County of Santa Clara

Department of Planning and Development Planning Office

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STAFF REPORT Zoning Administration October 7, 2021 Item No. 1

Staff Contact: Valerie Negrete, Senior Planner (408) 299-5791, <u>Valerie.negrete@pln.sccgov.org</u>

File: PLN20-079 Architectural and Site Approval (ASA) for Driving Range Barrier Netting

Summary: Consider request for Architectural and Site Approval (ASA) to legalize exterior protective netting constructed without a permit around Hole Nos. 9 and 10 of the Bay Club Golf Course (formerly Boulder Ridge Golf Course).

Owner: Bay Club Properties Holdings, LLC. Review Applicant: Grant Lee, GTL Architects Address: 1000 Old Quarry Rd., San Jose APN: 696-01-025 Supervisorial District: 1 Gen. Plan Designation: Hillsides, Design

Zoning: HS-sr Lot Size: 200 acres Present Land Use: Golf Course HCP: in HCP Area

RECOMMENDED ACTIONS

- a. Accept an Addendum to Boulder Ridge Fitness and Swim Center Environmental Impact Report (now named the Bay Club Golf Course), outlined in Attachment A; and
- b. Grant Architectural and Site Approval (ASA), pursuant to Conditions of Approval.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination

- Attachment B Preliminary Conditions of Approval
- Attachment C Plans and Vicinity Map

Attachment D – Projection Analysis

Attachment E – Public Comments

PROJECT DESCRIPTION

The proposed project is to legalize two sides of a three-sided barrier netting, installed without a permit to enclose the driving range. Two-sides of the netting have been erected, while the western portion is proposed to be constructed as part of this project approval. The project site is

located on an existing 18-hole golf course and contains a clubhouse, maintenance building, and a reception facility. The netting is supported by black poles intended to protect both members and staff from stray balls hit from the existing driving range. The netting would enclose 88,000 linear square feet of the existing driving range area and vary in height from 40-feet to 90-feet tall due to the terrain/topography of the sight. A projection analysis was submitted indicating the average ball flight of users of the driving range and the needed netting height in order to capture stray golf balls. This analysis was needed in order to justify the proposed barrier netting and height proposed (Attachment D).

Pole Height

The golf range is located just west of the clubhouse building and slopes gently west. Some golf balls are hit outside of the range area and have either hit golfers or staff on the golf course. To address the stray golf balls, Boulder Club erected two sides of the protective netting without permits and the applicant requests to install the third (west side) which is proposed to be higher given the downward slope of this area. The adopted Swim and Fitness Center EIR for the property designated the driving range area as low for visibility from the valley floor, see Figure 1 below. Staff analyzed the netting from Old Quarry Road and Redmond Avenue as well as nearby neighborhoods surrounding the golf course and found that the black poles were slightly visible. Even though the poles were somewhat visible from portions of the neighborhoods they were no more visible then the existing PG&E towers in the foreground. Because the area slopes gently downwards, the west wall is proposed to be 80-feet but will be conditioned to be no higher than the existing netting elevations (refer to Condition No. 2).

Poles

Support poles are placed in between the netting in order to hold the netting in place. The system requires large poles that withstand the weight of the netting and any strong winds. The applicant has painted the support poles black and they are the most visible portion of the netting system. Staff has worked with the applicant to reduce the visibility of the poles and the applicant has agreed to re-paint the existing poles to match the natural setting within the green grass fairway. As a condition of approval, the Applicant shall provide County Planning a visual assessment of at least three green or natural color options that will blend in with the natural setting (Condition 3).

Netting

The driving range netting is a thick mesh netting which spans between the poles and serve capture the golf balls. A netting is shown to the right. The mesh netting is not visible. During staffs site inspection of the neighboring vantage points, the mesh was not seen, and only portions of the top of the poles would be seen but they were no taller than the tree tops surrounding the area. See Photo 1 to the right illustrates the mesh and pole system.

Photo 1: Netting from Mazzone Dr.





Figure 1: Visibility from the Valley Floor

Distance from Neighboring Properties

The pole and netting will surround the driving range area. As discussed above, the netting is not visible from neighboring properties, however the poles may be seen from some portions of the surrounding neighborhood. The closest residence to the pole and netting is over 900' to the west of the poles. Between the poles and netting there is an existing open space easement containing large spans of rock outcroppings and heavy vegetation which further screen this area from the surrounding neighborhood. Visibility of this area is generally low.

Permit History and ASA Requirement

The Bay Club Golf Course was established with an ASA. As such, the height of the netting can be modified through the County's ASA process, in accordance with Section 4.20.050.B.4, which states:

Where architecture and site approval is required for the establishment of a use, the regulations specified in this subsection may be modified through the architecture and site

approval process.

The Bay Club Golf Course, formerly Boulder Ridge, Use Permit and ASA was approved by the County of Santa Clara Board of Supervisors on November 1, 1994. The golf course was open for play in 2003, while the clubhouse was completed in 2006.

In 2009, the Use Permit was modified to allow a reception facility which opened in 2010 and is located approximately 800 feet south of the existing clubhouse.

Sometime in 2019, a protective netting bordering the golf range was erected without ASA approval by the Zoning Administration hearing officer. As the topography on the subject parcel slopes downward from the ridge top toward the south and west, the fencing height elevation varies. Two-sides of the fence have been built and the applicant seeks approval for the third (west portion) is proposed to be 90-feet tall given the downslope of this area.

Setting/Location Information

The subject parcel is approximately 200 acres in size and is located in an unincorporated area of Santa Clara County, surrounded by the City of San Jose. The site is an 18-hole golf course and contains a clubhouse, maintenance building, and a reception facility, formerly known as Boulder Ridge Golf Club. The golf course is surrounded on the north and east by open, undeveloped lands within the Santa Teresa Hills. Urban Residential areas are located adjacent to this open space. On the south side, the golf club borders the northern portion of the Pfeiffer residential subdivision as well as a natural greenbelt with the Los Alamitos Creek Trail.

The site is located in the Santa Clara Valley Habitat Plan Area of Area 1- Private Development Covered. Because the area of disturbance is less than 2 acres, it is not covered by the Habitat Plan. Any additional development will be subject to Habitat Plan review. According to our Geographic mapping system the Santa Clara black salamander was spotted west of the driving range in 1992, but was not mentioned in the EIR document (see below). The netting is outside of this area and no other wildlife were reported within the vicinity of the driving range. As a condition of approval, a supplemental Biological Report shall be provided prior to the issuance of building permits to ensure that no sensitive species are located within the proposed area of development. Proposed area shall include the area of the existing netting and poles (See **Condition 4**).

It should be noted that just west of the driving range is a designated open space easement containing scenic rock outcroppings and mature landscaping. The netting is not located within this easement.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA) The proposed project is in conformance with both the Use Permit and EIR, and has no new environmental impacts beyond those analyzed in the adopted Boulder Ridge Fitness and Swim Center Environmental Impact Report, certified by the Board of Supervisors in February 2005. The Boulder Ridge Use Permit included the development of a golf course and associated golf related improvements. Since initial approval, additional uses were approved including a

reception facility. Of the resource areas the EIR analyzed, the significant impact for the Fitness and Swim Center was related to Noise. The 2005 EIR analyzed a larger project and a solid structure, a fitness and swim center, and concluded that although the subject site is located in the -dl zoning district, the overall visibility of a proposed fitness and swim center and the storage yard expansion is extremely low. It concluded that the fitness and swim center is only visible from certain locations on the Almaden valley floor. Further, the location of the proposed fitness building is in keeping with the siting selection that it is in an area on the subject property where natural topography would further shield its massing. By contrast, the netting is not a solid structure, and the only visible portions of the netting are the support poles. The nearest neighborhood along Mazzone has visibility of the clubhouse, which is situated behind the poles from this vantage point. The poles blend in with the tops of the trees adjacent to them and are similar in size to the surrounding power lines already spanning this area of the range. Barrier netting is typical of a golf course and serves as an ancillary use to the driving range to protect staff and golfers from stray golf balls.

In accordance with the California Environmental Quality Act (CEQA, all discretionary County actions that have the potential for environmental effects are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and: (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

In this case, the netting and poles are not anymore visible than the clubhouse and is nestled within the trees surrounding it. This area of the golf course was already designated as an area of low visibility in the adopted EIR and the poles do not introduce a new area of the golf course not already analyzed. The barrier netting is west of the clubhouse and is not a solid structure making it less visible than the analysis of proposed swim and fitness and swim center. Hence, the Draft EIR concluded that the proposed project is consistent with findings stipulated in the -dl combining district and would create less than significant visual impacts. The Draft EIR recommended no additional mitigation measures needed that would warrant new review. To lessen any potential visibility, conditions of approval have been added to this project to ensure the poles are kept less than significant.

B. Project/Proposal

1. General Plan: Hillsides

2. Architectural and Site Approval: Due to the height of the netting, the Zoning Administration Hearing Officer may modify the height limitation of fences/netting. The Bay Club Golf Course was established with an ASA, therefore the height of the netting

can be modified through ASA Approval process in accordance with Section 4.20.050.B.4.

3. Zoning Standards: The Zoning Ordinance sets height limits and standards, however height can be modified subject to an ASA. The proposed project does not involve any structures, rather this project is for a fence, or netting. The Zoning Administration Hearing Officer may grant the height exceedance above the 35-foot maximum height requirements.

C. Architectural and Site Approval Findings

The project includes the placement of barrier netting to enclose the driving range in order to accommodate fencing/netting that is taller than the height allowed 'by-right'. Pursuant to Zoning Ordinance Section 5.40.040, all required ASA findings of fact are identified below in **bold**, followed by an explanation of how this project meets the required findings in regular text.

A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

No changes to the existing parking layout are proposed with the placement of the netting. Adequate on-site parking and circulation were analyzed with the development of the golf course and will remain the same. No issues were found to exist nor have been reported to the County related to parking since the project was approved. For these reasons, and as described and analyzed above, this finding <u>can be made</u>.

B. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;

The netting that was placed on site is mesh and not visible from a distance, leaving the black support poles the most visible portion of the project components. Because there is existing netting placed, visibility of the netting is already known. The height of the existing netting is approximately 40-feet tall. The western portion of the protective barrier is not yet built and proposed to be 90-feet tall. In order to assess the basis for the netting height, the applicant submitted a projection analysis (refer to Attachment D) indicating the average ball flight of users of the driving range. This analysis was needed in order to justify the proposed barrier netting and according to the projection analysis, the netting was required to be 90-feet high in order to provide a protective barrier between the driving range and the other areas of the golf course.

The project setting is a developed golf course surrounded by a mix of open space and residential neighborhoods. Because the golf course is located on land that generally slopes downward from the ridge top toward the south and west, visibility of the proposed netting poles does occur from certain vantage points in the surrounding neighborhood. An assessment of the visibility of a proposed fitness center¹ which would have been

¹ Environmental Impact Report adopted by the Board of Supervisors on February 10, 2005 for the project entitled Boulder Ridge Fitness and Swim Center Environmental Impact Report

situated just north of the existing clubhouse, designated this area as "not visible" and "low visibility." This assessment places the poles in an area considered "not visible." Staff analyzed the netting from Old Quarry Road and Redmond Avenue, as well as nearby neighborhoods surrounding the golf course and found that the black poles were slightly visible from two neighborhoods. Large PG&E towers span along this hillside range and throughout the existing neighborhoods which further reduce a clear view of this area. However, the netting and poles range between 1,930 feet and 2,050 feet away from the surrounding neighborhoods, thereby further reducing the impacts of a netting structure. As such, as a condition of approval, poles cannot be more than the existing of approximately 40 feet to ensure they are less visible and blend in with the foreground. Additionally, Staff has included a condition of approval requiring the poles, which are currently painted black, to be painted a color of green or natural color to further blend the poles into the foreground.

The appearance of the existing golf course structures with existing landscaping were developed to complement the hillside and surrounding neighborhood. Vegetation was required as a condition of approval in order to minimize any visual impacts as viewed from Almaden Valley floor. In addition, given the distance of the poles and their location along the hillside with existing utility wires, these poles are difficult to see and at some vantage points even match the height of the tree tops in front and behind the poles. Along Almaden Valley Road, there are spans of retaining walls and passer-byers are typically not looking in this direction.

As such, the proposed netting project, will not be detrimental to the surrounding area or neighborhood, and this finding <u>can be made</u>.

C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

Just west of the driving range and existing neighborhood there is an open space easement which contains large rock outcroppings and heavy vegetation. The poles and netting are not located in the easement. All other golf course landscaping will remain and serves as a means to provide the aesthetics mitigations for the neighborhood to west of the golf course. Ongoing maintenance of the landscaping will continue which will help to maintain the existing character of the site. Existing structures (clubhouse, reception cart and maintenance building and other miscellaneous buildings) cover approximately 1% of the subject parcel (total site area is approximately 200 acres) which remain low in intensity given the size of the property. Placement of the protective netting barrier does not require any additional site changes. As such, this finding <u>does not apply</u>.

D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

The site is an 18-hole golf course, and site contains a clubhouse, maintenance building, and a reception facility, formerly known as Boulder Ridge Golf Club. All appropriate

conditions of approval have been either complied with or are ongoing to ensure the use is consistent with the polices and findings required of this use.

The barrier netting was place on-site sometime in 2019 without requisite permits and therefore a portion of the netting already exists. The netting is situated at approximately 40-feet tall and the remaining portion is proposed to be 90-feet high. Because development of this netting was all done within the existing golf course footprint there were no new issues to analyze that were not already converted except the assessment of aesthetics. The CEQA Addendum analysis (refer to Attachment A) concluded that the project would not result in any significant environmental impacts to aesthetics, as the poles and netting are located in an area considered "not visible." The project has been reviewed with respect to all applicable regulations relating to public health, safety and environmental effects. As such, this finding can be made.

E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The parcel contains no unprotected creeks or natural drainages and no areas that will be impacted by the netting. The placement of the netting will not result in a flood risk. The project has been reviewed by County's Land Development and Engineering Staff with respect to all applicable regulations relating to drainage and flood control. The project has been conditioned (Refer to Attachment B) to comply with the stormwater discharge requirements. As such, this finding can be made.

F. Adequate existing and proposed fire protection improvements to serve the development;

The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. Compliance with the preliminary conditions outlined in Attachment B shall ensure that the project will have adequate fire protection improvements. For these reasons, this finding can be made.

G. No significant increase in noise levels;

The project does not involve any activity which will create noise. Due to the nature of the use proposed and its location, the project is not anticipated to cause any significant increases in ambient noise levels. No outdoor amplified noise is proposed. The project may create short-term/temporary construction noise due to the placement of an additional netting area. Construction activities are limited to the hours of 7AM and 7PM, Monday through Saturday, with no construction activity occurring after 7PM, or on Sundays. Conditions of approval are already in place to ensure that the golf course remain in compliance with the County Noise ordinance. Therefore, as conditioned, this finding <u>can be made</u>.

H. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;

The barrier netting is taller than the ordinance allowance of 35 feet. According to the Zoning Ordinance Section 4.20.050.B.4, *"where architecture and site approval is required for the establishment of a use, the regulations specified in this subsection may be modified through the architecture and site approval process."* As such, the golf course attained ASA approval for the operation and can apply to modify the height limit of their fencing through the ASA process. The Zoning Administration Hearing Officer may grant the height exceedance above the 35-foot maximum height requirements. The approval is also subject to the following limitations:

Nonresidential uses adjacent to any residentially developed property may be required to provide a minimum front yard setback equal to that of the adjacent residential use; and non-residential uses adjacent to any residentially developed property shall be required to provide a minimum side and rear yard setback equal to one-half the height of the building closest to the setback, or five (5) feet, whichever is greater.

The above limitations, partially apply since the golf course is situated adjacent to residential uses. However, the netting is over 300 feet setback from property lines. This distance helps with the reduced visibility of the poles and netting and the closest residence is over 1,850 feet from the pole system to the west. With the poles being the most visible portion of the system, a condition of approval was added to modify this color to better blend in with the surrounding vegetation. In addition, the project is being conditioned such that the new pole wall on the west will be no taller than the existing netting. As such, this finding can be made.

I. Conformance with the general plan and any applicable specific plan;

The site is approximately 200 acres in size and has been developed with an 18- hole golf course since 2003. It is surrounded by a mix of open space to the immediate north and east and residential neighborhoods to the west and south. Notably there is a large span of rock outcroppings and heavy vegetation with trees just west of the golf driving range. No changes to the existing use or surrounding vegetation are proposed. The barrier netting was erected to provide protection against stray golf shots from the driving range. No additional patrons or sessions were added as a result of installing the new netting.

The Golf Course and Country Club and its related uses are allowed in the HS zoning district, subject to securing a Use Permit and Architecture and Site Approval. The General Plan Resource Conservation Chapter for Scenic Resources contains specific policies under Strategy No. 2, to Limit Development Impacts on Highly Significant Scenic Resources. R-RC 98 requires "[h]illsides, ridgelines, scenic transportation corridors, major county entryways, stream environments, and other areas designated as being of special scenic significance should receive utmost consideration and protection due to their prominence, visibility, and overall contribution to the quality of life in Santa

Clara County." The netting was designed to be part of the golf use so that it will not impair the integrity and character of the HS zoning district. The proposed project will not be detrimental to the site's existing setting as there is no removal of existing trees and/or natural vegetation. Thus, the project will be in conformance with the General Plan, and complies with applicable zoning district regulations, and this finding can be made.

J. Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and other applicable guidelines adopted by the County, or by the appropriate city for land within the city's urban service area.

A Use Permit and ASA was approved by the County of Santa Clara Board of Supervisors on November 1, 1994. The golf course was open for play in 2003, while the clubhouse was completed in 2006. All the existing structures on the site were analyzed against the ASA Guidelines and conditioned as necessary to ensure the project was consistent with said requirements. No changes are being made or requested for any other portion of the gold course. As such, this finding can be made.

BACKGROUND

On July 23, 2019, the property owner submitted an Application to abate a violation for the construction of an "after-the-fact" protective barrier netting that was placed west of the clubhouse. The project was deemed incomplete on August 20, 2019. The project was subsequently re-submitted on June 9, 2020, deemed Complete on July 8, 2020 and the CEQA assessment was completed August 9, 2020.

On September 22, 2021, a public notice was mailed to all property owners within a 300 radius and was also published in the Post Records on September 22, 2021.

STAFF REPORT REVIEW

Prepared by: Valerie Negrete, Senior Planner



Attachment A

Addendum to Boulder Ridge Fitness and Swim Center EIR from California Environmental Quality Act (CEQA)

ATTACHMENT A

ADDENDUM TO BOULDER RIDGE FITNESS AND SWIM CENTER EXPANSION USE PERMIT MODIFICATION ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

File Number	APN(s)	
PLN20-079	696-01-025	09/16/2021
Project Name	Project Type	
Boulder Ridge Interior Driving Range Netting	Architecture and Site Approval	
Owner	Applicant	
Bay Club Properties Holdings, LLC	Grant Lee, GTL Architects	
Project Location		
1000 Old Quarry Road, San Jose, CA. 95123-2454 (Netting between Holes #9 and #10)		
Project Description		
The proposed project is to legalize existing Driving Range barrier netting., located on an 18-hole		
golf course, named Bay Club Golf Course (formerly Boulder Ridge Golf Course. The site contains		
a clubhouse, maintenance building, and a reception facility. The barrier netting encloses an 88,000		
linear square-foot driving range area and varies in height from 41-feet to 90-feet tall.		

No grading is associated with the protective netting.

Background and Summary of Findings

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all discretionary County actions that have the potential for environmental effects are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Division evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. The environmental impacts of the project have been adequately evaluated in the program Environmental Impact Report adopted by the Board of Supervisors on February 10, 2005 for the project entitled Boulder Ridge Fitness and Swim Center Environmental Impact Report, and no further environmental review is required under CEQA, and an Addendum to an EIR may be prepared for the described

project.

Consistency of Project with EIR

The proposed project is in conformance with both the existing Use Permit and Boulder Ridge Fitness and Swim Center Environmental Impact Report as no new environmental impacts beyond those analyzed in the EIR, certified by the Board of Supervisors in February 10, 2005 were found to exist. Boulder Ridge was approved in 1993 as a golf course, then an addition of a reception facility use in 2009. In 2013, Boulder Ridge applied for a modification to add a fitness and swim center. An Environmental Review Report was prepared and adopted in 2005 for the expansion (See Attachment A), for approval by the Board of Supervisors. The proposed project is located within the area analyzed within the EIR and avoids areas with identified sensitive resources such as biological, cultural or geological.

The proposed project would not result in any new significant effects, as identified below one area was assessed and is discussed below.

1. Visual Impacts:

The project will not have significant visual impacts. The existing site is developed and previously graded when it was developed as a golf course. Within the EIR, general site visibility from the Santa Clara Valley floor was mapped through the Santa Clara County Geographic Information System. Visibility was found to be generally low from the Santa Clara Valley floor because the property is located on a westward-facing slope of the Santa Teresa Hills, which separate the Almaden Valley from the Santa Clara Valley. The area where the clubhouse and netting poles are located in areas designated within the "low visibility" segments of the golf course. There are portions of the property visible from the Almaden Valley, particularly areas west of the property. Although the ridgeline containing the project site is clearly visible in the background from this viewpoint, the landscape is highly developed, with power line poles and overhead power lines dominating the foreground. The existing clubhouse is visible in the background but tends to blend into the ridgeline due to its low profile and muted colors. The barrier netting is west of the clubhouse and is not a solid structure making it less visible than the analysis of proposed swim and fitness and swim center.

The height of the netting was installed both at the east and west and is approximately 40feet in height. The western portion of the netting is not yet but is proposed to be up to 90feet high due to the slope of the property. A 90-foot tall pole will be visible and the project will be conditioned to ensure that any support pole above 40-feet would be supported by a pole half the width of the existing black poles.

Existing lighting in the area surrounding the golf course and adjacent open spaces consists of street lighting, lighting associated with single family homes in residential neighborhoods, and lighting on off-site commercial buildings and in parking lots. The support poles for the netting do not include lighting therefore will not contribute additional lighting in the area.

2. Biological Resources: The project site is located within the Habitat Conservation Plan. Due to the area of disturbance being less than 2 acres, the site is not subject to the Habitat Plan. Hence, there would be no biological impacts, such as passage of animals.

As such the environmental impacts of the project have been adequately evaluated in the

Environmental Impact

Report adopted by the Board of Supervisors on February 10, 2005 for the project entitled "Boulder Ridge Fitness and Swim Center EIR" and that no further environmental review is required under the California Environmental Quality Act and an Addendum to the EIR has been prepared for the described project.

Prepared by:		
Valerie Negrete, Senior Planner	Signature	<u>9-21-2021</u> Date
Prepared by:		
Leza Mikhail, Interim Planning Manager	Signature	<u>9-21-2021</u> Date

Attachment B

Strikethrough Combined Conditions of Approval

ATTACHMENT B

PRELIMINARY ARCHITECTURE AND SITE APPROVAL CONDITIONS OF APPROVAL (Strike-through Version)

Date:	October 7, 2021
Owner/Applicant:	Bay Club Properties Holdings, LLC
Location:	1000 Old Quarry Road, San Jose, CA, (APN: 696-01-025)
File Number:	PLN20-079
CEQA:	Addendum to EIR – Section 15164

Project Description: The proposed project is to legalize an existing protective interior netting west of the existing clubhouse. Two-sides of the netting have been erected, while the southern portion is not. Located on a developed 18-hole golf course, the site contains a clubhouse, maintenance building, and a reception facility. Netting covers 88,000 linear square feet and ranges in height from 41-feet to 90-feet high as it follows the existing grade. The 90-foot area is the south wall which is not yet built.

If you have any question regarding the following final conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval. Note: Prior and modified Conditions of Approval are noted after each condition in **bold**.

Agency	Name	Phone	E-mail
	Valerie	(408) 299- 5791	valerie.negrete@pln.sccgov.org
Planning	Negrete	(400) 299- 3791	
Environmental	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Health	Darmi Lee	(400) 299 - 3740	darminee@cep.sccgov.org
Land Development	Ed Duazo	(408) 299 - 5735	ed.duazo@pln.sccgov.org
Engineering	Eu Duazo	(408) 299 - 5755	ed.duazo(@piii.seegov.org
Fire Marshal	Alex Goff	(408) 299-5763	Alex.goff@sccfd.org
Roads and Airports	Christine Hii	(408) 573-2417	christine.hii@rda.sccgov.org
Building Inspection		(408) 299 - 5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. Any work described in this permit will require a building permit. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

- Netting installed adjacent to Hole No. 9 and No. 10, west of the clubhouse, shall not exceed 40feet on the west and east as shown on plans. The west portion of the netting shall have support poles no wider than the existing to decrease its visibility. Because the area slopes gently downwards, the west wall will be conditioned to be no higher than the existing fencing.
- <u>The Applicant shall provide County Planning a visual assessment of at least three green or natural color options that will blend in with the natural setting. If technology is available that deems the netting unnecessary, the Applicant shall remove the netting and use the technology instead for protective netting.</u>
- 4. According to our Geographic mapping system the Santa Clara black salamander was spotted west of the driving range in 1992. The netting is outside of this area and no other wildlife were reported within the vicinity of the driving range. Prior to the issuance of building permits to ensure that no sensitive species are located within the proposed area of development, a supplemental Biological Report shall be provided.
- 5. All conditions of approval from County File No.2195 will remain in effect and are incorporated within these conditions of approval.
- 6. The applicant shall receive Architectural and Site Approval (ASA) per Section 14-4.2 of Zoning ordinance. (previous Use Permit Condition No. 1 January 11, 1993 Approval)
- 7. The ASA Committee is to incorporate as conditions of approval those appropriate mitigation measures as outlined in the Summary of the Final Environmental Impact Report, specifically the following (previous Use Permit Condition No. 2 January 11, 1993 Approval):
 - a. The steep slope areas on the site, as depicted on the map entitled "Slopes in excess of 30%" shall remain undeveloped. The ASA Committee shall take measures identified in the EIR monitoring program to protect the rock outcroppings.
 - b. The project areas known as Boulder Ridge I shall be delineated on the project plans and avoided during construction and operational phases of the permit.
 - c. Area known Boulder Ridge 2 shall be left in its existing state.
 - d. A securely locked gate shall be placed at the entrance to Boulder Ridge 3 to prevent any additional damage to cultural features inside.
 - e. Prior to any disturbance of freshwater seeps, drainage channels, or intermittent pools the developer shall obtain authorization from the Army Corps of Engineers.
 - f. Obtain a Streambed Alteration Agreement from State Dept. of Fish and Game for any construction activities which results in modification of stream channels.
 - g. All grading, foundation, water storage pond, and retaining wall plans and specifications
 shall comply with the recommendations of the geotechnical report as outlined in the
 summary of the final E I.A. and its Appendix "A" prepared by Terrasearch, Inc. This
 shall include review of plans, compliance with specifications, and field inspections.
 - h. Obtain approval of plans and any necessarily permit for proposed private road construction along Alamitos Creek from the Santa Clara Valley Water District.

i.	The access road between Winfield Drive and the private drive shall be	
	constructed to County public road standards and be designated private for maintena	
	— purposes.	
i.	Roadway design plan shall include a statement that during the grading of the road a	
5	determination shall be made in the field for the need of slope indicators to monitor any	
	<u>future slope movement.</u>	
1_		
<u>k.</u>	Construct an emergency access road as determined by the Fire Marshal between	
	Mazzone Drive and the private drive with the provision for the placement of bollards, th	
	type of which to be approved by San Jose City Fire Dept.	
l.	Roadways to be designed and constructed to not exceed a 15 percent grade. Activities at	
	the clubhouse shall comply with the limits of the County Noise Ordinance and shall be	
	monitored by the clubhouse manager.	
m.		
	7:00 p.m. Mondays through Fridays, and shall be conducted no closer than 500 ft. from	
	any residential structures from 7 a.m. to 7 p.m. on weekends. A report prepared by a	
	qualified acoustical engineer shall be submitted to Current Planning Office which	
	- addresses:	
	addresses.	
	(1) recommended design measures for water pump machinery enclosures to reduce-	
	noise levels to be consistent with the EIR;	
	(2) recommended measures to reduce the noise level of blasting to Db level	
	cited in EIR.	
	Report to be submitted prior to submittal of improvement plans to County Surveyor for	
	grading permit.	
n.	Rock outcrop area shall be preserved. Graffiti shall be cleaned off the rocks in the	
	outcrop area prior to establishment of use on the site.	
0.	A final landscape plan for the entire project area shall be submitted to ASA Committee	
	for approval which provides for the following:	
	(1) A majority of the oak woodlands are preserved.	
	(2) All native trees removed shall be replaced with the addition of new trees at a	
	ratio of 3:1.	
	(3) Landscaping shall be planted in the clubhouse area and along the	
	northerly ridgeline to completely screen the view of the clubhouse from the	
	valley floor to the north.	
	(4) Any impacted acreage of oak woodland and oak savanna habitat shall be replaced	
	on-site on a 1 :1 basis within the areas as shown on the Project Revegetation	
	Plan.	
	(5) A tree restoration plan is to be included in the landscape plan submittal	
	which details such measures as:	

- a) replanting with native tree species;
- b) encasement of each new tree in protective wire sleeves until they exceed 3 feet in height;
- c) irrigation and maintenance of new trees for a period of three years;
- d) spacing of new trees to create a full mature canopy.
- (6) All cut areas shall be revegetated; the cut slopes along the roadways where cribbing walls are to be used shall be revegetated to reduce the visual impact of the walls.
- q. Golf course operational plan to be submitted to the Current Planning Office for review
 and approval at least 6 months prior to opening of course
- r. Approximately 1,000 feet of brown, vinyl-clad chain link fence shall be installed along Crossmont Circle.
- s. A lockable gate shall be installed on the access road at the entrance of the course. The locking device to be approved by the San Jose Fire Department.
- t. Burglar alarm systems shall be installed at the clubhouse.
- u. A grading permit application shall be submitted for the construction of the golf course and approved by ASA Committee. The grading application shall address the following:
 - (1) An erosion control plan developed in conformance with the County
 - Grading Ordinance and includes such measures as temporary and permanent planting of exposed soil, temporary check dams, temporary sediment
 - basins and traps, and temporary silt fences.
 - (2) Restriction of grading operations to the dry months to minimize the potential forerosion during construction.
 - (3) Proposals for subdrains to be installed in areas of groundwater seepage.
 - (4) Preliminary plan to indicate locations of potential unstable surficial
 - deposits, as shown Geologic Map, that occur within the area of development. The plan shall indicate that they shall be removed and replaced with
 - engineered fill as part of the grading proposal.
 - (5) A storm drainage system for the golf course, including swales, pipes, sumps, and sub-drains shall be constructed.
 - (6) A computerized golf course irrigation control system shall be provided preliminary plans of which to be submitted with grading plans to County
 - -----Surveyor.
 - (7) Clubhouse parking lot shall be graded to provide a temporary stormwater storage area.
 - (8) Storm drainage system roads, buildings, and parking area shall be a positive system. Should evidence of prehistoric cultural resources be discovered during

construction, work in the immediate area of the find shall be stopped to allow adequate time for evaluation and mitigation measures as recommended by a professional archaeologist. If the resource is significant, a report shall be prepared and an appropriate mitigation program shall be implemented under direction of the Director of Planning.

- w. Native American remains that are discovered shall be removed and analyzed. An appropriate report shall be prepared and the remains shall be reburied under direction of an authorized Native American organization.
- x. All construction, landscaping, security activities in the PG&E easement are subject to review and approval of that agency.

<u>Use Permit (Major Modification)</u> (previous Use Permit Modification Conditions No. 1 approved April 2, 2009 Approval)

5. These following Conditions of Approval encompass and include previous conditions of approval approved by the Board of Supervisors on November 1, 1994 which govern ongoing operation of the Golf Course and Clubhouse. Thus conditions contained here address all existing and ongoing uses onsite. In addition to these conditions, the owner is required to adhere to the Architectural and Site Approval Conditions of Approval (County File 2195-42-53-92A) previously issued for the Golf Course and Clubhouse (date listed on these conditions is September 14, 2005).

RECEPTION USES

(previous Use Permit Modification Conditions No. 2 – 27 approved April 2, 2009 Approval)

- 6. Intended occupancy of the Reception Building is 224 people. The maximum occupancy level for all reception uses at the Clubhouse and Reception Building of 290 people. Reception uses at the Reception Building cannot exceed 224 persons if there are reception uses occurring at the same time within the Clubhouse (dining room or grill). No Reception uses are allowed at the 5,000 square foot outdoor covered deck north of the Clubhouse.
- 7. Hours of Operation for the Reception Building and the Clubhouse are from 7am to 2am, daily.
- 8. No music, amplified music, or amplified broadcasting (microphone/ PA system) is allowed at the Reception Facility between the hours of 10pm and 7am. (4)
- 9. This approval does not authorize any entertainment event such as musical or theatrical performances to which the public is invited. Any entertainment events of this nature shall comply with the County's Entertainment Event and Circuses Ordinance that requires license, fee, referral, notice, and hearing.

POST-APPROVAL MONITORING (PAM)

10. Submit a 6-month status report of all Reception events onsite, with accompanying Post-Approval Monitoring (PAM) fee, (a minimum of two (2) hrs of staff consultation time subject to current fee schedule established by the Board of Supervisors) every six months for two years (4 times total), commencing upon final occupancy for the Reception Building. The status report should include the following:

a. Dates of each event that occurred;

- b. Number of events that occurred each year;
- c. Number of maximum patrons and employees that attended each event;
- d. Duration of each event (hours and number of consecutive days);
- e. food facility inspection schedule results (to be supplied by Department of Environmental Health)
- f. Evidence of current Alcoholic Beverage Control license demonstrating clearance from ______ABC;
- 11. The developer/operator shall be responsible for paying all. reasonable costs associated with work by the County Planning Office, or under the supervision of the County Planning Office, that is conducted in conjunction with, or in any way related to, the conditions of approval for the Use Permit and Architectural & Site Approval and the Mitigation Monitoring & Reporting program _ adopted with the project. This includes, but is not limited to, costs for staff time, consultant fees and direct costs associated with report production and distribution. (7)

PARKING

- 14. One additional handicap space is proposed at the Reception Building and no additional parking is required at this time. Maintain the existing 180 off-street parking spaces that are delineated by painted lines for clubhouse area and the proposed reception building; provide 19 spaces in the maintenance yard area for employee parking.
- 15. Existing parking space area and driveways shall remain paved with asphalt or better.

NOISE

- 16. All amplified music or amplified broadcasting (microphone/ PA system) associated with the Reception facility shall occur within the Reception Building.
- 17. All doors on the northeastern, southeastern, and southwestern sides of the Reception Building shall be constructed as self- closing doors. During all reception events, doors and windows on the northeastern, southeastern, and southwestern sides of the reception facility shall remain shut (not propped open) and only opened as necessary for entrance/ exiting.
- 18. When noise exposure within the Reception Building exceeds 90 dBA, all doors and windows (including the front doors on the northwestern fa9ade) shall remain dosed.
- 19. All written contracts or other agreements between the owner and users of the Reception facility shall clearly state (a) All music, amplified music, and amplified broadcasting is prohibited between the hours of 10pm and 7am (b) All amplified music or amplified broadcasting (microphone / PA system) associated with the Reception facility shall be located within the Reception Building, (c) the doors on the northeastern, southwestern, and southeastern sides of the reception facility shall remain closed during reception events, and (d) all doors and windows shall remain closed when noise exceeds 90 dBA, referencing the sound meter inside the building and its purpose. Prior to final occupancy, submit a standard contract containing this language for review and approval by the Planning Office.
- 20. Noise levels for the Reception Building shall be monitored by a qualified noise consultant retained by the County and paid for by the applicant. The monitoring shall be performed on an annual basis (starting after issuance of the certificate of occupancy) for a period of two years and include at least three separate reception events. Noise monitoring shall be random with no communication between the noise consultant and golf course operator or event organizer that

Attachment B1

Preliminary (ASA) Conditions of Approval

noise monitoring is occurring. At the end of two years, a status report shall be presented to the Planning Commission. If the Planning Commission finds that the facility is operating within adopted County noise standards, then the noise monitoring shall cease.

Status Reports shall be provided to the Planning Commission on an annual basis for 5 years regarding condition compliance, including noise.

CLUBHOUSE NOISE

- 21. Activities at the clubhouse shall comply with the limits of the County Noise Ordinance and shall be monitored by the clubhouse manager.
- 22. The windows and doors of the clubhouse shall remain closed when the interior maximum noise level reaches 110 dBA or 90 dBA for 30 minutes of any hour.
- 23. If at any time the County determines that the facility is exceeding adopted County noise standards, the County may take whatever enforcement action(s) it determines, in its discretion, are appropriate, including but not limited to recommending that the Use Permit be scheduled revocation or modification by the Planning Commission. (17)

24.*Ongoing Compliance

- a. Record with the County Recorder's Office a copy of these modified Use Permit Conditions. Submit a copy of the recorded document to the Planning Office.
- b. All conditions established through this approval shall be the ongoing obligation of the property owners, including future property owners.

OAK WOODLAND/ TREE REPLACEMENT

- 25. Submit an annual Oak Woodland Restoration I Tree replacement monitoring report for a period of three years (from final inspection) from a qualified landscape architect/restoration ecologist indicating the survival rate of trees planted and overall adherence to required performance targets of oak woodland restoration and tree replanting, as outlined in the HT Harvey Memorandum dated July 15, 2008. Tree planting must meet performance measures described in the report, including the required planting of 861 trees (total) and establishment of 19.4 acres of oak woodland and oak savannah habitat (total).
- 26. The report shall be reviewed and approved by the Planning Office. The report shall describe any replanting necessary to maintain survival rates as outlined in the HT Harvey Memorandum. These reports shall be included within the Status Report presented to the Planning Commission as outlined under Condition#14. (19)

THE FOLLOWING CONDITIONS FROM THE GOLF COURSE USE PERMIT/ASA (ASA (File 219504203092P-92A), REAIN IN EFFECT, AND APPLY TO OPERATION OF THE GOLF COURSE AND CLUBHOUSE. The conditions are included to reaffirm their applicability to ongoing operation of the Golf Course.

27. Grass clippings and other green waste shall be composted on site, or at an approved off-site location. The compost pile shall be underlain with a plastic liner and be properly maintained, including such measures as sufficient mixing and control of moisture content. Composting operations shall comply with applicable regulations and necessary permits shall be obtained.

- 28. A system to collect and recycle glass, aluminum, plastic containers, newsprint, and corrugated cardboard shall be developed and implemented. (21)
- 29. The success of the solid waste composting program and recycling shall be contained in the annual report prepared by the course superintendent which is submitted to the Planning Office.
- 30. All construction, landscaping, and security activities in the PG&E easement are subject to review and approval by PG&E.
- 31. The golf course operational plan, prepared by a qualified biologist, is to be submitted to the Planning Office for review and approval no less than six months prior to the opening of the course. This plan is to be implemented and include the following components: 1) adherence to manufacturer' recommendations and procedures for all chemical applications; 2) use of only County or USDA approved chemicals; 3) use of short life pesticides; 4) application of chemicals only under the direction of State licensed personnel; 5) no over-use of chemicals; 6) proper storage of chemicals; 7) proper disposal of chemical containers; 8) irrigation flow regulations so that the pools will not be flooded or filled artificially during the dry season; herbicides; 9) the pool monitoring program to check for presence of fertilizers, pesticides, and herbicides. (24)
- 32. A computerized golf course irrigation control system shall be provided. This system shall facilitate the application of turf grass chemicals.
- 33. Potential nitrate leaching shall be reduced by 1) Proper application rate; 2) Optimum time of year; 3) Proper irrigation, 4) Use of grasses and plants with low nitrogen requirements; 5) Collecting, treating, or reducing runoff or drainage water; 6) Amending soils to better retain nitrogen. The golf course superintendent shall submit a report to Planning Office on the measures to be implemented.
- 34. The Planning Office shall notify all known interested neighborhood associations and neighboring property owners within 300 feet of the property of the phone numbers of both the County Department of Environmental Health and the Golf Course at Boulder Ridge in order to make noise complaints. (27)

(Previous ASA Condition No. 1-52, April 2, 2009 Approval)

- 35. This Architectural and Site Approval specifically encompasses the proposed Reception Facility improvements and the 5,000 square foot outdoor deck. All Architecture and Site Approval conditions that are associated with the establishment of current golf course and Clubhouse shall remain effective.
- 36. Development and maintenance of the project site shall take place in conformance with approved plans. All improvements associated with the Reception building must be contained within the existing pad area and this approval does not include any new grading or retaining walls beyond this pad area (with the exception of required road widening). The Maximum height of the proposed buildings are 24 feet.
- Apply for and obtain building permits for 5,000 square foot outdoor deck, including the covered patio. This must be achieved prior to issuance of the building permit for the Reception Building.

AIR QUALITY

- 37.*The following dust control measures will be adhered to during construction for all improvements for the reception facility. Final building plans must contain language requiring that the following control measures be implemented. (4)
 - Water all active construction areas at least twice daily.
 - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

NOISE

- 38.*The STC Rating for all windows on the Reception Building shall be a minimum of STC 2 and any windows on the northeast and southeastern sides of the Reception Building shall have a minimum STC 32 rating. Show on final building permit plans.
- 39. The Reception Building shall contain a sound meter system located inside the building that shall record noise levels within the reception area. The sound meter shall contain a visual indicator (such as a light or numerical reading) showing when noise levels exceed 90dBA. The sound meter and 90 dBA indicator shall be located in a prominent location visible to guests and the DJ/Band with clear signage indicating that all doors and windows shall remain closed when noise levels exceed 90 dBA, referencing compliance with the County Noise Ordinance Location of sound meter shall be shown on final Building plans and installation shall be verified by Planning Office staff prior to Final Occupancy.
- 40. Final Building plans for the Reception Building shall be submitted for review and approval by a County retained noise consultant to determine if the design will meet the recommendations set forth in the noise reports and correspondence referenced in this Initial Study and demonstrating compliance of the facility with the County Noise Ordinance. This review shall occur prior to issuance of any building permits for the facility.
- 41. Prior to issuance of final occupancy or the start of any onsite events, a Construction Observation Letter shall be submitted by a county retained noise consultant verifying that the as built improvements will meet the recommendations within the aforementioned noise reports and correspondence, that the required sound meter system inside the Reception Building meets the specified requirements under Condition#14, in compliance with the County Noise Ordinance.

DESIGN REVIEW (-DI COMBINING DISTRICT STANDARDS)

42. Massing. Final Building Plans for the Reception Building shall demonstrate that the maximum horizontal length of continuous wall planes be 80 feet or less.

Color. The light reflectivity value (LRV) of the exterior surfaces the buildings (Reception and Restroom building) and any seating walls proposed at the Reception Facility shall not exceed 45. Submit color samples for approval prior to Building Permit issuance, color will be verified by Planning Staff prior to final inspection.

Landscaping Plan. Prior to issuance of the building permit, two copies of a landscape plan shall be submitted for approval by the Planning Office, designed to provide some visual screening and break up the apparent mass of the reception building and ancillary improvements as viewed from the valley floor. The landscaping plan, which must be prepared by a licensed landscape architect. must include layered plantings in the following locations:

On the southwestern side of the Reception Building (between the building and valley
 floor)

On the southeastern side of the Building, and south of the Restroom facility

Installation should utilize native or naturalized species with consideration to drought tolerance, adaptability and relationship to environment; color, form and pattern; ability to provide shade; soil retention, and fire resistance. Plan should consist of a variety of landscape material types (i.e. large/small trees, shrubs, vines/ivy, and ground cover) of varying species. Canopy trees shall, for the purposes of this condition, mean deciduous or evergreen trees of a species whose height and/or spread at maturity normally exceeds 25 feet, and shall not include palms.

Plan shall include species name (generic and common), size and container size of all proposed plants. Plan must also describe any relevant details of irrigation and maintenance, including methods for protecting any significant existing trees during construction. Show details of plant pit and staking/guying of large trees on slope.

Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings.

In areas where soil properties are less than conducive to hearty vegetation growth, soil augmentation shall be required; particularly in those areas surrounding tree installation pits. The extent of soil augmentation shall be based on the anticipated drip line at maturity, with a depth adequate to promote root development for structural stability and vigor.

The following are specific canopy tree installation requirements that shall apply.

Minimum of fifteen (15) canopy trees:

Container size 24 inch (min) box Caliper 2.5 inches (min) Height 9 feet (min)

All required canopy trees shall be maintained in good health and condition, and no such tree may be removed without replacement by equivalent tree. In addition, all proposed trees on the property shall be subject (without time limitation) to the provisions of Division Cl 6: Tree Preservation and Removal, of the County Ordinance Code.)

43* Outdoor Lighting Plan. An outdoor lighting plan shall be prepared and submitted for approval by the County Planning Office. The plan shall indicate use of full cut-off fixtures directed

downwards to prevent spillover lighting and visibility from the valley floor. The plan shall be submitted for approval prior-to building permits for the proposed improvements and installation shall be verified by the Planning Office prior to final inspection. (12)

44**Schedule an appointment two weeks in advance of final inspection with Planning Office for site visit to verify that the required landscaping, color, and outdoor lighting have been installed as required

CONSTRUCTION NOISE

45. Noises generated from any construction activities are subject to noise level to 90dBA at a distance of 50 feet from the source, as stated in the County Noise Ordinance. Construction shall be limited during daytime hours between 7am to 7pm, Monday through Friday. No construction shall be allowed within 500 feet from any residential structures on the weekends.

CULTURAL RESOURCES

46. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-1 8 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator Of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Should evidence of prehistoric cultural resources be discovered during construction, work in the immediate area of the find shall be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist shall be called in to make an evaluation; the material shall be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report, and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning. The archaeologist shall submit his report to the Planning Office.

SIGNAGE

- 47. No additional sign is approved at this time
- 48. All food service facilities are to be under permit by the Department of Environmental Health Services.

49. Ongoing Compliance.

a. Record with the County Recorder's Office a copy of the Architecture and Site Approval conditions. Submit a copy of the recorded document to the Planning Office.

b. All conditions established through this approval shall be the ongoing obligation of the property owners, including future property owners.

Land Development Engineering

Contact Eric Gonzales at (408) 299-5716 for more information regarding the following:

Plan Review and Format Process:

- 50. A project clearance (goldenrod) must be issued by the Land Development Engineering Section of the Development Services Office, prior to the issuance of the Construction Permit. The process for obtaining a project clearance involves, but is not limited to, submitting a minimum of seven copies of signed engineered plans for Engineering Plan Check, a Plan Check fee, Inspection fee, and a financial security for the project. Please expect a minimum six to twelve weeks for the review process. Once all the fees and security have been submitted, and the plan has been approved and signed, a construction permit (or grading permit if the volumes associated with the access and parking exceed the limits noted in section Cl2-421) will be issued by the Land Development Engineering Section and said construction may begin. This permit does not imply that a building permit has been issued. Please contact Mai Trinh (299-5734) for complete plan submittal requirements and timelines.
- 51.*Final plans shall contain standard notes and certificates as shown on County Standard Cover Sheet. The minimum letter size for plan submission and approval shall be no smaller than 1/8 inch.

Agreements:

52.*Enter into a land development improvement agreement with the County per Section Cl2- 206 of the County Ordinance Code. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements (excluding buildings) and grading as proposed in this application. Also, submit an Estimate of Probable Construction Cost prepared by a licensed landscape architect for the proposed landscape improvements. Clearly identify all stages of the landscape work, as required by the County. Post financial assurances based upon both estimates, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (21)

Maps:

53. Confirm the location of the eastern boundary based on the approved plans for the existing use permit (Permit# 62981301). Alternatively, a licensed land surveyor, or registered civil engineer authorized to practice land surveying shall set or verify permanent survey monuments (lot stakes), and identify the parcel boundary on the plan. If property was previously surveyed, the monuments must be exposed, verified and shown on grading and building plans. If new monuments will be set, the stakes shall be set pursuant to the State Land Surveyor's Act prior to issuance of a construction or grading permit. The Land Surveyor/ Engineer in responsible charge of the boundary survey shall file appropriate records pursuant to §8762 or 8771 of the Land Surveyors Act with the County Surveyor.

Drainage:

- 54.*Provide for the uninterrupted flow of water in swales and natural courses on the property or any access road. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans.
- 55.*Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Dedications and Easements:

- 56.*Offer to dedicate Public Service Easements, in accordance to County Easement policies if any are required for water, sewers, and utilities.
- 57.*Indicate on the improvement plans all applicable easements affecting the development area with benefactors and recording information.

Improvements Plans:

58.*Preliminary plans prepared by Studio S Squared, and received on February 19, 2009 by the Santa Clara County Planning Office have been reviewed. Submit final access road, improvement (excluding buildings), and drainage plans prepared by a registered civil engineer for review and approval by the Land Development Engineering. All access road improvement plans require plan, profile, typical sections, and contour grading. Said improvement plans shall include the following: (27)

Roads not to be County Maintained

- a. Asphalt or Portland Cement Concrete or approved equal, parking lot improvements as shown on the above plans in accordance with Chapter 4.30 of the Santa Clara County Zoning Ordinance, and the American1s with Disabilities Act. Parking space shown on the plans provide a parallel parking spot for ADA access. Parking space size for parallel space shall be 9' by 23'. An additional 602 minimum wide access aisle shall also be provided.
- b. Private Road per County Standard SDI from the east end of the existing curb on the south side of the road shown on the plan prepared by Mackay & Somps revision dated November 9, 2008 and the enlargement provided on February 2, 2009. The improvements shall continue to the end of the fire truck turnaround at the event center.

€. One inbound and one outbound vehicle lane shall be provided with a lane width not exceeding ten feet (101). The existing pavement section shall be demonstrated to meet the loading specifications of the Fire Marshal below for this approval. Additional pavement width can be met by providing additional asphalt paving or turfstone type pavers consistent with the Interlocking Concrete Paver Institute specifications and recommendations. If pavers are to be used, edge restraints shall be provided by means of concrete flush curbing, or approved alternate. Cross slopes of the improvements shall either match the existing improvements (not to exceed 2.5%) or slope the improvements towards the existing pavement (not to exceed 2.5%). Conforms to the flow line of the existing curb and gutter shall be provided.

- \in . No parking lanes along the access road shall be required nor provided.
- €. No border or sidewalk along the access road shall be required nor provided.

 \in . The existing vault shown on the submittal has been presented to staff as a non-traffic rated box. Please demonstrate how the proposed road section does not translate road loads onto the vault. The owner shall provide protection of the box by providing vertical curbing, or removal and replacement with a traffic rated vault.

c. Drainage Ditch Linings per County Standard SD8 if any are required.

- d. Energy Dissipaters per County Standard SD10 if any are required.
- e. Standard Turnarounds and Turnouts per County Standard SD16.
- f. Existing paved areas associated with Building Permit# 18278.
- g. Plans will be processed in accordance with the Grading Ordinance and checked for conformance with Article 5 (Design Standards) Section Cl2-489 to Section Cl2-527.

Final plans shall include and/or reflect the following:

I. Access road cross sections.

2. Location for the disposition of any excess grading material.

3. Retaining walls plans and sections necessary to establish the grades shown including retaining wall structural calculations. No retaining walls shall be installed across property lines.

4. Erosion control measures as required per Sections Cl2-515 through Cl2-527, inclusive.

5.Landscape Plans that demonstrate long-term erosion control, aesthetic / screening components, and any other requirements listed in these conditions.

6.All other improvements required by these Conditions of Approval.

7.Indicate how the graded areas shall comply with setback requirements from property line for cuts and fills per Section Cl2-505.

Storm Water Treatment - SF Bay watershed

h. Pursuant to requirements § 3.c.i.(l) of the County's NPDES Storm Water Discharge Permit issued by the SFB-RWQCB, roof gutter drainage shall not directly be connected to the storm drainage system. All roof runoff shall be directed to landscaped or natural areas away from building foundations, to allow for storm water infiltration into the soil and sheet flow. Energy dissipaters shall also be used to slow roof drainage flow and prevent erosion. These improvements shall be clearly identified on the improvement Plans.

Drainage:

- i. Demonstrate the subject property has adequate existing and proposed storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, plans and calculations shall demonstrate all of the following:
 - I. The site can be adequately drained,
 - 2. The development of the site will not cause problems to nearby properties,
 - 3. The site is not subject to significant damage from the one-percent flood, and
 - 4. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

If the plan demonstrated a net decrease in impervious no plans no calculations will be required.

Utilities

j. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed structure. All extensions shall be included in the improvement plans submitted to the Land Development Engineering Section for review. Off-site work should be coordinated with any other undergrounding to serve other. properties in the immediate area.

Soils and Geology:

- 59.*Submit one copy of the geotechnical report for the improvements, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code, to Land Development Engineering. An existing soils report prepared by Terrasearch,dated May 28, 1992 can be used if the consulting Geotechnical Engineer agrees to extend the findings from the original approved use, for use on this project.
- 60.*Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical issues identified in the above geotechnical report been mitigated on the improvement plans. This letter shall be submitted, reviewed & approved by Land Development Engineering.(29)

Other Conditions:

61.** Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

Contact Darrin Lee at (408) 299-5748 for more information.

- 62.*The existing septic system (septic permit #61990) was designed and installed for a temporary office trailer. The proposed use will require an upgrade of a new 2000 gallon tank (in addition to the existing 1500 gallon tank) to provide increased wastewater retention in the septic tanks.
- 63. The existing septic tank is connected to the club house leach fields, not the maintenance building. Therefore, the existing leach fields are adequate for the proposed use.
- 64. The proposed Reception Facility is to be used for intermittent events only (i.e. weddings, receptions, etc.). The septic system is not designed for full-time use of the pavilion or the new restrooms.
- 65. There is to be a maximum occupancy level for all reception uses at the Clubhouse and Reception Building of 290 people. Reception uses at the Reception Building cannot exceed 224 persons if there are reception uses occurring at the same time within the Clubhouse (dining room or grill).
- 66. The septic system is to be used for restroom wastewater only. There shall be no food preparation or utensil wash wastewater discharging into this septic tank. (36)
- 67. An Operation & Monitoring Plan will be submitted & approved by DEH and shall include accurate wastewater flows from the reception facility to the existing leachfield. Should the proposed use exceed the existing septic system's design parameters, as determined by DER, the property owner will be required to expand the septic system to accommodate the increased use.

- 68. *Submit a written Standard Operating Procedure (SOP) for review and approved by the DEH District Supervisor. This SOP will address the food safety operations within the proposed Reception facility, to include the following:
 - a. How will the food be transported to the Reception Facility?
 - b. What time and temperature controls will be utilized (i.e. hot holding units, refrigeration, etc.)?
 - c. Where will the servers wash their hands?
 - d. Will there be a bar? How will the bartender wash his/her hands?
 - e. What food protection measures will be taken (i.e. sneeze guards, etc.)?

Note: If it is found that any of the food safety issues require the need for additional plumbing, the septic system will need to be re-evaluated by DEH. Additional plumbing may require an increase in the leach field size.

69.*Provide a water clearance letter or water connection permit from the water purveyor.

Fire Marshal's Office

Contact Alex Goff at (408) 299-5761 for more information

GENERAL:

70. The scope of this review is for fire protection water supply and fire department access only. An additional review for further compliance with the California Fire and Building Code will be performed by this office when a complete set of construction drawings is submitted for building permit application.

FIRE PROTECTION WATER SUPPLY:

IMPORTANT: Fire protection water system shall be installed and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A Stop-Work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

- 71. Minimum fire-flow for this facility/structure shall be I,500 gallons per minute at 20 psi for 2 hours based on Pavilion 3,581.5 total sq. ft. of Type V-B construction. [REF: California Fire Code Table BIOS.I]
- 72. Standard hydrant(s) shall be provided within 400-ft. of all portions of the structure(s). Hydrant placement shall be approved by this office. As per CFMO W-2 IV B) 3 "The hydrant shall be located within 8 ft of a driving surface..."
- 73. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review.

FIRE SPRINKLERS:

74. All structures shall be equipped with an approved automatic fire sprinkler system750mplying with NFPA I3, because the property resides in the Wildland Urban Interface.

75. The fire sprinkler system shall be installed and finaled by this office prior to occupancy. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-I 6 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

FIRE DEPARTMENT ACCESS

IMPORTANT: All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation and shall be maintained throughout construction. A Stop-Work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained.

- 76. These are minimum Fire Marshal standards. Should these standards conflict with any other local; state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
- 77. See CFMO-C7 for minimum requirements for access roads/driveways during construction. (47)

FIRE DEPARTMENT ACCESS

IMPORTANT: All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation and shall be maintained throughout construction. A Stop-Work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained.

- 78. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
- 79. Fire apparatus access roads within the property shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
 - A) Width: Clear width of drivable surface of 20 ft. See Land Development Engineering condition #28 listed under Improvement Plans, Roads to be/not to be County Maintained paragraph b.
 - B) Vertical Clearance: 13-ft. 6-in.
 - C) Inside Curve Radius: 42 ft inside turning radius
 - D) Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected structure(s). Grades exceeding 15% shall be paved in compliance with SD5.
 - E) Surface: All driving surfaces shall be all-weather and capable of sustaining 40,000 pound gross vehicle weight.
 - F) Dead-end Roads.: Turnaround shall be provided for dtiveways in excess of I 50 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be comply with County Standard SD-I6. All turnarounds shall have a slope of not more than 5% in any direction.

G) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC §503.1.2.

Geology

Contact Jim Baker at (408) 299-5774 for more information regarding the following:

80. The site of the proposed Reception Building is not within any geologic hazard zones. Therefore, there are no Geology requirements for this application. (51)

Building Inspection Office (BIO)

Contact BIO staff at (408) 299-5700 for more information

81. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

ATTACHMENT B1

PRELIMINARY ARCHITECTURE AND SITE APPROVAL CONDITIONS OF APPROVAL

Date:	October 7, 2021
Owner/Applicant:	Bay Club Properties Holdings, LLC
Location:	1000 Old Quarry Road, San Jose, CA, (APN: 696-01-025)
File Number:	PLN20-079
CEQA:	Addendum to EIR – Section 15164

Project Description: The proposed project is to legalize an existing protective interior netting west of the existing clubhouse. Two-sides of the netting have been erected, while the southern portion is not. Located on a developed 18-hole golf course, the site contains a clubhouse, maintenance building, and a reception facility. Netting covers 88,000 linear square feet and ranges in height from 41-feet to 90-feet high as it follows the existing grade. The 90-foot area is the south wall which is not yet built.

If you have any question regarding the following final conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval. Note: Prior and modified Conditions of Approval are noted after each condition in **bold**.

Agency	Name	Phone	E-mail
	Valerie	(408) 299- 5791	valerie.negrete@pln.sccgov.org
Planning	Negrete	(408) 299- 3791	valene.negrete(@pin.sccgov.org
Environmental	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Health		(+00) 277 - 5740	damm.lee(a)cep.seegov.org
Land Development	Ed Duazo	(408) 299 - 5735	ed.duazo@pln.sccgov.org
Engineering		(+00) 277 - 5755	<u>ed.ddazo(a/piii.seegov.org</u>
Fire Marshal	Alex Goff	(408) 299-5763	<u>Alex.goff@sccfd.org</u>
Roads and Airports	Christine Hii	(408) 573-2417	christine.hii@rda.sccgov.org
Building Inspection		(408) 299 - 5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. Any work described in this permit will require a building permit. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

All conditions of approval from County File No.2195 will remain in effect and are incorporated within these conditions of approval

Planning

- 2. Netting installed adjacent to Hole No. 9 and No. 10, west of the clubhouse, shall not exceed 40feet on the west and east as shown on plans. The west portion of the netting shall have support poles no wider than the existing to decrease its visibility. Because the area slopes gently downwards, the west wall will be conditioned to be no higher than the existing fencing.
- 3. the Applicant shall provide County Planning a visual assessment of at least three green or natural color options that will blend in with the natural setting. If technology is available that deems the netting unnecessary, the Applicant shall remove the netting and use the technology instead for protective netting.
- 4. According to our Geographic mapping system the Santa Clara black salamander was spotted west of the driving range in 1992, but was not mentioned in the EIR document (see below). The netting is outside of this area and no other wildlife were reported within the vicinity of the driving range. As a condition of approval, a supplemental Biological Report shall be provided prior to the issuance of building permits to ensure that no sensitive species are located within the proposed area of development.

<u>Use Permit (Major Modification)</u> (previous Use Permit Modification Conditions No. 1 approved April 2, 2009 Approval)

5. These <u>following</u> Conditions of Approval encompass and include previous conditions of approval approved by the Board of Supervisors on November 1, 1994 which govern ongoing operation of the Golf Course and Clubhouse. Thus conditions contained here address all existing and ongoing uses onsite. In addition to these conditions, the owner is required to adhere to the Architectural and Site Approval Conditions of Approval (County File 2195-42-53-92A) previously issued for the Golf Course and Clubhouse (date listed on these conditions is September 14, 2005).

RECEPTION USES

(previous Use Permit Modification Conditions No. 2 – 27 approved April 2, 2009 Approval)

- 6. Intended occupancy of the Reception Building is 224 people. The maximum occupancy level for all reception uses at the Clubhouse and Reception Building of 290 people. Reception uses at the Reception Building cannot exceed 224 persons if there are reception uses occurring at the same time within the Clubhouse (dining room or grill). No Reception uses are allowed at the 5,000 square foot outdoor covered deck north of the Clubhouse.
- 7. Hours of Operation for the Reception Building and the Clubhouse are from 7am to 2am, daily.
- 8. No music, amplified music, or amplified broadcasting (microphone/ PA system) is allowed at the Reception Facility between the hours of 10pm and 7am. (4)
- 9. This approval does not authorize any entertainment event such as musical or theatrical performances to which the public is invited. Any entertainment events of this nature shall comply with the County's Entertainment Event and Circuses Ordinance that requires license, fee, referral, notice, and hearing.

PARKING

- 10. Maintain the existing 180 off-street parking spaces that are delineated by painted lines for clubhouse area and the proposed reception building; provide 19 spaces in the maintenance yard area for employee parking.
- 11. Existing parking space area and driveways shall remain paved with asphalt or better.

NOISE

- 12. All amplified music or amplified broadcasting (microphone/ PA system) associated with the Reception facility shall occur within the Reception Building.
- 13. All doors on the northeastern, southeastern, and southwestern sides of the Reception Building shall be constructed as self- closing doors. During all reception events, doors and windows on the northeastern, southeastern, and southwestern sides of the reception facility shall remain shut (not propped open) and only opened as necessary for entrance/ exiting.
- 14. When noise exposure within the Reception Building exceeds 90 dBA, all doors and windows (including the front doors on the northwestern fa9ade) shall remain dosed.
- 15. All written contracts or other agreements between the owner and users of the Reception facility shall clearly state (a) All music, amplified music, and amplified broadcasting is prohibited between the hours of 10pm and 7am (b) All amplified music or amplified broadcasting (microphone / PA system) associated with the Reception facility shall be located within the Reception Building, (c) the doors on the northeastern, southwestern, and southeastern sides of the reception facility shall remain closed during reception events, and (d) all doors and windows shall remain closed when noise exceeds 90 dBA, referencing the sound meter inside the building and its purpose. Prior to final occupancy, submit a standard contract containing this language for review and approval by the Planning Office.

CLUBHOUSE NOISE

- 16. Activities at the clubhouse shall comply with the limits of the County Noise Ordinance and shall be monitored by the clubhouse manager.
- 17. The windows and doors of the clubhouse shall remain closed when the interior maximum noise level reaches 110 dBA or 90 dBA for 30 minutes of any hour.
- 18. If at any time the County determines that the facility is exceeding adopted County noise standards, the County may take whatever enforcement action(s) it determines, in its discretion, are appropriate, including but not limited to recommending that the Use Permit be scheduled revocation or modification by the Planning Commission. (17)
- 19.*Ongoing Compliance
 - a. Record with the County Recorder's Office a copy of these modified Use Permit Conditions. Submit a copy of the recorded document to the Planning Office.
 - b. All conditions established through this approval shall be the ongoing obligation of the property owners, including future property owners.

THE FOLLOWING CONDITIONS FROM THE GOLF COURSE USE PERMIT/ASA (ASA (File 219504203092P-92A), REAIN IN EFFECT, AND APPLY TO OPERATION OF THE

GOLF COURSE AND CLUBHOUSE. The conditions are included to reaffirm their applicability to ongoing operation of the Golf Course.

- 20. Grass clippings and other green waste shall be composted on site, or at an approved off-site location. The compost pile shall be underlain with a plastic liner and be properly maintained, including such measures as sufficient mixing and control of moisture content. Composting operations shall comply with applicable regulations and necessary permits shall be obtained.
- 21. A system to collect and recycle glass, aluminum, plastic containers, newsprint, and corrugated cardboard shall be developed and implemented. (21)
- 22. The success of the solid waste composting program and recycling shall be contained in the annual report prepared by the course superintendent which is submitted to the Planning Office.
- 23. All construction, landscaping, and security activities in the PG&E easement are subject to review and approval by PG&E.
- 24. The golf course operational plan, prepared by a qualified biologist, is to be submitted to the Planning Office for review and approval no less than six months prior to the opening of the course. This plan is to be implemented and include the following components: 1) adherence to manufacturer' recommendations and procedures for all chemical applications; 2) use of only County or USDA approved chemicals; 3) use of short life pesticides; 4) application of chemicals only under the direction of State licensed personnel; 5) no over-use of chemicals; 6) proper storage of chemicals; 7) proper disposal of chemical containers; 8) irrigation flow regulations so that the pools will not be flooded or filled artificially during the dry season; herbicides; 9) the pool monitoring program to check for presence of fertilizers, pesticides, and herbicides. (24)
- 25. A computerized golf course irrigation control system shall be provided. This system shall facilitate the application of turf grass chemicals.
- 26. Potential nitrate leaching shall be reduced by 1) Proper application rate; 2) Optimum time of year; 3) Proper irrigation, 4) Use of grasses and plants with low nitrogen requirements; 5) Collecting, treating, or reducing runoff or drainage water; 6) Amending soils to better retain nitrogen. The golf course superintendent shall submit a report to Planning Office on the measures to be implemented.
- 27. The Planning Office shall notify all known interested neighborhood associations and neighboring property owners within 300 feet of the property of the phone numbers of both the County Department of Environmental Health and the Golf Course at Boulder Ridge in order to make noise complaints. (27)

(Previous ASA Condition No. 1-52, April 2, 2009 Approval)

AIR QUALITY

- 28.*The following dust control measures will be adhered to during construction for all improvements for the reception facility. Final building plans must contain language requiring that the following control measures be implemented. (4)
 - Water all active construction areas at least twice daily.
 - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

NOISE

- 29.*The STC Rating for all windows on the Reception Building shall be a minimum of STC 2 and any windows on the northeast and southeastern sides of the Reception Building shall have a minimum STC 32 rating. Show on final building permit plans.
- 30. The Reception Building shall contain a sound meter system located inside the building that shall record noise levels within the reception area. The sound meter shall contain a visual indicator (such as a light or numerical reading) showing when noise levels exceed 90dBA. The sound meter and 90 dBA indicator shall be located in a prominent location visible to guests and the DJ/Band with clear signage indicating that all doors and windows shall remain closed when noise levels exceed 90 dBA, referencing compliance with the County Noise Ordinance Location of sound meter shall be shown on final Building plans and installation shall be verified by Planning Office staff prior to Final Occupancy.
- 31.*Outdoor Lighting Plan. An outdoor lighting plan shall be prepared and submitted for approval by the County Planning Office. The plan shall indicate use of full cut-off fixtures directed downwards to prevent spillover lighting and visibility from the valley floor. The plan shall be submitted for approval prior-to building permits for the proposed improvements and installation shall be verified by the Planning Office prior to final inspection. (12)

CULTURAL RESOURCES

32. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-1 8 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator Of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Should evidence of prehistoric cultural resources be discovered during construction, work in the immediate area of the find shall be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist shall be called in to make an evaluation; the material shall be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report, and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning. The archaeologist shall submit his report to the Planning Office.

SIGNAGE

33. No additional sign is approved at this time

34. All food service facilities are to be under permit by the Department of Environmental Health Services.

Land Development Engineering

Contact Eric Gonzales at (408) 299-5716 for more information regarding the following:

Plan Review and Format Process:

- 35. A project clearance (goldenrod) must be issued by the Land Development Engineering Section of the Development Services Office, prior to the issuance of the Construction Permit. The process for obtaining a project clearance involves, but is not limited to, submitting a minimum of seven copies of signed engineered plans for Engineering Plan Check, a Plan Check fee, Inspection fee, and a financial security for the project. Please expect a minimum six to twelve weeks for the review process. Once all the fees and security have been submitted, and the plan has been approved and signed, a construction permit (or grading permit if the volumes associated with the access and parking exceed the limits noted in section Cl2-421) will be issued by the Land Development Engineering Section and said construction may begin. This permit does not imply that a building permit has been issued. Please contact Mai Trinh (299-5734) for complete plan submittal requirements and timelines.
- 36.*Final plans shall contain standard notes and certificates as shown on County Standard Cover Sheet. The minimum letter size for plan submission and approval shall be no smaller than 1/8 inch.

Agreements:

37.*Enter into a land development improvement agreement with the County per Section Cl2- 206 of the County Ordinance Code. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements (excluding buildings) and grading as proposed in this application. Also, submit an Estimate of Probable Construction Cost prepared by a licensed landscape architect for the proposed landscape improvements. Clearly identify all stages of the landscape work, as required by the County. Post financial assurances based upon both estimates, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (21)

Maps:

38. Confirm the location of the eastern boundary based on the approved plans for the existing use permit (Permit# 62981301). Alternatively, a licensed land surveyor, or registered civil engineer authorized to practice land surveying shall set or verify permanent survey monuments (lot stakes), and identify the parcel boundary on the plan. If property was previously surveyed, the monuments must be exposed, verified and shown on grading and building plans. If new monuments will be set, the stakes shall be set pursuant to the State Land Surveyor's Act prior to issuance of a construction or grading permit. The Land Surveyor/ Engineer in responsible charge of the boundary survey shall file appropriate records pursuant to §8762 or 8771 of the Land Surveyors Act with the County Surveyor.

Drainage:

- 39.*Provide for the uninterrupted flow of water in swales and natural courses on the property or any access road. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans.
- 40.*Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Dedications and Easements:

- 41.*Offer to dedicate Public Service Easements, in accordance to County Easement policies if any are required for water, sewers, and utilities.
- 42.*Indicate on the improvement plans all applicable easements affecting the development area with benefactors and recording information.

Improvements Plans:

43.*Preliminary plans prepared by Studio S Squared, and received on February 19, 2009 by the Santa Clara County Planning Office have been reviewed. Submit final access road, improvement (excluding buildings), and drainage plans prepared by a registered civil engineer for review and approval by the Land Development Engineering. All access road improvement plans require plan, profile, typical sections, and contour grading. Said improvement plans shall include the following: (27)

Roads not to be County Maintained

- a. Asphalt or Portland Cement Concrete or approved equal, parking lot improvements as shown on the above plans in accordance with Chapter 4.30 of the Santa Clara County Zoning Ordinance, and the American1s with Disabilities Act. Parking space shown on the plans provide a parallel parking spot for ADA access. Parking space size for parallel space shall be 9' by 23'. An additional 602 minimum wide access aisle shall also be provided.
- b. Private Road per County Standard SDI from the east end of the existing curb on the south side of the road shown on the plan prepared by Mackay & Somps revision dated November 9, 2008 and the enlargement provided on February 2, 2009. The improvements shall continue to the end of the fire truck turnaround at the event center.

€. One inbound and one outbound vehicle lane shall be provided with a lane width not exceeding ten feet (101). The existing pavement section shall be demonstrated to meet the loading specifications of the Fire Marshal below for this approval. Additional pavement width can be met by providing additional asphalt paving or turfstone type pavers consistent with the Interlocking Concrete Paver Institute specifications and recommendations. If pavers are to be used, edge restraints shall be provided by means of concrete flush curbing, or approved alternate. Cross slopes of the improvements shall either match the existing improvements (not to exceed 2.5%) or slope the improvements towards the existing pavement (not to exceed 2.5%). Conforms to the flow line of the existing curb and gutter shall be provided.

 \in . No parking lanes along the access road shall be required nor provided.

€. No border or sidewalk along the access road shall be required nor provided.

 \in . The existing vault shown on the submittal has been presented to staff as a non-traffic rated box. Please demonstrate how the proposed road section does not translate road loads onto the vault. The owner shall provide protection of the box by providing vertical curbing, or removal and replacement with a traffic rated vault.

- c. Drainage Ditch Linings per County Standard SD8 if any are required.
- d. Energy Dissipaters per County Standard SD10 if any are required.
- e. Standard Turnarounds and Turnouts per County Standard SD16.
- f. Existing paved areas associated with Building Permit# 18278.
- g. Plans will be processed in accordance with the Grading Ordinance and checked for conformance with Article 5 (Design Standards) Section Cl2-489 to Section Cl2-527.

Final plans shall include and/or reflect the following:

I. Access road cross sections.

2. Location for the disposition of any excess grading material.

3. Retaining walls plans and sections necessary to establish the grades shown including retaining wall structural calculations. No retaining walls shall be installed across property lines.

4. Erosion control measures as required per Sections Cl2-515 through Cl2-527, inclusive.

5.Landscape Plans that demonstrate long-term erosion control, aesthetic / screening components, and any other requirements listed in these conditions.

6.All other improvements required by these Conditions of Approval.

7.Indicate how the graded areas shall comply with setback requirements from property line for cuts and fills per Section Cl2-505.

Storm Water Treatment - SF Bay watershed

h. Pursuant to requirements § 3.c.i.(l) of the County's NPDES Storm Water Discharge Permit issued by the SFB-RWQCB, roof gutter drainage shall not directly be connected to the storm drainage system. All roof runoff shall be directed to landscaped or natural areas away from building foundations, to allow for storm water infiltration into the soil and sheet flow. Energy dissipaters shall also be used to slow roof drainage flow and prevent erosion. These improvements shall be clearly identified on the improvement Plans.

Drainage:

- i. Demonstrate the subject property has adequate existing and proposed storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, plans and calculations shall demonstrate all of the following:
 - I. The site can be adequately drained,

- 2. The development of the site will not cause problems to nearby properties,
- 3. The site is not subject to significant damage from the one-percent flood, and
- 4. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

If the plan demonstrated a net decrease in impervious no plans no calculations will be required.

Utilities

j. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed structure. All extensions shall be included in the improvement plans submitted to the Land Development Engineering Section for review. Off-site work should be coordinated with any other undergrounding to serve other. properties in the immediate area.

Soils and Geology:

- 44.*Submit one copy of the geotechnical report for the improvements, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code, to Land Development Engineering. An existing soils report prepared by Terrasearch dated May 28, 1992 can be used if the consulting Geotechnical Engineer agrees to extend the findings from the original approved use, for use on this project.
- 45.*Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical issues identified in the above geotechnical report been mitigated on the improvement plans. This letter shall be submitted, reviewed & approved by Land Development Engineering.(29)

Other Conditions:

46.** Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

Contact Darrin Lee at (408) 299-5748 for more information.

- 47.*The existing septic system (septic permit #61990) was designed and installed for a temporary office trailer. The proposed use will require an upgrade of a new 2000 gallon tank (in addition to the existing 1500 gallon tank) to provide increased wastewater retention in the septic tanks.
- 48. The existing septic tank is connected to the club house leach fields, not the maintenance building. Therefore, the existing leach fields are adequate for the proposed use.
- 49. The proposed Reception Facility is to be used for intermittent events only (i.e. weddings, receptions, etc.). The septic system is not designed for full-time use of the pavilion or the new restrooms.

- 50. There is to be a maximum occupancy level for all reception uses at the Clubhouse and Reception Building of 290 people. Reception uses at the Reception Building cannot exceed 224 persons if there are reception uses occurring at the same time within the Clubhouse (dining room or grill).
- 51. The septic system is to be used for restroom wastewater only. There shall be no food preparation or utensil wash wastewater discharging into this septic tank. (36)
- 52. An Operation & Monitoring Plan will be submitted & approved by DEH and shall include accurate wastewater flows from the reception facility to the existing leachfield. Should the proposed use exceed the existing septic system's design parameters, as determined by DER, the property owner will be required to expand the septic system to accommodate the increased use.
- 53. *Submit a written Standard Operating Procedure (SOP) for review and approved by the DEH District Supervisor. This SOP will address the food safety operations within the proposed Reception facility, to include the following:
 - a. How will the food be transported to the Reception Facility?
 - b. What time and temperature controls will be utilized (i.e. hot holding units, refrigeration, etc.)?
 - c. Where will the servers wash their hands?
 - d. Will there be a bar? How will the bartender wash his/her hands?
 - e. What food protection measures will be taken (i.e. sneeze guards, etc.)?

Note: If it is found that any of the food safety issues require the need for additional plumbing, the septic system will need to be re-evaluated by DEH. Additional plumbing may require an increase in the leach field size.

54.*Provide a water clearance letter or water connection permit from the water purveyor.

Fire Marshal's Office

Contact Alex Goff at (408) 299-5761 for more information

GENERAL:

55. The scope of this review is for fire protection water supply and fire department access only. An additional review for further compliance with the California Fire and Building Code will be performed by this office when a complete set of construction drawings is submitted for building permit application.

FIRE PROTECTION WATER SUPPLY:

IMPORTANT: Fire protection water system shall be installed and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A Stop-Work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

- 56. Minimum fire-flow for this facility/structure shall be I,500 gallons per minute at 20 psi for 2 hours based on Pavilion 3,581.5 total sq. ft. of Type V-B construction. [REF: California Fire Code Table BIOS.I]
- 57. Standard hydrant(s) shall be provided within 400-ft. of all portions of the structure(s). Hydrant placement shall be approved by this office. As per CFMO W-2 IV B) 3 "The hydrant shall be located within 8 ft of a driving surface..."

58. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review.

FIRE SPRINKLERS:

- 59. All structures shall be equipped with an approved automatic fire sprinkler system750mplying with NFPA I3, because the property resides in the Wildland Urban Interface.
- 60. The fire sprinkler system shall be installed and finaled by this office prior to occupancy. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-I 6 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

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- 61. These are minimum Fire Marshal standards. Should these standards conflict with any other local; state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
- 62. See CFMO-C7 for minimum requirements for access roads/driveways during construction. (47)

FIRE DEPARTMENT ACCESS

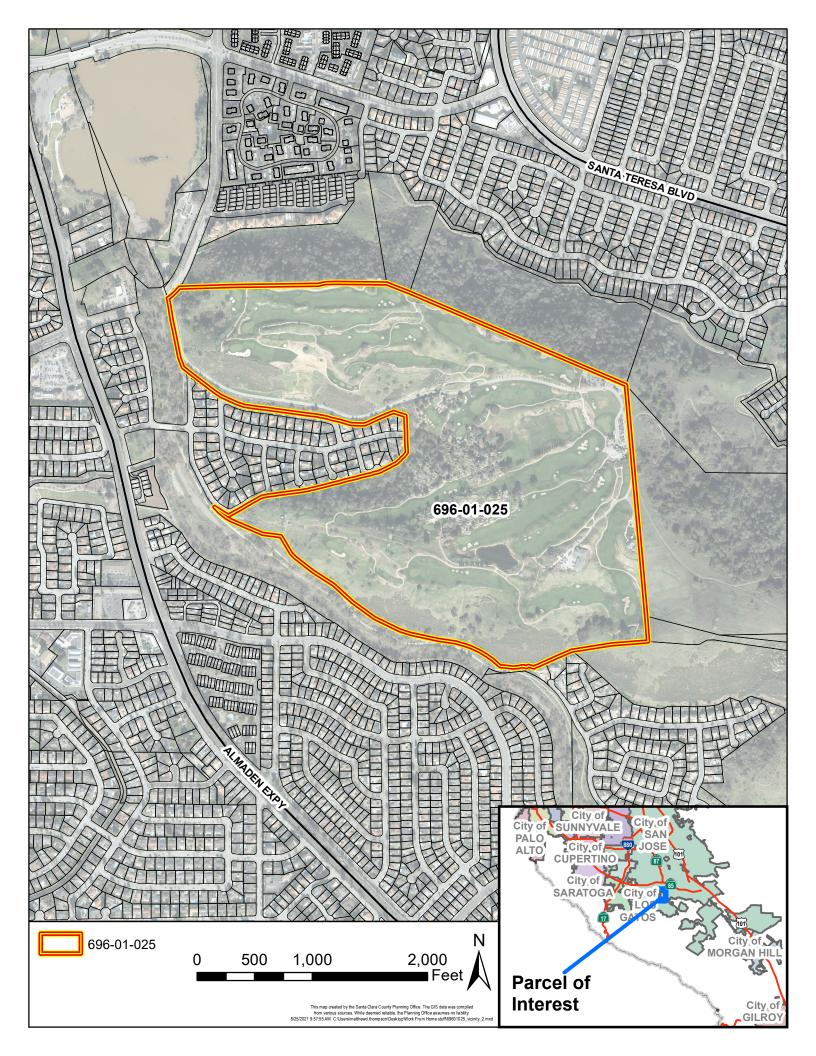
IMPORTANT: All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation and shall be maintained throughout construction. A Stop-Work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained.

- 63. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
- 64. Fire apparatus access roads within the property shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
 - Width: Clear width of drivable surface of 20 ft. See Land Development Engineering condition #28 listed under Improvement Plans, Roads to be/not to be County Maintained paragraph b.
 - B) Vertical Clearance: 13-ft. 6-in.
 - C) Inside Curve Radius: 42 ft inside turning radius
 - D) Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected structure(s). Grades exceeding 15% shall be paved in compliance with SD5.
 - E) Surface: All driving surfaces shall be all-weather and capable of sustaining 40,000 pound gross vehicle weight.

- F) Dead-end Roads.: Turnaround shall be provided for driveways in excess of I 50 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be comply with County Standard SD-I6. All turnarounds shall have a slope of not more than 5% in any direction.
- G) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC §503.1.2.

Attachment C

Plans and Vicinity Map



ABBREVIATIONS

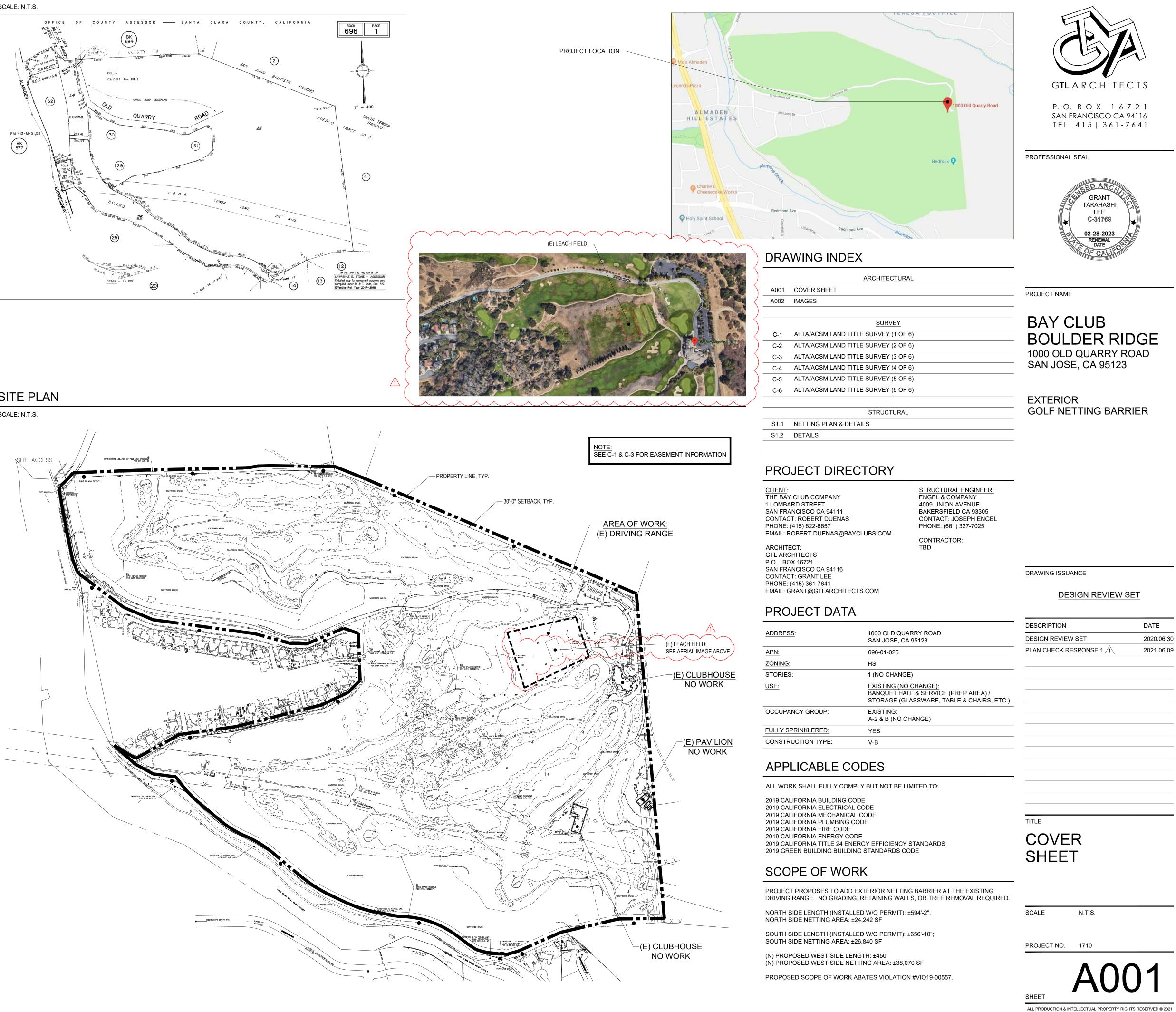
	Α	F.R.	FIRE RETARD
		FPL	FIREPLACE
&	AND	F.R.	FIRE RETARDA
@ &	AT CENTERLINE	FT. FURR.	FOOT OR FEE
Ψ ±	PLUS OR MINUS	FUT.	FUTURE
P P	PROPERTY LINE	F.V.	FIELD VERIFY
#	POUND OR NUMBER		
A.F.F.	ABOVE FINISHED FLOOR		G
AL.	ALUMINUM	~	041105
ALUM. ANOD.	ALUMINUM ANODIZED	ga. Galv.	GAUGE GALVANIZED
APPROX.	APPROXIMATE	GSM.	GALVANIZED
A.R.	AS REQUIRED	G.C.	GENERAL CON
A.S.	ADJUSTABLE SHELVING	GEN.	GENERAL
ARCH.	ARCHITECTURAL	GWB	GYPSUM WAL
A/V	AUDIOVISUAL	GYP.	GYPSUM
	В		Н
BD.	BOARD	H.B.	HOSEBIB
BLDG. BLK.	BUILDING BLOCK	H.C. H.M.	HANDICAPPED HOLLOW MET
BLKG.	BLOCKING	HORIZ.	HORIZONTAL
B.O.	BOTTOM OF	HR	HOUR
BTWN.	BETWEEN	HT.	HEIGHT
		H.W.D.	HOT WATER D
	C	H.W.H. INSUL.	HOT WATER H
CAB.	CABINET	INSUL.	INSULATION
CBC	CALIFORNIA BUILDING CODE		
CEC	CALIFORNIA ELECTRICAL CODE		
CFC	CALIFORNIA FIRE CODE CALIFORNIA GREEN BUILDING	INT.	INTERIOR
CGBSC	STANDARDS CODE		J
CLG.	CEILING	L	J
CLKG.	CAULKING	JAN.	JANITOR
CLOS.	CLOSET	J.C.	JANITOR'S CLO
CLR CMC	CLEAR CALIFORNIA MECHANICAL CODE	JT.	JOINT
CMU	CONCRETE MASONRY UNIT		К
C.O.	CLEANOUT	L	
COL.	COLUMN	KIT.	KITCHEN
CONC.	CONCRETE		
CONN. CONSTR.	CONNECTION CONSTRUCTION		L
CONT.	CONTINUOUS	LAM.	LAMINATE
CORR.	CORRIDOR	LAV.	LAVATORY
CPC		L.W.	LIGHTWELL
CRC	CALIFORNIA RESIDENTIAL CODE		N 4
CTR. CTSK.	CENTER COUNTERSUNK		М
		MFR.	MANUFACTUR
	D	M.O. MAX	MASONRY OPI MAXIMUM
DBL.	DOUBLE	MDF	MEDIUM DENS
DEPT.	DEPARTMENT	MECH.	MECHANICAL
DET.	DETAIL	MEMB.	MEMBRANE
D.F.		MTL.	METAL
DH DIA. OR Ø	DOUBLE HUNG DIAMETER	MEZZ. MIN	MEZZANINE MINIMUM
DIA. OR D	DIMENSION	MISC.	MISCELLANEC
DW	DISHWASHER	MTD.	MOUNTED
DISP.	DISPENSER	MUL.	MULLION
DN D.O.	DOWN DOOR OPENING		N
D.O. DR.	DOOR OPENING	L	IN
DS	DOWNSPOUT	(N)	NEW
DWG.	DRAWING	N.	NORTH
DWR.	DRAWER	N.I.C.	
	E	NO. NOM.	NUMBER NOMINAL
		N.T.S.	NOT TO SCALE
E.	EAST	MTG.	MOUNTING
EA.	EACH	MUL.	MULLION
E.J.	EXPANSION JOINT	(N)	
ELEC. EMER.	ELECTRICAL EMERGENCY	N. N.I.C.	NORTH NOT IN CONTF
EMER. ENGR.	ENGINEER	N.I.C. NO.	NUMBER
E.P.	ELECTRICAL PANEL BOARD	NOM.	NOMINAL
EQ	EQUAL	N.T.S.	NOT TO SCALE
EQPT (E)	EQUIPMENT EXISTING		0
EXT.	EXTERIOR	L	0
EXTR.	EXTRUSION	o/	OVER
		0.A.	OVERALL
	F	0.C.	ON CENTER OWNER FURN
F.A.	FIRE ALARM	0.F.C.I.	CONTRACTOR
FAU.	FORCED AIR UNIT	0.F.S.	OUTSIDE FACE
F.D.		O.H.	OVERHANG
F.E. F.E.C.	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET		
L.		L	P
-			
F.H.C.	FIRE HOSE CABINET FINISH	PLAM.	PLASTIC LAMI
F.H.C. FIN. FL.	FIRE HOSE CABINET FINISH FLOOR	PLYWD.	PLYWOOD
F.H.C. FIN. FL. FLUOR.	FIRE HOSE CABINET FINISH FLOOR FLUORESCENT	PLYWD. PR.	Plywood Pair
F.H.C. FIN. FL. FLUOR. F.O.C.	FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FACE OF CONCRETE	Plywd. Pr. Pt.	plywood Pair Point
F.H.C. FIN. FL. FLUOR.	FIRE HOSE CABINET FINISH FLOOR FLUORESCENT	PLYWD. PR.	Plywood Pair
F.H.C. FIN. FL. FLUOR. F.O.C. F.O.F.	FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH	Plywd. Pr. Pt.	plywood Pair Point
F.H.C. FIN. FL. FLUOR. F.O.C. F.O.F. F.O.P.	FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF PLYWOOD	Plywd. Pr. Pt.	Plywood Pair Point Partition

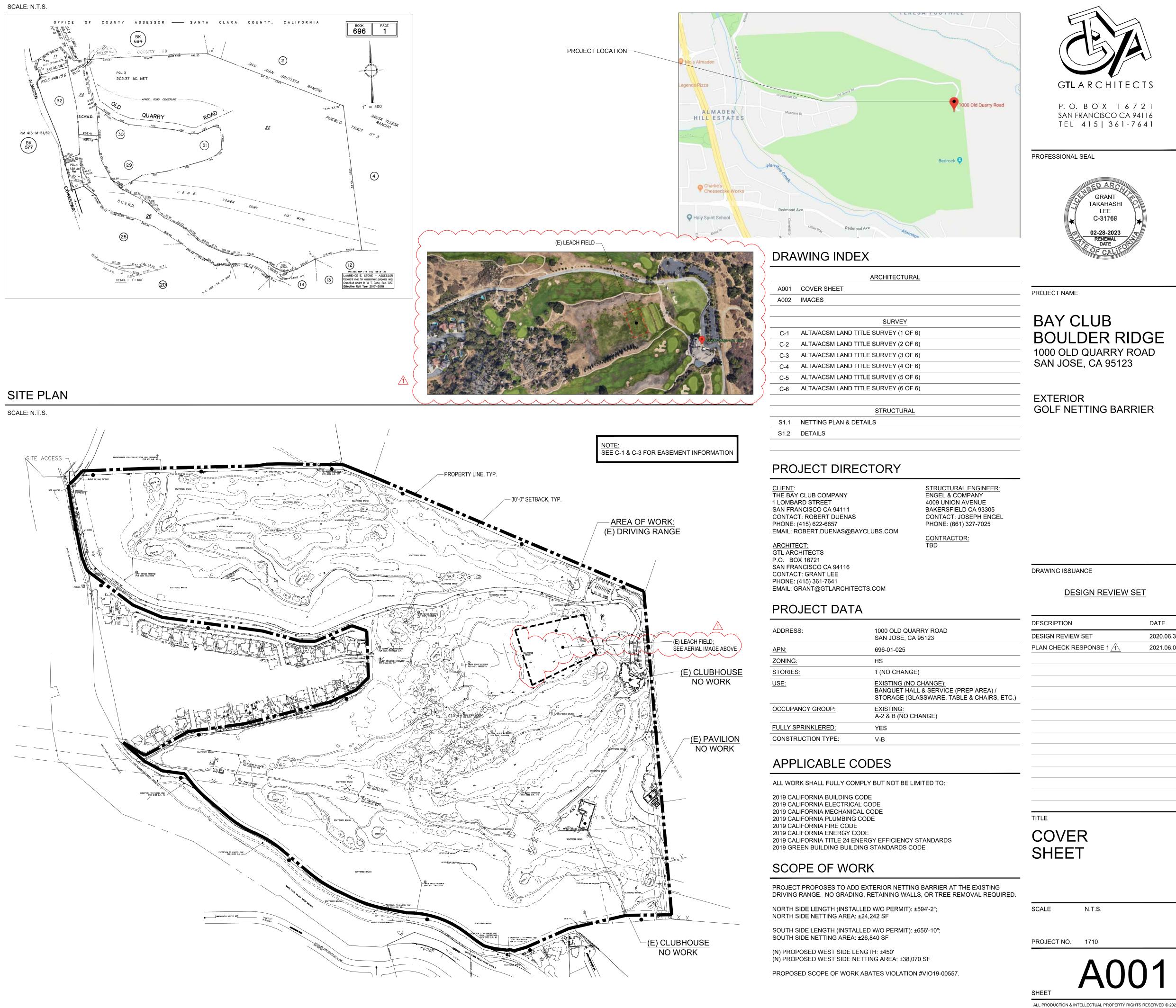
FIRE RETARDANT OR FIRE RATED FIREPLACE FIRE RETARDANT OR FIRE RATED FOOT OR FEET FURRING FUTURE FIELD VERIFY G	F F F F
GAUGE GALVANIZED GALVANIZED SHEET METAL GENERAL CONTRACTOR GENERAL GYPSUM WALL BOARD GYPSUM	
HOSEBIB HANDICAPPED HOLLOW METAL HORIZONTAL HOUR HEIGHT HOT WATER DISPENSER HOT WATER HEATER INSULATION	
I	_
J JANITOR JANITOR'S CLOSET JOINT	
K	
KITCHEN	
LAMINATE LAVATORY LIGHTWELL	
M MANUFACTURER MASONRY OPENING MAXIMUM MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE METAL MEZZANINE MINIMUM MISCELLANEOUS MOUNTED MULLION	
N NEW NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE MOUNTING MULLION NEW NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	
O OVER OVERALL ON CENTER OWNER FURNISHED CONTRACTOR INSTALLED OUTSIDE FACE OF STUD OVERHANG	
P PLASTIC LAMINATE PLYWOOD PAIR POINT PARTITION	
R RISER	

R.A.	RETURN AIR
REF.	REFERENCE
REF	REFRIGERATOR
REQ.	REQUIRED
R.F.P.	REINFORCED FIBERGLASS PANEL
RM.	ROOM
R.O.	ROUGH OPENING
	S
c	
S.	South Supply Air
S.A. S.C.D.	SUPPLY AIR SEE CIVIL DRAWINGS
S.C.D. SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D. SF	SQUARE FEET
S.I.D.	SEE INTERIOR DRAWINGS
SIM	SIMILAR
S.M.D.	SIMILAR SEE MECHANICAL DRAWINGS
SPEC.	SPECIFICATION
SPLC. SQ	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
	STRUCTURAL
	Т
т	
T.	
T.B.D.	
T&G	
TEL.	TELEPHONE
TEMP. THK.	
	THICK TOP OF
T.O.	
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP	TYPICAL
	U
U.L.	UNDERWRITERS LABORATORY
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
	V
	•
VAR.	VARIES
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
	14/
	W
W.	WEST OR WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WIN	WINDOW
W.O.	WHERE OCCURS
W/O	WITHOUT
WT.	WEIGHT
	Y
YD.	YARD
	Х
X OR x	ВҮ

ASSESSOR'S MAP







SYMBOLS

	CENTERLINE		FIXTURE TAG; SEE FIXTURE SCHEDULE
A101	DETAIL TAG — DETAIL NUMBER — SHEET NUMBER		KEYNOTE
$\langle 00 \rangle$	DOOR TAG; SEE DOOR SCHEDULE	01	WINDOW OR SKYLIGHT TAG; SEE WINDOW & SKYLIGHT SCHEDULE
	DOOR AND HARDWARE TAG; SEE DOOR SCHEDULE — DOOR NUMBER — HARDWARE NUMBER		REVISION CLOUD & REVISION NUMBER RED OR BLACK: INDICATES CURRENT GRAY: INDICATES PREVIOUS
A A A101 C	ELEVATION ELEVATION NUMBER ELEVATION SHEET NUMBER	OFFICE	ROOM TAG — ROOM NAME — ROOM NUMBER
+9'-0"	ELEVATION MARKER		SECTION — ELEVATION NUMBER — SHEET NUMBER
01	EQUIPMENT TAG; SEE EQUIPMENT SCHEDULE	1× A101	I
01	FINISH TAG; SEE FINISH SCHEDULE		

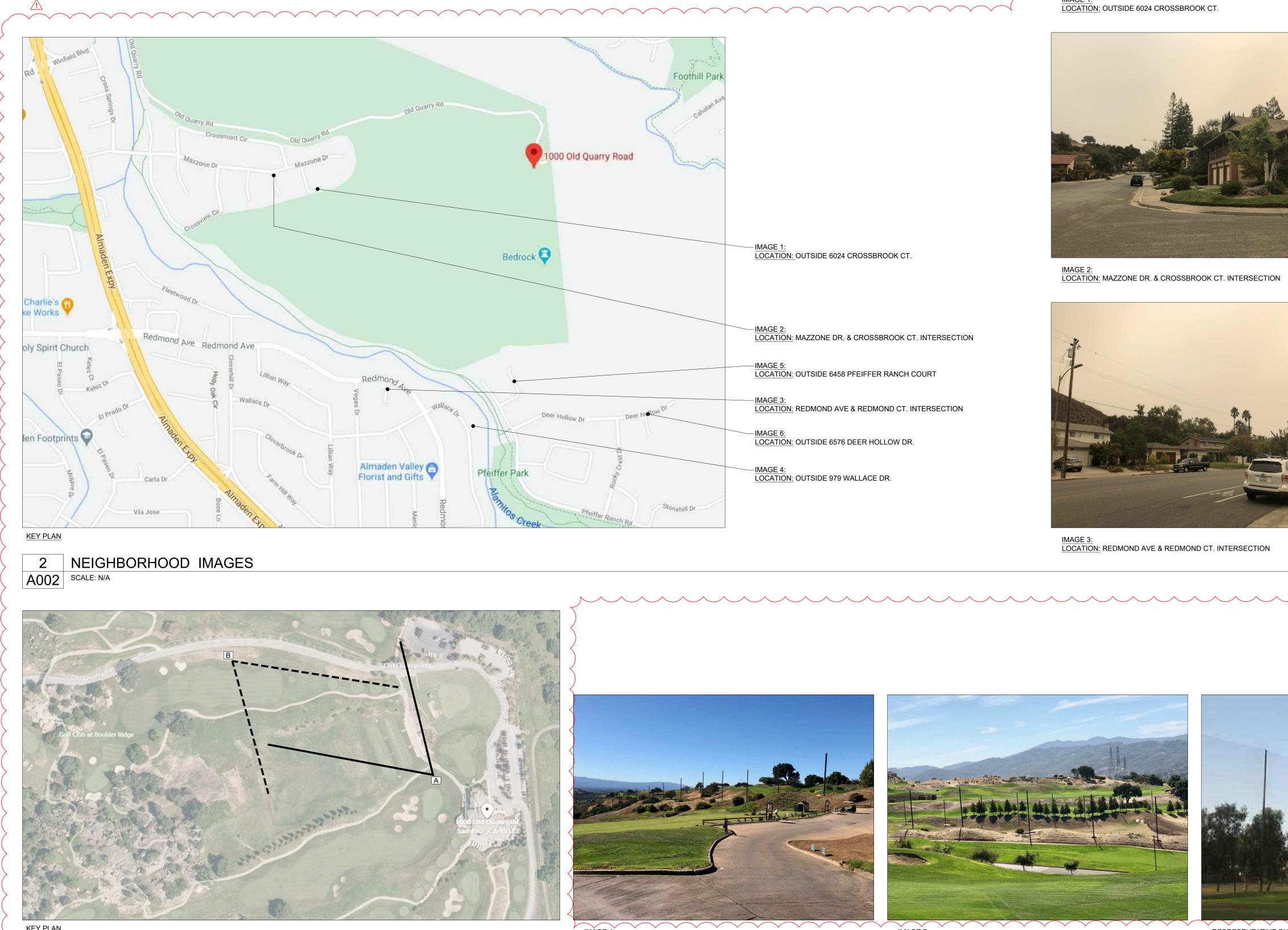
VICINITY MAP

A002	IMAGES
	SURVEY
C-1	ALTA/ACSM LAND TITLE SURVEY (1 OF 6)
C-2	ALTA/ACSM LAND TITLE SURVEY (2 OF 6)
C-3	ALTA/ACSM LAND TITLE SURVEY (3 OF 6)
C-4	ALTA/ACSM LAND TITLE SURVEY (4 OF 6)
C-5	ALTA/ACSM LAND TITLE SURVEY (5 OF 6)
C-6	ALTA/ACSM LAND TITLE SURVEY (6 OF 6)
	STRUCTURAL

ADDRESS:	1000 OLD QUARRY ROAD SAN JOSE, CA 95123
APN:	696-01-025
ZONING:	HS
STORIES:	1 (NO CHANGE)
<u>USE:</u>	EXISTING (NO CHANGE): BANQUET HALL & SERVICE (PREP AREA) / STORAGE (GLASSWARE, TABLE & CHAIRS, ETC.)
OCCUPANCY GROUP:	EXISTING: A-2 & B (NO CHANGE)
FULLY SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B

DESCRIPTION	DATE
DESIGN REVIEW SET	2020.06.30
PLAN CHECK RESPONSE 1 1	2021.06.09

LE		



KEY PLAN

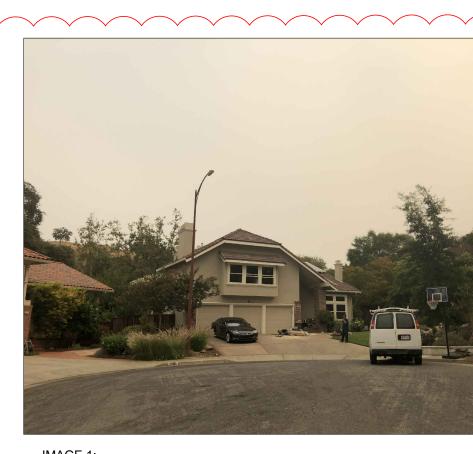


IMAGE 1: LOCATION: OUTSIDE 6024 CROSSBROOK CT.







IMAGE A: INSTALLED NETTING POLES - NORTH SIDE; COLOR: BLACK

<u>IMAGE B:</u> OVERVIEW OF INSTALLED NETTING POLES; COLOR: BLACK





IMAGE 4: LOCATION: OUTSIDE 979 WALLACE DR.



IMAGE 5: LOCATION: OUTSIDE 6458 PFEIFFER RANCH COURT



IMAGE 6: LOCATION: OUTSIDE 6576 DEER HOLLOW DR.





PROJECT NAME

BAY CLUB BOULDER RIDGE 1000 OLD QUARRY ROAD SAN JOSE, CA 95123

EXTERIOR GOLF NETTING BARRIER

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2020.06.30
PLAN CHECK RESPONSE 1 1	2021.06.09



REPRESENTATIVE PHOTO OF FENCING APPEARANCE (NOTE: PHOTO IS NOT OF SUBJECT SITE)



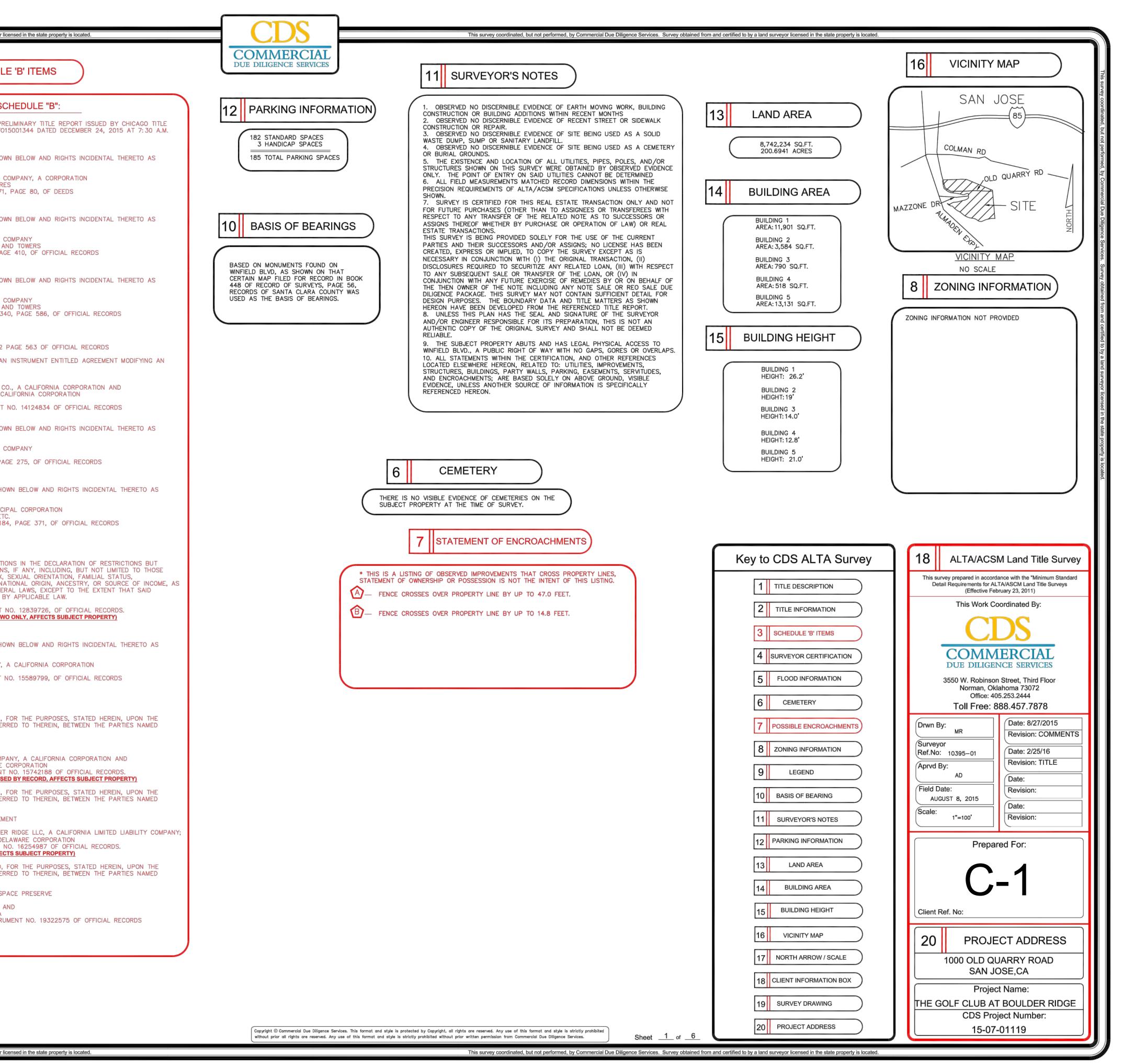
REPRESENTATIVE NETTING IMAGE (NOT INSTALLED); MATERIAL: POLYESTER, UV TREATED

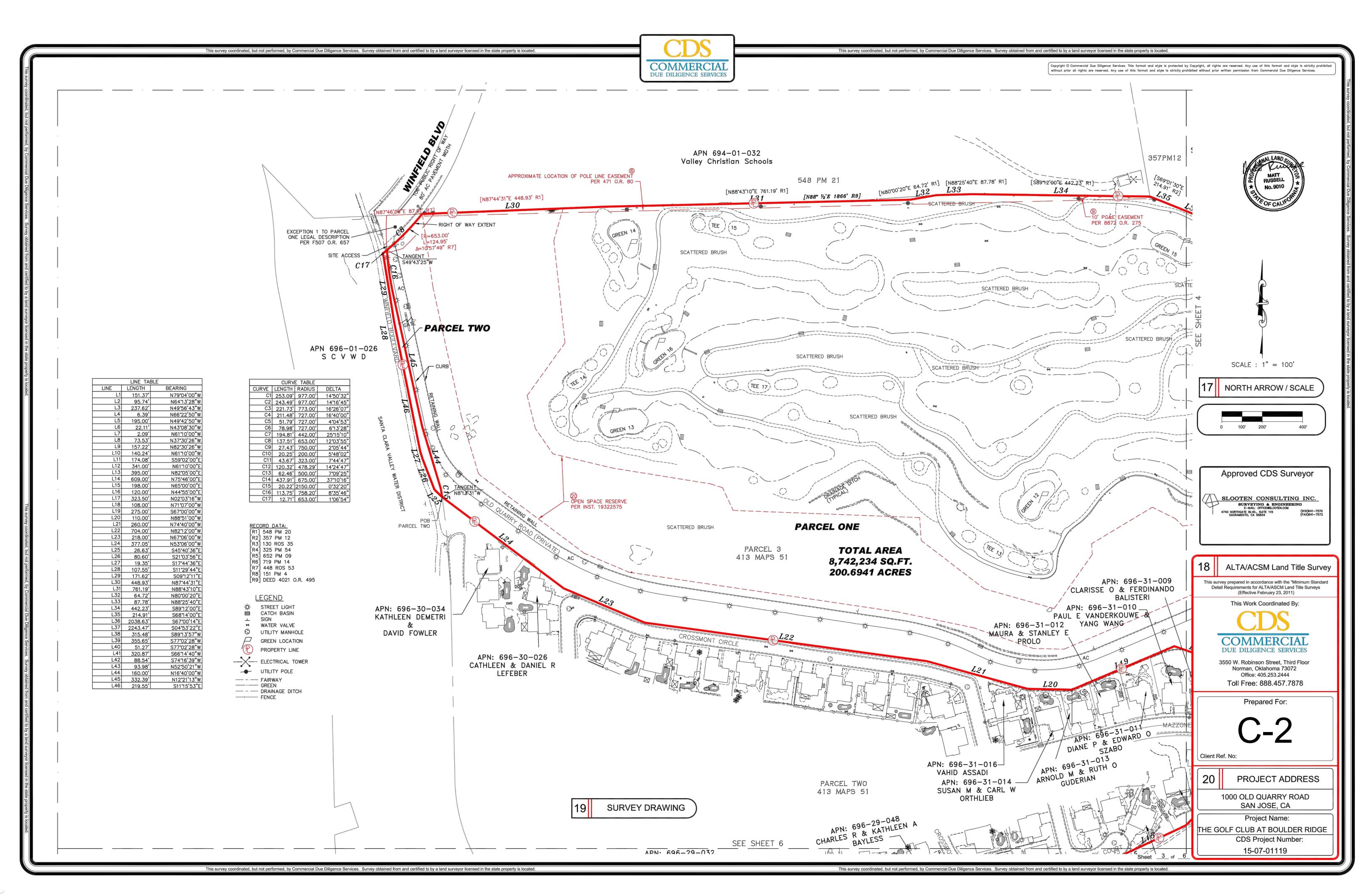
IMAGES		
SCALE	N.T.S.	
PROJECT NO.	1710	

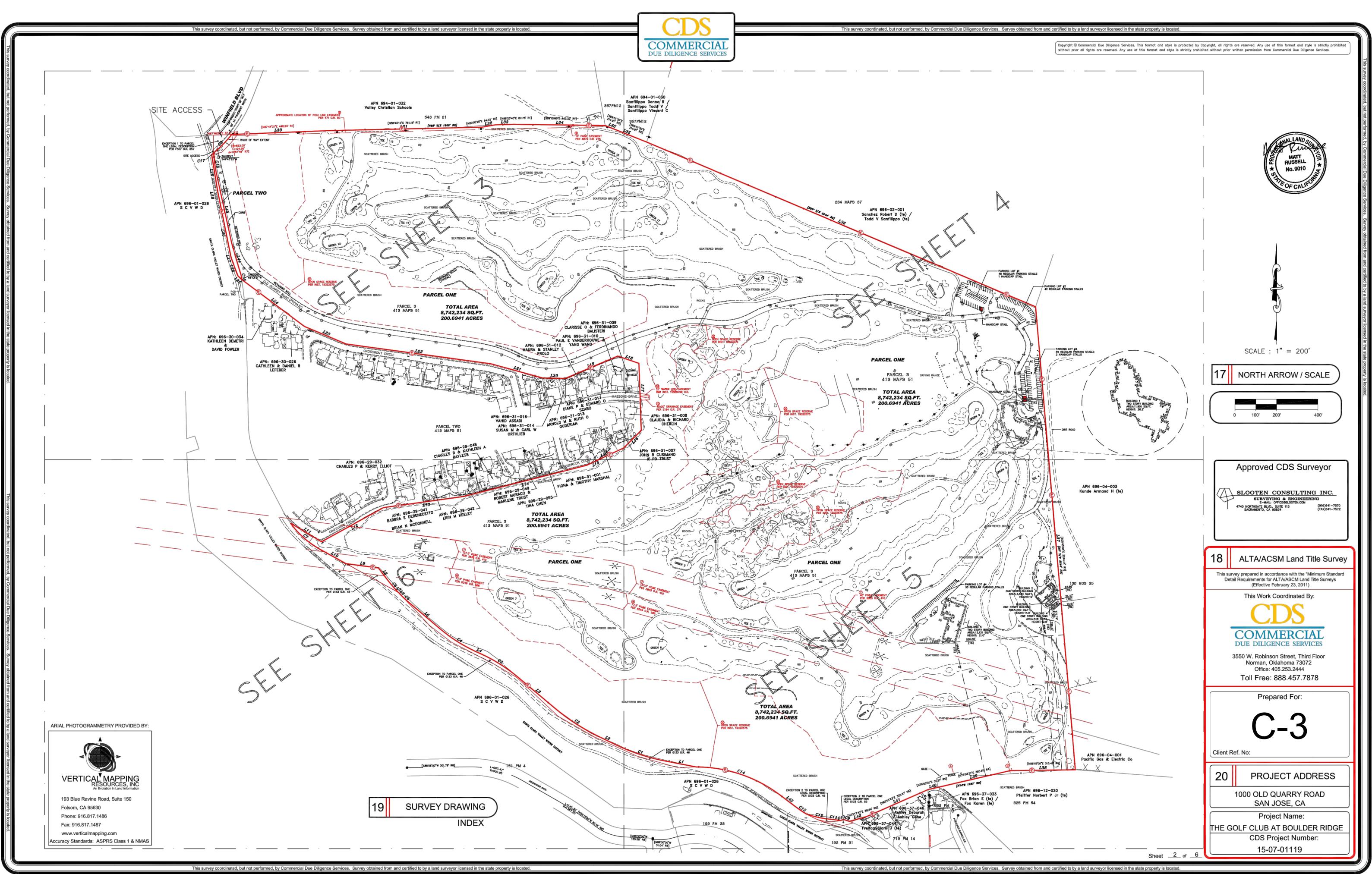
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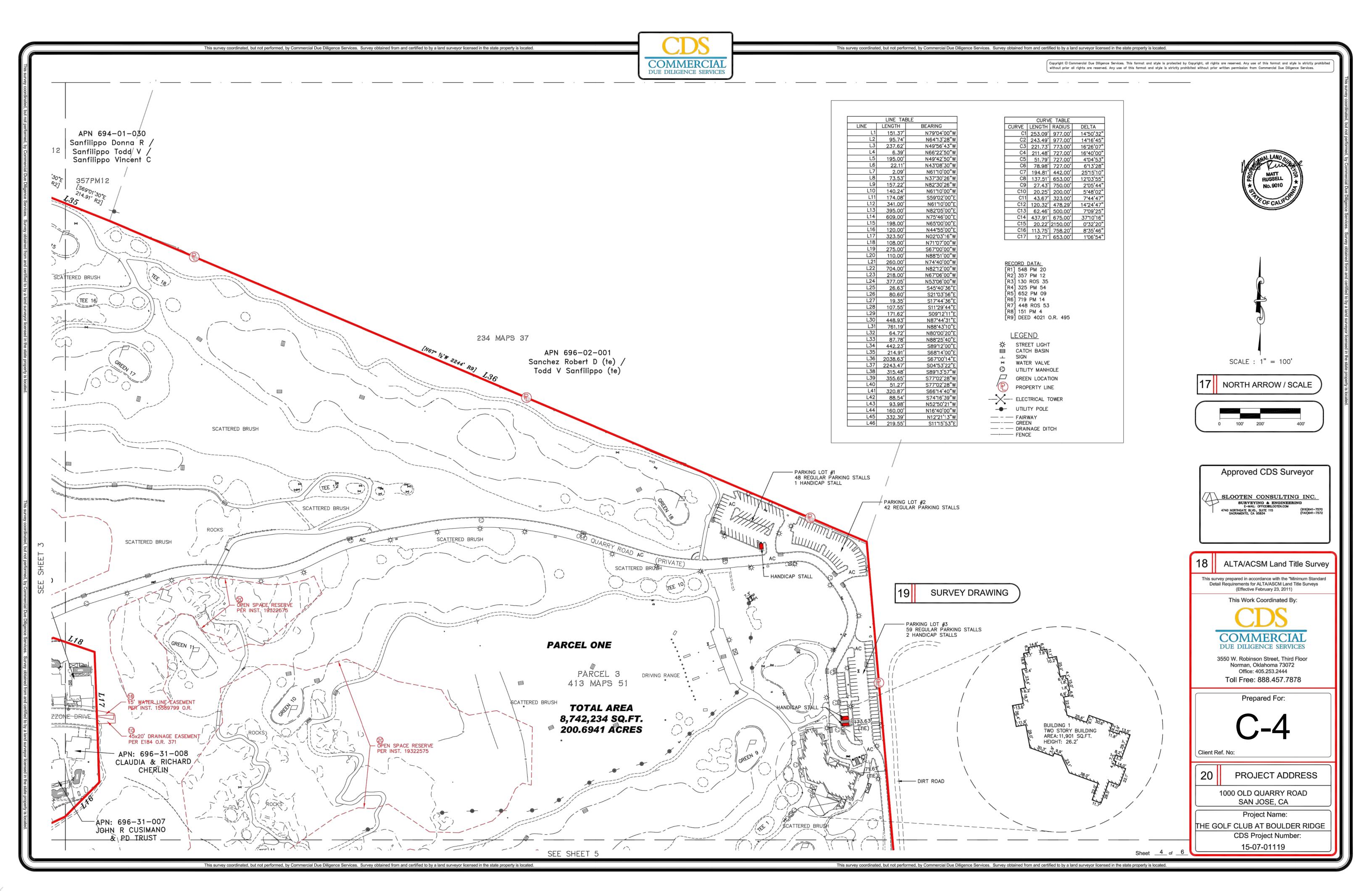
SHEET

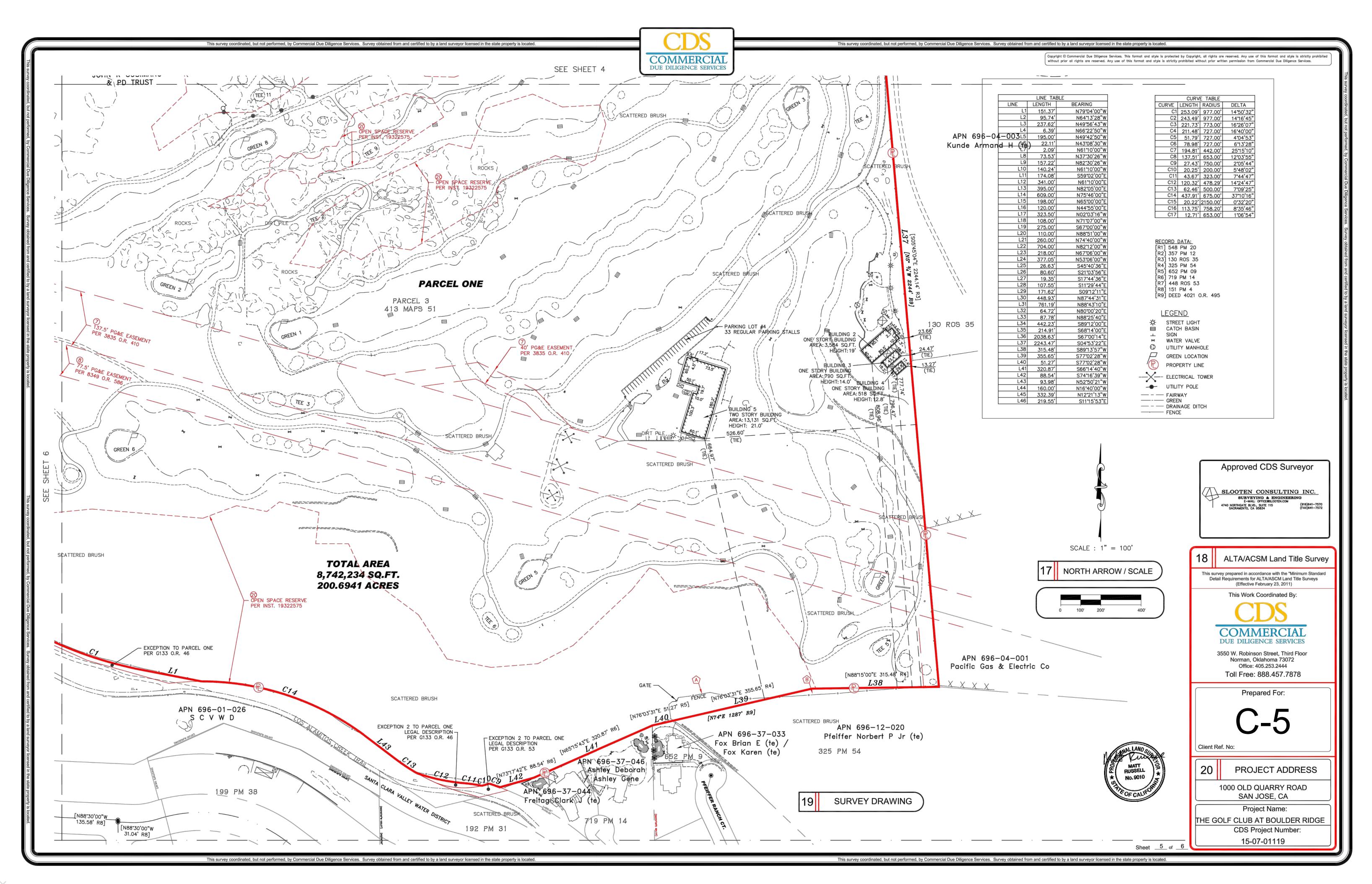
This surve		3 SCHEDUL
THE LAND REFERRED TO HEREIN BELOW IS SITU SANTA CLARA, STATE OF CALIFORNIA AND IS D PARCEL ONE: PARCEL 3, AS SHOWN ON THAT PARCEL MAP F OF THE COUNTY OF SANTA CLARA, STATE OF M MAPS, PAGE(S) 51 AND 42. BEING A PORTION OF THE LAND DESCRIBED AS LIMITED PARTNERSHIP, RECORDED FEBRUARY 11 THE SANTA CLARA COUNTY RECORDER. EXCEPTING THEREFROM ALL THAT PORTION THE DEED RECORDED AUGUST 15, 1980 IN BOOK F5 ALSO EXCEPTING THEREFROM ALL THOSE PORTI VALLEY WATER DISTRICT BY DEED RECORDED JI JUNE 5, 1981 IN BOOK G133, PAGE 53, OFFICIA PARCEL TWO: BEGINNING AT A POINT IN THE GENERAL EASTER		
PARCEL ONE: PARCEL 3, AS SHOWN ON THAT PARCEL MAP F OF THE COUNTY OF SANTA CLARA, STATE OF MAPS, PAGE(S) 51 AND 42.	FILED FOR RECORD IN THE OFFICE OF THE RECORDER CALIFORNIA ON FEBRUARY 28, 1978, IN BOOK 413 OF	TITLE ITEMS PER SCHEDULE "B" OF THE PR INSURANCE COMPANY ORDER NO. FWPS-TO (1)(5) (NOT A SURVEY MATTER)
BEING A PORTION OF THE LAND DESCRIBED AS LIMITED PARTNERSHIP, RECORDED FEBRUARY 11 THE SANTA CLARA COUNTY RECORDER.	PARCEL ONE OF THE DEED TO ALMADEN HILLS, A , 1984 IN BOOK 6381, PAGE 238, IN THE OFFICE OF	6 EASEMENT(S) FOR THE PURPOSE(S) SHOW GRANTED IN A DOCUMENT.
EXCEPTING THEREFROM ALL THAT PORTION THE DEED RECORDED AUGUST 15, 1980 IN BOOK F5 ALSO EXCEPTING THEREFROM ALL THOSE PORTI	, ,	GRANTED TO: PACIFIC GAS AND ELECTRIC O PURPOSE: SINGLE LINE OF POLES AND WIRE RECORDED: FEBRUARY 20, 1918, BOOK 471, AFFECTS: A NORTHERLY PORTION (PLOTTED, AFFECTS SUBJECT PROPERTY)
JUNE 5, 1981 IN BOOK G133, PAGE 53, OFFICIA		@EASEMENT(S) FOR THE PURPOSE(S) SHOW GRANTED IN A DOCUMENT.
JUNE 10, 1975 IN BOOK B452 OF OFFICIAL REC COUNTY RECORDS, SAID POINT BEING ALSO THE ON THAT CERTAIN PARCEL MAP, A MAP OF WH	THE SANTA CLARA VALLEY WATER DISTRICT RECORDED CORDS AT PAGE 521 THROUGH 526, SANTA CLARA E MOST NORTHERLY CORNER OF PARCEL 2 AS SHOWN ICH WAS FILED FOR RECORD IN BOOK 413 OF MAPS	GRANTED TO: PACIFIC GAS AND ELECTRIC O PURPOSE: ELECTRIC TRANSMISSION LINES A RECORDED: JULY 3, 1957, BOOK 3835, PAG AFFECTS: A PORTION OF PREMISES (PLOTTED, AFFECTS SUBJECT PROPERTY)
AT PAGES 51 AND 52, SANTA CLARA COUNTY ALONG SAID GENERAL EASTERLY LINE OF SAID WATER DISTRICT, AND THE GENERAL WESTERLY	RECORDS; THENCE FROM SAID POINT OF BEGINNING GRANT DEED CONVEYED TO SANTA CLARA VALLEY LINE OF PARCEL 3 AS SHOWN ON SAID PARCEL MAP, 18' 13' 31" W ALONG A CURVE TO THE LEFT WITH A	8 EASEMENT(S) FOR THE PURPOSE(S) SHOW GRANTED IN A DOCUMENT.
RADIUS OF 2150.00 FEET, THROUGH A CENTRA 20.22 FEET; THENCE N 16° 40' 00" W 160.00 ALONG A TANGENT CURVE TO THE RIGHT WITH ANGLE OF 8° 35' 46" FOR AN ARC LENGTH OF	L ANGLE OF 00° 32' 20" FOR AN ARC LENGTH OF FEET; THENCE N 12° 21' 13" W 332.39 FEET; THENCE A RADIUS OF 758.20 FEET THROUGH A CENTRAL 113.75 FEET TO THE SOUTHERLY COMMON CORNER	GRANTED TO: PACIFIC GAS AND ELECTRIC O PURPOSE: ELECTRIC TRANSMISSION LINES A RECORDED: NOVEMBER 20, 1968, BOOK 834 AFFECTS: A PORTION OF PREMISES
FILED FOR RECORD IN BOOK 448 OF MAPS AT RECORDS; THENCE LEAVING SAID GENERAL EAS WESTERLY LINE OF PARCEL 3 ALONG THE SOUT	CERTAIN RECORD OF SURVEY; A MAP OF WHICH WAS PAGES 53 THROUGH 56, SANTA CLARA COUNTY TERLY LINE OF SAID GRANT DEED AND SAID GENERAL THERLY LINE OF SAID PARCEL 23 OF THAT CERTAIN	AGREEMENT CORRECTING SAID EASEMENT RECORDED: APRIL 17, 1969 IN BOOK 8502
RECORD OF SURVEY, FROM A TANGENT BEARIN RIGHT WITH A RADIUS OF 653.00 FEET THROUG LENGTH OF 12.71 FEET; THENCE LEAVING SAID	G OF S 49° 43' 25" W ALONG A CURVE TO THE CH A CENTRAL ANGLE OF 01° 06' 54" FOR AN ARC PARCEL 23 THE FOLLOWING COURSES: S 09° 12'	TERMS, CONDITIONS AND PROVISIONS OF AN EASEMENT DATED: DECEMBER 19, 1997
11" E 171.62 FEET, S 11° 29' 44" E 107.55 FEE 19.35 FEET, S 21° 03' 56" E 80.60 FEET AND BEGINNING.	ET, S 11° 15' 53" E 219.55 FEET, S 17° 44' 36" E S 45° 40' 36" E 26.63 FEET TO THE POINT OF	BY AND BETWEEN: GARCIA DEVELOPMENT C PACIFIC GAS AND ELECTRIC COMPANY, A C/
	E AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE 1344, DATED DECEMBER 24, 2015 AT 7:30 A.M.	RECORDED: APRIL 3, 1998 AS INSTRUMENT (PLOTTED, AFFECTS SUBJECT PROPERTY)
		 @ EASEMENT(S) FOR THE PURPOSE(S) SHOW GRANTED IN A DOCUMENT. GRANTED TO: PACIFIC GAS AND ELECTRIC OF
		PURPOSE: PUBLIC SERVICE RECORDED: MAY 27, 1970, BOOK 8872, PAR AFFECTS: A NORTHERLY PORTION (PLOTTED, AFFECTS SUBJECT PROPERTY)
THE TITLE DESCRIPTION AND SCHEDULE TITLE INSURANCE COMPANY, COMMITMEN		DEASEMENT(S) FOR THE PURPOSE(S) SHO GRANTED IN A DOCUMENT.
DECEMBER 24, 2015 AT 7:30 A.M		GRANTED TO: CITY OF SAN JOSE, A MUNICI PURPOSE: STORM DRAINAGE PURPOSES, ETO RECORDED: DECEMBER 22, 1978, BOOK E18 AFFECTS: A PORTION OF PREMISES. (PLOTTED, AFFECTS SUBJECT PROPERTY)
		 (1) (NOT A SURVEY MATTER) (2) COVENANTS, CONDITIONS AND RESTRICTIONS
		OMITTING ANY COVENANTS OR RESTRICTIONS BASED UPON RACE, COLOR, RELIGION, SEX, MARITAL STATUS, DISABILITY, HANDICAP, NA SET FORTH IN APPLICABLE STATE OR FEDER COVENANT OR RESTRICTION IS PERMITTED B
		RECORDED: MARCH 24, 1995, INSTRUMENT ((NOTHING TO PLOT, BLANKET OVER PARCEL TW
Г П		 (3)-(5) (NOT A SURVEY MATTER) (6) EASEMENT(S) FOR THE PURPOSE(S) SHO GRANTED IN A DOCUMENT.
4 SURVEYOR CERTIFICATION)	GRANTED IN A DOCUMENT. GRANTED TO: SAN JOSE WATER COMPANY, PURPOSE: PIPELINES RECORDED: MARCH 13, 2001, INSTRUMENT M AFFECTS: AS DESCRIBED THEREIN.
TO: BAY CLUB BOULDER RIDGE, LLC; VENTAS HEALTHCARE PROPERTIES, INC., AS	ADMINISTRATIVE AGENT;	(PLOTTED, AFFECTS SUBJECT PROPERTY)
CHICAGO TITLE INSURANCE COMPANY; COMMERCIAL DUE DILIGENCE SERVICES; THIS IS TO CERTIFY THAT THIS MAP OR PLAT A	ND THE SURVEY ON WHICH IT IS BASED WERE MADE IN	AN AGREEMENT, AFFECTING SAID LAND, TERMS, COVENANTS AND CONDITIONS REFER HEREIN
ACCORDANCE WITH THE 2011 MINIMUM STANDAR SURVEYS, JOINTLY ESTABLISHED AND ADOPTED 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (LOCATION OF U	D DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), JTILITIES PER VISIBLE, ABOVE-GROUND, OBSERVED	FOR: MEMORANDUM OF AGREEMENT DATED: MAY 22, 2001 EXECUTED BY: GARCIA DEVELOPMENT COMP NEXTED OF CALLEORNIA INC. A DELAWARE
EVIDENCE), 13, 14, 16, 18, 21, 23 (TO THE EXTE DRAWING THE ZONING SETBACK LINES), AND 24 TRACT OR PROPERTY ANY OFFSITE EASEMENTS	ENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY	NEXTEL OF CALIFORNIA, INC., A DELAWARE RECORDED: JUNE 26, 2001 AS INSTRUMENT (NOT PLOTTED, EXACT LOCATION NOT DISCLOSE
	ED TO THE SURVEYOR AS A PART OF THE SCHEDULE A IN THIS SURVEY) OF TABLE A THEREOF. THE FIELD	AN AGREEMENT, AFFECTING SAID LAND, TERMS, COVENANTS AND CONDITIONS REFER HEREIN
MATT RUSSELL REGISTERED LAND SURVEYOR NO. LS9010 IN THE STATE OF CALIFORNIA	MATT RUSSELL * No. 9010	FOR: COMMUNICATIONS SITE LEASE AGREEM DATED: AUGUST 27, 2001 EXECUTED BY: THE GOLF CLUB AT BOULDER METROPCS CALIFORNIA/FLORIDA, INC., A DE RECORDED: MAY 8, 2002 AS INSTRUMENT N
DATE OF PLAT OR MAP: 02/25/2016	OF CALIFORN	(NOTHING TO PLOT, BLANKET IN NATURE, AFFEC O AN AGREEMENT, AFFECTING SAID LAND, TERMS, COVENANTS AND CONDITIONS REFER
	5 FLOOD INFORMATION	HEREIN FOR: MEMORANDUM OF GRANT OF OPEN SP DATED: FEBRUARY 20TH, 2007 EXECUTED BY: COUNTY OF SANTA CLARA A W. ROCKE GARCIA AND GLENDA L. GARCIA RECORDED: FEBRUARY 28, 2007 AS INSTRU
	BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "D" OF THE FLOOD	(PLOTTED, AFFECTS SUBJECT PROPERTY) (2)-(2) (NOT A SURVEY MATTER)
Approved CDS Surveyor	INSURANCE RATE MAP, COMMUNITY PANEL NO. 06085C0401H, WHICH BEARS AN EFFECTIVE DATE OF 5/18/2009 AND IS NOT	
SLOOTEN CONSULTING INC. SURVEYING & ENGINEERING E-MAIL: OFFICE@SLOOTEN.COM 4740 NORTHGATE BLVD., SUITE 115 (916)641-7570 SACRAMENTO, CA 95834 (FAX)641-7572	IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE	
	FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "D" DENOTES AREAS OF UNDETERMINED	
	RISK.	

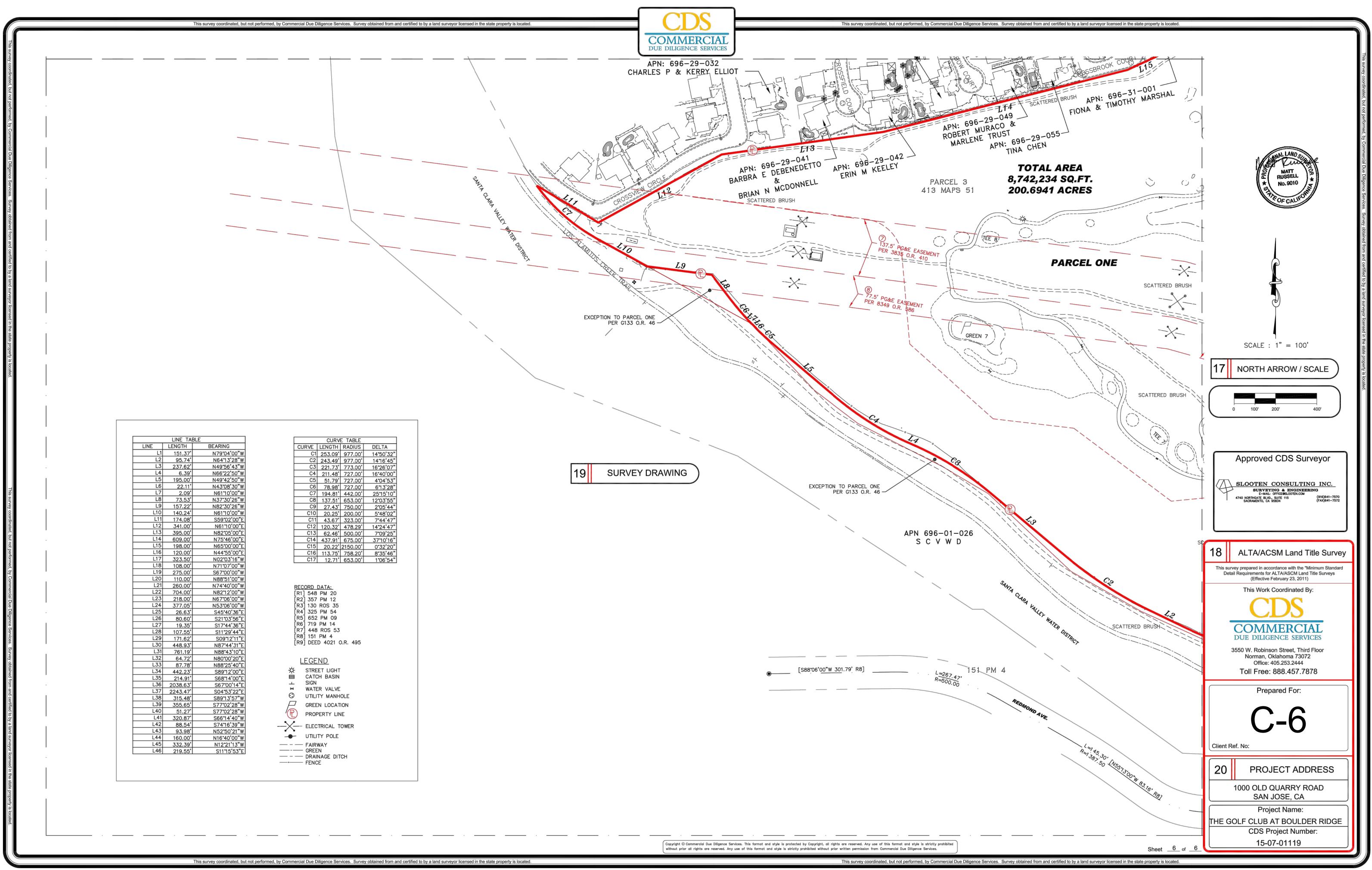












GENERAL NOTES

2019 CALIFORNIA BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

<u>SAFETY REGULATIONS</u> – ADMIN. CODE, GENERAL SAFETY ORDERS ("OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

ALL DIMENSIONS WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FOUNDATION DESIGN IS BASED ON THE SOILS REPORT PREPARED BY QUANTUM GEOTECHNICAL, INC. PROJECT NO. D015.G, DATED 6-25-2017. THE SITE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS FOUND IN THE SOILS REPORT. ALLOWABLE LATERAL SOIL BEARING PRESSURE = 100 PCF(+ 2x INCREASE PER IBC SECTION 1806.3.4)

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS. USE NO MORE THAN 6.6 GAL. OF WATER PER SACK OF CEMENT. DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.

REINFORCING STEEL SHALL BE INTERMEDIATE GRADE (FY=40,000 PSI MINIMUM) DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40. SPLICES SHALL LAP A MINIMUM OF 30 DIAMETERS IN CONCRETE.

Welding Shall be done by a certified welder using the shielded arc process and e80 series electrodes. Welds shall be full section, full penetration and shall DEVELOP THE FULL STRENGTH OF THE SMALLER OF THE PARTS JOINED UNLESS THE PLANS SHOW OTHERWISE. ALL SHOP WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS USING APPROVED ELECTRODES. NO FIELD WELDING WITHOUT SPECIAL INSPECTION. ALL WELDING PER AWS D1.1, USE E8018 ELECTRODES. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT.

STRUCTURAL STEEL – ALL PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36. STEEL POLE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 65 OR AS AN ALTERNATE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MIN. YIELD STRENGTH OF 57 KSI. BOLTS SHALL BE ASTM A307 UNLESS THE PLANS SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

CABLE AND WIRE ROPE SHALL BE 1 X 7 GALVANIZED STEEL STRAND WITH THE FOLLOWING MINIMUM BREAKING STRENGTHS: 5/16" NOMINAL DIAMETER: 11,200 LBS.

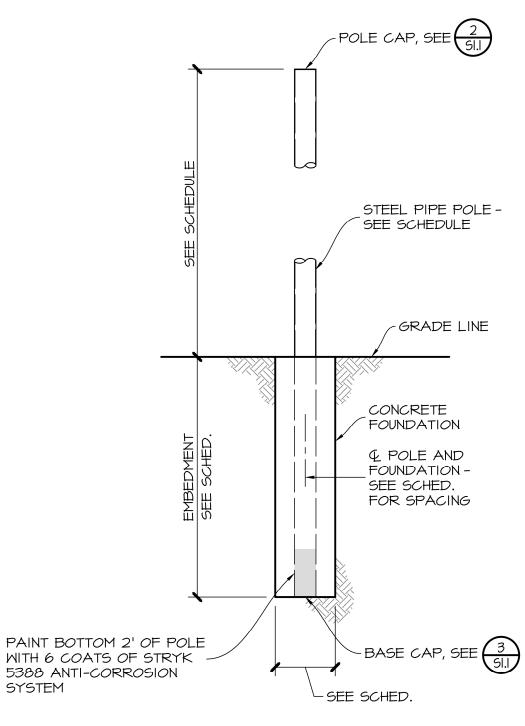
3/8" NOMINAL DIAMETER: 15,400 LBS. NETTING AND ITS ATTACHMENT IS BY OTHERS. NET SHALL HAVE NO MORE THAN 8% EQUIVALENT SOLID WIND DRAG. THE ATTACHMENT OF THE NET SHALL IS BY OTHERS.

WIRE ROPE FITTINGS SHALL DEVELOP THE BREAK STRENGTH OF THE CABLE PER THE MANUFACTURER (CROSBY OR EQUAL).

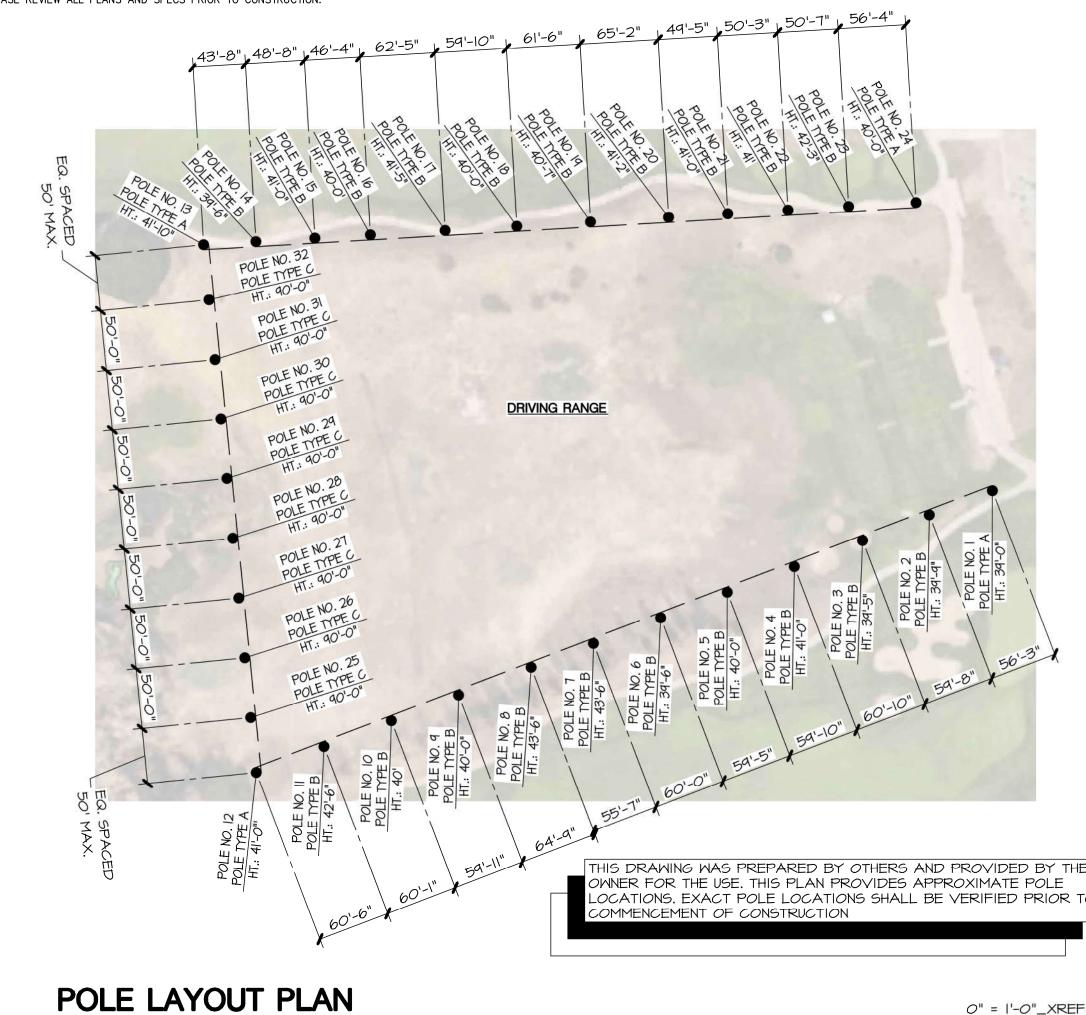
PAINT SHALL BE BLACK "STRYK 5388" ANTI-CORROSION COATING SYSTEM, 3-COAT PROCESS, APPLY 6-COATS TO BOTTOM 2' OF POLE.

<u>GENERAL CONTRACTOR</u> SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

ENGEL & COMPANY IS NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. ENGEL & COMPANY IS NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.

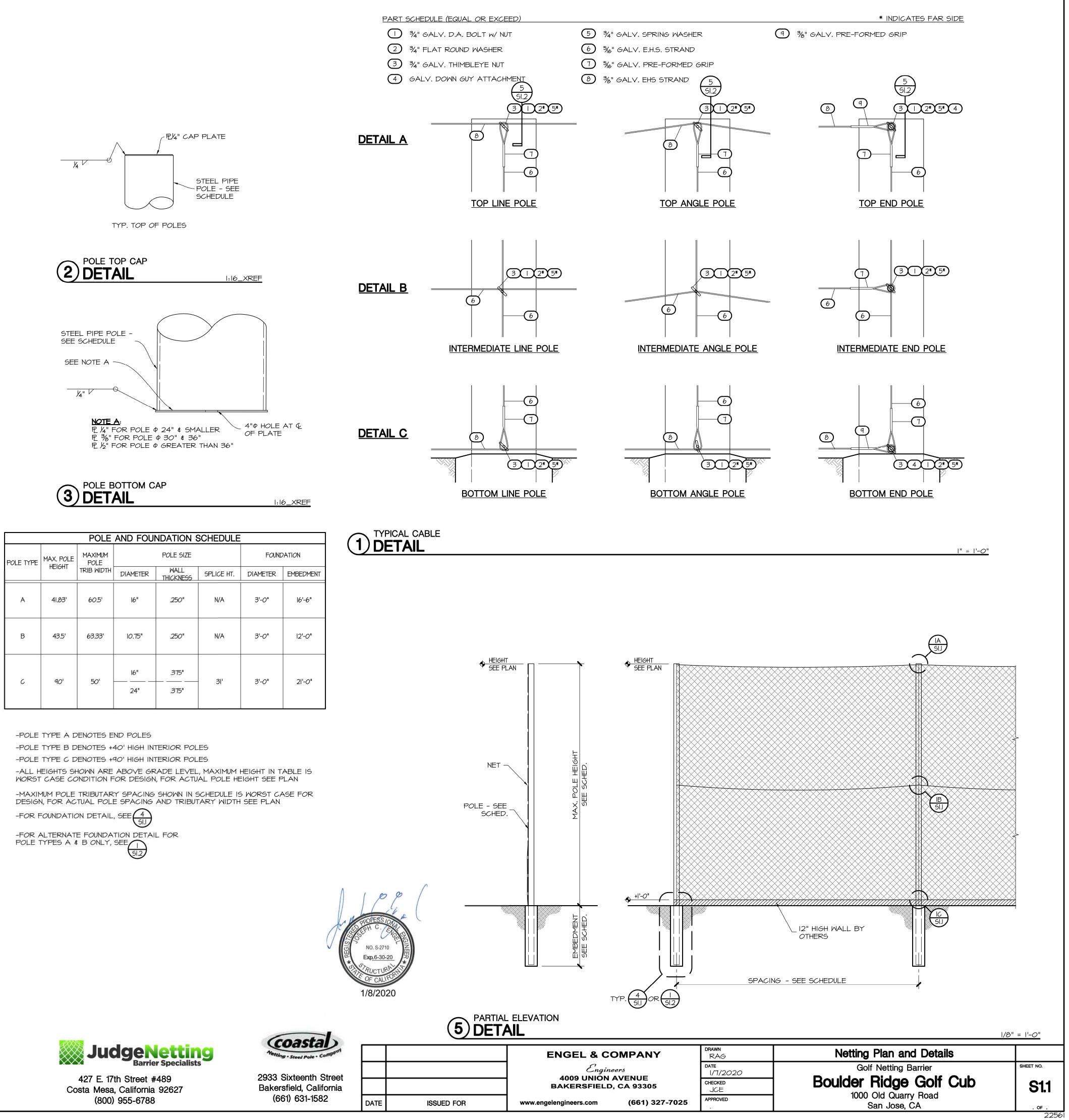


TYPICAL POLE & FOUNDATION (4) DETAIL

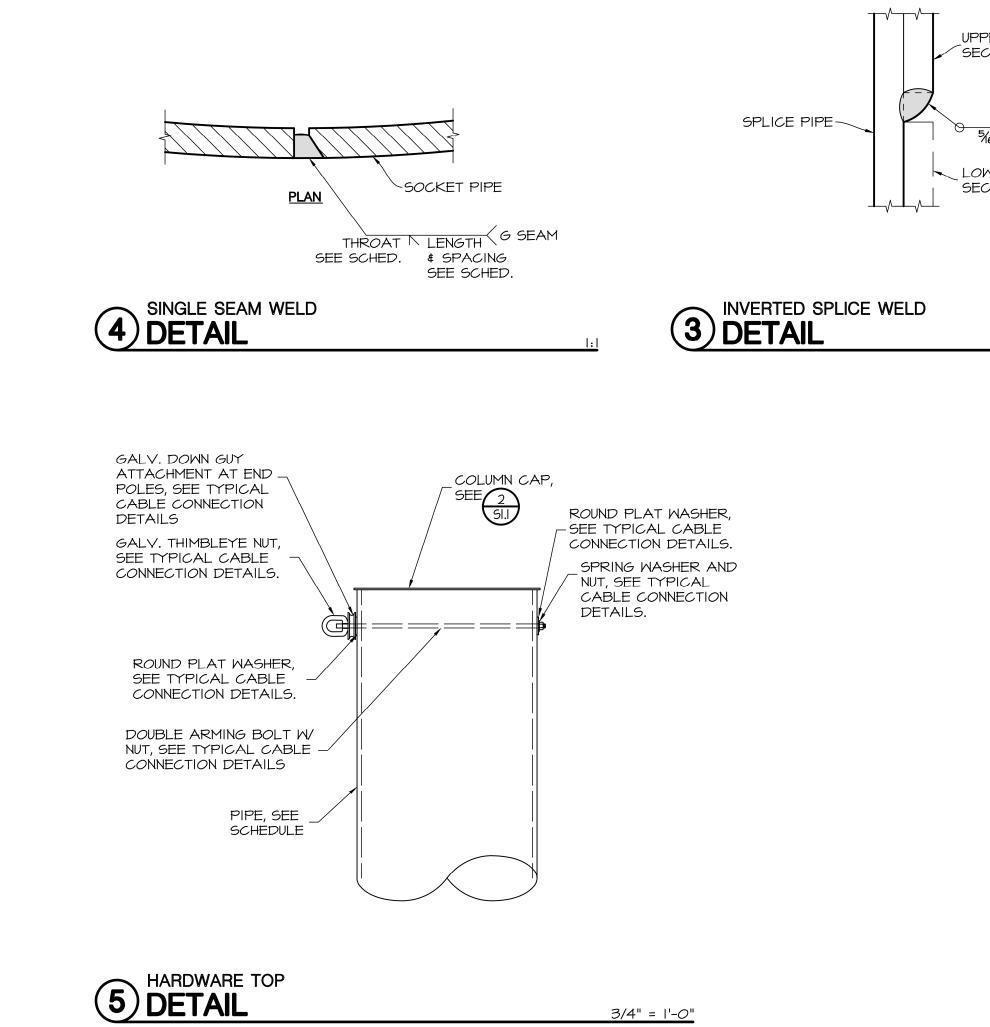


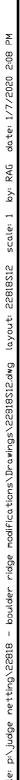
*ALL HEIGHTS SHOWN ARE ABOVE FINISHED GRADE

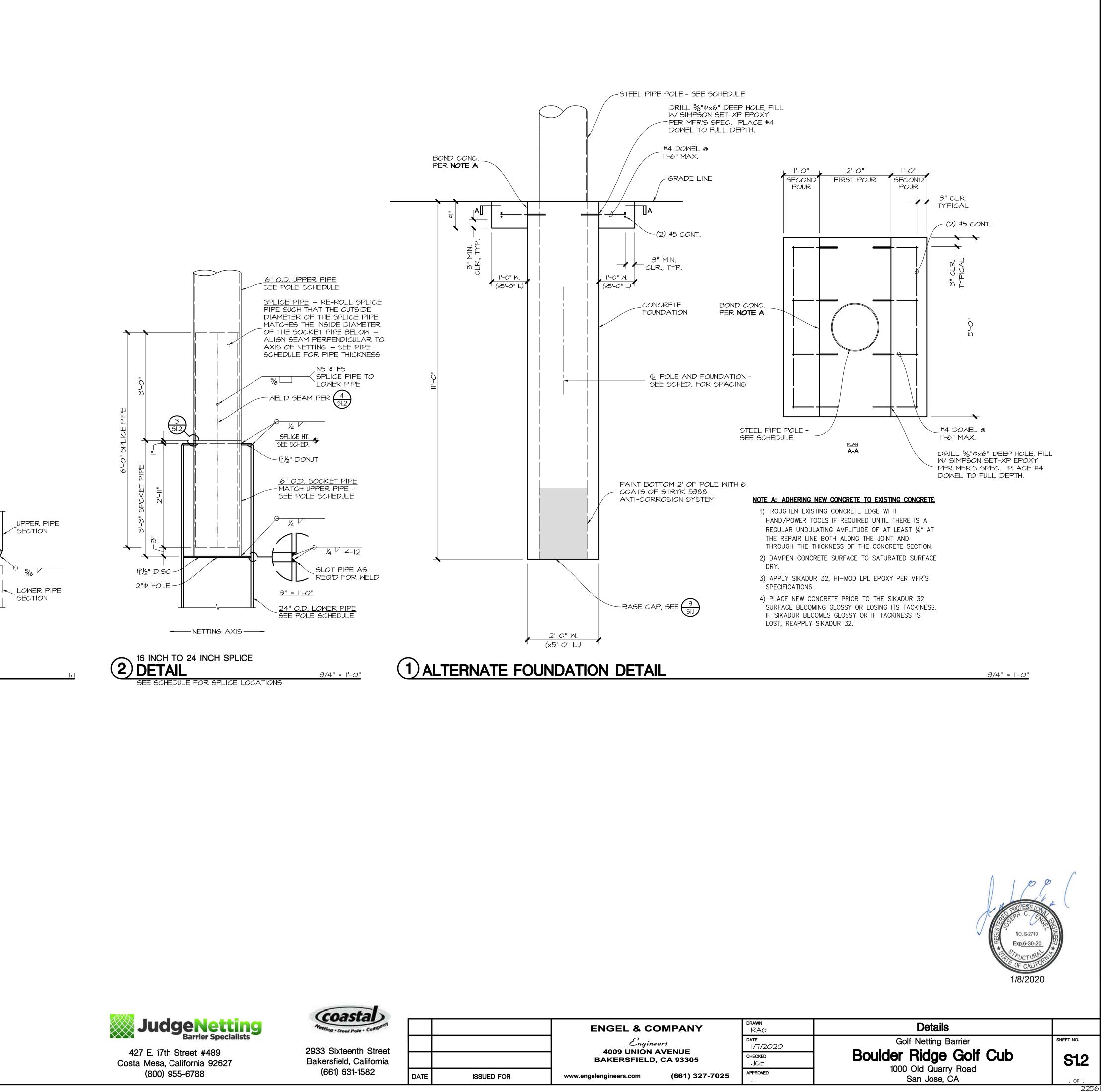
|/4" = |'-0"



	SEAM WELD SCHEDULE				
Ì	SOCKET SPLICE THICKNESS	MIN. THROAT REQUIRED	WELD LENGTH	WELD SPACING	
	.375" WALL AND SMALLER	I/4"	3"	12" <i>O</i> .C.	
	.500" WALL	3/8"	4"	12" <i>O</i> .C.	
	.625" WALL	7/16"	4"	12" <i>O</i> .C.	
	.750" WALL	I/2"	4"	12" <i>O</i> .C.	







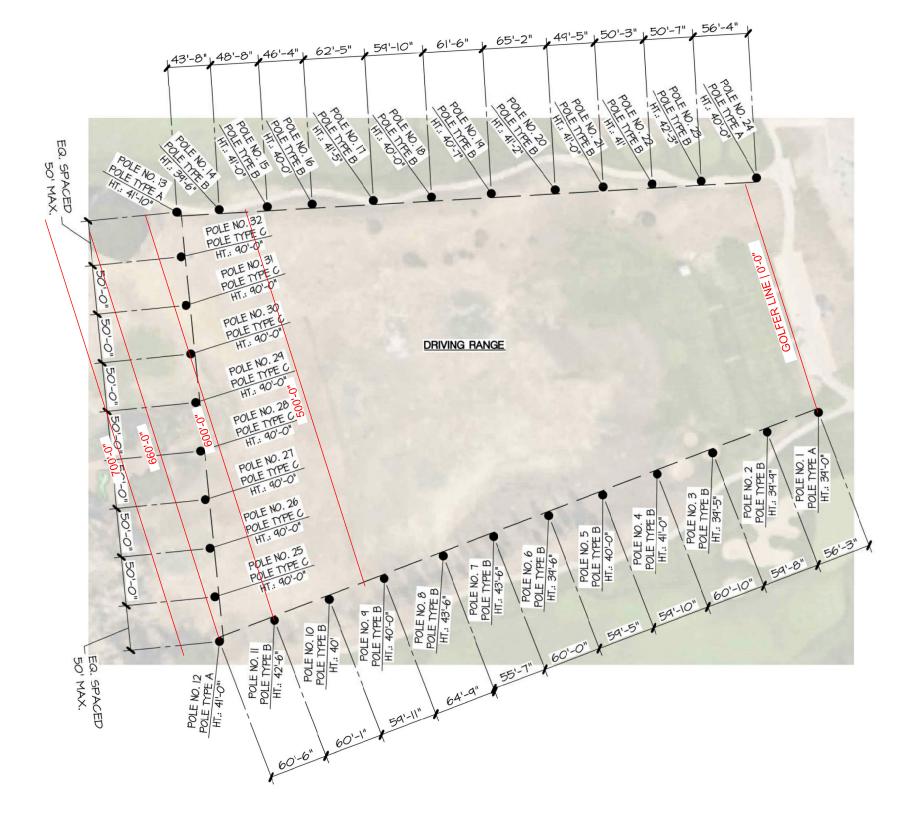




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www.engelen	ISSUED FOR	DATE
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Attachment D

Projection Analysis





THE BAY CLUB PORTLAND I BAY AREA | LOS ANGELES | SAN DIEGO

25 September 2020

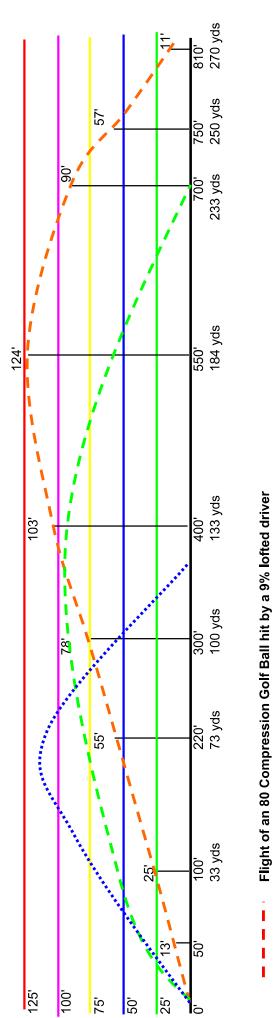
To Whom It May Concern:

Reference is made to our permit application for the construction of protective netting bordering the driving at Boulder Ridge Country Club. In response to the question regarding our reason for the requested netting surrounding the club's driving range, we are providing this written statement. For context, the existing driving range is located between holes #9 and #10. Therefore, our primary need for the netting is to protect both members and staff from stray balls hit from the existing driving range tee box. The proposed netting heights – both at the sides and rear – are the result of Ball Trajectory Studies performed by Judge Netting who are protective barrier specialists and our design engineer. Their final study is attached.

Sincerely,

File Shuer

Peter S. Jones EVP / Development The Bay Club Company (858) 336 – 0700 <u>Pete.Jones@bayclubs.com</u> This drawing is forwarded to you for informational purposes only. Do not rely on the drawing for construction



- – Flight of an 80 Compression Golf Ball hit by a 4 iron

I

Flight of an 80 Compression Golf Ball hit by a 9 iron

Attachment E

Public Comment

Dear Ms. Negrete,

I'm writing in response to the subject Zoning Administration Agenda item scheduled for hearing on October 7th. From the agenda, it appears that the staff recommendation will be to accept the after-the-fact approval request by the Bay Club for a netting installation.

Pease understand that this installation isn't just netting, it's the many very tall poles that hold up the netting that are a significant eye-sore from our neighborhood below. One of the reasons we purchased our home in the Almaden Hills Estates development was the great hillside view from the front of our home. We enjoyed that view for about 16+ years until the Bay Club erected the netting/poles without prior approval or consideration for the impact to the view from below.

I would hope that the Zoning Administration would consider this type of an installation to be a violation of the view shed since it so prominently projects above the ridge line. The Bay Club should not be allowed to so significantly impact our view of the hillside. If they are allowed this approval after-the-fact, what else will they be allowed to get away with simply by doing it and asking for forgiveness later?

Thank you for reading this.

Respectfully, Dirk Mattern

Negrete, Valerie

From: Sent: To: Subject:

Monday, August 10, 2020 11:12 AM Negrete, Valerie [EXTERNAL] Design Review #PLN20-079

Hello,

I am writing in response to the Early Outreach Notice ______ in regards to the Design Review noted above for the Bay Club at Boulder Ridge. The "proposed" netting poles have been in-place for many months now and are a definite eye-sore, detracting from the once clear ridge-line view that I, and my neighbors, have enjoyed for as long as we've lived in our home. I see the poles every time I walk out of my front door or look outside of my front window (both face directly eastward toward Bolder Ridge).

Please do not allow these poles to remain. When we purchased our home in Almaden Hills Estates ____ years ago, one of the features we valued the most was the view shed of the hillside from the front living room which, at that time, only included trees on the ridge line. While it may be difficult to put a number to how much the new "pole-view" has impacted the value of our property, it certainly has adversely affected our enjoyment of it.

Thank you for your consideration.

Sent from my iPad