PURPOSE: Commercial Development (research & development and manufacturing facilities with rapid intermodal shipping capabilities)

DATE: Nov 8, 2022

Datum: NAVD 88

Figure 1. Project Location Map

APPLICATION BY: Woodstock Development, Inc.

Authorized Agent: Terry Huffman, PhD
Huffman-Broadway Group, Inc.
523 4th Street; Suite 224; San Rafael, CA 94901 415.385.1045 / thuffman@h-bgroup.com

PROJECT NAME: 30300 Union City Blvd Project

COUNTY: Alameda

DIRECTIONS: 30300 Union City Blvd, Union City, CA

In: Waters of the United States (wetlands)

Legend

Project Development Site Boundary

0 3,000 6,000 12,000 Feet

Spatial Reference
Name: NAD 1983 StatePlane California III FIPS 0403 Feet
PCS: NAD 1983 StatePlane California III FIPS 0403 Feet
GCS: GCS North American 1983
Datum: North American 1983
Projection: Lambert Conformal Conic
Central Meridian: -120.5000
Latitude of Origin: 36.5000
Longitude of Origin: 0.0000
Latitude of Center: 0.0000
Longitude of Center: 0.0000
Latitude of 1st: 0.0000
Longitude of 1st: 0.0000
Latitude of 2nd: 0.0000
Longitude of 2nd: 0.0000
False Easting: 6,561,666.6667
False Northing: 1,640,416.6667
Central Parallel: 0.0000
Standard Parallel: 37.0667
Standard Parallel 2: 38.4333
Scale Factor: 0.0000
Azimuth: 0.0000
Map Units: Foot US

Basemap Imagery Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

USGS 7.5' Quadrangle: Newark

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Figure 2. USGS Topographic Map Showing Project Development Location

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SITE DATA

Site Area	550,329 sf (12.63 acres)
Total Building Area	297,000 sf
FAR	0.54
Parking Required	537 stalls (per Union City Zoning Code)
Manufacturing (1/1000)	51 stalls (51,000 sf)
GMP/Lab (1/1000)	143 stalls (143,000 sf)
Office (1/300)	343 stalls (103,000 sf)
Parking Provided	597 stalls (2.01/1,000 sf)

Corps Determined CWA Section 404 Wetlands (1.68293 acres)

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Figure 4. Typical Plan View: Showing Fill Placement In Wetlands

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Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS