DESIGNED AND ENGINEERED BY EMPIRE STEEL BUILDINGS

LOOKING WEST

Scale 1"= 10'-0"



ELECTRICAL SINGLE LINE



2/0-2/0-2/ 2 Quadruplex Aluminum UG Direct Burial 600V URD
Direct-burial underground feeder cable at 24-inches deep (or more). Provide PVC conduit on vertical feeds starting at 18-inches.

ELECTRICAL LEGEND

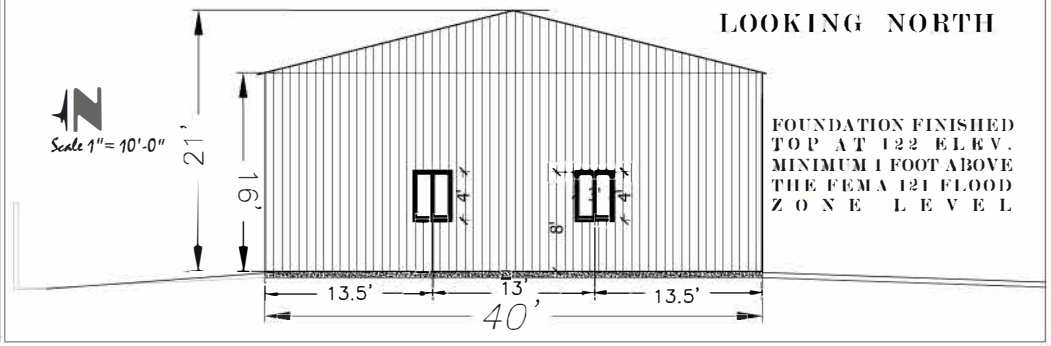
- SEWER PUMP DISCONNECT
- CEILING MOUNTED FIXTURE USING LED 100 WATT High-efficacy lighting
- WALL MOUNTED FIXTURE
- PHOTO CELL (LIGHT SENSOR FIXTURE)
- DECORA SWITCH
- 220V 30A OUTLET
- 110V WALL MOUNTED OUTLET
- 110V GFCI OUTLET
- 110V WEATHER PROOF OUTLET

ELECTRICAL, NOTES:

- ALL WIRE TO BE OF COPPER MATERIALS
- ALL CONVENIENCE OUTLETS 12G WIRE
- WALL SWITCHES AND LIGHTS MAY BE OF 14G
- UNLESS NOTED PLACE ALL WALL **OUTLETS 16"** FROM FLOOR TO TOP OF BOX
- UNLESS NOTED PLACE ALL **WALL SWITCHES 48"** FROMFLOOR TOTOP OF BOX
- ALL ELECTRICAL RECEPTACLES SHOULD HAVE A MINIMUM OF 24" APART IN THE HORIZONTAL DIMENSION.
- ALL RECEPT ACLES AND DEVICES EXCEPTFOR BATHROOMS. SHALL BE PROTECTED BY A LISTED ANDREADILY ACCESSIBLE AFCI, CEC 210.12(A) & CEC 210.12(B)
- PROVIDE A DEDICATED 20AMP BRANCH CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS, THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. CEC 210.11(C)3
- ALL LUMINAIRES MUST BE HIGH-EFFICACY PER SECTION 150.0(K) OF THE 2022 CA ENERGY CODE.

LOOKING NORTH

Scale 1"= 10'-0"



FOUNDATION FINISHED TOP AT 122 ELEV. MINIMUM 1 FOOT ABOVE THE FEMA 121 FLOOD ZONE LEVEL

SCALE: **As Shown**

BUILDING

ZONING: RURAL
Occupancy Group: **R**
Construction Type: **3**

All Current Building codes in affect, . Incuding Building codes, 2022 CRC, CMC, CEC, CPC, CFC.
California Energy Code 2022, California Green Building Standards Code 2022 and Standards adopted and applicable by local jurisdiction.

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DESIGN BY:

TONY ALCALA
813 GRANITE CT.
VACAVILLE CA 95687
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DATE	REV	DELTA

PAGE TITLE :

FLOOR PLAN & ELEVATIONS

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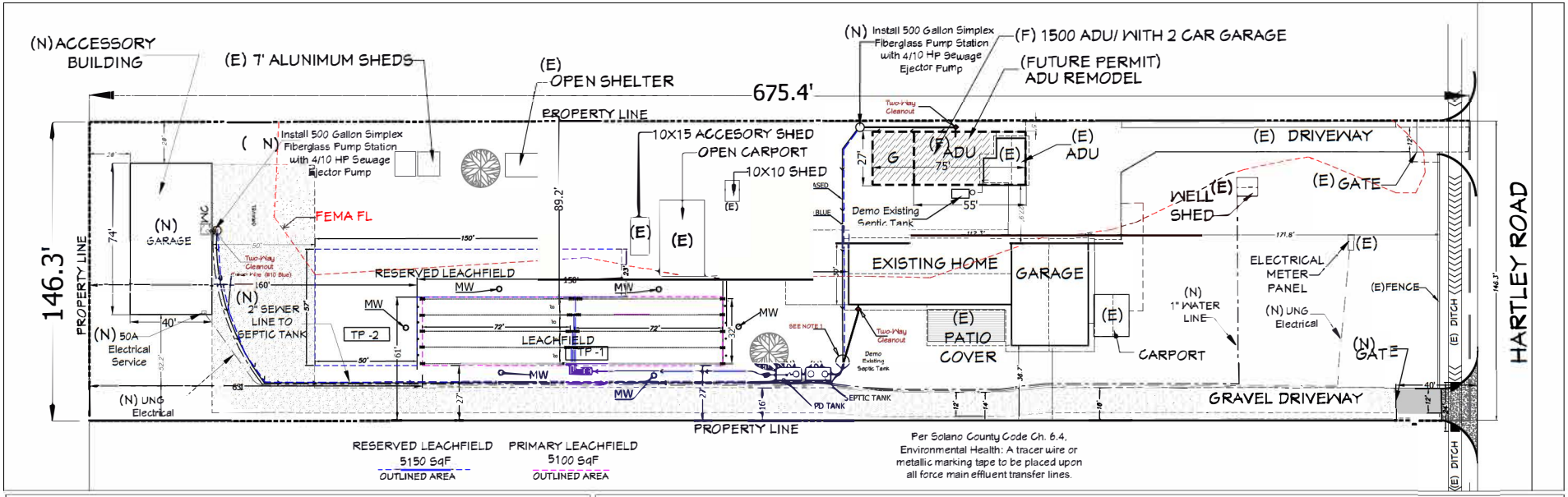


Southwire Voltage Drop Calculator

Inputs

User Mode	Residential
Current Type	AC
Units for Length	Feet
Phase	Single
Conductor	Aluminum
Installation	Cable, Conduit (non-Steel), & Direct Burial
Length of Cable Run	600.0 Feet
Voltage	675 Volts
Max Voltage Drop	3 %
Current at end of Cable Run	75 Amps
Power Factor	0.9

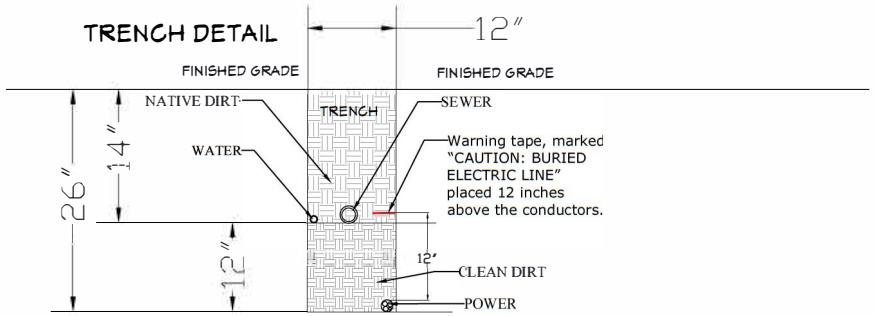
Results for Minumum Conductor Size Calculation
1 conductor per phase utilizing a 1/0 AWG aluminum conductor installed Cable, Conduit (non-Steel), & Direct Burial will limit the voltage drop to 2.78% or less when supplying 75 amps for 600 feet on a 675 volt single phase system.

Engineering Information

120	Amps Rated ampacity of selected conductor
0.2100	Ohms Resistance (Ohms per 1000 feet)
0.0440	Ohms Reactance (Ohms per 1000 feet)
0.9	Power Factor
20.25	Maximum allowable voltage drop at 3%
18.737	Actual voltage drop loss at 2.78% for the circuit

This voltage drop calculator is applicable only to NEC applications and is designed for applications using AWG and KCMIL sizes only. It does not optimize conductor sizes for several different loads at various points in a circuit. The total combined load and length of the circuit must be used. Consult with an engineer if your application does not fit into one of the following categories and/or requires more complex engineering calculations.

** Note to User:
RESIDENTIAL MODE CALCULATIONS: All ampacity values are taken from NEC 310.15. The conductor characteristics are taken from Chapter 9, Tables 8 & 9 of the NEC. The calculations used to determine the recommended conductor sizes for branch circuits are based on 60°C ampacity ratings for circuits using conductors smaller than 1/0 AWG. Circuits using conductors sized 1/0 AWG and larger are determined using 75°C ampacity ratings. Calculations to determine service and feeder conductor sizes are based on overcurrent device ratings rather than actual expected loads which are conservative and may yield oversized conductors. No calculations consider temperature correction factors or conductor de-rating for number of current-carrying conductors in a raceway. These calculations are not optimized for medium voltage or high voltage installations (2400 Volts or more). These calculations do not apply to flexible cords.



DIRECT BURIAL CONDUCTORS NOTES:

Type: THWN-2, XHHW-2, or other conductors specifically rated for direct burial.
Size: Conductors sized according to load calculations and CEC Table 310.16.
Conduit (if used): Optional 2 inches conduit may be used for added protection entering and exiting the trench.
Warning Tape: Plastic warning tape, marked "CAUTION: BURIED ELECTRIC LINE," placed 12 inches above the conductors.

Trenching:
Excavate a trench with a minimum depth of 24 inches from the top of the conductors to the finished grade, ensuring a smooth bottom.
Width: Minimum 6 inches wide to allow for proper placement and future inspection.
Conductor Placement:
Place conductors directly in the trench, maintaining proper spacing and avoiding sharp bends.Ensure conductors are separated from other utilities as required by the CEC. Maintain a minimum of 12 inches from water lines or other potential sources of damage.

SCALE: As Shown

BUILDING

ZONING: RURAL
Occupancy Group: R
Construction Type: 3

All Current Building codes in affect, . Incuding Building codes, 2022 CRC, CMC, CEC, CPC, CFC.
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DATE	REV	DELTA

PAGE TITLE :
ELECTRICAL UTILITY SITE PLAN

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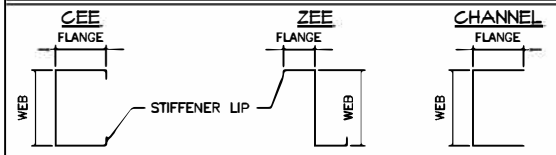
COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

WALL OPENING SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS
1	12'-0"	12'-0"	ROLL UP DOOR	SEE NOTE #4	C6X3.5 X16
2	12'-0"	12'-0"	ROLL UP DOOR	SEE NOTE #4	C6X3.5 X12
3 - 5	3'-4"	7'-4"	PERSONNEL DOOR	SINGLE	---
6 - 7	3'-0"	4'-0"	WINDOW	SINGLE	CHN6X 2X14
8 - 11	3'-0"	4'-0"	WINDOW	DOUBLE	CHN6X 2X14

NOTES:
1) JAMB MEMBERS SHOWN AS "CHN" ARE CHANNEL MEMBERS (WITHOUT STIFFENER LIPS) AND THOSE SHOWN AS "C" ARE CEE MEMBERS. FIRST NUMBER IS WEB DEPTH IN INCHES, SECOND NUMBER IS FLANGE WIDTH IN INCHES, AND THIRD NUMBER IS MATERIAL THICKNESS (GAUGE).
2) SEE DETAILS J/9 AND K/9 FOR OPENING FRAMING INFORMATION.
3) SIZE OF HEADER GIRT MEMBER TO BE SAME AS SIDEWALL OR ENDWALL GIRT, AS APPROPRIATE, PER ELEVATIONS. AT WINDOWS, INSTALL HEADER GIRT SPECIFIED ABOVE AND BELOW WINDOWS, U.N.O.
4) AT OPENINGS NOTED, INSTEAD OF ATTACHING DOOR JAMBS TO HEADER GIRT PER DETAIL L1/10 ATTACH DOOR JAMBS TO UNDERSIDE OF EAVE PURLIN PER DETAIL L2/10.
5) ALL OPENINGS AND ACCESSORIES SHALL BE CAPABLE OF SUPPORTING ALL WIND PRESSURES PERPENDICULAR TO THE SURFACE (GENERATED BY WINDS AT THE SPEED AND EXPOSURE INDICATED ABOVE) BY SPANNING BETWEEN THE JAMBS.

IMPORTANT: IN ADDITION TO THESE ENGINEERING PLANS (WHICH ALWAYS TAKE PRECEDENCE), YOU SHOULD HAVE THE FOLLOWING FROM ACT BUILDING SYSTEMS:

- CONSTRUCTION PACKAGE
- INSTALLATION MANUALS
- CONSTRUCTION VIDEOS

PLEASE CONTACT YOUR SALES REP IF YOU HAVE NOT RECEIVED THESE PRIOR TO STARTING CONSTRUCTION.

PROJECT DESIGN CRITERIA

ROOF DEAD LOAD: 3 psf
ROOF COLLATERAL LOAD: 1 psf
GROUND SNOW LOAD: 0 psf Ct = 1.0
ROOF SNOW LOAD: 0 psf
ROOF LIVE LOAD: 20 psf
WIND SPEED: 100 mph
WIND EXPOSURE: C
Ss: 1.208 Sds: 0.966
S1: 0.436 Sd1: 0.542
SEISMIC DESIGN CATEGORY:
D ('short' period) D ('1-sec' period)
R transverse: 3.0 R longitudinal: 3.0
RISK CATEGORY: II
SOIL BEARING PRESSURE: 1500 psf

WIND DESIGN OF LATERAL FORCE-RESISTING SYSTEMS IS BASED ON THE DIRECTIONAL DESIGN PROCEDURE OF ASCE 7-16, CHAPTER 27

SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:
-- TRANSVERSE: ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE 07-16, SECTIONS 12.1 - 12.13)
-- LONGITUDINAL: ORDINARY STEEL BRACED FRAME. (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 07-16, SECTION 12.14).

DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.

DEFLECTION LIMITS

PURLINS:	L/150 (STD)
GIRTS:	L/90 (STD)
EW WIND COLUMNS:	L/120 (STD)
WALL PANEL:	L/60 (STD)

LICENSED PROFESSIONAL ENGINEER
JAMES C LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

DocuSigned by:
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2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
FAX 503 589-1728

ACTBUILDING SYSTEMS®

DIST/REGION:
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JOB ADDRESS: Chad Tobin
7745 Hartly Street
Vacaville, CA 95688

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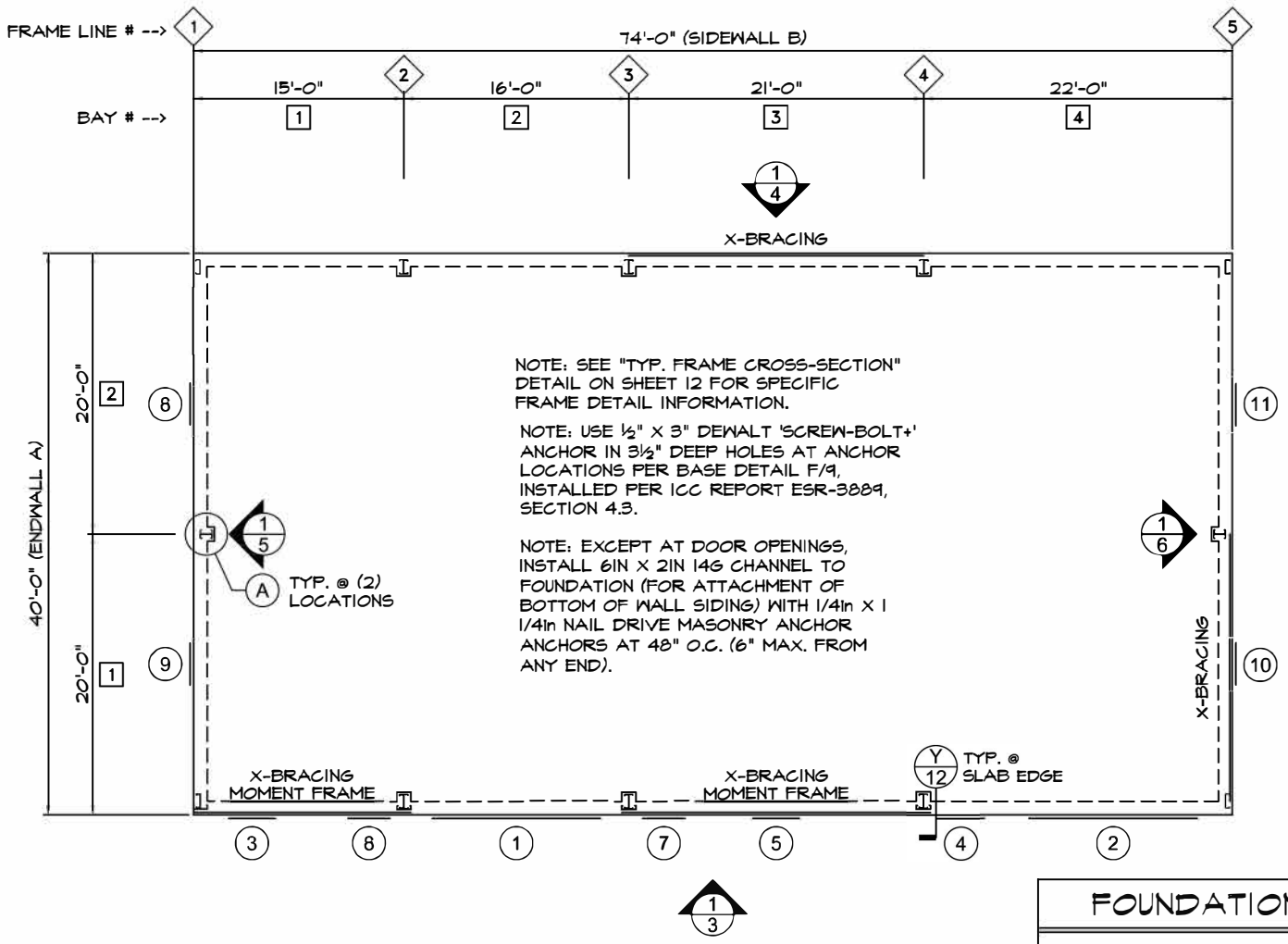
CHECKED
DATE 8/28/2024
JOB NO. VSAN94727500
SHEET 1 OF 14



1/2 FOUNDATION PLAN

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

FOUNDATION DETAIL KEYS

(A) ENDWALL COLUMN (SEE DETAIL C/8 FOR TOP CONNECTION AND G1/9 FOR BASE CONNECTION)

LICENSED PROFESSIONAL ENGINEER
JAMES C LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

DocuSigned by: James C Loughrey
85BEC4CCFE9D47C...

8/28/2024

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a+Oregon.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
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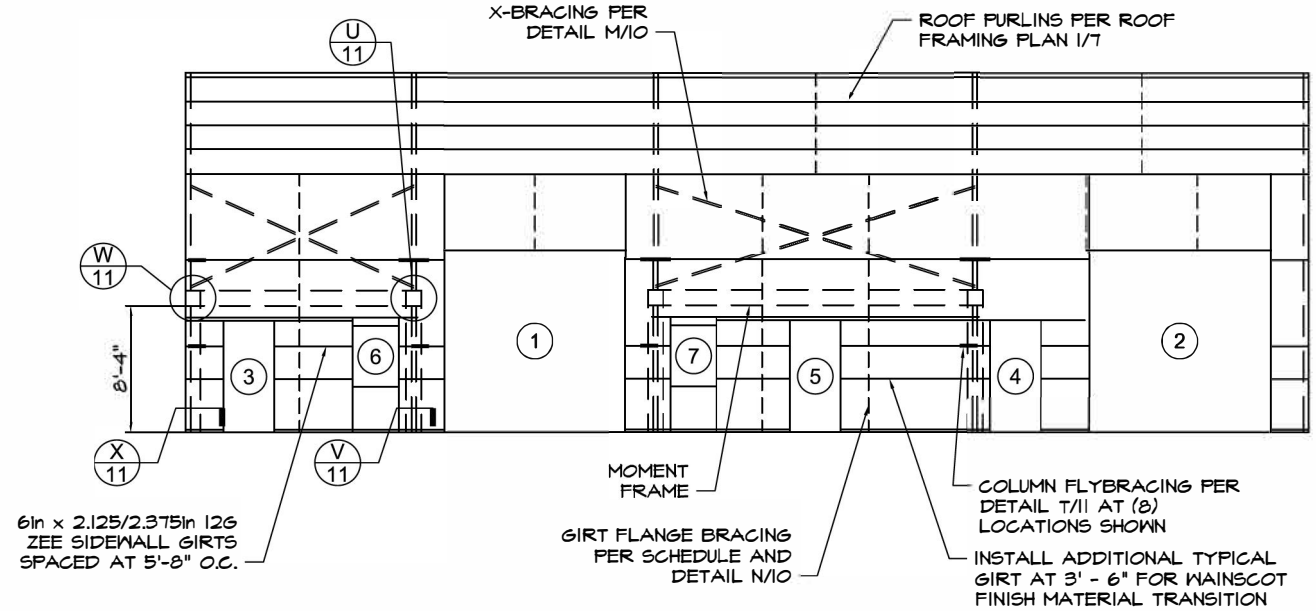
GIRT FLANGE BRACING SCHEDULE

	BAY #1	BAY #2	BAY #3	BAY #4
Sidewall 'A'	M/S	M/S	1/3 PTS.	1/3 PTS.

M/S = MIDSPAN



1/3 SIDEWALL 'A' EXTERIOR ELEVATION

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

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JAMES C LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

DocuSigned by:
858EC4CCFE9D47C...

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a+e@aegn.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
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C 96769
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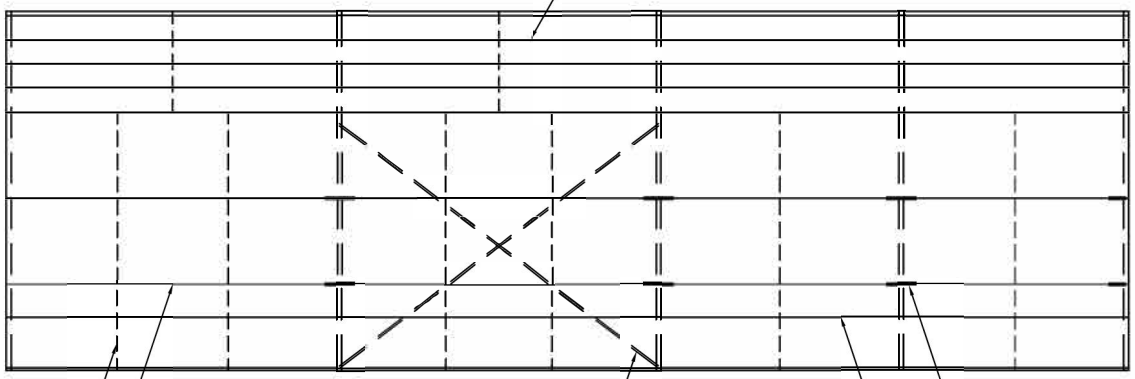
GIRT FLANGE BRACING SCHEDULE

	BAY #1	BAY #2	BAY #3	BAY #4
Sidewall 'B'	M/S	M/S	1/3 PTS.	1/3 PTS.

M/S = MIDSPAN



1/4 SIDEWALL 'B' EXTERIOR ELEVATION

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

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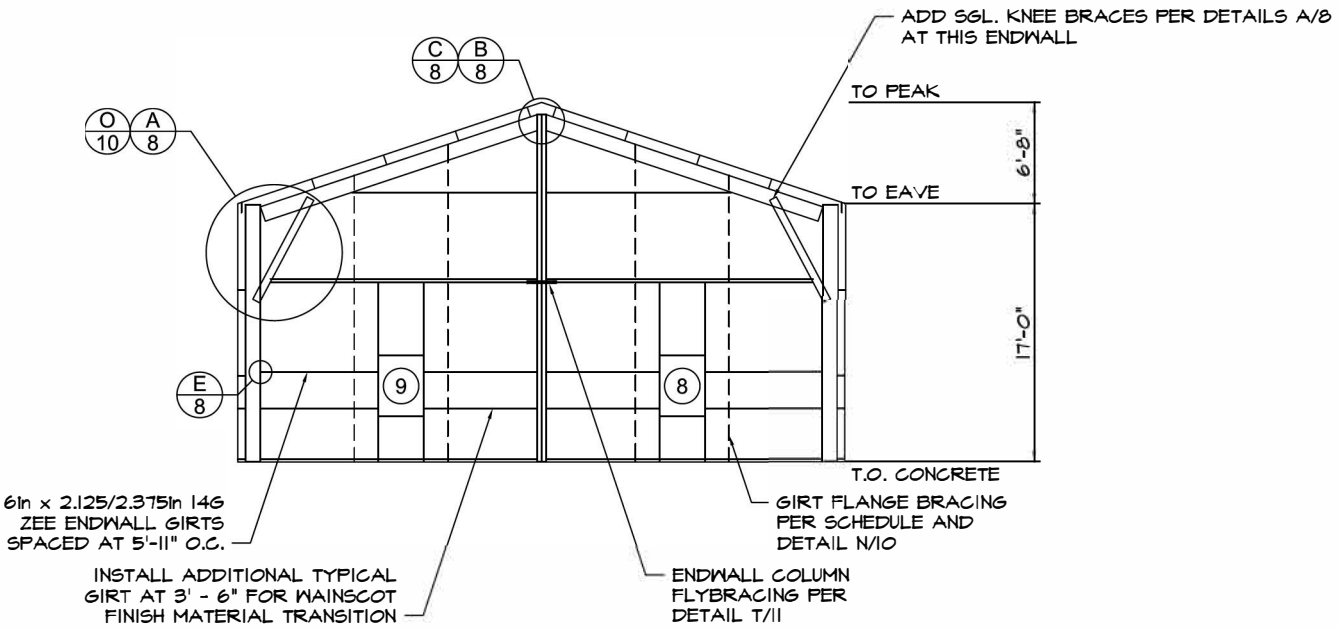
GIRT FLANGE BRACING SCHEDULE

	BAY #1	BAY #2
Endwall 'A'	1/3 PTS.	1/3 PTS.



1/5 ENDWALL 'A' INTERIOR ELEVATION

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

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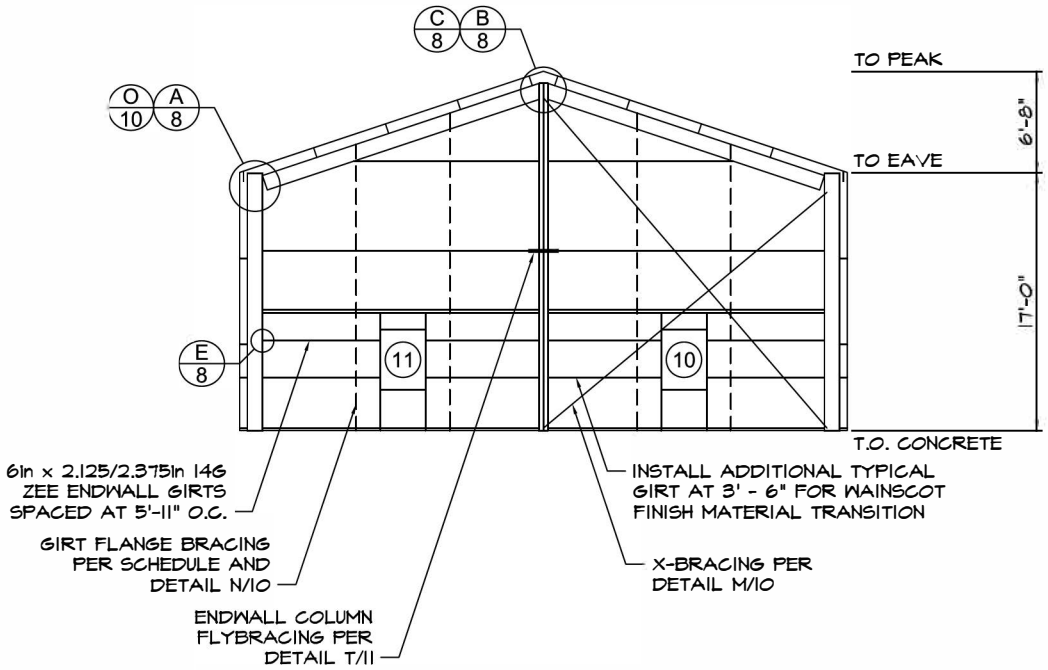
GIRT FLANGE
BRACING SCHEDULE

	BAY #1	BAY #2
Endwall 'B'	1/3 PTS.	1/3 PTS.



1/6 ENDWALL 'B' INTERIOR ELEVATION

SCALE: 1/8" = 1'-0" FRAME #5

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C 96769
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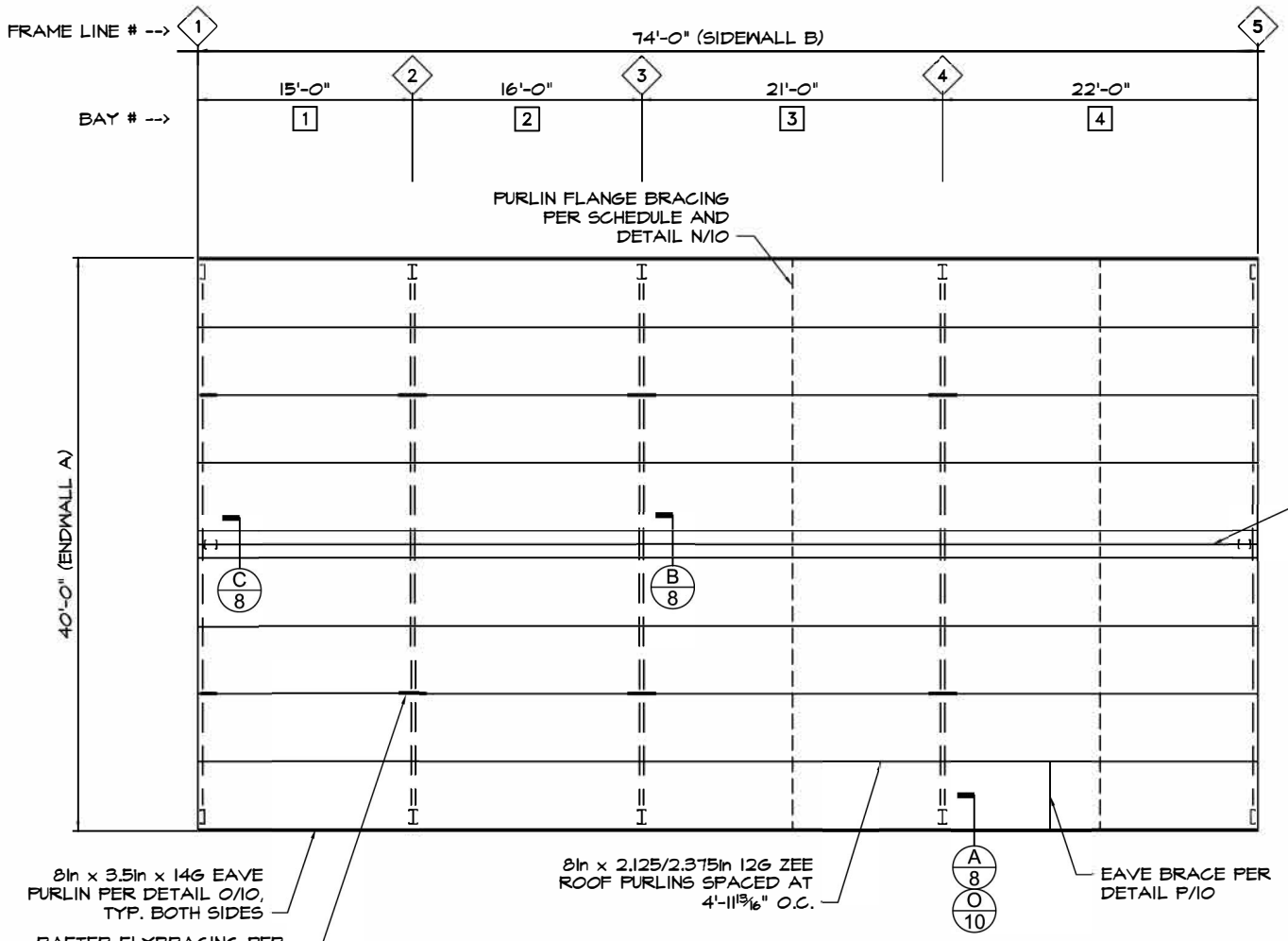

1/7 ROOF FRAMING PLAN

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

PURLIN FLANGE BRACING SCHEDULE

	BAY #3	BAY #4
Main Roof	M/S	M/S

M/S = MIDSPAN

ROOF DIAPHRAGM NOTE

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

LICENSED PROFESSIONAL ENGINEER
JAMES C LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

DocuSigned by:
James C Loughrey
858EC4CCFE9D47C...

8/28/2024

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a+e@aegn.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
FAX 503 589-1728

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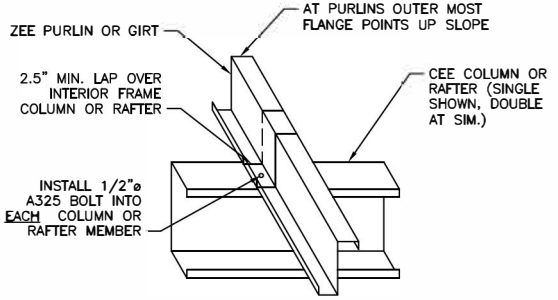
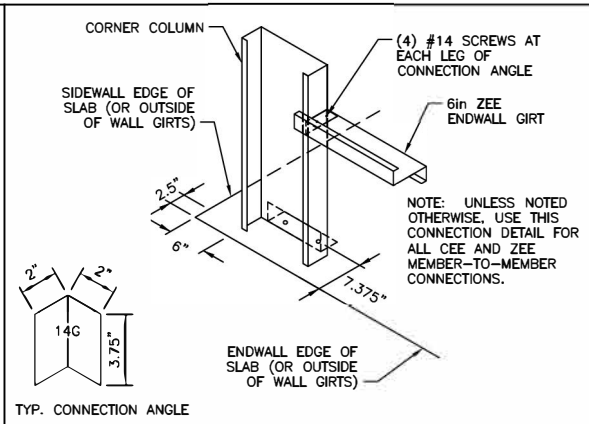
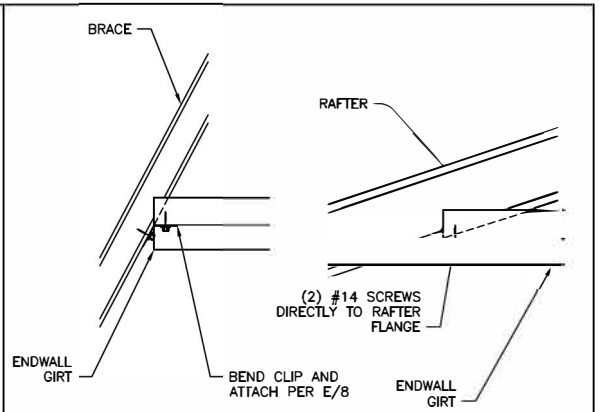


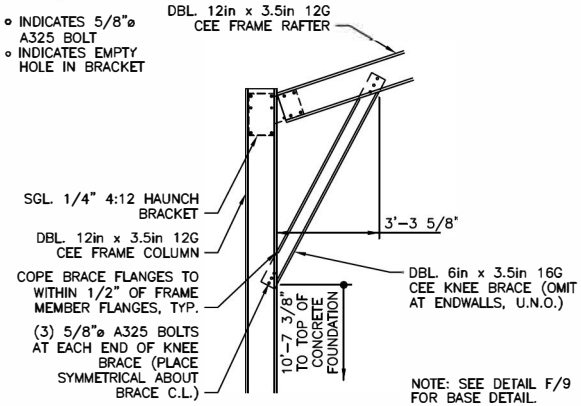
D ZEE PURLIN/GIRT CONNECTION



E ENDWALL GIRT AT CORNER COLUMN

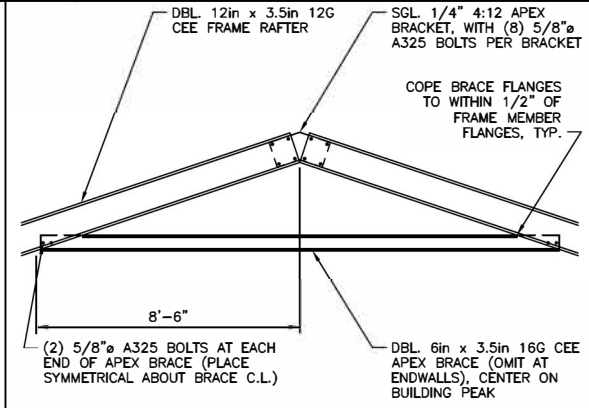


E2 END GIRT TO ANGLED CEE



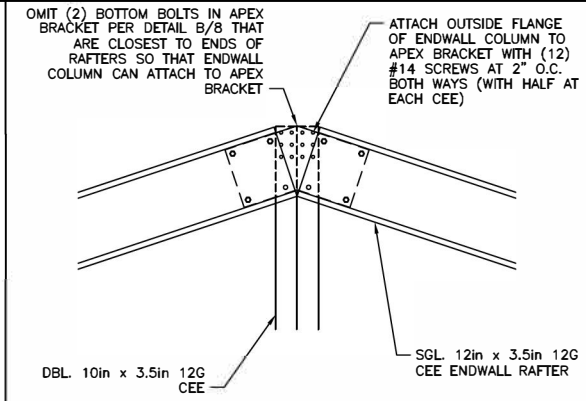
NOTE: ALL COMPONENTS NOTED AS 'DBL.' SHALL BE 'SGL.' AT ENDWALLS.

A HAUNCH CONNECTION



NOTE: ALL COMPONENTS NOTED AS 'DBL.' SHALL BE 'SGL.' AT ENDWALLS.

B APEX CONNECTION



NOTE: SEE DETAIL G1/9 FOR ENDWALL COLUMN BASE CONNECTION

C ENDWALL COLUMN TO RAFTER PEAK CONDITION

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JAMES C LOUGHREY
C 96769
CIVIL
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858EC4CCFE9B47C...

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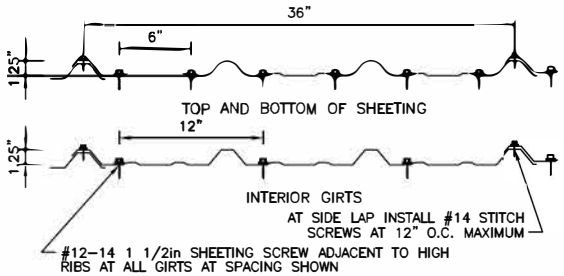
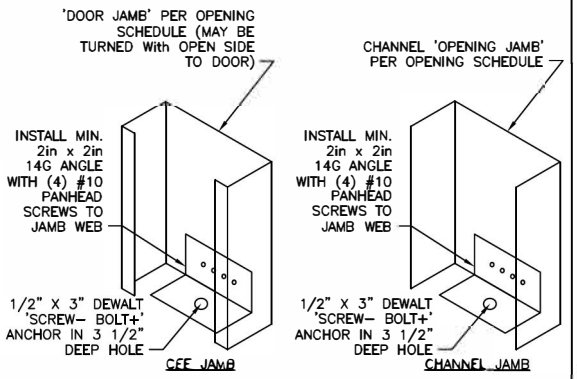
NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.



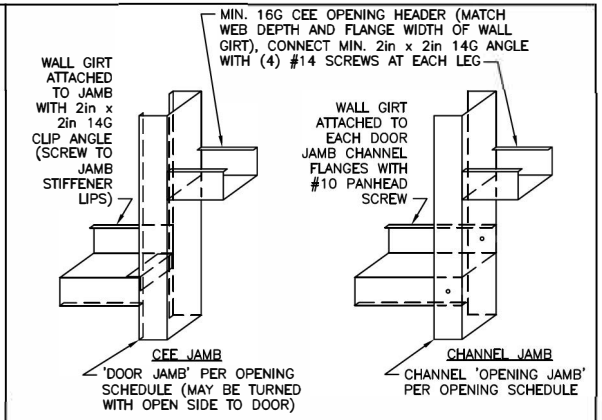
Cornerstone
PBR-Panel 26G

Ix(t) = 0.0367 In^4/ft
Sx(t) = 0.0367 In^3/ft
Fy = 80 ksi
Ix(b) = 0.0317 In^4/ft
Sx(b) = 0.0458 In^3/ft

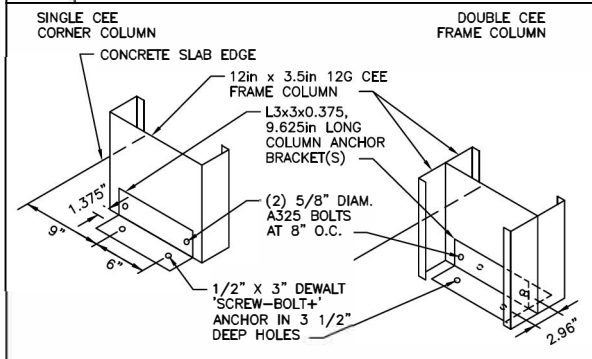
I WALL SHEETING



J OPENING JAMB BASE CONNECTIONS

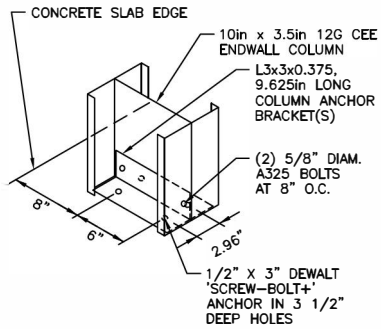


K OPENING JAMB GIRT CONNECTION



NOTE: CENTER ALL BOLTS ON COLUMN ANCHOR BRACKET LENGTHS. AT SINGLE FRAME COLUMN, BRACKET MAY BE PLACED ON EITHER SIDE OF COLUMN. EXCEPT AT CORNER COLUMN, BRACKET MUST BE INSTALLED ON SIDE OF COLUMN SHOWN.

F FRAME COLUMN BASE DETAIL



NOTE: CENTER ALL BOLTS ON COLUMN ANCHOR BRACKET LENGTHS. AT SINGLE COLUMN, BRACKET MAY BE PLACED ON EITHER SIDE OF COLUMN.

G1 ENDWALL COLUMN BASE DETAIL

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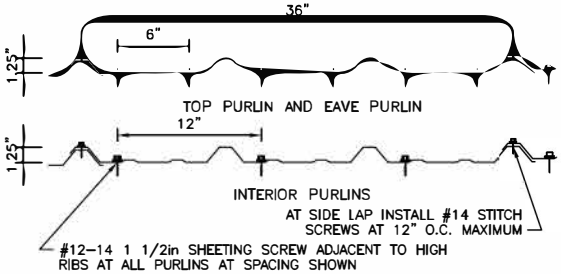

Cornerstone
PBR-Panel 26G

Ix(t) = 0.0367 In^4/ft
Sx(t) = 0.0367 In^3/ft
Fy = 80 ksi
Ix(b) = 0.0317 In^4/ft
Sx(b) = 0.0458 In^3/ft

H ROOF SHEETING

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2700 MARKET ST NE
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C 96769
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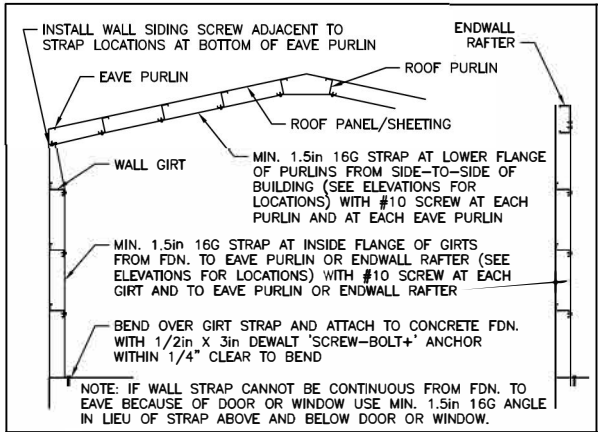
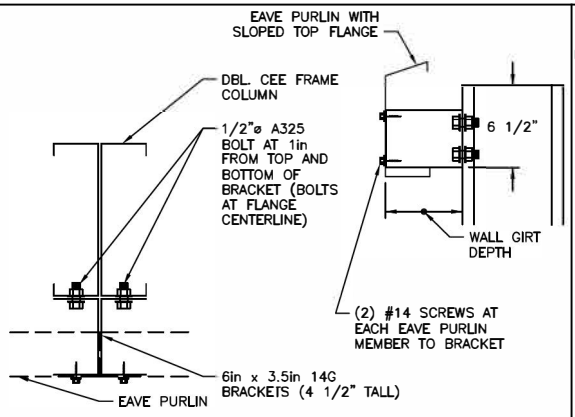
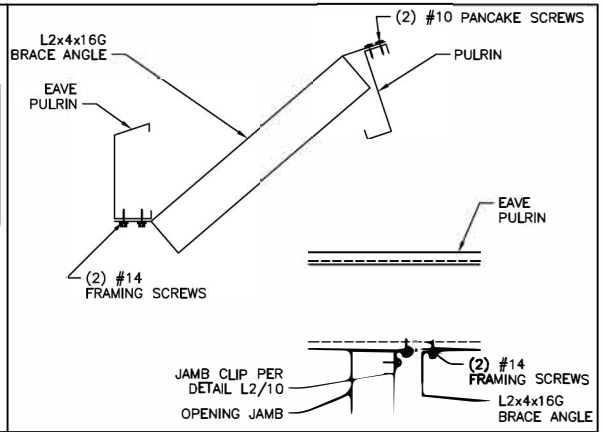


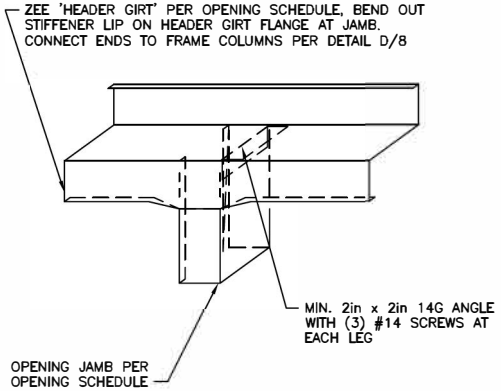
N PURLIN AND GIRT FLANGE BRACING



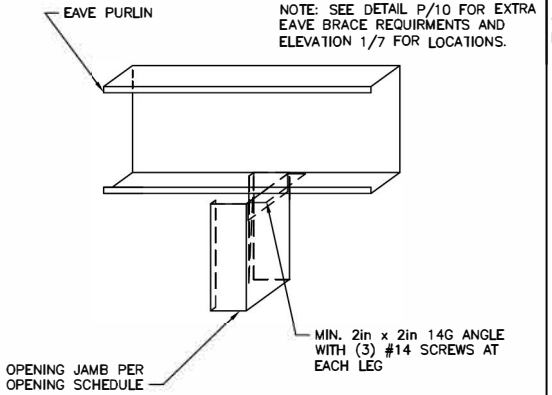
O EAVE PURLIN BRACKET



P EAVE PURLIN BRACE

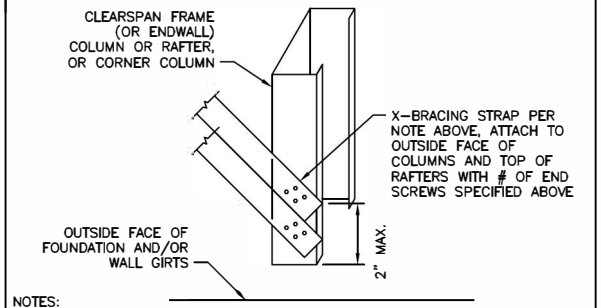


L1 JAMB TO HEADER GIRT CONNECTION



L2 JAMB TO CEE CONNECTION

ENDWALLS: SGL. 1.5in 14G STRAP WITH (4) #14 SCREWS AT EACH END
SIDEWALLS: DBL. 1.5in 14G STRAP WITH (4) #14 SCREWS AT EACH END OF EACH STRAP



NOTES:
1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER.
2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.

M WALL X-BRACING CONNECTION

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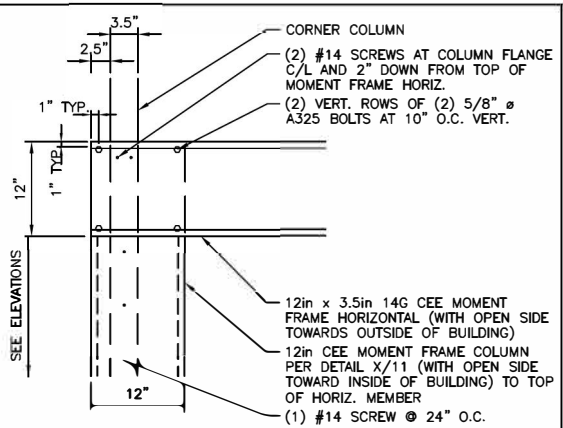
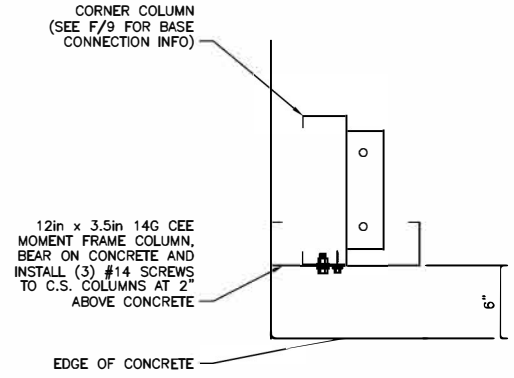
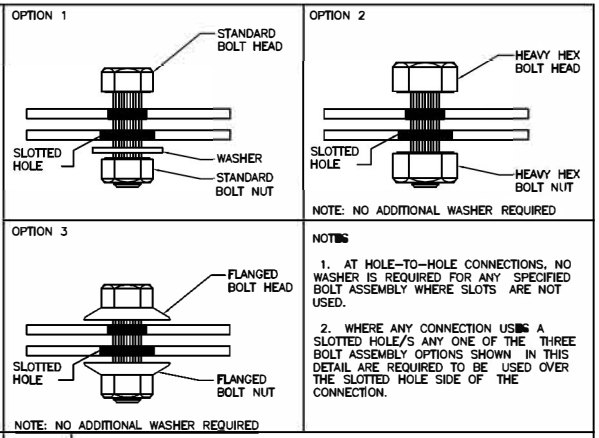


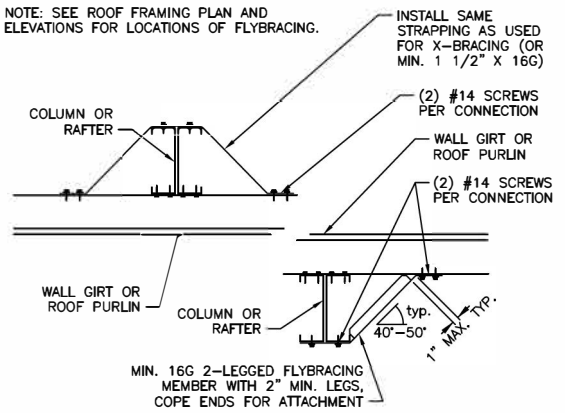
W TOP OF MOMENT FRAME COLUMN AT CORNER



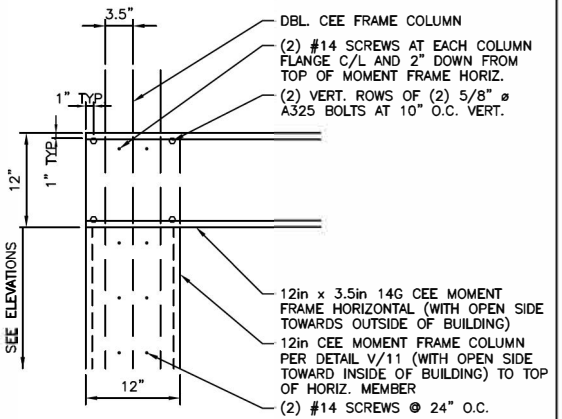
X BASE OF MOMENT FRAME COLUMN AT CORNER



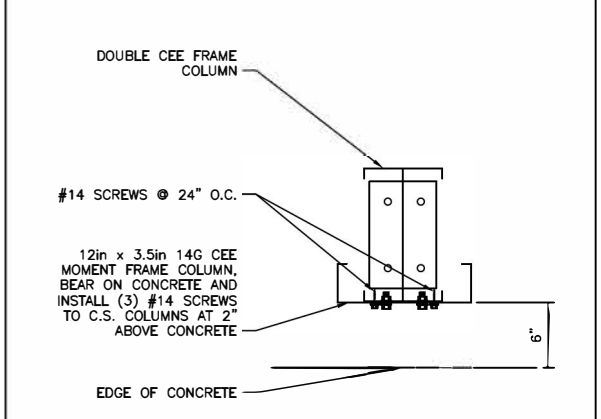
Z BOLT OPTIONS



T FLYBRACING CONNECTION



U TOP OF MOMENT FRAME COLUMN



V BASE OF MOMENT FRAME COLUMN

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a+Oregon.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
FAX 503 589-1728

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Chad Tobin
JOB ADDRESS: 7745 Hartly Street
Vacaville, CA 95688

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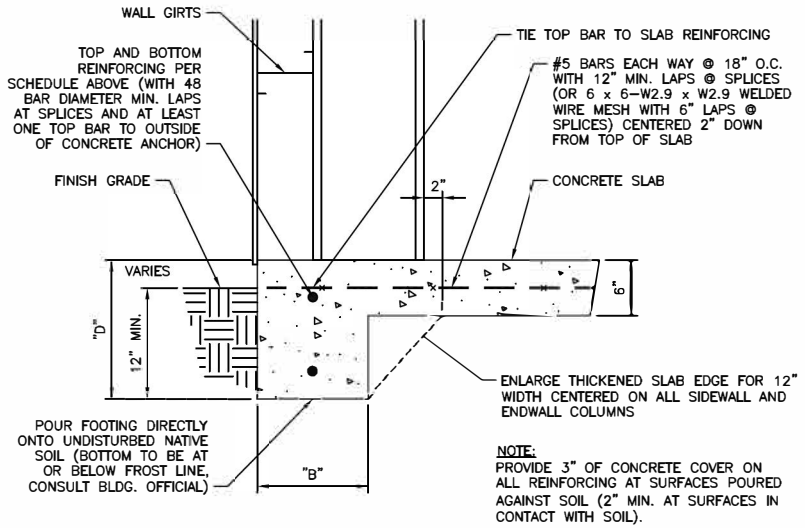
DATE 8/28/2024
JOB NO. VSAN94727500
SHEET 11 OF 14

LOCATIONS	"B"	"D"	TOP REINF.	BOTTOM REINF.
SIDEWALLS	12"	12"	(1)–#4	(1)–#5
ENDWALLS	12"	12"	(1)–#4	(1)–#4

* NOTE: INSTALL TOP REINFORCING BAR AT A DISTANCE FROM EDGE OF SLAB EQUAL TO DEPTH OF WALL GIRTS.



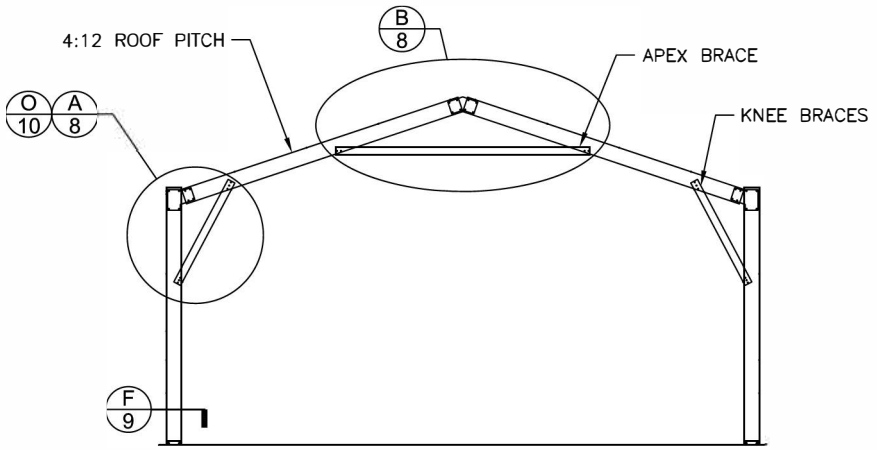
NOTES:

1) SLAB REINFORCING SHOWN ABOVE IS SPECIFIED AS A METHOD OF CONTROLLING SHRINKAGE CRACKING AT THE SLAB SURFACE. CUSTOMER MAY CHOOSE ANOTHER METHOD OR REMOVE SLAB REINFORCING ALL TOGETHER BUT CUSTOMER WILL ASSUME ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE SLAB. IF ANY OTHER METHOD IS CHOSEN BESIDES WHAT IS SHOWN ON THIS DETAIL, CUSTOMER SHALL INSTALL, AT EACH FRAME, (1) #4 CONT. BAR SIDEWALL–TO–SIDEWALL WITH A 6" 90° HOOK AT EACH END AROUND FRAME COLUMN CONCRETE ANCHOR GROUP.

2) SLAB DESIGN AND REINFORCING SPECIFIED IS BASED SOLELY ON THE 'SOIL DESIGN PRESSURE' INDICATED ON DRAWING SHEET 1 ASSUMING A MAX. POINT (WHEEL) LOAD OF 3000#. SLAB DESIGN FOR ANY OTHER SLAB THICKNESS OR POINT LOADS SHALL BE PROVIDED BY OTHERS.

3) SLAB AND FOUNDATION DESIGN SHOWN IS FOR STRUCTURAL PURPOSES ONLY. SLAB DESIGN SHOWN DOES NOT ADDRESS SLAB CONCRETE STRENGTH FOR WEAR RESISTANCE, VAPOR OR MOISTURE BARRIERS, SLAB SUBBASE MATERIAL SPECIFICATIONS OR INSTALLATION METHODS, OR THERMAL (INSULATION) REQUIREMENTS. A QUALIFIED PROFESSIONAL SHOULD BE RETAINED TO PROVIDE GUIDANCE FOR THOSE CONCERNS NOT ADDRESSED ON THIS DETAIL.

Y — EDGE OF SLAB DETAIL — SCALE: NO SCALE



1/12 TYP. FRAME CROSS-SECTION

SCALE: 1/8" = 1'-0" FRAMES 2-4

LICENSED PROFESSIONAL ENGINEER
JAMES C LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

Doc Signed by: James C. Loughrey
858EC4CCFE9B47C...
8/28/2024

ALLIANCE ENGINEERING
a+e@aegn.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
FAX 503 589-1728

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SHEET 12 OF 14

STRUCTURAL GENERAL NOTES

1. GOVERNING CODE: 2022 CALIFORNIA BUILDING CODE

2. DRAWING OWNERSHIP:
THESE DRAWINGS ARE JOINTLY OWNED BY CORNERSTONE (COR) AND ALLIANCE ENGINEERING OF OREGON, INC. DRAWINGS ARE PROVIDED FOR THE SOLE PURPOSE OF OBTAINING BUILDING PERMITS. ENGINEERING SEAL IS VALID FOR THE CONSTRUCTION OF A SINGLE BUILDING AT THE JOB ADDRESS SHOWN IN DRAWING TITLEBLOCK. ANY OTHER USE OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM COR AND ALLIANCE ENGINEERING OF OREGON, INC IS PROHIBITED.

3. DRAWING SEAL REQUIREMENTS:
THESE DRAWINGS ARE NOT VALID UNLESS 1) THE SEAL (STAMP) ON A PAPER COPY IS WET SIGNED IN INK BY THE ENGINEER, OR 2) THE PAPER COPIES ARE OF A DRAWING DIGITALLY SIGNED BY THE ENGINEER, OR 3) THE ELECTRONIC FILE OF THE DRAWING IS DIGITALLY SIGNED BY THE ENGINEER. IF A COPY OF THESE DRAWINGS IS DISTRIBUTED WITHOUT EITHER A PROPER WET SIGNATURE OR A DIGITAL SIGNATURE, THE DRAWING IS CONSIDERED INVALID. IF A COPY OF THESE DRAWINGS IS DISTRIBUTED WITHOUT EITHER A PROPER WET SIGNATURE OR A DIGITAL SIGNATURE, THE DRAWING IS CONSIDERED INVALID. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS CONSIDERED INVALID AS NOTED ABOVE.

4. CONTRACTOR RESPONSIBILITIES:
CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ALLIANCE ENGINEERING OF OREGON, INC (ENGINEER) SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATION TO THE PLANS AND/OR SPECIFICATIONS AND NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS INVOLVED AND IT SHALL BE THEIR FULL RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. THESE TEMPORARY PROVISIONS SHALL REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE ERECTED TO INSURE THE SAFETY OF PARTIALLY ERECTED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LAWS REGULATING THE ERECTION OF STEEL BUILDINGS.
THESE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. BUILDING IS NOT CONSIDERED COMPLETE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN HEREIN ARE INSTALLED ACCORDING TO THE DRAWINGS.

5. ENGINEERING:
THE SUPPLYING OF STAMPED ENGINEERING CALCULATIONS AND DRAWINGS FOR THIS METAL BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT ALLIANCE ENGINEERING OF OREGON, INC IS ACTING AS THE ENGINEER OR ARCHITECT OF RECORD OR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE WHOLE OF THE PROJECT.
THIS BUILDING HAS BEEN REVIEWED BY ALLIANCE ENGINEERING OF OREGON, INC FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE BUILDING OWNER IS RESPONSIBLE TO SEEK PROFESSIONAL ADVICE IN ADDRESSING ANY OTHER CODE REQUIREMENTS (INCLUDING, BUT NOT LIMITED TO, FIRE AND LIFE SAFETY, ENVIRONMENTAL, ACCESSIBILITY, OR ELECTRICAL) THAT MAY APPLY TO THIS PROJECT.
DRAWINGS SCALES INDICATED ON DRAWINGS ARE APPROXIMATE AND INTENDED TO BE USED FOR REFERENCE ONLY. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS FURNISHED BY COR. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY ALLIANCE ENGINEERING OF OREGON, INC WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, DRAWINGS PROVIDED BY ALLIANCE ENGINEERING OF OREGON, INCSHALL GOVERN. THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE. ANY OBSERVATION VISITS TO THE PROJECT SITE BY THE UNDERSIGNED ENGINEER ARE NOT TO BE CONSTRUED AS BEING INSPECTIONS FOR THE CONSTRUCTION OF ANY COMPONENT OF THIS BUILDING.

6. INSPECTIONS:
NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ALL SPECIAL INSPECTIONS AND ANY OTHER ADDITIONAL INSPECTIONS REQUESTED BY BUILDING DEPARTMENT SHALL BE AT OWNER'S EXPENSE.

7. SOIL REQUIREMENTS:
ALLOWABLE SOIL BEARING VALUE INDICATED ON DRAWING SHEET 1 OCCURS AT 12" BELOW FINISH GRADE, OR EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. FOUNDATION DESIGN SHOWN ASSUMES BOTTOM OF FOOTING BEARS ON NATIVE SOILS.
FOUNDATION DESIGN SHOWN DOES NOT ACCOUNT FOR EXPANSIVE SOIL CONDITIONS OR FOR CONCRETE THAT WILL BE EXPOSED TO SULFATE CONTAINING SOLUTIONS OR CHLORIDES. OWNER SHALL CONTACT ENGINEER PRIOR TO CONSTRUCTION IF ANY OF THESE CONDITIONS EXIST.

8. CONCRETE REQUIREMENTS:
ALL CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 2500 psi. HIGHER STRENGTH CONCRETE MAY BE USED, AT OWNER'S DISCRETION, FOR FINISH AND DURABILITY PURPOSES. CEMENT SHALL COMPLY WITH ASTM C150, TYPE 2, AND SHALL CONTAIN NO FLYASH.
ALL CONCRETE PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", WHICH IS HEREBY MADE A PART OF THESE DOCUMENTS.
CONCRETE REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND LARGER, GRADE 40 FOR #3 BARS. WELDED WIRE MESH SHALL CONFORM TO ASTM A185 (Fy MIN. OF 70 ksi). ALL FOOTING REINFORCING BARS TO BE CONTINUOUS AROUND CORNERS. LAP SPLICE FOOTING REINFORCING MIDWAY BETWEEN COLUMNS. ALL LAP SPLICES TO BE 48 BAR DIAMETERS MIN., U.N.O.
CONCRETE GRADE BEAMS, THICKENED SLAB EDGES, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE MIN. ALLOWABLE SOIL BEARING PRESSURE SPECIFIED ON SHEET 1.
CONCRETE ANCHOR INSTALLATION SHALL BE DONE IN ACCORDANCE WITH ICC REPORT ESR-3889, SECTION 4.3.

9. STRUCTURAL STEEL REQUIREMENTS:
ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy MIN. OF 36000 psi), U.N.O. ALL BOLTS SHALL CONFORM TO ASTM A325, U.N.O. BOLT HOLE DIAMETERS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE".
NO WELDING IS REQUIRED ON THIS JOB.

10. LIGHT GAUGE STRUCTURAL STEEL REQUIREMENTS:
ALL LIGHT GAUGE STEEL FRAMING MATERIAL AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
ALL LIGHT GAUGE STEEL MATERIAL SHALL CONFORM TO ASTM A653 HAVING A MINIMUM YIELD STRENGTH OF 55000 psi. THE GRADE AND ASTM SPECIFICATION NUMBER SHALL BE INDICATED BY PAINTING, DECAL, TAGGING, OR OTHER SUITABLE MEANS, ON EACH LIFT OR BUNDLE OF FABRICATED ELEMENTS.
UNLESS NOTED OTHERWISE, CEE, ZEE, AND CHANNEL MEMBERS' WEB AND FLANGE DIMENSIONS (IN INCHES) SHALL BE AS NOTED IN DETAILS IN THE FOLLOWING FORMAT: [WEB DEPTH]in x [FLANGE WIDTH]in [GAUGE]G. FOR ZEES WITH UNEQUAL FLANGES, THE WIDTHS FOR BOTH FLANGES WILL BE LISTED, SEPARATED BY A " /". MIN. FLANGE STIFFENER LIPS SHALL BE 0.813" FOR 12G CEES, 0.800" FOR 14G CEES, 0.773" FOR 16G CEES, 0.900" FOR 12G ZEES, 0.750" FOR 14G ZEES, AND 0.750" FOR 16G ZEES. ALL BEND RADIUSES SHALL BE .1875". FOR ANGLES, THE FIRST TWO NUMBERS ARE THE LEG DIMENSIONS.
DECIMAL THICKNESS OF THE DELIVERED LIGHT GAUGE STEEL MATERIAL, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED 95% THE FOLLOWING DESIGN VALUES

GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.
10	0.135	14	0.070	18	0.048
12	0.105	16	0.059	20	0.036

EXCEPT AS SHOWN ON DRAWINGS, CEE COLUMN AND RAFTER MEMBERS SHALL NOT BE DRILLED OR NOTCHED WITHOUT PRIOR APPROVAL OF THE ENGINEER. DOOR JAMB, ROOF PURLIN, AND WALL GIRT ENDS MAY HAVE FLANGES COPED 3" MAX. IF CONNECTION IS MADE TO PERPENDICULAR MEMBER PER DETAIL E/8. ROUND HOLES MAY BE DRILLED THROUGH ANY GIRT OR PURLIN MEMBER WITHIN THE MIDDLE THIRD OF THE DEPTH OF THAT MEMBER AND NOT WITHIN 24" OF MEMBER END (FIELD-DRILLED BOLT HOLES INDICATED AT ENDS OF KNEE OR APEX BRACE WEBS AND SHOP-PUNCHED HOLES IN BRACE FLANGES EXCEPTED).
ALL BOLTS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL CONFORM TO ASTM A325. BOLTS TO BE SNUG TIGHT PER THE RCSC AND AISC SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHEREWISE. BOLTS SHALL BE SPACED NO LESS THAN 3 BOLT DIAMETERS BETWEEN CENTERS. DISTANCE FROM BOLT CENTER TO THE END OR EDGE OF ANY LIGHT GAUGE MEMBER SHALL BE A MIN. OF 1.5 BOLT DIAMETERS. ALL SCREWS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL BE SELF-DRILLING SCREWS AND SHALL HAVE A MIN. TENSILE BREAKING STRENGTH OF 100,000 psi. SCREWS SHALL BE SPACED NO LESS THAN 1" O.C. AND EDGE OR END DISTANCE SHALL NOT BE LESS THAN 1". UNLESS NOTED OTHERWISE, ALL REFERENCES TO 'SCREWS' CONNECTING MATERIAL THICKER THAN 20 ga. SHALL BE MIN. #14 SCREWS AND SHALL HAVE MIN. 14 THREADS PER INCH.
SCREW ROOT DIAMETERS SHALL NOT BE LESS THAN: #14 SCREW: .200" #12 SCREW: .177" #10 SCREW: .153"

11. STEEL ROOF AND WALL PANELS (CLADDING):
LIGHT GAUGE STEEL ROOF AND WALL PANELS SHALL CONFORM TO ASTM A653 AND THE STEEL DECK INSTITUTE SPECIFICATIONS AND HAVE A MIN. YIELD STRENGTH OF 80000 psi.
DECIMAL THICKNESSES, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED THE FOLLOWING:

GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.
22	0.0299	26	0.0179	29	0.0135
24	0.0239	28	0.0149	30	0.0120

SEE DETAILS H/9 AND I/9 FOR ROOF AND WALL PANEL FASTENER TYPES AND SPACINGS.

LICENSED PROFESSIONAL ENGINEER
JAMES C LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

DocuSigned by:
James C Loughrey
858EC4CCFE9B47C...
8/28/2024

ALLIANCE ENGINEERING
allengr.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
FAX 503 589-1728

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JOB NAME: EMPIRE STEEL BUILDINGS
JOB ADDRESS: Chad Tobin
7745 Hartly Street
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JOB No. VSAN94727500
SHEET 13 OF 14

Generic Temporary Bracing Information

The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

LICENSED PROFESSIONAL ENGINEER
JAMES C. LOUGHREY
C 96769
CIVIL
STATE OF CALIFORNIA

DocuSigned by:
James C. Loughrey
858EC4CCFE9847C...

8/28/2024

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

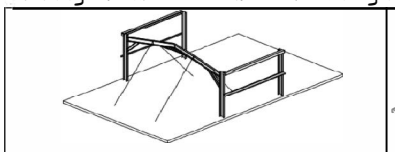

Fig 1. Frame First Temporary Bracing on First Rafter Installed

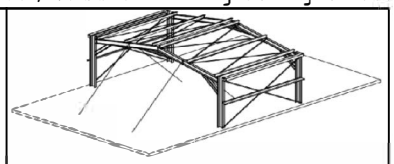

Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed

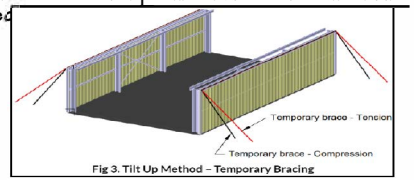

Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads –whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:
https://www.aisc.org/ https://www.metal-buildings-institute.org/

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

ALLIANCE ENGINEERING
a+Oregon.com
2700 MARKET ST NE
SALEM, OR 97301
503 589-1727
FAX 503 589-1728

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7745 Hartly Street
Vacaville, CA 95688

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SHEET 14 OF 14

Attachment B

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT (ARC), ENGINEER (ENG), OWNER, CONTRACTOR (CNTR), INSPECTOR (INSP))

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect - Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar permeable material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

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

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over current protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

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

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirement as established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any onsite distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

   The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

   Exceptions:

   1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
   2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

   Notes:

   a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

   b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. **EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

   Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily developments projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any onsite distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

   The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

   Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

   Notes:

   a. Construction documents shall show locations of future EV spaces.

   b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. **EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

   Exception: Areas of parking facilities served by parking lifts.

3. **EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

   When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to the full number of spaces served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 32 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.3.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4106.4.2.2.1.

Exception: Electric vehicle charging stations serving public housing, motels or hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for accessible requirements.

4.106.4.2.3.1.1 Location.
EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

   Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2083 mm horizontal) slope in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A Section 1109A.

4.106.4.2.3 EV space requirements.
1 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on ampacity of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwelling or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4), Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (dk)7.a and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3. (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A). Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) (113 grams-force(gf))

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental/dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOWRATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.408.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or other options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. When 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.8 (42AK2AK) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

BY | APPROVD | DATE | REVISION | NO | SIGNATURE

DESIGN BY
TONY ALCALA
813 GHANTE CT
VACAVILLE CA 95687
TEL 707-724-9733

PROJECT NAME
7745 HARTLEY RD

ADDRESS
7745 HARTLEY RD
VACAVILLE CA 95688

SHEET
CAL-G

M1
10/1/2024

ORIGINAL SCALE IS 24X36

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (A: ARCHITECT (ARC), ENGINEER (ENG), OWNER, CONTRACTOR (CNTR), INSPECTOR (INSP)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

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

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

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

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

DESIGN BY
TONY ALCALA
813 GRANITE CT.
VACAVILLE,CA 95687
TEL 707-724-9733

PROJECT NAME
7745 HARTLEY RD

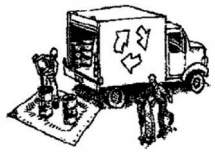
ADDRESS
7745 HARTLEY RD
VACAVILLE CA 95688

SHEET
AL-G

Attachment B

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

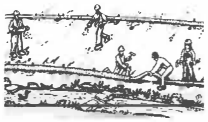
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

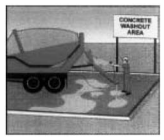
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

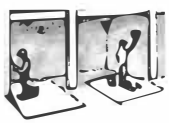


CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

DEPARTMENT OF RESOURCE MANAGEMENT

SOLANO COUNTY

Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS HEREBY GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Use Permit Application No. MU-24-02 to construct a 2,960 square foot residential accessory structure on a 2.28-acre parcel located 1.6 miles north of the City of Vacaville, on property zoned Rural Residential (RR-2.5). The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The property is located at 7745 Hartley Road, APN: 0106-052-140. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, May 15, 2025 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.gov under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:
In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.gov or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, April 30, 2025
Vacaville Reporter - legal ad/one time – Wednesday, April 30, 2025