

AGENDA
Planning Commission
Regular Meeting
February 25, 2025
7:00 p.m.

Hoyer Hall at Clayton Community Library
6125 Clayton Road, Clayton, California

This meeting is being held in-person with attendance and participation by the public in Hoyer Hall. Members of the public who prefer to view or listen to the meeting and to address the Planning Commission remotely during the meeting may do so on the Planning Commission Meeting page.

Chair: Maria Shulman
Vice Chair: Daniel Richardson
Commissioner: Joseph Banchemo
Commissioner: Bretten Casagrande
Commissioner: Nate Brzovich

Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Clayton Library, 6125 Clayton Road; and 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton. A digital copy of the Agenda with a complete packet of information including staff reports and exhibits related to each agenda item is available for public review on the City's website at <https://claytonca.gov/community-development/planning/planning-commission/planning-commission-agendas/>.

Any writings or documents provided to a majority of the Planning Commission after distribution of the Agenda Packet and regarding any public item on this Agenda are available for review on the City's website at <https://claytonca.gov/community-development/planning/planning-commission/planning-commission-agendas/>.

If you have a physical impairment that requires special accommodation to participate, please call the City Clerk's office at least 72 hours in advance of the meeting at 925-673-7300.

Most Planning Commission decisions are appealable to the City Council within 10 calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in spoken testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or

prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter.

E-mail Public Comments: If preferred, please e-mail public comments to the Community Development Director at Interimcdd@claytonca.gov by 5:00 p.m. on the day of the Planning Commission meeting. All emailed public comments received prior to 5:00 p.m. on the day of the Planning Commission meeting will be forwarded to the entire Planning Commission.

Each person attending the meeting who wishes to speak on an agendized or non-agendized matter shall have a set amount of time to speak as determined by the Planning Commission Chair.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **SWEARING IN OF NEW COMMISSIONER**
5. **INTRODUCTION OF THE NEW INTERIM COMMUNITY DEVELOPMENT DIRECTOR**
6. **ACCEPTANCE OF THE AGENDA:** The Planning Commission will discuss the order of the agenda, may amend the order, add urgency items, note disclosures or intentions to abstain due to conflict of interest on agendized public hearing or action items, and request Consent Calendar items be removed from the Consent Calendar for discussion. The Planning Commission may also remove items from the Consent Calendar prior to that portion of the Agenda.
7. **PUBLIC COMMENT (Non-Agenda Items):** This time has been set aside for members of the public to address the Planning Commission on items of general interest within the subject matter jurisdiction of the City. Although the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission generally cannot take any action on items not listed on the posted agenda. At the Chair’s discretion, up to 3 minutes will be allotted to each speaker.
8. **CONSENT CALENDAR:** The following routine matters may be acted upon by one motion. Individual items may be removed by the Planning Commission for separate discussion at this time or under Acceptance of the Agenda.
 - A. **Minutes:**
Planning Commission Meeting of August 13, 2024.
([View](#))
9. **PUBLIC HEARING**
 - A. **Consideration of a Use Permit (UP-01-25) for installation of solar panels at City’s maintenance facility and an EV charging station at library parking lot.**
This is a request by the City of Clayton, as the property owner, for a Use Permit for the installation of solar panels over an existing maintenance parking lot and maintenance facility, and installation of one new dual EV charging station at the existing library parking lot. The location is 5901 Heritage Trail, and the property size is 13.04 acres (Assessor’s Parcel No. 118-370-041, and –006).

Environmental Determination: The project is Categorical Exempt per CEQA Guidelines Section 15303, Class 3 – New construction of a small structure.

([View](#))

10. **COMMUNICATIONS:** This time is set aside for the Planning Commission to make requests of staff, and/or for issues of concern to Planning Commissioners to be briefly presented, prioritized, and set for future meeting dates. This time is also provided for staff to share any informational announcements with the Commission.
11. **ADJOURNMENT**
The next Planning Commission Regular Meeting is Tuesday, March 11, 2025.



**Minutes
Planning Commission
Regular Meeting
Tuesday, August 13, 2024**

1. CALL TO ORDER

Chair Richard Enea called the meeting to order at 7:00 PM

2. PLEDGE OF ALLEGIANCE

Chair Enea led the Pledge of Allegiance.

3. ROLL CALL AND SWEARING IN OF REAPPOINTED COMMISSIONERS

Present: Chair Richard Enea
Vice Chair Maria Shulman
Commissioner Joseph Banchemo
Commissioner Bretten Casagrande
Commissioner Daniel Richardson

Administrative Assistant, Lauren Stevens, City Clerk, Stephanie Cabrera-Brown, and Interim Community Development Director, Dan Hortert were present from staff.

4. ELECTION OF CHAIR AND VICE-CHAIR

Commissioner Richardson moved to elect Vice Chair Shulman as Chair of the Planning Commission for the year Starting July 1, 2024, through June 30, 2025. Commissioner Casagrande seconded the motion. The motion passed by vote of 5 to 0.

Chair Shulman took over as Chair of the meeting at this time. She invited a motion for election of the Planning Commission Vice Chair for the year starting July 1, 2024, through June 30, 2025. Commissioner Casagrande moved to elect Commissioner Richardson as Vice Chair of the Planning

Commission. Chair Shulman seconded the motion. The motion passed by vote of 5 to 0.

5. **ACCEPTANCE OF THE AGENDA:**
There were no changes to the agenda as submitted.

6. **PUBLIC COMMENT (Non-Agenda Items):**

Frank Gavidia - Congratulated Chair Shulman and Vice Chair Richardson, thanked the Planning Commission and staff for their work and professionalism.

7. **CONSENT CALENDAR:**

A. **MINUTES:**

Planning Commission Meeting of May 28, 2024.

There being no member of the public attending in person or virtually who wished to comment on the Consent Calendar, Chair Shulman invited a motion. Commissioner Enea moved to adopt the Consent Calendar with Meeting Minutes of May 28, 2024, meeting as submitted. Commissioner Casagrande seconded the motion. The motion passed by vote of 4 to 0. Commissioner Banchemo abstained from voting.

8. COMMUNICATIONS:

Commissioner Enea welcomed Interim Community Development Director, Dan Hortert. Chair Shulman seconded the sentiment.

Interim Community Development Director, Dan Hortert provided a brief update on Peacock Creek Town Homes and Silver Oak Estates stating that each project will need Tribal consultation, ground penetrating radar report, and relevant environmental reports.

9.

ADJOURNMENT:

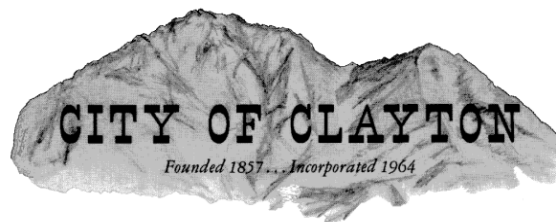
The meeting was adjourned at 7:30 p.m. to the next regular meeting of the Planning Commission on August 27, 2024.

Respectfully submitted:

Stephanie Cabrera-Brown, City Clerk

Approved by the Clayton Planning Commission:

Maria Shulman, Chair



AGENDA REPORT

To: Honorable Chair and Planning Commissioners

From: Farhad Mortazavi, APA
Interim Community Development Director

Date: February 25, 2025

Subject: Agenda Item 9.A
City of Clayton – Request for approval of a Use Permit application to allow installation of solar panels over City’s existing maintenance parking lot and maintenance facility, and installation of a new dual EV charging station at City’s library parking lot (UP-01-2025)

SUMMARY

This is a public hearing on a request by City of Clayton for approval of a Use Permit to allow installation of solar panels over an existing maintenance parking lot and maintenance facility located at 6000 Heritage Trail, and installation of a new dual EV charging station at the library parking lot at 6125 Clayton Road pursuant to Clayton Municipal Code Section 17.60.033(A), Assessor’s Parcel Numbers (APN) 118-370-041, and -006, respectively.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and accept written and spoken testimony, close the public hearing and after internal discussion adopt the attached Resolution approving the Use Permit for installation of solar panels over an existing maintenance parking lot and maintenance facility located at 6000 Heritage Trail, and installation of a new dual EV charging station at the library parking lot located at 6125 Clayton Road.

PROJECT INFORMATION

Applicant: City of Clayton

Property Owner: City of Clayton

Location: 6000 Heritage Trail and 6125 Clayton Road
APNs: 118-370-041, and -006

General Plan Designation: PQ - Public/Quasi Public

Zoning Classification: PF – Public Facility

Environmental Review: The subject Use Permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Class 3, Section 15303 of the State Guidelines - Construction of a small new structure.

Public Notice: On February 21, 2025, a public hearing notice was posted at the notice boards at Clayton City Hall, Clayton Community Library, and in the Town Center as well as mailed on February 14, 2025, to the owners of real property located within 300 feet of 6000 Heritage Trail and 6125 Clayton Road.

ANALYSIS

The City is requesting Planning Commission approval for the installation of solar panels over an existing maintenance parking lot and maintenance facility and of a new dual EV charging station at the library parking lot. City of Clayton Municipal Code (CMC) Chapter 17.60, Subsection 17.60.030 (A), specifies that “*Any change to an existing permitted use which is determined to be significant by the Community Development Director requires a Use Permit*”. Since the solar canopies and Ev charging station are considered a new use for the City-owned property, a use permit is required, to be determined by the Planning Commission. This proposal will help the City with its budget as it is anticipated to reduce the total electric cost for the City.

As part of the project, there will be re-stripping of the existing accessible parking stalls and the installation of new truncated domes. The solar panels’ canopy would be at 18'-6" to the underside of the beam and 20'-9" to the top of the solar panel. The project is found to be in compliance with the Zoning and General Plan requirements.

Per Section 17.60.060 of CMC, in granting a Use Permit, the factors to be reviewed by the Planning Commission need to include the following findings:

A. That the use shall be in conformity with the General Plan and any applicable specific plan.

The proposed project is conforming with the General Plan as the Public/Quasi Public General Plan land use designation allows the subject land use.

B. That the use shall be in conformity with City-adopted standards.

The proposal is in conformity with the City-adopted standards as it complies with its Zoning and General Plan designations.

C. That the use shall not negatively affect the general safety (e.g., seismic, landslide, flooding, fire, traffic) of the City or surrounding area.

The proposal has been reviewed by different public agencies – specifically by Contra Costa Fire Protection District – and have provided support for the proposed land use.

D. That the use shall not have significant negative impacts on the health or general welfare of residents, businesses, property owners, or employees in the City.

The proposal has been reviewed by different reviewing public agencies and has signed off. Staff received no public comments about the project. Furthermore, the project is categorically exempt from the California Environmental Quality Act - Class 3, Section 15303 of the State Guidelines. Therefore, the proposal does not have significant negative impacts on the health or general welfare of residents, businesses, property owners, or employees in the City.

E. That the permit will be in accord with the purpose of Use Permits as stated herein.

The project, as described, coincides with the purpose of the Use Permit requirements.

COMMENTS RECEIVED

No comments were received for this project.

ATTACHMENTS

- A. Proposed Planning Commission Resolution No. 01-2025
- B. Vicinity Map and 300' radius Neighborhood Notification
- C. Site Plan

**CITY OF CLAYTON
PLANNING COMMISSION
RESOLUTION NO. XX-2025**

**A RESOLUTION OF THE CLAYTON PLANNING COMMISSION APPROVING THE
INSTALLATION OF SOLAR PANELS AND EV CHARGING STATION ON CITY-
OWNED PROPERTY**

WHEREAS, the City, as the property owner, applied for a Use Permit for installation of solar panels over an existing maintenance parking lot and maintenance facility, and installation of a new dual EV charging station at the library parking lot.

WHEREAS, the proposal is for the locations at City Hall and City Library - 6000 Heritage Trail and 6125 Clayton Road, respectively; and

WHEREAS, on February 21, 2025, a public hearing notice was posted at the notice boards at Clayton City Hall, Clayton Community Library, and in the Town Center as well as mailed; and

WHEREAS, on February 14, 2025, to the owners of real property located within 300 feet of 6000 Heritage Trail and 6125 Clayton Road; and

WHEREAS, staff received no comments from the public about the proposal; and

WHEREAS, the project is in compliance with the Zoning and General Plan requirements; and

WHEREAS, the proposal will help the City with its budget as it is anticipated to reduce the total electric cost for the City; and

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Class 3, Section 15303 of the State Guidelines - Construction of a small new structure.

NOW, THEREFORE, the Planning Commission hereby determines the foregoing recitals to be true and correct and makes the following findings:

- A. The proposed project is conforming with the General Plan as the Public/Quasi Public General Plan designation allows the subject land use.
- B. The proposal is in conformity with the City-adopted standards as it complies with its Zoning requirements and General Plan designations.

- C. The proposal is in conformity with the City-adopted standards as it complies with its Zoning and General Plan designations.
- D. The proposal has been reviewed by different public agencies – specifically by Contra Costa Fire Protection District – and have provided support for the proposed land use.
- E. The proposal has been reviewed by different reviewing public agencies and has signed off. Staff received no public comments about the project. Furthermore, the project is categorically exempt from the California Environmental Quality Act - Class 3, Section 15303 of the State Guidelines. Therefore, the proposal does not have significant negative impacts on the health or general welfare of residents, businesses, property owners, or employees in the City.
- F. The project, as described, coincides with the purpose of the Use Permit requirements.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby approves the request for installation of solar panels over an existing maintenance parking lot and maintenance facility located at 6000 Heritage Trail, and installation of a new dual EV charging station at the library parking lot at 6125 Clayton Road.

PASSED AND ADOPTED by the Planning Commission of the City of Clayton at a regular meeting on the 25th day of February 2025.

AYES:

NOES:

ABSTAINED:

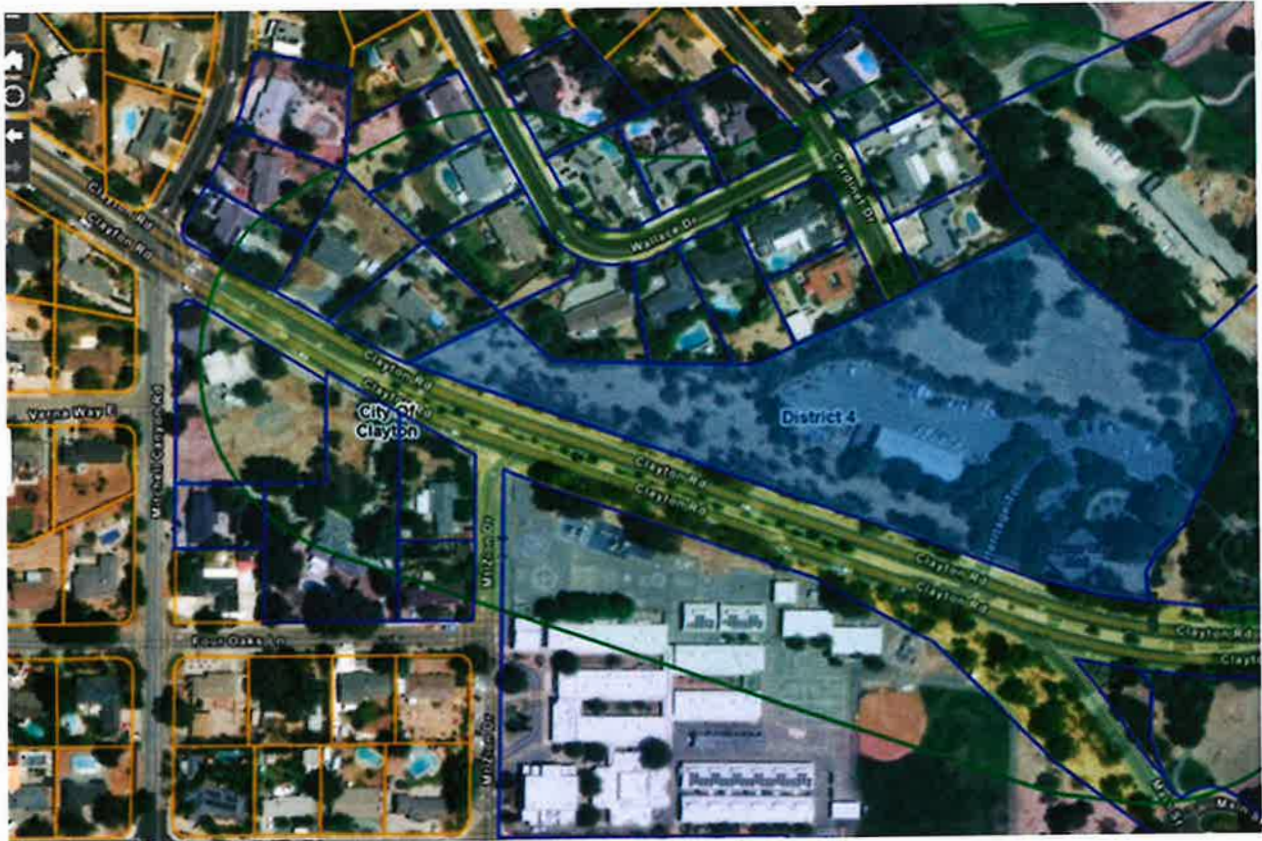
ABSENT:

APPROVED:

ATTEST:

Maria Shulman
Chair

Farhad Mortazavi, APA
Interim Community Development Director



Vicinity Map and 300' radius neighborhood notifications

CITY OF CLAYTON SOLAR AND EV CHARGING: MAINTENANCE YARD

5901 HERITAGE TRAIL, CLAYTON, CA 94517

CALL 811 DIG ALERT PRIOR TO EXCAVATING:

COMPLIANCE WITH GOVERNMENT CODE 4216 IS TO BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

GOVERNING CODES:

CALIFORNIA CODE OF REGULATIONS:
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) (PART 1, TITLE 24, CCR)
2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (PART 2, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL BUILDING CODE WITH 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2020 NFPA 70)
2022 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, CCR)
(2021 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, CCR)
(2021 EDITION IAPMO UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)
2022 CALIFORNIA FIRE CODE (CFC) (PART 9, TITLE 24, CCR)
(2021 EDITION OF INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN CODE (PART 11, TITLE 24, CCR)
2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
NFPA 13 - 2022
NFPA 72 - 2022

REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS:

2022 CBC, CHAPTER 35
2022 CFC, CHAPTER 80

INSPECTIONS:

SAFETY DURING CONSTRUCTION TO COMPLY WITH 2022 CFC CHAPTER 33

ACCESSIBILITY NOTES:

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL OF CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT OF RECORD SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

2. SEE SITE PLAN FOR MORE INFORMATION ON PATH OF TRAVEL.

GENERAL NOTES:

1. NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SUNNYVALE FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS, REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

2. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.

3. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

4. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

5. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.

6. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AND APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR TYPE IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.

7. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

8. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SUNNYVALE AND CFC 308.

9. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

PROJECT DIRECTORY

SYSTEM HOST: CITY OF CLAYTON 5901 HERITAGE TRAIL CLAYTON, CA 94517	DEVELOPER: CLIMATEC 4695 CHABOT DRIVE, SUITE #287 PLEASANTON, CA 94588 510.954.5016 CHRIS ANDERSON	ELECTRICAL ENGINEER: ELEN CONSULTING, INC 9150 CHESAPEAKE DR SUITE 220 SAN DIEGO, CA 92123 619.550.1085 CORY MURPHY	GENERAL CONTRACTOR: CLIMATEC 4695 CHABOT DRIVE, SUITE #287 PLEASANTON, CA 94588 510.954.5016 CHRIS ANDERSON
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ARCHITECT: MMPV DESIGN, INC. 2261 MARKET ST, STE 5998 SAN FRANCISCO, CA 760.330.7460 AOR: KRISTA LAMONDIN	STRUCTURAL ENGINEER: TEICHERT SOLAR 10620 TREENA ST, #140 SAN DIEGO, CA 92131 916-484-3011 ANDREAS KARLSSON	GEOTECHNICAL ENGINEER: GLOBAL GEO-ENGINEERING, 3 CORPORATE PARK, #270 IRVINE, CA 92606 949.221.0900 MOHAN B UPASANI
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SCOPE OF WORK:

- INSTALLATION OF (2) PHOTOVOLTAIC (PV) SOLAR POWER ARRAYS OVER AN EXISTING FLEET/MAINTENANCE PARKING LOT AT THE EXISTING MAINTENANCE FACILITY. SOLAR POWER SYSTEM CONSISTS OF EQUIPMENT, LIGHTING, PV MONITORING AND METERING COMMUNICATIONS AND POWER INTERCONNECT TO THE UTILITY GRID.

TOTAL MODULE COUNT: 276
KILOWATTS DC: 138.0 KW
TOTAL ARRAYS: 2

- INSTALLATION OF (1) NEW DUAL EV CHARGING STATION AT THE EXISTING LIBRARY PARKING LOT AND ASSOCIATED RESTRIPIPING OF EXISTING ACCESSIBLE PARKING STALLS AND INSTALLATION OF NEW TRUNCATED DOMES.

- DEFERRED SUBMITTALS: NONE

PROJECT INFORMATION:

PROJECT ADDRESS: 5901 HERITAGE TRAIL, CLAYTON, CA 94517

LOT SQUARE FOOTAGE: 13.04 ACRES

APN: 118-370-041, 118-370-006

SHEET INDEX

SHEET # SHEET TITLE

ARCHITECTURAL DRAWINGS

A0.0	TITLE SHEET
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN
A1.2	ACCESSIBLE PARKING STANDARDS
A1.3	ACCESSIBLE PARKING STANDARDS - EV

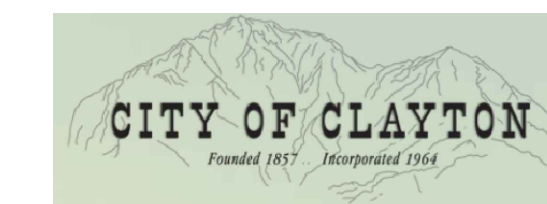
ELECTRICAL DRAWINGS*

E0.1	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E0.2	ELECTRICAL NOTES
E1.1	ELECTRICAL SITE PLAN
E1.2	ENLARGED ARRAY LAYOUT
E2.1	LIGHTING PLAN
E2.2	TITLE 24
E3.1	SINGLE LINE DIAGRAM
E3.2	DC SCHEMATIC DIAGRAM
E3.3	ELECTRICAL SCHEDULES
E4.1	ELECTRICAL DETAILS
E4.2	ELECTRICAL CANOPY DETAILS
E5.1	ELECTRICAL LABELS
E5.2	ELECTRICAL SPECIFICATIONS

STRUCTURAL DRAWINGS*

S100	GENERAL STRUCTURAL NOTES
S200	FRAMING PLAN & SCHEDULE
S300	SECTION - 6X
S400	FOUNDATION & ANCHORAGE DETAILS
S500	STEEL DETAILS

SYSTEM HOST



6125 CLAYTON ROAD,
CLAYTON, CA 94517

SYSTEM DEVELOPER



4695 CHABOT DRIVE, SUITE #287
PLEASANTON, CA 94588
520.954.5016

ELECTRICAL CONSTRUCTORS AND ENGINEERS



9150 CHESAPEAKE DRIVE, SUITE #220
SAN DIEGO, CA 92123
619.550.2085

STRUCTURAL ENGINEERING AND STEEL CONSTRUCT



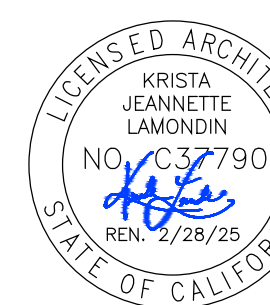
10620 Treena Street, Ste. 140
San Diego, CA 92131
562-283-2970

ARCHITECT OF RECORD

M M P V D E S I G N

2261 Market Street STE 5998
San Francisco, CA 94114
619.632.2893

ARCHITECT / ENGINEER OF RECORD



PROJECT

CITY OF CLAYTON

City Hall

6000 Heritage Trail,
Clayton, CA 94517

NO.	REVISION	DATE
	ISSUE FOR PERMIT	12.9.24

DATE:

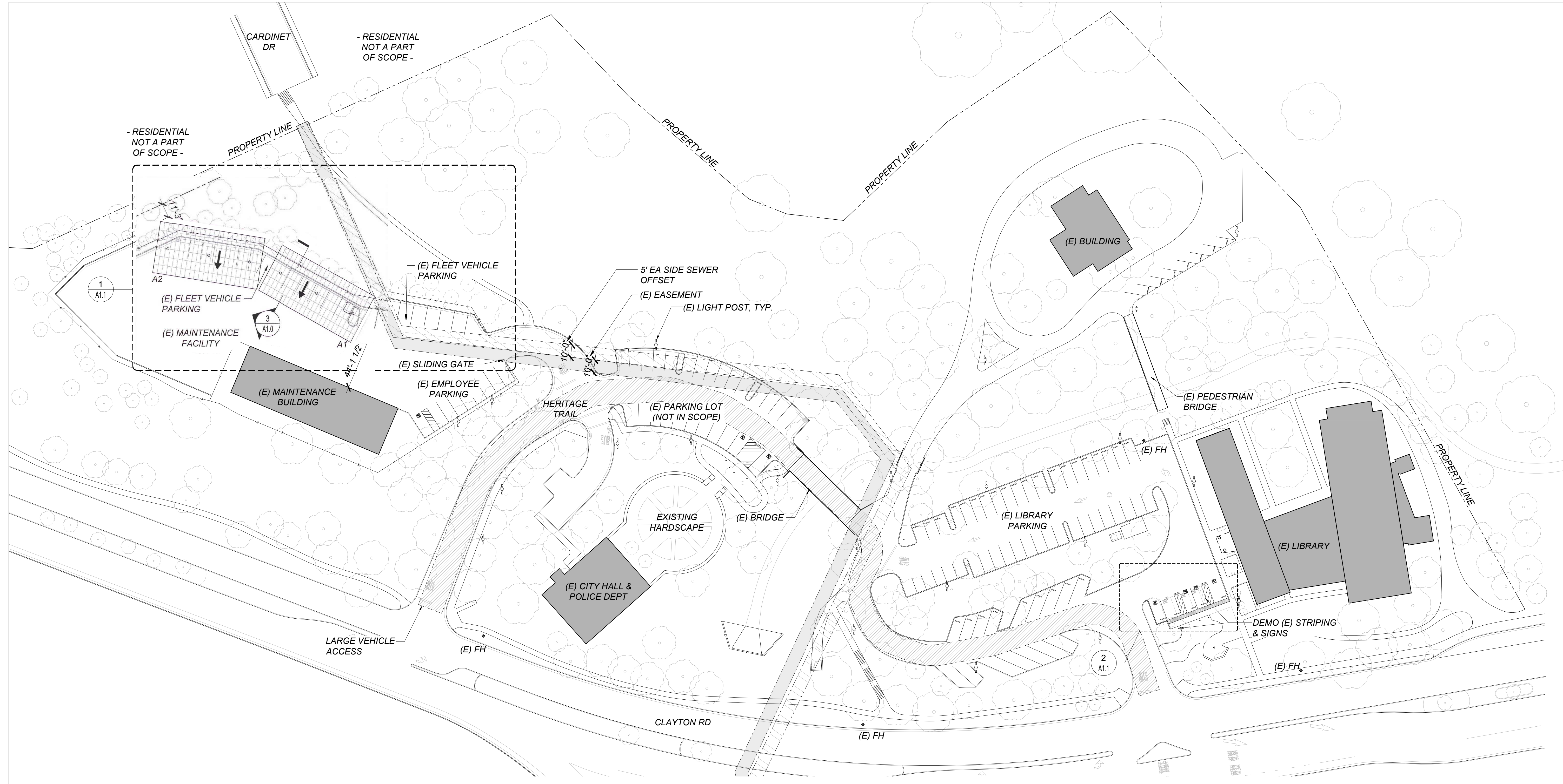
12.6.24

SHEET TITLE

TITLE SHEET

SHEET NO.:

A0.0



1 SITE PLAN
Scale: 1" = 40' (FOR 24X36 SHEETS)

NEW PHOTOVOLTAIC ARRAY CODE ANALYSIS: MAINTENANCE YARD AT CITY HALL

SYSTEM DESCRIPTION: Module Type SILFAB SIL-500-HM (2098mm x 1133mm x 35mm) 26.2 kg

Array Name	Array	Total Modules	kW DC	No. of Cols	Minimum Clear Height	Azimuth	Tilt	Occupancy	Const. Type	Area	Allowable Area
A1	6 x 23	138	69.00	3	13'-6"	209°	7°	S-2 NS	II-B	3,578 SF	-
A2	6 x 23	138	69.00	3	13'-6"	189°	7°	S-2 NS	II-B	3,578 SF	-
TOTALS:		276	138.0	6						7,156 SF	UNLIMITED

SHEET NOTES

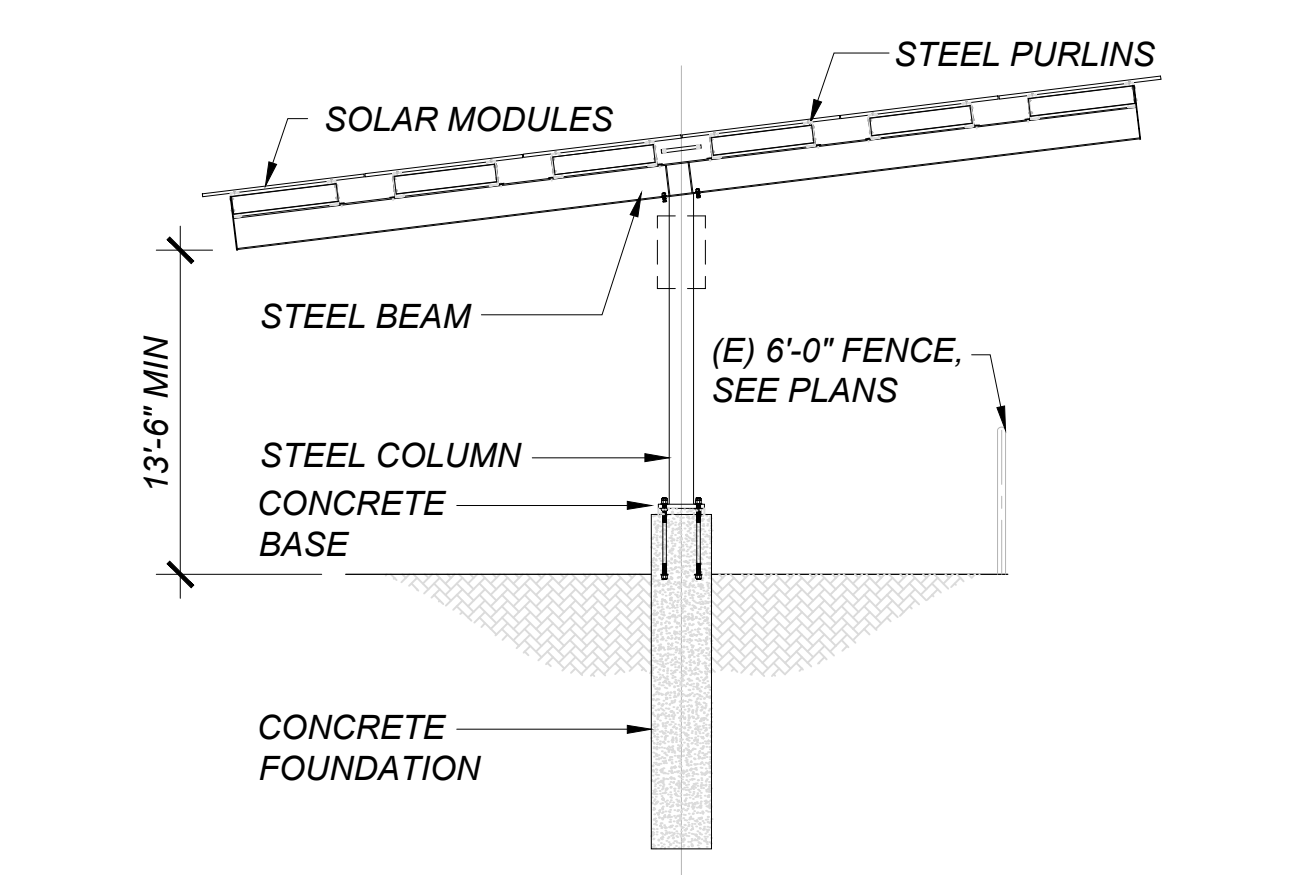
- SEE SHEET A1.0 FOR ARRAY DIMENSIONS
- SEE SHEET A1.2 FOR ACCESSIBILITY PLAN SHOWING NEW AND EXISTING ACCESSIBLE CONDITIONS
- SEE ELECTRICAL SITE PLAN FOR POC INFORMATION AND LOCATION
- ARROWS ON PLAN POINT TO LOW SIDE OF CANOPY

PARKING ANALYSIS

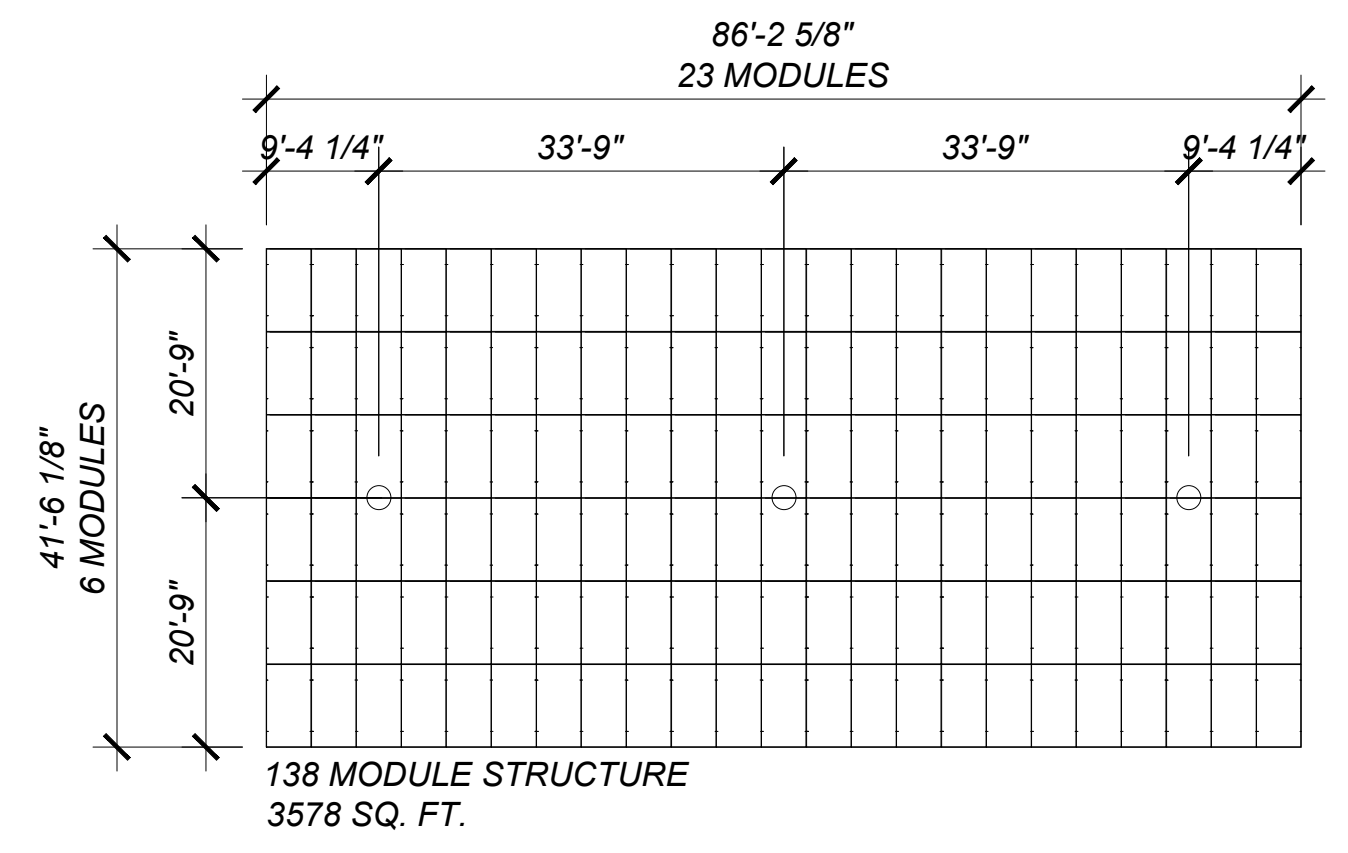
LOT	TOTAL STALLS	REQ'D ACCESSIBLE STALLS	PROVIDED ACCESSIBLE STALLS
LIBRARY	60	3	3

EVCS ANALYSIS

EVCS IN LOT PROVIDED	VAN ACC. EVCS REQ'D	VAN ACC. EVCS PROVIDED
2	1	1

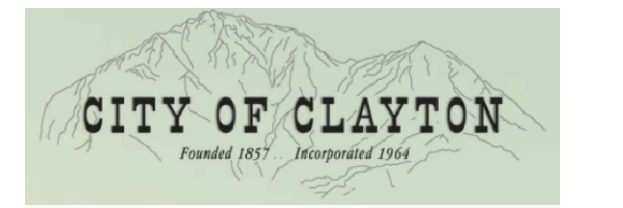


3 ARRAY SECTION
Scale: 1/8" = 1'-0" (FOR 24X36 SHEETS)



2 ARRAY LAYOUT
Scale: 1/16" = 1'-0" (FOR 24X36 SHEETS)

SYSTEM HOST



6125 CLAYTON ROAD,
CLAYTON, CA 94517

SYSTEM DEVELOPER



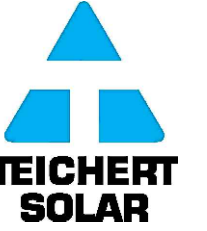
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STRUCTURAL ENGINEERING AND STEEL CONSTRUCT



10620 Treena Street, Ste. 140
San Diego, CA 92131
562-283-2970

ARCHITECT OF RECORD

M M P V D E S I G N

2261 Market Street STE 5998
San Francisco, CA 94114
619.632.2883

ARCHITECT / ENGINEER OF RECORD



PROJECT

CITY OF CLAYTON

City Hall

6000 Heritage Trail,
Clayton, CA 94517

NO.	REVISION	DATE
	ISSUE FOR PERMIT	12.9.24

DATE:

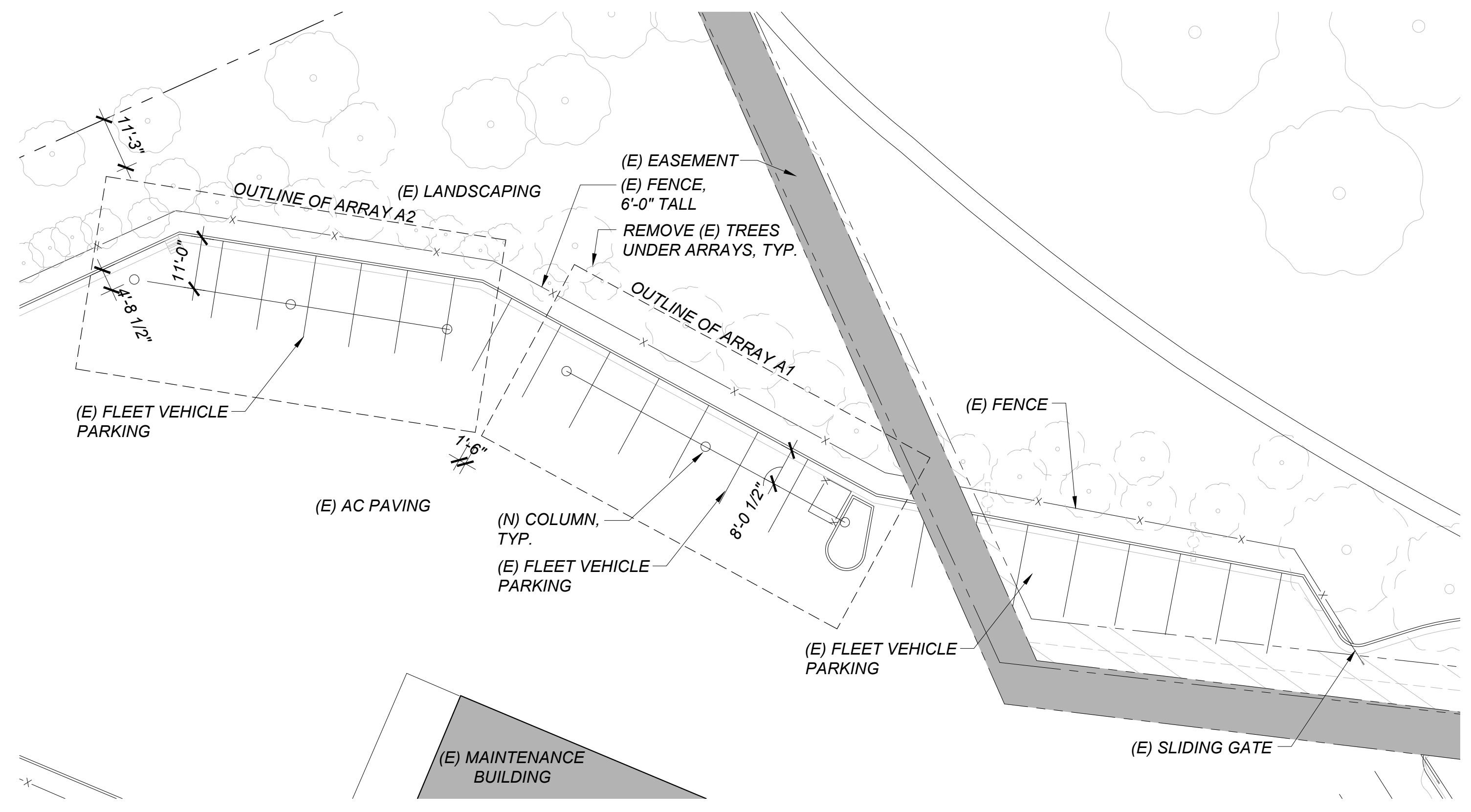
12.6.24

SHEET TITLE

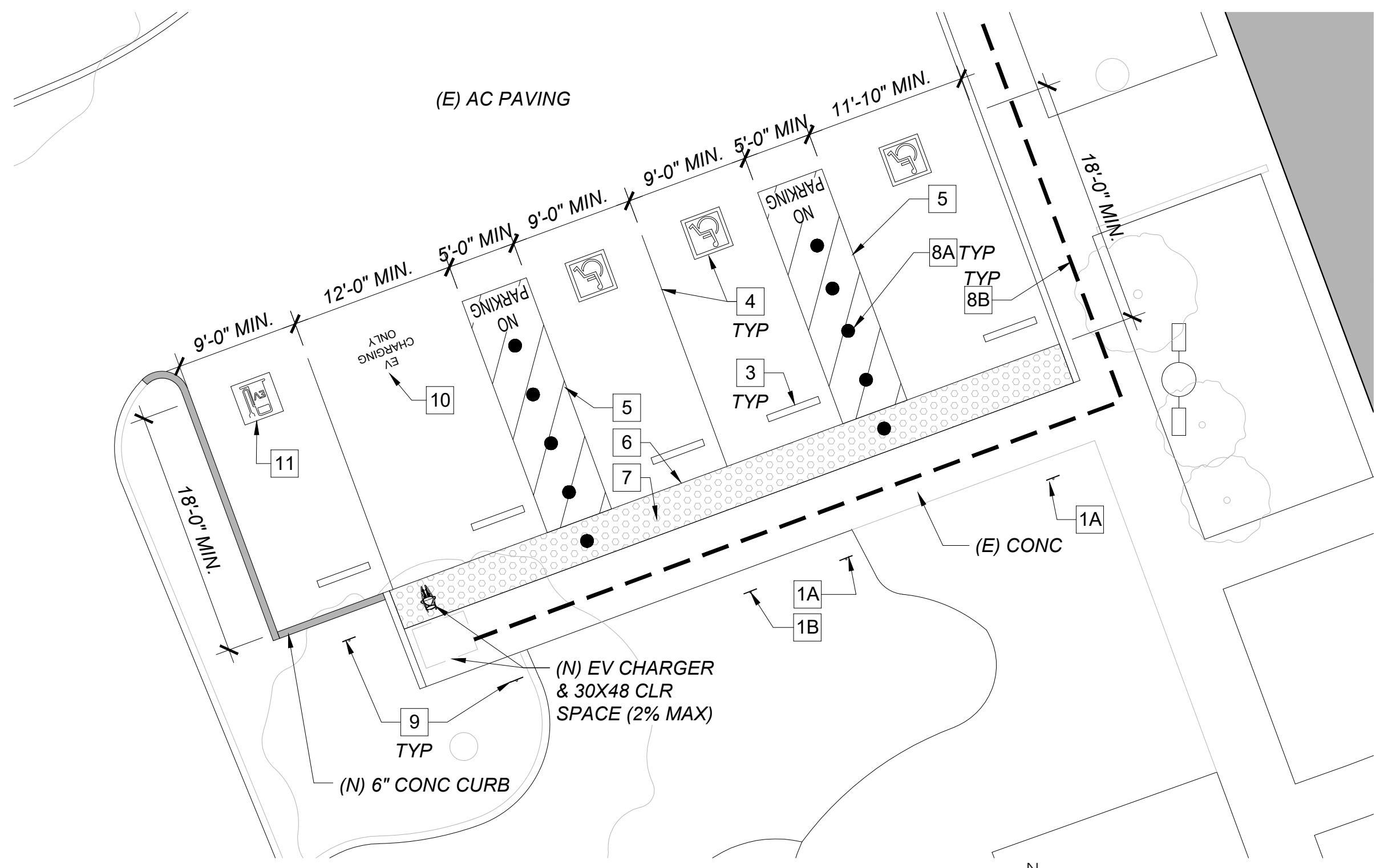
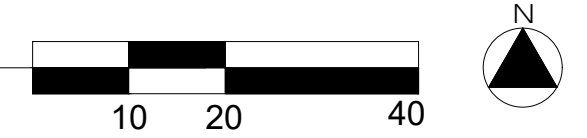
SITE PLAN

SHEET NO.:

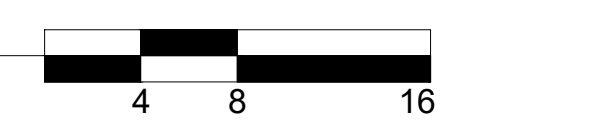
A1.0



1 ENLARGED SITE PLAN - FLEET PARKING
Scale: 1" = 20' (FOR 24X36 SHEETS)



2 ENLARGED SITE PLAN - LIBRARY PARKING
Scale: 1/8" = 1' (FOR 24X36 SHEETS)



EV NOTES:

- ACCESSIBLE EV STALLS ARE CALCULATED INDEPENDENTLY OF STANDARD NON-EV STALLS
- EV VAN STALL ACCESS AISLE ON DRIVER'S SIDE PER CBC 11B-812.7.1 EXCEPTION (EXCEPTION: WHERE FOUR OR FEWER TOTAL EVCS ARE PROVIDED WITHIN A FACILITY, THE ACCESS AISLE FOR NON-ANGLED VAN ACCESSIBLE SPACES MAY BE LOCATED ON EITHER THE DRIVER OR PASSENGER SIDE OF THE VEHICLE SPACE.)

KEYNOTES

1A	(N) ACCESSIBLE PARKING SIGN PER 1/A1.2
1B	(E) ACCESSIBLE PARKING SIGN PER 1/A1.2
2	NOT USED
3	(N) WHEELSTOP PER 3/A1.2
4	(N) TYPICAL ACCESSIBLE PARKING STRIPING AND ISA SPECIFICATIONS PER 4/A1.2
5	(N) TYPICAL ACCESS AISLE STRIPING SPECIFICATIONS PER 5/A1.2
6	(E) FLUSH CURB
7	(N) TRUNCATED DOMES PER 7/A1.2
8A	(N) ACCESSIBLE ROUTE
8B	(E) ACCESSIBLE ROUTE
9	(N) EV PARKING SIGN PER 1/A1.3
10	(N) EV ACCESSIBLE PARKING STRIPING AND MARKINGS SPECIFICATIONS PER 3/A1.3
11	(N) STANDARD EV PARKING STRIPING AND MARKINGS SPECIFICATIONS PER 4/A1.3

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTE AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL OF CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT OF RECORD SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

2. SEE SITE PLAN FOR MORE INFORMATION ON ACCESSIBLE ROUTE.

PARKING ANALYSIS

LOT	TOTAL STALLS	REQ'D ACCESSIBLE STALLS	PROVIDED ACCESSIBLE STALLS
LIBRARY	60	3	3

EVCS ANALYSIS

EVCS IN LOT PROVIDED	VAN ACC. EVCS REQ'D	VAN ACC. EVCS PROVIDED
2	1	1

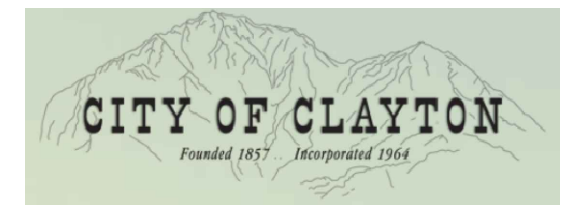
ACCESSIBLE PARKING AND ACCESSIBLE ROUTE REQUIREMENTS:

- (N) ACCESSIBLE ROUTE INDICATED BY DOTS:
● ● ● ●
- (E) ACCESSIBLE ROUTE INDICATED BY DASHED LINE:

(N) & (E) ACCESSIBLE ROUTE REQUIRES:
5% DIRECTIONAL SLOPE MAX.
2% CROSS SLOPE MAXIMUM

- STALLS AND ACCESS AISLES REQUIRE:
2% DIRECTIONAL SLOPE
2% CROSS SLOPE MAX
- FOR ACCESSIBLE PARKING STRIPING, COLOR, WHEEL STOP, AND ALL OTHER DIMENSIONS, REFER TO SHEET A1.2
- FOR EV DETAILS AND ALL OTHER DIMENSIONS, REFER TO SHEET A1.3
- EV ACCESSIBLE STALLS AND ACCESS AISLES REQUIRE:
2% DIRECTIONAL SLOPE
2% CROSS SLOPE MAX

SYSTEM HOST



6125 CLAYTON ROAD,
CLAYTON, CA 94517

SYSTEM DEVELOPER



4695 CHABOT DRIVE, SUITE #287
PLEASANTON, CA 94588
520.954.5016

ELECTRICAL CONSTRUCTORS AND ENGINEERS



9150 CHESAPEAKE DRIVE, SUITE #220
SAN DIEGO, CA 92123
619.550.2085

STRUCTURAL ENGINEERING AND STEEL CONSTRUCT



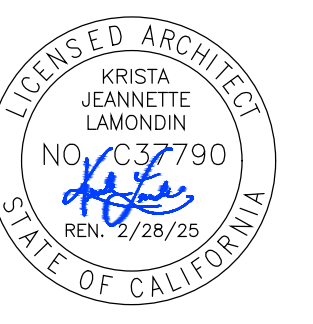
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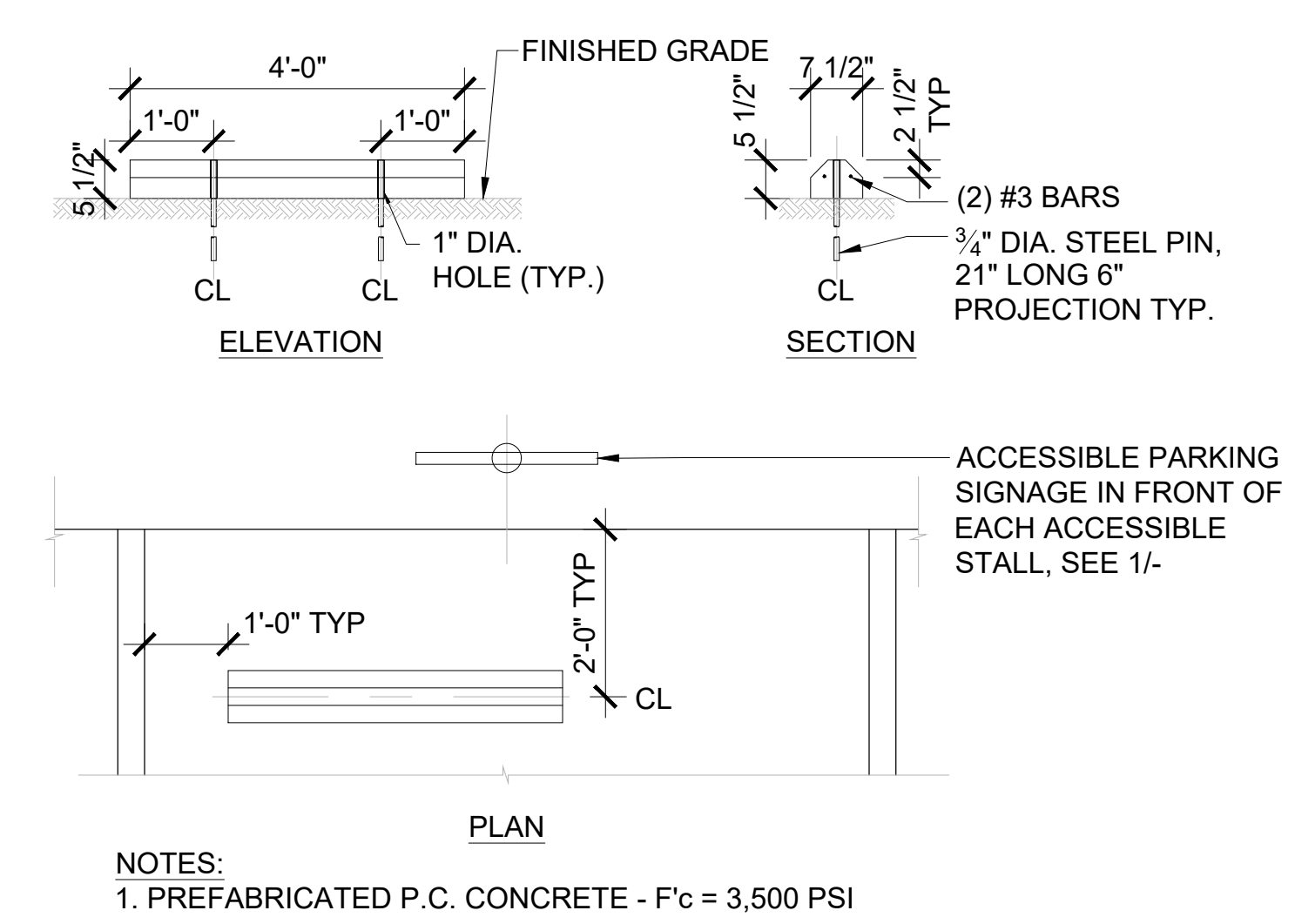
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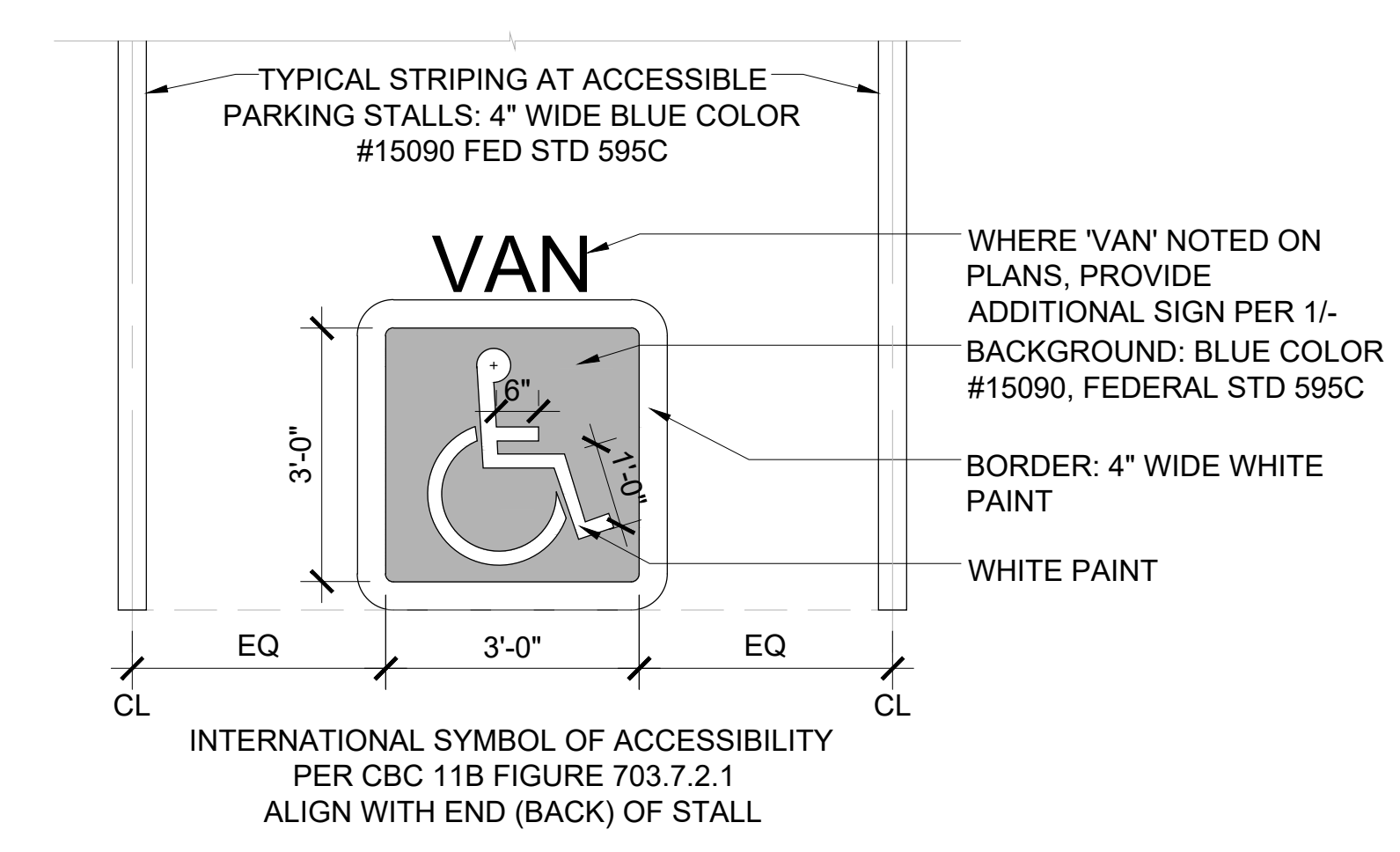
ENLARGED SITE PLAN

SHEET NO.:

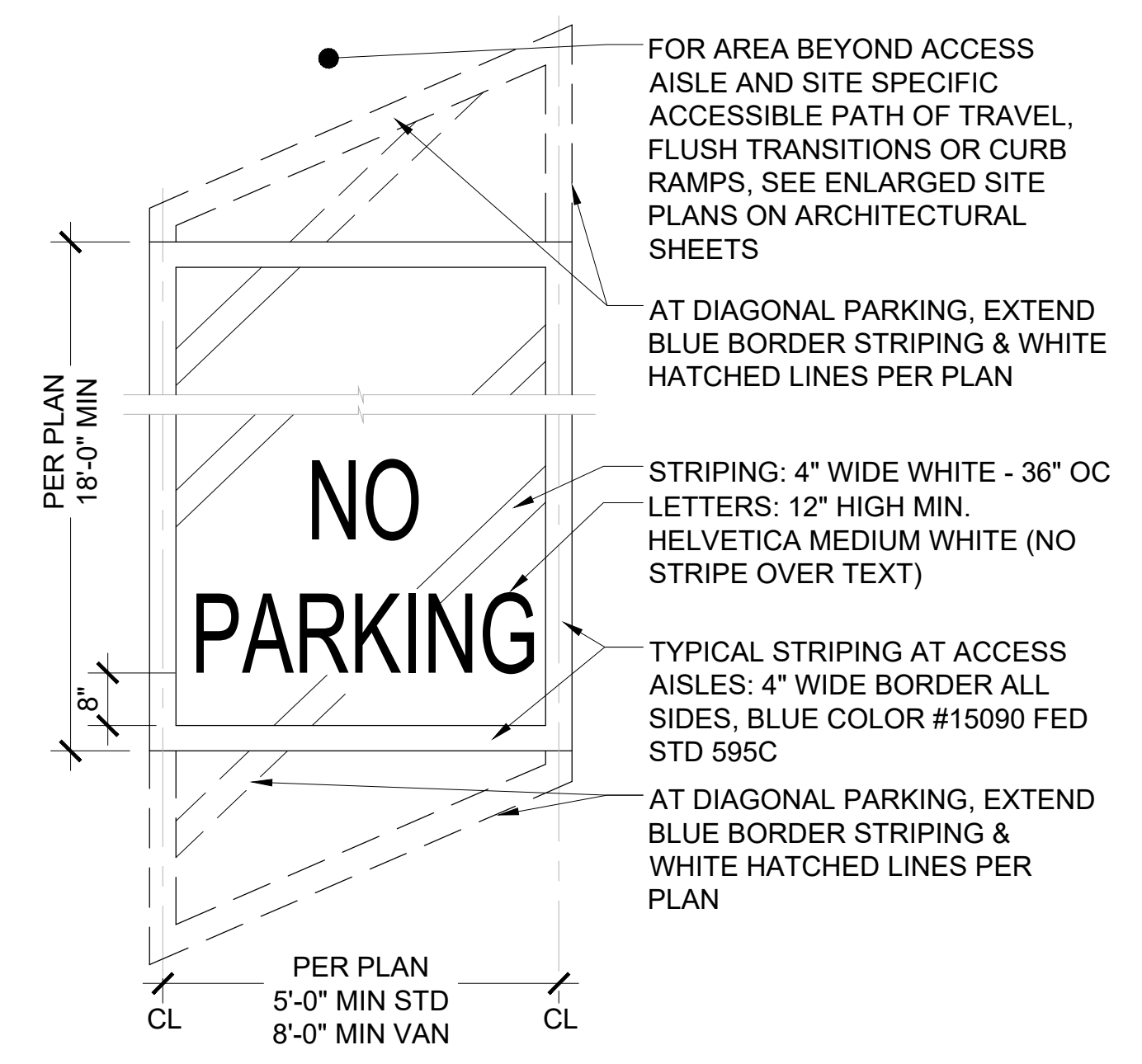
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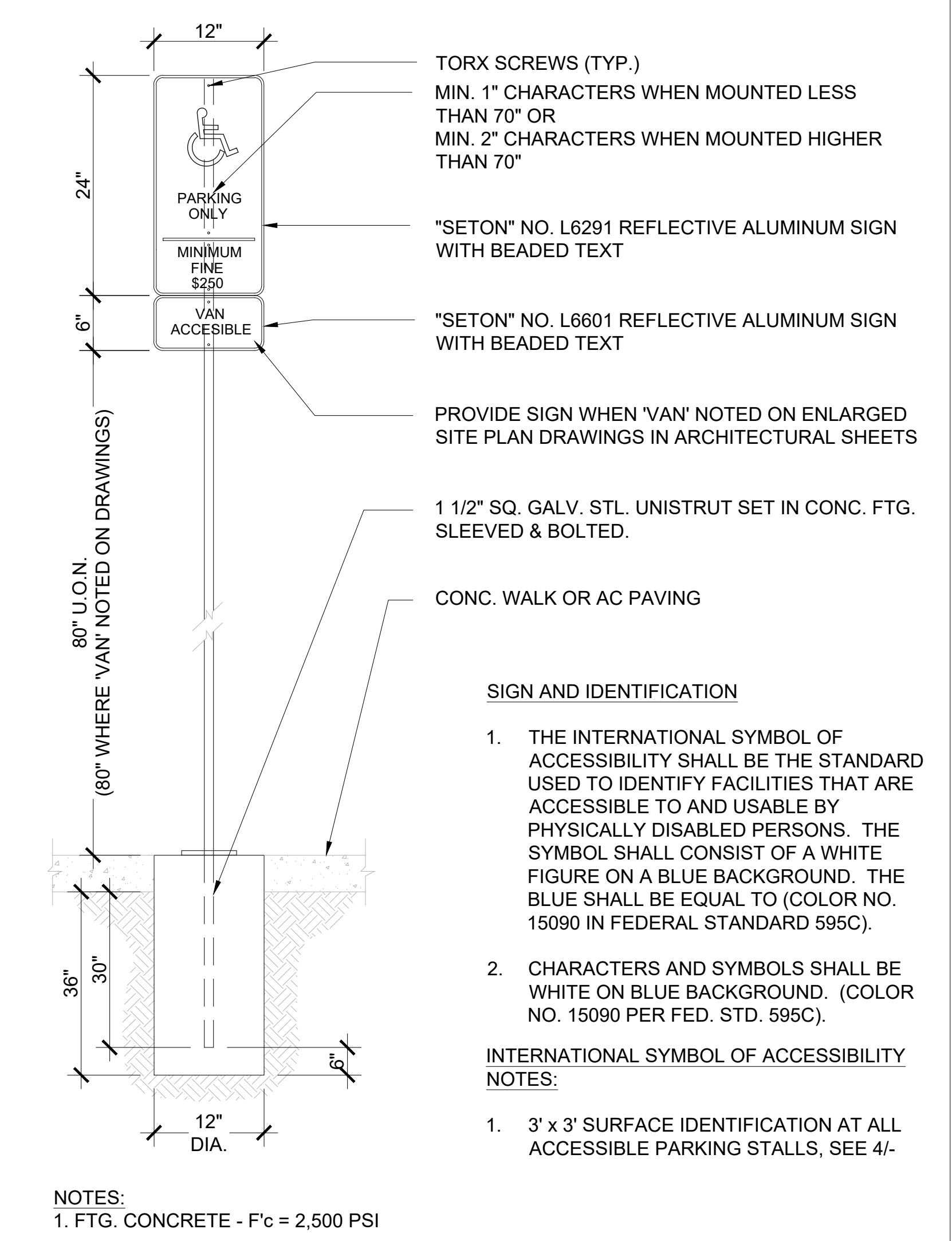
3 CONCRETE WHEEL STOP
Scale: 1/2" = 1'



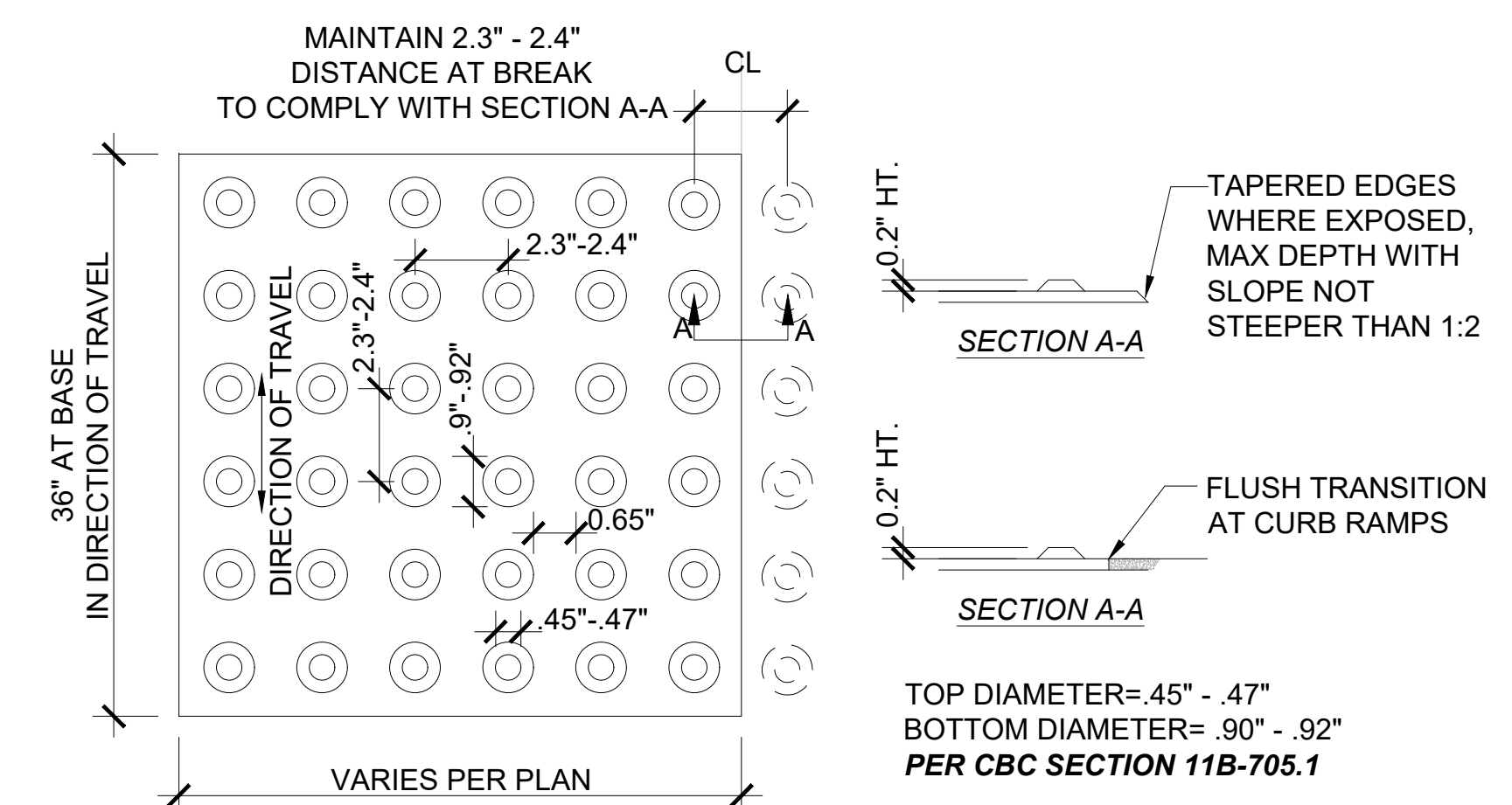
4 ACCESSIBLE PARKING STRIPING
Scale: 1/2" = 1'



5 ACCESSIBLE ACCESS AISLE STRIPING
Scale: 1/2" = 1'



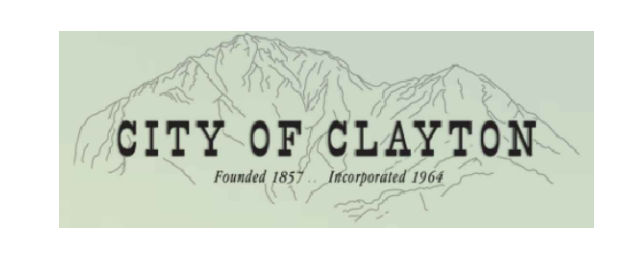
1 ACCESSIBLE PARKING SIGN
Scale: 1" = 1'



7 TRUNCATED DOMES
Scale: 1" = 1'

2 NOT USED
Scale: 1" = 1'

SYSTEM HOST



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CLAYTON, CA 94517

SYSTEM DEVELOPER



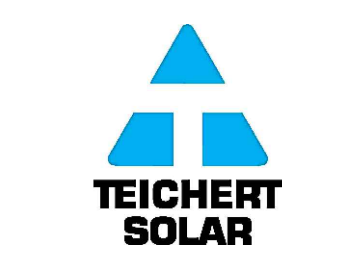
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SAN DIEGO, CA 92123
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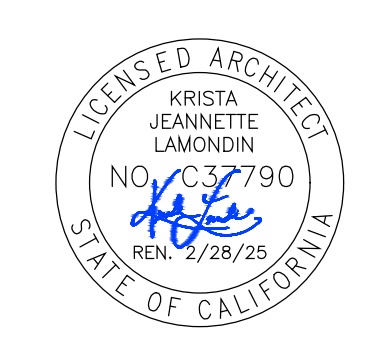
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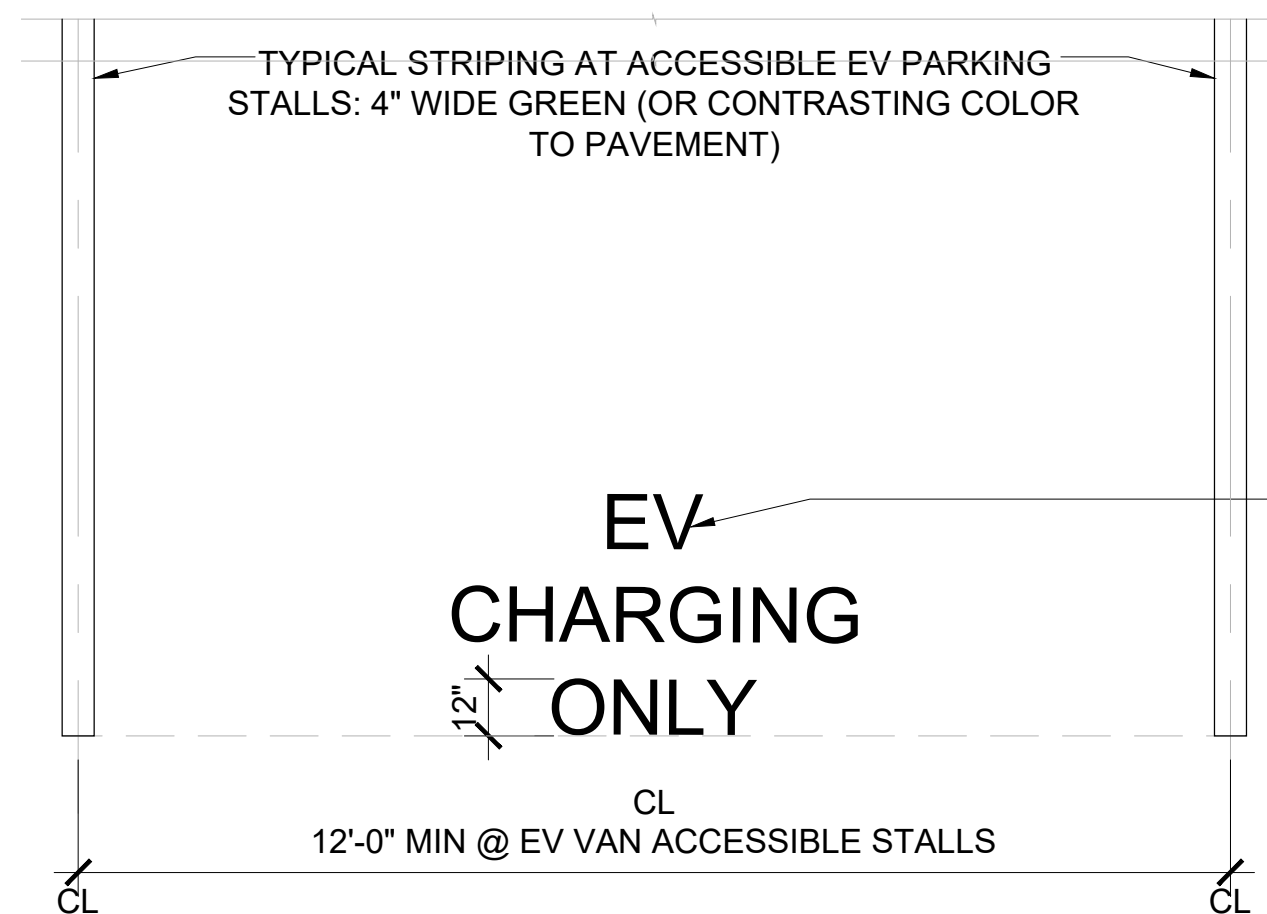
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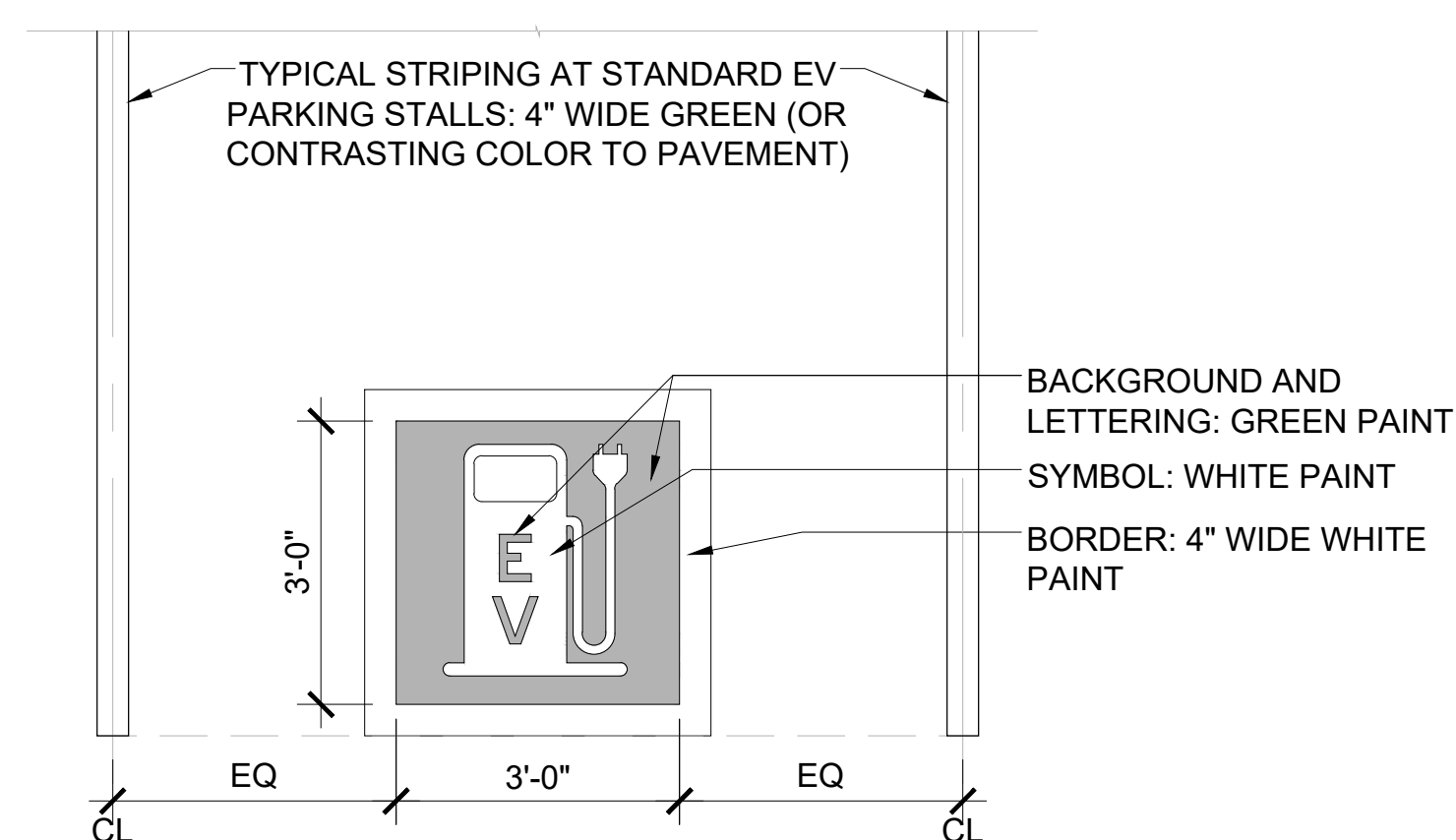
**ACCESSIBLE
PARKING
STANDARDS**

SHEET NO.:

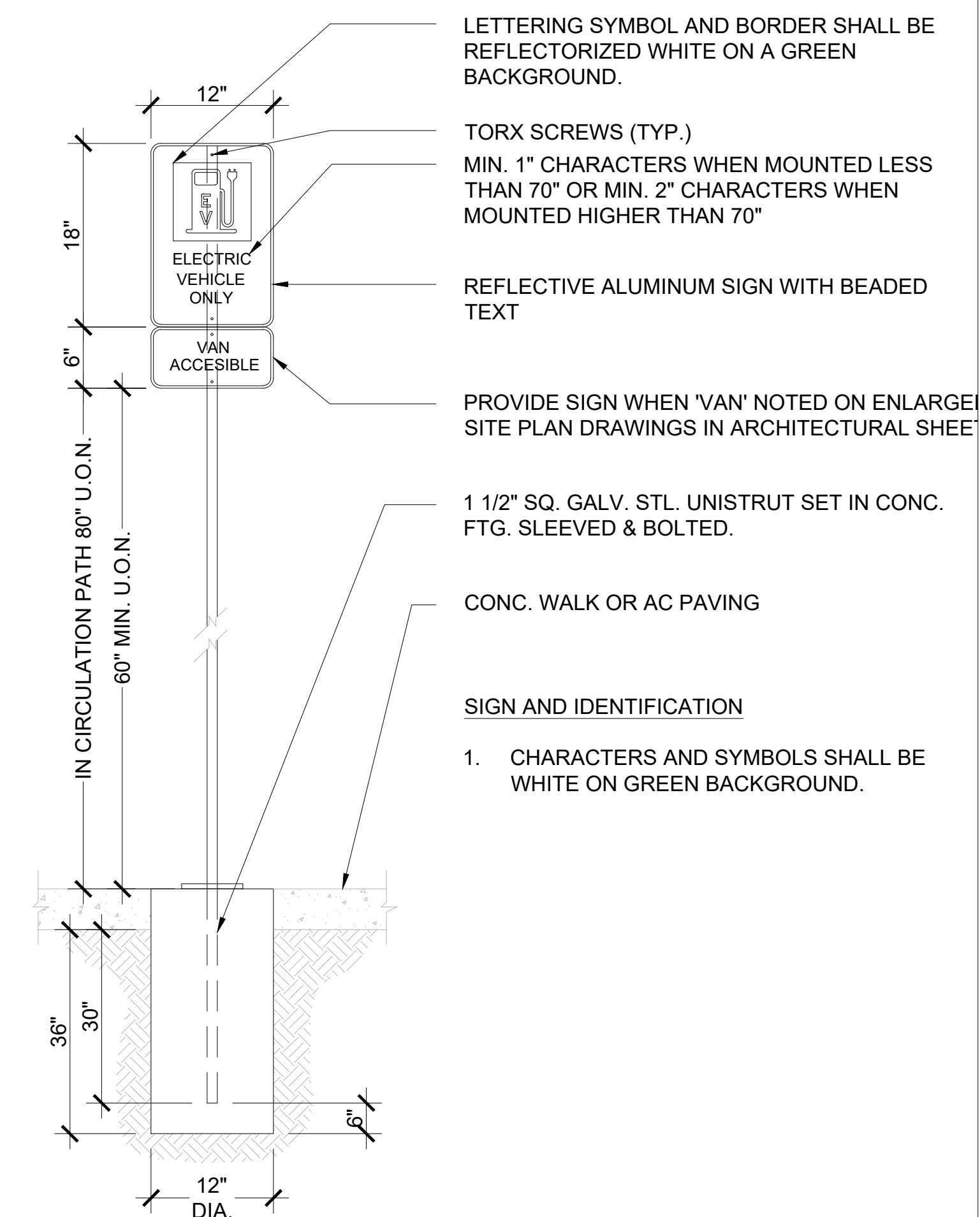
A1.2



3 ACCESSIBLE PARKING STRIPING - EV
Scale: 1/2" = 1'



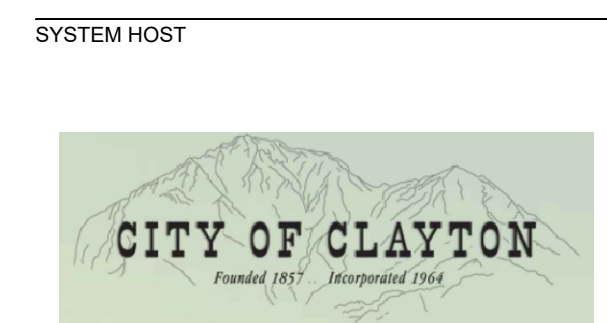
4 STANDARD (NON-ACCESS) PARKING STRIPING - EV
Scale: 1/2" = 1'



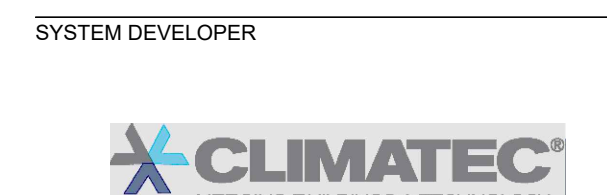
NOTES:

1 PARKING SIGN - EV
Scale: 1" = 1'

2 NOT USED
Scale: 1/2" = 1'



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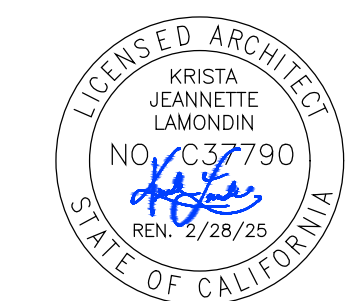


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SHEET TITLE
**ACCESSIBLE
PARKING
STANDARDS - EV**

SHEET NO.:
A1.3