

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 3/28/2019

**FROM:** Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

**SUBJECT:** Use Permit UP-10-18, 595 Tunnel Avenue; Use Permit application to allow assembly of toter carts and storage of empty toter carts within an existing, approximately 35,000 square foot warehouse building, in support of Recology's existing recycling operations located at Tunnel and Beatty Avenues, in the C-1 Commercial Mixed Use District (Baylands); Christine Borghei, applicant; Recology Properties Inc., owner.

### **SUPPLEMENTAL REPORT**

**BACKGROUND:** This application was continued from the meeting of February 14, 2019 to allow the applicant time to address several issues raised by the Commission. The February 14 staff report is attached for reference. Since the last meeting, Recology has undertaken efforts to address each of these items and have provided a status letter, dated March 15<sup>th</sup> (attached). Those items and current status are summarized below:

#### **1. Elimination of outdoor storage of toter carts.**

Recology notes in their attached letter that the surplus toter carts have been removed. Staff visited the site on March 21<sup>st</sup> and confirmed that toter storage area had been reduced to the buildings at the rear of the site identified in the use permit application. No other areas of the site are being used for toter cart storage. Staff notes there is still a roll-off dumpster remaining as well as some piping unrelated to the proposed use located on the site. These last few items should also be removed, if not already done by the time of the March 28 meeting

#### **2. The timing for meeting the recommended condition of approval to provide restroom facilities on the site, to meet Bayshore Sanitary District and City requirements.**

Recology conferred with City staff to address this issue and it is addressed in their attached letter. Preliminary drawings have been provided for installation of a prefabricated, stand-alone restroom that would be located along the driveway into the site and tied into the existing sewer there. It would be behind the fence and be largely unseen from any public views. Recology has indicated that they are prepared to submit for a

building permit for that restroom and given that the proposed condition of approval for installation within 90 days of the effective date of the permit appears reasonable. Since some time has passed already, the Commission may consider whether it would be reasonable to shorten the time in the condition of approval accordingly, or allow for the full 90 days.

**3. The timing for meeting the proposed condition of approval to correct the site drainage issues and eliminate ponding of stormwater.**

In regard to drainage, as indicated in the attached letter, the applicant is working on the engineering for the site drainage corrections and they are prepared to submit that application to the City Engineer. Likewise it appears that this can also be accomplished well within the 90 day timeframe. The Commission may also want to reconsider the timing on this item, but 90 days from the effective date of the permit would still be within the upcoming dry season, April 15<sup>th</sup> to October 15<sup>th</sup> and so 90 days from the permit effective date still seems appropriate and responsive to the drainage situation.

Finally, the Commission raised a concern regarding the potential for odors to emanate off-site and impact neighboring commercial uses. Recology indicated that odor issues have not been evident in their operations with this use and does not expect this to be, since the carts are returned empty. Staff has also added a proposed condition of approval in the draft resolution for consideration. As a performance standard, added Condition of Approval E, Recology's operations are not to result in odors impacting neighboring sites.

**RECOMMENDATION:** Approve Use Permit UP-10-18, per the agenda report, via adoption of Resolution UP-10-18 with Exhibit A, containing the findings and conditions of approval.

**ATTACHMENTS:**

- A. Draft Resolution UP-10-18 with Findings and Conditions of Approval
- B. Applicant's Letter to the City, dated 3/15/19
- C. Planning Commission Agenda Report, dated 2/28/19

Draft - RESOLUTION UP-10-18

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING USE PERMIT UP-10-18  
TO ALLOW FOR Toter CART ASSEMBLY AND STORAGE  
AT 595 TUNNEL AVENUE

WHEREAS, Christine Borghei, the applicant, applied to the City of Brisbane, on behalf Recology Properties Inc., for a Use Permit to allow for toter cart storage within the existing 35,000 square foot warehouse at 595 Tunnel Avenue, such application being identified as Use Permit UP-10-18; and

WHEREAS, on January 14<sup>th</sup>, 2019, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, per Section 15301 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of February 14<sup>th</sup>, 2019, did resolve as follows:

Use Permit UP-10-18 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this 28<sup>th</sup> day of March, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director

## EXHIBIT A

**Action Taken:** Conditionally approve Use Permit UP-10-18 per the staff memorandum with attachments, via adoption of Resolution UP-10-18.

### Findings:

1. Approval of the use permit is consistent with the general plan and there is no specific plan adopted by the city council for the area in question.
2. The establishment, maintenance and operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

### Conditions of Approval:

- A. Owner/applicant shall maintain a business license with the City of Brisbane for this location for as long as there is an active use at the site.
- B. This use permit is for assembly and storage of new and used toter carts only, associated with Recology's operations. It does not extend to the storage or staging of other materials, or other uses.
- C. All storage and toter cart assembly activities are to be conducted within the warehouse and shall not located be outdoors.
- D. All toter carts are to be brought to the site in an empty condition and no waste or recycling materials shall be brought to the site.
- E. Recology's operations are not to result in odors impacting neighboring sites.
- F. No toter cart washing activities are to be conducted on the site.
- G. Owner shall either confirm that the existing restroom facilities meet the required standards to the satisfaction of the Bayshore Sanitary District and City of Brisbane Building Dept., or obtain a building permit from the City of Brisbane, via submittal of separate application form, fee and plans, demonstrating the following:
  - i. Proper connection of an existing restroom facility to water supply and sanitary sewer;
  - ii. Bathroom must meet California Building Code requirements, including but not limited to accessibility and exiting requirements;
  - iii. Bathroom and connections to utilities shall meet CCR Title 27, Section 21190 regulations, which pertain to post closure land use over a landfill.

Note that building permit approval is subject to City of Brisbane as well as Regional Water Quality Control Board and San Mateo County Environmental Health for Title 27

compliance and Bayshore Sanitary District and SFPUC for sewer and water service connections. Since the use is already on-going, compliance with this condition shall be demonstrated, via City inspection, within 90 days of the effective date of this use permit.

- H. Owner shall maintain the site's ground surface to discourage the ponding of water on the site.
  - i. Owner shall provide a plan to the City Engineer and Planning Director to address on site ponding of water.
  - ii. If site grading is required to comply with this condition, applicant shall obtain the required grading permit through the Department of Public Works.
  - iii. Such work shall comply NPDES Municipal Regional Permit requirements, including C.3 provisions if new or replacement impervious surface is required, as may be applicable.

Since the use is already on-going, compliance with this condition shall be within 90 days of the effective date of this use permit.

- I. Minor modifications to the use permit may be approved by the Community Development Director in conformance will all applicable requirements of the Municipal Code.
- J. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 should the use not comply with its conditions of approval, or in any way prove to be a nuisance, injurious or detrimental to property or improvements in the neighborhood or to the general welfare of the City, or for any reason whatsoever that the City Council deems in its sole discretion that makes continuation of this use not satisfactory.

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# ATTACHMENT B

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March 15, 2019

Kenneth Johnson  
50 Park Place  
Brisbane, CA 94005

### **595 Tunnel Avenue – Van Arsdale Use Permit: Planning Commission Comment Responses**

Dear Mr. Johnson,

In response to the February 14<sup>th</sup>, 2019, Planning Commission Meeting Comments and as outlined in your meeting notes to Recology, dated February 15, 2019, to Christine Borghei, the Recology team would like to provide the following updates:

#### **Item #1: Site Restroom**

##### Brisbane Planning Commission Comment #1:

1. The status on the restroom - Please note that the new restroom that was discussed last night may trigger ADA requirements, so I'd recommend that your group get ahead of all that and understand what the solution and timing is going to be before the meeting.
- 
- a) Tim Caulfield, Maurice Quillen, and Ken Johnson met at the Brisbane Planning office on February 22<sup>nd</sup> to discuss the restroom options for the proposed site solution. At that meeting Ken Johnson directed Recology to present the initial plan to Chai Lor, Brisbane Building Department, for comment and review prior to finalizing an official building permit submittal.
  - b) On that same day, per the Planning meeting discussion, Tim Caulfield submitted a proposed drawing package outlining location, restroom design, and installation feasibility plans to Chai Lor of CSG (Brisbane Building Department) through an email to Ken Johnson.
  - c) Chai responded on February 28, 2019, acknowledging our proposed plan and in his initial response he took no exception to the Recology draft design. Chai requested additional design elements be factored into the plan prior to submitting a building permit.
  - d) Recology hired a Civil Engineer and has released the design based on the initial building departments review and comments. A preliminary draft plan has been provided to Recology and it being coordinated with comment #2 regarding site ponding.
  - e) Based on the Building permit comments Recology requested Mobile Modular to provide an updated lease proposal for to modular bathrooms including pre-engineered tie-down drawings and calculation, pre-engineered ramp systems, and updated unit design.



- f) The lease is ready to sign pending the building permit review process. Once the project is approved then the bathroom unit will be released and delivered within (2) weeks of the approval.

## **Item #2: Onsite Rainwater Ponding**

### Brisbane Planning Commission Comment #2:

2. The status on addressing the ponding issue - Similarly, I'd push ahead with plans to address that, so you can report back the Commission as to the actual progress and a realistic date of when the drainage would be repaired.
- 
- a) Tim Caulfield, Maurice Quillen, and Ken Johnson met at the Brisbane Planning office on February 22<sup>nd</sup> to discuss the initial ponding mitigation measures needed to bring the site into conformance with the planning commission's approval. Ken Johnson directed Recology to contact Randy Breault, Brisbane Director of Public Works and City Engineer, to review potential plans and solutions to bring the site into compliance.
  - b) Tim Caulfield, Maurice Quillen, Dan Negron, and Randy Breault met at Brisbane planning offices on March 4, 2019, to presented a plan to re-establish the existing site elevations along areas that have become potholed in order to realign the original site drainage design. Randy took no exception to the plan Recology presented.
  - c) Recology hired a civil engineer to draft the official plans based on the conversations and we be submitting for a site permit with Brisbane.
  - d) The initial draft was completed on 3/13/19 and is currently under review with Recology and the Civil Engineer.
  - e) The goal will be to have both the Building Permit and Site Permit Submitted by end of next week, Friday 3/22/19.

## **Item #3: Exterior and Onsite Storage**

### Brisbane Planning Commission Comment #3:

3. Compliance on the bin and dumpster storage relative to the proposed use - All of that should be within the rear warehouse or gone from the site before the next meeting, the week before ideally, since that's when the commissioners would most likely go view the site to check on progress. If there are any other items, materials or equipment stored outside, I'd suggest this is the time to do a site-wide spring cleaning. I'm planning to go check out the progress early in the week of March 4<sup>th</sup>, so I have a good sense of that made before my next staff report to the Commission. If you'd like to meet me on site then, that may be helpful if there are items to discuss.



- a) Dan Negrón is leading this exercise and has either shipped away, or removed, all totters, abandoned vehicles, debris boxes, and miscellaneous materials from the 595 Tunnel property, as of 3/13/19.
- b) All materials and storage inside the (2) western most barns/sheds have been removed entirely, as of Wednesday 3/13/19. Per the Use Permit request these building will remain unused.

Regards,

Tim Caulfield  
Recology SF  
Project Manager  
Construction & Facilities



Mobile Modular Management Corporation  
 5700 Las Positas Road  
 Livermore, CA 94551  
 Phone: (925) 606-9000  
 Fax: (925) 453-3201  
 www.mobilemodular.com

## Lease Quotation and Agreement

Quotation Number: 233269  
 Customer PO/Ref:  
 Date of Quote: 03/14/2019  
**Term: 12 Months**

### Sign up for the Easy Lease Option (see end of document for details)

Customer Information	Site Information	Mobile Modular Contact
Recology San Francisco 501 Tunnel Avenue San Francisco, CA 94134  Tim Caulfield tcaulfield@recology.com Phone: (415) 539-9021	Recology San Francisco Brisbane, CA  Tim Caulfield tcaulfield@recology.com Phone: (415) 539-9021	<b>Questions?</b> Contact: Merici Trujillo merici.trujillo@mobilemodular.com Direct Phone: (925) 453-1234 Fax:

Product Information	Qty	Monthly Rent	Extended Monthly Rent	Taxable
Restroom, 8x20 HCD (NonStd)	1	\$692.00	\$692.30	Y
<i>Restroom unit Non-Standard Configuration. Size excludes 3' towbar. Configuration and Feature Count Varies. No windows.</i>				
Ramp, Plan A-3	1	\$204.00	\$204.00	Y
<i>30' Run, Single Landing (65SQ FT), Ramp Sections (120SQFT)</i>				
Charges Upon Delivery	Qty	Charge Each	Total One Time	Taxable
<b>Restroom, 8x20 HCD (NonStd)</b>				
Block and Level Building (A1)	1	\$95.00	\$95.00	N
Delivery Haulage 8 wide	1	\$435.00	\$435.00	N
Drawings, Wet Stamped, Foundation, Standard		\$477.00	\$477.00	N
<i>Wet Stamped Engineered</i>				
Drawings, Wet Stamped, Ramp, Standard		\$675.00	\$675.00	N
Installation, Ramp (Plan A-3)	1	\$1,444.00	\$1,444.00	N
Service, Trip Charge (Del/B/V)	1	\$440.00	\$440.00	N
			<u>\$3,566.00</u>	
			<b>Total</b>	<b>\$ 3,566.00</b>
Charges Upon Return	Qty	Charge Each	Total One Time	Taxable
<b>Restroom, 8x20 HCD (NonStd)</b>				
Cleaning Fee	1	\$125.00	\$125.00	N
Prepare Equipment For Removal (A1)	1	\$74.00	\$74.00	N
Removal, Ramp (Plan A-3)	1	\$1,171.00	\$1,171.00	N
Return Haulage 8 wide	1	\$435.00	\$435.00	N
Service, Trip Charge (R/Dism)	1	\$440.00	\$440.00	N
			<u>\$2,245.00</u>	
			<b>Total</b>	<b>\$2,245.00</b>
Total Estimated Charges				
		Subtotal of Monthly Rent	\$896.30	
		Personal Property Expense	\$20.20	
		Taxes on Monthly Charges	\$80.19	
		<b>Total Monthly Charges (including tax)</b>	<b>\$996.69</b>	
		Charges Upon Delivery (including tax)	\$3,566.00	
		Charges Upon Return (including tax)	\$2,245.00	
		<b>Total One Time Charges (including tax)</b>	<b>\$5,811.00</b>	

Thank you for contacting Mobile Modular.  
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# Lease Quotation and Agreement

Quotation Number: 233269

Customer PO/Ref:

Date of Quote: 03/14/2019

Term: 12 Months

## Special Notes

**Block/Level:** Price assumes building is installed using Mobile Modular standard foundation. Mobile Modular assumes installation on the minimum foundation design criteria/tolerances. For DSA buildings, it is assumed building will be installed on the minimum amount of foundation lumber per the applicable DSA approved stockpile drawings and site will not exceed 4-1/2" out of level. Additional material and labor charges apply for installing buildings above minimum foundation design criteria, raising buildings to meet specific finish floor elevations, raising building level to adjacent buildings, landings, walkways, transitions, etc.

### Delivery of Equipment:

**Delivery of Equipment:** Customer is responsible for selecting a suitable site and directing Mobile Modular on exact placement/orientation of the Equipment. Customer shall physically mark the site/pad to indicate corner locations for Equipment placement.

### Delivery Date:

**Delivery Date:** Delivery date will not be confirmed until Mobile Modular receives and approves the signed Agreement and all credit conditions have been met.

**General:** Customer's site must be dry, compacted, level and accessible by normal truck delivery. Pricing does not include any clearing or grading of sites, obstruction removal, site or final building clean up, any asphalt transitions, dolly, cone, forklift, electrical or plumbing connections, window coverings, furniture, casework, appliances, doorstops, phone or data lines, gutter downspouts or tie-in, temporary power, temporary fencing, traffic control, flagmen, soil and/or pull test, custom engineering, fees associated with inspections, city or county submittals and/or use permits, security screens, door bars and any item not specifically listed as being included.

**Pilot Cars & Haul Permits:** Pricing does not include transportation pilot cars & haul permits. Occasionally additional charges occur due to city re-routing or city/county requirements. If such requirements are applicable, Customer will be notified prior to delivery.

**Site Installation Requirements:** Prior to delivery, Customer shall mark the four corners where the building is to be placed on the site/pad location, and shall mark the locations of door(s) and ramp(s). Should special handling be required to position, install, or remove the classroom on Customer's site due to site conditions/constraints and/or obstructions, Customer will be responsible for additional charges. Additional rolling charges may be applicable as site conditions necessitate.

**Stairs:** Mobile Modular will provide standard 30" fixed height, one-piece metal stairs at no additional charge. Securing stairs to the modular, adjusting stairs to the threshold of the doorway, adjusting the treads, landing or handrails to meet local, state or federal requirements are the sole responsibility of the Customer.

**Used building rental:** Quotation is for a used or refurbished modular building. There may be variations in wall paneling, flooring, or other exterior and interior finishes. Dimensions are nominal unless otherwise stated.

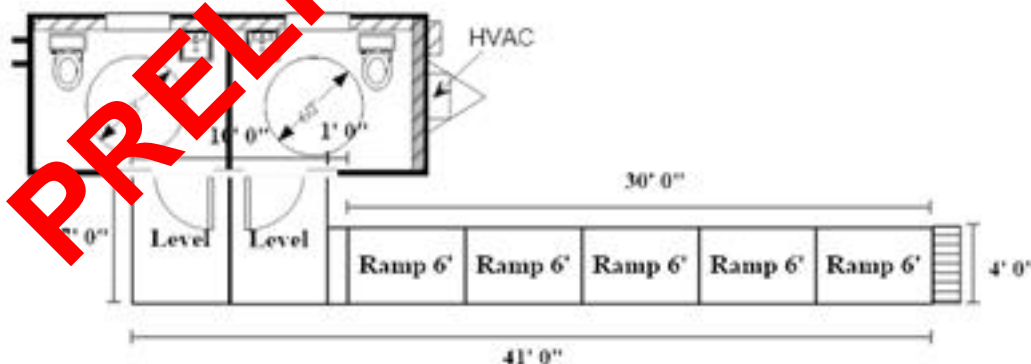
**Budgetary Quote:** Pricing provided is for budgetary purposes only. A revised quotation will be provided once project details are clarified. If you are new to modular buildings and wondering what you need to know about them, please visit [www.mobilemodularrents.com](http://www.mobilemodularrents.com) and view our FAQ worksheet "Considering Modular Buildings for Your Space Needs?". Delivery pricing is estimated based on delivery within 50 miles of branch location. Pilots and permits not included and may be required. We look forward to working with you to refine your requirements.

**Restroom buildings:** Restrooms are not self-contained. Where applicable, manifolds are shipped loose; assembly and connection are the responsibility of the Customer. Water & power sub-out locations may vary. Paper & soap dispensers, sanitary and trash receptacles are not provided.

**Ramps:** Site conditions may affect ramp configuration and cost. Customer is responsible for transition from end of ramp to grade and for extended or custom rails, if needed. Ramp skirting is available for an additional charge. Mobile Modular provides used/refurbished ramps - new ramps are available for purchase only.

## Floor Plans

Restroom, 8x20 HCD (Non-SHA)



All drawings and specifications are nominal.

Thank you for contacting Mobile Modular.

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## Lease Quotation and Agreement

Quotation Number: 233269

Customer PO/Ref:

Date of Quote: 03/14/2019

**Term: 12 Months**



### Additional Information

- Quote is valid for 30 days.
- A minimum cleaning charge per floor will apply for modular buildings.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, ramp removal, stairs, foundation systems, foundation system removal, temporary power, skirting, skirting removal, engineering, taxes or utility hookups.
- Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request. For lease transactions, Mobile Modular reserves the right to substitute equal or better equipment prior to delivery without notice.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.
- Security deposit and payment in advance may be required.
- Rent will be billed in advance every 30 calendar days.
- **Sales Tax will be calculated based on the tax rate at the time of invoicing.**
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

**PRELIMINARY INFORMATION  
- DRAFT**

*Thank you for contacting Mobile Modular.*

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# Lease Quotation and Agreement

Quotation Number: 233269

Customer PO/Ref:

Date of Quote: 03/14/2019

Term: 12 Months



## Mobile Modular Easy Lease. Sign Me Up!

Getting your modular building on its way has never been easier... and faster. With Mobile Modular Easy Lease you can convert your Lease Quotation directly into a Lease Agreement by signing below. It's as easy as 1, 2, 3, 4. Once we receive your signed Easy Lease option, we'll finalize your building details and get your project on its way.

### 1. Review and acknowledge agreement.

This Quotation is subject to Mobile Modular Management Corporation, a California corporation, herein known as lessor (the "Lessor") credit approval of Customer, herein known as lessee (the "Lessee"). Lessor does not warrant that the equipment meets any local or state code not specifically listed herein. Equipment is subject to availability. By signing below, customer accepts the terms of this quotation including prices and specifications, and instructs Lessor to make appropriate arrangements for the preparation and delivery of the Equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the Lessor's Lease. Such lease, and customer's agreement thereto, is subject to Lessor's standard terms and conditions located on the Lessor's web site at ([www.mobilemodular.com/contractterms](http://www.mobilemodular.com/contractterms)) which are incorporated by reference herein. Customer may request a copy of the terms and conditions from Lessor. If customer has previously executed a master agreement with Lessor, those terms and conditions shall govern the transaction. Such terms and conditions are incorporated as if fully set forth herein. No alterations, additions, exceptions, or changes to any Quotation or Agreement made by Lessee shall be effective against Lessor unless made hereon, contained in any printed form of Lease or elsewhere, unless accepted in writing by Lessor. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the Lessor's Lease shall carry no force or effect except as an instrument of billing.

#### Lessor:

Mobile Modular Management Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

#### Lessee:

Recovery San Francisco

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### 2. Request your delivery date.

Requested delivery date: \_\_\_\_\_

Please note: For modular buildings, as a "rule of thumb" allow one day per module to accommodate for set up after delivery. We will attempt to meet your desired date. However, the date is subject to change based on equipment availability and readiness and must be confirmed by a Mobile Modular representative.

### 3. Insurance value.

Prior to the scheduled delivery, please send, or have your insurance company send, a certificate of insurance referencing the Quotation number shown above. We require General Liability coverage in the amount of 1,000,000.00 per occurrence listing Mobile Modular Management Corporation as an additional insured and Property coverage for the value of the leased unit(s) listing Mobile Modular Management Corporation as loss payee.

Item # - Description	Qty	Item Code	Insurance Value
Restroom, 20 HCD (NonStd)	1	1038	\$48,300.00

#### Tell us how you would like to pay.

- Bill me on approved credit (you will be sent an invoice for payment as charges are incurred)
- Credit card payment (a representative will contact you to obtain the credit card information for billing)

Thank you for contacting Mobile Modular.

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DESIGN CALCULATIONS  
FOR:  
8' WIDE COMMERCIAL MODULAR BUILDING w/ OUTRIGGER CHASSIS  
PAD/PIER/ANCHOR SYSTEM  
(130 MPH / EXP 'C' WIND)

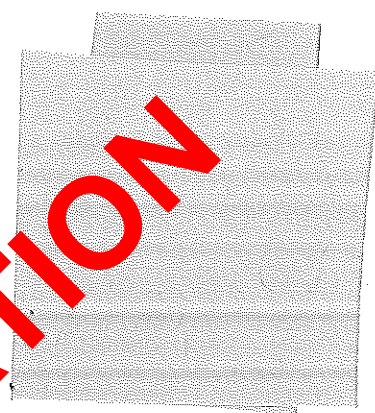
PROJECT:

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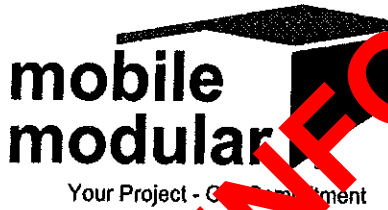
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PREPARED FOR:

11450 MISSION BLVD.  
MIRA LOMA, CALIFORNIA 91752  
(951) 360-6600



5700 LAS POSITAS RD.  
LIVERMORE, CALIFORNIA 94551  
(925) 606 - 9000

PREPARED BY:

**ACUMEN**  
**Engineering, Inc.**

12808 SOUTH 600 EAST  
DRAPER, UT. 84020  
(801) 571 - 9877  
FAX (801) 571 - 9951

COVER SHEET	1	ROOF LIVE LOAD:	20 PSF	DESIGN CODE:	2016 CBC
DESIGN LOADS	2	FLOOR LIVE LOAD:	50 PSF	IMPORTANCE FACTOR:	1.0
PAD CAPACITY	7	PARTITION LOAD:	15 PSF	RISK CATEGORY:	II
PAD/PIER SPACING	8	WIND SPEED /	130 MPH,	SPECTRAL RESPONSE	
ANCHOR QUANTITY	9	EXPOSURE:	EXP 'C'	ACCELERATION: (Ss)	1.50 g
OVERTURNING	10	ALLOWABLE SOIL		(S1)	0.60 g
		BEARING PRESSURE:	1500 PSF	SITE CLASS:	D

Title to these calculations remains with ACUMEN ENGINEERING, INC. The information herein is for the sole use of MOBILE MODULAR MANAGEMENT CORP. and shall be held confidential. Re-use or reproduction in whole or in part is prohibited.



**Acumen Engineering, Inc.**

12808 South 600 East  
Draper, UT 84020  
801-571-9877  
acumeneng@msn.com

JOB TITLE 8' Wide Commercial Modular

Pad/Pier/Anchor Plans

JOB NO.	SHEET NO. 2
CALCULATED BY	DATE
CHECKED BY	DATE

www.struware.com

**Code Search**

**Code:** ASCE 7 - 10

**Occupancy:**

Occupancy Group = B Business

**Risk Category & Importance Factors:**

Risk Category = II  
 Wind factor = 1.00  
 Snow factor = 1.00  
 Seismic factor = 1.00

**Type of Construction:**

Fire Rating:  
 Roof = 0.0 hr  
 Floor = 0.0 hr

**Building Geometry:**

Roof angle (θ) 0.25 / 12 12 deg  
 Building length (L) 30.0 ft  
 Least width (B) 10.0 ft  
 Mean Roof Ht (h) 15.0 ft  
 Parapet ht above grd 0.0 ft  
 Minimum parapet ht 2.0 ft

**Live Loads:**

Roof  
 0 - 200 sf: 20 psf  
 200 - 600 sf: 24 - 0.02Area, but not less than 12 psf  
 over 600 sf: 12 psf

Floor:

Typical Floor 50 psf  
 Partitions 15 psf

**PRELIMINARY INFORMATION DRAFT**

**Wind Loads :** ASCE 7- 10

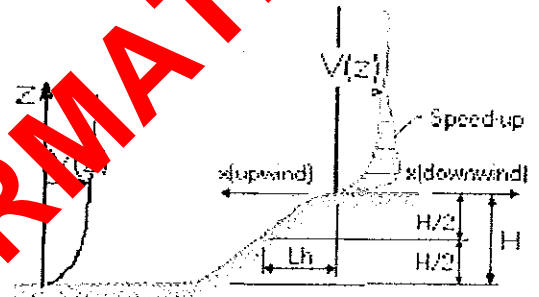
Ultimate Wind Speed	130 mph
Nominal Wind Speed	100.7 mph
Risk Category	II
Exposure Category	C
Enclosure Classif.	Enclosed Building
Internal pressure	+/-0.18
Directionality (Kd)	0.85
Kh case 1	0.849
Kh case 2	0.849
Type of roof	Gable

**Topographic Factor (Kzt)**

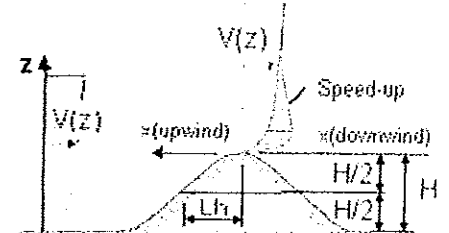
Topography	Flat
Hill Height (H)	0.0 ft
Half Hill Length (Lh)	0.0 ft
Actual H/Lh =	0.00
Use H/Lh =	0.00
Modified Lh =	0.0 ft
From top of crest: x =	50.0 ft
Bldg up/down wind?	downwind

H/Lh = 0.00	K <sub>1</sub> = 0.000
x/Lh = 0.00	K <sub>2</sub> = 0.000
z/Lh = 0.00	K <sub>3</sub> = 1.000
At Mean Roof Ht:	
$K_{zt} = (1+K_1K_2K_3)^{0.65} z^0$	1.00

H < 15ft; exp  
 ∴ K<sub>z</sub> = 1.0



**ESCARPMENT**



**2D RIDGE or 3D AXISYMMETRICAL HILL**

**Gust Effect Factor**

h =	0 ft
B =	8.0 ft
z (0.6h) =	15.0 ft

Flexible structure if natural frequency < 1 Hz (T > 1 second).

However, if building h/B < 4 then probably rigid structure (rule of thumb).

h/B = 1.63 Therefore, probably rigid structure

**G = 0.85** Using rigid structure default

**Rigid Structure**

$\bar{e} =$	0.20
$l =$	500 ft
$Z_{min} =$	15 ft
c =	0.20
$g_Q, g_v =$	3.4
$L_z =$	427.1 ft
Q =	0.96
$l_z =$	0.23
G =	0.90 use G = 0.85

**Flexible or Dynamically Sensitive Structure**

Natural Frequency ( $\eta_1$ ) =	0.0 Hz
Damping ratio ( $\beta$ ) =	0
$\gamma/b =$	0.65
$\gamma/a =$	0.15
$V_z =$	109.8
$N_1 =$	0.00
$K_n =$	0.000
$R_h =$	28.282
$R_B =$	28.282
$R_L =$	28.282
$g_R =$	0.000
R =	0.000
G =	0.000

$\eta = 0.000$        $h = 13.0$  ft  
 $\eta = 0.000$   
 $\eta = 0.000$

PRELIMINARY - DRAFT

**Wind Loads - MWFRS all h (Enclosed/partially enclosed only)**

Kh (case 2) = 0.85	h = 13.0 ft	GCpi = +/-0.18
Base pressure (qh) = 31.2 psf	ridge ht = 13.1 ft	G = 0.85
Roof Angle (θ) = 1.2 deg	L = 30.0 ft	qi = qh
Roof tributary area - (h/2)*L: 195 sf	B = 8.0 ft	
(h/2)*B: 52 sf		

**Ultimate Wind Surface Pressures (psf)**

Surface	Wind Normal to Ridge				Wind Parallel to Ridge				
	B/L = 0.27		h/L = 1.63		L/B = 3.75		h/L = 0.43		
	Cp	qhGCp	w/+qiGCpl	w/-qhGCpi	Dist.*	Cp	qhGCp	w/+qiGCpl	w/-qhGCpi
Windward Wall (WW)	0.80	21.2	see table below		0.80	21.2	see table below		
Leeward Wall (LW)	-0.50	-13.3	-18.9	-7.6	-0.50	-13.3	-11.3	0.0	
Side Wall (SW)	-0.70	-18.6	-24.2	-13.0	-0.70	-18.6	-24.2	-13.0	
Leeward Roof (LR)	**				Included in windward roof				
Windward Roof: 0 to h/2*	-1.18	-31.2	-36.8	-25.6	0 to h/2*	-0.90	-23.9	-29.5	-18.3
> h/2*	-0.70	-18.6	-24.2	-13.0	h/2 to h*	-0.90	-23.9	-29.5	-18.3
					to h	-0.50	-13.3	-18.9	-7.6
					to h	-0.30	-8.0	-13.6	-2.3

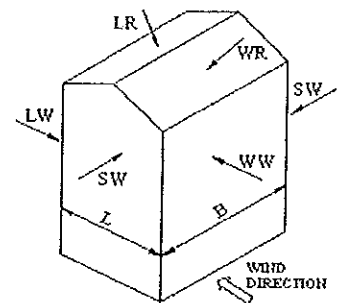
\*\*Roof angle < 10 degrees. Therefore, leeward roof is included in windward roof pressure zones.

\*Horizontal distance from windward edge

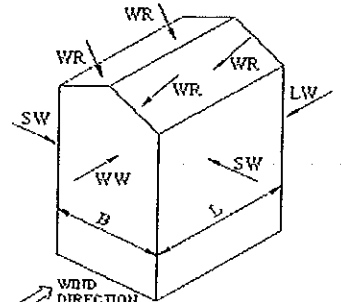
**Windward Wall Pressures at "z" (psf)**

z	Kz	Kzt	Windward Wall qzGCp	Windward Wall w/+qiGCpl	Windward Wall w/-qhGCpi	Combined WW + LW Normal to Ridge	Combined WW + LW Parallel to Ridge
h= 0 to 15'	0.85	1.00	21.2	15.6	26.9	34.1	26.9

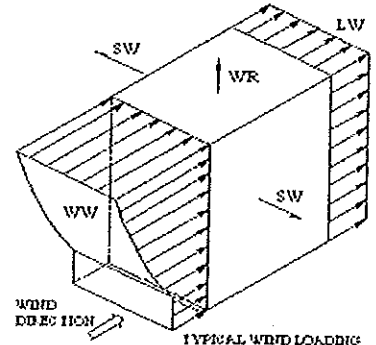
AVAILABLE STRESS DESIGN: 24.5 (1.6) = 20.7 psf



WIND NORMAL TO RIDGE



WIND PARALLEL TO RIDGE



TYPICAL WIND LOADING

**NOTE:**

See figure in ASCE7 for the application of full and partial loading of the above wind pressures. There are 4 different loading cases.

**Parapet**

z	Kz	Kzt	qp (psf)
0.0 ft	0.85	1.00	0.0

Windward parapet: 0.0 psf (GCpn = +1.5)

Leeward parapet: 0.0 psf (GCpn = -1.0)

Windward roof overhangs ( add to windward roof pressure) : 21.2 psf (upward)

**Seismic Loads:**

ASCE 7- 10

Strength Level Forces

Risk Category : II  
 Importance Factor (I) : 1.00  
 Site Class : D

Ss (0.2 sec) = 150.00 %g  
 S1 (1.0 sec) = 60.00 %g

Fa = 1.000	Sms = 1.500	S <sub>DS</sub> = 1.000	Design Category = D
Fv = 1.500	Sm1 = 0.900	S <sub>D1</sub> = 0.600	Design Category = D

Seismic Design Category = D

Number of Stories: 1

Structure Type: All other building systems

Horizontal Struct Irregularities: No plan Irregularity

Vertical Structural Irregularities: 1a ) Stiffness Irregularity—Soft Story

Flexible Diaphragms: Yes

Building System: **Bearing Wall Systems**

Seismic resisting system: **Light framed wall system using flat strap framing**

System Structural Height Limit: 65 ft

Actual Structural Height (hn) = 13.1 ft

See ASCE7 Section 12.2.5 for exceptions and other system limitations

**DESIGN COEFFICIENTS AND FACTORS**

Response Modification Coefficient (R) = 4  
 Over-Strength Factor (Ω<sub>o</sub>) = 2  
 Deflection Amplification Factor (Cd) = 3.5  
 S<sub>DS</sub> = 1.000  
 S<sub>D1</sub> = 0.600

Seismic Load Effect = ρ Q<sub>E</sub> +/- 2S<sub>DS</sub>D = ρ Q<sub>E</sub> +/- 0.200D  
 Special Seismic Load Effect = Ω<sub>o</sub> Q<sub>E</sub> +/- 0.5 S<sub>D1</sub>D = 2.0 Q<sub>E</sub> +/- 0.200D

ρ = redundancy coefficient  
 Q<sub>E</sub> = horizontal seismic force  
 D = dead load

**PERMITTED ANALYTICAL PROCEDURES**

**Simplified Analysis** - Use Equivalent Lateral Force Analysis

**Equivalent Lateral-Force Analysis** - Permitted

Soil-foundation period coef. (C <sub>T</sub> ) = 0.020		Cu = 1.40
Approx fundamental period (T <sub>a</sub> ) = C <sub>T</sub> h <sub>n</sub> <sup>0.75</sup> = 0.138 sec	x = 0.75	T <sub>max</sub> = CuTa = 0.193
User calculated fundamental period (T) = 0 sec		Use T = 0.138
Long Period Transition Period (TL) = ASCE7 map = 10		
Seismic response coef. (Cs) = S <sub>DS</sub> /R = 0.250		
need not exceed Cs = S <sub>D1</sub> /RT = 1.089		
but not less than Cs = 0.5*S <sub>1</sub> /R = 0.075		
USE Cs = 0.250		
Design Base Shear V = 0.250W		

**Model & Seismic Response Analysis** - Permitted (see code for procedure)

**ALLOWABLE STORY DRIFT**

Structure Type: All other structures

Allowable story drift = 0.020hs<sub>x</sub> where h<sub>s</sub> is the story height below level x



**Single Pad Configuration Calculations:**

**Bearing Pad Capacity Calculations:**

Assumed Bearing Capacity: ( $B_c$ ) 1500 psf

Species: P.T DF-L #2

Cross Sectional Area: ( $A_p$ ) 16.9 in<sup>2</sup>

Section Modulus: ( $S_{x,p}$ ) 4.2 in<sup>3</sup>

Pad Specifications ( $T_p$ ) x ( $W_p$ ) x ( $L_p$ )

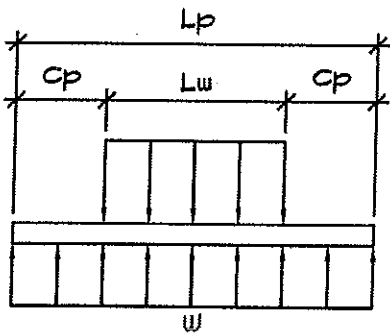
Nominal: 2 x 12 x 24

Actual: 1.5 x 11.25 x 24

Assume Load on Pad is Centered

Load Width on Pad: ( $L_w$ ) 10 in

Pad Cantilever: ( $C_p$ ) 7 in



$$F'_b = 900 \times 1.2 \times 1.25 \times 0.8 = 1080 \text{ psi}$$

( $C_p$ ) ( $L_w$ ) ( $C_l$ )

$$F'_v = 180 \times 1.25 \times 0.8 = 180 \text{ psi}$$

( $B$ ) ( $C_l$ )

Uniform Distributed Load:  $W = (B_c / 144) \times W_p$  117 pli

Maximum Moment:  $M_{max} = 0.5 \times W \times C_p^2$  2871 lbs

Allowable Bending Stress:  $f_b = M_{max} / S_{x,p}$  681 psi <  $F'_b$  => OK in Bending

Maximum Shear:  $V_{max} = W \times C_p$  870 lbs

Allowable Shear Stress:  $f_v = 1.5 \times (V_{max} / A_p)$  72.9 psi <  $F'_v$  => OK in Shear

=> Capacity of Each Pad is: 3000 lbs

PRELIMINARY INFORMATION - DRAFT

### PAD/PIER SPACING

**Input Data:**

Roof Live Load: (Rl)	20 psf
Roof Dead Load: (Rd)	6 psf
Exterior Wall Dead Load: (Wd)	5 psf
Floor Live Load: (Fl)	50 psf
Floor Partition Load: (Fp)	15 psf
Floor Dead Load: (Fd)	7 psf
Module Width: (W)	7.83 feet
Sidewall Height: (H)	8 feet
Pad Capacity: (P)	3000 lbs (GOVERNED)
Pier Capacity: (P)	4000 lbs

**Calculations:**

Weight of Exterior Wall:  $We = (Wd \times H)$  40 plf

Load Acting on Outside Chassis

Main Rails:

$Wo = ((Rl+Rd+Fl+Fp+Fd)(W/2))+We$  424 plf

Maximum Spacing of Piers on Outside

Main Rails:  $S = P/Wo$  08 feet

**PRELIMINARY INFORMATION - DRAFT**

**ANCHOR DESIGN - 8' Wide Buildings**

**Input Data:**

Design Wind Pressure: (P)	20.7 psf	
Seismic Load Factor: (SI)	0.35	W
Roof Dead Load: (Rd)	6 psf	
Floor Dead Load: (Fd)	7 psf	
Exterior Wall Dead Load: (Wd)	5 psf	
Roof Live Load used in Seismic Calculation: (RI)	0 psf	
Partition / Fixture Load used in Seismic Calculation: (Pd)	5 psf	
Floor Live Load used in Seismic Calculations: (FI)	0 psf	
Building Depth: (D)	7.83 feet	
Exterior Wall Height: (H)	8 feet	
Roof Depth: (R)	1.5 feet	
Floor Depth: (F)	0.67 feet	
Skirting / Foundation Height: (S)	3.33 feet	
Miscellaneous Loads: (MI)	50	
Lateral Load Resistance of Anchor/Strap Assembly: VL	2962 lbs	
Building Length: (L)	20 feet	30 feet

**Calculations:**

Transverse Load:

Base Shear Due to Wind:		
$V_w = P \times (R + F + H) \times L$	4900 lbs	7350 lbs
Base Shear Due to Seismic:		
$V_s = (SI) \left( ((L+D)(R_d + F_d + RI + Pd + FI)) + ((L+D) \times (W_d + MI)) \right)$	1941 lbs	2714 lbs
Governing Transverse Base Shear: (V)	4900 lbs	7350 lbs

Longitudinal Load:

Base Shear Due to Wind:		
$V_w = P \times (R + F + H + S/2) \times D$	1918 lbs	1918 lbs
Base Shear Due to Seismic: (Vs)	1941 lbs	2714 lbs
Governing Longitudinal Base Shear: (VI)	1941 lbs	2714 lbs

Ground Anchor Quantity:

In Each Transverse Direction: $N_t = V/VL$	1.65 say 2	2.48 say 3
In Each Longitudinal Direction: $N_t = V_l/VL$	0.66 say 2	0.92 say 2
<b>Total Quantity of Anchors Required:</b>	<b>8 Anchors</b>	<b>10 Anchors</b>

PRELIMINARY INFORMATION - DRAFT

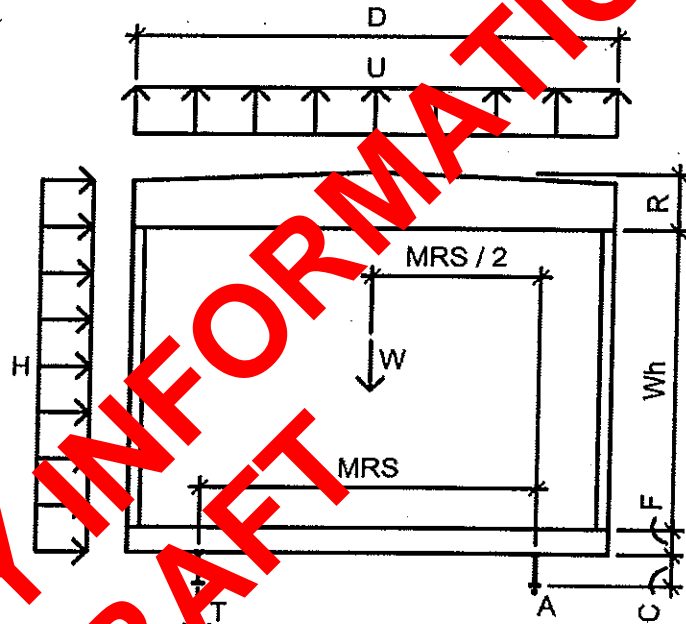


### ANCHOR DESIGN (OVERTURNING) - 8' x 20' Building

- CHECK FOR OVERTURNING
- BY OBSERVATION, WIND IN TRANSVERSE DIRECTION IS CRITICAL.
- CHECK OVERTURNING ABOUT POINT 'A' TO ENSURE ADEQUATE GROUND ANCHOR QUANTITY

**Input Data:**

Module Width: (D)	7.83 ft
Module Length: (L)	20 ft
Main Rail Spacing: (MRS)	5.33 ft
Roof Depth: (R)	1.5 ft
Wall Height: (H)	8 ft
Floor Depth: (F)	0.67 ft
Chassis Depth: (C)	0.83 ft
Roof Dead Load: (Rd)	7 lbs
Wall Dead Load: (Wd)	5 lbs
Floor Dead Load: (Fd)	6 lbs
Uplift Pressure: (P <sub>U</sub> )	22.1 psf
Horizontal Pressure: (P <sub>H</sub> )	20.7 psf
Anchor Capacity: (Ac)	2962 lbs



**Calculations:**

Module Height: (M<sub>h</sub>) = R + W = 10.17 ft

Distributed Horizontal Load: (H) = P<sub>H</sub> x L x M<sub>h</sub> = 4209 lbs

Distributed Uplift: (U) = P<sub>U</sub> x D x L = 3459 lbs

Dead Load: (W) = (Rd x L + Fd x D) x (D + L) + (2 x H x Wd x (D + L)) = 4263 lbs

Overturning Moment: (M<sub>o</sub>)

M<sub>o</sub> = H x ((MRS / 2) + C) + (U x (MRS / 2)) = 34114 lbs-ft

Qty of Anchors to Resist Overturning Moment: (Ar)

Ar = ((1.5 x M<sub>o</sub>) - (W x (MRS / 2))) / (Ac x MRS) = 2.52 say 4 (2 Transverse & 2 Longitudinal)

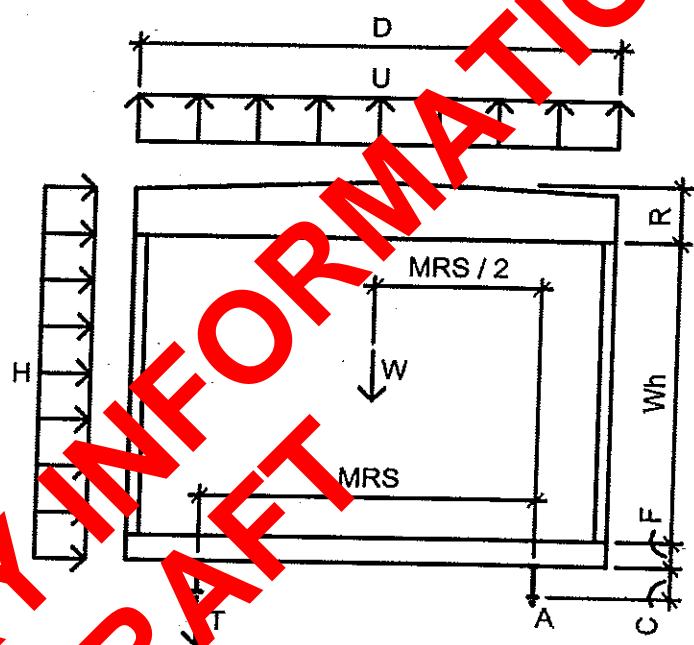
PRELIMINARY - DRAFT INFORMATION

### ANCHOR DESIGN (OVERTURNING) - 8' x 30' Building

- CHECK FOR OVERTURNING
- BY OBSERVATION, WIND IN TRANSVERSE DIRECTION IS CRITICAL.
- CHECK OVERTURNING ABOUT POINT 'A' TO ENSURE ADEQUATE GROUND ANCHOR QUANTITY

**Input Data:**

Module Width: (D)	7.83 ft
Module Length: (L)	30 ft
Main Rail Spacing: (MRS)	5.33 ft
Roof Depth: (R)	1.5 ft
Wall Height: (H)	8 ft
Floor Depth: (F)	0.67 ft
Chassis Depth: (C)	0.83 ft
Roof Dead Load: (Rd)	7 lbs
Wall Dead Load: (Wd)	5 lbs
Floor Dead Load: (Fd)	6 lbs
Uplift Pressure: (Pu)	22.1 psf
Horizontal Pressure: (Ph)	20.7 psf
Anchor Capacity: (Ac)	2962 lbs

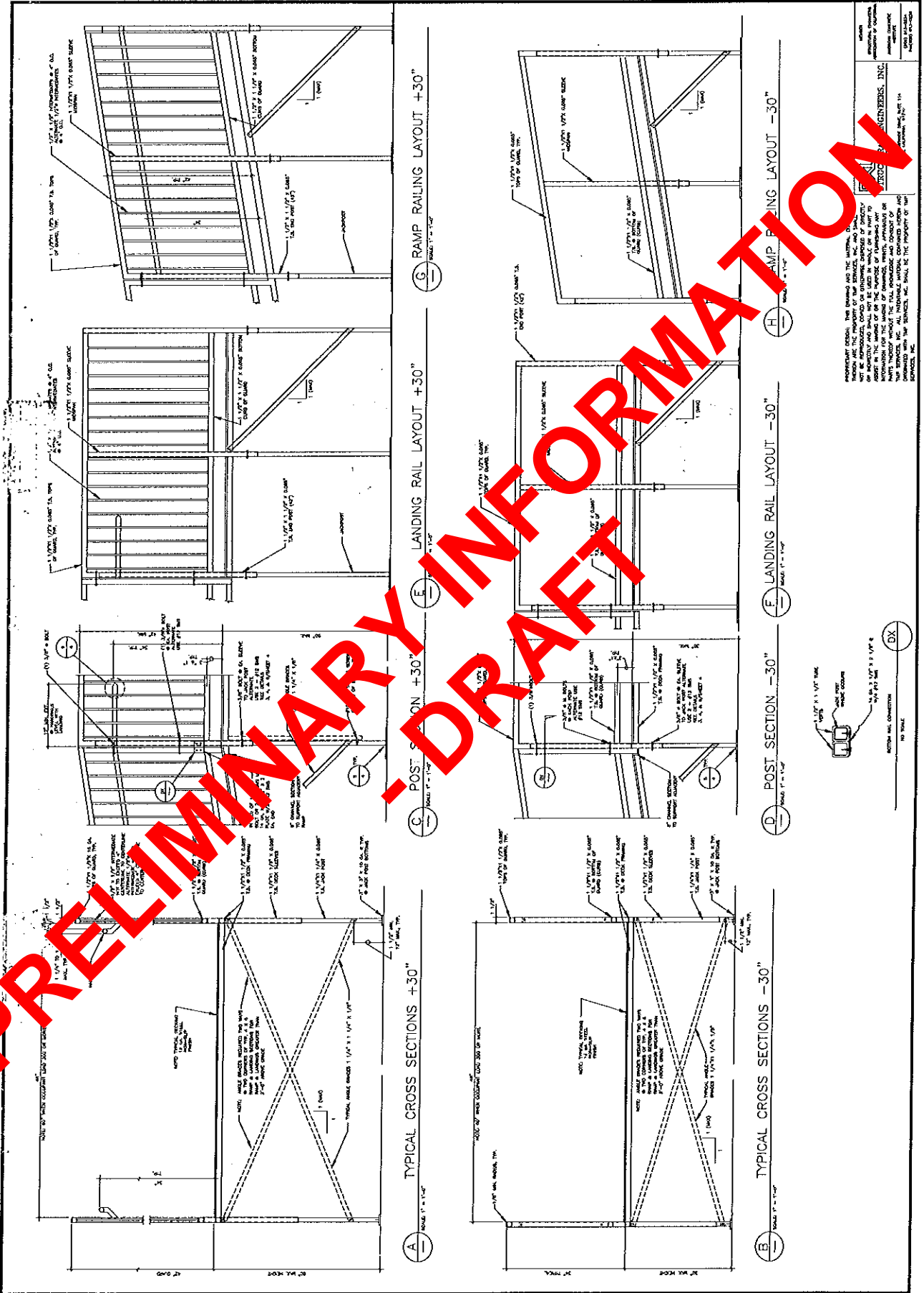


**Calculations:**

Module Height: (M <sub>h</sub> ) = R + W	=	10.17 ft
Distributed Horizontal Load: (U) = P <sub>H</sub> x L x M <sub>h</sub>	=	6314 lbs
Distributed Uplift: (U) = P <sub>U</sub> x L x L	=	5189 lbs
Dead Load: (W) = ((Rd + Fd) x (D x L)) + (2 x H x Wd x (D + L))	=	6082 lbs
Overturning Moment: (Mo)		
Mo = W x ((M <sub>h</sub> / 2) + C) + (U x (MRS / 2))	=	51171 lbs-ft
Qty of Anchors to Resist Overturning Moment: (Ar)		
Ar = ((1.5 x Mo) - (W x (MRS / 2))) / (Ac x MRS)	=	3.83 say 5 (3 Transverse & 2 Longitudinal)







**PRELIMINARY - DRAFT INFORMATION**

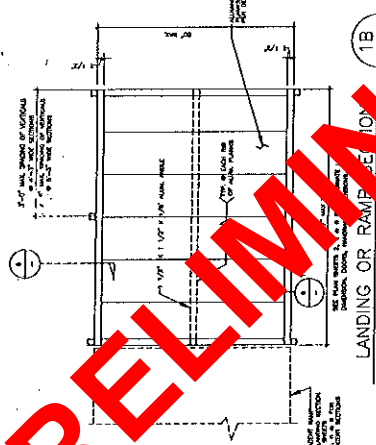




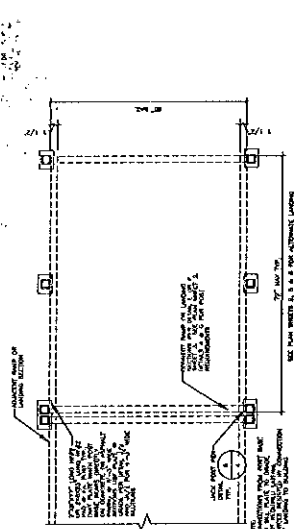




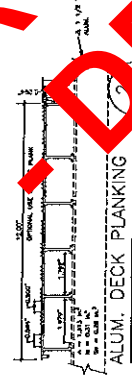
PRELIMINARY - DRAFT INFORMATION



1B  
LANDING OR RAMP SECTION  
SCALE 3/4\"/>



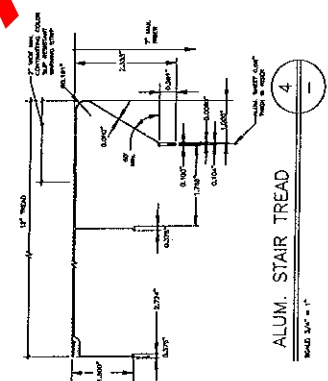
1A  
FOOTINGS @ LANDING OR RAMP SECTION  
SCALE 3/4\"/>



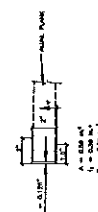
2  
ALUM. DECK PLANKING  
SCALE 3/4\"/>



3  
ALUM. SLEEVE DETAIL  
SCALE 3/4\"/>



4  
ALUM. STAIR TREAD  
SCALE 3/4\"/>



6  
ALUM. EDGE CHANNEL  
SCALE 3/4\"/>

NOTE: HEIGHTS & OF HIGH GUARD REQUIRED FOR  
STAIRS SHALL BE IN ACCORDANCE WITH IBC  
AND/OR APPLICABLE CODES.  
FOR THRESHOLD HEIGHTS LESS THAN 30\"/>

INDEPENDENT DESIGN. THE DESIGN AND THE MATERIALS, CONTRACTOR  
AND THE PROPERTY OF THE CONTRACTOR, INC. AND SHALL  
BE SUBJECT TO THE CONTRACTOR'S OBLIGATION TO VERIFY  
THE ACCURACY OF ALL INFORMATION AND TO OBTAIN ALL  
NECESSARY PERMITS AND APPROVALS FROM THE  
APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE  
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APPLICABLE AGENCIES.

NOTES:  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
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10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

ACCESSIBLE RAMP OPTIONAL ALUMINUM DECK	STATE OF CALIFORNIA TMP SERVICES 2929 KANSAS AVE. RIVERSIDE, CA 92507 PHONE: (951) 213-3500 FAX: (951) 213-3537	SITE:	SHEETS 7 OF 6
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**CONSTRUCTION NOTES**

- 1) ALL WORK SHALL CONFORM TO 2016 C.C.A. AND LOCAL BUILDING CODES.
- 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- 3) ALL LUMBER IN CONTACT WITH OR WITHIN 8" OF SOIL, MUST BE PRESERVATIVE TREATED.
- 4) ALL FASTENERS USED IN FOUNDATION MUST BE CORROSION RESISTANT.
- 5) ADJACENT GROUND SURFACES SHOULD BE SLOPED AWAY FROM STRUCTURE AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. DRAINAGE OF SURROUNDING AREA SHALL BE PROVIDED TO PREVENT ACCUMULATION OF SURFACE WATER.
- 6) SKIRTING (IF USED) MUST BE SELF SUPPORTING & MAY NOT TRANSFER ANY LOAD.
- 7) IF SKIRTING IS USED, UNDER FLOOR AREA MUST BE VENTILATED AT 1 SQ. FT. FOR EA. 150 SQ. FEET OF FLOOR AREA. OPENING MUST BE COVERED W/ CORROSION RESISTANT MESH W/ OPENINGS OF 1/4 INCH.
- 8) IF SKIRTING IS USED, AN ACCESS OPENING W/ DIMENSIONS NOT LESS THAN 18" x 24" SHALL BE PROVIDED.
- 9) HEIGHT OF FINISHED FLOOR ABOVE GRADE SHALL NOT EXCEED 48".
- 10) ALL UTILITY/RAMP/STAIR DESIGN AND SITE UTILITY/GRADING DESIGN BY OTHERS.
- 11) ALL EARTH ANCHORS SHALL HAVE A TOLERANCE OF 10 DEGREES (VERTICALLY & HORIZONTALLY).
- 12) EARTH ANCHORS SHALL BE MANUFACTURED BY 'ABESCO' (OR APPROVED EQUAL) STATE OF CALIFORNIA APPROVAL NUMBER E.T.S.-106C
- 13) EARTH ANCHOR TIE STRAP MUST CONFORM TO ANSI STD. #A225.1.
- 14) STEEL PIERS MUST BE TIE DOWN ENGINEERING-SERIES MFP' OR APPROVED EQUAL. (PIER DESIGN CAPACITY TO BE 4000\* UNLESS NOTED)
- 15) THE MANUFACTURER'S INSTRUCTIONS MUST BE STRICTLY ADHERED TO WHEN INSTALLING PIERS, EARTH ANCHORS, TIE STRAPS, ETC.
- 16) MODULAR BUILDING TO BE CALIFORNIA HCD APPROVED COMMERCIAL MODULAR.
- 17) ACUMEN ENGINEERING HAS NOT INVESTIGATED THE SOILS SUPPORTING THIS BUILDING. THE ALLOWABLE BEARING CAPACITY IS ASSUMED TO BE 1500 PSF. THE ALLOWABLE ANCHOR PULLOUT CAPACITY IS ASSUMED TO BE 2962 LBS. IF ACTUAL SOIL CONDITIONS AT THIS SITE ARE KNOWN TO VARY FROM THESE ASSUMPTIONS, THEN ACUMEN ENGINEERING MUST BE NOTIFIED IMMEDIATELY.
- 18) ACUMEN ENGINEERING WILL NOT INSPECT THE INSTALLED PAD/PIER/ANCHOR SYSTEM. THE OWNER OF THIS BUILDING AGREES TO INDEMNIFY ACUMEN ENGINEERING FOR DAMAGES ARISING FROM IMPROPER INSTALLATION.
- 19) THESE DRAWINGS MAY NOT BE USED FOR BUILDINGS WITH ANY OF THE FOLLOWING ELEMENTS: PARAPETS, FIRE RATED EXTERIOR WALLS, STUCCO EXTERIOR FINISH OR ROOF PITCH GREATER THAN 2:12.
- 20) THIS DESIGN IS NOT INTENDED FOR USE IN FLOOD HAZARD AREAS.

**SHEET INDEX**

- 1 COVER SHEET
- 2 PAD/PIER/ANCHOR PLAN (30' MAX LENGTH)
- 3 PAD/PIER/ANCHOR DETAILS

**DESIGN CRITERIA**

ROOF LIVE LOAD:	20 PSF
FLOOR LIVE LOAD:	50 PSF
PARTITION LOAD:	15 PSF
DESIGN CODE:	2016 CBC
IMPORTANCE FACTOR:	1.0
RISK CATEGORY:	II
ULT. WIND SPEED / EXPOSURE:	130 MPH, EXP 'C'
MINUTED SPECTRAL RESPONSE COEFFICIENTS:	S <sub>1</sub> =1.0, S <sub>2</sub> =1.50, S <sub>3</sub> =1.60
PER ASCE 7-10 SECTION 6.5.6.2	
SITE CLASS:	D
SPECIAL RESPONSE COEFFICIENTS:	S <sub>1</sub> =1.0, S <sub>2</sub> =1.0, S <sub>3</sub> =1.0
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC FORCE RESISTING SYSTEM:	LT FRAMED WALL SYSTEM USING FLAT STRAP BRACING
DESIGN BASE SHEAR:	0.350W
SEISMIC RESPONSE COEFFICIENT: (C <sub>s</sub> )	0.250
RESPONSE MODIFICATION FACTOR: (R)	4
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE ANALYSIS
REDUNDANCY FACTOR:	1.3
PLAN SET NUMBER:	SF4351



Your Project - Our Commitment

11450 MISSION BLVD. 5100 LAS POSITAS RD.  
MIRA LOMA, CA. 91752 LIVERMORE, CA. 94551  
(951) 360 - 6600 (925) 606 - 9000

8' WIDE  
COMMERCIAL MODULAR  
PAD/PIER/ANCHOR PLANS

THE INFORMATION IN THESE DRAWINGS IS PROPRIETARY. THESE DRAWINGS MAY NOT BE REPRINTED, DISTRIBUTED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ACUMEN MOBILE MODULAR MANAGEMENT CORPORATION.

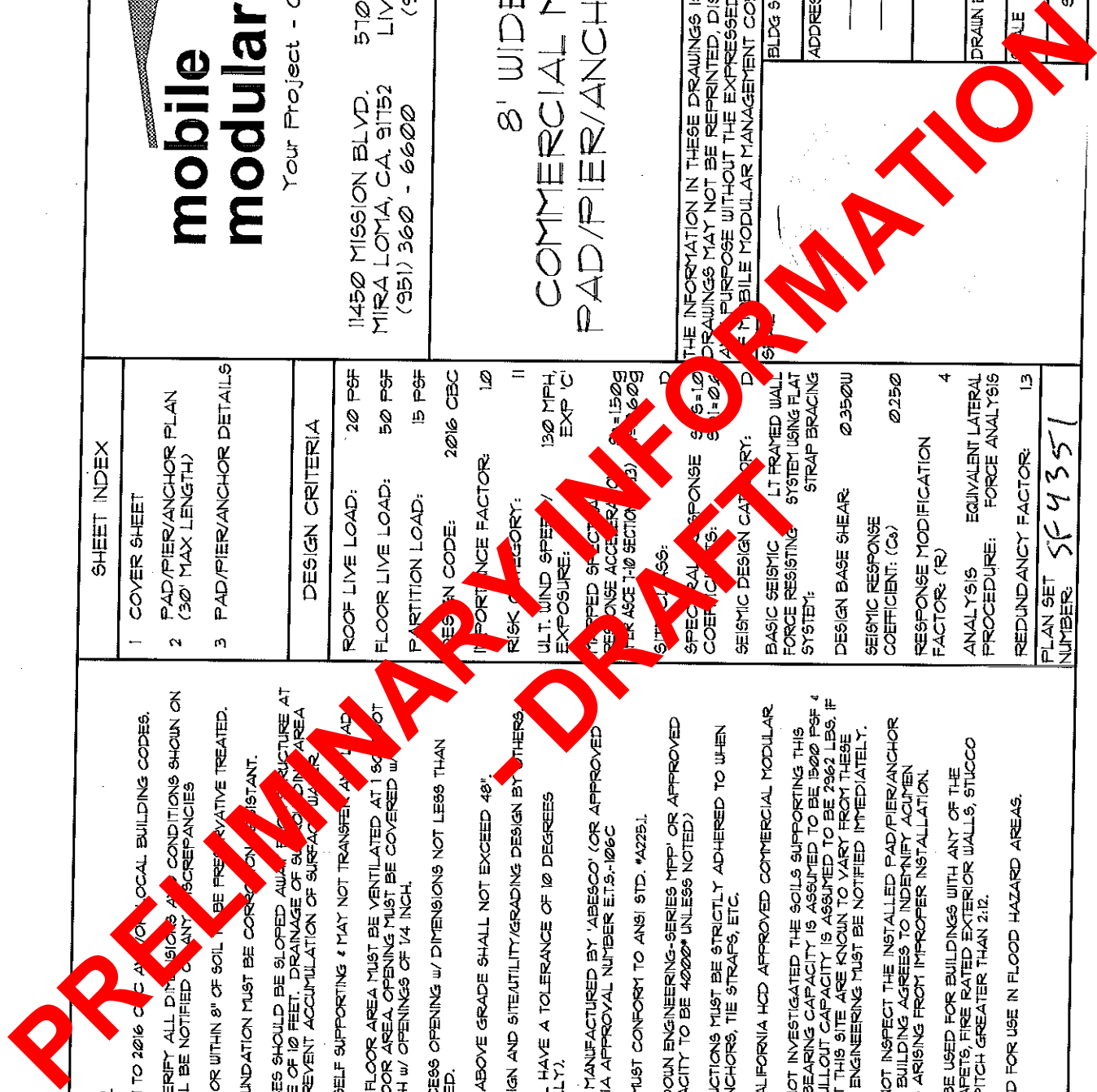
BLDG SIZE

ADDRESS OF INSTALLATION

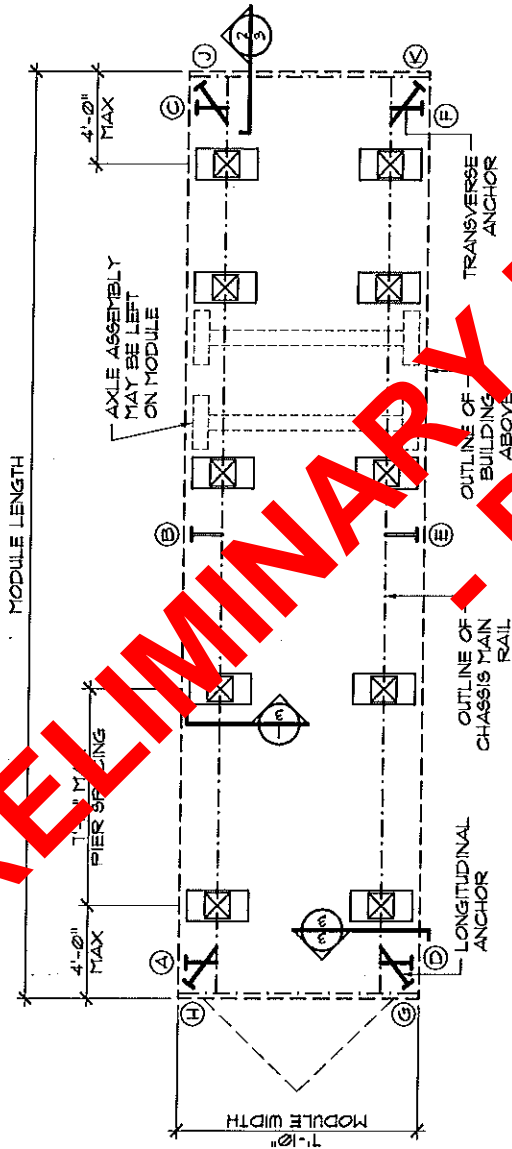
COVER SHEET

DRAWN BY	ADD	DATE	12/02/16
SCALE	NOTED	JOB	8/130C/0R

SHEET 1 OF 3 SHEETS



PRELIMINARY - DRAFT



**PAD/PIER/ANCHOR PLAN**  
(30' MAX LENGTH)




**NOTE:**

1) IF ACTUAL MODULE LENGTH IS NOT SHOWN IN ANCHOR SCHEDULE, USE NEXT LARGEST LENGTH.

ANCHOR REQUIREMENTS		
BLDG SIZE	TRANSVERSE	LONGITUDINAL
8' x 20'	ACDF	GHJK
8' x 30'	ABCDEF	GHJK

THE INFORMATION IN THESE DRAWINGS IS PROPRIETARY. THESE DRAWINGS MAY NOT BE REPRINTED, DISTRIBUTED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MOBILE MODULAR MANAGEMENT CORPORATION.



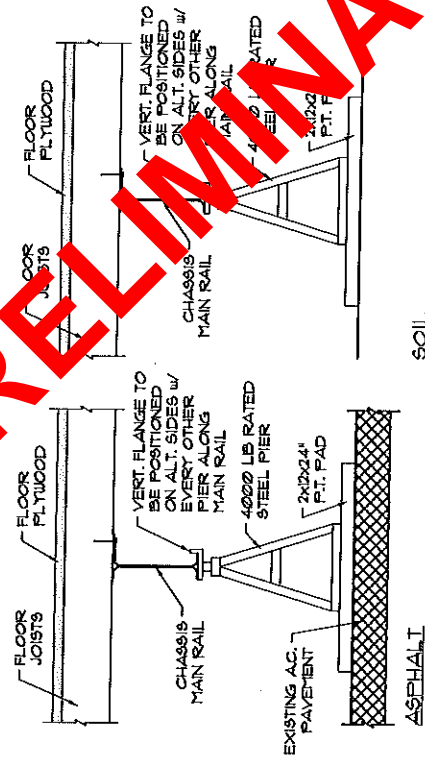
**mobile modular**  
Your Project - Our Commitment

**PAD/PIER/ANCHOR PLAN**  
(30' MAX LENGTH)

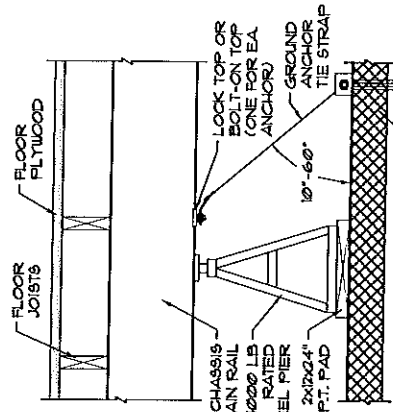
DRAWN BY	ADD	DATE	12/02/16
SCALE	NOTED	JOB	2/130C/OR

SHEET 2 OF 3 SHEETS

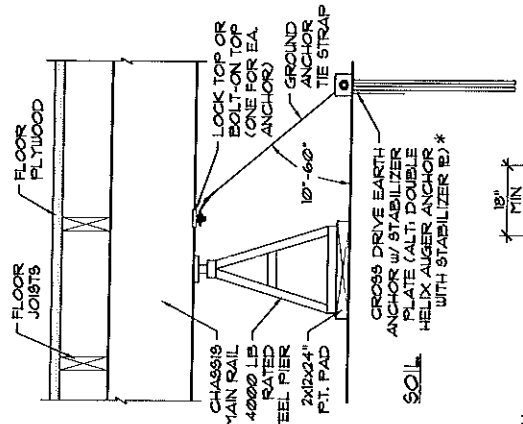
PRELIMINARY - DRAFT INFORMATION



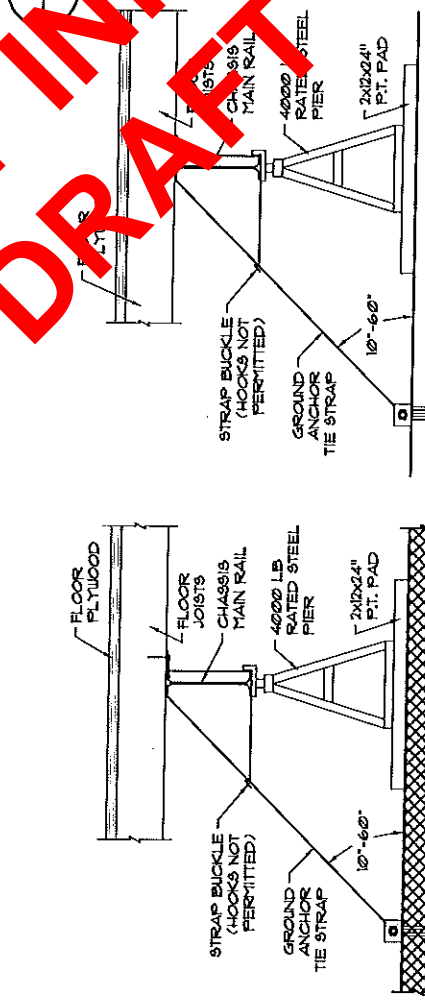
1 DETAIL (TYPICAL PIER)  
3 N.T.S.



2 DETAIL (LONGITUDINAL GROUND ANCHOR)  
3 N.T.S.



3 DETAIL (TRANSVERSE GROUND ANCHOR)  
3 N.T.S.



CHASSIS BEAT PLAN  
3 N.T.S.

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<b>mobile modular</b> Your Project - Our Commitment	
PAD/PIER/ANCHOR DETAILS	
DRAWN BY	ADD
DATE	12/02/16
SCALE	NOTED
JOB	8/130010R

MAY 08 2017

SHEET 3 OF 3 SHEETS

\* IF CROSS DRIVE ANCHORS ARE USED WHERE AUGER ANCHORS COULD BE USED (IN LOAMY TYPE SOIL) THEN TWO CROSS DRIVES MUST BE INSTALLED FOR EACH ANCHOR SHOWN ON THE PLAN. ALL ANCHORS INSTALLED IN SOIL REQUIRE STABILIZER PLATES.

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# ATTACHMENT C

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# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 2/14/2019

**FROM:** Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

**SUBJECT:** **Use Permit UP-10-18, 595 Tunnel Avenue;** Use Permit application to allow assembly of toter carts and storage of empty toter carts within an existing, approximately 35,000 square foot warehouse building, in support of Recology's existing recycling operations located at Tunnel and Beatty Avenues, in the C-1 Commercial Mixed Use District (Baylands); Christine Borghei, applicant; Recology Properties Inc., owner.

**REQUEST:** The applicant requests a use permit to utilize the existing, approximately 35,000 square foot, shed-style, warehouse building at 595 Tunnel Avenue for assembly and storage of empty toter carts. The use is proposed for this facility in support of Recology's existing operations, located primarily to the north at Tunnel and Beatty Avenues. The site is the location of the former Van Arsdale-Harris Lumber Company on the Baylands.

**RECOMMENDATION:** Approve Use Permit UP-10-18, per the agenda report, via adoption of Resolution UP-10-18 with Exhibit A, containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** Use of existing facilities are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the State CEQA Guidelines. The exceptions to the categorical exemptions referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** Per Brisbane Municipal Code (BMC) Section 17.32.030 a Use Permit is required for public utility facilities in any zoning district. The exceptions to the use permit requirement, provided in section 17.32.030.A, B & C, do not apply. The findings required for Use Permit approval are contained in BMC Sections 17.40.060.A & B.

**BACKGROUND, SITE & SETTING:** In July 2018, City Council adopted General Plan amendment GPA-1-18 which redesignated the site from the Baylands subarea to the Beatty Heavy Commercial subarea. While the zoning of this site has not yet been changed to conform with the amended general plan boundaries, the zoning ordinance (BMC Section 17.32.030) allows for public utilities in all zoning districts, subject to a use permit.

As indicated above, the site is the location of the former Van Arsdale-Harris Lumber Company, which was built atop the former municipal landfill. It includes three large warehouse buildings, with an office attached to the westernmost warehouse. The easternmost, 35,000 square foot open ended, or shed-style, warehouse building, that used to store lumber, would be utilized with this use permit for the assembly and storage of Recology's toter carts. The site is largely paved, with the exception of the area behind that easternmost warehouse. The two warehouse buildings located towards the front of the site are not currently in use and are not included in the applicant's proposal, except that existing restroom facilities may be used by Recology's staff, as described further below.

This area of Brisbane is industrial in nature. It is bordered by Sierra Point Lumber to the south, shuttle bus and rental car parking/staging to the north and soil and rock recycling operations to the east. The western edge of the site is fronted by Tunnel Avenue and the CalTrain rail lines are located across the street.

**DESCRIPTION OF PROPOSED USE:** Recology proposes to utilize the existing 35,000 square foot, shed-style, warehouse building at the rear of 595 Tunnel Avenue for assembly and storage of toter carts, in support of their operations to the north at Tunnel Avenue and Beatty Avenue. Toter carts are the bins that may be rolled by hand to and from the curbside for yard waste, recycling or garbage collection. All activities would occur inside the building and no new facilities have been proposed.

New cart components would be delivered to the site, assembled and delivered off-site to customers. Empty, old or damaged carts that have been picked up from customer routes in San Francisco would also be delivered back to the site for loading into debris boxes and delivery to 505 Tunnel Avenue, to the north, for washing and refurbishment. Used carts would be emptied before they would be brought to the site and no waste materials would be brought to the site and no cart cleaning would occur on the site. Aside from delivery vehicles, the only other vehicles or equipment to be used onsite would be a forklift, to load and unload carts.

*Staffing:* Recology has indicated that up to 12 people would work at this facility. Generally, they would be split into two shifts, with an early morning shift and an afternoon shift and some overlapping of the two shifts in the middle, in the late morning to early afternoon.

*Hours of Operation:* The applicant has indicated that typically operations would be from 4 am to 6 pm, 7 days a week. However, the proposal is to allow for operations to occur 24 hours a day, 7 days a week, to allow flexibility.

*Vehicle Trips and Parking:* Vehicle trips are estimated by the applicant to be up to approximately 80 per day. This assumes one trip in and one out per employee per day, plus cart delivery trips to and from the facility (i.e. 40 round-trips). For the purposes of evaluating parking, there is no change in the required on-site parking as compared to the previous lumberyard use. Parking would be provided interior to the site, in the paved yard area between the warehouse buildings.

**PROPOSED CONDITIONS OF APPROVAL:** In addition to Planning review, the application was routed to the following City Departments and outside agencies for review: Building Dept., Dept. of Public Works, North County Fire Authority, Police Dept., San Francisco Public Utilities Commission (SFPUC), Bayshore Sanitary District, Regional Water Quality Control Board, San Mateo County Environmental Health. Comments received are reflected on the draft conditions of approval.

A portable toilet was proposed by the applicant for this facility. However, the Bayshore Sanitary District (BSD) has indicated that a portable toilet would not be permitted for this use, per district regulations. While restroom facilities are located on the site, it is unknown if the current facilities meet current standards, and a building permit and improvements may be required to bring the facilities to the required standards. Since the applicant received this comment from BSD, they have indicated that they have already been in conversation with BSD to meet their requirements. San Mateo County Environmental Health also commented that any associated underground utility work would be required to also comply with Title 27, landfill post-closure requirements. The restroom facility requirement is addressed as a condition of approval.

San Mateo County Environmental Health also provided a recommendation that the site's surface drainage should be improved to prevent water ponding. It appears that due to settlement, ponding is occurring over the impervious yard areas. This is also addressed as a proposed condition of approval.

Since the use was already undertaken without the benefit of a use permit, staff has included a condition of approval regarding the timing to provide restroom facilities to meet the applicable state and BSD standards and to correct the drainage. Failure to meet the deadline would be considered non-compliance and subject to enforcement action.

Other operational conditions are also included. See the draft resolution for those conditions.

**ANALYSIS AND FINDINGS:** In order to approve the Use Permit, the Planning Commission must make the following findings, per BMC Section 17.40.060:

- A. "In considering an application, the planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question."
- B. "The planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city."

The proposal would meet both of the findings, as discussed below.

Adjacent Uses and General Plan Consistency— In regards to the first finding, the property is located among other uses that are industrial in nature and the proposed use is not anticipated to have any significant impacts on these other uses. The use is similar in nature to the prior lumber yard warehouse use

As noted previously, GPA-1-18 approved by City Council and approved by the voters under Measure JJ re-designated this site to the Beatty Heavy Commercial subarea, which allows for Recology business operations.

Not Detrimental or Injurious to the Property, Neighborhood or City— The proposal would not be detrimental or injurious to the property, neighborhood or City. The use would be of similar nature to the surrounding uses and would not have a detrimental or injurious impact to those working in the neighborhood or the surrounding neighborhood or on the general welfare of the City. The use would utilize the existing 35,000 square foot shed/warehouse and the storage and assembly of the toter carts would occur entirely within that building. The building being utilized for this purpose is located at the rear of the site and would be largely out of public view.

With twelve employees on site and approximately 4 deliveries of carts to and from the site per day, traffic from this use would not be significant. The applicant has estimated that at the most there may be up to 80 vehicle trips per day. With parking areas available at the interior of the site, no significant impact is expected in the street parking at the front of the site.

For safety and security, the site is already fenced and lighting is already provided with the existing buildings, when needed for operations before dawn or after dusk.

#### **ATTACHMENTS:**

- A. Draft Resolution UP-10-18 with Findings and Conditions of Approval
- B. Aerial photo of site location & vicinity
- C. Site Photos
- D. Applicant's Project Description and Plans

# ATTACHMENT A

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## EXHIBIT A

**Action Taken:** Conditionally approve Use Permit UP-10-18 per the staff memorandum with attachments, via adoption of Resolution UP-10-18.

### **Findings:**

1. Approval of the use permit is consistent with the general plan and there is no specific plan adopted by the city council for the area in question.
2. The establishment, maintenance and operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

### **Conditions of Approval:**

- A. Owner/applicant shall maintain a business license with the City of Brisbane for this location for as long as there is an active use at the site.
- B. This use permit is for assembly and storage of new and used toter carts only, associated with Recology's operations. It does not extend to the storage or staging of other materials, or other uses.
- C. All storage and toter cart assembly activities are to be conducted within the warehouse and shall not located be outdoors.
- D. All toter carts are to be brought to the site in an empty condition and no waste or recycling materials shall be brought to the site.
- E. No toter cart washing activities are to be conducted on the site.
- F. Owner shall either confirm that the existing restroom facilities meet the required standards to the satisfaction of the Bayshore Sanitary District and City of Brisbane Building Dept., or obtain a building permit from the City of Brisbane, via submittal of separate application form, fee and plans, demonstrating the following:
  - i. Proper connection of an existing restroom facility to water supply and sanitary sewer;
  - ii. Bathroom must meet California Building Code requirements, including but not limited to accessibility and exiting requirements;
  - iii. Bathroom and connections to utilities shall meet CCR Title 27, Section 21190 regulations, which pertain to post closure land use over a landfill.

Note that building permit approval is subject to City of Brisbane as well as Regional Water Quality Control Board and San Mateo County Environmental Health for Title 27 compliance and Bayshore Sanitary District and SFPUC for sewer and water service



connections. Since the use is already on-going, compliance with this condition shall be demonstrated, via City inspection, within 90 days of the effective date of this use permit.

- G. Owner shall maintain the site's ground surface to discourage the ponding of water on the site.
- i. Owner shall provide a plan to the City Engineer and Planning Director to address on site ponding of water.
  - ii. If site grading is required to comply with this condition, applicant shall obtain the required grading permit through the Department of Public Works.
  - iii. Such work shall comply NPDES Municipal Regional Permit requirements, including C.3 provisions if new or replacement impervious surface is required, as may be applicable.

Since the use is already on-going, compliance with this condition shall be within 90 days of the effective date of this use permit.

- H. Minor modifications to the use permit may be approved by the Community Development Director in conformance with all applicable requirements of the Municipal Code.
- I. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 should the use not comply with its conditions of approval, or in any way prove to be a nuisance, injurious or detrimental to property or improvements in the neighborhood or to the general welfare of the City, or for any reason whatsoever that the City Council deems in its sole discretion that makes continuation of this use not satisfactory.

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# ATTACHMENT B

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# 595 Tunnel Ave Site Vicinity Map



# 595 Tunnel Ave Site Aerial Photo



# ATTACHMENT C

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# A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

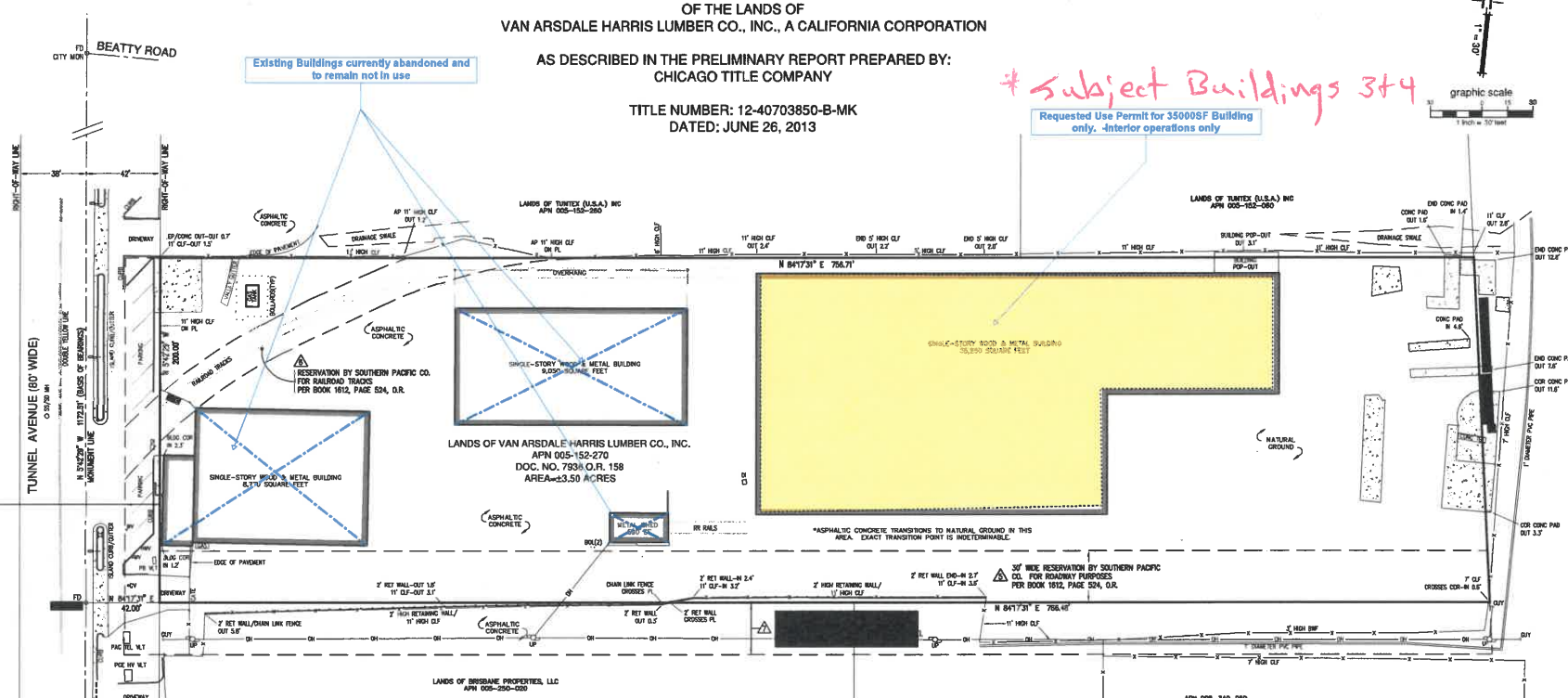
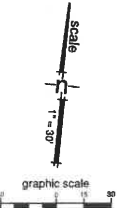
OF THE LANDS OF  
VAN ARSDALE HARRIS LUMBER CO., INC., A CALIFORNIA CORPORATION

AS DESCRIBED IN THE PRELIMINARY REPORT PREPARED BY:  
CHICAGO TITLE COMPANY

TITLE NUMBER: 12-40703850-B-MK  
DATED: JUNE 26, 2013

*# Subject Buildings 3+4*

Requested Use Permit for 35000SF Building  
only. Interior operations only



20' WIDE EASEMENT & RESERVATION BY SOUTHERN PACIFIC CO. FOR RAILROAD TRACKS PER BOOK 1812, PAGE 524, O.R.  
20' WIDE GRANT OF RIGHT OF WAY TO THE CITY OF BRISBANE PER BOOK PAGE 116, O.L.

## LEGEND

- ⊙ FOUND MONUMENT—CHARACTER AND ORIGIN NOTED
- ⚠ REFERENCED EXCEPTION TO COVERAGE
- (R1) RECORD MEASUREMENT PER SUBJECT PROPERTY'S GRANT DEED (DOC. NO. REEL. 7936, IMAGE 158)
- AP ANGLE POINT
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BWF BARBED WIRE FENCE
- CLF CHAIN LINK FENCE
- CORC CONCRETE CORNER
- DI DRAINAGE INLET
- DOC DOCUMENT NUMBER
- FD FOUND
- GUY GUY WIRE ANCHOR
- GV GAS VALVE
- HV VLT HIGH VOLTAGE VAULT
- MON MONUMENT
- D.R. OFFICIAL RECORDS, SAN MATED CO.
- PIE PACIFIC BELL
- PL PROPERTY LINE
- SF SQUARE FOOT
- SS/SD SANITARY SEWER STORM DRAIN
- TBL TABLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE

## BASIS OF BEARINGS

THE BEARING OF NORTH 54°2'29" WEST (BASIS OF BEARINGS), BETWEEN THE FOUND MONUMENTS ON TUNNEL AVENUE, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

## LINE TYPES

- BOUNDARY OF SUBJECT PROPERTY
- MONUMENT LINE
- EASEMENT LIMIT
- STREET RIGHT-OF-WAY/PROPERTY LINE
- FENCE—HEIGHT AND TYPE NOTED
- BUILDING OVERHANG
- BUILDING OUTLINE
- OVERHEAD LINE
- WOOD RETAINING WALL
- CURB AND CUTTER
- CONCRETE

zanetti surveying & mapping curt chappell, p.l.s. no. 7992  
8 barton park phone 408.375.5220  
oakdale • ca • 95361 currock@ sbglobal .net

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY  
VAN ARSDALE HARRIS LUMBER CO., INC.  
595 TUNNEL AVENUE, BRISBANE  
COUNTY OF SAN MATEO  
STATE OF CALIFORNIA

Date	Scale	Design	Check	Job No.
2013-06-26	1" = 50'	3104ALTA		

*\* Annotated by Staff.*

AERIAL FROM GOOGLE MAPS 2017



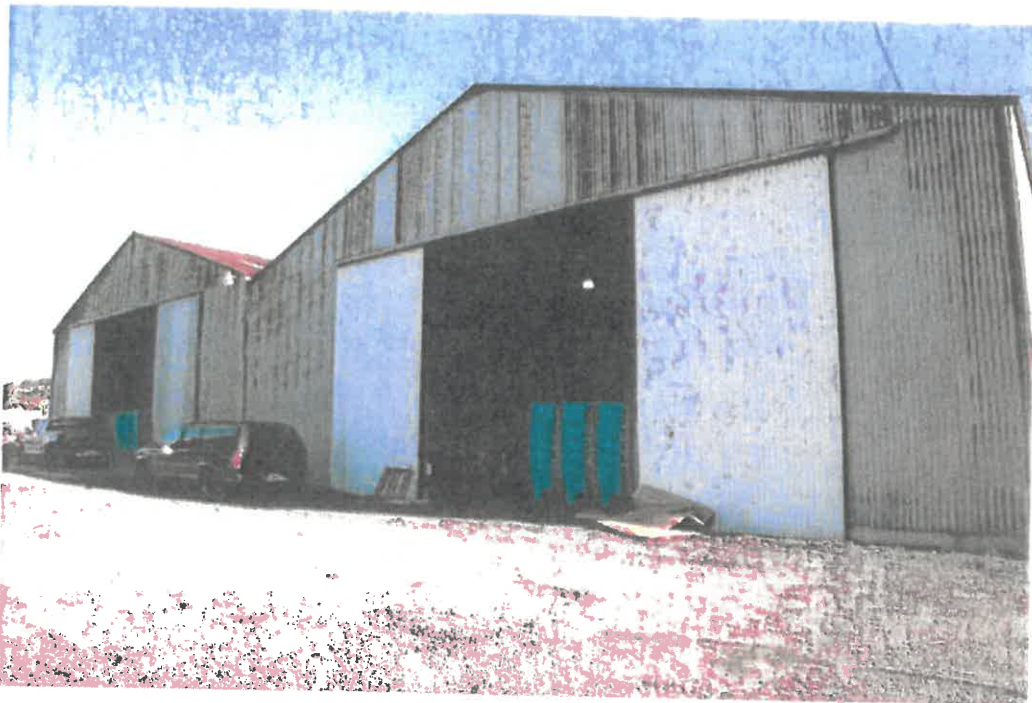
**Aerial 595 with ALTA**

Tim Caulfield  
Project Manager:  
Construction and Facilities  
Recology San Francisco  
415.539.9021  
1/15/19

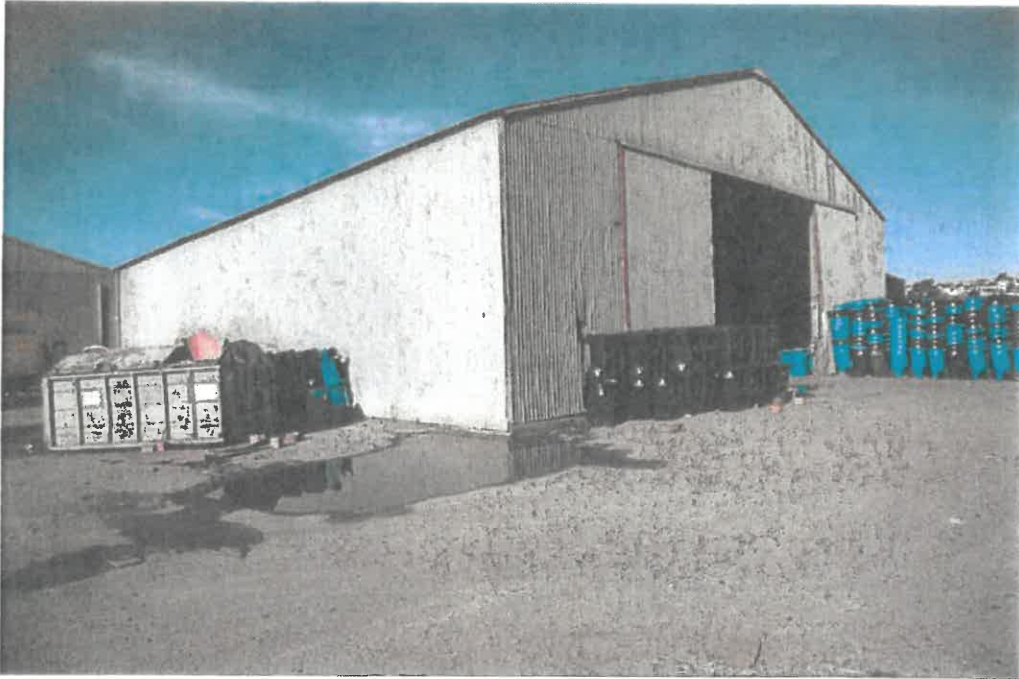
**ALL EXTERIOR GRADE HAS ASPHALT COVER -  
SELECT EASTERN AREAS HAVE DRAIN ROCK  
OVER LAY TO MITIGATE SETTLEMENT AND  
DRAINAGE.**



**Building 3, interior, looking east**



**Buildings 3 and 4, west façade**



**Building 3, south and east facades**



**Building 4, east and south facades**

# ATTACHMENT D

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DEC 20 2018

## Supporting Statements

Comm. Dev. Dept. Brisbane

Description of the proposed project: The proposed project site is located at 595 Tunnel Avenue in the City of Brisbane, California. Figure 1, Project Location, shows the project site in relation to the City of Brisbane. The project site is bounded by Tunnel Avenue to the west, Esta Avenue to the south, and adjacent properties to the north and east. The Assessor's Parcel Number (APN) is 005-152-270. The property is located within the C-1 Baylands zoning district. The project site currently includes three structures, which include three sheds and a kiln. Figure 2, Site Plan, shows the existing conditions on site.

The proposed project includes the receipt and assembly of toter carts associated with operations for Recology Sunset Scavenger and Recology Golden Gate. New toter are delivered to the site by a third-party company to be unloaded and assembled. Shipments of new toter carts are received as needed by operation, up to four times a day during busy periods. Newly assembled toter carts are then trucked offsite for delivery to customers. The site also receives old or damaged toter carts that have been picked on customer routes. The old toters are brought to the site and loaded into debris boxes for delivery to 505 Tunnel Road for washing and refurbishment. No waste materials would occur due to operations. No toter carts are washed or painted at the project site. The proposed project does not include the construction of any new structures and would not result in the demolition of any existing structures. No grading or paving would occur on the site as result of the proposed project.

Days and hours of operation: Operations may occur 24 hours a day, 7 days a week, although typical operations occur 7 days a week, from 4:00 am to 6:00 pm.

Number of employees on site: 12

Company vehicles and equipment on site: One (1) forklift. No other company vehicles or equipment will be located onsite, although up to four Recology box trucks may come to the site each day to collect old toters for delivery to 505 Tunnel Road for washing and refurbishment. As needed and up to four times a day, third-party delivery trucks will be onsite to deliver new toters for assembly.

List the types and quantities of hazardous, toxic, flammable or explosive materials or wastes are involved with the use: None

List any governmental permits required for the handling or storage of the hazardous materials involved with the use: None

List any materials and equipment which will be stored outside and explain how these will be screened from public view: No materials or equipment related to toter assembly will be located outside of existing structures.

Will the use generate air emission, odors, smoke, or dust. If so, how will these be controlled? The proposed project would not result in any air emissions, odors, smoke, or dust.

Will the use generate noise or vibrations? If so, how will these be controlled: The proposed project would not result in any significant noise or vibrations.

Will the use generate glare, heat, or other impacts? If so, how will these be controlled? The proposed project would not result in any glare, heat, or other related impacts.

Will the use generate waste materials? If so, how will these be disposed? The proposed project would not result in any waste materials.

How will waste materials from the use be prevented from polluting the storm water runoff? The proposed project would not include the washing of toter carts and would not result in the use of any water. No waste materials with the potential to pollute the storm water runoff would be produced.

What utilities and other infrastructure are required for your use? Are these existing on the site? If not, how will they be provided? The proposed use will require electricity, which is currently provided at the site. The electricity would be used for indoor lighting and is not required for any onsite operations. The site does not have water or sewer connections. The site current has an onsite Port-a-Potty, which is serviced once a week. Bottled water is provided onsite.

List the benefits below: (a) eliminating blight or unsightly or hazardous conditions, (b) by installing improvements that will facilitate redevelopment of the property, (c) other: The proposed project would keep the project site occupied and avoid having the property be vacant, which could lead to undesirable onsite conditions such as trespassing or a site for illegal dumping. By keeping the site occupied, such conditions are deterred.

List the public benefits below: (a) creating jobs, (b) generating revenues, (c) providing needs, good, or services, (d) other: The onsite use employs up to 12 people in the assembly of new toters. The assembly of these toters assists Recology in reaching its goal of zero waste by encouraging its customers to increase their diversion efforts. These efforts keep recyclables and organics out of landfills, which has a measurable effect on global greenhouse gas emissions.