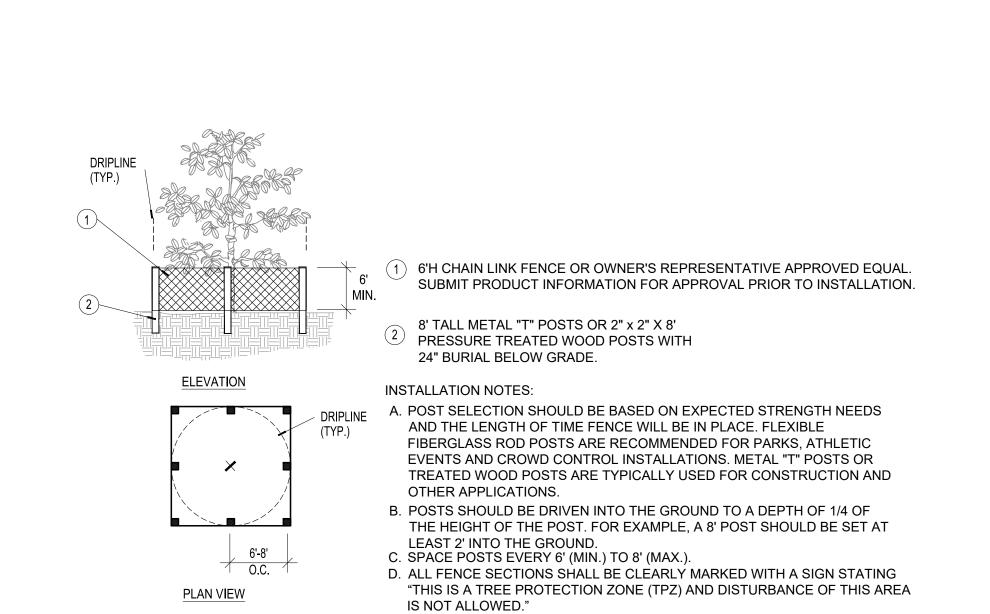
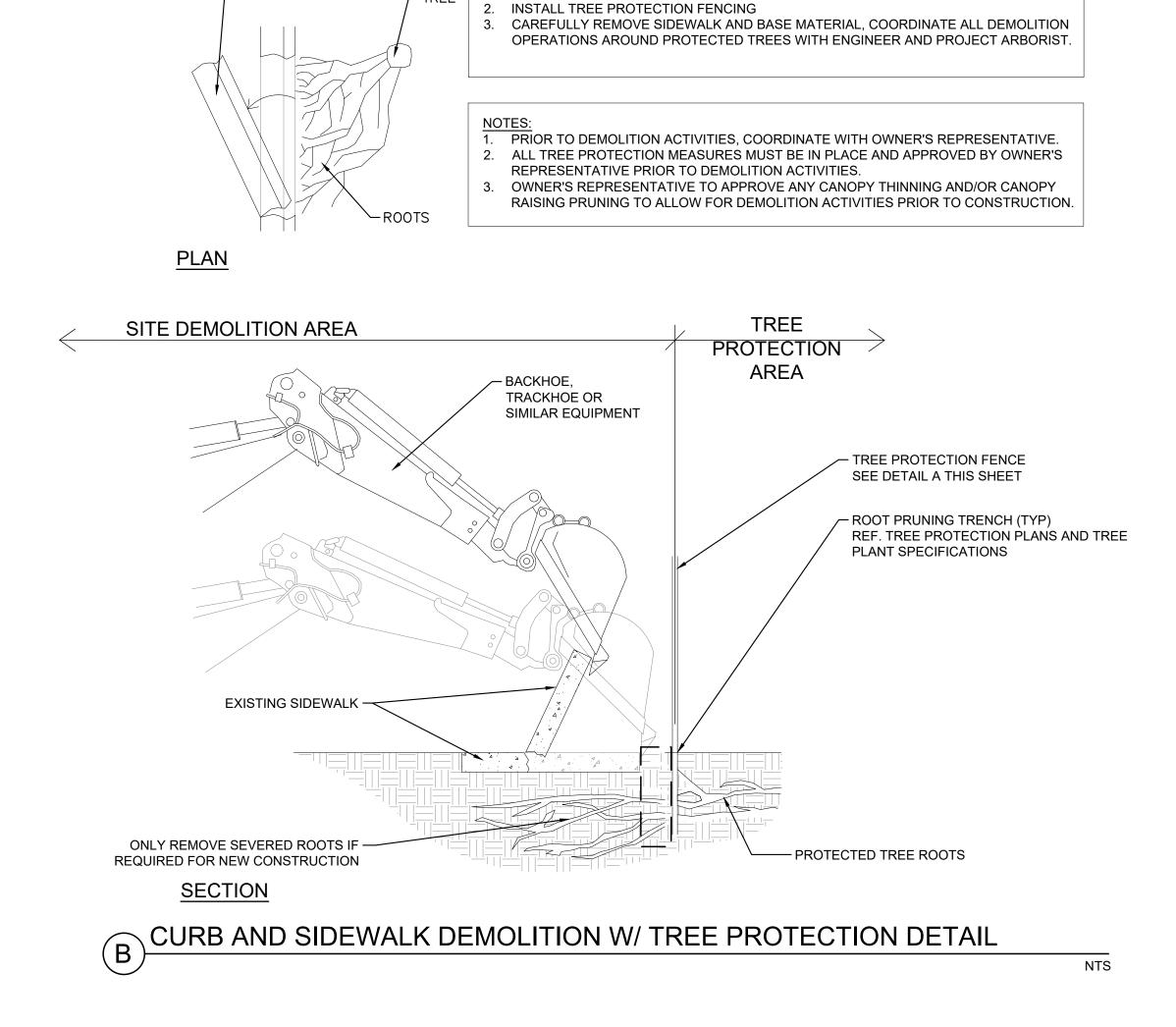
DOCKETED		
Docket Number:	24-SPPE-01	
Project Title:	AVAIO Pittsburg Backup Generating Facility	
TN #:	261065	
Document Title:	AVAIO Responses to CEC Data Request Set 2 - PBGF - Part II of II	
Description:	N/A	
Filer:	Scott Galati	
Organization:	DayZenLLC	
Submitter Role:	Applicant Representative	
Submission Date:	1/13/2025 6:35:58 AM	
Docketed Date:	1/13/2025	

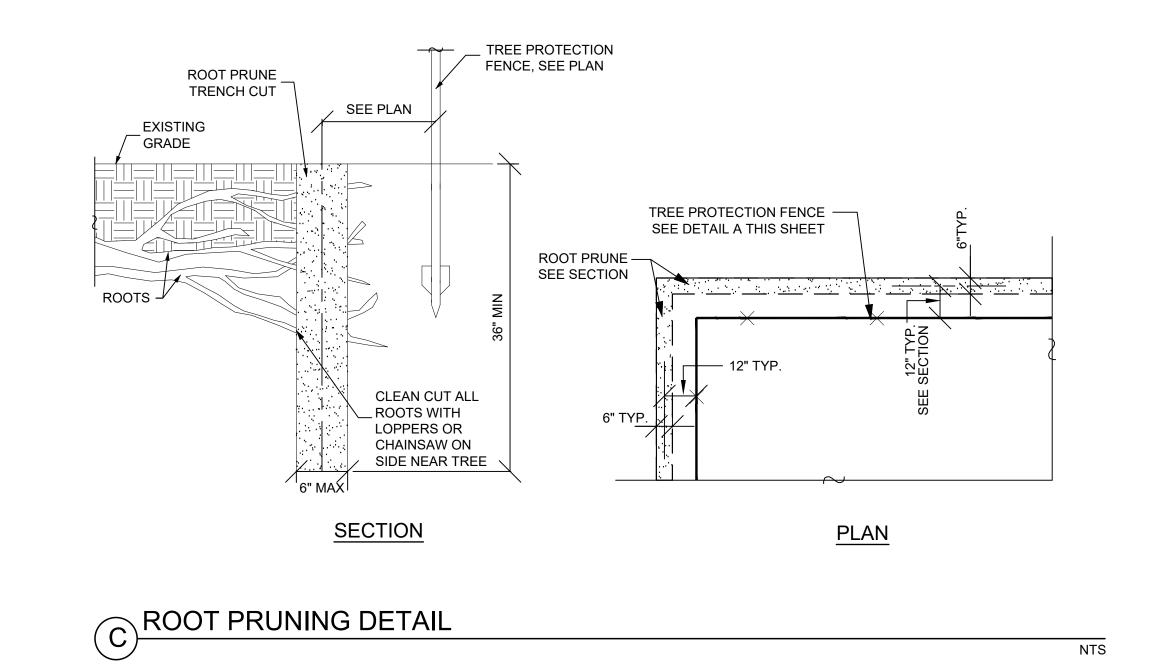


TREE PROTECTION FENCE



<u>DEMOLITION SEQUENCE:</u>
1. PERFORM ANY ROOT PRUNING.

ROTATE CURB AWAY FROM TREE



ACHITECT

SNHA 130 East Randolph Suite 3100
A WOOLPERT COMPANY 312.633.2900

CIVIL

Kimley >>>> Horn

STRUCTURAL

MEP, FP, FA, TCOM

Mission Critical Engineering Member of WSP

SEC, CTRL, AV

OWNER





# AVAIO PITTSBURG

2232 Golf Club Rd, Pittsburg, CA 94565

SPPE Design Package

TREE DISPOSITION DETAILS

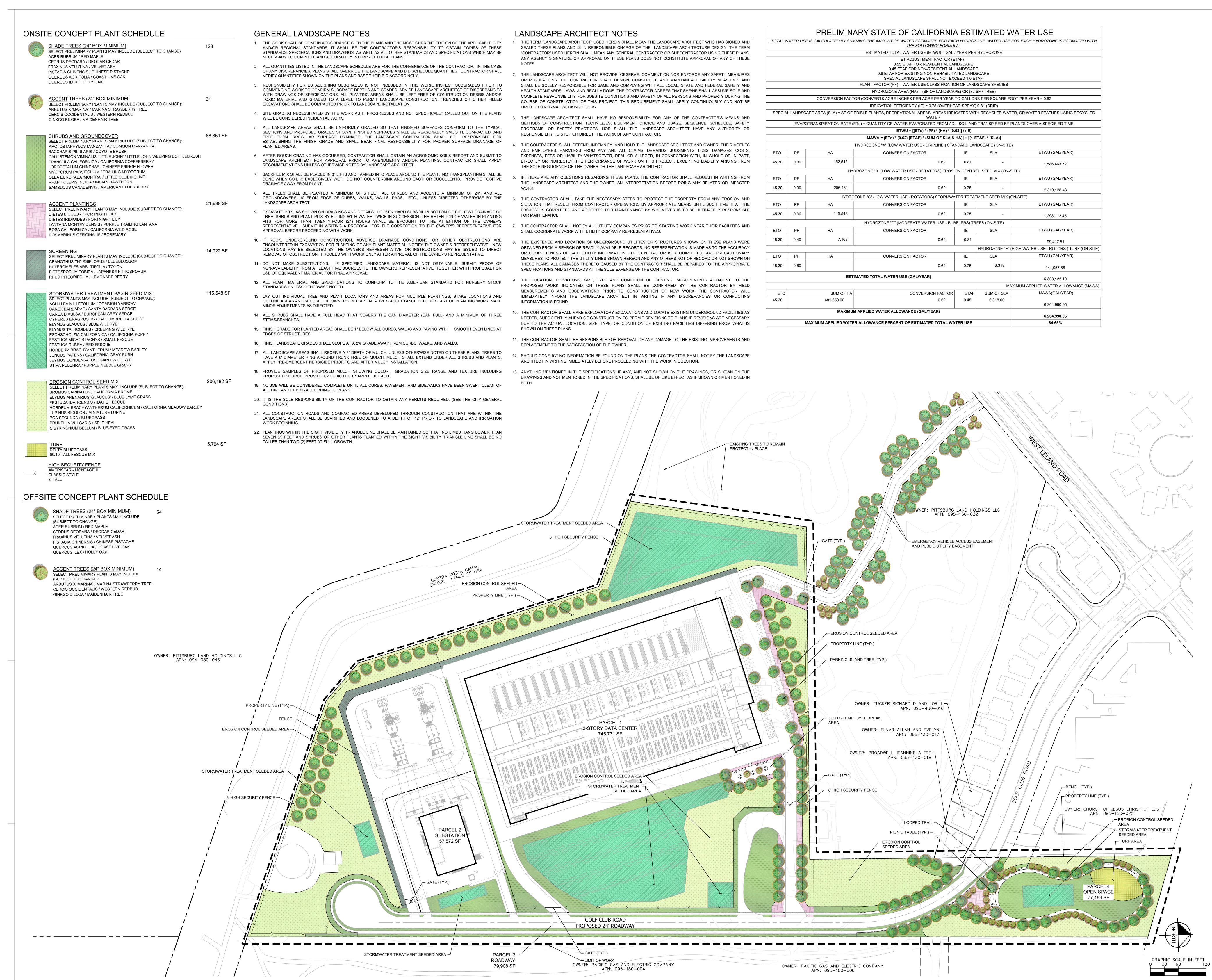
L2.1

SCALE: Scale as Noted

C 2022 SHEEHAN NAGLE HARTRAY ARCHITECTS, LTD.

#### **ATTACHMENT DR VIS-3**

Landscape Plan



**OWNER** 

**ARCHITECT** 

CIVIL

A WOOLPERT COMPANY 312.633.2900

STRUCTURAL

MEP, FP, FA, TCOM

SEC, CTRL, AV

**AVAIO PITTSBURG** 

2232 Golf Club Rd,

A SSPE Design Package 12/15/2023

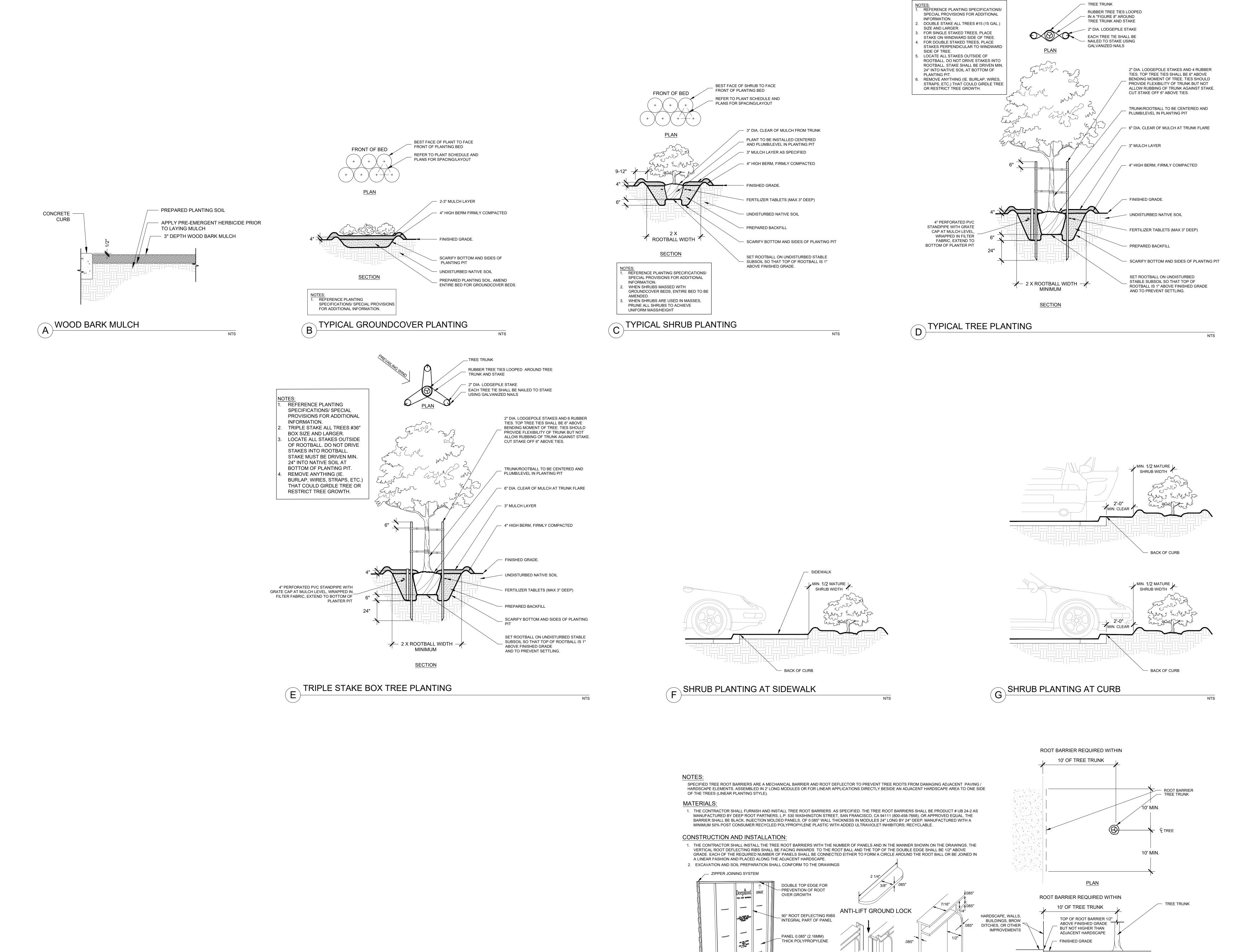
Pittsburg, CA 94565

SPPE Design Package

**PRELIMINARY** LANDSCAPE PLAN

SCALE: Scale as Noted

(C) 2022 SHEEHAN NAGLE HARTRAY ARCHITECTS, LTD.



PATENTED MOLDED GROUND LOCKING ANTI-LIFT PADS (SEE

ROUNDED EDGES FOR

(H) ROOT CONTROL BARRIER

SAFETY AND STRENGTH ZIPPER JOINING SYSTEM

DOUBLE TOP EDGE

OWNER CONTRACTOR

ARCHITECT SIHA

130 East Randolph
Suite 3100
Chicago, IL 60601 A WOOLPERT COMPANY 312.633.2900

MEP, FP, FA, TCOM

STRUCTURAL

CIVIL

SEC, CTRL, AV

A SSPE Design Package 12/15/2023

**AVAIO PITTSBURG** 

- 24" DEPTH ROOT BARRIER

<u>SECTION</u>

DITCHES, OR OTHER IMPROVEMENTS

1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.

2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW

2232 Golf Club Rd, Pittsburg, CA 94565

LANDSCAPE DETAILS

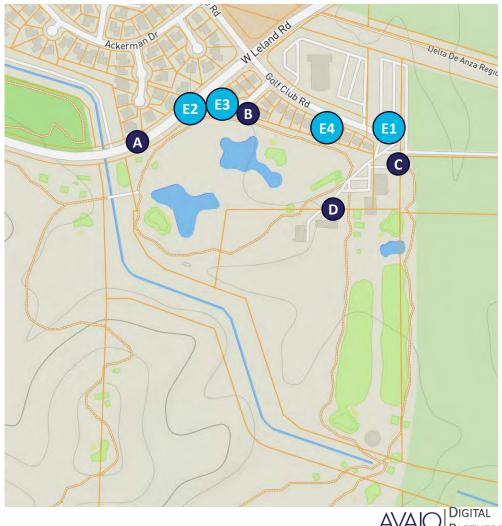
SCALE: Scale as Noted

(C) 2022 SHEEHAN NAGLE HARTRAY ARCHITECTS, LTD.

#### **ATTACHMENT DR VIS-4**

**Photo Simulations** 

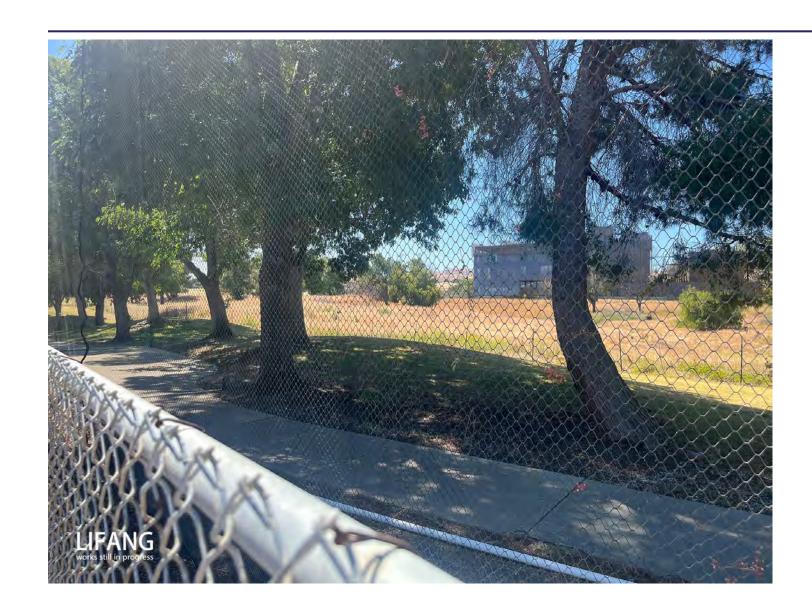
#### **Confidential Draft**



### View A



## **View B**



## View C



## View D











#### **ATTACHMENT DR LU-1**

**Parcel Waiver and Maps** 



RECORDED AT THE REQUEST OF:

CONTRA COSTA Co Recorder Office KRISTIN B. CONNELLY, Clerk-Recorder

DOC - 2024-0070057 Tuesday, Jul 23, 2024 10:07:22



RETURN RECORDED COPY TO:

Thonatan Romero

2121 S. El camino Real, Suite 550

San Mater, 94403

Total Paid: \$47.00

Receipt#: 202400066454

CERTIFICATE OF 0000 - Public

288 / WINDOW1 / 1-9

# PARCEL MAP WAIVER FOR A LOT LINE ADJUSTMENT PMW 24-01

**OWNER: Pittsburg Land Holdings** 

PROPERTY ADDRESS: 2222 Golf Club Road, Pittsburg, CA 94565

ASSESSOR PARCEL NOs.: 095-160-001,096-160-002, and 094-080-046

I, John Samuelson, City Engineer for the City of Pittsburg, do hereby waive the parcel map requirements (pursuant to the State of California Subdivision Map Act Section 66412 and the City of Pittsburg Municipal Code Section 17.04.050) for the lot split described and shown on the attached Exhibits "A" and "B".

The resulting parcels conform to the City of Pittsburg ordinances as to area, improvement and design, flood water drainage control, appropriate improved public roads, sanitary sewer facilities, water supply availability, environmental protection and other requirements pursuant thereto.

This certificate and the attached exhibits do not constitute a parcel map or legal record of survey and are only to certify that this lot split does not require the filing of a parcel map.

I certify that this Parcel Map Waiver conforms to the requirements of the Subdivision Map Act and local ordinances.

6/14/2024

Date Date

John Samuelson

City of Pittsburg

City Engineer

PE 67734

#### **ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra

Costa

on June 14, 2024

before me.

Haidi c. Muro

Notary Public

personally appeared

John Samuelson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

HAIDI C. MURO

Notary Public - California
Contra Costa County
Commission # 2425855
My Comm. Expires Nov 28, 2026

# EXHIBIT "A" NEW PARCEL A LEGAL DESCRIPTION PARCEL MAP WAIVER NO. 24-01 CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, described as follows:

Being a portion of that certain parcel of land described as Parcel Lots 1, 2 and 3, and the Southeast 1/4 (one-fourth) of the Northwest 1/4 (one-fourth) of Section 19, Township 2 North, Range 1 East, Mount Diablo Base Meridian described as Parcel 3 in that Quitclaim Deed Containing Covenants to Pittsburg Land Holdings, LLC, a Delaware limited liability company recorded in Document No. 2022-0177215, of the Official Records of Contra Costa County and also being all that portion of Parcel Two (2) described as (PARCEL ONE) in said Document No. 2022-0177215, more particularly described as follows:

BEGINNING at the most southerly point of Parcel A as shown on that certain map filed in Book 193 of Parcel Maps, at Page 39, of the Official Records of Contra Costa County, being a point along the northerly line of that certain parcel of land described in the Grant Deed to the United States of America recorded in Book 448, at Page 388, Official Records of Contra Costa County; thence leaving said Parcel A and along the northerly line of said Grant Deed to the United States of America (448 OR 388) the following four (4) courses;

- 1) South 68°40'44" East, 195.34 feet;
- 2) South 16°23'44" East, 542.30 feet;
- 3) South 48°08'44" East, 106.20 feet;
- 4) South 70°16'03" East, 535.52 feet; thence leaving said Grant Deed to the United States North 01°14'08" East, 1935.92 feet to a point in the southerly line of a Pacific Gas & Electric Company easement as described in Book 1872 Official Records at Page 189; thence along said southerly line of PG&E North 72°45'45" West, 182.10 feet; thence leaving said southerly line of PG&E South 00°35'45" West, 509.64 feet to the northeast corner of the aforementioned Parcel A; thence along the easterly boundary of said Parcel A the following three (3) courses;
  - 1) South 00°35'45" West, 267.59 feet;

#### **EXHIBIT "A"**

#### **NEW PARCEL A**

#### **LEGAL DESCRIPTION**

#### PARCEL MAP WAIVER NO. 24-01

#### CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

- 2) North 89°20'44" West, 714.65 feet;
- 3) South 09°31'42" West, 382.74 feet to the POINT OF BEGINNING.

Containing 960,456 square feet (22.05 acres), more or less.

End of description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

Adam R. Bishop P.L.S. 9585

7.16.24

ADAM R.

**BISHOP** 

No. 9585

Date

# EXHIBIT "A" NEW PARCEL B LEGAL DESCRIPTION PARCEL MAP WAIVER NO. 24-01 CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, described as follows:

Being a portion of that certain parcel of land described as Parcel 4 in that Quitclaim Deed Containing Covenants to Pittsburg Land Holdings, LLC, a Delaware limited liability company recorded in Document No. 2022-0177215, of the Official Records of Contra Costa County, more particularly described as follows:

COMMENCING at the most southwesterly corner of said Parcel 4; thence along the westerly and southerly lines of said parcel North 36°24'11" East, 1355.52 feet; thence North 29°23'26" West, 179.44 feet to the POINT OF BEGINNING; thence North 73°51'42" East, 731.66 feet to the easterly line of a parcel described in a Grant Deed to the City of Pittsburg recorded in Book 593 at Page 262; thence along the easterly line of said City parcel North 01°13'44" East, 697.16 feet to the southerly line of that certain parcel of land described in the Grant Deed to the United States of America recorded in Book 448, Page 388, Official Records of Contra Costa County; thence leaving said easterly line and along said southerly line the following five (5) courses;

- 1) North 70°02'09" West, 685.18 feet;
- 2) Along a tangent curve to the right having a radius of 180.00 feet, through a central angle of 53°52'00", an arc length of 169.23 feet;
- 3) North 16°10'09" West, 462.37 feet;
- 4) Along a tangent curve to the left having a radius of 60.00 feet, through a central angle of 52°17'00", an arc length of 54.75 feet;
- 5) North 68°27'09" West, 27.88 feet to a point along the easterly line of that certain Quitclaim Deed to the City of Pittsburg recorded in Liber 3759, Page 1 (3759 OR 1); thence along the easterly line of said Quitclaim Deed to the City of Pittsburg and leaving said Grant Deed to the United States of America (488 OR 388) the following two (2) courses;
  - 1) South 09°46'06" West, 526.12 feet;
  - 2) South 24°19'04" West, 1000.89 feet to a point along the southwesterly

# EXHIBIT "A" NEW PARCEL B LEGAL DESCRIPTION PARCEL MAP WAIVER NO. 24-01 CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

boundary of the aforementioned Parcel 4; thence leaving said Quitclaim Deed to the City of Pittsburg and along the southwesterly line of said Parcel 4 South 81°37'26" East, 607.59 feet; thence South 29°23'16" East, 261.34 feet to the **POINT OF BEGINNING**.

Containing 1,275,800 square feet (29.29 acres), more or less.

End of description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

Adam R. Bishop P.L.S. 9585

7.16.24 Date

ADAM R. BISHOP

No. 9585

#### EXHIBIT "A" NEW PARCEL C

# LEGAL DESCRIPTION PARCEL MAP WAIVER NO. 24-01 CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, described as follows:

Being a portion of that certain parcel of land described as Parcel 4 in that Quitclaim Deed Containing Covenants to Pittsburg Land Holdings, LLC, a Delaware limited liability company recorded in Document No. 2022-0177215, of the Official Records of Contra Costa County, more particularly described as follows:

**BEGINNING** at the most southwesterly corner of said Parcel 4; thence along the southerly lines of Parcel 4 the following three (3) courses;

- 1) South 88°45'46" East, 839.89 feet;
- 2) North 30°04'26" East, 516.70 feet;
- 3) South 88°51'06" East, 299.31 feet to the easterly lines of said Parcel 4, also being the easterly line of that parcel described in the Grant Deed to the City of Pittsburg recorded in Book 593 at Page 262 of Official Records of Contra Costa County; thence along said easterly lines of Parcel 4 the following two (2) courses;
  - 1) North 01°09'44" East, 549.81 feet;
- 2) North 01°13'44" East, 478.10 feet; thence leaving the easterly line of said parcel South 73°51'42" West, 731.66 feet to a point along the westerly lines of said Parcel 4; thence along the westerly lines of said Parcel 4 the following two (2) courses;
  - 1) South 29°23'16" East, 179.44 feet;
  - South 36°24'21" West, 1355.52 feet to the POINT OF BEGINNING.

Containing 1,090,747 square feet (25.04) acres, more or less.

End of description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

ADAM R.

BISHOP

Adam R. Bishop P.L.S. 9585

Date

7.16.24

Sheet 1 of 1

# EXHIBIT "A" NEW REMAINDER PARCEL D LEGAL DESCRIPTION PARCEL MAP WAIVER NO. 24-01 CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, described as follows:

Being a portion of that certain parcel of land described as Parcel 4 in that Quitclaim Deed Containing Covenants to Pittsburg Land Holdings, LLC, a Delaware limited liability company recorded in Document No. 2022-0177215, of the Official Records of Contra Costa County, more particularly described as follows:

COMMENCING at the most southwesterly corner of said Parcel 4; thence along the westerly and southerly lines of said Parcel 4 North 36°24'21" East, 1355.52 feet; thence North 29°23'16" West, 440.78 feet; thence North 81°37'26" West, 607.59 feet to the POINT OF BEGINNING, being a point along the easterly line of that certain Quitclaim Deed to the City of Pittsburg recorded in Liber 3759, Page 1 (3759 OR 1); thence leaving said westerly and southerly lines of said Parcel 4 and along the easterly line of said Quitclaim Deed to the City of Pittsburg (3759 OR 1) North 24°19'04" East, 1000.89 feet; thence North 09°46'06" East, 526.12 feet to the southerly line of that certain parcel of land described in the Grant Deed to the United States of America recorded in Book 448, Page 388, Official Records of Contra Costa County; thence along said southerly line the following two (2) courses;

- 1) North 68°27'09" West, 458.47 feet;
- 2) North 88°59'09" West, 100.00 feet to the northwest corner of said Parcel 4; thence leaving said southerly line of the United States of America and along the westerly line of said Parcel 4 South 00°46'00" West, 1593.23 feet; thence South 80°27'10" East, 40.13 feet; thence South 81°37'26" East, 6.80 feet to the **POINT OF BEGINNING**.

Containing 530,347 square feet (12.18 acres), more or less.

End of description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

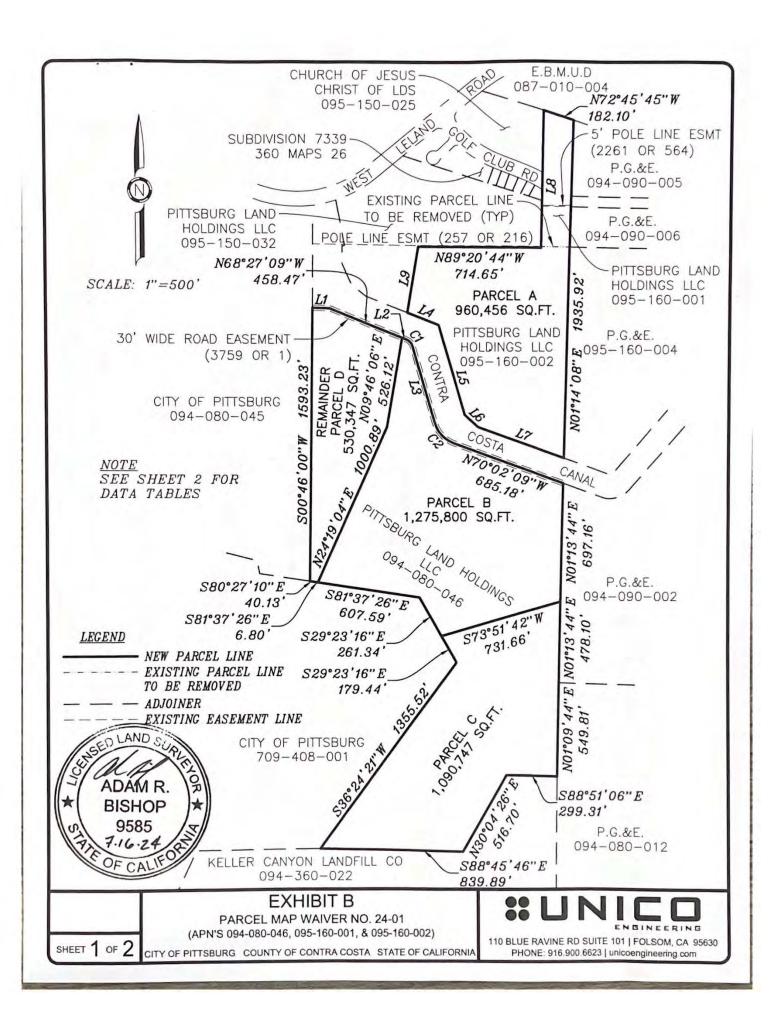
Adam R. Bishop P.L.S. 9585

7.16.24 Date

BISHOP No. 9585

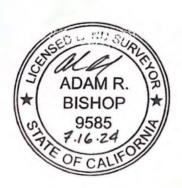
ADAM R.

Sheet 1 of 1



		CU	RVE TABL	E	
CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	52°17'00"	54.75'	N42° 18′ 39"W	52.87'
C2	180.00	53°52'00"	169.23	N43° 06' 09"W	163.06

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N88° 59' 09"W	100.00		
L2	N68° 27' 09"W	27.88'		
L3	N16° 10' 09"W	462.37		
L4	S68° 40' 44"E	195.34'		
<i>L</i> 5	S16° 23' 44"E	542.30'		
<i>L6</i>	S48° 08' 44"E	106.20		
L7	S70° 16' 03"E	535.52'		
L8	S0° 35' 45"W	777.23'		
L9	S9° 31' 42"W	382.74'		



#### **EXHIBIT B**

PARCEL MAP WAIVER NO. 24-01 (APN'S 094-080-046, 095-160-001, & 095-160-002)

CITY OF PITTSBURG COUNTY OF CONTRA COSTA STATE OF CALIFORNIA



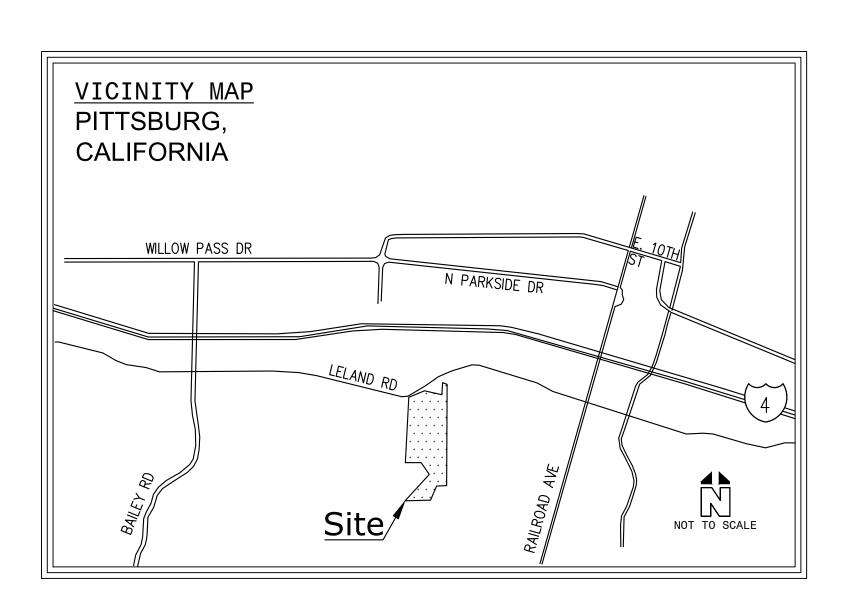
110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630 PHONE: 916.900.6623 | unicoengineering.com

# VESTING TENTATIVE SUBDIVISION MAP

TRACT NO. 9700

**FOR** 

PITTSBURG TECHNOLOGY CENTER 2232 GOLF CLUB ROAD, PITTSBURG, CA 94565



# SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM1.0	COVER SHEET
TM2.0	EXISTING CONDITIONS
TM3.0	SITE PLAN AND PARCELIZATION PLAN — OPTION 1
TM3.1	SITE PLAN AND PARCELIZATION PLAN — OPTION 2
TM4.0	CONCEPTUAL GRADING & STORMWATER MANAGEMENT PLAN — OPTION 1
TM4.1	CONCEPTUAL GRADING & STORMWATER MANAGEMENT PLAN — OPTION 2
TM5.0	CONCEPTUAL UTILITY PLAN — OPTION 1
TM5.1	CONCEPTUAL UTILITY PLAN — OPTION 2

# LEGAL DESCRIPTION PER TITLE REPORT

TRACT ONE:

PARCEL A AS SHOWN ON PARCEL MAP MS 677-05 FILED JUNE 10, 2005, IN BOOK 193 OF PARCEL MAPS, PAGE 39, CONTRA COSTA, COUNTY RECORDS. APN: 095-150-032

TRACT TWO:

PARCEL ONE:

BEGINNING AT THE SOUTHWEST CORNER OF THE 13.92 ACRE PARCEL OF LAND DESCRIBED AND DESIGNATED PARCEL VI I THE DEED FROM C.A. HOOPER & CO. TO PACIFIC GAS AND ELECTRIC COMPANY, DATED DECEMBER 27, 1951 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF CONTRA COSTA IN BOOK 1872 OF OFFICIAL RECORDS AT PAGE 189 AN RUNNING THENCE NORTH 0° 10' EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND (MISSING DISTANCE CALL ON TITLE REPORT); THENCE SOUTH 73° 11 1/2' EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND, 182.03 FEET; THENCE SOUTH 0° 19 1/2' WEST 718.40 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND; THENCE SOUTH 89° 50' WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 172.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING A PORTION OF RANCHO LAS MEDANOS.

PARCEL TWO:
A RIGHT OF WAY FOR A ROAD FOR INGRESS TO AND EGRESS FROM PARCEL ONE WITHIN THE STRIP OF LAND DESCRIBED
AS FOLLOWS TO WIT:

A STRIP OF LAND OF THE UNIFORM WIDTH OF 60 FEET EXTENDING FROM THE EASTERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND WESTERLY TO THE EASTERLY BOUNDARY LINE OF PARCEL ONE HEREIN BEFORE DESCRIBED, AND LYING EQUALLY ON EACH SIDE OF THE LINE WHICH BEGINS AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND FROM WHICH THE SOUTHEAST CORNER OF SAID 13.92 ACRE PARCEL OF LAND BEARS SOUTH 0° 19 1/2' WEST 263.0 FEET DISTANT AND RUNS THENCE SOUTH 89° 50' WEST, PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND, 800 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE.

TRACT THREE:
LOTS 1, 2 AND 3, AND THE SOUTHEAST 1/4 (ONE-FOURTH) OF THE NORTHWEST 1/4 (ONE-FOURTH) OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

1. THAT PARCEL OF LAND CONTAINING 11.42 ACRES, MORE OR LESS, DESCRIBED IN THE DEED FROM JOHN FAHY, ET U, TO UNITED STATES OF AMERICA, DATED APRIL 26, 1938 AND RECORDED MAY 12, 1938 IN VOLUME 448 OF OFFICIAL RECORDS, AT PAGE 388, AS FOLLOWS:

"BEGINNING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, DISTANT THEREON NORTH O' 16' EAT 975.7 FEET FROM GRANT CORNER NUMBER 5 OF THE RANCHO LOS MEDANOS AT THE CENTER OF SAID SECTION 19; THENCE FROM SAID POINT OF BEGINNING SOUTH 0° 16' WEST 63.3 FEET, ALONG SAID EAST LINE; THENCE NORTH 71° 11' WEST 1526.9 FEET; THENCE ON A CURVE TO THE RIGHT (TANGENT TO THE PRECEDING COURSE) WITH A RADIUS OF 180 FEET, A DISTANCE OF 169.2 FEET; THENCE NORTH 17° 19' WEST 462.4 FEET; THENCE ON A CURVE TO THE LEFT (TANGENT TO THE PRECEDING COURSE) WITH A RADIUS OF 60 FEET. A DISTANCE OF 54.8 FEET: THENCE NORTH 69° 36' WEST 486.3 FEET: THENCE SOUTH 89° 52' WEST 100.00 FEET; THENCE MORE OR LESS, TO THE MOUNT MERIDIAN, WHICH IS THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 0° 08' WEST 365.8 FEET, MORE OR LESS, ALONG SAID MERIDIAN TO GRANT CORNER NUMBER 7 OF THE RANCHO LOS MEDANOS, WHICH IS THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 89° 44' EAST 101.0 FEET, ALONG SAID LINE; THENCE SOUTH 0° 16' EAST 100.0 FEET; THENCE SOUTH 25° 44' EAST 135.6 FEET; THENCE SOUTH 52° 47' EAST 103.7 FEET; THENCE SOUTH 69° 36' EAST 457.8 FEET; THENCE SOUTH 17° 19' EAST 542.3 FEET; THENCE SOUTH 49° 04' EAST 106.2 FEET; THENCE SOUTH 71° 11' EAST 600.0 FEET; THENCE SOUTH 78° 02' EAST 503.6 FEET; THENCE SOUTH 66° 55' EAST 268.8 FEET; MORE OR LESS, TO THE EAST LIEN OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 0° 16' WEST 126.6 FEET, MORE OR LESS, ALONG SAID LINE TO THE POINT OF BEGINNING.

THAT PORTION THEREFROM:
THAT PORTION THEREOF DESCRIBED IN THE DEED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 19,
1952, BOOK 1994, PAGE 129

ALSO EXCEPTING THEREFROM: THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE CITY OF PITTSBURG RECORDED DECEMBER 8, 1960, BOOK 3759, OFFICIAL RECORDS, PAGE 1

ALSO EXCEPTING THEREFROM: THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHEASTERLY BOUNDARY LINE OF THE CONTRA COSTA CANAL. APN: 095-160-002

NOTE: TITLE REPORT REFLECTIVE OF CURRENT PARCELIZATION AND WILL BE UPDATED TO REFLECT MAP WAIVER FOR LOT LINE ADJUSTMENT PMW 24-01 (DOC 2024-0070057)

PROJECT DATA

OWNER:

JOE HUBBARD
AVAIO DIGITAL PARTNERS

107 ELM STREET, 5TH FLOOR SUITE 501 STAMFORD, CT 06902 JOE HUBBARD AVAIO DIGITAL PARTNERS 107 ELM STREET, 5TH FLOOR SUITE 501

STAMFORD, CT 06902

MAP PREPARED BY:

RYAN BERNAL, PE

KIMLEY-HORN AND ASSOCIATES, INC.

2121 S EL CAMINO REAL, SUITE 550 SAN MATEO, CA 94403 (650) 285-2115 RYAN.BERNAL@KIMLEY-HORN.COM

EXISTING ZONING:

OS OPEN SPACE

PROPOSED ZONING:

ECI EMPLOYMENT CENTER INDUSTRIAL

EXISTING LAND USE: FORMER GOLF COURSE, OPEN SPACE
PROPOSED LAND USE: DATA CENTER

THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT FOR 2232 GOLF CLUB ROAD, PREPARED BY OLD REPUBLIC TITLE COMPANY DATED DECEMBER 26 TH, 2023 ORDER NUMBER 0114003191.1—SH, AND BY NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE

FLOOD ZONE NOTE:

APPLICANT:

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR CONTRA COSTAL COUNTY, CALIFORNIA, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA, THE DEFINITION OF ZONE "X" IS: AREAS OF MINIMAL FLOOD HAZARD.

BENCHMARK: NAVD 88 BASED ON OBSERVATIONS TO NGS MONUMENT HONKER BAY (PID-AA3823)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS NAD83 CALIFORNIA COORDINATE SYSTEM ZONE 3, ESTABLISHED FROM OBSERVATIONS AND CALIBRATING TO FOUND NGS MONUMENTS (PID AA3823, PID JS1865 AND PID DE8493), THE DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.

ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.

EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT.

SUBJECT TO PROJECT CC&RS TO BE RECORDED BY SEPARATE INSTRUMENT.

THE SITE IS CURRENTLY 5 LOTS AND WILL BE SUBDIVIDED INTO 17 LOTS. THE OWNER INTENDS TO FILE MULTIPLE FINAL MAPS.

THIS MAP SHOWS TWO OPTIONS, EITHER OPTION CAN BE SELECTED DURING DEVELOPMENT OF THE PROJECT PRIOR TO RECORDATION OF THE FINAL MAP FOR THE

# LEGEND

LAST PHASE OF THE PROJECT.

CENTER LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
DEDICATION LINE

## UTILITY PURVEYORS

WATER
CITY OF PITTSBURG
65 CIVIC AVENUE,
PITTSBURG, CA 94565
(925)-252-4242

PACIFIC GAS AND ELECTRIC (PG&E)
2111 HILLCREST AVE,
ANTIOCH, CA 94509
(415) 973-1000

SEWER
CITY OF PITTSBURG
65 CIVIC AVENUE,
PITTSBURG, CA 94565
(925)-252-4242

124 E EL CAMINO REAL SUNNYVALE, CA 94087

ELECTRIC

PACIFIC GAS AND ELECTRIC (PG&E)

2111 HILLCREST AVE,

ANTIOCH, CA 94509

(415) 973-1000

CEC RESPONSE MARKUP 12/12/2024, SEE PAGE 3

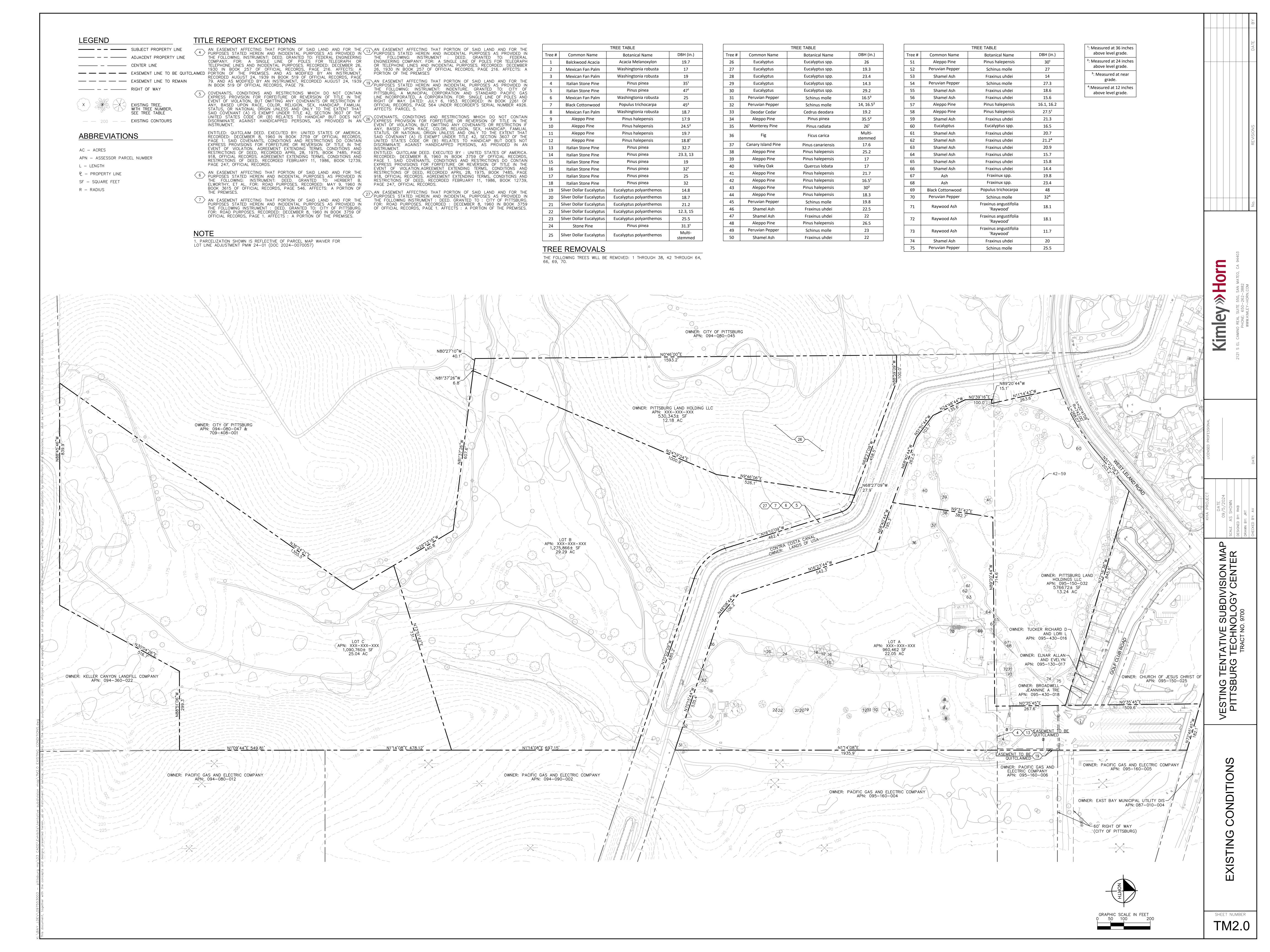
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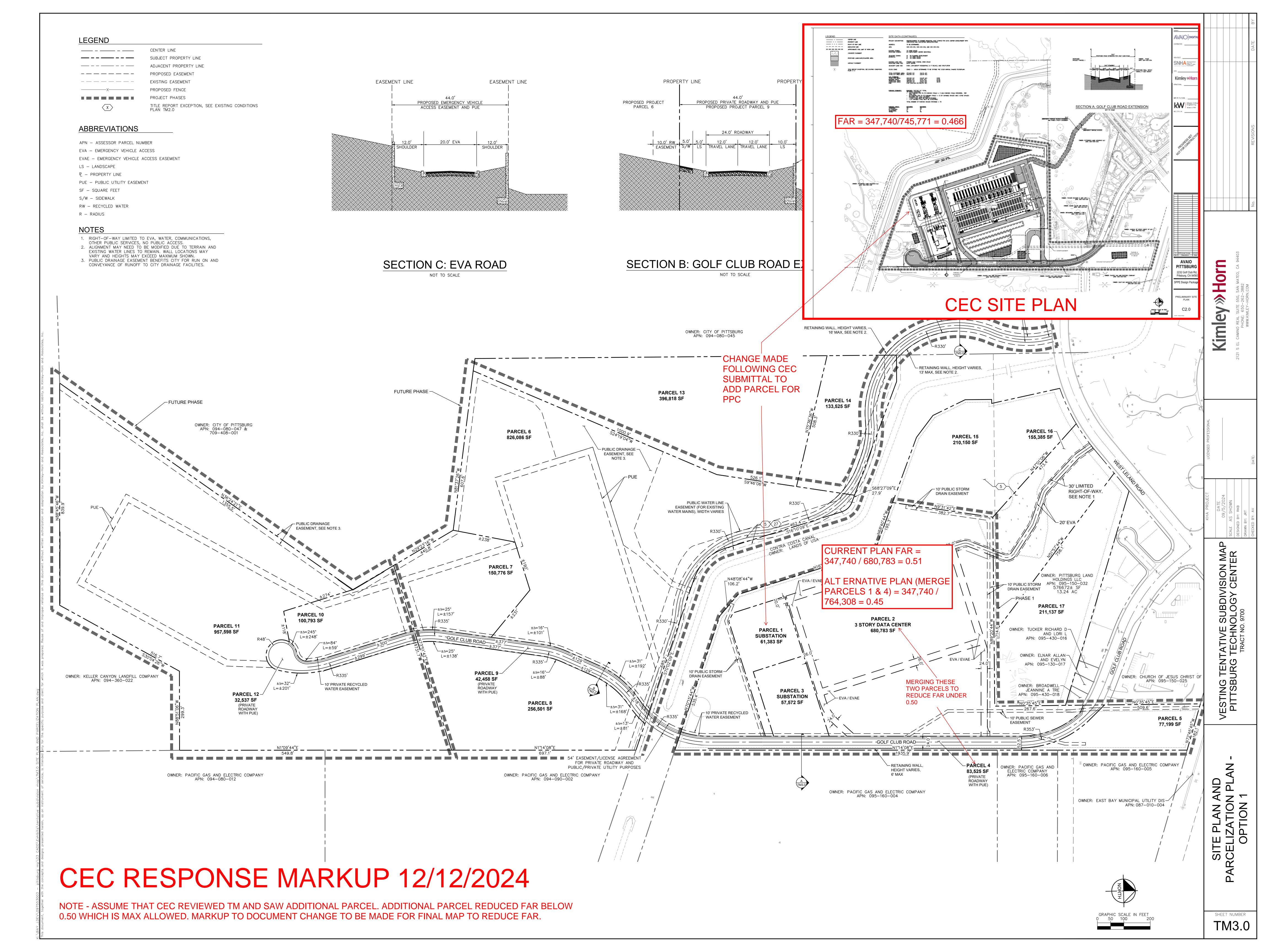
Kimley >> Horn

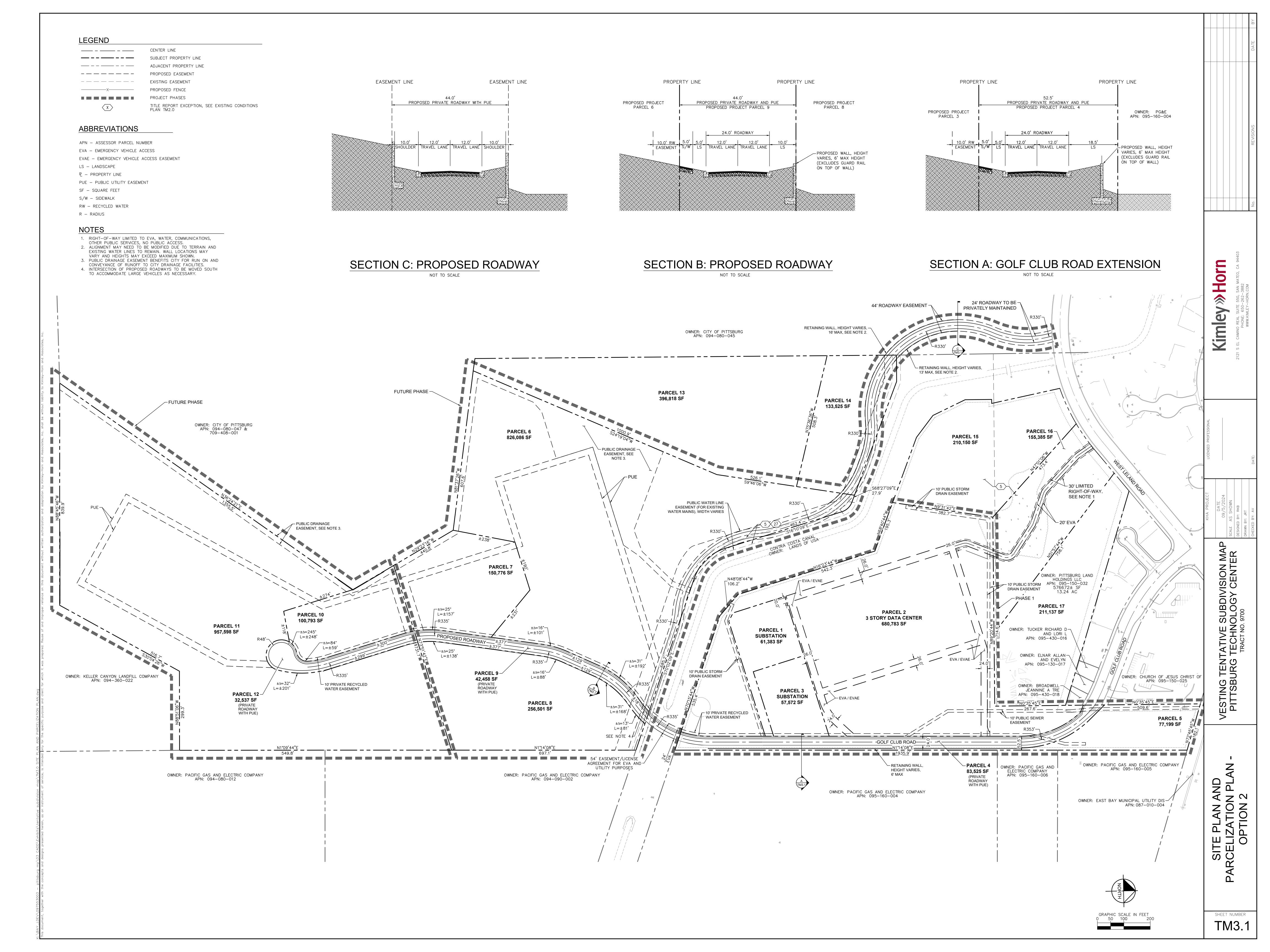
S EL CAMINO REAL SUITE 550, SAN MATEO, CA 9440

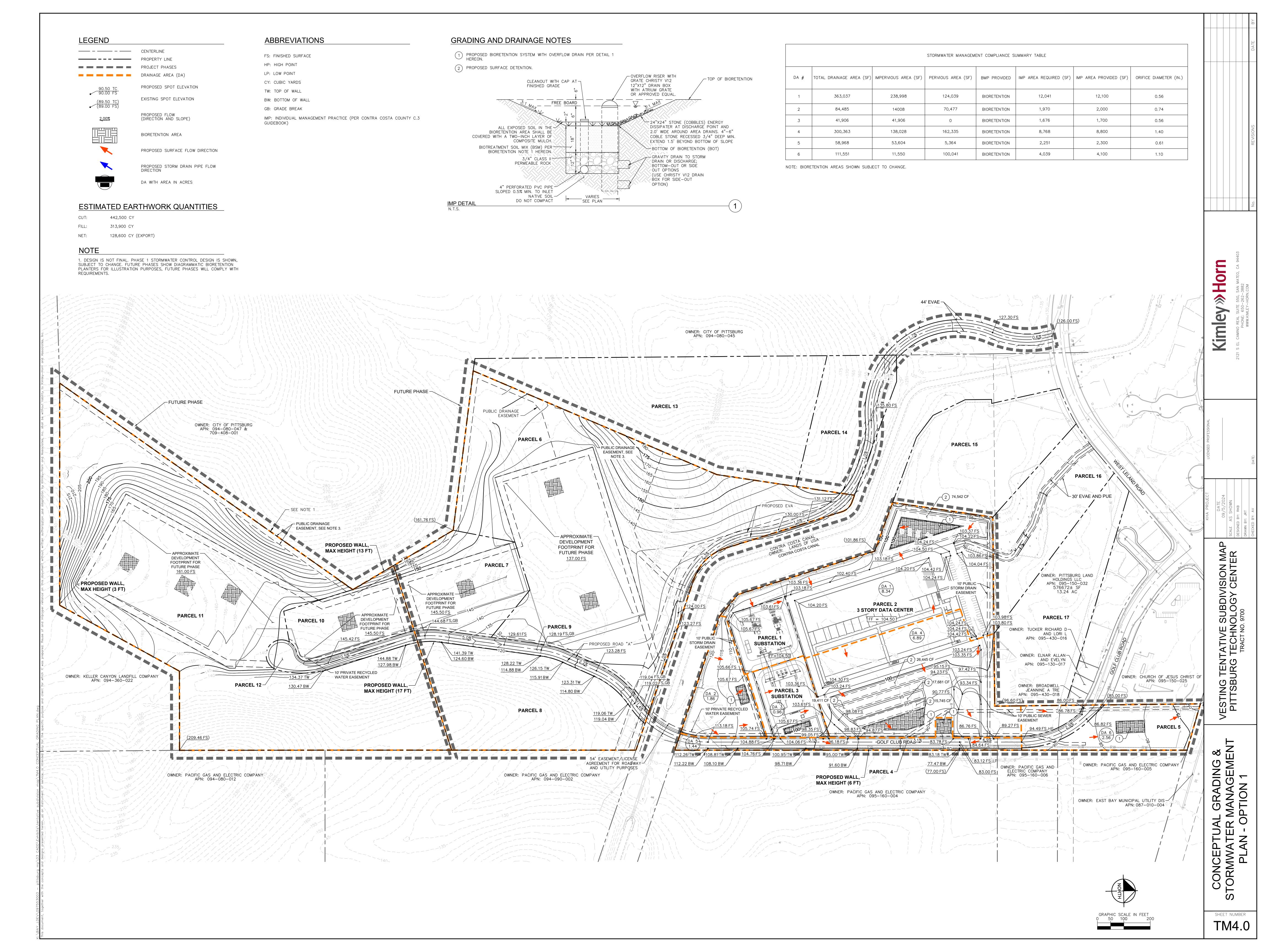
WWW.KIMLEY-HORN.COM

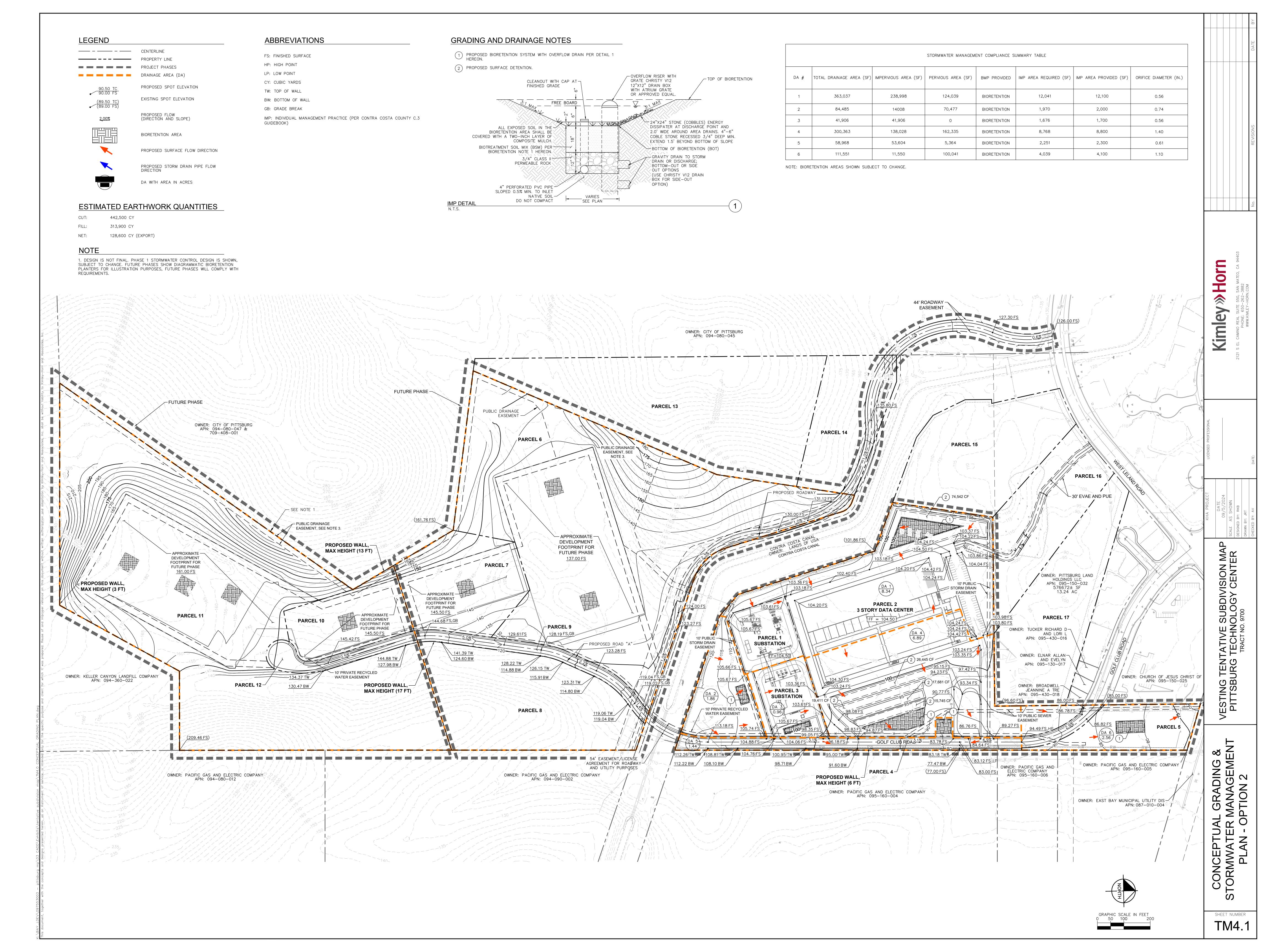
DATE
09/5/2024
AS SHOWN
WED BY: RKB
1 BY: JRT

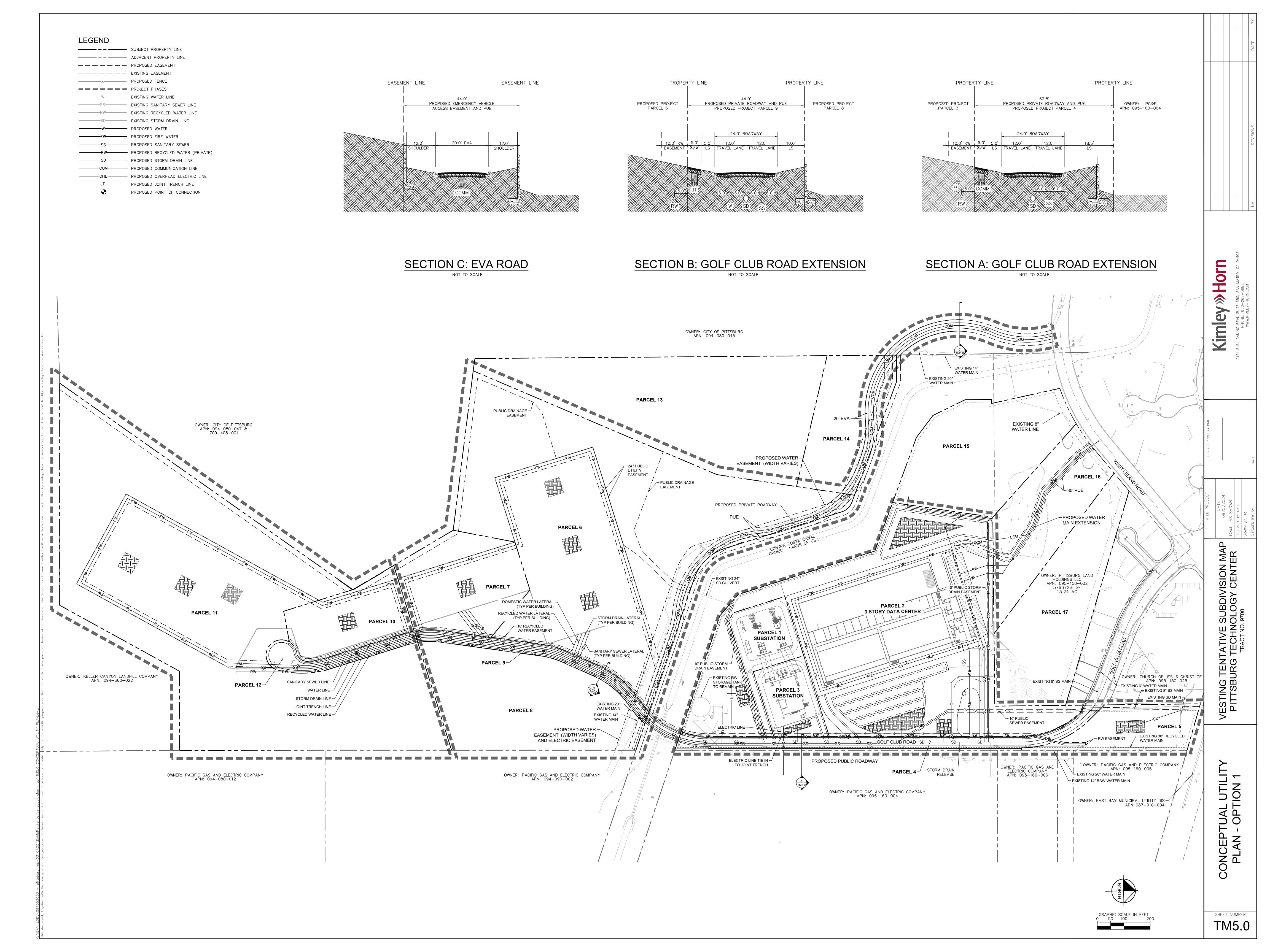


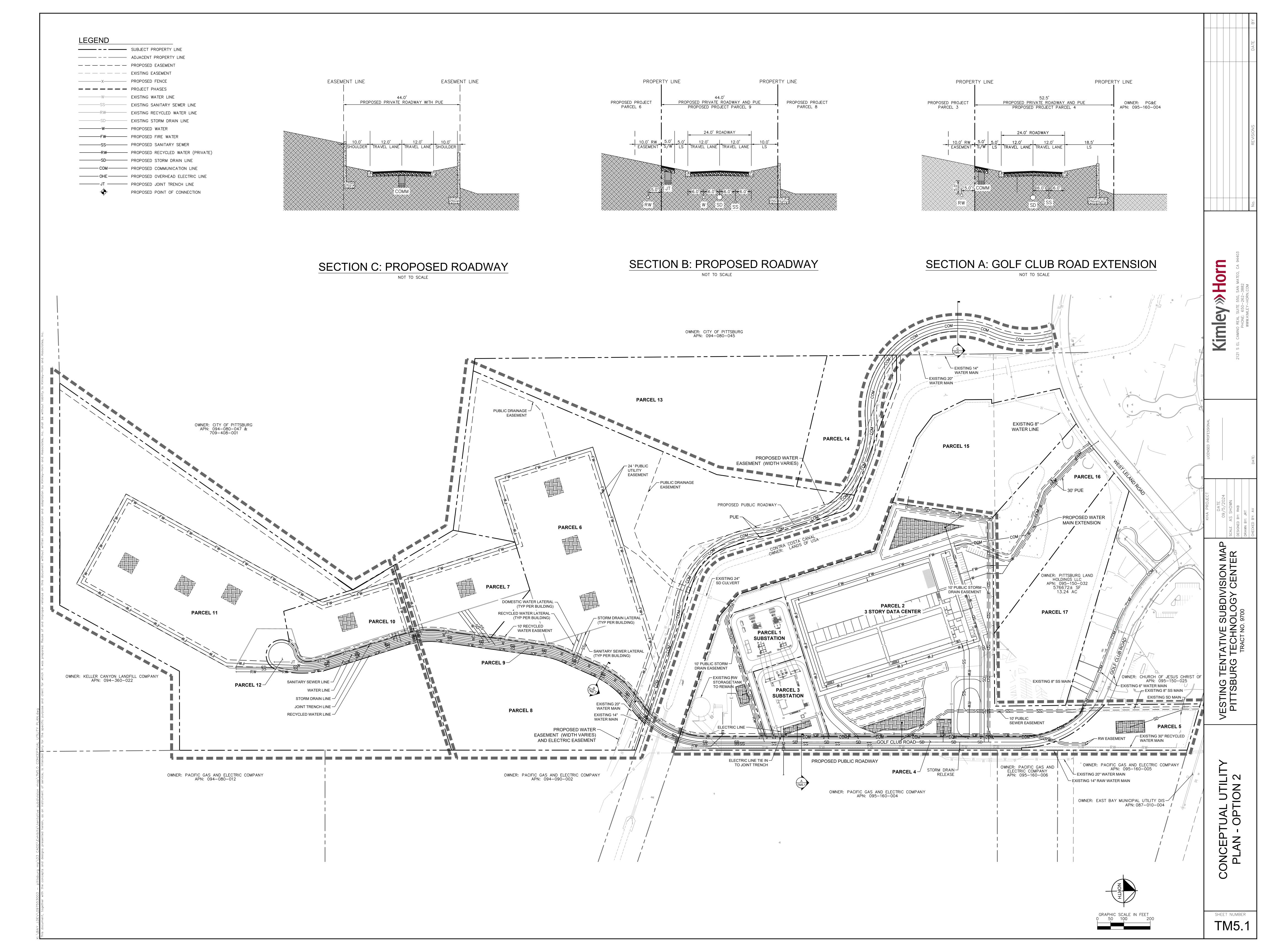


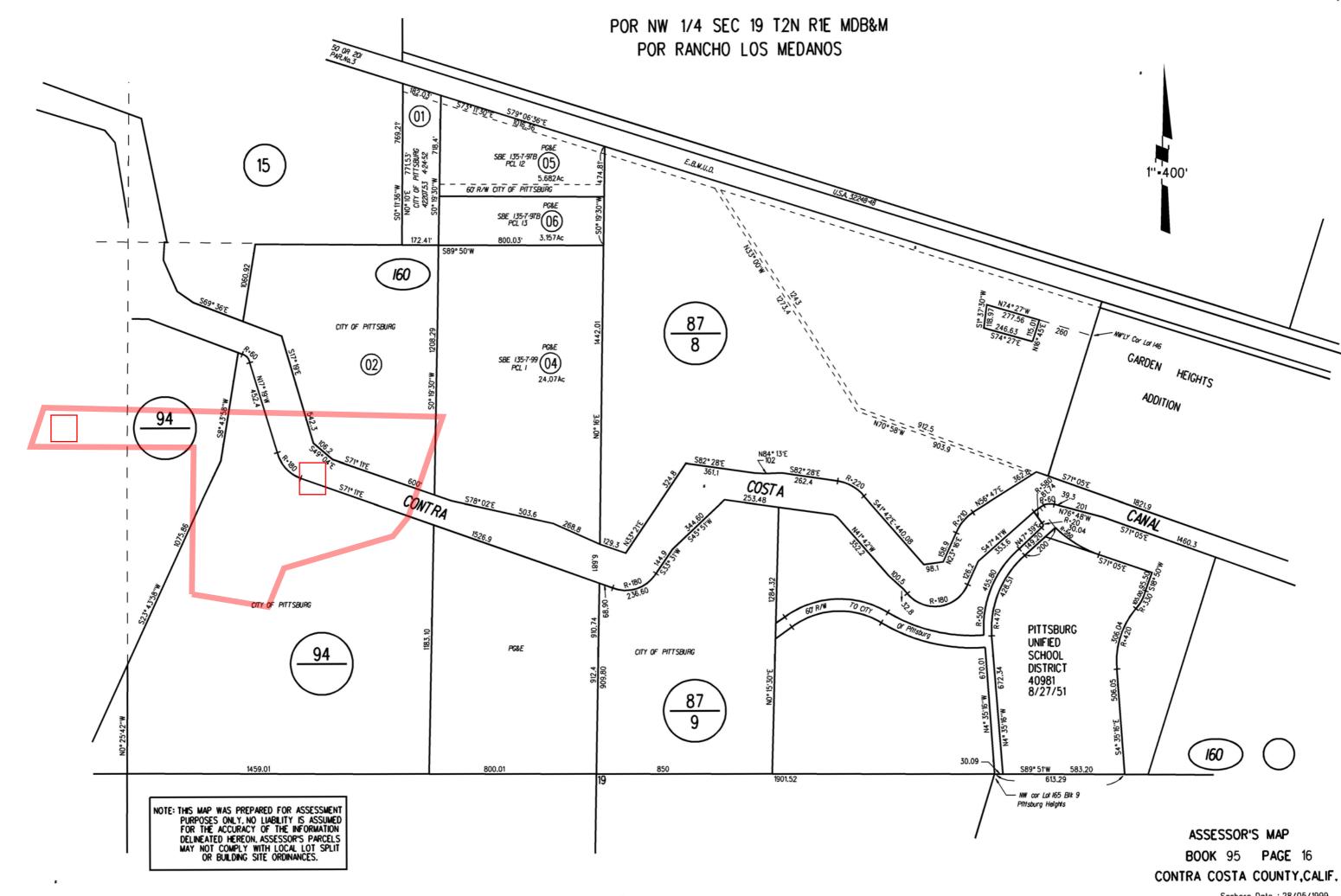






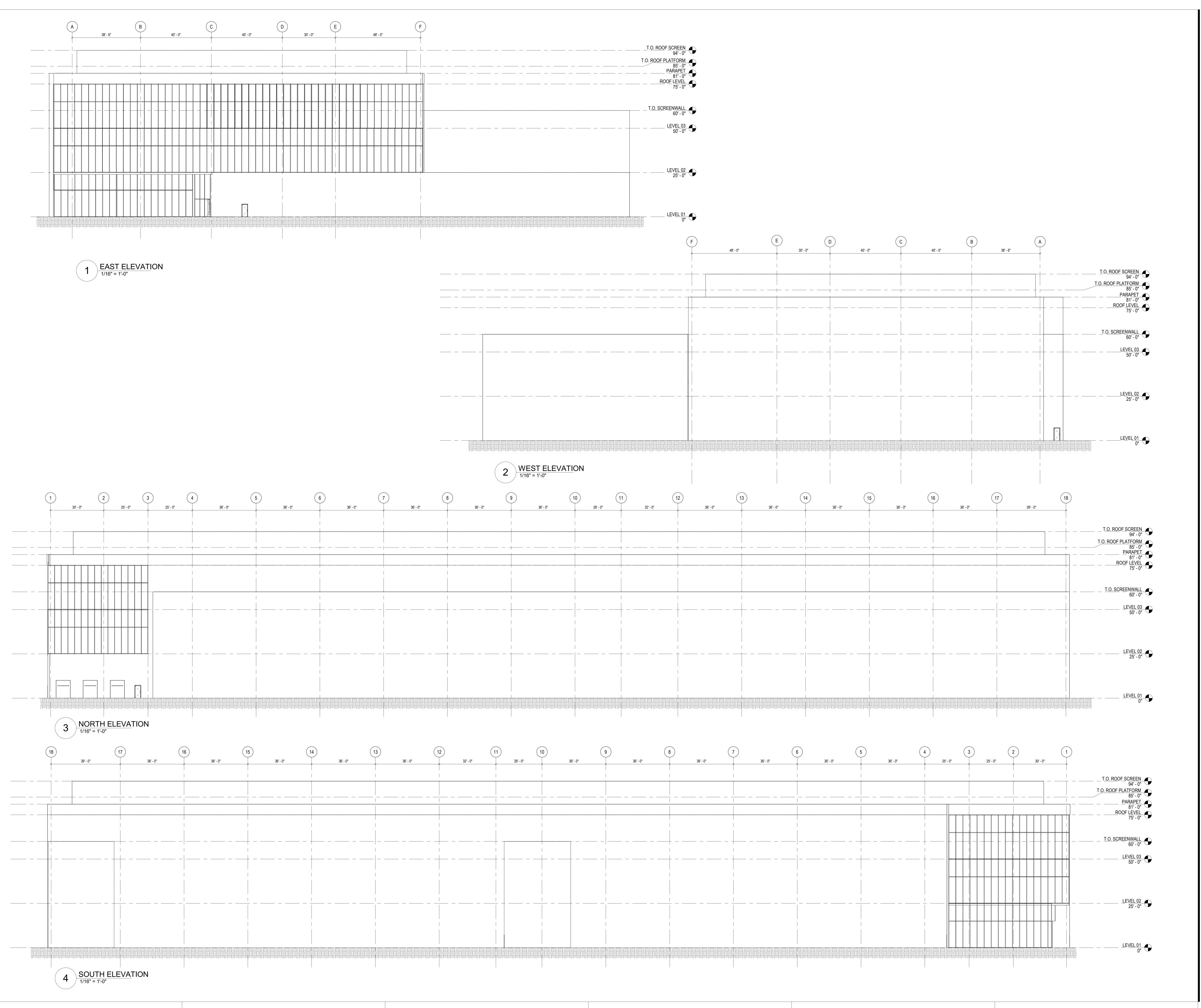






#### **ATTACHMENT DR VIS-5**

**Elevation Drawings** 



OWNER

AVAIO DIGITAL

CONTRACTOR

ARCHITECT

130 East Randolph Suite 3100 Chicago, IL 60601 312.633.2900

Kimley»Horn

MEP, FP, FA, TCOM

STRUCTURAL

Mission Criti Engineering Member of WSP

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A SPPE Design Package 12/15/2023

No. Description Date

AVAIO
PITTSBURG

Pittsburg, CA 94565

2232 Golf Club Rd,

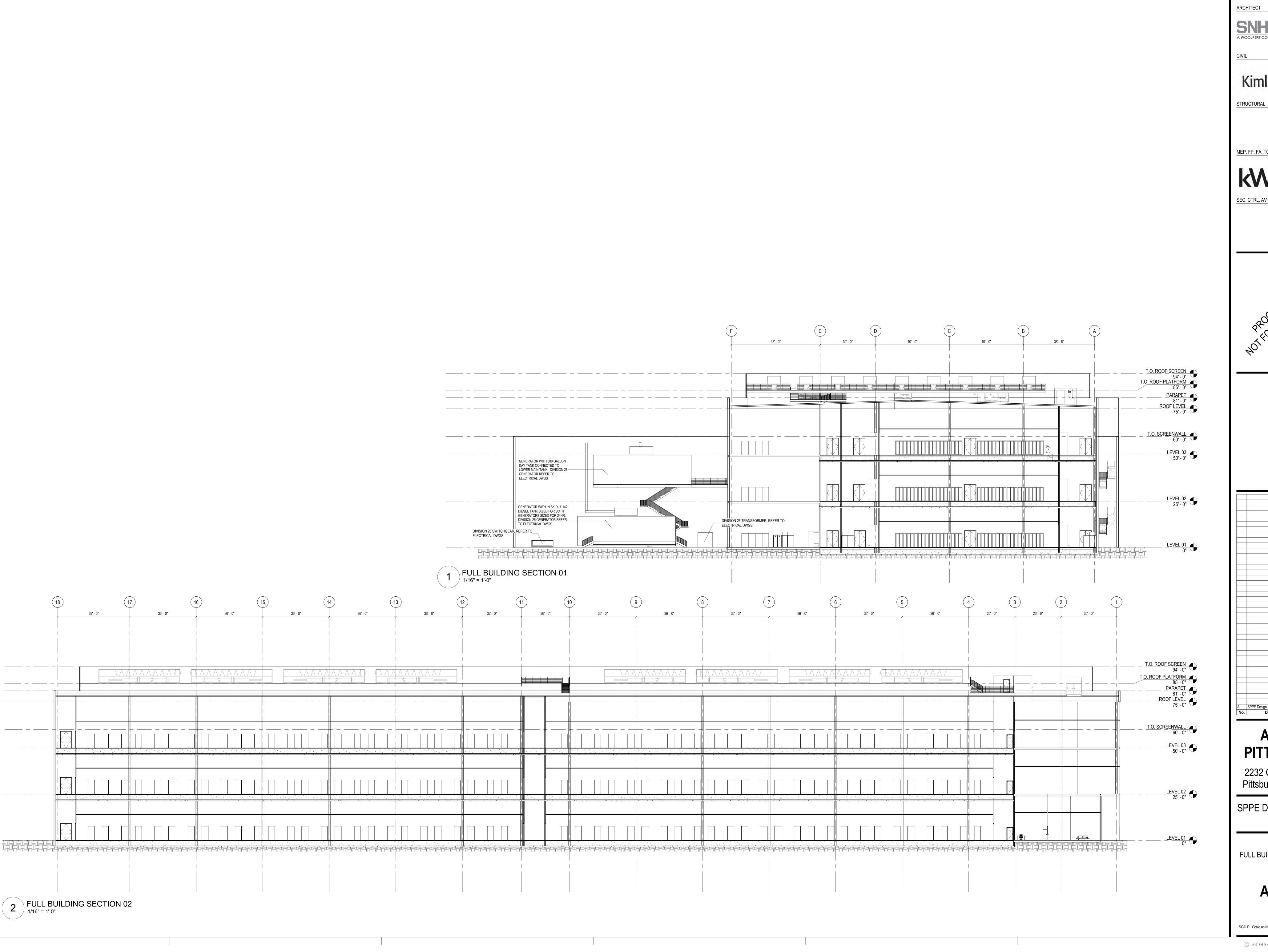
SPPE Design Package

ELEVATIONS

A201

SCALE: Scale as Noted

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ARCHITECT

130 East Randolph Suite 3100 Chicago, IL 60601 312.633.2900

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No. Description **AVAIO** 

**PITTSBURG** 2232 Golf Club Rd,

Pittsburg, CA 94565

SPPE Design Package

**FULL BUILDING SECTIONS** 

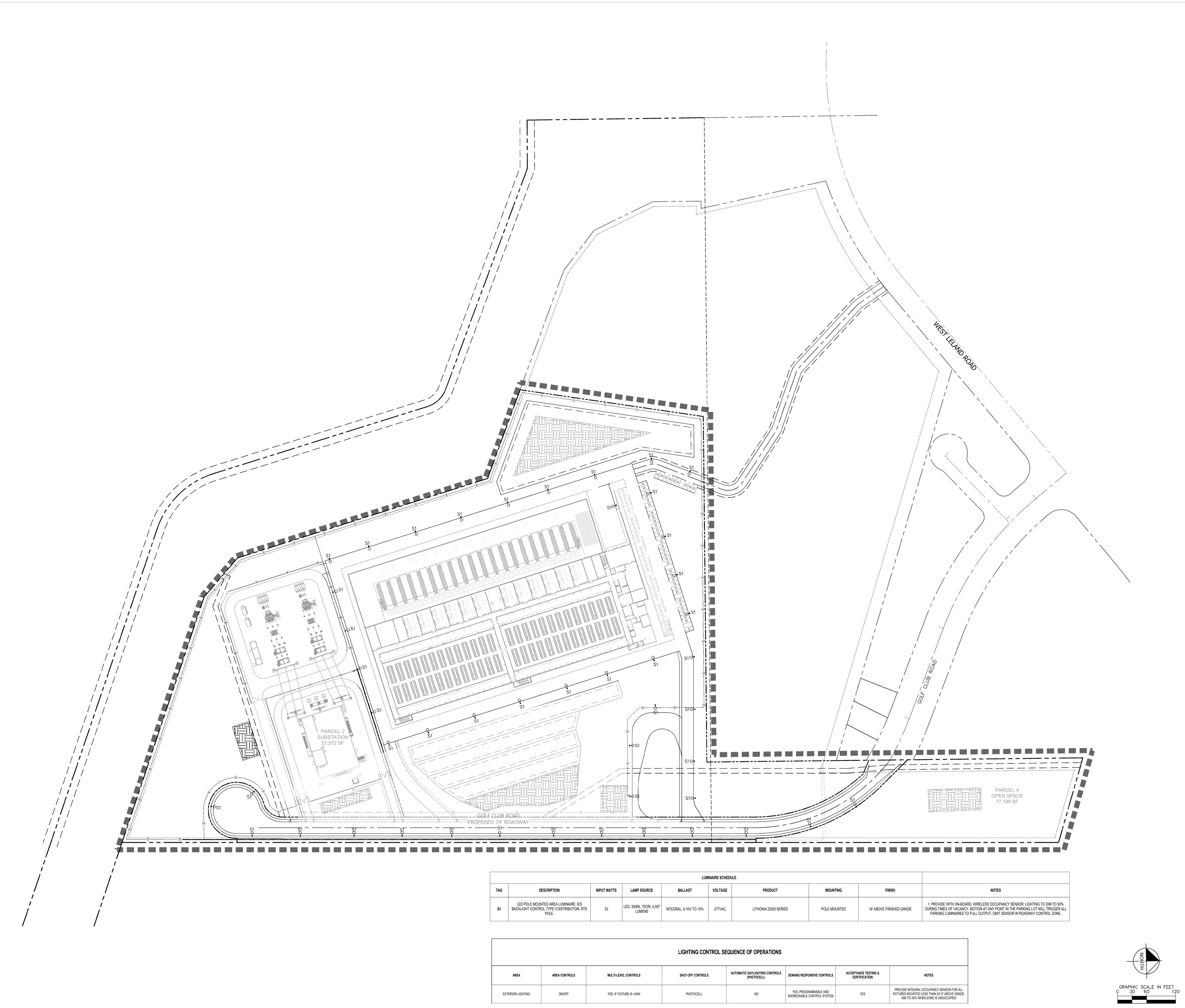
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#### **ATTACHMENT DR VIS-6**

**Draft Lighting Plan** 



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ARCHITECT

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AVAIO PITTSBURG

2232 Golf Club Rd, Pittsburg, CA 94565

SPPE Design Package

PRELIMINARY SITE LIGHTING PLAN

E2.0

Scale as Noted

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