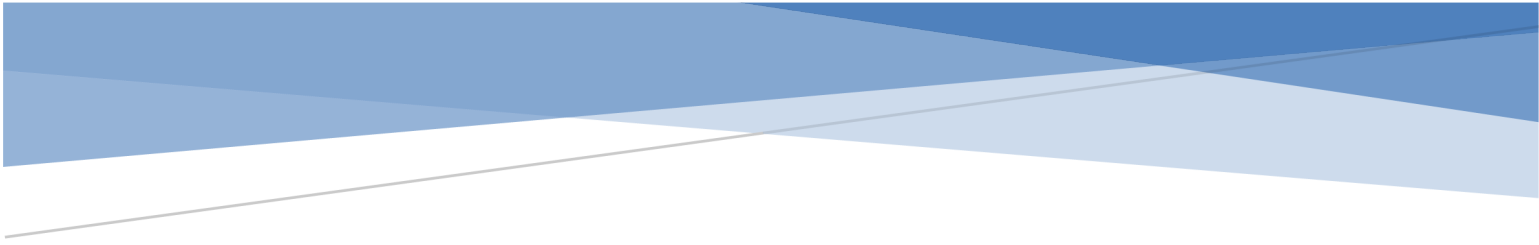


DOCKETED	
Docket Number:	24-SPPE-01
Project Title:	AVAIO Pittsburg Backup Generating Facility
TN #:	262829
Document Title:	AVAIO Supplemental Responses to CEC DR LU-2 TSD-4 and TSD-6 - PBGF
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	4/28/2025 10:20:27 AM
Docketed Date:	4/28/2025



SUPPLEMENTAL RESPONSES TO CEC STAFF DATA REQUEST SET 2

AVAIO Pittsburg Backup Generating Facility (24-SPPE-01)

SUBMITTED TO: CALIFORNIA ENERGY COMMISSION

SUBMITTED BY: **Pittsburg Data Hub, LLC**

April 2025



INTRODUCTION

Attached is Pittsburg Data Hub, LLC's (hereinafter "AVAIO") Supplemental Responses to California Energy Commission (CEC) Staff Data Requests LU-2, TSD-4 and TSD-6, Set No. 2 for the Pittsburg Backup Generating Facility Application for Small Power Plant Exemption (SPPE) (24-SPPE-1). The .

LAND USE

DATA REQUEST

DR LU-2 Please clarify the following data for the project:

- What is the exact square footage of the proposed PDH?
- Please explain what numbers were used by the applicant to calculate a Project FAR of 0.47.

SUPPLEMENTAL RESPONSE TO DATA REQUEST LU-2

In the response to DR LU-2, AVAIO provided Attachment DR-1 which included a Vested Tentative Subdivision Map which included notes in red font that described the parcel merger that would explain the FAR provided. There was a mistake in that description (the term Parcel 1 was mistakenly used instead of Parcel 2). That error has been corrected and the Vested Tentative Subdivision Map with the corrected notations is included in Attachment DR LU-2. When making reference to the Vested Tentative Subdivision Map and any discussion of FAR, please refer to this response and Attachment DR LU-2.

TRANSMISSION SYSTEM DESIGN

DR TSD-4 Please provide information that reviews the frequency and duration of historic outages of the Pittsburgh-Eastshore 230 kV line and related facilities that would likely trigger the loss of electric service to the proposed onsite substation and could lead to the emergency operations of the backup generators. This response should identify the reliability of service historically provided by PG&E to similar customers in this part of its service territory.

SUPPLEMENTAL RESPONSE TO DR TSD-4

AVAIO previously requested information from PG&E responsive to this request. PG&E reports:

Within the past 5 years, the one unplanned outage on the Pittsburgh-Eastshore 230kV line was caused by a lightning strike 5.2 miles from Eastshore substation. However, with the presence of the planned PG&E switching station for PPC, this same outage would not have resulted in the loss of electric service to the proposed PPC onsite substation and would not have led to the emergency operations of the backup generators.

DR TSD-6 Please provide the following information regarding Public Safety Power Shutoff events:

- a. Would historical Public Safety Power Shutoff events have resulted in the emergency operations at the proposed PBGF?
- b. Have there been changes to the PG&E system around the PBGF that would affect the likelihood that future Public Safety Power Shutoff events would result in the operation of emergency generators at the proposed PBGF?

SUPPLEMENTAL RESPONSE TO DATA REQUEST TSD-6

AVAIO previously requested information from PG&E responsive to this request. PG&E reports:

The answer to both questions a. and b. is No.

ATTACHMENT SUPPLEMENTAL DR LU-2
Revised Vested Tentative Subdivision Map

TRACT NO. 9700

FOR

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

OWNER:	JOE HUBBARD AVAO DIGITAL PARTNERS 107 ELM STREET, 5TH FLOOR SUITE 501 STAMFORD, CT 06902
APPLICANT:	JOE HUBBARD AVAO 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:	EO1 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 PROPERTY

FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR CONTRA COSTA 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 J51865 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 LAST PHASE OF THE PROJECT.

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

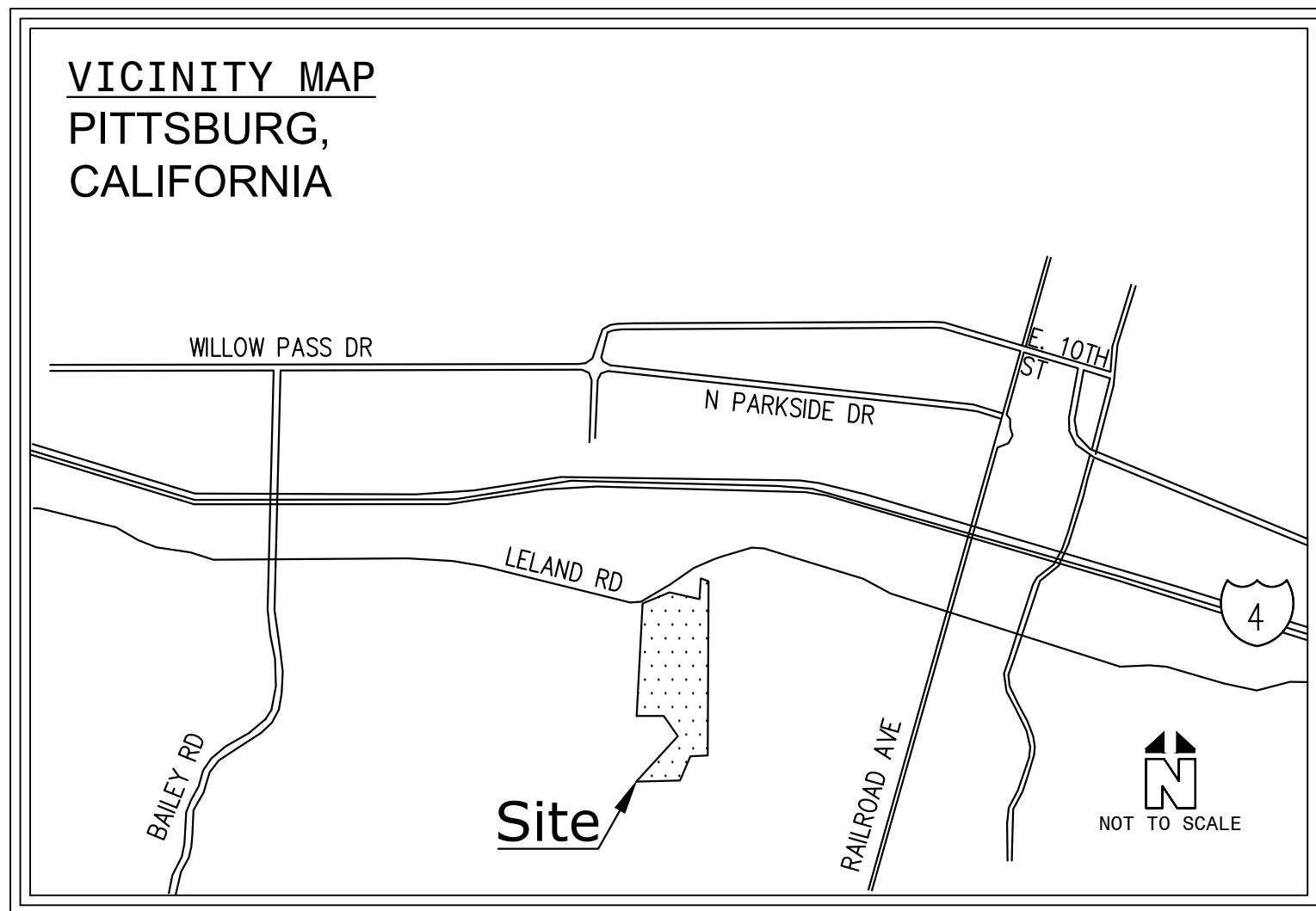
WATER
CITY OF PITTSBURGH
65 CIVIC AVENUE,
PITTSBURGH, CA 94565
(925) 252-4242

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

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

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

AT&T
124 E EL CAMINO REAL
SUNNYVALE, CA 94087
(800) 944-0447



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

PAGE 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

PAGE TWO:

PARCEL ONE:

BEGINNING AT THE SOUTHWEST CORNER OF THE 13.92 ACRE PARCEL OF LAND DESCRIBED AND DESIGNATED PARCEL VI IN THE DEED FROM C.A. ROOPER & CO. TO PACIFIC GAS AND ELECTRIC COMPANY, DATED AND RECORDED IN CONTRA COSTA COUNTY 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, 13.92 ACRES TO 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, 172.41 FEET 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 100 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID 13.92 ACRE PARCEL OF LAND BEARS SOUTH 0° 19' 12" 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.

APN: 095-160-001

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.

EXCEPTING THEREFROM:
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 01° 16' EAST 875.7 FEET FROM GRANT CORNER NUMBER 5 OF THE RANCHO LOS MEDANOS AT THE POINT OF BEGINNING, THENCE SOUTH 89° 52' 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° 11' WEST 1526.9 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, ALONG SAID NORTH 89° 52' WEST 100.0 FEET; THENCE MORE OR LESS, TO THE MOUNT MERIDIAN, WHICH IS THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, DISTANT THEREON NORTH 89° 52' WEST 356.5 FEET, MORE OR LESS, TO THE MOUNT MERIDIAN, TO GRANT CORNER NUMBER 5 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 01° 16' EAST 100.0 FEET; THENCE SOUTH 25° 44' EAST 135.6 FEET; THENCE SOUTH 52° 47' EAST 542.3 FEET; THENCE SOUTH 17° 11' WEST 1526.9 FEET; THENCE SOUTH 71° 11' WEST 1526.9 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 LINE OF SAID SECTION 19, DISTANT THEREON NORTH 01° 16' WEST 126.6 FEET, MORE OR LESS, ALONG SAID LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING 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)

[illegible]

Kimley»Horn

REAL SUITE 550, SAN MATEO, CA 94403
PHONE: 650-262-3882
WWW.KIMFY-HORN.COM

KHA PROJECT
DATE 09/5/2024
SCALE AS SHOWN
DESIGNED BY: RKB
DRAWN BY: JRT
CHECKED BY: AV

VESTING TENTATIVE SUBDIVISION MAP
PITTSBURG TECHNOLOGY CENTER
TRACT NO. 9700

TRACT NO. 9700

COVER SHEET

SHEET NUMBER
TM1.0

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

LEGEND

- SUBJECT PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- CENTER LINE
--- EASEMENT LINE TO BE QUITCLAIMED
--- EASEMENT LINE TO REMAIN
--- RIGHT OF WAY



ABBREVIATIONS

- AC - ACRES
APN - ASSESSOR PARCEL NUMBER
L - LENGTH
ℓ - PROPERTY LINE
SF - SQUARE FEET
R - RADIUS

TITLE REPORT EXCEPTIONS

- 4 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: FEDERAL ENGINEERING COMPANY, FOR: A SINGLE LINE OF POLES FOR TELEGRAPH OR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED: DECEMBER 26, 1930 IN BOOK 257 OF OFFICIAL RECORDS, PAGE 216. AFFECTS: A PORTION OF THE PREMISES AND AS MODIFIED BY AN INSTRUMENT, RECORDED AUGUST 24, 1939 IN BOOK 519 OF OFFICIAL RECORDS, PAGE 79.
- 5 COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN EXPRESS PROVISION FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION, BUT OMITTING ANY COVENANTS OR RESTRICTION IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.
- ENTITLED: QUITCLAIM DEED, EXECUTED BY: UNITED STATES OF AMERICA, RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO CONTAIN EXPRESS PROVISIONS FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION. AGREEMENT EXTENDING TERMS, CONDITIONS AND RESTRICTIONS OF DEED, RECORDED APRIL 28, 1975, BOOK 7485, PAGE 918. OFFICIAL RECORDS AGREEMENT EXTENDING TERMS, CONDITIONS AND RESTRICTIONS OF DEED, RECORDED FEBRUARY 11, 1986, BOOK 12739, PAGE 247, OFFICIAL RECORDS.
- 6 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: HERBERT B. ELWORTHY, ET AL. FOR: ROAD PURPOSES, RECORDED MAY 9, 1960 IN BOOK 3615 OF OFFICIAL RECORDS, PAGE 546. AFFECTS: A PORTION OF THE PREMISES.
- 7 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: CITY OF PITTSBURG, FOR: ROAD PURPOSES, RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. AFFECTS: A PORTION OF THE PREMISES.

NOTE

1. PARCELIZATION SHOWN IS REFLECTIVE OF PARCEL MAP WAIVER FOR LOT LINE ADJUSTMENT PMW 24-01 (DOC 2024-0070057)

- 13 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: FEDERAL ENGINEERING COMPANY, FOR: A SINGLE LINE OF POLES FOR TELEGRAPH OR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED: DECEMBER 26, 1930 IN BOOK 257 OF OFFICIAL RECORDS, PAGE 216. AFFECTS: A PORTION OF THE PREMISES
- 19 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: INDENTURE GRANTED TO: CITY OF PITTSBURG, A MUNICIPAL CORPORATION AND STANDARD PACIFIC GAS LINE INCORPORATED, A CORPORATION, FOR: SINGLE LINE OF POLES AND RIGHT OF WAY, DATED: JULY 6, 1953, RECORDED: IN BOOK 2261 OF OFFICIAL RECORDS, PAGE 564 UNDER RECORDER'S SERIAL NUMBER 4026. AFFECTS: PARCEL 5.
- 26 COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN EXPRESS PROVISION FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION, BUT OMITTING ANY COVENANTS OR RESTRICTION IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.
- ENTITLED: QUITCLAIM DEED, EXECUTED BY: UNITED STATES OF AMERICA, RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO CONTAIN EXPRESS PROVISIONS FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION. AGREEMENT EXTENDING TERMS, CONDITIONS AND RESTRICTIONS OF DEED, RECORDED APRIL 28, 1975, BOOK 7485, PAGE 918. OFFICIAL RECORDS AGREEMENT EXTENDING TERMS, CONDITIONS AND RESTRICTIONS OF DEED, RECORDED FEBRUARY 11, 1986, BOOK 12739, PAGE 247, OFFICIAL RECORDS.
- 27 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: CITY OF PITTSBURG, FOR: ROAD PURPOSES, RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. AFFECTS: A PORTION OF THE PREMISES.

TREE TABLE		
Tree #	Common Name	Botanical Name DBH (in.)
1	Balkwood Acacia	Acacia Melanoxylon 19.7
2	Mexican Fan Palm	Washingtonia robusta 17
3	Mexican Fan Palm	Washingtonia robusta 19
4	Italian Stone Pine	Pinus pinea 35 ¹
5	Italian Stone Pine	Pinus pinea 47 ¹
6	Mexican Fan Palm	Washingtonia robusta 25
7	Black Cottonwood	Populus trichocarpa 45 ²
8	Mexican Fan Palm	Washingtonia robusta 18.7
9	Aleppo Pine	Pinus halepensis 17.9
10	Aleppo Pine	Pinus halepensis 24.5 ²
11	Aleppo Pine	Pinus halepensis 19.7
12	Aleppo Pine	Pinus halepensis 18.8 ¹
13	Italian Stone Pine	Pinus pinea 32.7
14	Italian Stone Pine	Pinus pinea 23.3, 13
15	Italian Stone Pine	Pinus pinea 19
16	Italian Stone Pine	Pinus pinea 32 ¹
17	Italian Stone Pine	Pinus pinea 25
18	Italian Stone Pine	Pinus pinea 32
19	Silver Dollar Eucalyptus	Eucalyptus polyanthemos 14.8
20	Silver Dollar Eucalyptus	Eucalyptus polyanthemos 18.7
21	Silver Dollar Eucalyptus	Eucalyptus polyanthemos 21.2
22	Silver Dollar Eucalyptus	Eucalyptus polyanthemos 12.3, 15
23	Silver Dollar Eucalyptus	Eucalyptus polyanthemos 25.5
24	Stone Pine	Pinus pinea 31.3 ¹
25	Silver Dollar Eucalyptus	Eucalyptus polyanthemos Multi-stemmed

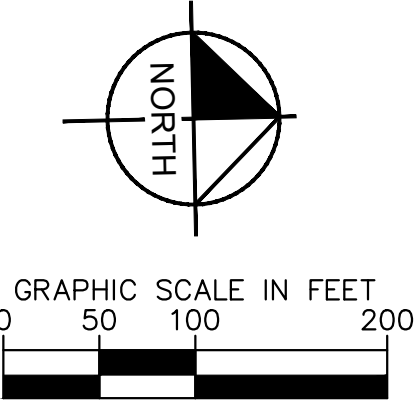
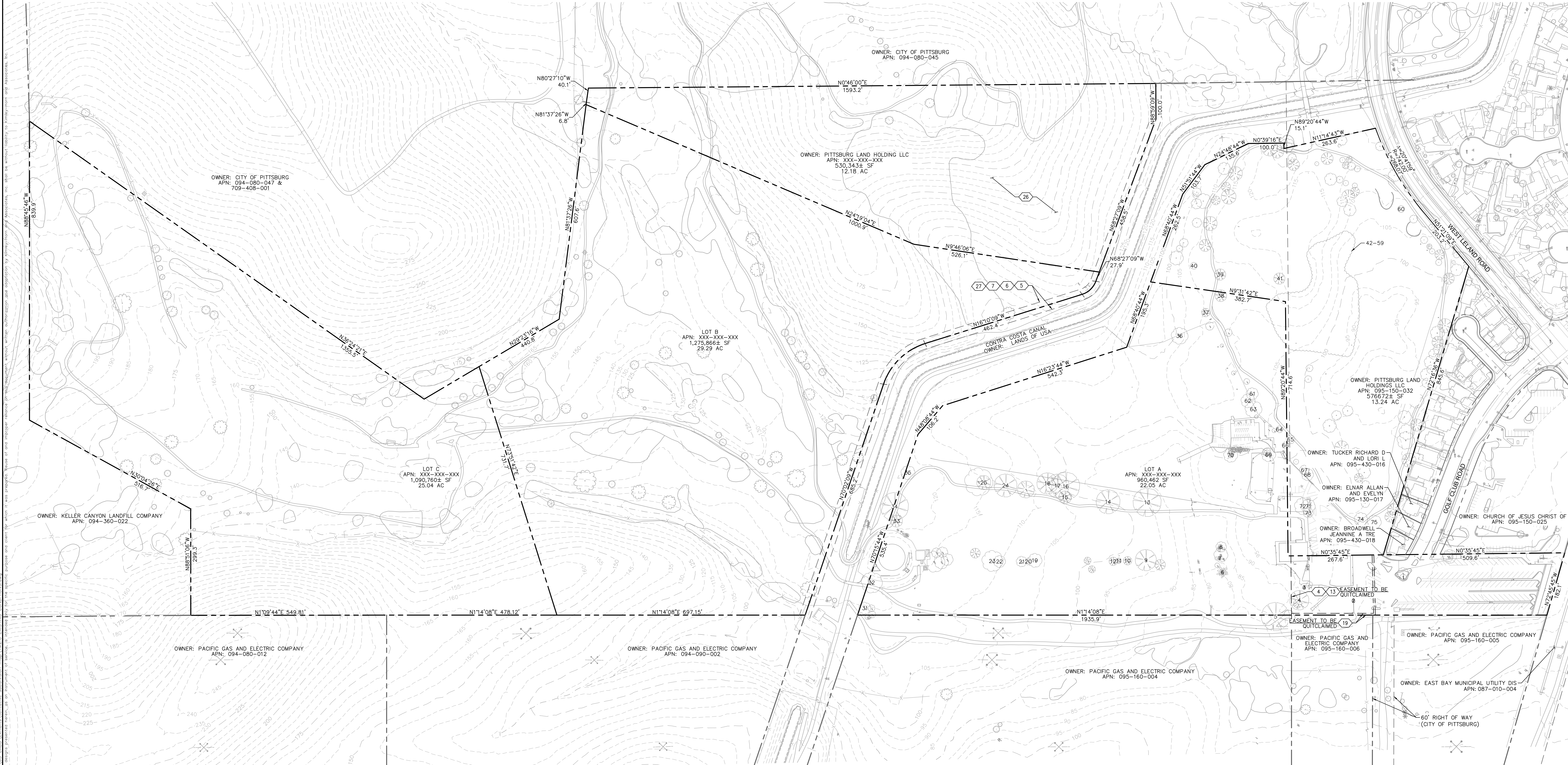
TREE REMOVALS

THE FOLLOWING TREES WILL BE REMOVED: 1 THROUGH 38, 42 THROUGH 64, 66, 69, 70.

TREE TABLE		
Tree #	Common Name	Botanical Name DBH (in.)
26	Eucalyptus	Eucalyptus spp. 26
27	Eucalyptus	Eucalyptus spp. 19.3
28	Eucalyptus	Eucalyptus spp. 23.4
29	Eucalyptus	Eucalyptus spp. 23.4
30	Eucalyptus	Eucalyptus spp. 29.2
31	Peruvian Pepper	Schinus molle 16.5 ³
32	Peruvian Pepper	Schinus molle 14, 16.5 ²
33	Deodar Cedar	Cedrus deodara 19.2
34	Aleppo Pine	Pinus pinea 35.5 ²
35	Monterey Pine	Pinus radiata 26 ¹
36	Fig	Ficus carica Multi-stemmed
37	Canary Island Pine	Pinus canariensis 17.6
38	Aleppo Pine	Pinus halepensis 25.2
39	Aleppo Pine	Pinus halepensis 17
40	Valley Oak	Quercus lobata 17
41	Aleppo Pine	Pinus halepensis 21.7
42	Aleppo Pine	Pinus halepensis 16.5 ¹
43	Aleppo Pine	Pinus halepensis 30 ²
44	Aleppo Pine	Pinus halepensis 18.3
45	Peruvian Pepper	Schinus molle 19.8
46	Shamel Ash	Fraxinus uhdei 22.5
47	Shamel Ash	Fraxinus uhdei 22
48	Aleppo Pine	Pinus halepensis 26.5
49	Peruvian Pepper	Schinus molle 23
50	Shamel Ash	Fraxinus uhdei 22

TREE TABLE		
Tree #	Common Name	Botanical Name DBH (in.)
51	Aleppo Pine	Pinus halepensis 30 ¹
52	Peruvian Pepper	Schinus molle 27
53	Shamel Ash	Fraxinus uhdei 14
54	Peruvian Pepper	Schinus molle 27.3
55	Shamel Ash	Fraxinus uhdei 18.6
56	Shamel Ash	Fraxinus uhdei 15.6
57	Aleppo Pine	Pinus halepensis 16.1, 16.2
58	Aleppo Pine	Pinus halepensis 27.5 ¹
59	Shamel Ash	Fraxinus uhdei 21.3
60	Eucalyptus	Eucalyptus spp. 16.5
61	Shamel Ash	Fraxinus uhdei 20.7
62	Shamel Ash	Fraxinus uhdei 21.2 ⁴
63	Shamel Ash	Fraxinus uhdei 20.9
64	Shamel Ash	Fraxinus uhdei 15.7
65	Shamel Ash	Fraxinus uhdei 15.8
66	Shamel Ash	Fraxinus uhdei 14.4
67	Ash	Fraxinus spp. 19.8
68	Ash	Fraxinus spp. 23.4
69	Black Cottonwood	Populus trichocarpa 48
70	Peruvian Pepper	Schinus molle 32 ⁴
71	Raywood Ash	Fraxinus angustifolia 'Raywood' 18.1
72	Raywood Ash	Fraxinus angustifolia 'Raywood' 18.1
73	Raywood Ash	Fraxinus angustifolia 'Raywood' 11.7
74	Shamel Ash	Fraxinus uhdei 20
75	Peruvian Pepper	Schinus molle 25.5

- ¹: Measured at 36 inches above level grade.
²: Measured at 24 inches above level grade.
³: Measured at near grade.
⁴: Measured at 12 inches above level grade.



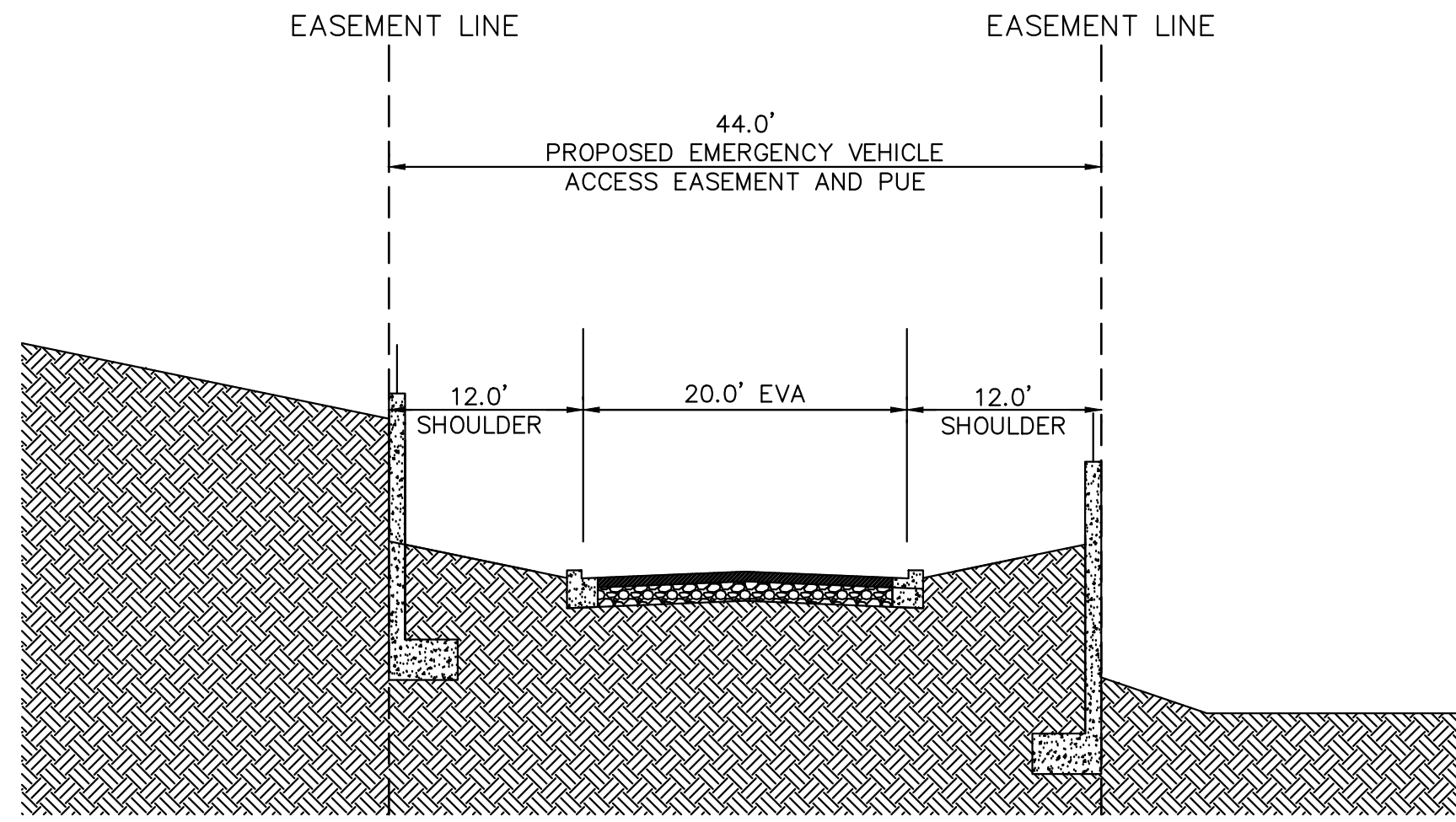
LEGEND	
	CENTER LINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FENCE
	PROJECT PHASES
	TITLE REPORT EXCEPTION, SEE EXISTING CONDITIONS PLAN TM2.0

ABBREVIATIONS

APN - ASSESSOR PARCEL NUMBER
EVA - EMERGENCY VEHICLE ACCESS
EVAE - EMERGENCY VEHICLE ACCESS EASEMENT
LS - LANDSCAPE
P - PROPERTY LINE
PUE - PUBLIC UTILITY EASEMENT
SF - SQUARE FEET
S/W - SIDEWALK
RW - RECYCLED WATER
R - RADIUS

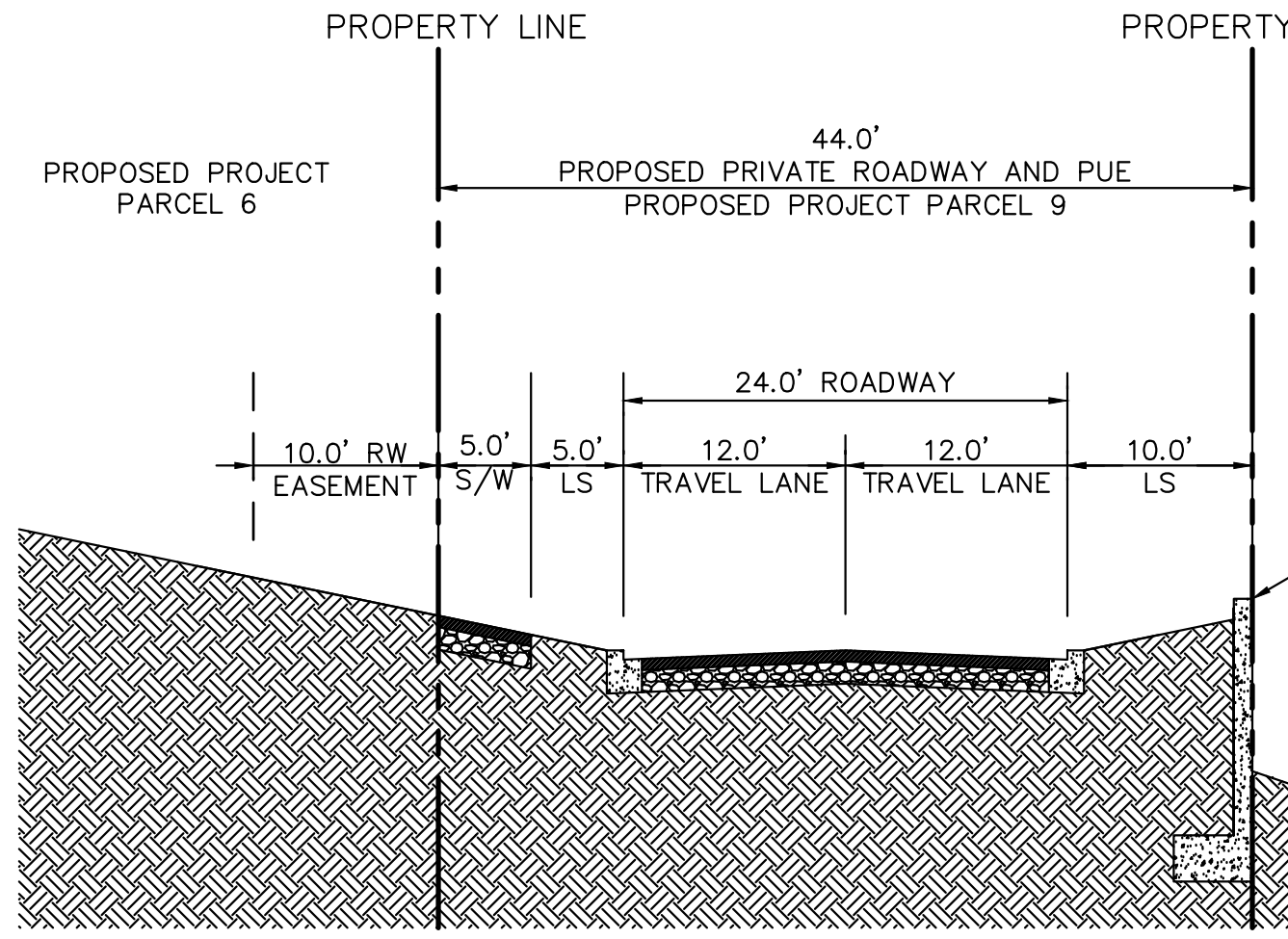
NOTES

- RIGHT-OF-WAY LIMITED TO EVA, WATER, COMMUNICATIONS, OTHER PUBLIC SERVICES, NO PUBLIC ACCESS.
- ALIGNMENT MAY NEED TO BE MODIFIED DUE TO TERRAIN AND EXISTING WATER LINES TO REMAIN. WALL LOCATIONS MAY VARY AND HEIGHTS MAY EXCEED MAXIMUM SHOWN.
- PUBLIC DRAINAGE EASEMENT BENEFITS CITY FOR RUN ON AND CONVEYANCE OF RUNOFF TO CITY DRAINAGE FACILITIES.



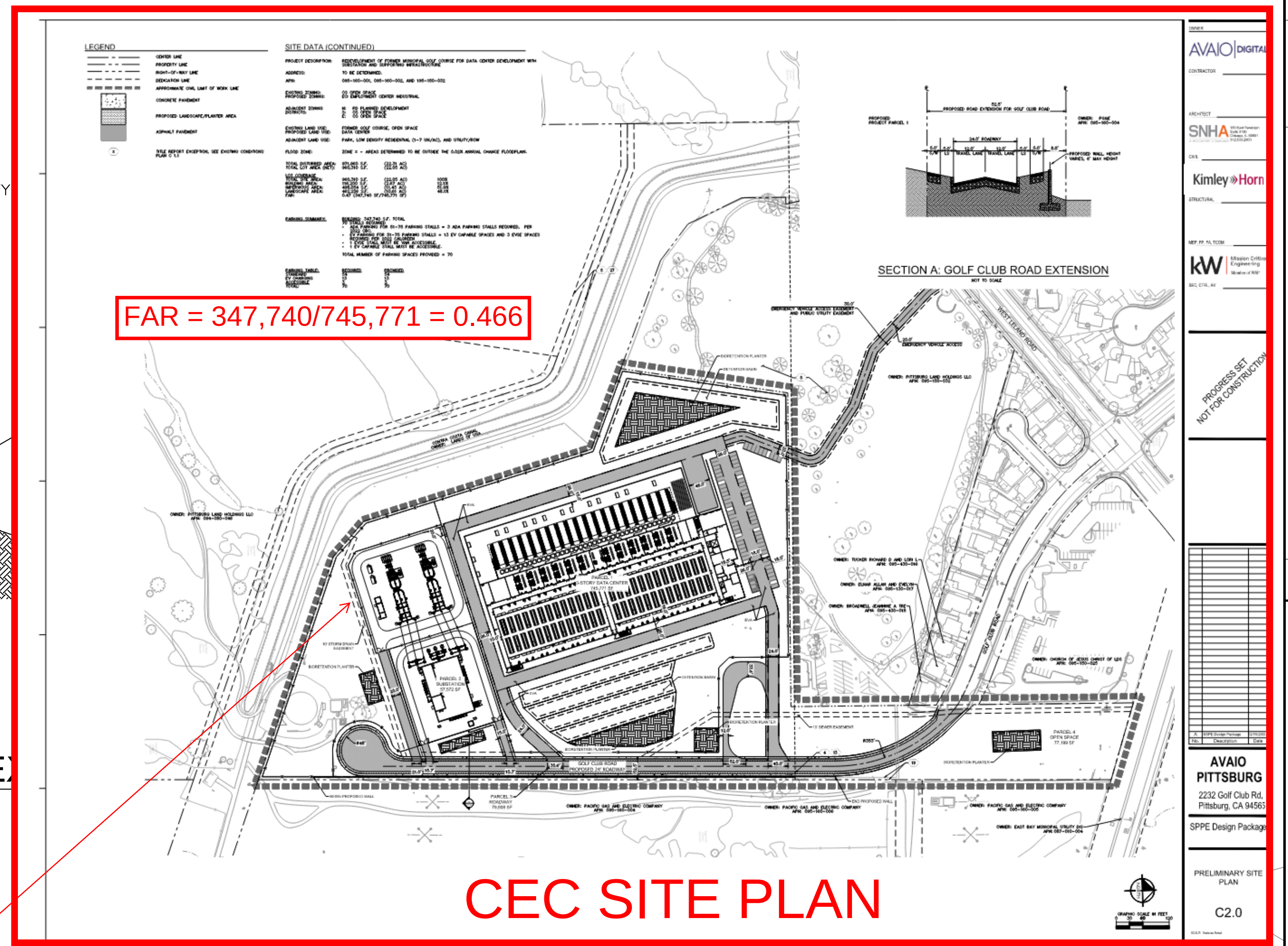
SECTION C: EVA ROAD

NOT TO SCALE

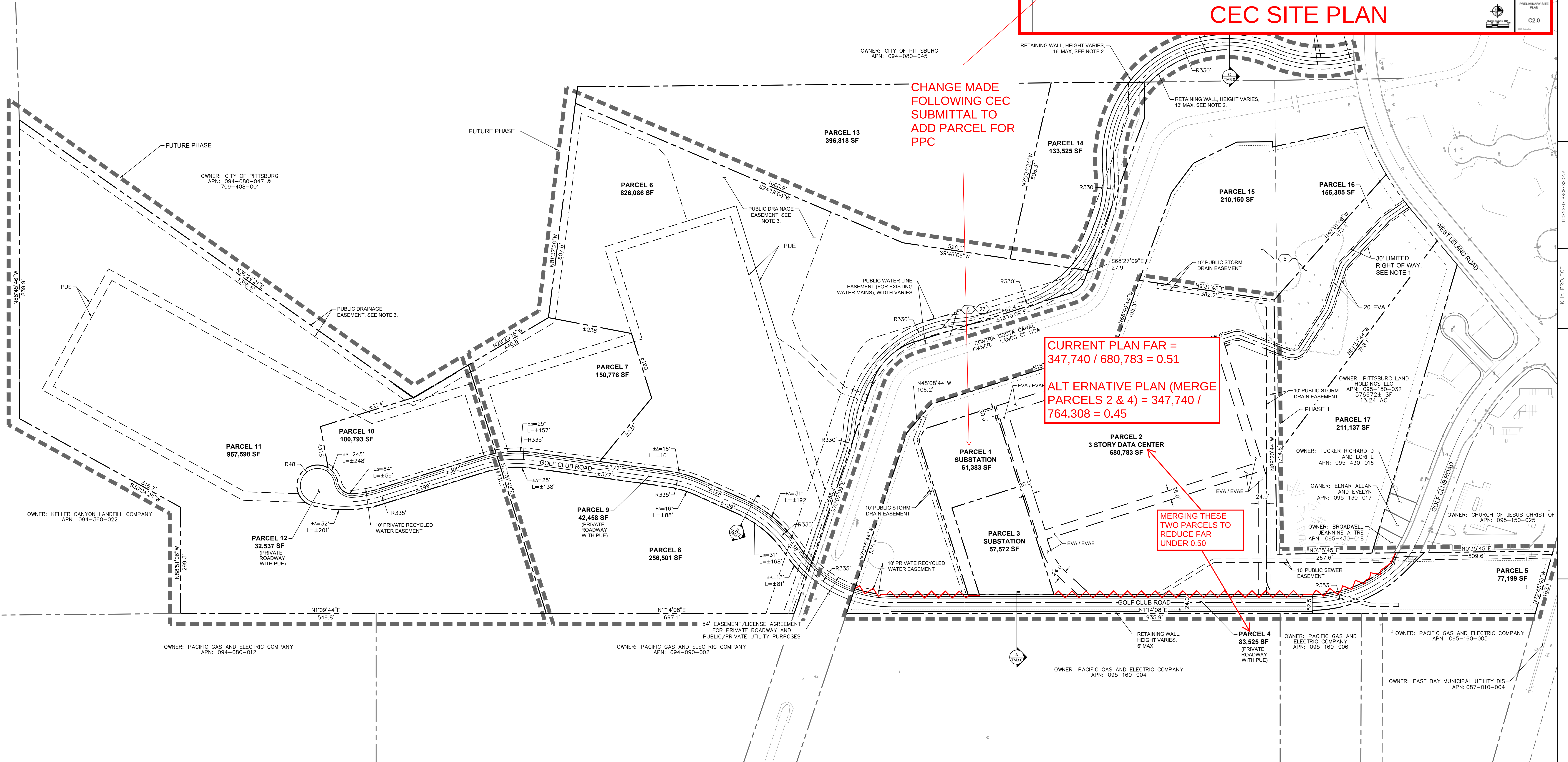


SECTION B: GOLF CLUB ROAD E

NOT TO SCALE



CEC SITE PLAN



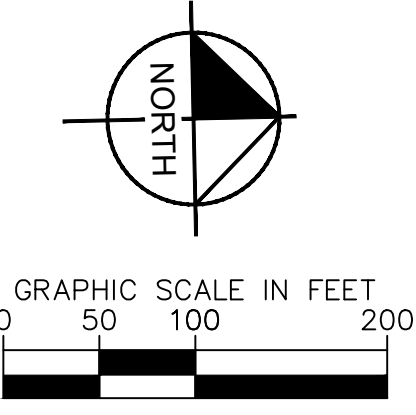
CHANGE MADE FOLLOWING CEC SUBMITTAL TO ADD PARCEL FOR PPC

CURRENT PLAN FAR = 347,740 / 680,783 = 0.51
ALT ERNATIVE PLAN (MERGE PARCELS 2 & 4) = 347,740 / 764,308 = 0.45

MERGING THESE TWO PARCELS TO REDUCE FAR UNDER 0.50

CEC RESPONSE MARKUP 12/12/2024 [UPDATED 4/17/2025]

NOTE - ASSUME THAT CEC REVIEWED TM AND SAW ADDITIONAL PARCEL. ADDITIONAL PARCEL REDUCED FAR BELOW 0.50 WHICH IS MAX ALLOWED. MARKUP TO DOCUMENT CHANGE TO BE MADE FOR FINAL MAP TO REDUCE FAR.



Kimley»Horn
2121 S EL CAMINO REAL SUITE 550, SAN MATEO, CA 94403
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VESTING TENTATIVE SUBDIVISION MAP
PITTSBURG TECHNOLOGY CENTER
TRACT NO. 9700

SITE PLAN AND
PARCELIZATION PLAN -
OPTION 1

SHEET NUMBER
TM3.0

LEGEND

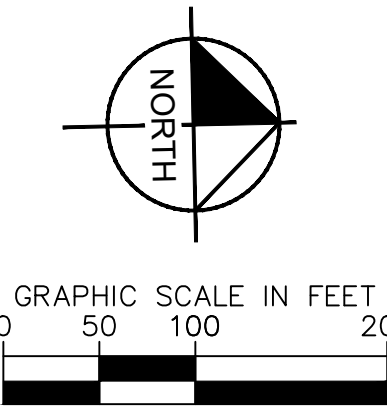
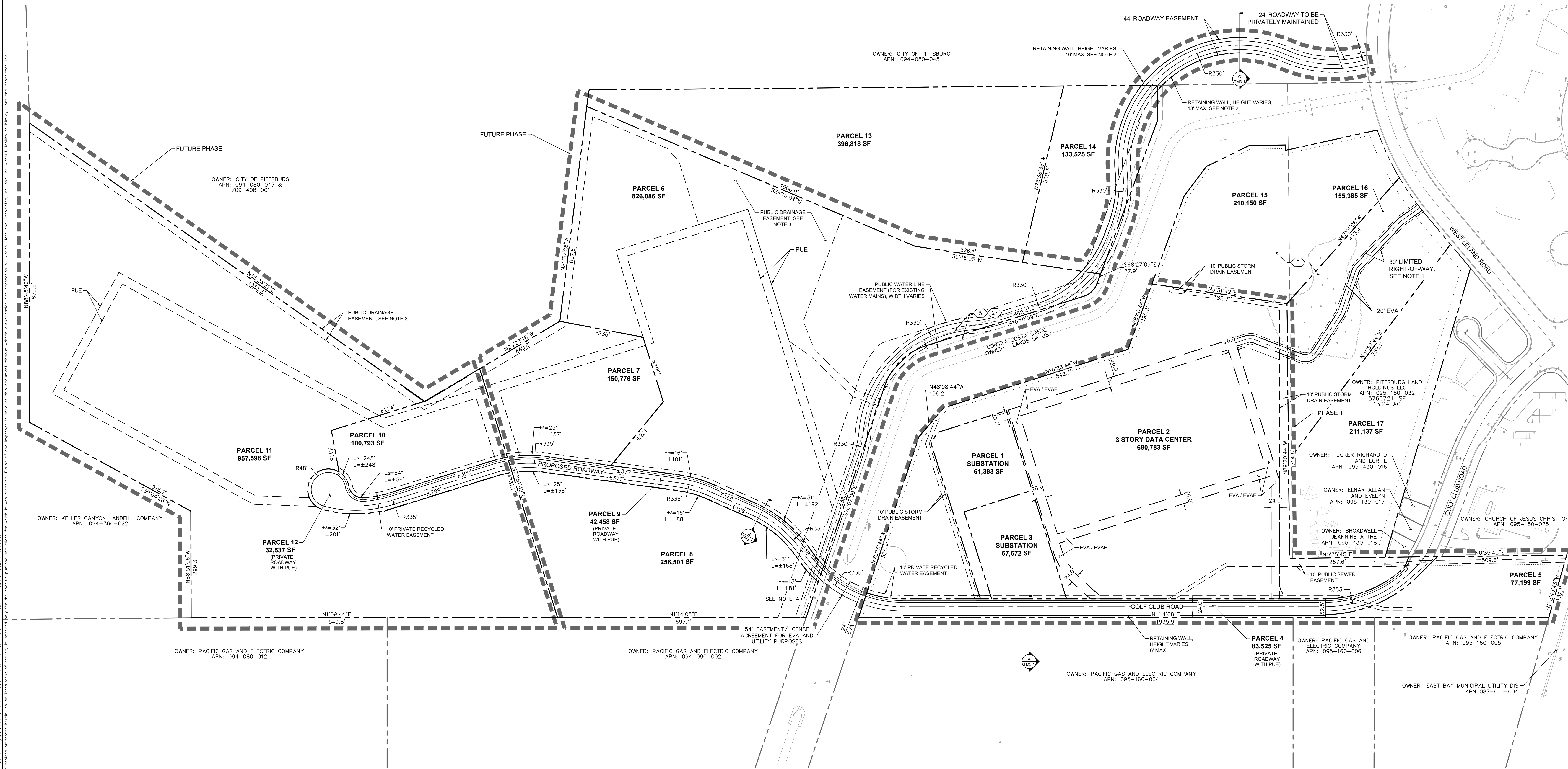
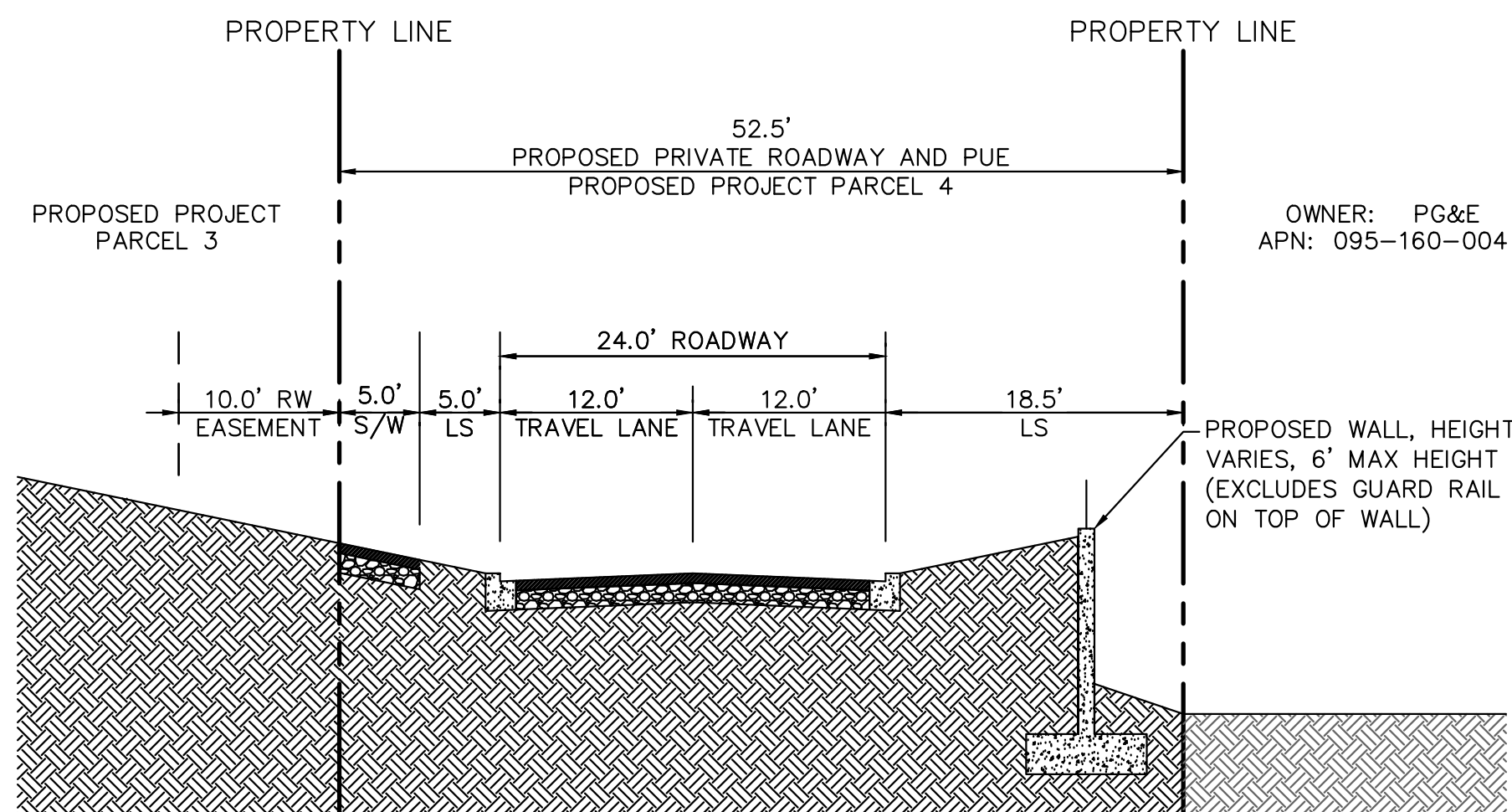
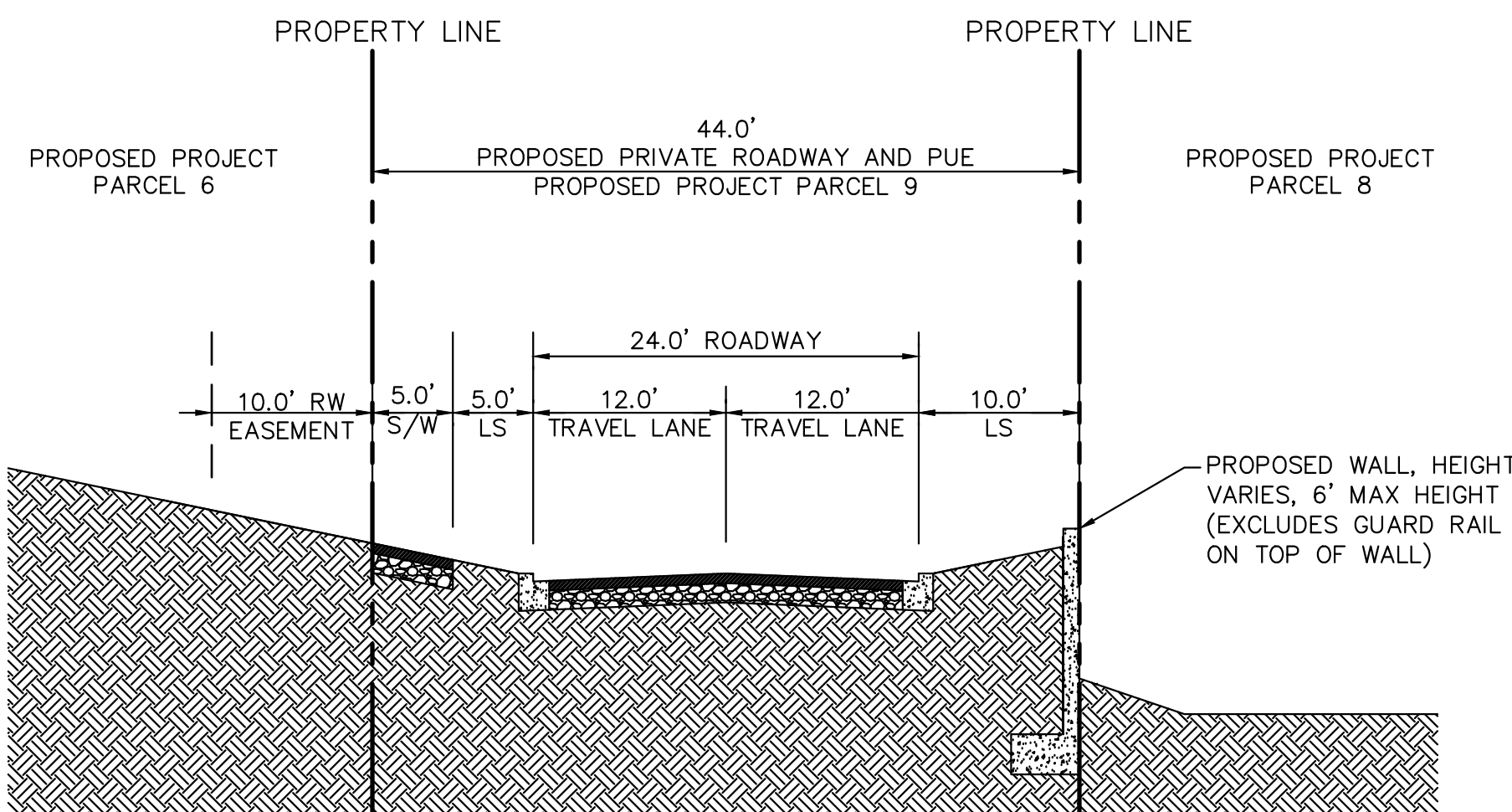
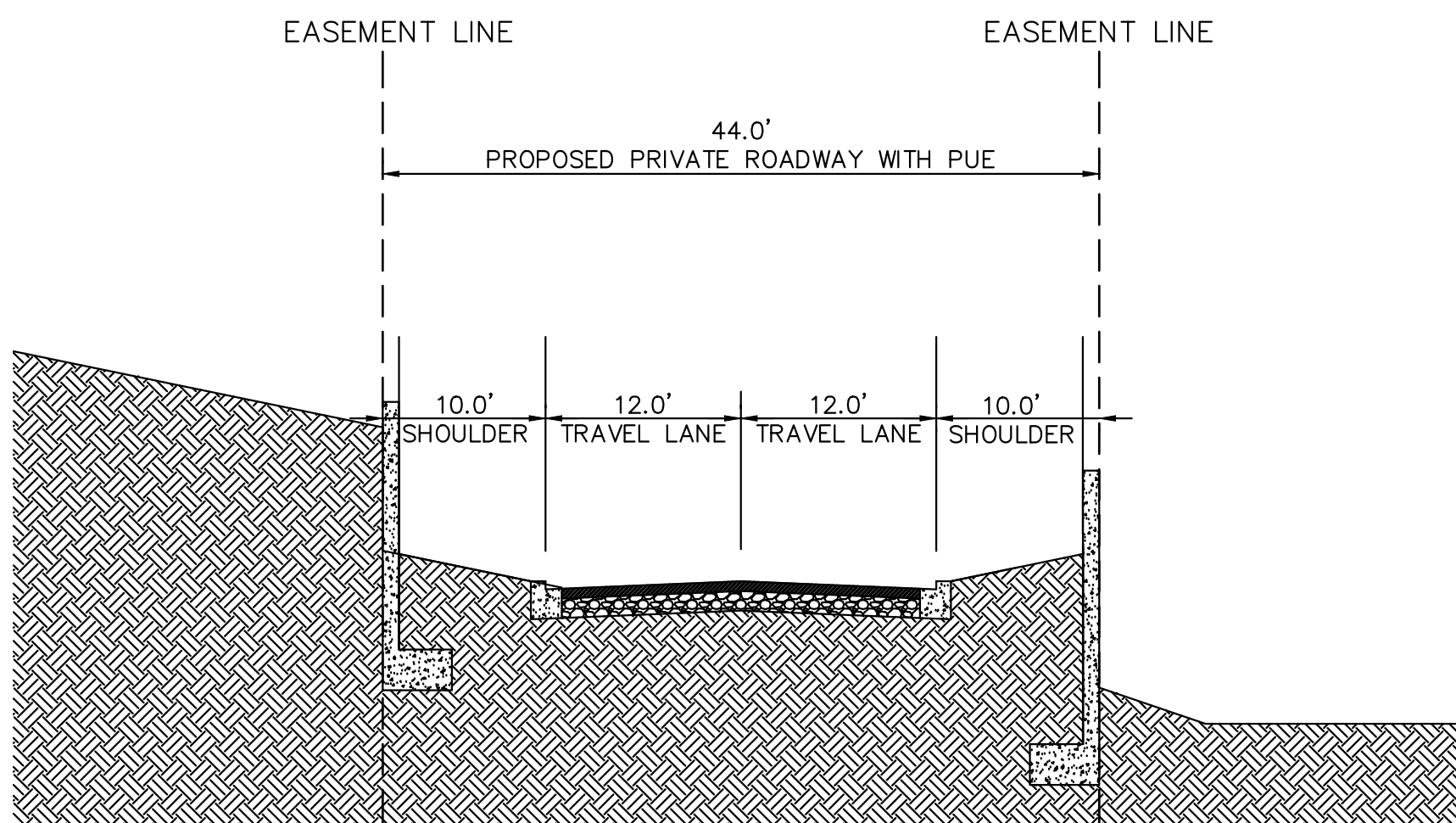
--- CENTER LINE
--- SUBJECT PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- PROPOSED EASEMENT
--- EXISTING EASEMENT
--- PROPOSED FENCE
--- PROJECT PHASES
X TITLE REPORT EXCEPTION, SEE EXISTING CONDITIONS PLAN TM2.0

ABBREVIATIONS

APN - ASSESSOR PARCEL NUMBER
EVA - EMERGENCY VEHICLE ACCESS
EVAE - EMERGENCY VEHICLE ACCESS EASEMENT
LS - LANDSCAPE
P - PROPERTY LINE
PUE - PUBLIC UTILITY EASEMENT
SF - SQUARE FEET
S/W - SIDEWALK
RW - RECYCLED WATER
R - RADIUS

NOTES

- RIGHT-OF-WAY LIMITED TO EVA, WATER, COMMUNICATIONS, OTHER PUBLIC SERVICES, NO PUBLIC ACCESS.
- ALIGNMENT MAY NEED TO BE MODIFIED DUE TO TERRAIN AND EXISTING WATER LINES TO REMAIN. WALL LOCATIONS MAY VARY AND HEIGHTS MAY EXCEED MAXIMUM SHOWN.
- PUBLIC DRAINAGE EASEMENT BENEFITS CITY FOR RUN ON AND CONVEYANCE OF RUNOFF TO CITY DRAINAGE FACILITIES.
- INTERSECTION OF PROPOSED ROADWAYS TO BE MOVED SOUTH TO ACCOMMODATE LARGE VEHICLES AS NECESSARY.



Kimley-Horn

2121 S. EL CAMINO REAL, SUITE 550, SAN MATEO, CA 94403
WWW.KIMLEY-HORN.COM

DATE: 09/25/2024
SCALE: AS SHOWN
DESIGNED BY: RMB
DRAWN BY: JBT
CHECKED BY: AN

VESTING TENTATIVE SUBDIVISION MAP
PITTSBURG TECHNOLOGY CENTER

SITE PLAN AND
PARCELIZATION PLAN -
OPTION 2

SHEET NUMBER
TM3.1

CENTERLINE

PROPERTY LINE

PROJECT PHASES

DRAINAGE AREA (DA)

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

PROPOSED FLOW
(DIRECTION AND SLOPE)

BIORETENTION AREA

PROPOSED SURFACE FLOW DIRECTION

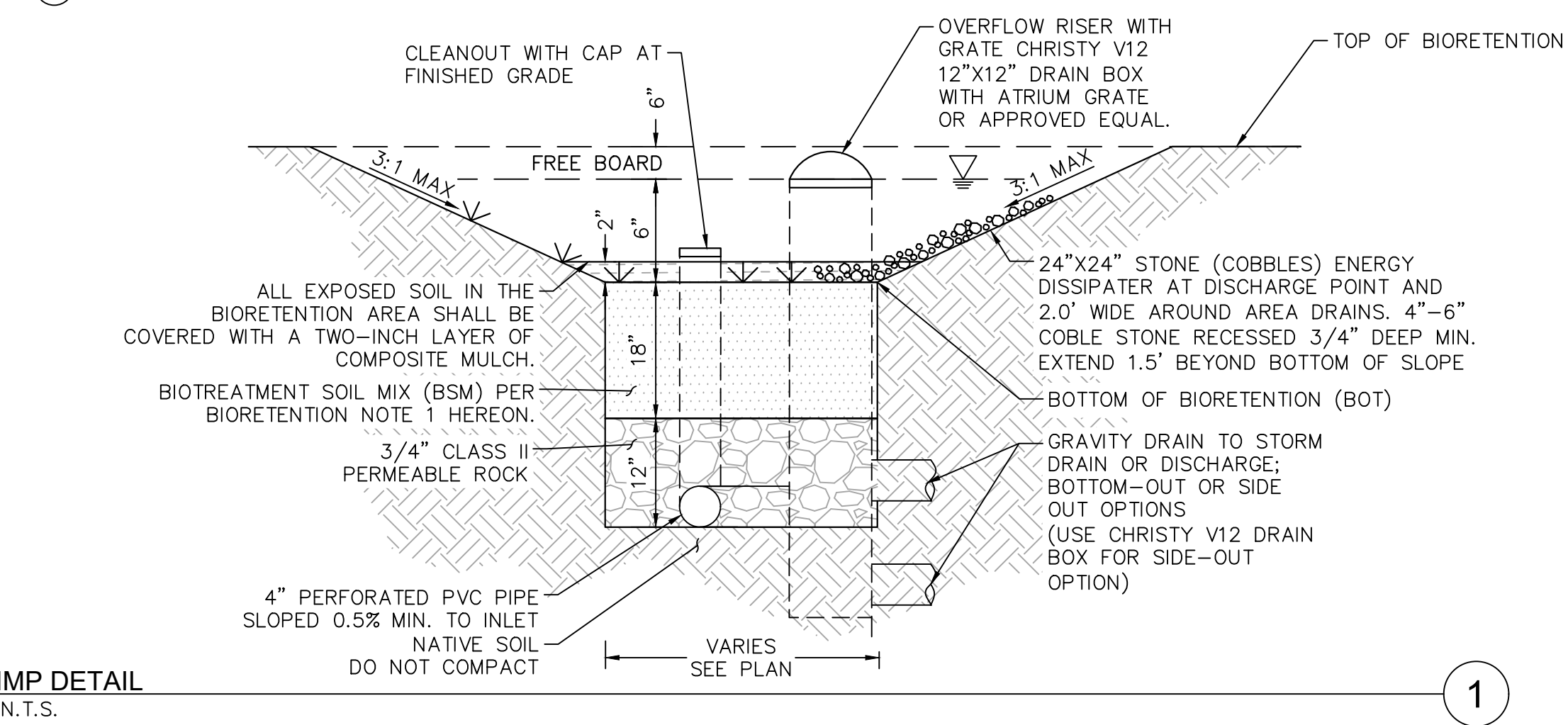
PROPOSED STORM DRAIN PIPE FLOW DIRECTION

DA WITH AREA IN ACRES

FS: FINISHED SURFACE
HP: HIGH POINT
LP: LOW POINT
CY: CUBIC YARDS
TW: TOP OF WALL
BW: BOTTOM OF WALL
GB: GRADE BREAK

IMP: INDIVIDUAL MANAGEMENT PRACTICE (PER CONTRA COSTA COUNTY C.3 GUIDEBOOK)

- ① PROPOSED BIORETENTION SYSTEM WITH OVERFLOW DRAIN PER DETAIL 1 HEREON.
- ② PROPOSED SURFACE DETENTION.

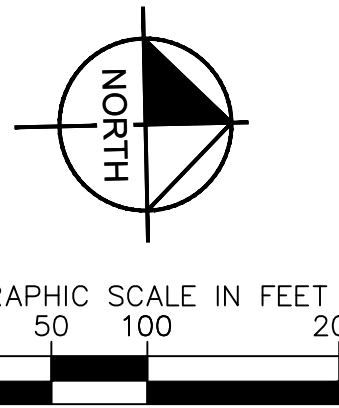
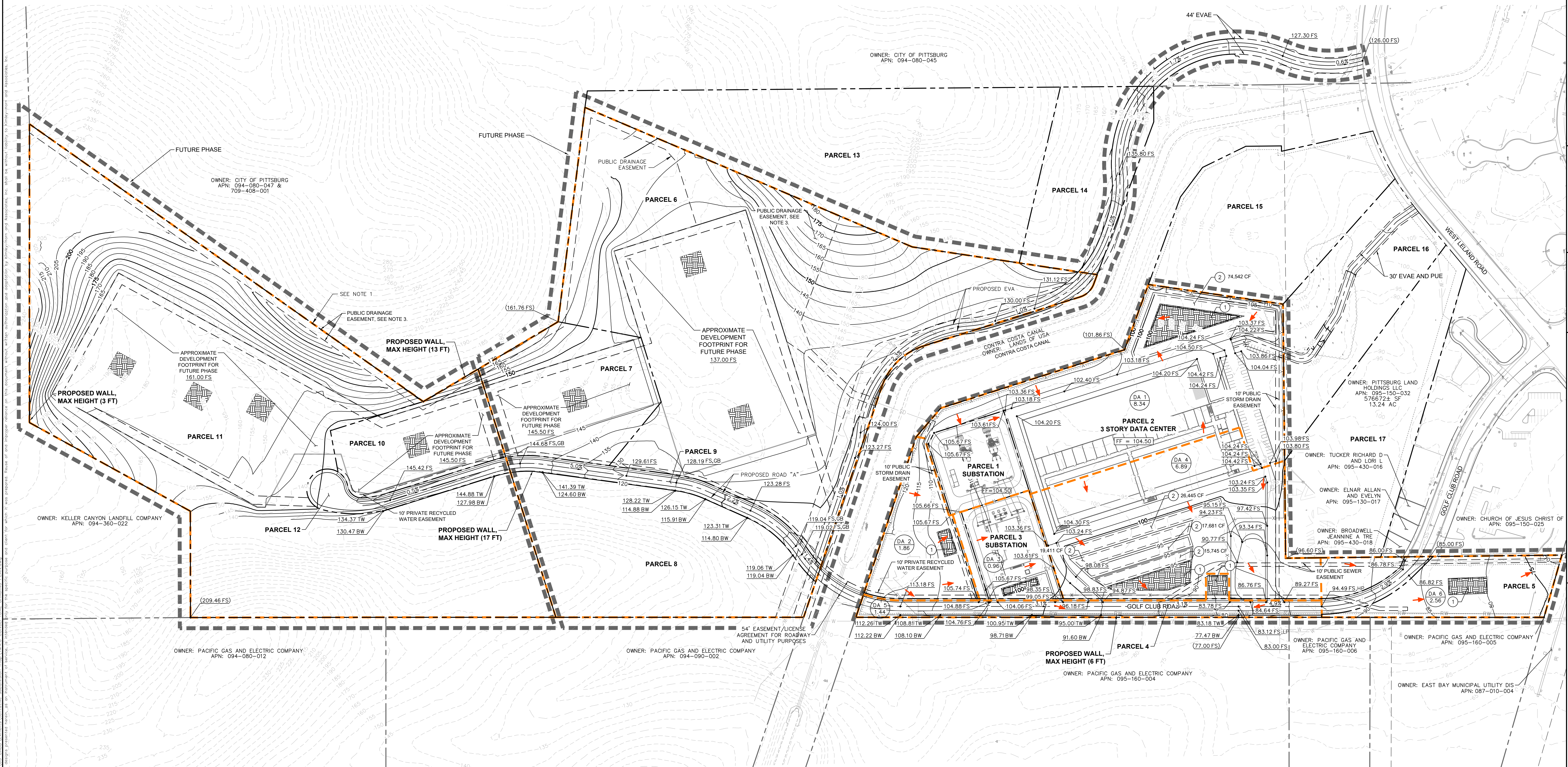


CUT:	442,500 CY
FILL:	313,900 CY
NET:	128,600 CY (EXPORT)

1. DESIGN IS NOT FINAL. PHASE 1 STORMWATER CONTROL DESIGN IS SHOWN, SUBJECT TO CHANGE. FUTURE PHASES SHOW DIAGRAMMATIC BIORETENTION PLANTERS FOR ILLUSTRATION PURPOSES, FUTURE PHASES WILL COMPLY WITH REQUIREMENTS.

STORMWATER MANAGEMENT COMPLIANCE SUMMARY TABLE							
DA #	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP PROVIDED	IMP AREA REQUIRED (SF)	IMP AREA PROVIDED (SF)	ORIFICE DIAMETER (IN.)
1	363,037	238,998	124,039	BIORETENTION	12,041	12,100	0.56
2	84,485	14008	70,477	BIORETENTION	1,970	2,000	0.74
3	41,906	41,906	0	BIORETENTION	1,676	1,700	0.56
4	300,363	138,028	162,335	BIORETENTION	8,768	8,800	1.40
5	58,968	53,604	5,364	BIORETENTION	2,251	2,300	0.61
6	111,551	11,550	100,041	BIORETENTION	4,039	4,100	1.10

NOTE: BIORETENTION AREAS SHOWN SUBJECT TO CHANGE

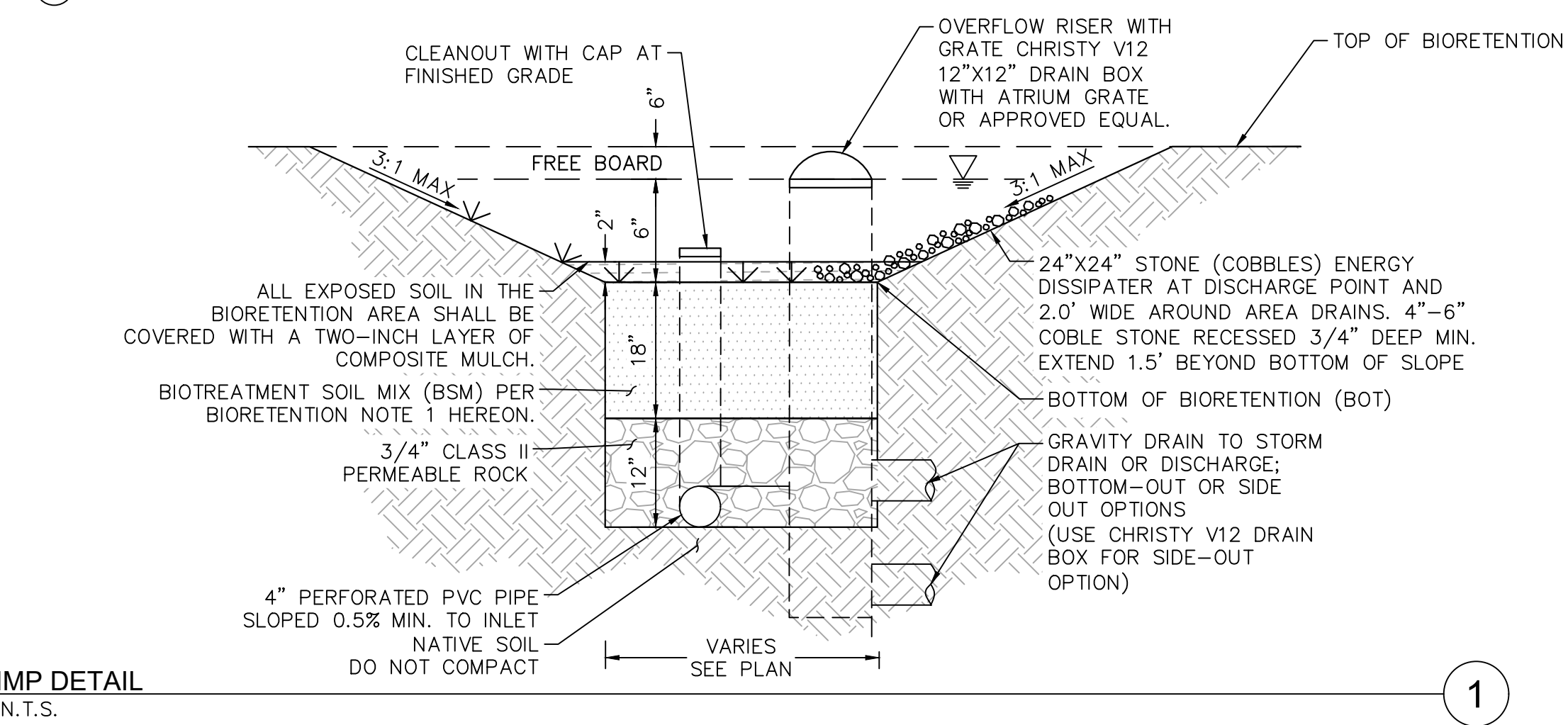


 CENTERLINE
 PROPERTY LINE
 PROJECT PHASES
 DRAINAGE AREA (DA)
 PROPOSED SPOT ELEVATION
 EXISTING SPOT ELEVATION
 PROPOSED FLOW
 (DIRECTION AND SLOPE)
 BIORETENTION AREA
 PROPOSED SURFACE FLOW DIRECTION
 PROPOSED STORM DRAIN PIPE FLOW DIRECTION
 DA WITH AREA IN ACRES

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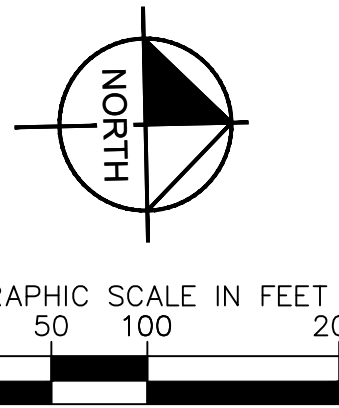
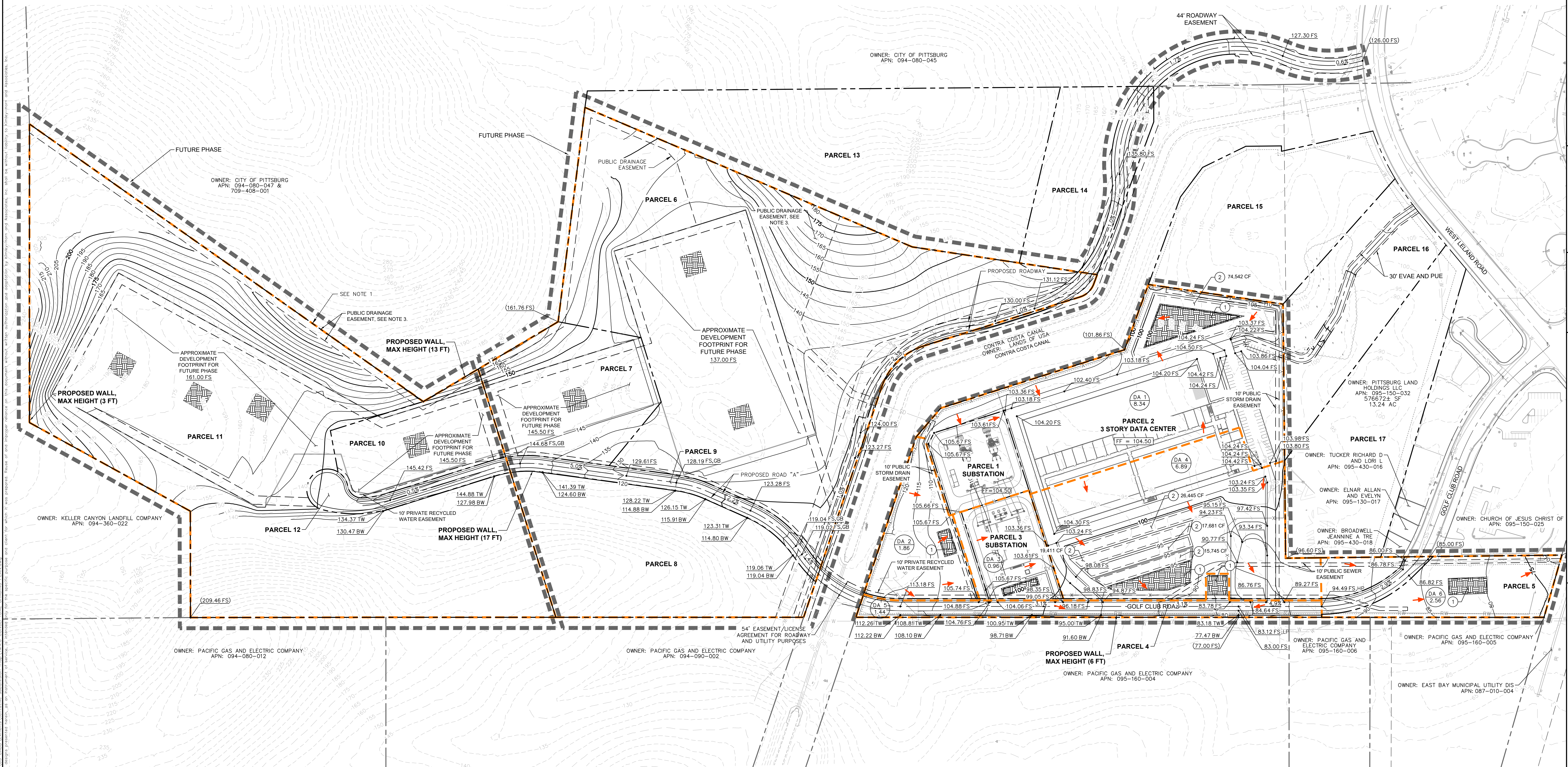


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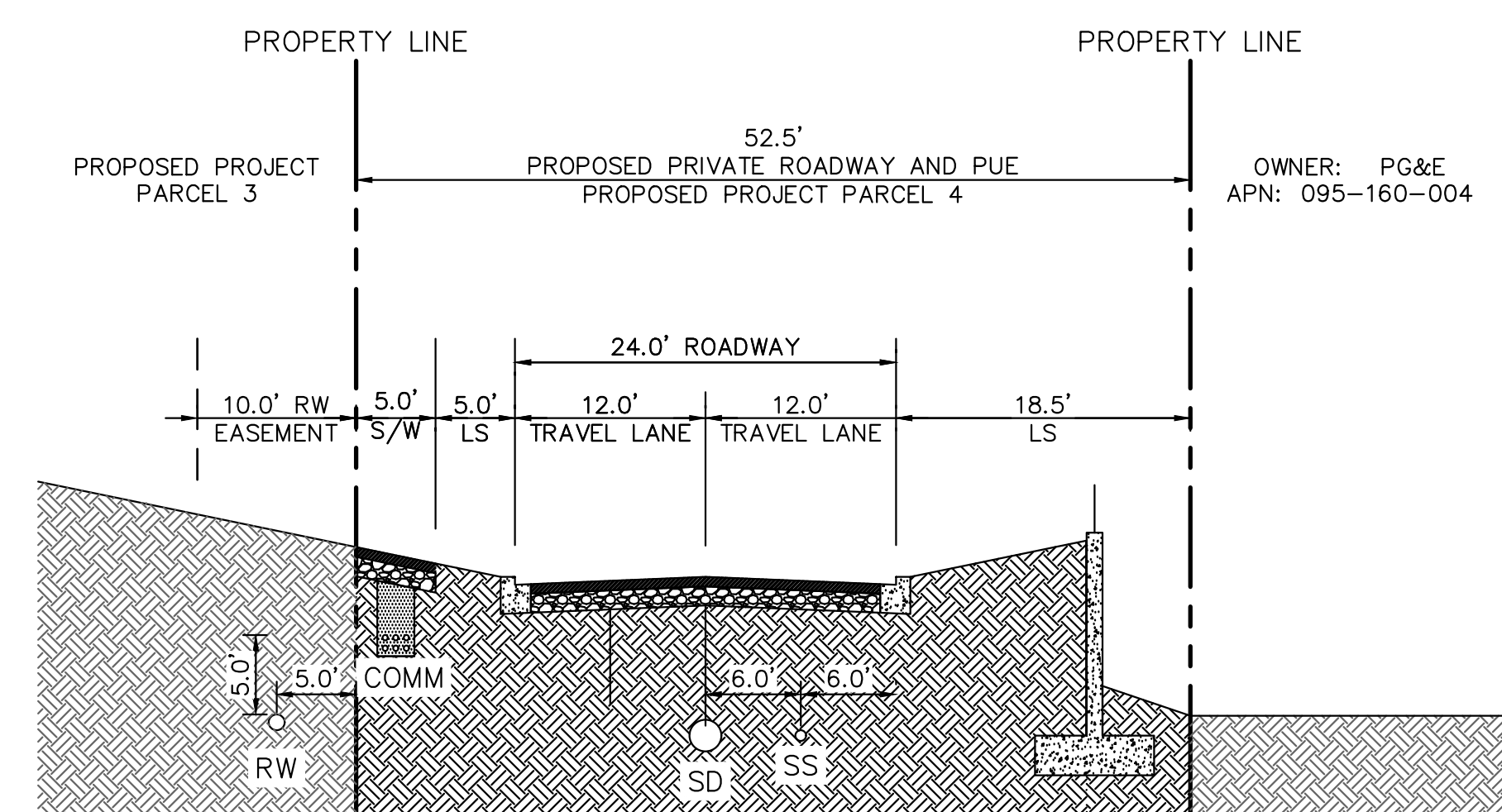
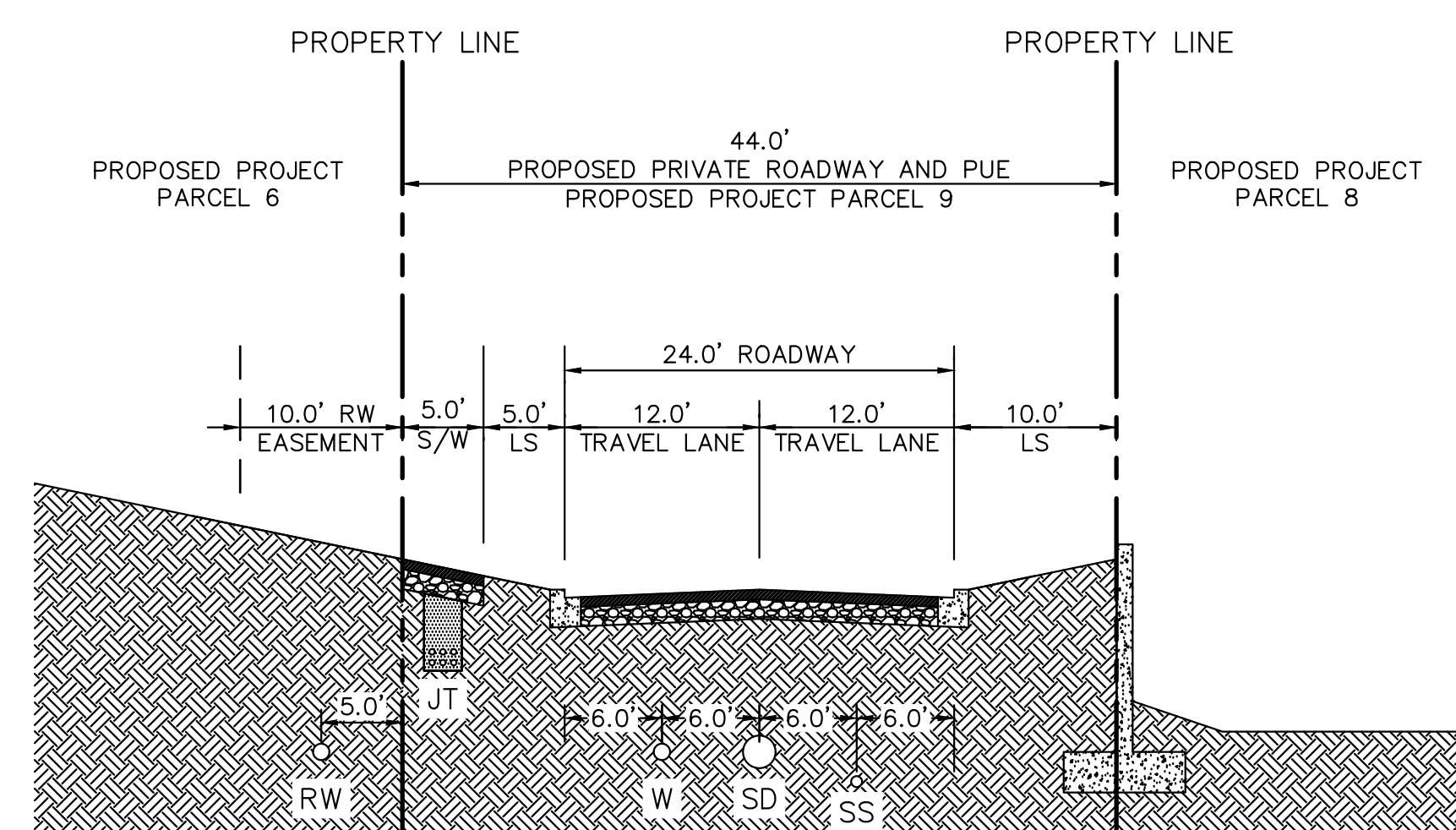
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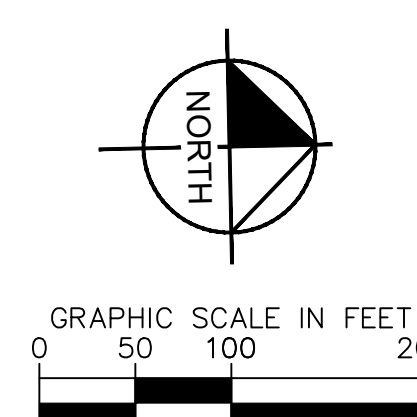


-
- Diagram illustrating the proposed emergency vehicle access easement and PUE (Public Utility Easement) layout. The total width of the easement is 44.0'. The layout includes:
- 44.0' total width (Proposed Emergency Vehicle Access Easement and PUE)
 - 12.0' SHOULDER (Left)
 - 20.0' EVA (Emergency Vehicle Access)
 - 12.0' SHOULDER (Right)
 - COMM (Communication structure located within the EVA)
 - EASEMENT LINE (Boundary markers)

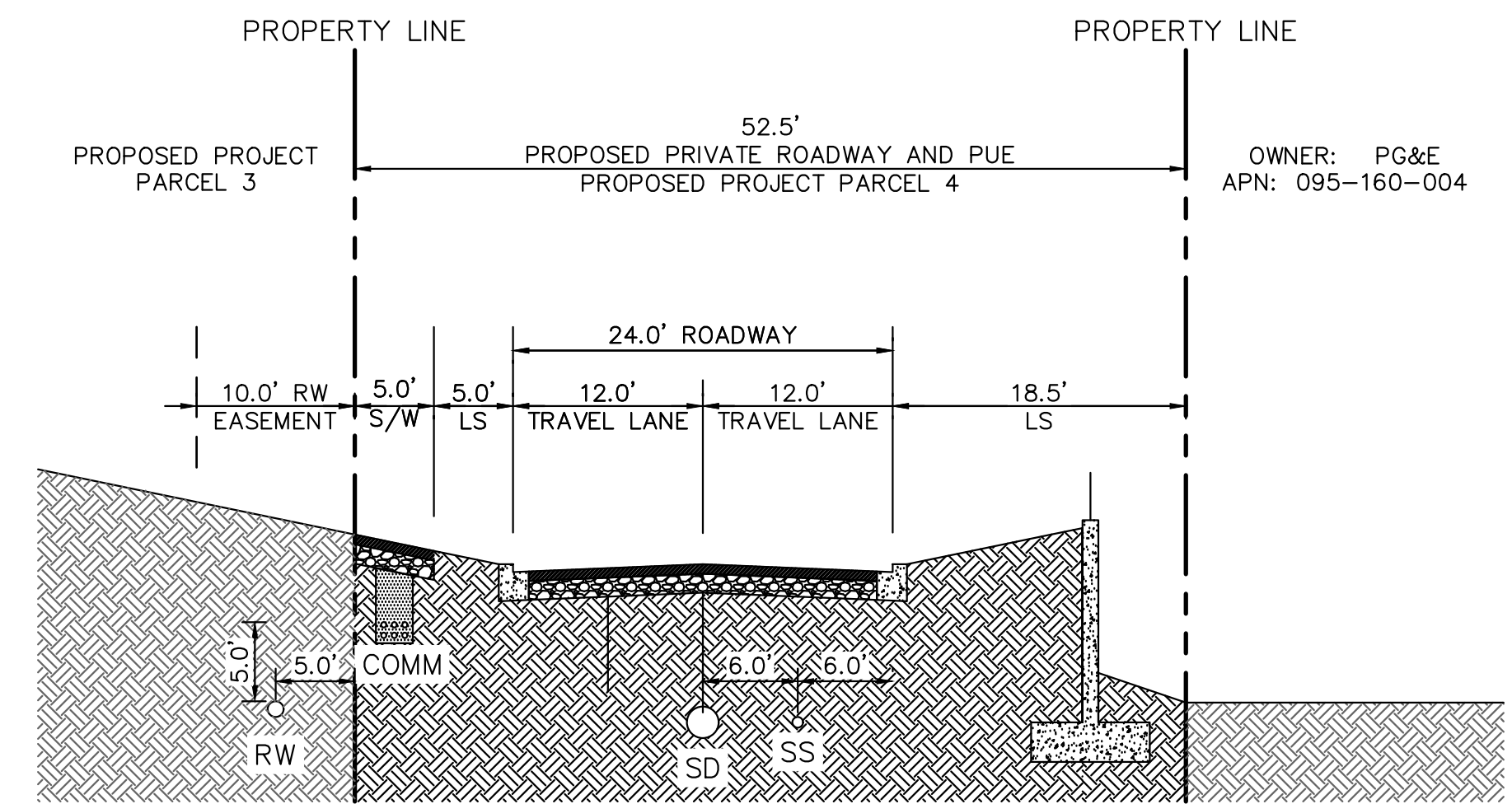
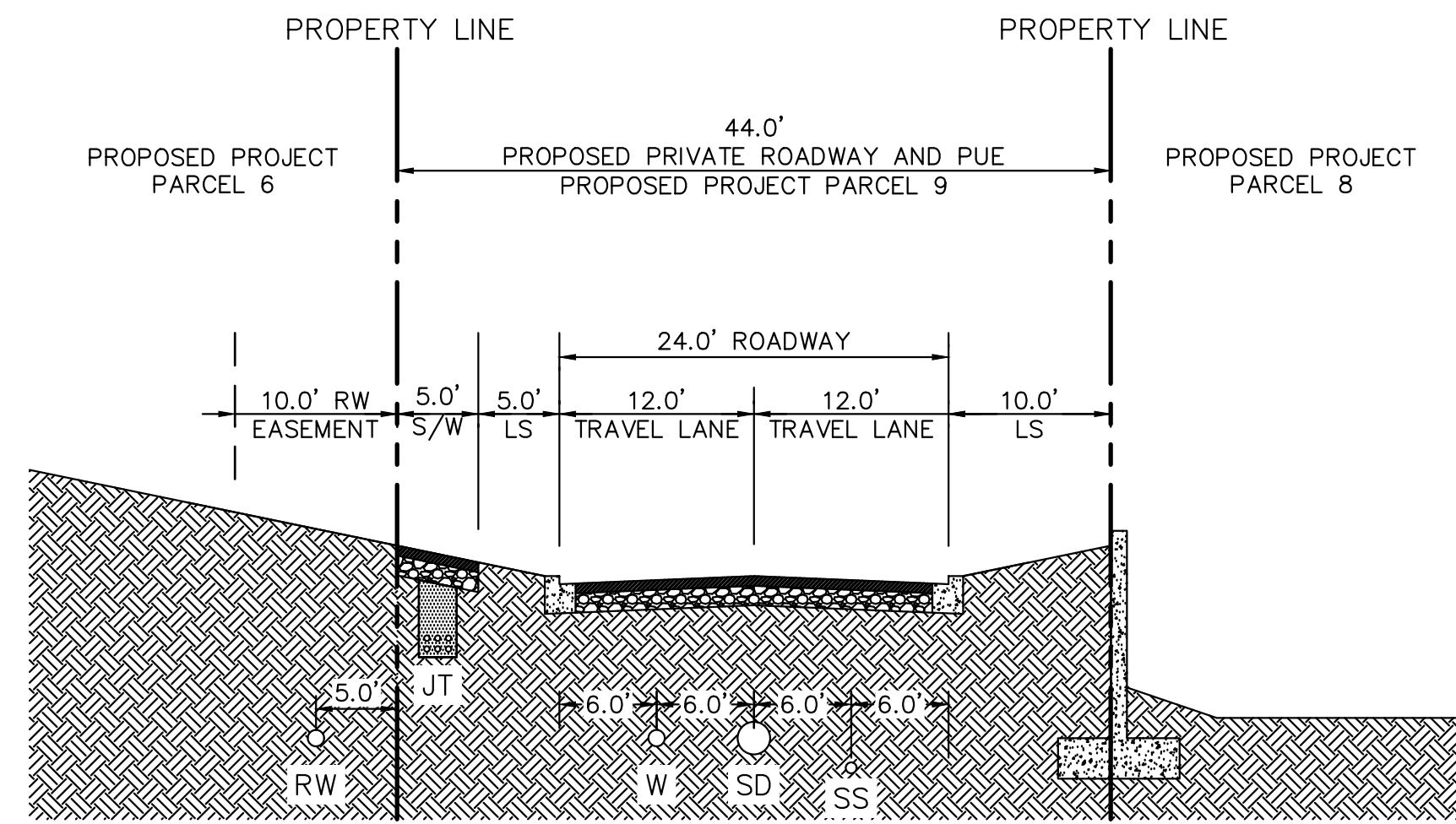
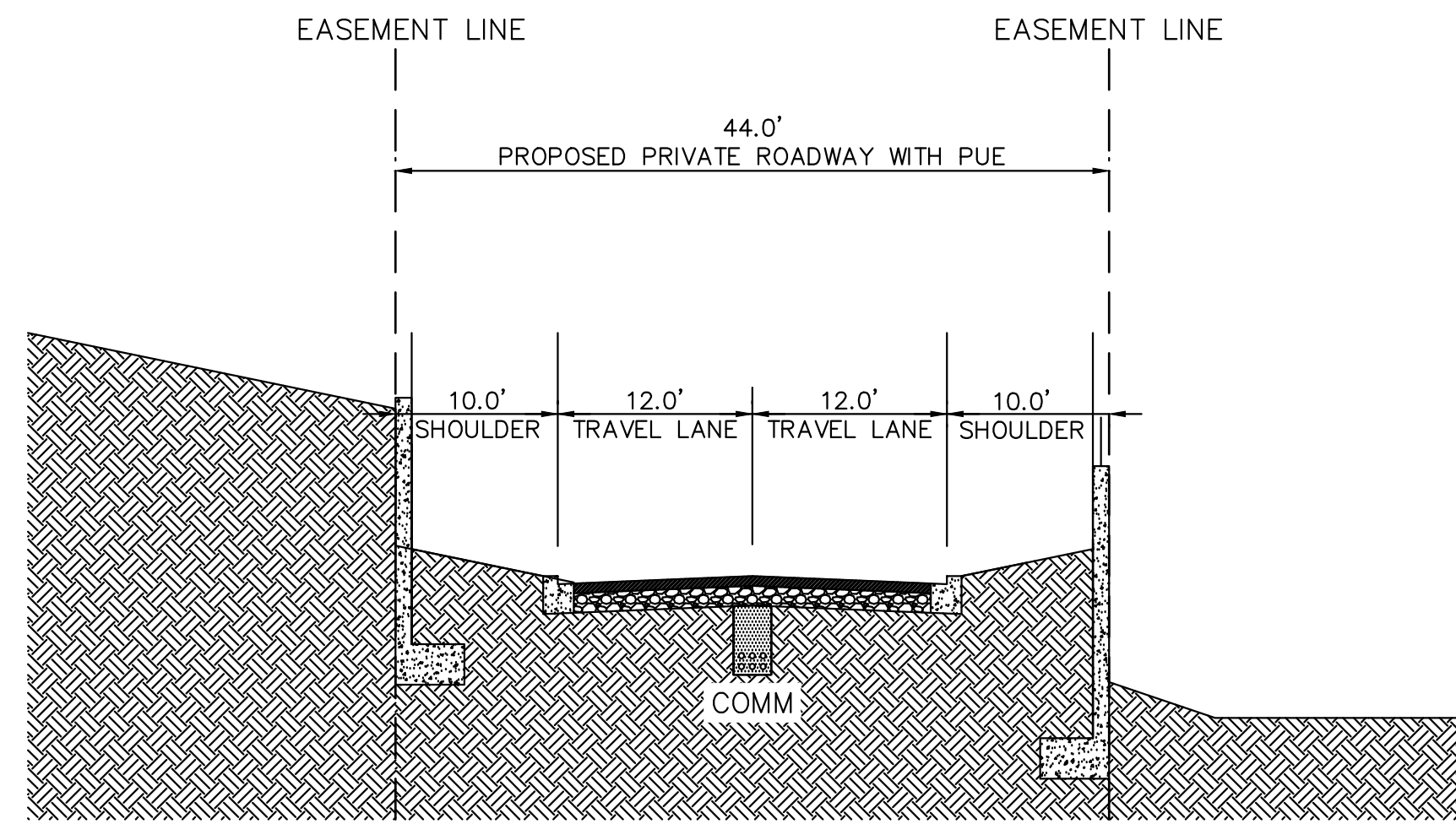


SECTION B: GOLF CLUB ROAD EXTENSION

SECTION A: GOLF CLUB ROAD EXTENSION



- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED FENCE
 - PROJECT PHASES
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING RECYCLED WATER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED WATER
 - PROPOSED FIRE WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED RECYCLED WATER (PRIVATE)
 - PROPOSED STORM DRAIN LINE
 - PROPOSED COMMUNICATION LINE
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED JOINT TRENCH LINE
 - PROPOSED POINT OF CONNECTION



SECTION C: PROPOSED ROADWAY

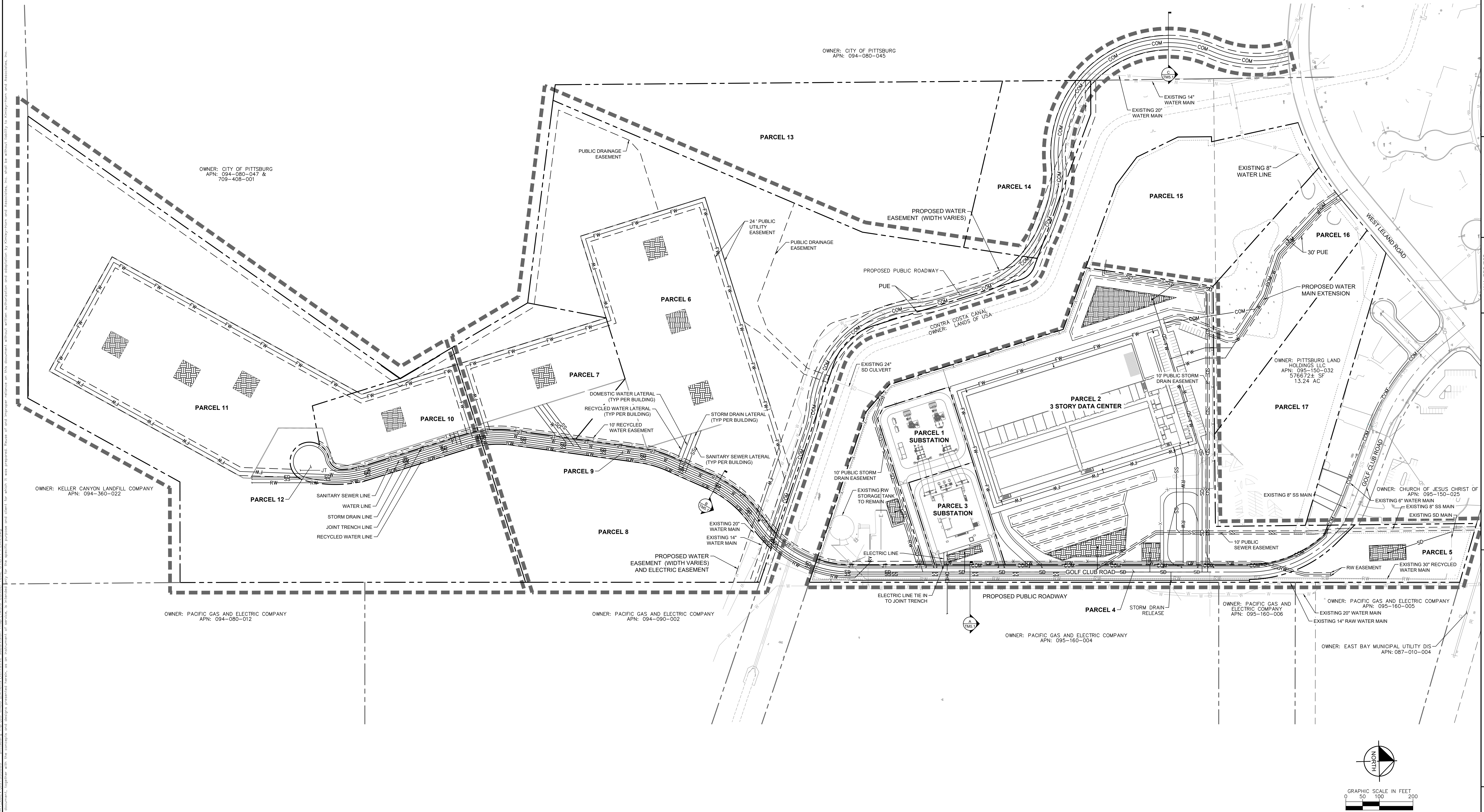
NOT TO SCALE

SECTION B: PROPOSED ROADWAY

NOT TO SCALE

SECTION A: GOLF CLUB ROAD EXTENSION

NOT TO SCALE



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VESTING TENTATIVE SUBDIVISION MAP
PITTSBURG TECHNOLOGY CENTER
TRACT NO. 9700

CONCEPTUAL UTILITY
PLAN - OPTION 2

SHEET NUMBER
TM5.1