County of Santa Clara Department of Planning and Development County Government Center, East Wing, 7th Floor 70 West Hedding Street San Jose, CA 95110 Phone: (408) 299-5700 www.sccplandev.org



STAFF REPORT Zoning Administration November 3, 2022 Item #1

Staff Contact: Robert Cain (408) 299-5706, robert.cain@pln.sccgov.org

File: PLN21-207 Major Modification to Architecture & Site Approval, Grading Approval, and Design Review Exemption for expansion of an existing Tennis Center

Summary: Concurrent land use application including a Major Modification to Architecture and Site Approval, Grading Approval, and Design Review Exemption for expansion of the existing Tennis Center to add the construction of eight (8) new pickle ball courts, two (2) new bocce ball courts, a 1,487 square foot cabana structure, a 624 square foot support building containing storage and restrooms, and associated improvements on a 144.9 parcel within the approximately 1,400-acre property that comprises the CordeValle Resort. Associated improvements include 15 additional parking spaces and a secondary access for emergency response. Grading consists of 1,486 cubic yards of cut and 443 cubic yards of fill.

Owner: CordeValle LP	Gen. Plan Designation: Hillsides
Applicant: Spector Corbett Architects	Zoning: HS-d1
Address: 1 CorceValle Club Drive, San Martin	APN : 779-20-007
Present Land Use: Golf Courses & Country Clubs	Lot Size: 144.9 acres
Supervisorial District: #3	HCP: Area 3: Rural Development Not
	Covered

RECOMMENDED ACTIONS

- A. Accept Addendum to Environmental Impact Report (EIR) certified on August 6, 1996, Attachment A; and,
- B. Grant a concurrent land use permit for a Major Modification to Architecture & Site Approval, Grading Approval, and Design Review Exemption, subject to Conditions of Approval in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination Attachment B – Preliminary Conditions of Approval Attachment C –Vicinity Map

PROJECT DESCRIPTION

The proposed project is a Major Modification to Architecture and Site Approval, Grading Approval, and Design Review Exemption for expansion of the existing tennis center to add the construction of eight (8) new pickle ball courts, two (2) new bocce ball courts, a 1,487 square foot cabana structure (open air and covered), a 624 square foot support building containing storage and restrooms, and associated improvements on a 144.9 parcel within the approximately 1,400-acre property that comprises the CordeValle Resort. Associated improvements include 15 additional parking spaces and a secondary access for emergency response. New lighting is proposed for the parking area (in accordance with § 4.30.070 (H) of the County Zoning Ordinance) and for the pickleball courts. Grading consists of 1,486 cubic yards of cut and 443 cubic yards of fill. More than ten percent of the canopy cover at this project site is from oak trees, which qualifies the site as an oak woodland. No oak trees are proposed to be removed, so therefor there is no conversion of oak woodland. Five (5) County-protected, non-native trees (one olive tree and four pepper trees, plus one additional pepper tree) are proposed for removal. All other existing trees are to remain. West San Martin Water Works, Inc. will serve the property for domestic water supply. The Lion's Gate Community Service District will provide wastewater treatment services. The Central Coast Regional Water Quality Control Board has confirmed that the Service District has sufficient capacity service the proposed project.

Setting/Location Information

The subject parcel is located on CordeValle Club Drive a continuation of Highland Avenue, approximately 2,000 feet west of the Santa Teresa Boulevard in San Martin within an area known as Hayes Valley between Santa Teresa Boulevard and Watsonville Road. The subject property is part of an approximately 1,400-acre resort that includes a golf course, overnight accommodations, a swim center, tennis center, spa, bars and restaurants, dedicated open space, and vineyards. The development site is adjacent to the existing tennis center (immediately to the east) on a flat area of the property. The project is in an area not visible to the valley floor and contains several trees located to the north, west, and south of the tennis center (refer to Attachment C).

The surrounding neighborhood is comprised of low-density single-family residences created through a subdivision concurrent to the resort development on lots ranging from two to three and a half acres in size.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the project were analyzed, and the modification to the project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, due to the proposed project modification or with respect to the circumstances under which the project would be undertaken. Staff has authored an addendum pursuant to California Environmental Quality Act (CEQA) Section 15164 to the overall site Environmental Impact Report (EIR) that was associated with the original project, certified on August 6, 1996 (refer to Attachment A).

B. Project/Proposal

- 1. General Plan: Hillsides
- 2. Architecture and Site Approval: Per County Zoning Ordinance Section 5.40.020, Architecture and Site Approval (ASA) is required for the establishment or modification of a use in a zoning district requiring ASA. Golf courses and Country Clubs within the HS zoning district require a Use Permit and ASA. Application for an ASA Modification was applied for on November 22, 2021 and will be approved simultaneously with the Design Review Exemption and Grading Approval applications. As the project includes more than 6 additional parking spaces, the removal of six trees, five of which are protected trees, and significant site improvements, the ASA Modification does not qualify for Administrative Review.
- 3. **Zoning Standards**: The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by a Table noting the project's conformance with Section 3.20.040 "-d1" Combing District:

Accessory Structures	
Setbacks (HS):	75- feet from the front property line or in the rear yard 30 feet from side and rear property lines
Height:	35-feet
<u>Fences</u> Height:	No taller than the distance to the nearest property line,
	easement, or right-of-way

C. ASA Findings

All ASA applications are subject to the Scope of Review (Findings), as listed in §5.40.040 of the County Zoning Ordinance. The overall purpose of ASA is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review finding is in **bold**, and an explanation of how the project meets the required finding is in plain text below.

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

The tennis center driveway is located west of the security booth, which controls access onto the CordeValle Resort. This existing driveway and existing 15 parking spaces were developed to County standards, and the additional 15 parking spaces that are proposed will meet County requirements for dimension, circulation, and lighting (refer to Plan Set, Attachment C of the CEQA Determination, Attachment A). These new spaces will allow more guests to park at the tennis center instead of driving an additional 2,000 feet past the tennis center to the main parking lot and walking or riding in a golf cart back to the tennis center. One existing and one proposed space shall meet accessibility requirements consistent with the Americans with Disabilities Act. The additional parking spaces proposed with this modification would bring the total number of parking spaces available at the Tennis Center to 30 parking spaces (two accessible). This would be substantially consistent with the original project approval in 1998, which approved a total of 28 parking spaces (1 accessible) for the Tennis Center that was later adjusted to lower the parking spaces for the tennis center via an Architecture and Site Approval Modification. This would bring the total capacity for the site to a single standard and a single accessible parking space above the originally approved capacity for the entire site, the total parking capacity for the site changes by less than one percent (from 395 to 397 total).

The proposed modifications are not associated with any increase in employees or in membership (visitors). Currently, there are approximately 150 daily visitors (not including staff) to the property. The tennis center currently attracts 12 average daily visitors, and the proposed expansion is anticipated to add 20 average daily visitors to the tennis center. While the proposed modifications offer additional amenities which may cause a slight uptick in site visits from existing membership, there would not be any increase in total members or employees. The change in daily visitors to the tennis center would be negligible compared to total site visits and therefore would not impact circulation or traffic safety.

A secondary emergency access is proposed east of the security booth with a 28-footwide motorized gate proposed at 30 feet from the edge of pavement for Highland Avenue. The gate will have a Knox key switch to allow emergency access. Both the existing and proposed driveways are past the point where anyone other than visitors to CordeValle Resort would reach them or be impacted by them. There are no additional staff members or club members added as part of this project, therefore Staff assesses that there will be no impact to the intersection of Highland Avenue and Santa Teresa Boulevard created by this project.

As such, Staff finds that the proposed development mitigates any impacts to traffic safety, on-site circulation, parking and loading areas, and traffic movement from the proposed development and therefore meets this finding.

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

The proposed project incorporates existing design features and colors into new structures and signage. The new structures and new courts will be shielded by a ten-

foot-high fence with padded windscreen and vinyl noise reduction application, which shall be further screened by extending the existing vegetative screening that currently surrounds the tennis courts (refer to Plan Set, Attachment C of the CEQA Determination, Attachment A).

While the project is not located in the three areas of focus for the San Martin Integrated Design Plan (SMIDP); the structures conform to those guidelines by providing an appropriate architectural style which promotes the rural character of San Martin and is compatible with the surrounding neighborhood. This includes a variation of materials, natural-looking materials including a prominent use of wood and stone, the use of subdued earth tones, the clustering of small buildings, a maximum height of 17 feet, and generous overhangs. The project is sited to create as little disturbance to the natural landscape as possible, and does not impact any creeks, Creekside habitats, or pedestrian or equestrian trails. Landscaping is proposed to build on existing landscaping and to shield visual impacts of the project. New signage is consistent with existing signage and is proposed to be largely white with black and gold details framed by concrete and redwood planks. New lighting is designed to minimize offsite impacts by remaining constant and providing no more than 0.1-foot candles of light at the property line (refer to Photometrics Plan, Attachment F of the CEQA Determination, Attachment A). Sufficient off-street parking is provided as detailed in the discussion for Finding 1. While the fencing does not align with the SMIDP, it will not be visible due to the vegetative screen.

As such, Staff finds the proposed development is compatible with the character of the surrounding neighborhood or zoning district and therefore meets this finding.

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

The project is designed to blend in with the existing tennis center structures and landscaping. The site is not visible to the valley floor, and the tennis and pickleball courts are screened by vegetation from the immediate neighbors (refer to the Landscape Plan in the Plan Set, Attachment C of the CEQA Determination, Attachment A).

As such, Staff finds that the proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district and therefore meets this finding.

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

The project is located on a previously developed, privately-owned site, which creates no safety or public health hazards. A biologic assessment (refer to Biotics Report, Attachment H of the CEQA Determination, Attachment A) prepared by LSA Associates, Inc. dated June 28, 2021, and an update letter dated October 22, 2021, assessed that the project would have no environmental impacts. As such, Staff finds that the proposed development meets this finding.

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

The proposed project includes new impervious surface area creating a total of 55,085 square feet of impervious surfaces, as well as drainage mitigations including a treatment-retention basin with a capacity of 4,940 cubic feet east of the Tennis Center and a bio-retention basin with a 965 cubic feet capacity west of the parking area (refer to Plan Set, Attachment C of the CEQA Determination, Attachment A). As such, Staff finds that the proposed development meets this finding.

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

There is an existing standard hydrant located at Highland Avenue adjacent to the new emergency ingress/egress proposed in this project. The maximum distance from the hydrant to the farthest point of any structure is 371 feet, and the distance from where a fire apparatus could park is 200 feet. All new structures will be sprinklered. A hammerhead turnaround will be incorporated in the emergency access route (refer to Plan Set, Attachment C of the CEQA Determination, Attachment A). As such, Staff finds that the proposed development meets this finding.

7. No significant increase in noise levels;

An acoustic report (refer to Attachment J of the CEQA Determination, Attachment A) was prepared by Salter, Inc. dated June 23, 2022, and assessed that the noise generated by use of the proposed expansion would increase the Day-Night average Sound Level by approximately 2 decibels or less at neighboring residential properties, which is considered less-than-significant relative to ambient noise levels. The cumulative noise at the Tennis Center is assessed to be within the limits set forth in the County Noise Ordinance and General Plan. Estimated noise levels from new project-related traffic are not expected to increase the Day-Night Average Sound Level at the neighboring property lines. Typical use of the pickleball courts is anticipated to be two (2) courts used simultaneously; at most all eight (8) courts could be used simultaneously. Noise analysis for the worst-case scenario with maximum usage would be dominated by player noise rather than conversational noise. Player noise, per the Acoustic Report (refer to Attachment J of the CEQA Determination, Attachment A), is expected to be audible at neighboring properties, but within the thresholds required by the County Noise Ordinance (Sec. B11-152 of the County Ordinance Code). Additionally, operations at the tennis center will cease by 10 pm, which is consistent with the County Noise Ordinance standards for lower noise thresholds at night. As such, Staff finds that the proposed development meets this finding.

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

The project conforms with all zoning requirements. All structures are located to meet the required setbacks and meet required height maximums. The proposed parking lot meets all parking design requirements. As such, Staff finds that the proposed development meets this finding.

9. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and

The General Plan designation of this property is Hillsides. Low-density recreational uses and facilities are allowed in the Hillsides area. General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally-Safe and Aesthetic Hillside Development*. Policies R-GD 20 through 27 generally intend to conserve the natural landscape, minimize unnecessary grading for development, select building sites which minimize grading amounts, minimize hillside scarring, and reduce visual impacts. This projects limits impacts by expanding an existing development and its location on a generally flat area that is not known for hazards, cultural resources, or environmental sensitivity. The overall CordeValle site has dedicated open space and agricultural areas created during the initial resort approval. As such, Staff finds that the proposed development meets this finding.

10. Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and any other applicable guidelines adopted by the County.

The proposed project conforms with the "*Guidelines for Architecture and Site Approval*" through its design. Structures and signs are designed to complement existing development in terms of quality, scale, and colors and materials. New lighting is designed to reduce impacts on neighbors, and the project will be screened by vegetation. The specific area of the project site is a flat area and does not impact hillsides or ridgelines and has a minimal amount of grading necessary for the project. Oak trees are to be protected, and the parking is designed to conform with County standards.

In addition to the County's "Guidelines for Architecture and Site Approval", the "Guidelines for Grading and Hillside Development" encourages the following:

- Developing structures in areas with gentle slopes to minimize grading.
- Locating accessory structures in areas that avoid terrain alteration.
- Driveways that avoid excessive cuts and fills to hillsides.
- Buildings which are oriented parallel to natural contours.
- Building design including steps in building foundation and varied roof heights.
- Landform grading to resemble natural features and avoid sharp angles.

The proposed development conforms with these guidelines by locating the project in a flat area as opposed to steeper sites to minimize grading and avoids excessive cuts, fill, or visual scarring. The structures are of a small scale and will be shielded by vegetation. As such, Staff finds that the proposed development meets this finding.

C. Design Review Exemption

This project is located within a -d1 (Santa Clara Valley Viewshed Design Review Combining District). Pursuant to § 3.20.040(G), "any project where buildings or structures would be situated on portions of a lot outside of the visible viewshed area (based on GIS visibility analysis) shall be eligible for a discretionary exemption or administrative design review approval (see § 5.50.060)." The project location is in a site not visible, and additionally providers vegetative screening. As such, Staff recommends a Design Review Exemption pursuant to § 5.50.060.

D. Grading Findings

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The project's grading quantities are 1,486 cubic yards of cut and 443 cubic yards of fill (total 1,929 cubic yards) with a maximum vertical depth of 5 feet. This grading is necessary to establish the pickle ball courts, retention basis, emergency access, and expanded parking lot, which are constructed to meet County standards, including fire truck turn around clearances. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish the Tennis Center expansion, which is a permissible use in the HS zoning district given the underlying Use Permit for Golf Courses & Country Clubs. As such, this finding can be made.

2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

The proposed grading will not endager public or private property. The project does not include excessive grading. No unnecessary fills will occur. Standard Conditions of Approval and requirements of final grading plans will ensure that grading around the project will not result in erosion or impacts to the exsiting flood control lake to the east of the project. No watercourses are located near the project site. As such, this finding can be made.

3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading will not impose any impacts to the natural landscape, biological, or aquatic resources as the majority of existing trees are to remain, and there are no riparian habitats in the immediate vicinity. There are no creeks or other biological concerns such as endangered or special status species near the project site. The lot is located in the County Habitat Conservation Plan Area 3 – "Rural Development Not Covered" and is currently contains the existing Tennis Center. Therefore, Habitat Plan Coverage is not required. As such, this finding can be made.

4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

The project is proposed adjacent to existing development, on a flat area of land that is not visible from the valley floor and requires the removal of only ornamental trees. Due to theses factors, the proposed project site location is superior because it is conforms with multiple County policies and guidelines and preserves the existing natural envrionment. As such, this finding can be made.

5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

Proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar. As such, this finding can be made.

6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. General Plan policies R-GD 20 through 27 encourage grading be the minimum necessary for the use, with no signifiant visual scar or impact the environment. The proposed grading is designed to follow the natural terrain, minimize grading, and reduce visual impacts from hillside development to conform with these General Plan policies. As such, this finding can be made.

7. Grading substantially conforms with the adopted "*Guidelines for Grading and Hillside Development*" and other applicable guidelines adopted by the County.

The proposed grading is in conformance with the adopted "*Guidelines for Grading and Hillside Development*," which addresses the specific guidelines for siting, road design, building form and design. The proposed project is an expansion of the existing Tennis

Center and is located withing 200 feet from the Highland Avenue right-of-way, which minimizes the need for grading for longer driveways. The new emergency access and parking lot expansion are designed in keeping with Guidelines 7, 8 and 9, which require proposed driveway designs to follow existing contours, while meeting the minimum emergency access standards. The existing topography minimizes hillside scarring while meeting County Fire Marshal and Ordinance Code standards by incorporating a fire truck turn around infront of the project area. As such, this finding can be made.

E. Additional Information

During the project review process, neighboring parcels within 300 feet of the parcel were notified. Property owners for a property adjacent to the Tennis Center notified the County of their concerns about lighting and sound associated with the current Tennis Center as well as the proposed expansion. The neighbors expressed that the current Tennis Center lighting and noise would impact their ability to use their home and rear yard, and shared concerns that the expansion would exacerbate existing challenges from the site Staff required the applicant to provide lighting and acoustic reports (refer to Attachments F and J of the CEQA Determination, Attachment A) that demonstrate the project will not create new lighting spillover into the neighboring properties or noise beyond what is permitted in the County Ordinance Code, and has proposed Conditions of Approval to that effect.

BACKGROUND

The project applicant submitted the Architecture and Site Approval, Design Review Exemption, and Grading Approval pre-application on July 26, 2021, for a major modification to file PLN08-5950, the Architecture and Site Approval for the Tennis Center at CordeValle Resort. A pre-application meeting was held on September 9, 2021, and a preliminary review letter was sent on October 6, 2021. The applicant submitted the Architecture and Site Approval, Design Review Exemption, and Grading Approval pre-application on November 22, 2021. The initial incomplete letter was issued on December 21, 20121, and outlined numerous issues of concern, including the number of guests and staff that will use the site, impacts of noise and lighting on neighboring properties, and clarification of impacts to cultural and environmental resources.

On January 27, 2022, the applicant resubmitted the application, which included new or updated acoustic, archaeological, and environmental reports, as well as information on the number of employees, members, and average daily visitors. After addressing all of the Department's comments, the application was deemed complete on February 25, 2022. Staff subsequently notified the applicant that an environmental review under CEQA was required on March 21, 2022. The applicant provided a revised acoustic report (refer to Attachment J of the CEQA Determination, Attachment A) on June 23, 2022, and a revised photometric plan (refer to Attachment F of the CEQA Determination, Attachment A) on July 18, 2022. Both the initial and revised acoustic reports were peer reviewed by a County consultant.

On Friday, October 21, a public notice was mailed to all property owners within a 1,000-foot radius and was also published in the Post Records on October 19, 2022.

STAFF REPORT REVIEW

Prepared by:	Robert Cain, Associate Planner	Robert Cain
Reviewed by:	Lara Tran, Senior Planner	signell & FA7685054B6 , Tran 994855894DC
Reviewed and	Approved by: Samuel Gutierrez,	Principal Planner

ATTACHMENT A

CEQA Determination

County of Santa Clara Department of Planning and Development County Government Center, East Wing, 7th Floor 70 West Hedding Street San Jose, CA 95110 Phone: (408) 299-5700 www.sccplandev.org



ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT

The County of Santa Clara has determined that the project modifications detailed below only require minor revisions to the previously adopted Environmental Impact Report (EIR) and does not meet any of the conditions described in Section 15162 which would require a subsequent EIR or supplement to the previously certified EIR, as the proposed modifications does not create significant environmental impacts nor do the modifications result in substantial changes increases in the severity of previously identified significant impacts. Pursuant to Section 15164, this addendum has been prepared to clarify project changes and additions to the project description.

File Number	APN(s)	Date	
PLN21-207	N21-207 779-20-007		
Project Name	Project Type		
CordeValle Resort Tennis Center Expansion	Architectural and Site Approval		
Owner	Applicant		
CordeValle LP	Spector Corbett Architects, Inc.		
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Project Location

The subject property is a rural zoned, unincorporated, approximately 1,400-acre property with the address of 1 CordeValle Club Drive, west of the intersection of Santa Teresa Boulevard and Highland Avenue.

Project Revisions & Clarification

Project Description

The CordeValle property consists of a 1.676-acres located west of the unincorporated community of San Martin in south Santa Clara County, approximately one mile south of Morgan Hill (refer to Attachment A). The project previously approved consists of the following: 18-hole public access golf course with a clubhouse, a swim and Tennis Center, and 45 units of overnight accommodations; 41 lots for single-family dwellings; an equestrian center; and 1.265 acres to be maintained as permanent open space. The discretionary approvals required for the project included: a General Plan Amendment to redesignate approximately 270 acres from "Agriculture-Medium Scale" to "Hillsides," along with the corresponding rezoning for this area; a Conditional Use Permit for the golf course and related facilities; two cluster subdivision approvals, one for 6 lots on a 32acre Rural Residential parcel, and a second for a 35 lot Hillside cluster subdivision, and 1,265-acre permanent open space area. The Board of Supervisors certified an EIR for the project on August 6, 1996. Three addendums were added in January 1997, June 1998, and October 1998. The initial EIR evaluated the project as described above, and the addendums covered 1) modification of the wastewater treatment system, 2) two different modifications of flood control facilities to reduce flow leaving the site in a storm event 3) relocation and redesign of the clubhouse/overnight complex, 4) redesign of the golf course, 5) replacement of equestrian center with a smaller stable complex, 6) changes to parcel boundaries due to design modifications, 7) a wine processing center, and 8) addition of a 400,000-gallon water storage tank.

Project Revisions:

The proposed project is to expand the existing and previously approved Tennis Center, to add eight pickleball courts, two bocce ball courts, one cabana structure, and one support building (totaling approximately 2,200 square feet). Minor modifications to the existing parking lot for the Tennis Center are also proposed to accommodate 15 new parking spaces, for a total of 30 spaces (refer to Attachments B and C). Additional lighting is proposed in association with the new ball courts and the parking lot expansion.

Project Description Clarification:

The proposed project does not include an increase in membership to the CordeValle Club and solely provides additional amenities to existing members and their guests. Additional vehicle trips after construction are anticipated to be negligible based on current average daily trips and that there are no proposed increases to members or staff. The project will not impact any historic or archaeologic resources (refer to Attachment I, Cultural Resources Review prepared by Basin Research Associates dated January 3, 2022). The project will not impact any listed or protected species of plants or animals (refer to Attachment H, Biological Assessment prepared by LSA Associates dated June 28, 2021). The proposed project shall include an acoustic barrier to ensure noise levels remain within the County standards. The additional lighting shall be shielded to prevent significant overflow of light onto neighboring properties.

Background and Summary of Findings

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. The County of Santa Clara has determined that the project described below does not require recirculation of the environmental impact report (EIR). The County of Santa Clara has determined that the project modifications detailed below only require minor revisions to the previously adopted Environmental Impact Report (EIR) and does not meet any of the conditions described in Section 15162 which would require a subsequent EIR or supplement to the previously certified EIR, as the proposed modifications do not create significant environmental impacts nor do the modifications result in substantial changes increases in the severity of previously identified significant impacts.

Environmental Analysis

A. The Final EIR Scope and the Scope of the Addendum Analysis

The August 1996 EIR and addendums evaluated the following topics from the Environmental Checklist and concluded there is no potential for significant environmental impacts to occur either from the construction, operation, or maintenance for the proposed project with the applied Mitigation Measures:

- Land Use
- Agriculture
- Parks, Recreation and Open Space
- Geology and Soils
- Hydrology and Water Quality/Drainage
- Water Quality
- Biological Resources
- Archaeology
- Historic Resources
- Visual and Aesthetics
- Archaeology

- Historic Resources
- Visual and Aesthetics
- Traffic and Circulation
- Noise
- Air Quality
- Hazardous Material, Public Health and Safety
- Electromagnetic Fields (EMFs)
- Water Supply
- Wastewater Treatment and Disposal
- Fire Protection
- Police and Security
- Schools
- Utilities
- Solid waste

EIR Mitigation Measures

The following mitigation measures were included in the certified EIR and Addendums (refer to Attachments D and E):

- Planting vineyards and/or orchards
- Buffer adjacent to existing farming operations east of the project
- 1,265 acres preserved as permanent open space, trail easements
- Setbacks, soil replacement, and construction materials appropriate for geologic hazards
- Avoidance of serpentine soils, streams, erosion control and drainage measures
- Detention pond and raised building pads to mitigate flooding
- A Storm Water Pollution Prevention Plan
- Precise control of water, fertilizer, and chemical application
- Filters, subdrains, retention basins, and testing of surface and ground water
- Manure management and erosion control plans for the equestrian center
- Avoidance of oak woodland, replacement of removed valley oaks at a ratio of 5:1
- Other trees preserved, replaced with native trees if removed
- Avoidance and onsite replacement of riparian vegetation/habitat
- Preserve and create new habitat for the California tiger salamander and western pond turtle
- Preconstruction surveys and appropriate mitigations for burrowing owl, eagle, and raptor nests
- Detailed wetland protection, replacement, and restoration plan
- Spot monitoring by a qualified archaeologist in the vicinity of known historic sites
- Design and landscaped to reduce visibility from off-site locations
- Lighting and building materials designed to minimize off-site light and glare
- Mowing limited to 8 am to 5 pm, other noise restricted per the County Ordinance Code
- Construction-related emissions reduction measures
- Testing for asbestos in identified areas
- Hazardous Materials Storage Permit for pesticides, herbicides, and other hazardous products

- Water supplied in a manner no to exceed safe yields form any source
- A new wastewater treatment facility
- Vector control measures
- Fire protection measures as required under the County Fire Marshal's standards
- School impact fees paid by builder, property tax increment for schools paid by homeowners
- Provisions for recycling, composting, and "grass cycling"
- Energy efficiencies, including Title 24

The proposed modifications to the project have been evaluated against the current CEQA Appendix G thresholds for new or more severe environmental impacts. This Addendum relies on the significance criteria for each issue area and the corresponding analysis methodology described in the Final EIR to assess the potential impacts of the Amendment. A Staff review of the proposed project determined that potential impacts existed for five specific areas evaluated under CEQA. The following environmental categories were specifically examined to determine whether the Amendment would have an effect on the analysis in the Final EIR:

- Aesthetics
- Biological
- Archaeological
- Acoustics
- Traffic

The following areas were analyzed regarding their potential additional impacts due to the modifications proposed for the project:

Aesthetics: In order to minimize visual impacts, the application includes an extension of the existing ten-foothigh, vinyl-coated fence and vegetative screening around the existing tennis courts to surround the new pickleball courts. All proposed structures and signage are designed to match existing structures at the Tennis Center (refer to Attachment C). New lighting for the pickleball courts and parking area is proposed to be designed in such a way that no more than 0.1 footcandles of flight spills over into neighboring properties (refer to Attachment F, Lighting Impact Memorandum prepared by Michael Baker International dated July 15, 2022). Furthermore, the analysis of the proposed modification to the lighting associated with the modification to the project were found not to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area as indicated in the Light Impact memorandum (refer to Attachment F). For these reasons, the County finds the Aesthetic impacts of the project modification are less than significant.

Biological: The project includes removal of five pepper trees for the parking lot expansion and one olive tree for the additional fire/emergency access. Importantly, none of the oak trees surrounding the Tennis Center are to be touched (refer to Attachment G, Arborist Report prepared by Kurt Fouts dated January 21, 2022). The site is approximately 2,900 feet from the nearest California tiger salamander breeding pond, which is located on the opposite side of the main entry road and gate. A site visit revealed no evidence of the California tiger salamander or western pond turtle at the project site. These findings are supported via the Biological Assessment in (refer to Attachment H, Biological Assessment prepared by LSA Associates dated June 28, 2021). For these reasons, the County finds the Biological impacts of the project modification are less than significant.

Archaeological: The project site is located outside of the identified prehistoric archaeological area known as CA-SCI-76. There is no record of historic or cultural resources at the project site, and previous ground disturbance related to establishing the Tennis Center did not uncover any resources. Per County requirements, should resources be discovered, the project will stop and notify the County (refer to Attachment I, Cultural Resources Review prepared by Basin Research Associates dated January 3, 2022). Archaeological impacts are less than significant.

Acoustics: The project includes a vinyl sound barrier attached to the ten-foot-high fence. The project will comply with construction and operating hours will comply with County noise requirements. Pickleball has a louder noise profile compared to tennis, but the project will meet the County noise ordinance requirements at the property line (refer to Attachment J, Noise Analysis prepared by Salter Inc. dated June 23, 2022). Acoustic impacts are less than significant.

Traffic: The project modifications add new amenities to the existing Tennis Center that consists of eight pickleball courts, two bocce ball courts, a covered trellis structure, a bathroom/storage building, and 15 additional parking spaces. The changes to the Tennis Center are not associated with any increase in employees or in membership (visitors). Currently, there are approximately 150 daily visitors (not including staff) to the property. This is in line with the number of visitors analyzed in the certified EIR. The Tennis Center currently attracts 12 average daily visitors, and the proposed expansion is anticipated to add 20 average daily visitors to the tennis center. These are not necessarily new visitors to the property, as members can currently visit to participate in a variety of amenities throughout the resort. The additional parking spaces associated with the project are proposed for convenience, as the majority of the project site parking is located approximately 2,000 ft away from the Tennis Center. The additional parking spaces proposed with this modification would bring the total number of parking spaces available at the Tennis Center to 30 parking spaces (two accessible). This would be substantially consistent with the original project approval in 1998, which approved a total of 28 parking spaces (1 accessible) for the Tennis Center that was later adjusted to lower the parking spaces for the Tennis Center via an Architecture and Site Approval Modification. While the additional amenities offered in this project may cause a slight uptick in site visits from existing members, the possible increase in vehicle miles traveled (VMT) would not reach a significant level as the trips would remain local in nature, and as noted, there would not be any increase in members (visitor), or employees associated with the project. Furthermore, the certified EIR analyzed a projection of 150 visitors per day. Given that the Tennis Center's modification increases the existing parking capacity of the site at large by 15, bringing the total capacity for the site to a single standard and a single accessible parking space above the originally approved capacity for the entire site, the total parking capacity for the site changes by less than one percent (from 395 to 397 total). Therefore, the County finds that the Traffic impacts are less than significant.

b. Analysis of Potential Impacts

As indicated by the analysis above, there are no significant impacts associated with the proposed project modifications. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will result in the identification of new significant impacts. There is no new information that indicates that the project will have new significant impacts or mitigations measures and alternatives which were previously found to be infeasible would now be in fact feasible.

Finally, the proposed modifications to the project are shown to not require any new mitigation measures to be adopted. The proposed project modification will not significantly expand the use of the project site as the proposed modifications to the existing Tennis Center are not associated with an expansion or increase visitor capacity to the site. Furthermore, the modifications to the Tennis Center and the parking lot would not increase the total number of employees who are employed at the project site and would not significantly increase the average daily trips (ADT) to the project site.

Conclusion

Based on the analysis above, the modification to the project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, due to the proposed project modification or with respect to the circumstances under which the project would be undertaken. None of the conditions described in Section15162 of the CEQA Guidelines requiring the preparation of a subsequent EIR or supplement to the EIR have occurred. Therefore, this Addendum to the certified EIR is an appropriate level of environmental review for the proposed modification to the project as identified in Section 15164 of the CEQA Guidelines.

Prepared by: Robert Cain, Associate Planner	Robert Cain	10/25/2022
	Docusigned Signature	Date
Approved by: Samuel Gutierrez, Principal Planner	flifff	10/25/2022
	Signature	Date

ATTACHMENT A

CordeValle Resort Map

CordeValle Resort Map



ATTACHMENT B

Tennis Center Development Area

Tennis Center – Development Area





ATTACHMENT C

Plan Set

CORDEVALLE TENNIS CENTER RENOVATIONS

1 CORDEVALLE GOLF CLUB DRIVE, SAN MARTIN, CA 95046 A.P.N.: 779-20-007

ABBREVIATIONS & SYMBOLS

INCHES

INCLUDE

INSULATION

IN. INCL.

INSUL.

ABV. A.B. A.C. ADJ. ADJ. A.F.F. ALUM. APPROX. ARCH. @ BA. BD. BLDG. BLKG. BLW. BM. BOT. B.O. BTWN. C.J. C.L. CLG. CLR. C.M.U. CONC. CONT. C.Y. (D) DEMO DIA. DIAG. DBL. DEPT. DIM. D.F. DN. DS. DTL. DW. FΔ EL. ELEV. EQ. EQUIP. EXIST. (E) EXT. FDN. F.D. REINF. FIN. F.O. F.O.C. F.O.S. FLR. F.R. F.R.P. FT. FTG. GA. G.I. GYP. GYP. BD. HDR. HDWR. H.M. HORIZ. H.B. Н. HT. HVAC. (#) $\langle x \rangle$ # # **REVISION TAG**

ABOVE ANCHOR BOLT ASPHALTIC CONCRETE ADJACENT ADJUSTABLE **ABOVE FINISH FLOOR** ALUMINUM APPROXIMATE ARCHITECTURA BATHROOM BOARD BUILDING BLOCKING BELOW BEAM BOTTOM BOTTOM OF BETWEEN CONTROL JOIN CENTERLINE CEILING CLEAR CONC. MASONRY UNIT CONCRETE CONTINUOUS CUBIC YARD DEMOLISH AND REMOVE DEMOLISH AND REMOVE DIAMETER DIAGONAL DOUBLE DEPARTMENT DIMENSION DOUGLAS FIR DOWN **DOWNSPOUT** DETAIL DISHWASHER EACH ELEVATION ELEVATION EQUAL EQUIPMENT EXISTING EXISTING EXTERIOR FOUNDATION FLOOR DRAIN REINFORCED FINISHED FACE OF FACE OF CONCRETE FACE OF STUD FLOOR FIRE RESISTIVE FIBERGLASS REINF. PANEL FOOT OR FEET FOOTING GAUGE GALVANIZED IRON GYPSUM GYPSUM BOARD HEADER HARDWARE HOLLOW METAL HORIZONTAL HOSE BIBB HIGH HEIGHT HEATING/VENTILATING/ **AIR CONDITIONING** DOOR TAG WINDOW TAG WALL TAG KEYNOTE

INT.	
K.D.	KNOCKDOWN
LAV.	
L. MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH. MEMB.	MECHANICAL
MISC.	MISCELLANEOUS
MFR. MIN	
MTL.	METAL
(N)	NEW
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O/ OFCI	OVER OWNER FURNISHED.
	CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED,
PERF.	PERFORATED
PLYWD.	PLYWOOD
Рк. Р.Т.	PAIR PRESSURE TREATED
RAD.	RADIUS
REF. RFF	REFRIGERATOR
REINF.	REINFORCED
REBAR.	
REGID. RM.	ROOM
R.O.	ROUGH OPENING
REQ'D. S.A.F.	REQUIRED SELF ADHERED FLASHING
SCHED.	SCHEDULE
SECT.	SECTION
SHTG.	SHEATHING
SIM.	
SPEC.	SQUARE
S.S.	STAINLESS STEEL
STL. STRUCT.	STRUCTURAL
T.B.D.	TO BE DETERMINED
TEMP. T&G	TEMPERED TONGUE & GROOVE
THK.	THICK
THRESH.	
T.O.C.	TOP OF CONCRETE
T.O.F.F.	TOP OF FINISH FLOOR
T.O.S.	TOP OF SLAB
T.O.S.F.	TOP OF SUBFLOOR
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F. W.	VERIFY IN FIELD WIDE
W/	WITH
W.C. WD	WATER CLOSET WOOD
W.H.	WATER HEATER
W.P.	WATERPROOF(ING)
W.W.F.	WELDED WIRE FABRIC
X	
XXX	
X	
	x SECTION TAG
	•
x/x	
	ELEVATION TAG
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	\
	B ELEVATION TAG

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDEL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE ARE OTHERWISE APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SI GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHI AND CORRECTION PRIOR TO BEGINNING ANY WORK.
- 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATER OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
- 4. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPER
- 5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF T EXECUTION OF THE SAME.
- 6. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIC OF WORK.
- THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NEE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOW THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
- 8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRAC EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES COMMENCEMENT OF WORK.
- ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITH WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARC
- 10. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOL WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS S ARCHITECT.
- 11. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION ADOPTED EDITION OF C.B.C.
- 12. EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTIN EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICA PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
- 13. JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRE ON-SITE DURING INSPECTIONS.

FIRE DISTRICT NOTES

- 1. THE PROPOSED SUPPORT BUILDING AND CABANA STRUCTURE ARE SPRINKLERED BY A NFPA 13 FIRE SPRINKLER SYSTEM.
- 2. THIS PROJECT IS CONSTRUCTION OF A NEW BUILDING REQUIRED TO BE 3. A "KNOX BOX" SHALL BE PROVIDED AND LOCATED PER FIRE DEPARTME EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY OVERRIDE KEY, ACCESS KEY TO THE FIRE ALARM PANEL AND SPECIA
- APPLICABLE) SHALL ALSO BE MADE PART OF THE "KNOX BOX" INVENTO 4. ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDE AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED AND SHALL DEPARTMENT AND STATE FIRE MARSHALL BEFORE A FRAMING INSPECT BY THE BUILDING DEPARTMENT.
- 5. JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS S INSPECTIONS. PRIOR TO THE FRAME INSPECTION, APPROVED FIRE ALARM PLANS MUST BE ON SITE FOR THE FIRE/BUILDING INSPECTOR.
- 6. BUILDING(S) SHALL BE OF APPROVED ADDRESS NUMBERS, BUILDI APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRE BE IN COMPLIANCE WITH THE JURISDICTIONAL REQUIREMENTS. CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, AN NUMBERS OR ALPHABETICAL LETTERS. WHERE ACCESS IS BY MEANS THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MON SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- 7. ALL UNDERGROUND FIRE SERVICE (INCLUDING ON SITE FIRE HYD SYSTEMS, FIRE ALARM SYSTEMS, FIRE PUMPS, COMMERCIAL HOOD & DI PROTECTION SYSTEMS REQUIRE SEPARATE PLANS, APPLICATION, REVIE OF THE ABOVE NAMED SYSTEMS INCLUDED WITH APPLICATION AND THESE PLANS ARE TO BE USED FOR BID PURPOSES ONLY.
- 8. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF CUBIC FEET] OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACE MM) OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF CAPACITY EXCEEDING 1.5 CUBIC YARDS. EXCEPTIONS: 1. DUMPSTE AREAS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, OR 13R.
- 9. FIRE ALARM SYSTEM AND ALL COMPONENTS SHALL CONFORM STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE FIRE INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FIRE ALARM CONTRACTOR MUST PICK UP SUBMITTAL PACKET PRIOR DEPT. COMPLETED PACKET MUST BE INCLUDED WITH ALL FIRE DOCUMENTATION OF FIRE ALARM MONITORING AND SERVICE MUST BE
- 10. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER, TYPE OF INSPECTION.
- 11. FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW CFC CHAPTER SHALL BE PROVIDED. THE AUTOMATIC FIRE SPRINKLER SYSTEM IS TO RE TIMES. UNDER NO CIRCUMSTANCE SHALL THE FIRE SPRINKLER SYSTEM BE LEFT OUT OF SERVICE OVERNIGHT. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503.

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- GRID LINE TAG
- X FACE OF STRUCTURE DIMENSION X FACE OF FINISH DIMENSION
- X CENTER DIMENSION

		PROJECT CONTACTS	P	ROJECT INFORMATION		SHEET INDEX
					SHEET NUMBER	SHEET TITLE
RAL, STATE, AND LOCAL LOCAL JURISDICTION OR	OWNER'S REP:	ELEVATIONS CONSTRUCTION MANAGEMENT, INC CONTACT: JENNIFER FREEBERG	PROJECT NAME:		A001	ARCHITECTURAL: COVER SHEET
	CLIENT	(831) 229-7952 JENNIFER@ELEVATIONSCM.NET	ADDRESS:	1 CORDEVALLE GOLF CLUB DRIVE , SAN MARTIN, CA 95046	A101	ARCHITECTURAL: OVERALL EXISTING SITE PLAN
ITE ALL SUCH ITEMS. IITECT FOR CLARIFICATION	CLIENT:	CONTACT: LUCA RUTIGLIANO, MANAGING DIRECTOR ONE CORDEVALLE CLUB DRIVE	PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF RENOVATIONS TO THE EXISTING TENNIS CENTER	A102	ARCHITECTURAL: OVERALL PROPOSED SITE PLAN
		SAN MARTIN, CA 95046 (408) 695-4500		TO CREATE 8 NEW PICKLEBALL COURTS, CABANA TRELLIS STRUCTURE, SUPPORT BUILDING WITH 2 RESTROOMS, ADDITIONAL PARKING SPACES, AND	A103	ARCHITECTURAL: LARGE SCALE SITE PLAN
THE COORDINATION OF RIALS AND LABOR (SHOWN	ARCHITECT:	SPECTOR CORBETT ARCHITECTS INC	701/11/2		A111	ARCHITECTURAL: ENLARGED PROPOSED SITE PLAN
VISION OF THE WORK.		54-C PENNY LANE WATSONVILLE, CA 95076	GENERAL PLAN:	HILLSIDES (100%)	A115	ARCHITECTURAL: EMERGENCY ACCESS SITE DIAGRAMS
HE WORK OR THE PROPER		(831) 319-4045 BRIANS@SPECTORCORBETT.COM	PARCEL AREA:	144.9 ACRES	A121	ARCHITECTURAL: SITE DETAILS
	CIVIL:	MH ENGINEERING CO. CONTACT: HARRY SINGLA	DESCRIPTION OF USE:	RESORT	A132	ARCHITECTURAL: ENLARGED PROPOSED PARKING PLAN
ors. Any and all or to commencement		16075 VINEYARD BLVD MORGAN HILL, CA 95037 (408) 779-7381 L HADDYS@MHENGINEEDING.COM	PROPOSED STRUCTURES:	SUPPORT BUILDING 624 SF, 1-STORY, 17 FT MAX HEIGHT LISE: RESTROOMS, SUPPORT FUNCTION, STORAGE	C1	CIVIL: PRELIM GRADING, DRAINAGE, & UTILITY PLAN
THE RESPONSIBILITY OF	LANDSCAPE:	GREGORY LEWIS LANDSCAPE ARCHITECT		OCCUPANCY GROUP: U, CONSTRUCTION TYPE: V-B SPRINKLERS: YES, SRA ZONE	C2	
Cessary to render the 'N or inferred herein,		CONTACT: GREGORY LEWIS 736 PARK WAY		CABANA STRUCTURE, COVERED TRELLIS		
		SANTA CRUZ, CA 95065 (831) 359-0960 LEWISLANDSCAPE@SBCGLOBAL.NET		1,487 SF, 1-STORY, 12 FT MAX HEIGHT USE: COVERED TRELLIS AREA, ENTERTAINMENT, SPECTATOR		
TOR SHALL VERIFY PRIOR TO	ELECTRICAL:	MIRACLES UNLIMITED, INC.		SPRINKLERS: YES, SRA ZONE	10	
		P.O. BOX 1808 APTOS, CA 95001	FIRE RESPONSIBILITY AREA	A: SRA	1	LANDSCAPE: LEGENDS AND NOTES
NG AT LEAST SEVEN (7) CHITECT.		(831) 688-8013 MUI8080@COMCAST.NET			L2	LANDSCAPE: PLANTING PLAN
JRS SHALL BE MADE IN	ARBORIST:	KURT FOUTS ABORIST CONSULTANT CONTACT: KURT FOUTS			L3	LANDSCAPE: HYDROZONE PLAN
HALL BE DIRECTED TO THE		820 MONTERET AVENUE CAPITOLA, CA 95010 (831) 359-3607 KURTEOUTS1@OUTLOOK.COM			L4	LANDSCAPE: IRRIGATION PLAN
18 OF THE CURRENT	BIOTIC:	LSA ASSOCIATES, INC			L5	LANDSCAPE: LANDSCAPE DETAILS
NGUISHABLE MEANS OF		CONTACT: DAVID MUTH 157 PARK PLACE			Ló	LANDSCAPE: SPECIFICATIONS
ABLE FOR ACCESSIBILITY THE EXIT SYSTEM SHALL		PT. RICHMOND, CA 94801 (510) 680-0818 DAVID.MUTH@LSA.NET			ті	ARBORIST: TREE PROTECTION PLAN 1 OF 2
	ARCHAEOLOGICAL:	BASIN RESEARCH ASSOCIATES CONTACT: COLIN BUSBY			T2	ARBORIST: TREE PROTECTION PLAN 2 OF 2
RED SUBMITTALS SHALL BE		1933 DAVIS STREET, SUITE 214 SAN LEANDRO, CA 94577			E1.0	ELECTRICAL: SITE PHOTOMETRIC SITE PLAN
		(510) 430-8441 COLINBUSBY@BASINRESEARCH.COM			E1.1	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
S	REFER	ENCE CODES & STANDARDS		VICINITY MAP	E1.2	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
					E1.3	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
E REQUIRED TO BE FULLY	2019 CALIFORNIA AD	DMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.	at the	the state of the state	E1.4	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
FULLY FIRE SPRINKLERED. ENT RECOMMENDATIONS.	2019 CALIFORNIA BU	ECTRICAL CODE (CEC), PART 2, TITLE 24 C.C.R.			E1.5	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
FOR ROOMS, ELEVATOR IAL ACCESS KEYS (WHERE	2019 CALIFORNIA MI		Stores .		E1.6	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
ERGROUND, FIRE ALARMS, BE APPROVED BY THE FIRE	2019 CALIFORNIA PL 2019 CALIFORNIA EN	IERGY CODE (CEC), PART 5, TITLE 24 C.C.R.	37	A CONTRACT OF THE OWNER	E1.7	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
CTION SHALL BE GRANTED	2019 CALIFORNIA FIF	RE CODE (CFC), PART 9, TITLE 24 C.C.R.		PEL 1	E1.8	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
SHALL BE ON-SITE DURING SPRINKLER AND/OR FIRE	2019 CALIFORNIA GE	FERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.			E1.9	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
DING NUMBERS AND/OR	TITLE 19 C.C.R., PUBLI	C SAFETY, STATE FIRE MARSHAL REGULATIONS		ICHLAND AVE	E1.10	ELECTRICAL: PARTIAL PHOTOMETRIC SITE PLAN
THESE NUMBERS SHALL	NFPA 13, AUTOMAT	IC SPRINKLER SYSTEMS, (CA AMENDED) NFPA 72,		CORDEVALLE	E3.1	ELECTRICAL: LIGHT FIXTURE CUT SHEETS
e provide in additional Nd shall be of arabic	NATIONAL FIRE ALAR	M CODE, (CA AMENDED)	1 and the		-5.1 F3.2	
of a private road and Nument, pole or other		RCHAFOLOGICAL INFO	and the second		4201	
DRANTS), FIRE SPRINKLER DUCT SYSTEMS, OTHER FIRE			And starting of the		A201	
EW, PERMIT AND FEE. ANY D SHOWN OR NOTED ON	REFER TO PROJECT A	CHAEOLOGICAL CONSULTANT DOCUMENTS FOR INFORMATION.	1 . 12 A. 1. 1.		A202	
F 1.5 CUBIC YARDS [40.5	Management Recomm	nendations			A210	ARCHITECTURAL: PROPOSED CABANA STRUCTURE PLANS
CED WITHIN 5 FEET (1524 EAVE LINES. CFC 304.3.3	unique archaeologica within the project co	can proceed as planned as it will not affect any historic properties or l resources. No subsurface testing for buried archaeological resources instruction prism appears necessary. Archaeological monitoring during			A211	ARCHITECTURAL: PROPOSED CABANA STRUCTURE ELEVATIONS
INSTALLED THROUGHOUT	ground disturbing con are recommended.	struction is not necessary. The following post-review protection measures				
TO NFPA 13 MINIMUM RE DEPARTMENT PRIOR TO	(a) The pr excava	oject proponent shall note on any plans that require ground disturbing tion that there is a potential for exposing buried cultural resources				
FOR THE FIRE INSPECTOR. TO SUBMITTAL FROM FIRE	(b) It is re	ng prehistoric Native American burials.		NOT TO SCALE	:	
ALARM PLAN SUBMITTAL. E SUBMITTED.	project	proponent implement a <i>Worker Awareness Training</i> (WAT) program for l resources. Training should be required for all construction personnel				
E. ALL FIKE DEPARIMENT PLEASE BE SPECIFIC AS TO	particip sensitiv	bating in ground disturbing construction to alert them to the archaeological vity of the project area and provide protocols to follow in the event of a				
33. FIRE EXTINGUISHERS REMAIN IN SERVICE AT ALL	discove develoj potenti	and distribute for job site posting an "ALERT SHEET" summarizing al finds that could be exposed and the protocols to be followed as well as				
A BE LEFT OUT OF SERVICE	points	of contact to alert in the event of a discovery. Training will be scheduled at				

(c) The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the appropriate county Coroner/Medical Examiner and the project proponent.

the discretion of the contractor in consultation with the project proponent.



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SET ISSUED: PLANNING APPL 11/09/20 PLN RESUBMITTAL 01/26/202 SHEET NAME: **COVER SHEET** SHEET NUMBER:

SCA PROJECT NUMBER: 2102







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SCHEMATIC DESIGN FOR: CORDEVALLE TENNIS CENTER RENOVATIONS 1 CORDEVALLE GOLE CLUB DRIVE SAN MARTIN, CA 95046

SCA PROJECT NUMBER: 21025 SET ISSUED: PLANNING APPL 11/09/2021 PLN RESUBMITTAL 01/26/2022 SHEET NAME: OVERALL EXISTING SITE PLAN SHEET NUMBER: A 101







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RENOVATIONS CENTE SINN3.

SCA PROJECT NUMBE	R: 21025
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PLAN	
SHEET NUMBER:	
A10)2_
	JZ



 OVERALL LARGE SCALE SITE PLAN

 SCALE: 1" = 400'-0"







GRAPHIC SCALE: 1" = 400'-0"

NOTE: REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED GRADING CONTOURS





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> RENOVATIONS CENTE TENNIS

SCA PROJECT NUMBER: 21025 SET ISSUED: **PLANNING APPL** 11/09/202 PLN RESUBMITTAL 01/26/2022 SHEET NAME: OVERALL LARGE SCALE SITE PLAN







10 FT HIGH PERIMETER FENCE







PROPOSED PERIMETER LANDSCAPE TREE SCREEN AND 10 FT HIGH VINYL COATED FENCE TO MATCH SIMILAR TO EXISTING (VIEW FROM SOUTH)



PROPOSED CABANA STRUCTURE TRELLIS TO MATCH SIMILAR EXISTING TENNIS CENTER TRELLIS STRUCTURE



PROPOSED SOLAR SHADE SAIL TO MATCH SIMILAR EXISTING TENNIS CENTER SOLAR SHADE SAIL



PROPOSED SUPPORT BUILDING DETAILS TO MATCH SIMILAR EXISTING TENNIS CENTER BUILDING



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NOTE:

THE PROPOSED SUPPORT BUILDING AND CABANA STRUCTURE ARE REQUIRED TO BE FULLY SPRINKLERED BY A NFPA 13 FIRE SPRINKLER SYSTEM.





RENOVATIONS CENTE ENNIS

SCA PROJECT NUMBER: 21025 SET ISSUED: **PLANNING APPL** 11/09/202 PLN RESUBMITTAL 01/26/2022 SHEET NAME: EMERGENCY ACCESS SITE DIAGRAMS SHEET NUMBER: A115









NOTE: PROPOSED MOTORIZED GATE AT EMERGENCY ACCESS. MATCH EXISTING ADJACENT WOOD GATE AND STONE PEDESTAL





SCALE: 1 1/2" = 1'-0"

2

PROPOSED SITE WAYFINDING SIGNAGE AT COURTS



NOTE: PROPOSED SITE FENCE AND TREE SCREEN TO MATCH EXISTING

10 FT HIGH PERIMETER FENCE VINYL COATED CHAINLINK

PADDED WINDSCREEN

LANDSCAPE TREE SCREEN

SPECTOR CORBETT ARCHITECTS SANTA CRUZWATSONVILLErelocating54 Penny LnofficeSuite0605075 831-319-4045 SPECTORCORBETT.COM

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RENOVATIONS R CENTE SINN**B**. SCA PROJECT NUMBER: 21025

SITE DETAILS

A121

SHEET NAME:

SHEET NUMBER:

SET ISSUED: **PLANNING APPL** 11/09/202 PLN RESUBMITTAL 01/26/2022





PARKING STANDARDS AND REQUIREMENTS PER § 4.30

TABLE 4.30-2 PARKING SPACES REQUIRED - NONRESIDENTIALUSE CLASSIFICATIONSPACES REQUIRED

RECREATION - COMMERCIAL

AS SPECIFIED BY USE PERMIT / ASA

TABLE 4.30-3 ACCESSIBLE PARKING SPACES PARKING SPACES IN LOT REQUIRED NUMBER OF ADA SPACES 2 REQUIRED, 2 PROVIDED 26 TO 50

ON-SITE PARKING AND CIRCULATION PLAN: CORDEVALLE MEMBERS TYPICALLY PARK AT THE CENTRAL PARKING LOT AND ARE BROUGHT TO THE TENNIS CENTER VIA THE RESORT SHUTTLE. PROVIDED PARKING SPACES ARE FOR RESORT EMPLOYEES AND OPTION FOR MEMBERS TO DRIVE DIRECTLY TO THE CENTER. EXPANSION OF THE PARKING LOT IS TO PROVIDE FOR THE PROPOSED PICKLEBALL AREA.

15 SPACES TOTAL EXISTING PARKING SPACES: TOTAL PROPOSED PARKING SPACES: **30 SPACES**



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> ENNIS.

RENOVATIONS

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CENTE

SCA PROJECT NUMBER: 21025

/09/202

1/26/202

SET ISSUED:	
PLANNING APPL	
PLN RESUBMITTAL	

SHEET NAME: ENLARGED

PROPOSED PARKING PLAN SHEET NUMBER:

A132











GRADING NOTES

1. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY A.C. OR P.C.C. PAVING SHALL BE SCARIFIED AND REMOVED AND SUBGRADE PREPARED AND COMPACTED PER SOIL ENGINEER'S RECOMMENDATIONS PRIOR

2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS AND PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION AND FOREIGN MATTER. 3. CONTRACTOR SHALL STRICTLY FOLLOW RECOMMENDATIONS MADE BY THE SOILS ENGINEER FOR ALL GRADING (CUT OR FILL), COMPACTION AND UTILITY TRENCH BACKFILL . GEOTECHNICAL STUDY PREPARED BY Pacific Crest Engineering, Inc. DATED July 2021, Project No. 2171-SC81-B62. Contact Phone (831) 722-9446.

4. STRIPPINGS MAY BE PLACED IN PLANTING AREA; ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE. 5. ALL WORK SHOWN OR NOTED ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE. NOTIFY SOILS ENGINEER 4 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING.

6. CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL AND IN ACCORDANCE WITH THE UTILITY COMPANY'S OR PUBLIC AGENCY REQUIREMENTS AND

7. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.

8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO START OF

9. CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING PAVING, AND UTILITY TRENCHES. 10. SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER.

11. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF Santa Clara AND THE RECOMMENDATION OF THE SOILS

12. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES AND SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800-642-2444 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.



13. CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE BUILDING AND PARKING IMPROVEMENTS FROM THE ARCHITECT'S DIMENSIONED DRAWINGS.

14. ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEACH LINE OR ANY OTHER SITE ITEM REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS OR WITH APPROVED IMPORT FILL AND COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS. 15. CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS.

16. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PLACEMENT OF ALL SAFETY DEVICES SUCH AS FENCING BARRICADES, SAFETY TAPE, ETC., AND HE SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE COUNTY OF MONTEREY AND ITS OFFICIALS, THE ARCHITECT, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY

17. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE. 18. THE CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND

ELEVATIONS PRIOR TO COMMENCEMENT OF WORK IN THAT AREA. 19. ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND EXPENSE.

20. PROVIDE EROSION CONTROL PLANTING FOR ALL FRESH CUT AND FILL SLOPES AND ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE ENGINEER OF WORK AND APPROVED BY THE COUNTY ENGINEER. THESE DEVICES SHALL BE IN PLACE OR BE READY TO PLACE FROM SEPTEMBER 15TH TO MAY 1ST. IN THE EVENT THAT THE DEVICES ARE NOT PERMANENTLY IN PLACE THEY SHALL BE PLACED IN THE EVENT A FORECAST FOR RAIN EXCEEDS 30%. AN EMERGENCY CREW SHALL BE AVAILABLE 24 HRS A DAY IN THE EVENT AN EROSION PROBLEM SHOULD OCCUR. A RESPONSIBLE PERSON AND HIS PHONE NUMBER SHALL BE KEPT ON CITY FILES.

22. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER OF RECORD AND THE COUNTY INSPECTOR AT LEAST 24 HOURS PRIOR TO POUR OF CONCRETE IN ORDER TO VERIFY LINE AND GRADE OF THE FORMWORK AND SUBGRADE. IN THE EVENT THE CONTRACTOR POURS CONCRETE WITHOUT PROPER NOTIFICATION HE IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT COSTS OF THE IMPROVEMENTS CONSTRUCTED IN THE EVENT THE IMPROVEMENTS ARE REJECTED. ALL IMPROVEMENTS CONSTRUCTED WITHOUT PROPER FORM INSPECTION WILL BE AT THE CONTRACTOR'S RISK.

23. CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN ON PLANS. SHOULD ANY DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. SHOULD CONTRACTOR PROCEED WITHOUT NOTIFYING THE ENGINEER HE SHALL DO SO AT HIS OWN RISK.



WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 1/26/2022

Project Cordevalle Pickle Ball Courts Address: Cordevalle Country Club

	Poforonco Evr		19.5	Morgan	LI:II				
		ipotranspiration (Eto).	49.0	Morgan					
HYDRO	VALVES	HYDRO	Plant	Irrig.	Irrig.	ETAF	LDSCP AREA	ETAF x Area	Estimated
ZONE		ZONE	Factor	Method	Efficiency	PF/IE	Square Feet		Total
NO.		DESC.	PF		IE				Water
ſ									Use
									(Gal.)
Regular	Landscape Areas								
1	17, 19, 20, 21, 29, 32	Drip,low water,shrub	0.2	Drip	0.81	0.2469	9,006	2223.70	68,245
2	23,25,27,31	Drip,med water,hedge	0.5	Drip	0.81	0.6173	3,051	1883.33	57,800
3	22,26,28,30	Drip, med water shrub	0.5	Drip	0.81	0.6173	3,374	2082.72	63,919
4	18,33,35	Drip, low water, bioret	0.3	Drip	0.81	0.3704	2,555	946.30	29,042
5	34	Drip,high water,willow	0.8	Drip	0.81	0.9877	200	197.53	6,062
6	24	Drip,high water,hydrang	0.8	Drip	0.81	0.9877	1,548	1528.89	46,922
7									
8									
						Totals	19,73 4	8,862	271,990
Special	Landscape Areas								
						1			
						1			
						1			
						Totals	0		
								ETWU Total	271,990
					Maxim	um Allowed	d Water Allowa	nce (MAWA)	272,536

ETAF for MAWA calc. MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] 0.45 An ETAF of .45 for MAWA is allowed for non-residential projects

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	8,862
Total Area	19,734
Average ETAF	0.45
All Lanscape Areas	
	0.000

Total ETAF x Area 8,862 19,734 Total Area 0.45 Sitewide ETAF Average ETAF of .45 is allowed for non-residential projects

Total Planted Area (sq.ft.) 19,734

Landscape Documentation Package Checklist

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST 1 - PROJECT INFORMATION

- a Date 1/26/22
- Applicant Greg Lewis Landscape Architect b
- c Project Address CordeValle Golf Club 1 CordeValle Golf Club Dr., San Martin, CA
- Total Landscape Area 19,734 sf new landscaping
- Type of project -Country Club
- Potable Water own well
- Checklist of all documents in package see this page Contacts of Applicant -Greg Lewis - Landscape Architect - see titleblock this sheet
- Owner CordeValle Golf Club
- "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
 - "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design"

Designer

Owner signature

GregLewis

- 2.A See sheet L3 for Hydrozone Plan and Summary
- 2.B See sheet L0 for MAWA and ETWU calculations APPENDIX **B** WATER EFFICIENT LANDSCAPE WORKSHEET
- See Soil Management Report done after grading if required
- See sheet L2 for Landscape Design Plan
- See sheet L4 for Irrigation Design Plan
- See separate Grading Plan by Civil Engineer Harry Singla - MH Engineering harrys@mhengineering.com

LANDSCAPE PLAN INDEX

- LO LANDSCAPE DOCUMENTATION
- L1 LANDSCAPE LEGENDS AND NOTES
- L2 PLANTING PLAN
- L3 HYDROZONE PLAN
- L4 IRRIGATION PLAN
- L5 LANDSCAPE DETAILS
- L6- LANDSCAPE SPECIFICATIONS

Landscape Documentation

date



Drip Irrigation Notes

1) SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3 FEET ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GETS BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.

2) RUN LARGE TUBING OVER AND NEXT TOROOTBALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO PLANT ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.

3) AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.

4) INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/4 TUBING CAN BE CONNECTED TO. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.

EMITTER SCHEDULE:

TWO 1 GPH EMITTERS AT SMALL SHRUBS (EVENTUAL SIZE) L,TJ,OF,LY

THREE 1 GPH EMITTERS AT MEDIUM SHRUBS RO,R,HY,NC,LB,SR,EP,WC,J,C EIGHT 1 GPH EMITTERS AT LARGE SHRUBS CM, PG TEN 1 GPH EMITTERS AT WILLOWS WITH SHRUBS THAT HAVE MULTIPLE EMITTERS, PUT SOME OVER ROOT BALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTERS EVENLY IN ROOT ZONE AREA.

FOR TREES ON DRIP INSTALL FIVE 1 GPH EMITTERS AROUND EDGE OF ROOT BALL AND ON ROOT BALL AND INSTALL FIFTEEN 1 GPH EMITTERS ON 2'X2' GRID UNDER FUTURE TREE CANOPY

Irrigation Logond	Plant Legend
KEY MANUF. MANUF. # DESCRIPTION	KEY QTY SIZE SPACING WUCOLS BOTANICAL NAME COMMON NAME GALLONS RATING
D L5 C Hunter HCC 800 PL EZDM Hydrawise 2 wire controller with up to 54 stations exterior wall mount with plastic box	BIO RETENTION AREA TREES
Ask owners if they prefer painted stell or stainless steel box Controller will automatically change valve run times based on current weather	SA 15 HIGH Salix laevigata Red Willow in the bio retention area
Install a wireless RAIN CLIK to stop irrigation if it rains	SCREENING SHRUBS
This controller replaces existing controller in the same location	CM - 15 or 24" LOW Cupressus sempervirens Italian Cypress
5 Hunter ICZ-101-LF-25 1" remote control valve, filter, and regulator for flows less than 2 GPM	PG - 15 or 24" MED Podocarpus gracilior Fern Pine
You can use 40 psi regulators if you can get 60 dynamic psi at the valve location	SHRUBS AND GROUND COVERS
Replace existing valves with new ICZ-101-LF-25 and -25 valves above depending on flow	RO - 5 MED Hybrid Tea Roses - various colors
Lawn sprinkler valves can be ICV valves without drip filters and regulators	R - 5 MED Flower Carpet Rose - white
ALL VALVES REQUIRE HUNTER EZ-1 DECODERS TO WORK WITH 2 WIRE CONTROLLER	HY - 5 MED Hydrangea macrophylla Garden Hydrangea
Hunter ICV-101-G Automatic master valve below arade in valve box	L - 5 LOW Lavandula Provence Lavandar
	NC - 5 LOW Nandina Gulf Stream Heavenly Ramboo
Anual brass ball valves - same size as pressure line	TI - 5 MED Trachelospermum jasminoides Star Jasmine
L M Hunter HC 075 FLOW HC Flow Mater, shows total water use by zone and	LB - 5 IOW Lomandra Breeze
monitors system to alert for high or low flows	OF - 1 I OW Osteospermum Vellow African Daisy
This requires wires to the controller	SR - 5 IOW Salvia Hot Lins Red and White Sage
5 C Hosebib below grade in valve box for maintenance	LY - 5 LOW Lantana Sunset Low Orange Lantana
Ask owners in they want any additional hose bibs for plant maint. Owners want some hose bibs inside courts that are always operable and not controlled by master valve.	EP - 5 LOW Euryops pectinatus Euryops Daisy
Check with them to see if those are shown on a different plan or they can tell you where they want them	WC - 5 LOW Westringea Morning Light Compact Coast Rosemary
3/4" Nonpressure line - Sch 40 PVC 3/4" unless noted for larger	
5 $$	PLANTS IN BIO RETENTION BOTTOM
	J - 5 LOW Juncus patens Elk Blue CA Gray Rush
ressure line - sch 40 PVC : 2 Unless hored for	C - 5 LOW Condropetalum tectorum Small Cape Rush
Existing Pressure line - Sch 40 PVC : is supposed to be 2" or 2.5"	
	Plant quantities are for planning purposes only.
LINES UNDER PAVING	Contractor to install all plants snown on plan and verify plant count. Ask owners if they want to increase any of the installed plant sizes
NP Ne Ne Pressure line - 2" Sch 40 PVC 24" deep	ASK UWHEIS II HIEY WAILLIU IIICHEASE AHY UI HIE IISTAILEU PIAILLSIZES
WI = WI	
Elec. control wire conduit 1-1/4" gray Sch 40 PVC 24" deep	Plant Natas
3/4" PE drip tubing with compression fittings - see drip notes	
Tree drip irrigation	1000 SQ.FT. OF PLANTING AREA SHALL BE THOUROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT
.5 3/4" PE drip tubing with compression fittings - see drip notes	UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER
	RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
Lines under paving to be in sleeve 2x size of line	2 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING
	AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. OWNER TO APPROVE CHOICE OF
	MULCH PRIOR TO SIGNING INSTALLATION CONTRACT
	3 DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT,
nation Notes	CIVIL, OR STRUCTURAL ENGINEER
ER EFFICIENT LANDSCAPE CHECKLIST - IRRIGATION	4 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE
THE AUTOMATIC IRRIGATION CONTROLLER USES EVAPOTRANSPIRATION DATA AND UTILIZES A	MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
RAIN SENSOR	5 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION
THE IRRIGATION CONTROLLER DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE	CUMPUNENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DUN'T PUT PLANTS TOU CLOSE TO PAVING OR

- 3 PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE
- RANGE 4 MANUAL SHUT-OFF VALVES ARE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF
- CONNECTION OF THE WATER SUPPLY 5 ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD,
- ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014
- 6 THIS PROJECT IS OVER 5000 SF AND WILL HAVE A SUB WATER METER
- SEE SHEET L4 AND L5 FOR DETAILS AND SPECIFICATIONS 8 9 THIS SYSTEM IS DESIGNED TO OPERATE WITH MINIMUM 10 GPM AT MINIMUM 55 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE
- THRU THE VALVES WITH MORE FLOW). IF PRESSURE EXCEEDS 75 PSI AT POINT OF CONNECTION INSTALL A WILKINS 600 1" PRESSURE REGULATOR. THIS SITE HAS APPROX. ----10 THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO
- CLOSE TO TREES. STAY 8' TO 10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINE IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE.

11 SEE PLAN FOR 2 POINTS OF CONNECTION FOR NEW PRESSURE LINE. WORK WILL NEED TO BE DONE AT THE ORIGINAL POINT OF CONNECTION TO INSTALL A SUB METER AND MASTER VAL 12 BE SURE AND FOLLOW THE PLANS. YOU WILL PROBABLY BE REQUIRED TO HAVE A LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL OBSERVE THE LANDSCAPE CONSTRUCTION AT PERIODIC INTERVALS AND FILL OUT A CERTIFICATE OF INSTALLATION.

- THIS PERSON WILL ALSO BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SCHEDULE FOR NEW PLANTINGS AND MATURE PLANTINGS AND A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.
- 13 IRRIGATION RUN TIMES TO BE BETWEEN 8:00 PM and 10:00 AM UNLESS UNFAVORABLE WEATHER PREVENTS IT OR RENDERS IRRIGATION UNNECESSARY

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the irrigation design plan" GregLewis

Gregory Lewis - Landscape Architect Lic. #2176 1/26/22

DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE

SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY

THERE IS NO POOL OR WATER FEATURE ON THIS PROJECT. THERE IS SOME EXISTING LAWN.

ARCHITECT FOR POSSIBLE REDESIGN. (YOU CAN ADD SOME VALVES TO REDUCE THE FLOW

6

DRAINAGE INSTALLATION MEASURES

GregLawis

Landscape Legends and Notes

ALL SHRUBS AND GROUND COVERS TO BE DRIP IRRIGATED.

CONTRACTOR SHALL REFER TO CIVIL GRADING AND DRAINAGE PLANS FOR SITE GRADING AND

OWNERS OR OWNER REP. TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. BRING REPRESENTATIVE SAMPLES TO SITE FOR REVIEW PRIOR TO SHIPPING ALL OF PLANT MATERIAL TO SITE

SEE TREE PROTECTION PLAN SHEETS T1 AND T2 FOR TREE PROTECTION FENCING AND OTHER TREE PROTECTION

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

Gregory Lewis - Landscape Architect Lic. #2176 1/26/22

Povicion	
Revision Planning Application 11/09/2021 Planning Submittal 01/26/2022	
GREGORY LEWIS LANDSCAPE ARCHITECT #2176 736 Park Way Santa Cruz, CA 95065 (831) 359-0960 lewislandscape@sbcglobal.net	
ANDSCAPE - 400 ANDSCAPE - 400 No. 2176 - 4/30/2022 - 4/30/2022 - 4/30/2022 - 1/26/22 - 1/26/20 - 1/26/	
Cordevalle Golf Club Drive, San Martin, CA APN 779-20-007	
Date 11/9/21	
Job	
Sheet	






.D

GENERAL CONDITIONS - SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.

B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior

to ordering products or commencing with the work. C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS / REVIEWS DEFINITION

A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contra documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 - PRODUCTS

2.1 PIPE

A. Plastic pipe is to be polyvinyl chloride, marked 1120-1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I-II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.

B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot-dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal). C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved. B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving. C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.

C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only. D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible. E. Thread male PVC connections into metal female connections rather than the opposite.

F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe. G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under

B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal. C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.

D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

A. All testing shall be done in the presence of the Owner's Representative. Center-load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscapina.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION

A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs. B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give

the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

1.3 SUBMITTALS

results of the soil tests.

A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

A. Plant Identification and Quality

1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the Americar Association of Nurserymen. In all cases, botanical names take precedence over common names

2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.

3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site. 4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:

1. Particle size distribution (clay, silt, sand). 2. Agricultural suitability including any excess problems; i.e., salinity

(calcium, magnesium), boron, sodium, pH level. 3. Fertility — amounts of available nitrogen, potassium, phosphorous, iron,

magnesium, copper, zinc, and boron. 4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult. An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the

5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrolized RWD sawdust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

A. Trees shall be guaranteed 1 year — all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-dessicant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 - PRODUCTS

2.1 TOPSOIL A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

A. Import landscape soil must be tested and meet the following specification: 1. TEXTURE:

Sandy loam to loam 2. GRADING:

SEIVE SIZE PERCENT PASSING SIEVE

25.4 mm (1") 95 - 100 85 - 100 9.51 mm (3/8")

53 Micron (270 mesh) 10 – 30

3. CHEMISTRY - SUITABILITY CONSIDERATIONS:

a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0

b. Sodium: Sodium Adsorption Ration (SAR) Less than 9.0 c. Boron: Saturation Extract Concentration Less than 1.0 PPM

d. Reaction: pH of Saturated Paste: 5.5 - 7.5

e. Lime: less than 3% by weight

4. PESTS:

a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.

5. ORGANIC MATTER

a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.

6. FERTILITY CONSIDERATIONS:

a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting. 7. COMPACTION

a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts. 2.4 ORGANIC SOIL AMENDMENT

A. Redwood sawdust, 0-1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH A. See Planting Plan

2.6 PLANTER SOIL MIX A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

A. For native soils with 50% or more clay content - 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

A. Fertilizer needs and amounts will be based on the results of the soil test

B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected. B. Weed and Debris Removal - All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

Landscape Specifications

C. Contaminated Soil — Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced. D. Moisture Content – Soil shall not be worked when moisture content is so great

that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotohammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or baserock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +-1" to finish grade.

B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified. B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.

C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL

A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

A. Maintenance shall begin immediately after each plant is installed. B. Maintenance will include: 1. Continuous operations of watering, weeding, cultivating, fertilizing,

spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.

2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.

3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals.

4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.

5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.

6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.

7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE. REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.

During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization Kurt Fouts – Arborist Consultant- 831 – 359 - 3607

1 Cordevalle Golf Club Drive, APN: 779-20-007

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Т3	valley oak	72"	Yes	70'X75'	Good	Good	Good	50'	Moderate (Root loss, excavation)	R.T.	45' from proposed 6" fire and domestic water extension. 15' from corner of bocce ball court. Canopy extends over court.
т4	valley oak	8"	No	20'X10	Good	Good	Good	10'	Low	R.T.	
т5	valley oak	12"	Yes	40'X15'	Good	Good	Good	15'	Low	R.T.	
т6	pepper tree (Schinus molle)	12"	Yes	20'x15	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of two pepper trees.
77	pepper tree	16"	Yes	25'X15'	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of two pepper trees.
T8	pepper tree	11",7"	No	25'X15'	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	Co-dominant trunks at 3' above grade. In group of 3 pepper trees.
826 Cap 831 kurt	Monterey Avenue offorda, CA 95010 -359-3607 thouts1@outlook.co	t Foute					Page 2 of 3				1/21/2022

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
 The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determinations shall be made to prune the root or retain it depending on site specific conditions.

1 Cordevalle Golf Club Drive, APN: 779-20-007 Tree Assessment Chart - Appendix A

runk imeter @ 48 iches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
15"	Yes	25'X15'	Fair	Fair	Fair	10'	High (Root loss, excavation)	R.I.	Less than 2 feet from new parking space curb. In group of 3 pepper trees.
16"	Yes	40'X20'	Poor	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of 3 pepper trees.
20"	Yes	50'X20'	Fair	Fair	Fair	15'	Low	R.T.	20' from new parking spaces.
19"	Yes	50'X20'	Fair	Fair	Fair	15'	Low	R.T.	20' from new parking spaces.15 degree trunk lean.
19"	Yes	30'X15'	Fair	Fair-Poor	Fair	15'	Low	R.T.	18' from new parking spaces. Co-dominant trunks (3), at 7' above grade. 15 degree trunk lean. Two trunks bow sharply to horizontal growth habit.
2",11"	Yes	15'X15'	Good	Fair	Good	15'	High (Root loss, excavation)	R.I.	Less than 2' from new E.V.A. road. Co- dominant trunks at 1' above grade.
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K.F. 1/21/2022 APN:779-20-007

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⁺33.7 ⁺9.0 ⁺164 ⁺2²5.9 ⁺43.1 ⁺58.8 ⁺85.7 ⁺87.5 ⁺89.6 ⁺71.5 ⁺62.2 ⁺57.0 ⁺63.2 ⁺75.8 ⁺91.0 ⁺89.8 ⁺87.9 ⁺59.6 ⁺47.0 ⁺27.7 ⁺19.3 ⁺14.6 ⁺15.5 ⁺21.6 ⁺33.6 * 16.6 29.3 * 46.3 61.3 91.1 94.6 * 95.7 79.9 * 66.7 60.1 * 65.8 80.9 * 98.6 98.2 * 95.9 67.1 * 50.6 30.1 * 21.2 * 14.4 * 12.9 * 20 4.9 <u>*</u> 16.5 25.8 ⁺ 48.2 63.9 ⁺ 95.2 ⁺ 99.0 ⁺ 99.3 86.3 ⁺ 70.8 ⁺ 48⁴ 70.6 ⁺ 70.3 ⁺ 51.5 8 181 81.6 ⁺ 21.2 ⁺ 15.4 ⁺ 14.9 ⁺ 18.7 28 ⁺4.8 ⁺7.6 ⁺14.4 ⁺4775 ⁺46.5 ⁺b1.4 ⁺90.7 ⁺b4.9 ⁺95.2 ⁺b7.7 ⁺69.3 ⁺b0.7 ⁺64.7 ⁺<u>13.4 ⁺92.6 ⁺b1.3 ⁺88.1 ⁺66.6</u> ⁺47.7 ⁺30.5 ⁺20.6 ⁺15.1 ⁺13.3 ⁺18.9 **28-0** ⁺40.7 ⁺**53.8** ⁺79.1 ⁺**83.6** ⁺**84.4** ⁺78.1 ⁺62.3 ⁺**56**.7 ⁺58.2 ⁺62.9 ⁺80.6 ⁺78.7 ⁺76.9 ⁺59.7 ⁺42.5/⁺**29**.3 ⁺19.7 ⁺14.5 ⁺13.3 ⁺17.3 ⁺**1**2. *3, = *6.6 *11.6 *17.4 *30.4 *39.5 *55.4 *64.5 *65.5 *63.1 *52.3 *51.0 *51.4 *53.4 *64.9 *66.4 *66.1 *55.8 *41.0 *312 *20.1 *15.3 *13.3 *16.5 *21.4) 3.8 6.1 + 10.8 + 16 9 + 28.5 + 38.3 + 53.0 + 64.8 + 66.6 + 66.1 + 53.6 + 51.4 + 51.5 + 54.6 + 67.4 + 71.7 + 71.6 + 63.1 + 45.6 + 35.6 + 21.7 + 16.7 + 13.6 + 17.2 + 22 +3.7 6.0 +10.5 +16.8 +28.0 +39.9 +56.6 +71.7 +74.3 +74.8 +59.9 +56.2 +56.5 +61.3 +76.1 +83.2 +83.2 +77.9 +54.3 +41.3 +24.0 +18.1 +14.4 +17.2 +29 *3.7 *5.9 *10.4 *17.4 *28.7 *45.9 *64.8 *83.9 *87.5 *88.9 *69.6 *62.8 *59.9 *67.2 *87.9 *94.8 *95.1 *90.1 *61.9 *44.9 *26.1 *17.9 *14.3 *15.3 *1 | ⁺3.6 | ⁺5.9 ⁺10.4 ⁺18.2 || ¹/₁9.9 ⁺49.8 | ⁺70.7 ⁺94.4 | ⁺96.9 ⁺98.7 | ⁺77.0 ⁺67.9 + ²/_{62.6} ⁺65.5 | ⁺88.4 ⁺100.4 ⁺99.3 ⁺94.5 | ⁺64.0 ⁺48.9 | ⁺27.2 ⁺19.6 ⁺14.8 ⁺16.4 ⁺2 ⁺3.1 ⁺4.3 ⁺8.9 ⁺16.7 ⁺29.0 ⁺51.1 ⁺69.9 ⁺97.5 ⁺100.0 ⁺101.1 ⁺81.3 ⁺68.2 ⁺61.0 ⁺68.7 ⁺83.8 ⁺97.0 ⁺95.4 ⁺90.8 ⁺61.2 ⁺47.1 ⁺27.5 ⁺19.7 ⁺14.3 ⁺15.4 ⁺21 17.3 ⁺27.4 ⁺47.9 ⁺63.2 ⁺92.3 ⁺94.4 ⁺94.9 ⁺76.9 ⁺64.9 ⁺58.3 ⁺63.7 ⁺74.4 ⁺90.4 ⁺87.4 ⁺84.6 ⁺57.9 ⁺44.0 ⁺2899 ⁺19.2 ⁺13.9 ⁺14.4 ⁻920 *8.5 *1**6.2** 24.2 *43.7 57.2 *85.1 *87.9 *88.9 73.5 *61.3 55.9 *60.1 68.1 *87.6 *85.2 *83.5 58.4 *43.9 *27.9 *19.4 *13.9 *13.9 *19.5 ⁺7.9 ⁺1**5**13 ⁺**2**35 ⁺42.1 ⁺**5**5.4 ⁺83.3 ⁺87.6 ⁺89.0 ⁺**7**7.9 ⁺63.8 ⁺**5**7.8 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⁺10.2 ⁺18.6 ⁺17.8 ⁺3.8 ⁺1.1 ⁺1.6 ⁺5.4 ⁺18.5 ⁺15.1 ⁺9.9 ⁺3.9 ⁺4.9 ⁺7.4 ⁺11.3 ⁺15.7 ⁺19.5 ⁺25.4 ⁺25.3 ⁺25.2 ⁺20.4 ⁺18.9 ⁺18.7 ⁺18.2 ⁺20.4 ⁺22.3 ⁺21.0 ⁺19.1 ⁺13.7 ⁺11.2 ⁺74 ⁺5.9 ⁺4.9 ⁺5.1 * 1.3 ⁺4.1 ⁺14.6 ⁺9.1 ⁺3.0 ⁺0.6 ⁺0.4 ⁺1.5 ⁺8.7 ⁺13.1 ⁺14.7 ⁺2.8 ⁺0.4 ⁺0.2 ⁺0.5 ⁺2.2 ⁺6.5 ⁺3.7 ⁺0.7 ⁺0.5 ⁺0.7 ⁺1.1 ⁺4.2 ⁺7.5 ⁺2.4 ⁺2.4 ⁺3.6 ⁺5.5 ⁺8.1 ⁺11.2 ⁺13.7 ⁺17.5 ⁺17.5 ⁺17.5 ⁺13.7 ⁺13.4 ⁺14.1 ⁺15.3 ⁺14.0 ⁺13.2 ⁺9.8 ⁺14.1 ⁺5.9 ⁺4.8 ⁺4.1 ⁺4.1 *3.3 ⁺1.5 ⁺0.4 ⁺0.5 ⁺2.6 ⁺13.5 ⁺19.3 ⁺13.2 ⁺2.2 ⁺0.3 ⁺0.2 ⁺0.9 ⁺5.4 ⁺7.3 ⁺5.0 ⁺0.7 ⁺0.1 ⁺0.1 ⁺0.1 ⁺0.7 ⁺4.4 ⁺2.1 ⁺0.3 ⁺0.1 ⁺0.1 ⁺0.2 ⁺0.4 ⁺0.6 ⁺0.7 ⁺0.4 ⁺0.5 ⁺0.6 ⁺0.7 ⁺1.4 ⁺1.5 ⁺1.8 ⁺2.8 ⁺4.2 ⁺5.9 ⁺7.9 ⁺9.4 ⁺11.6 ⁺11. 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.1 + 0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.1 ⁺0.0 ⁺0. 0.0 + 0 ⁺0.0 ⁺ ⁺0.0 ⁺

	REVISIONS PLANNING APPLICATIC 11/09/2021 PLANNING APPLICATIC 1/11/2022
	PLANNING RESUBMITTA 1/26/2022
$ \begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	MITED, INC.
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	MIRACLES UNLI ELECTRICAL ENGINEE P. 0. BOX 1808 APTOS, CA 9500 (831) 688-8013 JOB NO.: 21068
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i0.2 i0.1	DATE 07-09-2021
	SCALE: AS NOTED JOB 21068 Sheet

+3.3 +5.3 +9.5 +17.0 +27.5 +44.4 +61.3 +85.0 +86.4 +87.8 +67.0 +59.4 +55.7 +60.7 +73.8 +85.9 +84.2 +79.8 +54.7 +42.8 +25.7 +18.9 +14.0 +15.6 +21.5 +33.7 +50.9 +71.8 +91.5 +94.0 +95.0 +72.0 +65.5 +63.6 +70.3 +89.4 +96.33.3 5.2 9.0 164 25.9 43.1 58.8 85.7 87.5 89.6 71.5 62.2 57.0 63.2 75.8 91.0 89.8 87.9 59.6 47.0 27.7 19.3 14.6 15.5 21.6 33.6 53.0 75.5 97.7 100.3 101.0 77.7 68.7 63.5 71.9 90.3 99.1 3.2 5.1 8.8 16.6 26.3 46.3 61.3 91.1 94.6 95.7 79.9 66.7 60.1 65.8 80.9 98.6 98.2 95.9 67.1 50.6 30.1 21.2 14.4 12.9 20.0 24.6 52.4 71.0 96.2 97.3 98.1 77.8 67.0 60.0 68.2 84.5 93.4 4.9 8.7 16.5 25.8 48.2 63.9 95.2 99.0 99.3 86.3 70.9 967.0 66.1 80.5 99.3 97.7 96.6 70.3 51.5 31.0 21.2 15.4 14.9 18.7 28.9 47.0 62.0 85.7 88.2 88.0 71.8 60.3 54.7 59.8 69.1 82.9 4.8 7.6 14.4 2415 46.5 61.4 90.7 94.9 95.2 87.7 69.3 60.7 64.7 73.4 92.6 91.3 88.1 66.6 47.7 30.5 20.6 15.1 13.3 18.9 25.3 40.8 51.5 73.2 74.9 75.6 63.0 53.6 49.8 52.4 58.7 72.1 +4.6 +7.8 +14.5 +22.0 +40.7 +53.8 +79.1 +83.6 +84.4 +78.1 +62.3 +56.7 +58.2 +62.9 +80.6 +78.7 +76.9 +59.7 +42.5 +29.3 +19.7 +14.5 +13.3 +17.3 +22.5 +36.4 +44.9 +63.5 +66.6 +67.9 +58.3 +50.5 +48.0 +50.4 +54.4 +67.343 6.9 13.2 19.7 34.7 45.0 63.6 71.0 72.0 67.2 55.1 51.8 52.2 55.6 69.1 69.2 68.3 54.5 40.0 29.4 19.3 14.8 13.1 16.5 21.9 35.6 43.2 60.1 64.5 66.9 60.1 51.2 49.3 50.7 55.1 70.2 3. 1.6 17.4 30.4 39.5 55.4 64.5 65.5 63.1 52.3 51.0 51.4 53.4 64.9 66.4 66.1 55.8 41.0 31.2 20.1 15.3 13.3 16.5 21.4 35.5 44.7 63.8 70.9 72.8 67.9 57.0 53.6 55.5 61.1 79.7 3.8 6.1 10.8 16 9 28.5 38.3 53.0 64.8 66.6 66.1 53.6 51.4 51.5 54.6 67.4 71.7 71.6 63.1 45.6 35.6 21.7 16.7 13.6 17.2 22.2 38.4 50.5 74.0 82.5 85.0 83.2 66.4 60.7 62.2 69.3 91.1 +3.7 +5.9 +10.4 +17.4 +28.7 +45.0 +64.8 +83.9 +87.5 +88.9 +69.6 +62.8 +59.9 +67.2 +87.9 +94.8 +95.1 +90.1 +61.9 +47.9 +163.3 +15.3 +15.8 +39.4 +58.1 +83.6 +98.0 +100.1 +99.0 +75.4 +67.1 +67.3 +73.1 +94.53.6 5.9 10.4 18.2 29.9 49.8 70.7 94.4 96.9 98.7 77.0 67.0 67.0 62.6 65.5 88.4 100.4 99.3 94.5 64.0 48.9 27.2 19.6 14.8 16.4 21.2 35.5 53.7 76.3 94.0 95.9 95.3 71.7 65.1 63.0 67.4 82.93.1 4.3 8.9 16.7 29.0 51.1 69.9 97.5 100.0 101.1 81.3 68.2 61.0 68.7 83.8 97.0 95.4 90.8 61.2 47.1 27.5 19.7 14.3 15.4 21.0 32.0 48.7 67.1 87.6 88.5 89.2 67.5 60.4 57.0 61.8 75.7 3.3 53 9.3 17.3 27.4 47.9 63.2 92.3 94.4 94.9 76.9 64.9 58.3 63.7 74.4 90.4 87.4 84.6 57.9 44.0 26.9 19.2 13.9 14.4 20.0 29.1 45.3 61.2 85.6 86.9 88.3 68.2 60.1 55.9 61.9 75.5 4.6 7.9 1513 23.5 42.1 55.4 83.3 87.6 89.0 77.9 63.8 57.8 62.2 69.4 90.9 89.3 87.8 63.8 47.1 29.8 19.7 14.0 13.5 19.0 27.5 47.7 63.4 93.1 95.7 95.2 80.0 65.6 57.2 64.2 76.0 ⁺4.1 ⁺7.5 ⁺14.7 ⁺22.9 ⁺43.7 ⁺57.6 86.5 ⁺92.4 ⁺93.6 85.5 ⁺67.6 60.4 ⁺63.8 72.4 95.9 95.2 91.8 72.5 50.4 31.4 20.1 12.6 9.4 16.6 24.5 45.6 59.7 87.2 89.8 89.3 78.0 62.1 52.4 56.1 67.9 4.0 7.0 13.6 21.4 42.4 58.1 86.2 93.6 94.5 88.2 66.8 56.5 53.3 68.9 92.0 91.1 89.0 72.6 50.1 81.0 19.3 13.5 11.9 15.7 21.4 38.6 49.9 73.3 75.8 75.2 66.8 52.1 44.1 47.6 52.4 3.7 6.4 10.8 19.2 36.6 52.8 77.9 85.3 86.5 83.7 62.5 55.4 55.5 60.8 79.3 79.4 76.5 64.8 43.1 28.3 17.0 11.3 10.2 13.3 17.4 30.1 37.8 53.3 56.5 56.1 50.3 40.1 35.8 36.3 38.7 2.1 3.3 5.4 10.1 15.9 28.4 41.8 60.7 69.1 69.4 67.8 50.3 45.8 45.1 47.9 59.6 60.6 58.4 50.0 33.9 24.3 14.6 10.7 8.7 10.4 13.4 21.5 27.0 37.5 41.2 40.7 37.4 29.9 27.8 27.8 27.8 28.6 1.9 2.8 4.3 8.0 12.9 20.9 30.2 42.1 50.7 50.6 49.5 37.9 34.4 32.8 34.8 42.3 44.4 42.5 37.2 25.4 19.5 <u>11.7 8.9 7.1 8.2</u> 10.5 16.1 19.4 25.1 28.5 28.3 26.6 22.0 21.2 20.5 20.5 0.7 0.6 2.0 10.2 18.6 17.8 3.8 1.1 1.6 5.4 18.5 15.1 9.9 3.9 4.9 7.4 11.3 15.7 19.5 25.4 25.3 25.2 20.4 18.9 18.7 18.2 20.4 22.3 21.0 19.1 13.7 11.2 7 4 5.9 4.9 5.1 6.0 8.3 9.9 1/1.8 13,7 13.3 13.3 11.5 10.8 10.6 10.5 $\begin{array}{c} + 0.3 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 1.1 \\ 1.2 \\ 1.5 \\ 1.8 \\ 2.8 \\ 4.2 \\ 5.9 \\ 7.9 \\ 9.4 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 11.6 \\ 10.7 \\ 9.8 \\ 9.6 \\ 9.6 \\ 10.2 \\ 10.5 \\ 9.8 \\ 9.2 \\ 7.3 \\ 6.1 \\ 4.7 \\ 8.8 \\ 3.3 \\$ $\begin{array}{c} + 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.6 \\ 0.8 \\ 0.9 \\ 1.1 \\ 1.5 \\ \underline{2.2 \\ 3.2 \\ 4.2 \\ 5.6 \\ 6.6 \\ 8.0 \\ 8.1 \\ 8.3 \\ 7.7 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.6 \\ 6.9 \\ 6.7 \\ 5.4 \\ 4.6 \\ 3.7 \\ 3.0 \\ 2.7 \\ 2.6 \\ 2.9 \\ 3.2 \\ 3.8 \\ 4.2 \\ 4.8 \\ 4.8 \\ 4.8 \\ 4.8 \\ 4.8 \\ 4.9 \\ 4.6 \\ 4.4 \\ 4.9 \\ 4.6 \\ 4.4 \\ 4.2 \\ 4.2 \\ 4.2 \\ 4.2 \\ 4.8 \\ 4.2 \\ 4.8 \\ 4.2 \\ 4.8 \\ 4.8 \\ 4.9 \\ 4.6 \\ 4.4 \\ 4.2 \\$ $\begin{array}{c} + 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 0.9 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 0.9 \\ 1.2 \\ 1.7 \\ 2.4 \\ 3.1 \\ 4.1 \\ 4.7 \\ 5.6 \\ 5.7 \\ 5.9 \\ 5.7 \\ 5.9 \\ 5.7 \\ 5.9 \\ 5.7 \\ 5.9 \\ 5.7 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.0 \\ 4.8 \\ 4.1 \\ 4.7 \\ 5.6 \\ 5.7 \\ 5.9 \\ 5.7 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.4 \\ 5.2 \\ 5.3 \\ 5.3 \\ 5.4 \\ 5.$ $\begin{array}{c} + 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 1.0 \\ 1.4 \\ 1.8 \\ 1.8 \\ 2.3 \\ 2.9 \\ 3.4 \\ 4.0 \\ 4.2 \\ 4.3 \\ 4.0 \\ 4.2 \\ 4.3 \\ 4.0 \\ 3.9 \\ 3.$ + 0.1 + 0.1 + 0.1 + 0.1 + 0.1 + 0.1 + 0.1 + 0.1 + 0.1 + 0.2 + 0.2 + 0.2 + 0.2 + 0.3 + 0.4 + 0.4 + 0.5 + 0.6 + 0.8 + 0.1 + 0.4 + 0.5 + 0.6 + 0.8 + 0.1 + 0.4 + 0.5 + 0.6 + 0.8 + 0.1 + 0 $\begin{array}{c} + 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.5 \\ 0.7 \\ 0.9 \\ 1.1 \\ 1.4 \\ 1.6 \\ 1.9 \\ 1.1 \\ 1.4 \\ 1.6 \\ 1.9 \\ 2.2 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.$ $\begin{array}{c} + \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.5 \\ 0.7 \\ 0.9 \\ 1.1 \\ 1.2 \\ 1.4 \\ 1.6 \\ 1.7 \\ 1.8 \\ 1.8 \\ 1.8 \\ 1.8 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.7 \\ 1.6 \\ 1.5 \\ 1.3 \\ 1.2 \\ 1.1 \\ 1.0 \\ 1.0 \\ 1.0 \\ 1.0 \\ 1.0 \\ 1.0 \\ 1.0 \\ 1.1 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.1 \\ 1.1 \\ 1.1 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.2 \\ 1.1 \\ 1.1 \\ 1.1 \\ 1.2 \\$ $\begin{array}{c} + 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.7 \\ 0.8 \\ 0.$ $\begin{array}{c} + 0.0 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.3 \\ 0.4 \\ 0.5 \\ 0.5 \\ 0.6 \\ 0.$ +0.0 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.2 +0.2 +0.2 +0.2 +0.2 +0.3 +0.4 +0.4 +0.4 +0.5 +0.6 +0.6 +0.7 +0.7 +0.7 +0.7 +0.6 +0.6 +0.6 +0.5 +0.0 +0.0 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.2 +0.2 +0.2 +0.2 +0.2 +0.2 +0.3 +0.3 +0.4 $^{+}0.0$ $^{+}0.1$ $^{+}0.1$ $^{+}0.1$ $^{+}0.1$ $^{+}0.1$ $^{+}0.1$ $^{+}0.1$ $^{+}0.1$ $^{+}0.2$ $^{+}0.2$ $^{+}0.2$ $^{+}0.3$ $^{+}0.3$ $^{+}0.3$ $^{+}0.4$ $^{+}0.4$ $^{+}0.4$ $^{+}0.4$ $^{+}0.4$ $^{+}0.4$ $^{+}0.3$ $^{+}$ +0.0 +0.0 +0.1 +0.2 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.1 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.1

> 01) <u>PARTIAL PHOTOMETRIC SITE PLAN</u> SCALE: 1" = 10' - 0"

⁺ 95.1	+88.2	⁺ 59.2	+44.4	⁺ 23.1	⁺ 14.8	+7.7	+4.0	⁺ 2.6	2.1	⁺ 1.7	⁺ 1.3	+ 1.0	+0.7	⁺ 0.6	⁺ 0.5	⁺ 0.3	REVISIONS
⁺ 97.8	⁺ 91.0	⁺ 61.5		⁺ 24.0	⁺ 15.0	⁺ 7.6	+4.3	+2.8	2.0	⁺ 1.6	⁺ 1.3	+ 1.1	+0.8	⁺ 0.6	⁺ 0.5	+0.4	PLANNING APPLICATION
⁺ 92 0	+ 87-6-	⁺ 58.6	+ 43.8	⁺ 23.8	⁺ 15 7	⁺ 8.3	4 8	⁺ 3 1	+ 2 2	⁺ 17	⁺ 14	+	⁺ 0.8	⁺ 0.7	⁺ 0.5	+04	PLANNING APPLICATION
+ 70.8	+76.7	+ 51.6	+ 30 5	1227	+ 15 1	+ 83	1 9	+ 3 1	+ 2 2	+ 1.8	+ 1 1	+	+00	+0.7	+05	+01	PLANNING RESUBMITTAL
+ 60.4	+ 67.4	+	+ 26.2	+22.7	+	+ 0.5	+	+ 2.1	+	+ 1 0	+	+	+0.0	+0.7	+ + 0.5	+.0	
09.4	• • • • • • • • • • • • • • • • • • •	40.9	⁺ 00.4	+	14.0	6.5	+	3.1	+ 2 5	+	1.4	+	+0.9	0.7	0.5	+ 0.4	
64.9 +	64.5 +	47.1 +	36.4 + \[23.4	15.0 +	8.9 +	5 .3	3.4	2.3	1.8 +	1.4 +	1.1 +	+	0.7 +	0.6 +	0.4 +	
69.5 +	69.2 +	51.9 +	38.6	25.7	16.4	9.8	5.7	3.6	2.4	1.9	1.5	1.2	0/9	0.7	0.6	0.4	
80.0	80.0	63.6	45.6	29.7	18.3	11.0	6.2	3.8	2.5	2.0	1.5	1.2	0.9	0.7	0.6	0.4	
⁺ 92.3	⁺ 90.8	⁺ 78.2	⁺ 53.5	34 .1	⁺ 20.1	⁺ 11.4	⁺ 6.5	⁺ 4.0	⁺ 2.2	⁺ 1.7	⁺ 1.5	⁺ 1.2	⁺ 0.9	⁺ 0.7	⁺ 0.6	⁺ 0.4	
⁺ 98.2	⁺ 96.5	⁺ 84.0	⁺ 57.6	+38.3	⁺ 21.1	+13.0	7.1	⁺ 4.1	⁺ 2.6	2.0	⁺ 1.6	⁺ 1.2	⁺ 1.0	0.7	⁺ 0.6	⁺ 0.5	
⁺ 96.7	⁺ 94.2	+83.2	⁺ 55.7	+40.3	⁺ 21.4]┌──IJ	⁺ 13.7	+7.1	+4.2	⁺ 2.6	2.0	⁺ 1.6	⁺ 1.2	⁺ 1.0	+0.7	⁺ 0.6	+0.4	$\dot{\mathcal{O}}$
*88.4	⁺ 85.8	⁺ 77.1	⁺ 52.8	⁺ 39.7	211.5	⁺ 13.9	⁺ 72	⁺ 4.2	⁺ 2.7	2.0	⁺ 1.5	⁺ 1.2	⁺ 1.0	+0.7	⁺ 0.6	⁺ 0.5	
\$4.8	⁺ 82.9	+76.2	⁺ 51.6	+39.5	21.8	⁺ 14.3	⁺ 7.4	+4.2	⁺ 2.7	2.0	⁺ 1.5	⁺ 1.2	+0.9	+0.7	⁺ 0.6	⁺ 0.4	LIMITE MEERING 5001 68
⁺ 87.1	⁺ 85.3	+ 81.7	⁺ 55.0	⁺ 42.9	⁺ 23.0	⁺ 15.1	⁺ 7.6	4.3	⁺ 2.6	+1.9	⁺ 1.5	⁺ 1.2	⁺ 0.9	⁺ 0.7	⁺ 0.6	⁺ 0.4	S UN AL ENGIN BOX 18 688–801 0.: 210
⁺ 93.1	92.3	⁺ 89.1	⁺ 60.1	⁺ 44.9	24.4	+15.4	*8.1) ₊ 4.0	⁺ 2.5	+1.9	⁺ 1.5	⁺ 1.1	⁺ 0.9	+0.6	⁺ 0.5	⁺ 0.4	ACLES Electric APTOS (831)
⁺ 93.6	91.9	⁺ 89.0	61.8	+ 44.8	23.7	15.4	⁺ 7.4	⁺ 3.9	2.5	+ 1.7	⁺ 1.3	⁺ 1.1	⁺ 0.9	+0.7	⁺ 0.5	⁺ 0.4	
⁺ 84.3	+ 82.7	⁺ 79.0	+ 56.2	⁺ 39.4	+21.3	+13.8	⁺ 7.3	⁺ 4.1	+2.5	+ 1.7	⁺ 1.3	⁺ 1.0	+0.8	⁺ 0.6	+0.5	+0.4	TED
+68.0	⁺ 65.1	⁺ 62.6	⁺ 45.3	⁺ 31.3/	18.9	+ 11.7	⁺ 6.5	⁺ 3.7	2.3	+ 1.6	⁺ 1.2	⁺ 0.9	+0.7	⁺ 0.6	0.5	⁺ 0.4	IIRAG
⁺ 48.8	⁺ 47.1	⁺ 45.3	+33.8	+23.6	+ 15.4	+94	⁺ 5.7	⁺ 3.3	+2.0	+ 1.4	⁺ 1.1	+0.9	⁺ 0.7	⁺ 0.5	+ 0.4	+0.3	20
+ 34.2	33.0	+31.6	+24.8	+17.9	+ 12.9	+ 7.7	⁺ 4.9	⁺ 2.9	+	+ 1.2	⁺ 1.0	⁺ 0.8	+0.6	⁺ 0.5	+ 0.4	+0.3	
± 23.5	23.5	+22.5	+18.0	+13.0	+ 10.3	+60	⁺ 4 1	+25	+ 16	+	+0.9	+0.7	+0.6	+0.5	+04	+0.3	
±	+ 16.1	+ 15.2	+ 12.9	+0.5	+74	+ 4.7	+ 2.4	+ 2.0	+ 1.0	+	+ 0.0	+ 0.6	+ 0.5	+0.4	+ 0.2	+0.2	
+	+	+	+0.1	9.0 +	7.4 +	4.7	+0.7	+	+	+ 0.0	0.0	0.0	0.5	+0.4	0.3 +	0.3	
+	+	+	- 9. 1	6.9 +	5.4 +	3.7 +	2.1	+	1.2 +	0.9 +	0.7	0.0	0.5	0.4	0.3	0.2	
7.9 +	7.9 +	+	6.5 +	5.0 +	4.1 +	3.0 +	+ 2.2	1.5 +	1.0 +	0.7 +	0.6 +	0.5 +	0.4 +	0.3 +	0.3 +	+	
5.7 +	5.6 +	5.1 +	4.7 +	3.7 +	3.1 +	2.3	1.8	1.3	0.9 +	0.7 +	0.5 +	0.4 +	0.4	0.3	0.2	0.2 +	
4.2	4.1	3.8	3.5	2.8	2.4	1.8	1.4	1.1	0.8	0.6	0.4	0.4	0.3	0.3	0.2	0.2	
3.1	3.1	2.8	2.6	2.2	1.8	1.4	1.2	0.9	0.7	0.5	0.4	0.3	0.3	0.2	0.2	0.2	
⁺ 2.4	⁺ 2.3	⁺ 2.1	⁺ 2.0	⁺ 1.7	⁺ 1.4	⁺ 1.1	⁺ 1.0	⁺ 0.8	⁺ 0.6	⁺ 0.4	⁺ 0.4	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	
⁺ 1.8	⁺ 1.8	⁺ 1.6	⁺ 1.5	⁺ 1.3	⁺ 1.1	⁺ 0.9	⁺ 0.8	⁺ 0.6	⁺ 0.5	+0.4	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	+0.1	
⁺ 1.4	⁺ 1.3	⁺ 1.2	⁺ 1.1	⁺ 1.0	+0.9	+0.7	⁺ 0.6	⁺ 0.5	+0.4	+0.3	+0.3	+0.2	+0.2	+0.2	⁺ 0.1	⁺ 0.1	
⁺ 1.1	⁺ 1.1	⁺ 1.0	⁺ 0.9	⁺ 0.8	⁺ 0.7	⁺ 0.6	⁺ 0.5	⁺ 0.4	⁺ 0.4	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.1	⁺ 0.1	+0.1	
⁺ 0.8	⁺ 0.8	⁺ 0.8	⁺ 0.7	⁺ 0.7	⁺ 0.6	⁺ 0.5	⁺ 0.4	⁺ 0.4	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	
+0.7	+0.7	⁺ 0.6	⁺ 0.6	⁺ 0.5	⁺ 0.5	+0.4	⁺ 0.3	+0.3	+0.3	+0.2	⁺ 0.2	+0.2	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	
⁺ 0.5	⁺ 0.5	⁺ 0.5	⁺ 0.5	⁺ 0.4	+0.4	⁺ 0.3	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.1					
+0.4	+0.4	+0.4	+0.4	+0.4	+0.3	+0.3	+0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	+0.1	+0.1	+0.1	
+0.4	+0.4	+0.3	+0.3	+0.3	+0.3	⁺ 0.2	+ 0.2	+0.2	+ 0.2	0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.1	PHOTOMETRIC
±0.3	+0.3	+0.3	+0.3	+0.2	+0.2	+0.2	⁺ 0.2	+0.2	+0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.1	SITE PLAN
+0.3	+0.2	+0.2	+0.2	+0.2	+0.2	+0.2	+0.2	+0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	
+0.2	+0.2	+0.2	⁺ 0.2	⁺ 0.2	+0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	+0.1	⁺ 0.1						
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⁺ 0 2	+01	⁺ 0 1	⁺ 0 1	⁺ 0 1	⁺ 0 1	+01	⁺ 0 1	+0.1	⁺ 0 1	⁺ 0 0	+0.0						
+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.0	+0.0	+0.0	+	DATE 07-09-2021
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+67.5 & +60.4 \\ \hline +3.1 & +4.3 & +16.7 & +21.0 & +32.0 & +48.7 & +67.1 & +87.6 & +88.5 & +89.2 & +67.5 & +60.4 \\ \hline +3.1 & +4.3 & +16.7 & +21.0 & +32.0 & +48.7 & +67.1 & +87.6 & +88.5 & +89.2 & +67.5 & +60.4 \\ \hline +3.1 & +4.3 & +16.7 & +21.0 & +32.0 & +48.7 & +67.1 & +87.6 & +88.5 & +89.2 & +67.5 & +60.4 \\ \hline +3.1 & +4.3 & +16.7 & +21.0 & +32.0 & +48.7 & +67.1 & +87.6 & +88.5 & +89.2 & +67.5 & +60.4 \\ \hline +3.1 & +4.3 & +16.7 & +4.7 & +16.7 & +4.7 & +16.7 & +4.$ $\begin{bmatrix} +3.3 \\ +5.3 \\ +9.3 \\ +17.3 \\ +27.4 \\ +47.9 \\ +47.9 \\ +47.9 \\ +63.2 \\ +92.3 \\ +94.4 \\ +94.9 \\ +76.9 \\ +64.9 \\ +58.3 \\ +64.9 \\ +58.3 \\ +63.7 \\ +74.4 \\ +90.4 \\ +87.4 \\ +84.6 \\ +57.9 \\ +44.0 \\ +26.9 \\ +19.2 \\ +13.9 \\ +14.4 \\ +26.0 \\ +29.1 \\ +45.3 \\ +61.2 \\ +85.6 \\ +86.9 \\ +88.3 \\ +68.2 \\ +68.2 \\ +68.2 \\ +68.2 \\ +60.1 \\ +68.2 \\ +60.1 \\ +68.2 \\ +68.$ $\begin{bmatrix} 4.9 & ^{+}8.5 & ^{+}16.2 \end{bmatrix} \begin{bmatrix} 25.2 & ^{+}43.7 & 57.2 & ^{+}85.1 & ^{+}87.9 & ^{+}88.9 & 73.5 & ^{+}61.3 & 55.9 & ^{+}60.1 & 68.1 & ^{+}87.6 & ^{+}85.2 & ^{+}83.5 & 58.4 & ^{+}43.9 & ^{+}27.9 & ^{+}19.4 & 13.9 & ^{+}13.9 & ^{+}19.5 & ^{+}28.6 & ^{+}46.9 & ^{+}61.8 & ^{+}89.5 & ^{+}91.5 & ^{+}92.7 & ^{+}73.8 & ^{+}63.0 & ^{+}63.0 & ^{+}63.0 & ^{+}61.8 & ^{+}87.6 & ^{+}87.6 & ^{+}87.6 & ^{+}85.2 & ^{+}83.5 & ^{+}58.4 & ^{+}43.9 & ^{+}27.9 & ^{+}19.4 & 13.9 & ^{+}19.5 & ^{+}28.6 & ^{+}46.9 & ^{+}61.8 & ^{+}89.5 & ^{+}91.5 & ^{+}92.7 & ^{+}73.8 & ^{+}63.0 &$ ⁺/4.6 ⁺7.9 ⁺15.3 ⁺/23.5 ⁺42.1 ⁺/55.4 ⁺83.3 ⁺87.6 ⁺89.0 ⁺/77.9 ⁺63.8 ⁺/57.8 ⁺62.2 ⁺/69.4 ⁺90.9 ⁺/89.3 ⁺/87.8 ⁺/63.8 ⁺/47.1 ⁺/29.8 ⁺/19.7 ⁺/14.0 ⁺/13.5 ⁺/19.0 ⁺/27.5 ⁺/47.7 ⁺/63.4 ⁺/93.1 ⁺/95.7 ⁺/95.2 ⁺/80.0 ⁺/65.6 +4.1 +7.5 +14.7 +22.9 +43.7 +57.6 +86.5 +92.4 +93.6 +85.5 +67.6 +60.4 +63.8 +72.4 +95.9 +95.2 +91.8 +72.5 +50.4 +31.4 +20.1 +12.6 +9.4 +16.6 +24.5 +45.6 +59.7 +87.2 +89.8 +89.3 +78.0 +62.1+4.0 +7.0 +13.6 +21.4 +42.4 +58.1 +86.2 +93.6 +94.5 +88.2 +66.8 +56.5 +53.3 +68.9 +92.0 +91.1 +89.0 +72.6 +50.1 +19.3 +13.5 +11.9 +15.7 +21.4 +38.6 +49.9 +73.3 +75.8 +75.2 +66.8 +52.13.7 6.4 10.8 19.2 36.6 52.8 77.9 85.3 86.5 83.7 62.5 55.4 55.5 60.8 79.3 79.4 76.5 64.8 43.1 28.3 17.0 11.3 10.2 13.3 17.4 30.1 37.8 53.3 56.5 56.1 50.3 40.1 +2.1 +3.3 +5.4 +10.1 +15.9 +28.4 +41.8 +60.7 +69.1 +69.4 +67.8 +50.3 +45.8 +45.1 +47.9 +59.6 +60.6 +58.4 +50.0 +33.9 +24.3 +14.6 +10.7 +8.7 +10.4 +13.4 +21.5 +27.0 +37.5 +41.2 +40.7 +37.4 +29.9 $-\frac{10.9}{1.0} + \frac{1}{1.3} + \frac{1}{2.3} + \frac{1}{3.3} + \frac{1}{3.0} + \frac{1}{4.2} + \frac{1}{6.2} + \frac{1}{9.6} + \frac{1}{15.0} + \frac{1}{21.9} + \frac{1}{29.5} + \frac{1}{36.8} + \frac{1}{35.9} + \frac{1}{35.6} + \frac{1}{27.8} + \frac{1}{26.1} + \frac{1}{25.5} + \frac{1}{25.7} + \frac{1}{29.3} + \frac{1}{31.1} + \frac{1}{29.5} + \frac{1}{26.3} + \frac{1}{15.5} + \frac{1}{9.4} + \frac{1}{7.3} + \frac{1}{6.0} + \frac{1}{6.5} + \frac{1}{7.8} + \frac{1}{11.6} + \frac{1}{13.6} + \frac{1}{17.3} + \frac{1}{20.2} + \frac{1}{20.0} + \frac{1}{19.3} + \frac{1}{15.8} + \frac{1}{25.5} + \frac{1}{25.7} + \frac{1}{29.3} + \frac{1}{31.1} + \frac{1}{29.5} + \frac{1}{26.3} + \frac{1}{15.5} + \frac{1}{9.4} + \frac{1}{7.3} + \frac{1}{6.0} + \frac{1}{6.5} + \frac{1}{7.8} + \frac{1}{11.6} + \frac{1}{13.6} + \frac{1}{17.3} + \frac{1}{20.2} + \frac{1}{20.0} + \frac{1}{15.8} + \frac{1}$ +0.7 +0.6 +2.0 +10.2 +18.6 +17.8 +3.8 +1.1 +1.6 +5.4 +18.5 +15.1 +9.9 +3.9 +4.9 +7.4 +11.3 +15.7 +19.5 +25.4 +25.3 +20.4 +22.3 +20.4 +12.3 +21.0 +19.1 +13.7 +11.2 +7 +4.9 +5.1 +6.0 +18.8 +9.9 +17.8 +13.7 +13.3 +13.3 +13.3 +11.5 $-\frac{+}{8.7} + \frac{+}{13.1} + \frac{+}{14.7} + \frac{+}{2.8} + \frac{+}{0.4} + \frac{+}{0.2} + \frac{+}{0.5} + \frac{+}{2.2} + \frac{+}{6.5} + \frac{+}{3.7} + \frac{+}{0.7} + \frac{+}{1.1} + \frac{+}{4.7} + \frac{+}{5.9} + \frac{+}{7.5} + \frac{+}{2.4} + \frac{+}{3.6} + \frac{+}{5.5} + \frac{+}{8.1} + \frac{+}{11.2} + \frac{+}{13.7} + \frac{+}{1$ +0.7 +0.4 +0.6 +0.7 +0.4 +0.6 +0.7 +0.4 +0.5 +0.6 +0.7 +0.4 +0.5 +0.6 +0.7 +0.4 +0.5 +0.6 +0.7 +0.4 +0.5 +0.6 +0.7 +0.5 +0.6 +0.7 +0.5 +0.6 +0.7 +0.5 +0.6 +0.7 +0.5 +0.6 +0.7 +0.5 +0.6 +0.7 +0.5 +0.6 +0.7 +0.5 $\begin{array}{c} + 0.2 \\ 0.2 \\ 0.3 \\ 0.2 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.6 \\ 0.8 \\ 0.9 \\ 1.1 \\ 1.5 \\ 2.2 \\ 3.2 \\ 4.2 \\ 5.6 \\ 6.6 \\ 8.0 \\ 8.1 \\ 8.3 \\ 7.7 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.1 \\ 7.2 \\ 7.1 \\ 7.$ 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.2 0.2 0.2 0.2 0.2 0.3 0.3 0.4 0.5 0.6 0.7 0.9 1.2 1.7 2.4 3.1 4.1 4.7 5.6 5.7 5.9 5.7 5.4 5.2 5.3 5.3 5.4 5.0 4.8 4.1 3.5 2.8 2.4 2.2 2.4 2.4 2.4 2.4 2.4 2.4 2.5 2.5 2.9 3.1 3.5 $\begin{array}{c} + 0.0 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.5 \\ 0.6 \\ 0.8 \\ 1.1 \\ 1.4 \\ 1.8 \\ 2.2 \\ 2.5 \\ 2.9 \\ 3.1 \\ 3.1 \\ 3.1 \\ 3.2 \\ 3.0 \\ 2.9 \\ 3.0 \\ 3.$ $\begin{array}{c} + 0.0 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.1 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.4 \\ 0.5 \\ 0.7 \\ 0.9 \\ 1.1 \\ 1.4 \\ 1.6 \\ 1.9 \\ 2.2 \\ 2.3 \\ 2.3 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.4 \\ 2.3 \\ 2.3 \\ 2.4 \\ 2.$) PARTIAL PHOTOMETRIC SITE PLAN SCALE: 1" = 10' - 0"

⁺ 5.4	⁺ 5.3	+5.2) ⁺ 4.8	+4.0	⁺ 3.3	+ 2.6	+ 2.0	+ 1.4	1.0	+0.7	⁺ 0.6	+0.5	+0.4	+0.3	⁺ 0.3	+0.3	REVISIONS
+7.4	+7.4	+7.4	+6.8	+5.5	⁺ 4.6	⁺ 3.4	⁺ 2.5	⁺ 1.8	⁺ 1.2	+0.9	+0.7	+0.6	+ 0.5	+0.4	+0.3	+0.3	PLANNING APPLICATION
⁺ 10 3	+ 10.6	+10.6	+ 10.0	⁺ 8 0	+66	⁺ 4 6	+34	+22	+ 15	⁺ 1 1	+0.9	+07	+ 0 6	⁺ 0.5	+04	+03	PLANNING APPLICATION
+ 14.3	+ 15/7	+	14.7	+ 11.4	+ 9 7	+ 6.1	+ 4 5	+28	+ 1.8	+ 1 3	10	+ 0.8	+ 0.7	+ 0.5	+04	+04	PLANNING RESUBMITTAL
/+ 20.1	+ 92 1	+	21.7	+ 16.4	+ 12.0	0.1 \ ⁺ 9.7	+.0	+2.6	+ 2 2	+ 1.5	1.0	+ 1.0	+0.8	+ 0.6	+ 0.5	+0.4	
+ 07.0	+	23.0	+ 20.0	+00.5	+ 40.4	+ 11.0	+ 7.0	5.0	+	+	+	+	+ 0.0	0.0 +	+0.0	+0.4	
+	32.5 +	32.5	32.2 +	+	19.1 +	11.3	1.8	4.5	2.8 +	+	+	1.1 +	+	0.7	0.6 +	+	
37.2 +	46.6	46.7 +	46.7 +	32.7 +	25.5· +	15.3	+	5.7 +	3.4 +	2.2	1.6 +	1.2 +	1.0 +	+	0.6 +	+	
50.1 +	64.2	64.8	65.5 +	45.9	34.8	19.5	13.3	7.1 +	4.0	2.5	1.8	1.4 +	1.1 +	0.9	0.7 +	0.5 +	
62.3	81.1	82.5	81.5	61.2	43.6	24.2	15.8	7.9	4.7	3.0	1.6	1.2	1.2	9.0	0.7	0.6	
⁺ 69.4	⁺ 92.1	⁺ 91.6	⁺ 90.5	⁺ 69.4	⁺ 49.0	⁺ 29.1	17.4	⁺ 9.8	⁺ 5.4	3.3	⁺ 2.1	⁺ 1.6	⁺ 1.3	1.0	⁺ 0.8	⁺ 0.6	
⁺ 70.8	⁺ 94.1	⁺ 92.9	⁺ 89.9	71.4	⁺ 48.5	30.8	⁺ 18.1	⁺ 10.7	5.8	⁺ 3.4	⁺ 2.3	⁺ 1.8	⁺ 1.4	⁺ 1.1	0.9	⁺ 0.7	Z
+67.1	⁺ 87.0	⁺ 86.1	⁺ 84.2	+68.8	⁺ 47.4	⁺ 31.9	18.8	⁺ 11.3	⁺ 6.2	+3.7	⁺ 2.5	⁺ 1.9	⁺ 1.4	⁺ 1.1	\ ⁺ 0.9	+0.7	ED,
° -64.2	* 81.4	* 84.0	82.6	+69.4	⁺ 47.8	+34.4	19.8	⁺ 12.4	⁺ 6.6	⁺ 4.0	⁺ 2.6	2.0	⁺ 1.5	⁺ 1.2	0.9	+0.7	NLIMIT INEERING 808 95001 113 068
+66.3	⁺ 82.7	*87.4	⁺ 86.3	+76.5	⁺ 53.1	+39.9	⁺ 21.4	⁺ 13.9	+7.2	+4.2	⁺ 2.7	+2.0	⁺ 1.6	⁺ 1.2	+	+ 0.8	CAL ENG ICAL ENG 5, E0X 1 5, CA 3 688-80 688-80 00.: 21
+70.3	⁺ 89.4	+96.3	⁺ 95.1	+88.2	⁺ 59.2	+44.4	⁺ 23.1	⁺ 14.8	+7.7	+4.0	⁺ 2.6	2.1	⁺ 1.7	⁺ 1.3	+ 1.0	+0.7	RACLE Electri Apto (831) Job
⁺ 71.9	⁺ 90.3	⁺ 99.1	⁺ 97.8	⁺ 91.0	⁺ 61.5	45.9	⁺ 24.0	⁺ 15.0	⁺ 7.6	+4.3	⁺ 2.8	2.0	⁺ 1.6	⁺ 1.3	+ 1.1	+ 0.8	ž
⁺ 68.2	⁺ 84.5	⁺ 93.4	⁺ 92.0	⁺ 87.6	⁺ 58.6	+43.8	+23.8	⁺ 15.7	⁺ 8.3	+4.8	⁺ 3.1	+2.2	⁺ 1.7	⁺ 1.4	+ 1.1	+ 0.8	CLE C
⁺ 59.8	+69.1	⁺ 82.9	⁺ 79.8	⁺ 76.7	⁺ 51.6	⁺ 39.5	22.7	⁺ 15.1	⁺ 8.3	4.9	+3.1	+2.2	⁺ 1.8	⁺ 1.4	+1.1	_+0.9	UNLIN
⁺ 52.4	⁺ 58.7	⁺ 72.1	⁺ 69.4	⁺ 67.4	⁺ 46.9	⁺ 36.2	22.5	⁺ 14.6	⁺ 8.5	+5.0	+3.1	+23	⁺ 1.8	⁺ 1.4	+1.1	\ ↓0.9	
⁺ 50.4	+ 54.4	+ 67.3	64.9	+64.5	⁺ 47.1	⁺ 36.4	+ 23.4	⁺ 15.0	⁺ 8.9	+ 5.3	3.4	⁺ 2.3	⁺ 1.8	+1.4	+ 1.1	+ 0.9	<u>\</u>
⁺ 50.7	⁺ 55.1	⁺ 70.2	⁺ 69.5	⁺ 69.2	⁺ 51.9	+38.6	+25.7	⁺ 16.4	⁺ 9.8	+ 5.7	3.6	+2.4	⁺ 1.9	⁺ 1.5	+1.2	+ 0/9	
⁺ 55 5	⁺ 61 1	⁺ 79 7	⁺ 80 0	⁺ 80 0	⁺ 63 6	⁺ 45.6	+297	⁺ 18 3	⁺ 11 0	+62	+	+25	⁺ 2 0	⁺ 15	⁺ 12	+09	
+62.2	+ 69 3	+ 91 1	+ 02.3	+ 90.8	+78.2	+ 53 5	+ 31 1	+20.1	+ 11 /	+ 6 5	+	+22	+ 1 7	+ 15	+ 1 2	+ 0 0	
+ 07.4	+ 700	эт.т	+00/0	⁺ ос с	+ 04 0	55.5 		+	+ 42.0	+	+	+	+20	+	+ 4.0	+	
+ 07.4	+ 72.0	95.5	+	6.06 +	+	0.1C	+	+ 21.1	+ 10.7	+	+	2.0	2.0	0.1	+ 1.2	+	
+	+	94.5	96.7	+	+	55. <i>1</i>	40.3	21.4	+	+	4.2	+	2.0	+	+	+	
63.0	67.4 +	82.9 +	88.4	85.8	77.1	52.8	39.7	21.5	13.9	7.2	4.2	2.7	2.0	1.5	1.2	1.0 +	
57.0	61.8	75.7	84.8	82.9	76.2	51.6	39.5	21.8	14.3	7.4	4.2	2.7	2.0	1.5	1.2	0.9	
55.9	61.9	75.5	87.1	85.3	_ 81.7	55.0	42.9	23.0	15.1	7.6	4.3	2.6	1.9	1.5	1.2	0.9	
57.1	⁺ 63.7	78.3	⁺ 93.1	92.3	⁺ 89.1	60.1	⁺ 44.9	24.4	15.4	*8.1	^{/+} 4.0	2.5	1.9	⁺ 1.5	⁺ 1.1	⁺ 0.9	
57.2	⁺ 64.2	76.0	⁺ 93.6	91.9	⁺ 89.0	61.8	⁺ 44.8	23.7	15.4	⁺ 7.4	⁺ 3.9	2.5	⁺ 1.7	⁺ 1.3	⁺ 1.1	+0.9	
+52.4	⁺ 56.1	⁺ 67.9	⁺ 84.3	⁺ 82.7	79.0	⁺ 56.2	⁺ 39.4	+21.3	+13.8	⁺ 7.3	⁺ 4.1	2.5	+ 1.7	⁺ 1.3	⁺ 1.0	+ 0.8	
⁺ 44.1	⁺ 47.6	⁺ 52.4	⁺ 68.0	⁺ 65.1	⁺ 62.6	⁺ 45.3	⁺ 31.3	18.9	+ 11.7	⁺ 6.5	⁺ 3.7	2.3	⁺ 1.6	⁺ 1.2	⁺ 0.9	+0.7	
⁺ 35.8	⁺ 36.3	⁺ 38.7	⁺ 48.8	⁺ 47.1	⁺ 45.3	⁺ 33.8	⁺ 23.6	⁺ 15.4	⁺ 94	⁺ 5.7	⁺ 3.3	+2.0	+1.4	⁺ 1.1	+0.9	+0.7	
+27.8	+ 27.8	⁺ 28.6	⁺ 34.2	33.0	⁺ 31.6	⁺ 24.8	⁺ 17.9	⁺ 12.9	+7.7	⁺ 4.9	⁺ 2.9	+ 1.8	+1.2	⁺ 1.0	⁺ 0.8	+0.6	
⁺ 21.2	+20.5	+20.5	÷ 23.5	23.5	⁺ 22.5	⁺ 18.0	⁺ 13.0	⁺ 10.3	⁺ 6.0	⁺ 4.1	⁺ 2.5	+1.6	+1.1	+0.9	+0.7	+0.6	PARTIAI
⁺ 14.9	+ - 14.8	+ 14.7	+ 16.2	16.1	⁺ 15.2	⁺ 12.8	⁺ 9.5	⁺ 7.4	⁺ 4.7	⁺ 3.4	⁺ 2.1	⁺ 1.4	⁺ 1.0	+0.8	+0.6	+0.5	PHOTOMETRIC
⁺ 10.8	⁺ 10.6	⁺ 10.5	⁺ 11.3	+11.1	+ <u>10.3</u>	⁺ 9.1	+ 6.9	5.4	⁺ 3.7	+2.7	+1.8	+1.2	+0.9	+0.7	+0.6	+0.5	SITE PLAN
⁺ 7.9	+7.7	⁺ 7.6	⁺ 7.9	⁺ 7.9	⁺ 7.2	⁺ 6.5	⁺ 5.0	⁺ 4.1	⁺ 3.0	⁺ 2.2	⁺ 1.5	⁺ 1.0	⁺ 0.7	⁺ 0.6	+0.5	+0.4	
⁺ 5.9	⁺ 5.7	⁺ 5.6	⁺ 5.7	⁺ 5.6	⁺ 5.1	⁺ 4.7	⁺ 3.7	⁺ 3.1	+2.3	⁺ 1.8	⁺ 1.3	+0.9	⁺ 0.7	⁺ 0.5	+0.4	+0.4	
⁺ 4.4	⁺ 4.2	⁺ 4.2	⁺ 4.2	⁺ 4.1	⁺ 3.8	⁺ 3.5	⁺ 2.8	⁺ 2.4	⁺ 1.8	⁺ 1.4	+ 1.1	+0.8	⁺ 0.6	+0.4	+0.4	+0.3	
⁺ 3 3	⁺ 3 1	⁺ 32	⁺ 3 1	⁺ 3 1	⁺ 28	⁺ 26	+22	⁺ 1 8	⁺ 1 4	⁺ 12	+0.9	+07	⁺ 0.5	+04	+0.3	+03	
+ 2 5	+ 2 4	+21	+ 2 4	+ 2 3	+ 2.0	+2.0	+ 1 7	+ 1 1	+ 1 1	+ 1.0	+ 0.8	+ 0.6	+0.4	+0.4	+ 0.3	+ 0.0	DATE 07-09-2021
2.2 + 2 0	⊷. - + 1 0	۲ + 1 0	۲.+ + 1 0	2.5 + 1 0	د. ۱ + 1 ۹	2.0 + 1 5	+ 1 2	+ 1 1	+	1.0					0.0		SCALE: AS NOTED
∠.U	۰.۱ +	۰.۱	۰.۵ +	۰.۱ +	0.1 • • • •	с. г	د. ۱ • • • •	+									JOB 21068
1.5	1.4	1.4	1.4	1.3	1.2	1.1	1.0										SHEET
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									~	•							

+0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0			
+0.0	+0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0			
+0.0	+0.0	+0.0	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	+0.0	+0.0	+0.0	+0.0			
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	0.0	+0.0	+0.0	+ 0.0		7	
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	+0.2	+0.2	+0.2	0.2	+0.2	+0.2	+0.2	+0.2	+0.2	⁺ 0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.0	0.0 ⁺	0.0	$\overline{)}$		
+0.2	+0.2	+0.3	⁺ 0.3	+0.3	⁺ 0.3	⁺ 0.4	0.4	⁺ 0.4	+0.3	+0.3	+0.3	+0.3	⁺ 0.3	+ 0.3	⁺ 0.3	0.1	+0.0	+0.0	+0.0			
+0.3	+0.4	⁺ 0.5	+0.6	+0.6	⁺ 0.6	+0.7	+ 0.7	+0.6	⁺ 0.5	⁺ 0.5	+0.4	+0.5	⁺ 0.6	+0.6	⁺ 0.5	+0.3	+0.0	+ 0.0 ⊏	+			
+0.6	⁺ 0.9	⁺ 1.1	⁺ 1.1	⁺ 1.1	⁺ 1.2	⁺ 1.2	+	+0.9	⁺ 0.8	⁺ 0.8	+0.9	+ 1.0	+	+	1.2	0.5	0.0	0.0	+0.0			
+0.9	⁺ 1.9	⁺ 2.1	+ 2.2	+ 2.2	+	+	1.3	⁺ 1.1	⁺ 1.1	⁺ 1.4	+ 1.6	+1.9	+2.2	+ 2.5	+ 2.4	+0.8	+0.1	0.07				
⁺ 1.1	+ 2.7	+2.9	+3.2	⁺ 3.3	⁺ 2.7	⁺ 1.9	⁺ 1.4	⁺ 1.2	⁺ 1.4	⁺ 2.0	⁺ 2.5	+3.1	+ 3.2	+2.7	+2.3	⁺ 0.6	+0,1					
⁺ 0.3	+2.0	⁺ 2.6	⁺ 3.6	⁺ 3.6	2.6	⁺ 1.6	⁺ 1.5	⁺ 1.3	⁺ 1.4	⁺ 1.9	⁺ 2.5	⁺ 3.6	⁺ 3.7	⁺ 3.2	+2.4	⁺ 0.6	+0.1					
⁺ 0.1	+ 1.9	+3.5	+4.2	+2.8	+2.2	⁺ 1.8	⁺ 1.7	⁺ 1.5	⁺ 1.5	⁺ 1.7	 +	+2.7	+3.4	⁺ 4.3	+2.7	⁺ 0.5	+0.1					
+0.1	+ 1 1	+24	+33	+31	+ 24	+ 22	+	+16	+16	+ 1 8	+21	+24	+ 32	+ 31	+ 51	+02	+ 0 1					
+0.1	+0.7	+23	+	+ 3.2	+ 24	+20	+ 1.8	+16	+1.6	+ 1.8	+ 2.1 -	+ 2 4	+ 3 1	+ 36	+2.8	+ 1 4	+ 0.1					
+0.1	+ 0.7	+ 2.0	0.0	+36	+2.7	+2.0	+ 1 7	+	+	+ 1.7	۲.۲ + 1 0	-+ 	+ 3.0	4.3	+ 3 3	+ 2 1	+					
+0.1	+.00	+ 2.3	#2.0	+ 2.6	+ 2.5	+ 2.0	+ + 2 0	+ 1.5	+	+	+	+ 2.5	+ 2 0	+.J	+2.5	+ - 2.1	+ 0.Z					
+0.1	+ +	2.3 +	+2.9	+ 2 2	+ 2.0	+ 2.0	+2.0	1.5	1.0	1.5	+ +	+	3.0 +	+ 	+2.5	2.2 +	+4.2					
0.1	1.2 +	2.7 +	+	3.2 +	2.9 +	2.4	2.0	1.5 +	1.3 +	1.5 +	2.1	2.8	3.2	3.2 +	3.1 +	2.1	+					
0.1 +	1.1 +	2.3	+	+	+	+	- 1.6	1.4 +	1.4 +	1.6 +	1.9 +	2.1	2.0	2.0	+	+ 1.6	1.0	-				
0.1 +	0.6 +	1.3 +	1.5 +	1.5 +	1.4 +	+	1.4	1.5 +	1.5 +	1.5 +	1.5 +	1.4 +	1.3 +	1.3 +	1.2	1.0 +	0.6					
0.1 +	0.4 +	1.0 +	1.5	+	+	-1.7	1.8	1.8	1.7 +	1.5 +	1.4 +	+ 1.2	+	<u> </u>		1.0	0.5	0.2		0		
0.1	0.2	1.1	2.3	2.6	2.7	2.7	2.6	2.4	1.9 +	1.7	1.5 +	1.6 +	1.6 +	1.9 +	2.0	1.7	0.5	0.1				
0.1	0.1	0.9	2.6	2.8	3.3	3.7	3.1	2.3	1.9 +	1.9 +	2.1 +	2 <u>.4</u>		3.0	3.1	2.5	0.5	0.1				
0.1	0.1	0.3	2.0	2.8	4.0	3.6	2.8	1.9	2.0	2.1	2.6	3.2	3.7	3.2	2.5	2.1	0.3	0.1				
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 1.7	3.4	⁺ 4.1	⁺ 3.0	⁺ 2.4	⁺ 2.2	⁺ 2.1	⁺ 2.0	⁺ 2.1	⁺ 2.8	3.6	4.1	⁺ 3.7	2.5	0.2	⁺ 0.1				
⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.8	2.2	⁺ 3.1	⁺ 3.3	⁺ 2.6	⁺ 2.4	⁺ 2.2	⁺ 2.1	⁺ 2.1	⁺ 2.3	⁺ 2.7	⁺ 3.6	⁺ 3.3	+ 2.3	+0.3	⁺ 0.1				
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.6	2.4	⁺ 3.5	⁺ 3.3	⁺ 2.5	⁺ 2.2	⁺ 2.1	⁺ 2.1	⁺ 2.1	⁺ 2.4	⁺ 2.6	⁺ 3.4	⁺ 2.8	⁺ 2.1	+0.4	⁺ 0.1				
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.6	2.8	⁺ 4.1	⁺ 3.9	⁺ 3.3	⁺ 2.3	⁺ 1.9	⁺ 2.0	⁺ 2.0	⁺ 2.2	⁺ 2.4	⁺ 3.2	⁺ 4.1	+3.1	+11	+0.1				
⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.7	2.2	+2.6	⁺ 3.5	3.5	⁺ 2.8	⁺ 2.2	⁺ 1.9	⁺ 1.8	⁺ 1.8	⁺ 2.7	⁺ 3.5	⁺ 3.9	+2.6	⁺ 1.8	⁺ 0.2				
+0.0	⁺ 0.1	⁺ 0.1	⁺ 1.1	+2.8	⁺ 3.1	⁺ 3.0	⁺ 2.7	⁺ 2.3	⁺ 2.0	⁺ 1.7	⁺ 1.7	⁺ 2.0	⁺ 3.0	⁺ 3.6	⁺ 3.0	+ 2.7	+2.5	+0.7				
+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.8	+ 1.8	+	+	+	⁺ 1.3	⁺ 1.3	⁺ 1.3	⁺ 1.6	⁺ 2.2	2.5	⁺ 2.7	⁺ 2.6	+2.7	⁺ 2.5	+0.9				
0.0	⁺ 0.0	+0.1	+0.4	+0.9	⁺ 0.9	⁺ 0.8	⁺ 0.7	0.7	0.8	⁺ 1.0	⁺ 1.2	⁺ 1.5	⁺ 1.5	⁺ 1.4	⁺ 1.4	⁺ 1.5	⁺ 4.4	⁺ 1.0	03			
+0.0	⁺ 0.0	⁺ 0.1	+0.2	+0.4	⁺ 0.4	+0.4	+0.4	+0.4	+ -0.5_	+0.6	+0.8	+0.9	⁺ 0.8	⁺ 0.7	⁺ 0.7	⁺ 1.0	⁺ 13.6	4.9	+0.8	$\langle \rangle$		
+0.0	⁺ 0.0	⁺ 0.1	+0.1	+0.2	⁺ 0.2	+0.2	+0.2	+0.3	⁺ 0.3	+0.4	0.5	+0.5	+0.4	+0.4	0.4	⁺ 0.5_	+ 16.9	6.7	⁺ 1.2			
+0.0	⁺ 0.0	+0.0	⁺ 0.1	+0.1	⁺ 0.1	+0.1	0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	+0.2) ⁺ 0.2	⁺ 0.2	⁺ 0.2	+0.4	+4.7	⁺ 4.9	⁺ 0.3			
0.0	+0.0	+0.0	+0.0	+0.1	⁺ 0.1	+0.1	° ⁺ 0.1	⁺ 0.1 _C) ⁺ 0.2	⁺ 0.2	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 1.3	+ 1.0	+0.6	⁺ 2.9	⁺ 10.7	⁺ 17.9
0.0	+0.0	⁺ 0.0	0.0	+0.0	+0.1	+0.1	0.1	⁺ 0.1	+0.1	+0.1	+0.1	+0.1	÷0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.3	⁺ 0.3	⁺ 0.2	+0.9	⁺ 4.5	⁺ 5.3
⁺ 0.0	⁺ 0.0	⁺ 0.0	\+0.0	+0.0	⁺ 0.0	+0.0	+	+ 0.1	+ 	∕ ⁺ 0.1	+ 0.0	+0.0	+0.0	0.0	-+0.0	+0.0_	+0.1	+0.1	+0.0	⁺ 0.1	⁺ 0.4	⁺ 0.0
⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	0.1	-+0.1-
⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0 0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0

+0.1	+ 1.1	⁺ 2.4	⁺ 3.3	⁺ 3.1	+ <u>2.4</u>	+	+	⁺ 1.6	⁺ 1.6	⁺ 1.8	⁺ 2.1 _	+2.4	+ 3.2	+ 3.1	+ <u>-</u> 2.1	+0.2	+0.1					
+0.1	ط∎ + 0.7	+2.3	+3.3	+3.2	⁺ 2.4	⁺ 2.0	⁺ 1.8	⁺ 1.6	⁺ 1.6	⁺ 1.8	⁺ 2.2	⁺ 2.4	⁺ 3.1	⁺ 3.6	+2.8	⁺ 1.4	+0.1					
⁺ 0.1	⁺ 0.7	⁺ 2.9	4.4	⁺ 3.6	⁺ 2.9	+2.0	⁺ 1.7	⁺ 1.5	⁺ 1.5	⁺ 1.7	⁺ 1.9	+ 2.3	 3.0	4.3	+3.3	+2.1	+0.2					
⁺ 0.1	⁺ 0.9	⁺ 2.3	2.9	⁺ 3.6	⁺ 3.6	⁺ 2.6	⁺ 2.0	⁺ 1.5	⁺ 1.3	⁺ 1.5	⁺ 1.7	⁺ 2.7	⁺ 3.8	⁺ 3.4	⁺ 2.5	2.2	+0.7					
+0.1	⁺ 1.2	⁺ 2.7	+3.1	⁺ 3.2	⁺ 2.9	⁺ 2.4	⁺ 2.0	⁺ 1.5	⁺ 1.3	⁺ 1.5	⁺ 2.1	⁺ 2.8	⁺ 3.2	⁺ 3.2	⁺ 3.1	2.7	⁺ 1.3					
⁺ 0.1	⁺ 1.1	⁺ 2.3	+2.3	⁺ 2.1	⁺ 1.9	+ 1.7	- ⁺ 1.6	⁺ 1.4	⁺ 1.4	⁺ 1.6	⁺ 1.9	⁺ 2.1	⁺ 2.0	⁺ 2.0	⁺ 1.9	+ 1.6	+ 1.0					
⁺ 0.1	⁺ 0.6	⁺ 1.3	+ 1.5	⁺ 1.5	⁺ 1.4	⁺ 1.4	⁺ 1.4	⁺ 1.5	⁺ 1.5	⁺ 1.5	⁺ 1.5	+ 1.4	⁺ 1.3	+1.3	+1.2	+1.0	+0.6					
+0.1	⁺ 0.4	⁺ 1.0	+ 1.5	+	+	+	1.8	⁺ 1.8	⁺ 1.7	⁺ 1.5	⁺ 1.4	⁺ 1.2	⁺ 1.2	⁺ 1.2	+ 1.2	+ 1.0 C	^{, +} 0.5	+0.2				
⁺ 0.1	+0.2	⁺ 1.1	+2.3	+ 2.6	+ 2.7	2.7)) 2.6	⁺ 2.4	⁺ 1.9	⁺ 1.7	⁺ 1.5	+1.6	⁺ 1.6	⁺ 1.9	⁺ 2.0	+1.7	⁺ 0.5	+0.1		0		
+0.1	⁺ 0.1	⁺ 0.9	+2.6	⁺ 2.8	⁺ 3.3	⁺ 3.7	⁺ 3.1	⁺ 2.3	⁺ 1.9	⁺ 1.9	⁺ 2.1	⁺ 2 <u>.4</u>	+ <u>2.7</u>	+ 3.0	+ 3.1	2.5	+0.5	+0.1				
+0.1	⁺ 0.1	+0.3	+2.0	+ 2.8	4.0	⁺ 3.6	+2.8	⁺ 1.9	⁺ 2.0	⁺ 2.1	⁺ 2.6	⁺ 3.2	⁺ 3.7	⁺ 3.2	⁺ 2.5	2.1	0.3	+0.1				
+0.1	⁺ 0.1	⁺ 0.1	⁺ 1.7	⁺ 3.4	⁺ 4.1	⁺ 3.0	⁺ 2.4	⁺ 2.2	⁺ 2.1	⁺ 2.0	⁺ 2.1	⁺ 2.8	+ 3.6	4.1	⁺ 3.7	2.5	0.2	+0.1				
⁺ 0.1	⁺ 0.1	⁺ 0.2	+ 0.8 و	2.2	⁺ 3.1	⁺ 3.3	⁺ 2.6	⁺ 2.4	⁺ 2.2	⁺ 2.1	⁺ 2.1	⁺ 2.3	⁺ 2.7	⁺ 3.6	⁺ 3.3	+ 2.3	+0.3	+0.1				
⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.6	2.4	⁺ 3.5	⁺ 3.3	⁺ 2.5	⁺ 2.2	⁺ 2.1	⁺ 2.1	⁺ 2.1	⁺ 2.4	+2.6	⁺ 3.4	⁺ 2.8	+ 2.1	+0.4	+0.1				
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.6	2.8	⁺ 4.1	⁺ 3.9	⁺ 3.3	⁺ 2.3	⁺ 1.9	⁺ 2.0	⁺ 2.0	⁺ 2.2	⁺ 2.4	⁺ 3.2	⁺ 4.1	+3.1	+ 1 1	⁺ 0.1				
⁺ 0.0	⁺ 0.1	⁺ 0.1	+0.7	2.2	⁺ 2.6	⁺ 3.5	+ 	⁻ ⁺ 2.8	⁺ 2.2	⁺ 1.9	⁺ 1.8	⁺ 1.8	⁺ 2.7	⁺ 3.5	⁺ 3.9	+2.6	+1.8	⁺ 0.2				
+0.0	⁺ 0.1	⁺ 0.1	⁺ 1.1	+2.8	⁺ 3.1	⁺ 3.0	⁺ 2.7	⁺ 2.3	⁺ 2.0	⁺ 1.7	⁺ 1.7	⁺ 2.0	⁺ 3.0	⁺ 3.6	⁺ 3.0	+ 2.7	+2.5	⁺ 0.7				
+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.8	+ 1.8	+	+	± 1.4	⁺ 1.3	⁺ 1.3	⁺ 1.3	⁺ 1.6	+2.2	2.5	⁺ 2.7	⁺ 2.6	+2.7	+2.5	⁺ 0.9				
0.0	⁺ 0.0	+0.1	+0.4	+0.9	+0.9	⁺ 0.8	⁺ 0.7	0.7	0.8	+1.0	⁺ 1.2	⁺ 1.5	⁺ 1.5	⁺ 1.4	⁺ 1.4	⁺ 1.5	+4.4	⁺ 1.0	0.3			
⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.2	⁺ 0.4	+0.4	+0.4	+0.4	-+0.4	+ 0.5_	+0.6	+0.8	+0.9	⁺ 0.8	⁺ 0.7	⁺ 0.7	⁺ 1.0	⁺ 13.6	⁺ 4.9	+0.8	$\langle \rangle$		
+0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	+0.2	+0.3	⁺ 0.3	+0.4)+ 0,5	+0.5	+0.4	+0.4	0.4	⁺ 0.5_	+ + 16.9	6.7	⁺ 1.2			
+	+	+	+	+	+	+	1	+	+					т.	1							
0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.2	0.2	0.2	[−] 0.3 ○	⁺ 0.3	+0.2	0.2	0.2	⁻ 0.2	⁺ 0.4	⁺ 4.7	⁺ 4.9	*0.3			
0.0	0.0 + 0.0	0.0 + 0.0	0.1 +0.0	0.1 +0.1	0.1 + 0.1	0.1 +0.1	0.2	0.2 ⁺ 0.1 c	0.2 0.2	⁺ 0.3 ○ ⁺ 0.2	+0.3 +0.1	+0.2 +0.1	+0.2	0.2 ⁺ 0.1	⁺ 0.2	+0.4 +0.1	⁺ 4.7 ⁺ 1.3	+4.9 + 1.0	+0.3 +0.6	+2.9	+ 10.7	⁺ 17.9
0.0 0.0 0.0	0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0	0.1 +0.0 +0.0	⁺ 0.1 ⁺ 0.1 ⁺ 0.0	0.1 +0.1 +0.1	0.1 +0.1 +0.1 +0.1	0.2 0.1	⁺ 0.2 ⁺ 0.1 _C -+ <u>0.1</u> -	0.2 0.2 -+ 0.1	0.3 0 + 0.2 + 0.1	+0.3 +0.1 -+0.1	+0.2 +0.1 +0.1	+0.2 +0.1 +0.1	⁺ 0.2 ⁺ 0.1 ⁺ 0.1	⁺ 0.2 ⁺ 0.1 ⁺ 0.1	⁺ 0.4 ⁺ 0.1 ⁺ 0.1	+ 4.7 + 1.3 + 0.3	+ 4.9 + 1.0 + 0.3	+0.3 +0.6 +0.2	+2.9 +0.9	⁺ 10.7 ⁺ 4.5	+ 17.9 + 5.3
0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0	0.1 +0.0 +0.0 +0.0	⁺ 0.1 ⁺ 0.0 ⁺ 0.0	0.1 +0.1 +0.1 +0.1 +0.0	0.1 +0.1 +0.1 +0.1 +0.1	0.2 +0.1 +0.1 +0.1	⁺ 0.1 (⁺ 0.1 (⁺ 0.1 (0.2 + 0.2 + 0.1 + 0.1	0.3 0 + 0.2 + 0.1 + 0.1	+0.3 +0.1 +0.1 +0.1 +0.0	+0.2 +0.1 +0.1 +0.0	+0.2 +0.1 +0.1 +0.1	0.2 +0.1 +0.1 +0.1	⁺ 0.2 ⁺ 0.1 ⁺ 0.1 <u>+</u> 0.0	+ 0.4 + 0.1 + 0.1 + 0.1	+ 4.7 + 1.3 + 0.3 + 0.1	+ + 1.0 + 0.3 + 0.1	+0.6 +0.2 +0.0	+2.9 +0.9 +0.1	⁺ 10.7 ⁺ 4.5 ⁺ 0.4	°+17.9 °+5.3 +0.0
0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 +0.0 +0.0 +0.0 +0.0 +0.0	0.1 +0.0 +0.0 +0.0 +0.0	⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	0.1 + 0.1 + 0.1 + 0.0 + 0.0	0.1 +0.1 +0.1 +0.1 +0.0 +0.0	0.2 +0.1 +0.1 +0.1 +0.0	0.2 +0.1 c +0.1 +0.1 +0.1 +0.0	0.2 + 0.2 + 0.1 + 0.1 + 0.1 + 0.1	⁺ 0.3 ⁺ 0.2 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0	+0.3 +0.1 +0.1 +0.1 +0.0 +0.0	+0.2 +0.1 +0.1 +0.0 +0.0	+0.2 +0.1 +0.1 +0.0 +0.0	0.2 + 0.1 + 0.1 + 0.0 + 0.0	⁺ 0.2 ⁺ 0.1 ⁺ 0.1 <u>+</u> 0.0 ⁺ 0.0	⁺ 0.4 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0 ⁺ 0.0	+4.7 +1.3 +0.3 +0.1 +0.0	+4.9 +1.0 +0.3 +0.1 +0.0	+0.6 +0.2 +0.2 +0.0 +0.0	+2.9 +0.9 +0.1 +0.0	+ 10.7 + 4.5 + 0.4 + 0.1	+ 17.9 + 5.3 + 0.0 + 0.1
0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0	0.1 +0.0 +0.0 +0.0 +0.0 +0.0	⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	0.1 +0.1 +0.1 +0.0 +0.0 +0.0	0.1 +0.1 +0.1 +0.1 +0.0 +0.0 +0.0	0.2 +0.1 +0.1 +0.1 +0.0 +0.0	0.2 +0.1 c +0.1 +0.1 +0.0 +0.0	0.2 + 0.2 + 0.1 + 0.1 + 0.1 + 0.0 + 0.0	0.3 0 +0.2 +0.1 +0.1 +0.0 +0.0	+0.3 +0.1 +0.1 +0.0 +0.0 +0.0	+ 0.2 + 0.1 + 0.1 + 0.0 + 0.0 + 0.0	+0.2 +0.1 +0.1 +0.0 +0.0 +0.0	0.2 + 0.1 + 0.1 + 0.0 + 0.0 + 0.0	⁺ 0.2 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.4 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	+ 4.7 + 1.3 + 0.3 + 0.1 + 0.0 + 0.0	+4.9 +1.0 +0.3 +0.1 +0.0 +0.0	+0.6 +0.2 +0.0 +0.0 +0.0 +0.0	+2.9 +0.9 +0.1 +0.0 +0.0	+ 10.7 + 4.5 + 0.4 + 0.1 + 0.0	+ 17.9 + 5.3 + 0.0 + 0.1 + 0.0
0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	0.1 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	0.1 + 0.1 + 0.1 + 0.0 + 0.0 + 0.0 + 0.0	0.1 + 0.1 + 0.1 + 0.1 + 0.0 + 0.0 + 0.0 + 0.0	0.2 +0.1 +0.1 +0.1 +0.0 +0.0 +0.0	0.2 + 0.1 c + 0.1 c + 0.1 + 0.1 + 0.0 + 0.0 + 0.0	0.2 + 0.2 + 0.1 + 0.1 + 0.1 + 0.0 + 0.0 + 0.0	⁺ 0.3 ⁺ 0.2 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	+0.3 +0.1 +0.1 +0.0 +0.0 +0.0 +0.0	+0.2 +0.1 +0.1 +0.0 +0.0 +0.0 +0.0	+0.2 +0.1 +0.1 +0.0 +0.0 +0.0 +0.0	0.2 + 0.1 + 0.1 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.2 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.4 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0 ⁺ 0.0	+ 4.7 + 1.3 + 0.3 + 0.1 + 0.0 + 0.0 + 0.0	+4.9 +1.0 +0.3 +0.1 +0.0 +0.0 +0.0	+0.3 +0.6 +0.2 +0.0 +0.0 +0.0 +0.0	+2.9 +0.9 +0.1 +0.0 +0.0 +0.0	+ 10.7 + 4.5 + 0.4 + 0.1 + 0.0 + 0.0	+ 17.9 + 5.3 + 0.0 + 0.1 + 0.0 + 0.0
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 $^{+}$ 1.3 $^{+}$ 4.1 $^{+}$ 14.6 $^{+}$ 9.1 $^{+}$ 3.0 $^{+}$ 0.6 $^{+}$ 0.4 +3.3 +1.5 +0.4 +0.5 +2.6 +13.5 +19.3 +13.2 +2.2 +0.3 +0.2 +0.9 +5.4 +0.3 +0.7 +0.1 +0.1 +0.1 $\begin{array}{c} + \\ 10.3 \\ \end{array} \begin{array}{c} + \\ 1.9 \\ \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 0.4 \\ \end{array} \begin{array}{c} + \\ 2.3 \\ \end{array} \begin{array}{c} + \\ 11.8 \\ \end{array} \begin{array}{c} + \\ 9.8 \\ \end{array} \begin{array}{c} + \\ 6.9 \\ \end{array} \begin{array}{c} + \\ 0.8 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 2.5 \\ \end{array} \begin{array}{c} + \\ 2.8 \\ \end{array} \begin{array}{c} + \\ 2.2 \\ \end{array} \begin{array}{c} + \\ 0.2 \\ \end{array} \begin{array}{c} + \\ 0.0 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 2.5 \\ \end{array} \begin{array}{c} + \\ 2.8 \\ \end{array} \begin{array}{c} + \\ 2.2 \\ \end{array} \begin{array}{c} + \\ 0.2 \\ \end{array} \begin{array}{c} + \\ 0.0 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 2.5 \\ \end{array} \begin{array}{c} + \\ 0.2 \\ \end{array} \begin{array}{c} + \\ 0.2 \\ \end{array} \begin{array}{c} + \\ 0.0 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.3 \end{array} \begin{array}{c} + \\ 0.2 \\ \end{array} \begin{array}{c} + \\ 0.2 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \end{array} \begin{array}{c} + \\ 0.3 \\ \end{array} \begin{array}{c} + \\ 0.1 \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \end{array} \begin{array}{c} + \\ 0.1 \\ \end{array} \begin{array}{c} + \\ 0.1 \end{array} \end{array}$ +2.2 + 0.2 + 0.0 + 0.0 + 0.1 + 0.9 + 0.0 + 0.6 + 0.1 + 0.0 + 0.0 + 0.0 + 0.0 + 0.3 + 0.3 + 0.3 + 0.3 + 0.1 + 0.0 + 0.0 + 0.0 + 0.1 + 0.2 + 0.2 + 0.1 + 0.0 $\begin{array}{c} {}^{+}0.3 \\ {}^{-}0.0 \\ {}^{-}0.0 \\ {}^{-}0.0 \\ {}^{-}0.0 \\ {}^{-}0.2 \\ {}^{-}0.1 \\ {}^{-}0.2 \\ {}^{-}0.1 \\ {}^{-}0.0 \\ {}^{-}0.0 \\ {}^{-}0.0 \\ {}^{-}0.1 \\ {}^{-}0.1 \\ {}^{-}0.1 \\ {}^{-}0.1 \\ {}^{-}0.1 \\ {}^{-}0.1 \\ {}^{-}0.0$ --+0.1 + 0.0 + 0 $\begin{array}{c} + 0.0 \\ - 0.0$ $\begin{array}{c} + 0.0 \\ - 0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{-}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ ∕≨| ∖ - + 0.0 $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ (01) <u>PARTIAL PHOTOMETRIC SITE PLAN</u> SCALE: 1" = 10' - 0"

			0									Ð				+4.9 +4.9 +4.8 +4.8 +4.8 +3.8 +3.7 +3.7 +3.7 +3.7 +3.7 +3.7 +3.7 +3.7	R PLAN 11/0 PLAN 1/11 PLAN 1/2	EVISI NING 9/20 NING 1/20 INING 6/20	ONS APPI 22 RESU 22 100 100 100 100 100 100 100	LICAT LICAT JBMIT	
												+ 0.9	+ 1.0	1.3	2.3	+ + 1.9 + 3.3	L.	Ų		MIRACLE	
					+0.7	+0.6	+2.0	+10.2	+18.6	6 ⁺ 17.8	⁺ 3.8	+	+ 1.6	> 	18.5	⁺ 15					
⁺ 1.5	+ 8.7	⁺ 1 3.1	+ 14.7	2.8	+0.4	+0.2	⁺ 0.5	⁺ 2.2	° + 6.5	⁺ 3.7	⁺ 0.7	⁺ 0.5	+0.7	+	⁺ 4.2	+7.5	()			(
⁺ 0.1	⁺ 0.7	⁺ 4.4	⁺ 2.1	⁺ 0.3	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.4	⁺ 0.6	⁺ 0.7	⁺ 0.4	⁺ 0.5	+0.6	+0.7	+ 1.1	+ 1.2				(
⁺ 0.1	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.3	⁺ 0.4	+0.4	⁺ 0.6	⁺ 0.8	⁺ 0.9				(
+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	+0.4	⁺ 0.5	⁺ 0.6	+0.7					
+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.4	⁺ 0.4	⁺ 0.5	⁺ 0.6				\bigcirc	
+0.0	+0.0	+0.1	0.1	⁺ 0.1	⁺ 0.1_	⁺ 0.1	+0.1	+0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.4	⁺ 0.4	⁺ 0.5					
+0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	+0.2	0.2	⁺ 0.3	+0.3	+0.4	+0.4					
⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.4				\leq	
+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3		\bigcap			
+0.0	+0.0	⁺ 0.0	0.0	+ 0.1	0.1_	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	+0.3				\leq	$\overline{\langle}$
+00	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	0.1	0.1	+ 0.2-	+0.2	+0.2	+0.2				(\sum
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 $0.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.2 \quad \stackrel{+}{0}.2 \quad \stackrel{+}{0}.2 \quad \stackrel{+}{0}.3 \quad \| \stackrel{+}{0}.3 \quad \stackrel{+}{0}.4 \quad \stackrel{+}{0}.5 \quad \stackrel{+}{0}.7 \quad \stackrel{+}{0}.9 \quad \stackrel{+}{1}.1 \quad \stackrel{+}{1}.4 \quad \stackrel{+}{1}.7 \quad \stackrel{+}{2}.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.$ $0.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.2 \quad \stackrel{+}{0}.2 \quad \stackrel{+}{0}.2 \quad \stackrel{+}{0}.3 \quad \stackrel{+}{0}.3 \quad \stackrel{+}{0}.4 \quad \stackrel{+}{0}.5 \quad \stackrel{+}{0}.6 \quad \stackrel{+}{0}.8 \quad \stackrel{+}{1}.1 \quad \stackrel{+}{1}.4 \quad \stackrel{+}{1}.8 \quad \stackrel{+}{2}.2 \quad \stackrel{+}{2}.7 \quad \stackrel{+}{0}.6 \quad \stackrel{+}{0}.6 \quad \stackrel{+}{0}.8 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.4 \quad \stackrel{+}{0}.6 \quad \stackrel{+}{0}.8 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.4 \quad \stackrel{+}{0}.8 \quad \stackrel{+}{0}.6 \quad \stackrel{+}{0}.8 \quad \stackrel{+}{0}.1 \quad \stackrel{+}{0}.4 \quad \stackrel{+}{0}.8 \quad \stackrel{+}{0}.4 \quad \stackrel{+}{0}.4$ $0.1 \quad 0.1 \quad 0.1 \quad 0.1 \quad 0.1 \quad 0.2 \quad 0.2 \quad 0.3 \quad 0.3 \quad 0.4 \quad 0.4 \quad 0.5 \quad 0.7 \quad 1.0 \quad 1.3 \quad 1.8 \quad 2.3 \quad 2.9 \quad 3.6$ 0.1 0.1 0.1 0.2 0.2 0.2 0.3 0.4 0.5 0.6 0.8 1.1 1.6 2.2 2.9 3.9 4.8 $0.1 \quad 0.1 \quad 0.1 \quad 0.1 \quad 0.2 \quad 0.2 \quad 0.2 \quad 0.3 \quad 0.4 \quad 0.5 \quad 0.6 \quad 0.7 \quad 0.9 \quad 1.3 \quad 1.9 \quad 2.7 \quad 3.8 \quad 5.2 \quad 6.5$

7.7 ⁺9.7 ⁺11.7 ⁺12.3 ⁺13.1 ⁺11.9 ⁺11.7 ⁺12.2 ⁺12.7 ⁺14.3 ⁺15/1 +11.7 +11.7 +11.7 +9.5 +8.2 +6.4 +5.3 +4.5 +4.8 +5.8 +8.0 +10.4 +13.2 +17.3 +18.3 +19.2 +16.7 +16.0 +16.9 +17.1 +20.1 +23.1 +10.1 $0.1 \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.3} \quad \stackrel{+}{0.4} \quad \stackrel{+}{0.5} \quad \stackrel{+}{0.7} \quad \stackrel{+}{0.8} \quad \stackrel{+}{1.1} \quad \stackrel{+}{1.5} \quad \stackrel{+}{2.3} \quad \stackrel{+}{3.5} \quad \stackrel{+}{4.9} \quad \stackrel{+}{7.1} \quad \stackrel{+}{8.9} \quad \stackrel{+}{11.8} \quad \stackrel{+}{12.6} \quad \stackrel{+}{13.9} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.1} \quad \stackrel{+}{13.3} \quad \stackrel{+}{14.5} \quad \stackrel{+}{17.3} \quad \stackrel{+}{17.4} \quad \stackrel{+}{10.0} \quad \stackrel{+}{14.1} \quad \stackrel{+}{18.1} \quad \stackrel{+}{24.8} \quad \stackrel{+}{26.1} \quad \stackrel{+}{27.5} \quad \stackrel{+}{23.1} \quad \stackrel{+}{22.5} \quad \stackrel{+}{22.5} \quad \stackrel{+}{23.6} \quad \stackrel{+}{27.3} \quad \stackrel{+}{32.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{13.7} \quad \stackrel{+}{11.6} \quad \stackrel{+}{8.5} \quad \stackrel{+}{10.6} \quad \stackrel{+}{5.6} \quad \stackrel{+}{5.6} \quad \stackrel{+}{5.7} \quad \stackrel{+}{7.1} \quad \stackrel{+}{10.0} \quad \stackrel{+}{14.1} \quad \stackrel{+}{18.1} \quad \stackrel{+}{24.8} \quad \stackrel{+}{26.1} \quad \stackrel{+}{27.5} \quad \stackrel{+}{23.1} \quad \stackrel{+}{22.5} \quad \stackrel{+}{22.5} \quad \stackrel{+}{23.6} \quad \stackrel{+}{27.3} \quad \stackrel{+}{32.5} \quad \stackrel{+}{32.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.6} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.6} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.6} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.6} \quad \stackrel{+}{11.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.1} \quad \stackrel{+}{11.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{12.5} \quad \stackrel{+}{13.5} \quad \stackrel{+}{11.5} \quad \stackrel{+}{1$ 0.3 + 0.4 + 0.5 + 0.6 + 0.45.3 + 16.6 + 14.0 + 5.0 + 1.1 + 0.7 + 2.1 + 10.0 + 12.1 + 10.7 + 2.7 + 1.6 + 2.3 + 3.8 + 7.2 + 14.5 + 20.6 + 23.6 + 34.3 + 38.9 + 41.0 + 38.8 + 32.4 + 31.2 + 33.0 + 36.7 + 49.0 + 50.2 + 50.9 + 40.9 + 30.2 + 20.7 + 14.3 + 10.6 + 9.7 + 13.5 + 18.6 + 33.1 + 43.0 + 67.0 + 72.5 + 65.0 + 53.0 + 46.0 + 52.6 + 62.3 + 81.1 + 6.7 + 6.0 + 52.6 + 62.3 + 81.1 + 6.7 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.2 + 6.0 + 52.6 + 6.2 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.2 + 6.2 + 6.0 + 52.6 + 6.0 + 52.6 + 6.0 + 52.6 + 6.2 + 6.0 + 52.6 + 6.0 + 52+1.4 +1.7 +2.3 +4.3 +3.1 +12.8 +22.9 +31.3 +46.3 +53.5 +56.1 +54.6 +45.0 +42.7 +44.2 +49.2 +66.8 +68.7 +69.2 +58.9 +41.3 +12.8 +11.2 +15.3 +21.8 +39.9 +53.3 +81.6 +86.6 +87.7 +81.7 +65.1 +56.5 +69.4 +92.11,8 ⁺2.9 ⁺4.8 ⁺9.5 ⁺14.9 ⁺28.0 ⁺40<u>.8 ⁺62.3 ⁺72.1 ⁺75.2 ⁺75.2 ⁺75.2 ⁺57.4 ⁺53.5 ⁺54.4 ⁺61.5 ⁺83.0 ⁺85.5 ⁺84.9 ⁺75.5 ⁺52.1 **134**.8 ⁺20.1 ⁺13.4 ⁺12.2 ⁺14.6 ⁺12.4 ⁺42.6 ⁺57.9 ⁺86.3 ⁺93.7 ⁺94.7 ⁺88.9 ⁺69.7 ⁺61.7 ⁺63.8 ⁺70.8 ⁺94.1</u> 3.1 5.4 10.1 16.9 30.8 48.8 73.5 86.3 89.3 88.7 67.0 61.8 58.7 64.6 87.3 93.7 92.5 83.2 56.8 40.1 22.1 16.3 13.2 16.6 22.6 41.9 56.4 82.8 91.5 92.6 88.3 68.3 62.5 62.8 67.1 87.0 2.8 4.1 9.2 16.0 32.0 51.5 75.0 92.0 95.2 95.6 71.2 63.8 61.8 68.4 87.8 92.7 90.8 82.8 55.7 42.5 23.5 17.3 13.3 16.5 22 38.0 51.9 74.1 86.0 87.1 84.2 65.7 60.3 59.8 64.2 81.4 +3.3 +5.5 +10.0 +17.5 +29.7 +48.0 +68.4 +89.5 +91.6 +92.1 +69.0 +62.3 +59.0 +64.0 +78.4 +86.6 +84.5 +78.1 +53.8 +41.5 +24.7 +17.9 +13.6 +15.8 +10.7 +85.8 +69.7 +85.8 +87.4 +86.4 +66.8 +61.8 +61.6 +66.3 +82.7+3.3 +5.3 +9.5 +17.0 +27.5 +44.4 +61.3 +85.0 +86.4 +87.8 +67.0 +59.4 +55.7 +60.7 +73.8 +85.9 +84.2 +79.8 +54.7 +42.8 +25.7 +18.9 +14.0 +15.6 +21.5 +33.7 +50.9 +71.8 +91.5 +94.0 +95.0 +72.0 +65.5 +63.6 +70.3 +89.4 $|^{+}3.3|^{+}5.2|^{+}9.0|^{+}16|_{4}|_{2}^{+}25.9|^{+}43.1|^{+}58.8|^{+}85.7|^{+}87.5|^{+}89.6|^{+}71.5|^{+}62.2|^{+}57.0|^{+}63.2|^{+}75.8|^{+}91.0|^{+}89.8|^{+}87.9|^{+}59.6|^{+}47.0|^{+}27.7|^{+}19.3|^{+}14.6|^{+}15.5|^{+}21.6|^{+}33.6|^{+}53.0|^{+}75.5|^{+}97.7|^{+}100.3|^{+}101.0|^{+}77.7|^{+}68.7|^{+}63.5|^{+}71.9|^{+}90.3|^{+}90.3|^{+}63.5|^{+}71.9|^{+}90.3|^{+}63.5|^{+}71.9|^{+}90.3|^{+}63.5|^{+}71.9|^{+}90.3|^{+}63.5|^{+}71.9|^{+}90.3|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.9|^{+}90.3|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.9|^{+}90.3|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}63.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+}71.5|^{+$ 4.9 8.7 16.5 25.8 48.2 63.9 95.2 99.0 97.3 86.3 70.9 64.0 66.1 80.5 99.3 97.7 96.6 70.3 151.5 131.6 128.9 47.0 62.0 85.7 88.2 88.0 71.8 60.3 54.7 59.8 69.1⁺4.8 ⁺7.6 ⁺14.4 ⁺2415 ⁺46.5 ⁺61.4 ⁺90.7 ⁺94.9 ⁺95.2 ⁺87.7 ⁺69.3 ⁺60.7 ⁺64.7 ⁺73.4 <u>+</u>92.6 ⁺91.3 ⁺88.1 ⁺66.6 ⁺47.7 ⁺30.5 ⁺20.6 ⁺15.1 ⁺13.3 ⁺18.9 [†]25.3 ⁺40.8 ⁺51.5 ⁺73.2 ⁺74.9 ⁺75.6 ⁺63.0 ⁺53.6 [†]49.8 ⁺52.4 ⁺58.7 + 4.6 + 7.8 + 14.5 + 22.0 + 40.7 + 53.8 + 79.1 + 83.6 + 84.4 + 78.1 + 62.3 + 56.7 + 58.2 + 62.9 + 80.6 + 78.7 + 76.9 + 59.7 + 42.5 + 29.3 + 19.7 + 14.5 + 13.3 + 17.3 + 22.5 + 36.4 + 44.9 + 63.5 + 66.6 + 67.9 + 58.3 + 50.5 + 48.0 + 50.4 + 54.4 + 66.4 + 50.4 + 54.4 + 66.4 + 50.4 + 54.4 + 50.4 + 54.4 + 54.4 + 56.4 +⁺4|3 ⁺6.9 ⁺13.2 ⁺19.7 ⁺34.7 ⁺45.0 ⁺63.6 ⁺71.0 ⁺72.0 ⁺67.2 ⁺55.1 ⁺51.8 ⁺52.2 ⁺55.6 ⁺69.1 ⁺69.2 ⁺68.3 ⁺54.5 ⁺40.0 ⁺29.4 ⁺19.3 ⁺14.8 ⁺13.1 ⁺16.5 ⁺21.9 ⁺35.6 ⁺43.2 ⁺60.1 ⁺64.5 ⁺66.9 ⁺60.1 ⁺51.2 ⁺49.3 ⁺50.7 ⁺55.1 ⁺3.9⁺6.6⁺11.6⁺17.4⁺30.4⁺39.5⁺55.4⁺64.5⁺65.5⁺63.1⁺52.3⁺51.0⁺51.4⁺53.4⁺64.9⁺66.4⁺66.1⁺55.8⁺41.0⁺31.2⁺20.1⁺15.3⁺13.3⁺16.5⁺21.4⁺35.5⁺44.7⁺63.8⁺70.9⁺72.8⁺67.9⁺57.0⁺53.6⁺55.5⁺61.1⁺ +3.8 16.1 +10.8 +16.9 +28.5 +38.3 +53.0 +64.8 +66.6 +66.1 +53.6 +51.4 +51.5 +54.6 +67.4 +71.7 +71.6 +63.1 +45.6 +35.6 +21.7 +16.7 +13.6 +17.2 +22.2 +38.4 +50.5 +74.0 +82.5 +85.0 +83.2 +66.4 +60.7 +62.2 +69.33.7 6.0 10.5 16.8 28.0 39.9 56.6 71.7 74.3 74.8 59.9 56.2 56.5 61.3 76.1 83.2 83.2 77.9 54.3 41.3 24.0 18.1 14.4 17.2 23.2 39.4 56.5 83.6 93.8 96.6 95.0 73.9 67.1 67.4 72.8+3.7 +5.9 +10.4 +17.4 +28.7 +45.0 +64.8 +83.9 +87.5 +88.9 +69.6 +62.8 +59.9 +67.2 +87.9 +94.8 +95.1 +90.1 +61.9 +47.9 +10.3 +15.3 +15.8 +39.4 +58.1 +83.6 +98.0 +100.1 +99.0 +75.4 +67.1 +67.3 +73.13.6 5.9 10.4 18.2 29.9 49.8 70.7 94.4 96.9 98.7 77.0 67.0 77.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 77.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 67.0 77.0 67.0 67.0 67.0 67.0 67.0 67.0 77.0 67+3.1 +4.3 +8.9 +16.7 +29.0 +51.1 +69.9 +97.5 +100.0 +101.1 +81.3 +68.2 +61.0 +68.7 +83.8 +97.0 +95.4 +90.8 +61.2 +47.1 +27.5 +19.7 +14.3 +15.4 +21.0 +32.0 +48.7 +67.1 +87.6 +88.5 +89.2 +67.5 +60.4 +57.0 +61.8 + 3.3 53 9.3 17.3 27.4 47.9 63.2 92.3 94.4 94.9 76.9 64.9 58.3 63.7 74.4 90.4 87.4 44.0 26 91 19.2 13.9 14.4 200 201 45.3 61.2 85.6 86.9 88.3 68.2 60.1 55.9 61.9 3.1 4.9 8.5 16.2 25.2 43.7 57.2 85.1 87.9 88.9 73.5 61.3 55.9 60.1 68.1 87.6 85.2 83.5 58.4 43.9 77.9 19.4 13.9 19.5 28.6 46.9 61.8 89.5 91.5 92.7 73.8 63.0 57.1 63.7 4.6 7.9 1513 23.5 42.1 55.4 83.3 87.6 89.0 77.9 63.8 57.8 62.2 69.4 90.9 89.3 87.8 63.8 47.1 29.8 19.7 14.0 13.5 19.0 27.5 47.7 63.4 93.1 95.7 95.2 80.0 65.6 57.2 64.2 4.1 7.5 14.7 22.9 43.7 57.6 86.5 92.4 93.6 85.5 67.6 60.4 63.8 72.4 95.9 95.2 91.8 72.5 50.4 31.4 20.1 12.6 9.4 16.6 24.5 45.6 59.7 87.2 89.8 89.3 78.0 62.1 52.4 56.1 4.0 7.0 13.6 21.4 42.4 58.1 86.2 93.6 94.5 88.2 66.8 56.5 53.3 68.9 92.0 91.1 89.0 72.6 50.1 19.3 13.5 11.9 15.7 21.4 38.6 49.9 73.3 75.8 75.2 66.8 52.1 44.1 47.6 3.7 6.4 10.8 19.2 36.6 52.8 77.9 85.3 86.5 83.7 62.5 55.4 55.5 60.8 79.3 79.4 76.5 64.8 43.1 28.3 17.0 11.3 10.2 13.3 17.4 30.1 37.8 53.3 56.5 56.1 50.3 40.1 35.8 36.3 $^{+}2.1$ $^{+}3.3$ $^{+}5.4$ $^{+}10.1$ $^{+}15.9$ $^{+}28.4$ $^{+}41.8$ $^{+}60.7$ $^{+}69.1$ $^{+}69.4$ $^{+}67.8$ $^{+}50.3$ $^{+}45.8$ $^{+}45.1$ $^{+}47.9$ $^{+}59.6$ $^{+}60.6$ $^{+}58.4$ $^{+}50.0$ $^{+}33.9$ $^{/}24.3$ $^{+}14.6$ $^{+}10.7$ $^{+}8.7$ $^{+}10.4$ $^{+}13.4$ $^{+}21.5$ $^{+}27.0$ $^{+}37.5$ $^{+}41.2$ $^{+}40.7$ $^{+}37.4$ $^{+}29.9$ $^{+}27.8$ $^{+}27.8$ $^{+}27.8$ $\begin{array}{c} + \\ \hline 1.2 \\ \hline 1.2 \\ \hline 1.3 \\ \hline 2.3 \\ \hline 3.3 \\ \hline 3.3 \\ \hline 3.3 \\ \hline 3.0 \\ \hline 4.2 \\ \hline 6.2 \\ \hline 9.6 \\ \hline 15.0 \\ \hline 21.9 \\ \hline 29.5 \\ \hline 36.8 \\ \hline 35.9 \\ \hline 35.6 \\ \hline 27.8 \\ \hline 29.5 \\ \hline 36.8 \\ \hline 35.9 \\ \hline 35.6 \\ \hline 27.8 \\ \hline 29.5 \\ \hline 25.7 \\ \hline 29.3 \\ \hline 31.1 \\ \hline 29.5 \\ \hline 26.3 \\ \hline 18.9 \\ \hline 15.5 \\ \hline 9.4 \\ \hline 7.3 \\ \hline 6.0 \\ \hline 6.5 \\ \hline 7.8 \\ \hline 11.6 \\ \hline 13.6 \\ \hline 17.3 \\ \hline 20.2 \\ \hline 20.0 \\ \hline 19.3 \\ \hline 19.3 \\ \hline 15.8 \\ \hline 14.9 \\ \hline 14.9 \\ \hline 14.8 \\ \hline 14.9 \\ \hline 15.5 \\ \hline 15.5$ 3.4 1.6 0.7 0.6 2.0 10.2 18.6 17.8 3.8 1.1 1.6 5.4 18.5 15.1 9.9 3.9 4.9 7.4 11.3 15.7 19.5 25.4 25.3 25.2 20.4 18.5 10.1 13.7 11.2 74 5.9 4.9 5.1 6.0 8.3 9.9 17.8 13.7 0.0 0.0 10.0 10.0 10.0 10.0 10.1 10.7 11.2 10.1 10.7 11.2 10.1 1014.7 + 2.8 + 0.4 + 0.2 + 0.5 + 2.2 + 0.5 + 2.2 + 0.5 + 0.2 + 0.5 + 0.2 + 0.0 $2.1 \quad \stackrel{+}{0.3} \quad \stackrel{+}{0.1} \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.4} \quad \stackrel{+}{0.6} \quad \stackrel{+}{0.7} \quad \stackrel{+}{0.2} \quad \stackrel{+}{0.1} \quad \stackrel{+}{0.0} \quad \stackrel{+}{0.0} \quad \stackrel{+}{1.1} \quad \stackrel{+}{1.2} \quad \stackrel{+}{1.5} \quad \stackrel{+}{1.8} \quad \stackrel{+}{0.0} \quad \stackrel{+}{0.0}$

PARTIAL PHOTOMETRIC SITE PLAN SCALE: 1" = 10' - 0"

			REVISIONS
X			PLANNING APPLICATION
			PLANNING APPLICATION
			PLANNING RESUBMITTAL
			1/26/2022
⁺ 10.0 ⁺ 8.0 ⁺ 6.6 ⁺ 4.6 ⁺ 3.4 ⁺ 2.2 ⁺ 1.5 ⁺	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.0	
15.6 + 14.7 + 11.4 + 9.7 + 6.1 $+ 4.5 + 2.8 + 1.8$ $+ 0$	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.0	
23.0 + 21.7 + 16.4 + 13.9 + 8.7 + 6.0 + 3.6 + 2.2 + 0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0	
32.5 32.2 23.5 19.1 11.3 7.8 4.5 2.8 10.1 10.	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0	
46.7 + 46.7 + 32.7 + 25.5 + 15.3 + 10.4 + 5.7 + 3.4 + 0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0	Z
64.8 + 65.5 + 45.9 + 34.8 + 19.5 + 13.3 + 7.1 + 4.0	$0,0^{+},0,0,$	+0.0	ED,
		+	LLIMIT VEERING 5001 33 368
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		0.0 +	S UN AL ENGI BOX 18 CA 9 588-801 0.: 210
91.6 90.5 69.4 49.0 29.1 17.4 9.8 5.4 3	0.0 0.0 0.0 0.0 0.0 0.0	0.0	ACLES Electric Aptos (831) (Job N
92.9 *89.9 *71.4 *48.5 *30.8 *18.1 *10.7 *5.8 *3	0.4 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.0	
36.1 + 84.2 + 68 + 47.4 + 31 = 47.4 + 31.4 + 3	$.7 ^{+}0.0 ^{+}0.0 ^{+}0.0 ^{+}0.0 ^{+}0.0 ^{+}0.0$	⁺ 0.0	S C
34.0 82.6 69.4 47.8 34.4 19.8 12.4 6.6 4	0.0^{+}	⁺ 0.0	LIMIT
37.4 + 86.3 + 76.5 + 53.1 + 39.9 + 21.4 + 13.9 + 7.2 + 4	-2 $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$	+0.0	W
96.3 +95.1 +88.2 +59.2 +44.4 +23.1 +14.8 +7.7 +4	0^{+}	⁺ 0 0	
20.1 + 07.8 + 01.0 + 61.5 + 15.0 + 7.6 + 7.6 + 7.6		+0.0	
		+	
<u>93.4 92.0 87.6 58.6 43.8 23.8 15.7 8.3</u> 4	.8 0.0 0.0 0.0 0.0 0.0 0.0	0.0	
32.9 79.8 76.7 51.6 39.5 22.7 15.1 8.3 4	.9 0.0 0.0 0.0 0.0 0.0 0.0	0.0	
72.1 ⁺ 69.4 ⁺ 67.4 ⁺ 46.9 ⁺ 36.2 ⁺ 22.5 ⁺ 14.6 ⁺ 8.5 ⁺ 5	5.0 + 0.0 + 0 0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.0	
<u>67.3</u> 64.9 64.5 47.1 36.4 23.4 15.0 8.9 5	0.3 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0	
70.2 +69.5 +69.2 +51.9 +38.6 +25.7 +16.4 +9.8 +5	.7 + 3.6 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	⁺ 0.0 ⁺ 0.0	
79.7 $+80.0$ $+80.0$ $+63.6$ $+45.6$ $+29.7$ $+18.3$ $+11.0$ $+660.6$	-2 $+3.8$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$	+0.0 +0.0	
91.1 ⁺ 92.3 ⁺ 90.8 ⁺ 78.2 ⁺ 53.5 ⁺ 34.1 ⁺ 20.1 ⁺ 11.4 ⁺ 6	5.5 $+4.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$ $+0.0$	+0.0 +0.0	
25.5 + 982 + 96.5 + 840 + 57.6 + 383 + 21.1 + 13.0 + 7	$\begin{bmatrix} 1 & + \\ -1 & + \\ -1 & + \\ -1 & - \\ $	⁺ 00 ⁺ 00	
		+ +	
94.5 90.7 94.2 05.2 55.7 40.3 21.4 15.7 7			
32.9 88.4 85.8 77.1 52.8 39.7 21.5 13.9 7	2 4.2 0.0 0.0 0.0 0.0 0.0	0.0 0.0	
75.7 84.8 82.9 76.2 51.6 39.5 21.8 14.3 7	7.4 $\begin{vmatrix} +4.2 \\ +0.0 \\ +0.0 \end{vmatrix}$ $\begin{vmatrix} +0.0 \\ +0.0 \\ +0.0 \\ \end{vmatrix}$ $\begin{vmatrix} +0.0 \\ +0.0 \\ +0.0 \end{vmatrix}$ $\begin{vmatrix} +0.0 \\ +0.0 \\ +0.0 \end{vmatrix}$	⁺ 0.0 ⁺ 0.0	
75.5 *87.1 *85.3 *81.7 +55.0 *429 +23.0 *15.1 *7	4.3 $+ 4.3$ $+ 0.0$ $+ 0.0$ $+ 0.0$ $+ 0.0$ $+ 0.0$ $+ 0.0$	+0.0 +0.0	
78.3 $+^{+}$ 93.1 $+^{+}$ 92.3 $+^{+}$ 89.1 $+^{+}$ 60.1 $+^{+}$ 44.9 $+^{+}$ 24.4 $+^{+}$ 15.4 $+^{+}$ 8	4.0 $+$ 0.0 $+$ 0.0 $+$ 0.0 $+$ 0.0 $+$ 0.0 $+$ 0.0 $+$ 0.0 $+$ 0.0	+0.0 +0.0	
76.0 $^{+}$ 93.6 $91.9 ^{+}$ 89.0 $61.8 ^{+}$ 44.8 $23.7 (15.4 ^{+}7)$	7.4 + 3.9 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0 +0.0	
67.9 ⁺ 84.3 ⁺ 82.7 ⁺ 79.0 ⁺ 56.2 ⁺ 39.4 ⁺ 21.3 ⁺ 13.8 ⁺ 7	$(3^{+}4.1)$ $(+0.0^{+}0.0)$ $(+0.0^{+}0.0)$ $(+0.0)$ $(+0.0)$ $(+0.0)$ $(+0.0)$	+0.0 +0.0	PARTIAL
52.4 ⁺ 68.0 ⁺ 65.1 ⁺ 62.6 ⁺ 45.3 ⁺ 31.3 ⁺ 18.9 ⁺ 11.7 ⁺ 6	5.5 + 3.7 + 2.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 +		PHOTOMETRIC Isite plan
$4537^{+}488^{+}471^{+}453^{+}338^{+}236^{+}154^{+}94^{+}54$	$\frac{1}{27}$ $+33$ $+20$ $+00$ $+00$ $+00$ $+00$	+ 0 0 + 0 0	
		+ + +	
28.6 34.2 33.0 31.6 24.8 17.9 12.9 1.7 4		0.0 0.0	
20.5 23.5 23.5 22.5 18.0 13.0 10.3 6.0 4	.1 2.5 1.6 0.0 0.0 0.0 0.0	0.0 0.0	
14.7 16.2 0.0 0.	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0 +0.0	
0.0 + 0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0	+0.0 +0.0	DATE 07-09-2021
0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0		+ + 777007777007777	SCALE: AS NOTED
0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0			JOB 21068
+ + + + + + + +			SHEET

+0.0 +0.0 +0.0 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.1 +0.0 +0.1 + 0.1 + 0.1 + 0.1 + 0.2 + 0+0.2 +0.2 +0.3 +0.3 +0.3 +0.3 +0.3 +0.4 +0.4 +0.4 +0.3 +0.4 +0.5 +0.6 +0.6 +0.6 +0.7 +0.7 +0.6 +0.5 +0.5 +0.4 +0.5 +0.6 +0.6 +0.5 +0.3 +0.0 +0.0+0.6 +0.9 +1.1 +1.1 +1.1 +1.2 +1.2 +1.0 +0.9 +0.8 +0.9 +1.0 +1.2 +1.3 +1.2 +0.5 +0.0 +0.0 $^{+}0.9$ $^{+}1.9$ $^{+}2.1$ $^{+}2.2$ $^{+}2.2$ $^{+}2.2$ $^{+}2.1$ $^{+}1.8$ $^{+}1.3$ $^{+}1.1$ $^{+}1.1$ $^{+}1.4$ $^{+}1.6$ $^{+}1.9$ $^{+}2.2$ $^{+}2.5$ $^{+}2.4$ $^{+}0.8$ $^{+}0.1$ +1.1 +2.7 +2.9 +3.2 +3.3 +2.7 +1.9 +1.4 +1.2 +1.4 +2.0 +2.5 +3.1 +3.2 +2.7 +2.3 +0.6 +0.7+0.3 +2.0 +2.6 +3.6 +3.6 +2.6 +2.6 +1.6 +1.5 +1.3 +1.4 +1.9 +2.5 +3.6 +3.7 +3.2 +2.4 +0.6 +0.6+0.1 +1.9 +3.5 +4.2 +2.8 +2.2 +1.8 +1.7 +1.5 +1.5 +1.7 +2.0 +2.7 +3.4 +4.3 +2.7 +0.5 +0.1 $\begin{array}{c} & + \\ 0.1 & + \\ 0.7 & + \\ 2.3 \end{array} \Big| \left| \begin{array}{c} + \\ 3.3 & + \\ 3.2 & + \\ 2.4 & + \\ 2.0 & + \\ 1.8 & + \\ 1.6 & + \\ 1.6 & + \\ 1.6 & + \\ 1.8 & + \\ 2.2 & + \\ 2.4 & + \\ 3.1 & + \\ 3.6 & + \\ 2.8 \\ \end{array} \Big| \left| \begin{array}{c} + \\ 1.4 & + \\ 0.1 \\ 1.4 & + \\ 0.1 \\ 1.4 & + \\ 0.1 \\ 1.8 & + \\ 1.6 & + \\ 1.8 & + \\ 1.8 & + \\ 2.2 & + \\ 2.4 & + \\ 3.1 & + \\ 3.6 & + \\ 2.8 \\ 1.4 & + \\ 0.1 \\ 1.4 & + \\ 0.1 \\ 1.8 & + \\ 1.$ +0.1 +0.7 +2.9 4.4 +3.6 +2.9 +2.0 +1.7 +1.5 +1.5 +1.7 +1.9 +2.3 +3.0 +4.3 +3.3 +2.1 +0.2 $0.1 \quad 0.9 \quad 2.3 \quad 2.9 \quad 3.6 \quad 3.6 \quad 2.6 \quad 2.0 \quad 1.5 \quad 1.3 \quad 1.5 \quad 1.7 \quad 2.7 \quad 3.8 \quad 3.4 \quad 2.5 \quad 2.2 \quad 0.7$ +0.1 +1.2 +2.7 +3.1 +3.2 +2.9 +2.4 +2.0 +1.5 +1.3 +1.5 +2.1 +2.8 +3.2 +3.2 +3.1 || +2.7 +1.3+0.1 +1.1 +2.3 +2.3 +2.3 +2.1 +1.9 +1.7 +1.6 +1.4 +1.4 +1.6 +1.9 +2.1 +2.0 +2.0 +1.9 +1.6 +1.0+0.1 +0.6 +1.3 +1.5 +1.5 +1.4 +1.4 +1.4 +1.5 +1.5 +1.5 +1.5 +1.4 +1.3 +1.3 +1.2 +1.0 +0.6+0.1 +0.4 +1.0 +1.5 +1.7 +1.7 +1.7 +1.7 +1.8 +1.8 +1.7 +1.5 +1.4 +1.2 +0.1 +0.2 +1.1 +2.3 +2.6 +2.7 +2.7 +2.6 +2.4 +1.9 +1.7 +1.5 +1.6 +1.6 +1.9 +2.0 +1.7 +0.5 +0.1+0.1 +0.1 +0.3 +2.0 +2.8 +2.6 +2.8 +2.8 +1.9 +2.0 +2.1 +2.6 +3.2 +3.7 +3.2 +2.5 +2.1 +0.3 +0.1+0.1 +0.1 +0.2 +0.8 +0.8 +0.3 +2.2 +3.1 +3.3 +2.6 +2.4 +2.2 +2.1 +2.1 +2.3 +2.7 +3.6 +3.3 +2.3 +0.3 +0.1+0.1 +0.1 +0.1 +0.6 +2.4 +3.5 +3.3 +2.5 +2.2 +2.1 +2.1 +2.1 +2.4 +2.6 +3.4 +2.8 +2.1 +0.4 +0.1+0.0 +0.1 +0.1 +0.7 +2.2 +2.6 +3.5 +3.5 +2.8 +2.2 +1.9 +1.8 +1.8 +2.7 +3.5 +3.9 +2.6 +1.8 +0.2+0.0 +0.1 +0.1 +1.1 +1.8 +3.1 +3.0 +2.7 +2.3 +2.0 +1.7 +1.7 +2.0 +3.0 +3.6 +3.0 +2.7 +2.5 +0.7+0.0 +0.0 +0.0 +0.8 +1.8 +1.7 +1.4 +1.3 +1.3 +1.3 +1.6 +2.2 +2.7 +2.6 +2.7 +2.5 +0.9+0.0 +0.0 +0.1 +0.2 +0.4 +0.4 +0.4 +0.4 +0.4 +0.4 +0.5 +0.6 +0.8 +0.9 +0.8 +0.7 +0.7 +1.0 +13.6 +4.9 +0.8+0.0 +0.1 +0.1 +0.1 +0.2 +0.2 +0.2 +0.2 +0.3 +0.3 +0.4 +0.5 +0.4 +0.4 +0.5 +16.9 +6.7 +1.2 +0.2 +0.2 +0.0

					REVISIONS
⁺ 0.1 ⁺ 0.1 ⁺ 0.1	⁺ 0.1 ⁺ 0.1 ⁺ 0.1	+0.1 +0.1 +0.2 +0	0.2 + 0.2 + 0.3 + 0.3	⁺ 0.4 ⁺ 0.5 ⁺ 0.7 ⁺ 0	PLANNING APPLICATION 9 11/09/2021
⁺ 0.1 ⁺ 0.1 ⁺ 0.1	⁺ 0.1 ⁺ 0.1 ⁺ 0.1	+0.1 0.7 +0.2 +0.2 +0.2	0.2 +0.3 +0.3 +0.4	⁺ 0.5 ⁺ 0.6 ⁺ 0.8 ⁺ 1	PLANNING APPLICATION 1/11/2022
0.1 0.1 0.1 0.1	0.1 0.1 0.1	+0.1 +0.2 +0.2 +0.2 +0.2	0.3 + 0.3 + 0.4 + 0.4	⁺ 0.5 ⁺ 0.7 ⁺ 1.0 ⁺ 1	3 PLANNING RESUBMITTAL 1/26/2022
+ + + + + + + + + + + + + + + + + + + 	⁺ 0.1 ⁺ 0.1 ⁺ 0.1	+0.2 +0.2 +0.2 +0.2 +0.2	0.3 +0.3 +0.4 0.5	+0.6 +0.8 +1.1 +1	6
⁺ 0.1 ⁺ 0.1 ⁺ 0.1	⁺ 0.1 ⁺ 0.1 ⁺ 0.1	⁺ 0.2 ⁺ 0.2 ⁺ 0.2 ⁺ 0.2	0.3 + 0.4 + 0.5 + 0.6	⁺ 0.7 ⁺ 0.9 ⁺ 1.3 ⁺ 1	9
⁺ 0.1 ⁺ 0.1 ⁺ 0.1	⁺ 0.1 ⁺ 0.1 ⁺ 0.2	+ 0.2 0.2 0.3 (0.4 +0.4 +0.5 +0.7	⁺ 0.8 ⁺ 1.1 ⁺ 1.5 ⁺ 2	3
	⁺ 0.1 ⁺ 0.2 ⁺ 0.2	+ 0.2 0.3 0.3 (+ + + + +).4 0.6 0.6 0.9	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	0
	0.3 0.4 0.6	0.4 0.5 0.6	1.0 2.4 8.3 4.8	2.8 1.8 2.3 4	6
0.5 0.4 1.2	0.3 10.0 14.0 ○	5.0 1.1 0.7	2.1 10.0 12.1 10.7	2.7 1.0 2.3 3	3
0.0 0.2				1.4 1.7 2.3 4 1.8 ⁺ 2.9 ⁺ 4	8 <u>.</u>
				+2.8 +4	L UNL C 0 9500 . C 0 950
				⁺ 3.3 ⁺ [5	ACLES ELECTRIC APTOS (831) 6 (831) 6
				+3.3 +5	3
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				+3.2 +5	1 MIR
					9
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				3	
					<pre>1 PARTIAL o PHOTOMETRIC</pre>
			$^{+}$ 1.2 0.9 $^{+}$ 0.9	+ + + + + 3 + 3	SITE PLAN
<u>0.4</u> + + + + + 1.1	<u>+</u> 3.4 1.6 ⁺ 0.7	⁺ 0.6 ⁺ 2.0 ⁺ 10.2 ⁺	18.6 ⁺ 17.8 ⁺ 3.8 ⁺ 1.1	+ <u>+</u>	5.1
1.5 ⁺ 8.7 ⁺ 13.1	<u>+</u> 14.7 2.8 ⁺ 0.4	+0.2 +0.5 +2.2 +0	3.5 + 3.7 + 0.5 + 0.2	+ 0.0 + 0.0 + 4.2 + 7	5
⁺ 0.1 ⁺ 0.7 ⁺ 4.4	⁺ 2.1 ⁺ 0.3 ⁺ 0.1	⁺ 0.1 ⁺ 0.2 ⁺ 0.4 ⁺ 0.4	0.6 +0.7 +0.2 +0.1	$ ^{+}0.0$ $^{+}0.0$ $^{+}1.1$ $^{+}1.1$	2
⁺ 0.1 ⁺ 0.3 ⁺ 1.2	⁺ 0.7 ⁺ 0.1 ⁺ 0.0	⁺ 0.0 ⁺ 0.1 ⁺ 0.0 ⁺ 0.1	0.0 +0.0 +0.1 +0.0	+0.0 +0.0 +0.0 +0	
0.1 0.0 0.0	⁺ 0.0 ⁺ 0.0 ⁺ 0.0	+0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0	0.0 + 0.0 + 0.0 + 0.0 + 0.0		0 SCALE: AS NOTED
+0.0 +0.0 +0.0	⁺ 0.0 ⁺ 0.0 ⁺ 0.0	+0.0 +0.0 +0.0			0 JOB 21068
+0.0 +0.0 +0.0	0.0 0.0 ⁺ 0.0	+0.0 +0.0 +0.0			0 SHEET
			0		

$1 \stackrel{+}{0.3} \stackrel{+}{0.4} \stackrel{+}{0.5} \stackrel{+}{0.6} \stackrel{+}{0.6} \stackrel{+}{0.6} \stackrel{+}{0.7} \stackrel{+}{0.6} \stackrel{+}{0.5} \stackrel{+}{0.5} \stackrel{+}{0.5} \stackrel{+}{0.6} \stackrel{+}{0.6} \stackrel{+}{0.5} \stackrel{+}{0.6} \stackrel{+}{0.6} \stackrel{+}{0.5} \stackrel{+}{0.6} \stackrel{+}{0.6} \stackrel{+}{0.5} \stackrel{+}{0.6} $	⁺ 0.0 ⁺ 0.1
2 0.6 0.9 1.1 1.1 1.2	+0.0
$1 \stackrel{+}{0.9} \stackrel{+}{1.9} \stackrel{+}{2.1} \stackrel{+}{2.2} \stackrel{+}{2.2} \stackrel{+}{2.2} \stackrel{+}{2.1} \stackrel{+}{1.8} \stackrel{+}{1.3} \stackrel{+}{1.1} \stackrel{+}{1.1} \stackrel{+}{1.4} \stackrel{+}{1.6} \stackrel{+}{1.9} \stackrel{+}{2.2} \stackrel{+}{2.5} \stackrel{+}{2.5} \stackrel{+}{2.4} \stackrel{+}{0.8} \stackrel{+}{0.1} \stackrel{+}{0.9} \stackrel{-}{0.9} \stackrel{-}{-1.9} \stackrel{-}{2.2} \stackrel{+}{2.5} \stackrel{+}{2.4} \stackrel{+}{0.8} \stackrel{+}{0.1} \stackrel{+}{0.9} \stackrel{-}{-1.9} $	
0 1.1 2.7 2.9 3.2 3.3 2.7 1.9 1.4 1.2 1.4 2.0 2.5 3.1 3.2 2.7 2.3 0.6 0.1	
$1 \stackrel{+}{0.3} \stackrel{+}{2.0} \stackrel{+}{2.6} \stackrel{+}{3.6} \stackrel{+}{2.6} \stackrel{+}{1.6} \stackrel{+}{1.5} \stackrel{+}{1.3} \stackrel{+}{1.4} \stackrel{+}{1.9} \stackrel{+}{2.5} \stackrel{+}{3.6} \stackrel{+}{3.7} \stackrel{+}{3.2} \stackrel{+}{2.4} \stackrel{+}{0.6} \stackrel{+}{0.1}$	
1 ⁺ 0.1 ⁺ 1.9 ⁺ 3.5 ⁺ 4.2 ⁺ 2.8 ⁺ 2.2 ⁺ 1.8 ⁺ 1.7 ⁺ 1.5 ⁺ 1.7 ⁺ 2.0 ⁺ 2.7 ⁺ 3.4 ⁺ 4.3 ⁺ 2.7 ⁺ 0.5 ⁺ 0.1	
$1 \stackrel{+}{0}.1 \stackrel{+}{1}.1 \stackrel{+}{2}.4 \stackrel{+}{3}.3 \stackrel{+}{3}.1 \stackrel{+}{2}.4 \stackrel{+}{2}.2 \stackrel{+}{1}.8 \stackrel{+}{1}.6 \stackrel{+}{1}.6 \stackrel{+}{1}.6 \stackrel{+}{1}.8 \stackrel{+}{2}.1 \stackrel{+}{2}.4 \stackrel{+}{3}.2 \stackrel{+}{3}.1 \stackrel{+}{2}.1 \stackrel{+}{0}.2 \stackrel{+}{0}.1 \stackrel{+}{0}.2 \stackrel{+}{0}.2 \stackrel{+}{0}.1 \stackrel{+}{0}.2 \stackrel{+}{0}.2 \stackrel{+}{0}.1 \stackrel{+}{0}.2 \stackrel{+}{0}.2 \stackrel{+}{0}.1 \stackrel{+}{0}.2 $	
$1 \stackrel{+}{0.1} \stackrel{+}{0.7} \stackrel{+}{2.3} \stackrel{+}{3.3} \stackrel{+}{3.2} \stackrel{+}{2.4} \stackrel{+}{2.0} \stackrel{+}{1.8} \stackrel{+}{1.6} \stackrel{+}{1.6} \stackrel{+}{1.8} \stackrel{+}{2.2} \stackrel{+}{2.4} \stackrel{+}{3.1} \stackrel{+}{3.6} \stackrel{+}{2.8} \stackrel{+}{1.4} \stackrel{+}{0.1}$	
$1 \stackrel{+}{0.1} \stackrel{+}{0.7} \stackrel{+}{2.9} \stackrel{+}{4.4} \stackrel{+}{3.6} \stackrel{+}{2.9} \stackrel{+}{2.0} \stackrel{+}{1.7} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.7} \stackrel{+}{1.9} \stackrel{+}{-2.3} \stackrel{+}{3.0} \stackrel{+}{4.3} \stackrel{+}{3.3} \stackrel{+}{2.1} \stackrel{+}{0.2}$	
$1 \stackrel{+}{0}.1 \stackrel{+}{0}.9 \stackrel{+}{2}.3 \stackrel{+}{2}.9 \stackrel{+}{3}.6 \stackrel{+}{2}.6 \stackrel{+}{2}.6 \stackrel{+}{2}.0 \stackrel{+}{1}.5 \stackrel{+}{1}.5 \stackrel{+}{1}.7 \stackrel{+}{2}.7 \stackrel{+}{3}.8 \stackrel{+}{3}.4 \stackrel{+}{2}.5 \stackrel{+}{2}.2 \stackrel{+}{0}.7$	
$1 \stackrel{+}{0}.1 \stackrel{+}{1}.2 \stackrel{+}{2}.7 \stackrel{+}{3}.1 \stackrel{+}{3}.2 \stackrel{+}{2}.9 \stackrel{+}{2}.4 \stackrel{+}{2}.0 \stackrel{+}{1}.5 \stackrel{+}{1}.3 \stackrel{+}{1}.5 \stackrel{+}{2}.1 \stackrel{+}{2}.8 \stackrel{+}{3}.2 \stackrel{+}{3}.2 \stackrel{+}{3}.1 \stackrel{+}{2}.7 \stackrel{+}{1}.3$	
$1 \stackrel{+}{0}.1 \stackrel{+}{1}.1 \stackrel{+}{2}.3 \stackrel{+}{2}.1 \stackrel{+}{1}.9 \stackrel{+}{1}.7 \stackrel{+}{1}.6 \stackrel{+}{1}.4 \stackrel{+}{1}.6 \stackrel{+}{1}.9 \stackrel{+}{2}.1 \stackrel{+}{2}.0 \stackrel{+}{2}.0 \stackrel{+}{1}.9 \stackrel{+}{1}.6 \stackrel{+}{1}.0 \stackrel{+}{1}.6 $	
$0 \stackrel{+}{0.1} \stackrel{+}{0.6} \stackrel{+}{1.3} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.4} \stackrel{+}{1.4} \stackrel{+}{1.4} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.5} \stackrel{+}{1.3} \stackrel{+}{1.3} \stackrel{+}{1.2} \stackrel{+}{1.0} \stackrel{+}{0.6} \qquad $	0
$0 0.1 0.4 1.0 1.5 \frac{+}{1.7} \frac{+}{1.7} \frac{+}{1.7} \frac{+}{1.7} 1.5 1.4 \frac{+}{1.2} $	
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VUE-3 TENNIS

The Vue Tennis is a collaboration of form, optics and thermal management. These combined high-quality features reduce energy costs, utilize the least amount of poles and fixtures per project while meeting IES minimum foot candle levels and extend maintenance cycles at a competitive price.

With specific optical systems designed for Parking Lots, Roadways, Auto Dealerships, Tennis Courts and Sports Field Lighting, the Vue can achieve powerful performance. Featuring the patent pending Star Power optical system, the flexibility and power of optics enable the Vue to gain a distinct advantage over its competitors for almost any distribution pattern. The system features 95% optical material, which goes through a linear diffusion process to stretch the virtual image of the diode-both magnifying it and creating a large range of angular flux both horizontally and vertically. This added range increases the width of the light pattern at a greater distance compared to optical systems, which rely on refraction principles using plastics. Star Power optics are also the most reliable; other plastic optics will oxidize over time as well as tend to lose its seal while exposed long term to the elements.

Product Features The Vue Tennis is the Best Value Outdoor Lighting Solution

- Has an End of Life modular efficient chip upgrade solution. Has a beautiful, sleek and stealth shape made out of extruded
- aluminum. · Can be mounted directly on to a Wall, Pole, Tennis Arm, or Davit Arm. 20 Degree maximum tilt available
- Light Distribution is Type Tennis Optic (TT). Is the Perfect Long Life Solution for any municipality, school, or
- infrastructure. · The Vue Tennis conforms to the strictest Made in the USA standard + Designed, Tooled, Fabricated and Assembled in the USA.

LED WATTAGE CHART										
1050 milliamps	112L 366w	128L 409w	1441. 458w	160L 505w	176L 551w	1921. 594w				
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Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Shields	Options	
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		(128L) 144 (144L)				Tennis Arm (TA)	Custom (CS)	Front Side Shield (FSS)	Photocell (PC) *Universal Voltage 120-277 Photocell + Receptacl (PCR)	
		160 (160L)				(DA) Knuckle Mount (KM)		4 Sided Shield (4SS)	Receptacle + Shorting ((PER) Motion Sensor (MS)	
		(176L)				*See next page for Arm Configurations *For Round Pole, please			Surge Protector (10K) Low Iron Lens	
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nlslighting.com

SAT-4-0-5R-BLK

NLS

DAT-4-D180-5R-BLK

701 Kingshill Place, Carson, CA 90746

Call Us Today (310) 341-2037

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Product Description roadways

Performance Summary CRI: Minimum 70 CRI

Accessories Field-Installed

Ordering Information c UL us

GRAPHIC SCALE: 1/4" = 1'-0"

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RENOVATIONS $\mathbf{\mathcal{L}}$ TENNIS CENTE ĽЩ

SCA PROJECT NUMBER: 21025

SET ISSUED: PLANNING APPL 11/09/202 PLN RESUBMITTAL 01/26/202

SHEET NAME: SUPPORT BUILDING PLANS & SECTION SHEET NUMBER:

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COLORS AND MATERIALS

(MATCH COLORS AND MATERIALS FROM EXISTING TENNIS CENTER BUILDING)

0 2' 4' 8' GRAPHIC SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

COLORS AND MATERIALS

(MATCH COLORS AND MATERIALS FROM EXISTING TENNIS CENTER TRELLIS STRUCTURE)

CABANA STRUCTURE NORTH ELEVATION 0 2' 4' 8'

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"

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SCA PROJECT NUMBER: 21025 SET ISSUED: PLANNING APPL 11/09/202 PLN RESUBMITTAL 01/26/202 SHEET NAME: CABANA ELEVATIONS SHEET NUMBER: A211

ATTACHMENT D

Certified CordeValle EIR (August 6, 1996)

This record is held on file by the County of Santa Clara Department of Planning and Development and can be reviewed by visiting the 7th Floor of 70 W. Hedding St., San Jose, or under the November 3, 2022 Zoning Administration Hearing agenda at the link below:

https://plandev.sccgov.org/commissions-other-meetings/zoningadministration

ATTACHMENT E

Previous CordeValle EIR Addendums

This record is held on file by the County of Santa Clara Department of Planning and Development and can be reviewed by visiting the 7th Floor of 70 W. Hedding St., San Jose, or under the November 3, 2022 Zoning Administration Hearing agenda at the link below:

https://plandev.sccgov.org/commissions-other-meetings/zoningadministration

ATTACHMENT F

Photometrics Report

INTERNATIONAL

MEMORANDUM

To: Luca Rutigliano, CordeValle, L.P.

From: Kristen Bogue, Michael Baker International

Date: July 15, 2022

Subject: Pickle Ball Courts Project – Lighting Impact Memorandum

The intent of this memorandum is to document the potential for impacts due to the introduction of new lighting associated with the CordeValle Pickle Ball Courts Project, in accordance with the requirements set forth by Santa Clara County (County) and the California Environmental Quality Act (CEQA). This analysis is based on Applicant-provided lighting specifications and the *Photometric Site Plan* prepared by Miracles Unlimited, provided on May 10, 2022.

The following discussion includes a description of the proposed project and an analysis of compliance with County and CEQA lighting requirements.

PROJECT LOCATION AND SETTING

The project site is located at the CordeValle golf course and resort (CordeValle), situated near Highland Avenue, at One CordeValle Club Drive, in the community of San Martin, County of Santa Clara (County); refer to <u>Exhibit 1</u>, <u>Regional Vicinity</u>. The site is located approximately 1.8 miles west of Highway 101, at the foothills of the Santa Cruz Mountains; refer to <u>Exhibit 2</u>, <u>Site Vicinity</u>. The 1,700-acre CordeValle site has an 18-hole golf course with a clubhouse, 14,000 square feet of indoor and outdoor event space (ballroom, meeting rooms, garden, and terraces), a swim and tennis center, 45-unit hotel, two restaurants, and a spa.

The CordeValle tennis court center includes four tennis courts, two bocce ball courts, ornamental landscaping, and a 15-space surface parking lot that is accessed from Highland Avenue. Two of the existing tennis courts are lit with 16 594-Watt (W) lighting-emitting diode (LED) light fixtures on 12 poles (at approximately 22 feet high) around the existing tennis court perimeter to illuminate the playing area during evening hours (from dusk to 10:00 p.m., seven days a week). Light fixtures consist of single head, twin head, and four head fixtures. All lighting is shielded and directed downward to minimize lighting impacts. Existing lighting conditions also include bocce ball court lighting, interior and exterior building lighting, parking lot lighting, and safety/security lighting for the CordeValle golf course and resort; refer to <u>Exhibit 3</u>, <u>Existing Lighting Conditions</u>. As illustrated, light spillover occurs on the south of the existing tennis courts, ranging from approximately 0.1 to 2.3 footcandle¹ (fc) at the property boundary. Such spillover only affects off-site vineyards and does not extend to light-sensitive residential areas situated further south (approximately 180 feet away).

¹ Footcandles are the most common unit of measure used by lighting professionals to calculate light levels in businesses and outdoor spaces. A footcandle [fc] is defined as the illuminance on a one square foot surface from a uniform source of light.

PROJECT DESCRIPTION

The Applicant is seeking a modification to an existing Architecture & Site Approval (ASA) and other related land use entitlements in order to add the following, east of the existing CordeValle tennis court center: eight new pickle ball courts with associated spectator seating, cabana, fencing, landscaping, support building, and emergency access driveway; refer to <u>Exhibit 4</u>, <u>Conceptual Site Plan</u>. Additionally, the project proposes to install 15 new parking spaces at the existing 15-space surface parking lot, expanding the parking lot to provide a total of 30 parking spaces.

The proposed emergency access driveway would include a standard fire hydrant, two motorized gates; one motorized (28-foot wide) and one non-motorized (24-foot wide) gate for emergency access, and a hammer-head turn around area. A ten-foot tall screening wall and tree screen would be included south of the proposed pickleball courts. A wayfinding sign would be installed at the northwest corner of the pickleball court center. Lastly, a drainage basin is proposed east of the pickle ball courts. Project implementation would result in the removal of six trees; five pepper trees would be removed as part of the parking lot expansion and one olive tree would be removed as part of the emergency access driveway.

Lighting proposed on-site consists of ten light fixtures on ten poles (at approximately 15 feet high) to illuminate the playing area of the pickleball courts during the evening hours (dusk to 10 p.m., seven days a week). One new light pole would also be installed in the existing parking lot area. The light fixtures would consist of single head fixtures. All lighting would be fully shielded and directed downward to minimize lighting impacts.

REGULATORY SETTING

The following are some of the existing local regulations that relate to lighting for the project:

Architecture and Site Approval

County Code Chapter 5.40, *Architecture and Site Approval*, outlines the requirements for an establishment or modification of a use in a zoning district that requires Architecture & Site Approval (ASA). An ASA Modification may be granted if all applicable findings set forth in County Code Section 5.40.040 can be made, including that there are no significant, unmitigated adverse public health, safety and environmental effects of the proposed development. In addition, the project must be in conformance with the General Plan, Zoning Ordinance, and all other Santa Clara County guidelines and standards.

Parking Design Standards

County Code Section 4.30.070.H, *Lighting*, establishes exterior lighting requirements for off-street parking areas involving nonresidential projects. As specified in this section, all lighting would be required to include a time clock or photo-sensor system, utilize high-pressure sodium vapor illumination devices (with 90-degree cut-off and flat lenses), be designed to confine direct light rays to the premises and maintain the equivalent of 1 fc throughout the parking area. It is acknowledged that any spillover beyond the property line (except onto public throughfares) would require approval by the approving authority (i.e., Zoning Administrator).

Construction Hours of Operation

County Code Section B11-154(6), *Construction/Demolition*, establishes limits on construction operation and noise. As specified in this section, construction is permitted only on Monday through Saturday from 7:00 a.m. to 7:00 p.m. Construction is expressly prohibited on Sundays and Federal holidays.

LIGHTING THRESHOLD

County Requirements: The County does not have a specific threshold to identify proper minimization of spillover lighting and visibility, although it is acknowledged that the County would prefer that the project achieve 0 fc at the property line (i.e., no light spillover). By way of comparison, it is acknowledged that such preference is slightly more stringent than the requirements set forth in the International Dark Sky Association and Illuminating Engineering Society's Model Lighting Ordinance (MLO).² The MLO provides lighting zone classifications 0 through 4 based on land use and associated lighting sensitivity of the area; Light Zone 0 (LZ0) would include the natural environment (no ambient lighting) and Light Zone 4 (LZ4) would include areas of high-density business or industrial zones (high ambient lighting).

Based on the MLO, the project site would be classified as Lighting Zone 1 (LZ1), which includes areas that warrant low ambient lighting levels such as rural and low density residential areas and other areas with limited nighttime activities. Based on the MLO's Table F, *Maximum Vertical Illuminance at any point in the plane of the property line*, the maximum allowed footcandles (fc) for LZ1 is 0.1 fc.

<u>CEQA Threshold of Significance</u>: The relevant significance criteria from Appendix G of the CEQA Guidelines for evaluating the potential lighting impacts of this project are as follows:

• Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Based on these standards/criteria, the effects of a proposed project would be categorized as either a "less than significant impact" or "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

LIGHTING ANALYSIS

Impact Analysis: Lighting effects are associated with the use of artificial light during the evening and nighttime hours. There are two primary sources of light: light emanating from building interiors passing through windows and light from exterior sources (i.e., recreational areas, street lighting, building illumination, security lighting, parking lot lighting, and landscape lighting). Light introduction can modify lighting conditions of adjacent residential areas, diminish the view of the clear night sky and, if uncontrolled, can cause disturbances. Uses such as residences are

² Updated as of June 15, 2011, with User's Guide.

considered light sensitive, because occupants have expectations of privacy during nighttime hours and may be subject to disturbance by bright light sources. Light spill is typically defined as the presence of unwanted light on properties adjacent to the property causing illumination and/or being illuminated. With respect to lighting, the degree of illumination may vary widely depending on the amount of light generated, height of the light source, presence of barriers or obstructions, type of light source, and weather conditions.

As shown on <u>Exhibit 5</u>, <u>Photometric Site Plan – Pickleball Courts</u>, the proposed lighting achieves 0 fc at the southern boundary. This would satisfy the express technical threshold requirements of the MLO, as well as the County's preferred threshold.

Further, as shown in and <u>Exhibit 6</u>, <u>Photometric Site Plan – Combined</u>, the proposed lighting would not exacerbate the existing condition. Implementation of the proposed project would not result in increased lighting spillover at the nearest light-sensitive uses (i.e., residential uses) to the south. Therefore, lighting impacts would be less than significant.

Compliance with Design Standards:

As discussed above, the lighting proposed on-site would consist of ten light fixtures on ten poles (at approximately 15 feet high) between the two sets of pickleball courts to illuminate the playing area during evening hours (from dusk to 10 p.m., seven days a week). Additionally, one new light pole for the existing parking lot would be installed. Light fixtures consist of single head fixtures. All lighting would be fully shielded and directed downward to minimize lighting impacts. The new light in the parking lot would comply with the specific requirements described in County Code Section 4.30.070.H.

Construction

Construction activities would occur only during the permitted hours of construction, Monday through Saturday 7:00 a.m. to 7:00 p.m., as allowed by County Code Section B11-154(6). As such, nighttime construction activities would not occur and proposed construction activities would not result in significant impacts pertaining to nighttime lighting.

Attachments

A – Exhibits

ATTACHMENT A Exhibits

PICKLE BALL COURTS PROJECT LIGHTING ANALYSIS MEMORANDUM

06/2022 · JN 189755

Michael Baker

NOT TO SCALE

Source: Google Earth Pro, June 2022

PICKLE BALL COURTS PROJECT LIGHTING ANALYSIS MEMORANDUM

Site Vicinity

07/2022 · JN 189755

07/2022 · JN 189755

LIGHTING ANALYSIS MEMORANDUM Existing Lighting Conditions

Source: Google Earth Pro, June 2022

06/2022 · JN 189755

LIGHTING ANALYSIS MEMORANDUM **Conceptual Site Plan**

PICKLE BALL COURTS PROJECT






Photometric Site Plan - Pickleball Courts

07/2022 · JN 189755

Exhibit 5







07/2022 · JN 189755

Photometric Site Plan - Combined

Exhibit 6

ATTACHMENT G

Arborist Report

To:	County of Santa Clara – Dept. of Planning & Development
From:	Kurt Fouts – Arborist Consultant
Re:	File Number: PLN21-207
Subject:	Mature Oak Trees
Site Location:	1 CordeValle Golf Club Drive (APN: 779-20-007)
Date:	1/26/2022

This letter addresses county comments from the letter dated 12/21/2021. The specific comment #9, is attached and highlighted.

Since oak trees encompass greater than 10 percent of the canopy cover at this project site, my interpretation is the area qualifies as an oak woodland.

No oak trees will be removed for the proposed project, therefore there will be no conversion of oak woodland, and no mitigation due to removal of oak trees will be required.

Five protected non-native trees including one olive and four pepper trees are proposed for removal and mitigation recommendations are included in the arborist report.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A



826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor 70 West Hedding Street San Jose, CA 95110 Phone: (408) 299-5700 www.sccplandev.org



December 21, 2021

Luca Rutigliano Managing Director, CordeValle Resort 1 CordeValle Drive San Martin, CA 95046

via email only

FILE NUMBER:	PLN21-207
SUBJECT:	Minor Modification to Existing Use Permit and Architecture & Site
	Approval, Grading Approval, Design Review Exemption
SITE LOCATION:	1 CordeValle Club Drive (APN: 779-20-007)
DATE RECEIVED:	November 22, 2021

Dear Mr. Rutigliano:

Your application for a Minor Modification to Existing Use Permit and Architecture & Site Approval, Grading Approval, and Design Review received on the above date is now deemed incomplete. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at <u>robert.cain@pln.sccgov.org</u> to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING

Contact Robert Cain at (408) 299-5706 or <u>robert.cain@pln.sccgov.org</u> regarding the following comments:

- 1. Site plan needs to be adequately labeled and reflect all changes to the subject area.
 - a. Sheets A101 and A102 show trees within the development area that are not labeled as being removed. See Comment 9 below.
 - b. All areas need to be clearly labeled. For example, Sheet A102 has un-identified boxes north of the existing tennis court and hatched areas expand around the proposed pickleball courts.
 - c. Landscape plans are missing. The project description and biological report indicate new landscaping, but no plans were submitted. We will need proposed landscape plans in order to analyze the totality of proposed improvements.
- 2. Please provide a signage plan with colors and dimensions for any proposed signs.
- 3. A photometric plan was provided however the plan must include the following:
 - a. An overall site plan (can be as an inset).
 - b. All proposed lighting, to include the parking area. See also Zoning Ordinance <u>Section</u> <u>4.30.070</u>.
 - c. The location of each light with cut sheets.
 - d. Evidence that no light will impact the neighboring properties.
- 4. In order to assess the noise levels of the proposed expansion, please submit a noise study identifying all noise generating activities, along with the location of sensitive receptors and any noise related impacts.
- 5. Provide details of parking space dimensions and backing distances. Include any walkways for accessibility requirements.
- 6. Specify if there will be additional regular deliveries to the Tennis Center (including the clubhouse) including catering, maintenance, new equipment, etc.
- 7. The application document mentioned hosting annual tournaments or events; please provide additional information including days, hours, number of participants, if there will be amplified sound, vendors, deliveries, and where overflow parking for a large event would be accommodated. A typical schedule with the number of times a year events are proposed shall also be included.
- 8. The proposed project parcel contains a recorded cultural resource, noted for both its historic-era and Native American components: P-43-000090 (CA-SCL-76/H). The boundary for the historic-era portion of this resource still overlaps the proposed project area. In 1996, work was carried out (Busby et al. 1996) that modified the boundary of the Native American portion of the resource, reducing it to an area outside the proposed project area. It is recommended that a qualified professional archaeologist update the conditions of this resource on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this resource, and provide project-specific recommendations as warranted. At a minimum provide a letter from a qualified professional archaeologist confirming whether the proposed project has any impact on this resource.

- 9. The biological prepared by LSA dated June 28, 2021, indicates there are mature oak trees in the development area of which removal would be considered a biological impact requiring mitigation. For any proposed tree removal, an arborist report will be required. The report shall include a tree inventory with an assessment of removal within the development area. A statement of whether or not the area is oak woodlands and whether the tree removal will result in a conversion of oak woodlands shall be included.
- 10. The Project Description needs to be clarified to fully understand the operation and the improvements.
 - a. We noted that there are 600 members, and it is not expected that the additional improvements will increase membership. Can you expand on this? What is the maximum number of people on site at any given time? Is there different types of memberships?
 - b. As it relates to the pickleball events, members are allowed guests. What is the limit?
 - c. Is there an employee schedule for the 144 employees? Is the club 24-hours? Will new employees be needed for this proposed area?
 - d. How will the new courts operate within the context of the larger golf and tennis resort?
 - e. Please explain why additional parking is needed within the project description.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-5735 or <u>darrell.wong@pln.sccgov.org</u> regarding the following comments:

11. The project drains to the Central Coast. The questionnaire submitted is for projects draining to the San Francisco Bay, not the Central Coast. Complete and submit the questionnaire (PCR Applicant Packet) for the Central Coast. The questionnaire is available at:

 $https://stgenpln.blob.core.windows.net/document/Stormwater_CWP_Questionnaire_SC.p~df$

- 12. Conceptually show how increased run-off will be controlled/mitigated such that post project flows do not exceed pre-project peak rates. The bio-retention basins and bio-retention basin detail do not include outlets, so it is unclear how outflow is being controlled/regulated. If the intent is for the increased run-off to be fully infiltrated, then provide preliminary drainage calculations, including documentation to support the infiltration rate used in the calculations. (Note: The requirement to mitigate increased run-off is separate from the Regional Water Quality Control Board's stormwater treatment and retention requirements. Though calculations have been provided for the pickleball basin, the calculations assume a very short storm duration. County drainage requirements include mitigation of post-project flows using the 10-year and 100-year, 24-hour storm duration rain events.)
- 13. A portion of the parcel is located within the Special Flood Hazard Area. In the larger scale site plan, show the location/limits of the floodplain as required per the County Grading Ordinance (Section C12-424).

14. Several of the section views do not match the section arrows in the plan view. For clarity and to avoid confusion, correct the direction of the section arrows in the plan view to match the section views provided.

FIRE MARSHAL OFFICE

Contact Alex Goff at (408) 299-5763 or <u>alex.goff@sccfd.org</u> regarding the following comments:

- 15. Plans to show (N) Knox Key Switch at (N) motorized gate.
- 16. Plans to state fire department access will be made of an "all weather" material capable of holding 75,000 pounds.
- 17. Sheet A115 shows a measurement of path of travel from fire department access to the furthest part of the Support Building.
 - a. The hose pull begins at the midway part of the fire apparatus, not at the end as depicted on the plans. The midpoint of the fire apparatus in a real life scenario would be further away (30 ft. is a general estimation).
 - b. The furthest part of the structure would be the middle rear of the structure (16 more ft. from where measured).
 - c. Fire department access is to be within 200 ft. exterior path of travel to all portions of the structure. Sheet A115 shows a 200 ft. measurement, my measurement is 245 ft. based on notes "a" and "c".
- 18. Sheet A115 shows a measurement from the existing fire hydrant of 317 ft. This measurement appears to go thru a fence near the new gate. The hose would be pulled behind the fire apparatus (going from fire hydrant, thru the gate, down path of travel to structure).
 - a. The hydrant is to be located within 400 ft. exterior path of travel to all portions of the structure. It appears this may be met, but the measurement didn't go thru the new gate.
- 19. Fire hydrant to be listed as a standard fire hydrant or wharf (this type of hydrant would be required to be a standard fire hydrant).
- 20. Gate is to be located a minimum of 30 ft. from fire department access.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** If the requested information is not submitted within <u>180 davs</u>, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than <u>one (1) year</u> from the date of this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted, which includes the Special Permit.

If you have questions regarding the application, please call (408) 299-5706 or email <u>robert.cain@pln.sccgov.org</u>.

Warm regards,

Mac

Robert Cain Associate Planner

cc: Leza Mikhail, Planning Manager Leo Camacho, Roads and Airports Ed Duazo, Land Development Engineering Alex Goff, Fire Marshal's Office Darrin Lee, Environmental Health Jim Baker, County Geologist Xue Ling, Associate Planner Brian Spector, Applicant Jennifer Freeberg, Owner Representative

ARBORIST REPORT-Tree Survey, Impact Assessment & Tree Protection Plan

Corevalle Tennis Center Renovations 1 Cordevalle Golf Club Drive APN: 779-20-007 SanMartin,CA January 21, 2022

Prepared for:

Mr. Luca Rutigliano, Managing Director 1 Cordevalle Golf Club Drive San Martin, CA 95046

Prepared by:



ISA Certified Arborist WE0681A ISA Tree Risk Assessment Qualification

Table of Contents

SUMMARY	1
Background	1
Assignment	1
Limits of the Assignment	2
Purpose and use of the report	2
OBSERVATIONS	3-16
DISCUSSION	17
Species List	17
Tree Evaluation and Recording Methods	17
Condition Rating	18
Suitability for Preservation	18
Tree Protection Zone	19
Critical Root Zone	19
Root Disturbance Distance	20
Impacts to Subject Trees	21-24
Tree Protection Specifications	
Tree Removal & Replacement	
CONCLUSION	28
RECOMMENDATIONS	28

Attachments: Appendix A - G

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C - Tree Protection Plan Sheets T1 & T2

Appendix D – Glossary of Terms

Appendix E – Bibliography

Appendix F - Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications
- County of Santa Clara Protected Tree Definition

Appendix G - Assumptions & Limiting Conditions

SUMMARY

This report provides the following information:

- 1. A summary of the health and structural condition of 14 trees.
- 2. A preliminary evaluation of anticipated construction impacts to the trees.
- 3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.
- 4. Tree protection specifications to mitigate anticipated impacts to retained trees.
- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- Renovations to the existing tennis center including new pickleball courts, additional parking and associated site improvements are planned for 1 Cordevalle Golf Club Drive, San Martin
- Fourteen trees on or near the property were surveyed, including twelve "protected" trees.
- Seven "protected" trees are in good or fair condition, will have low or moderate construction impacts, and are suitable for incorporation into the project.
- Retained trees will need mitigation methods to reduce construction impacts.
- Five "significant" trees are in poor condition or will be highly impacted by the project and their removal will be necessary.
- Replacement trees will be required for "protected" trees removed.

Background

Plans will be submitted to the County of Santa Clara Planning Department, for renovations to the existing tennis center at 1 Cordevalle Golf Club Drive, San Martin. Ms. Jennifer Freeberg, Construction Manager, at Elevations Construction Management, has requested my services, to assess the condition of fourteen trees on or near the applicant's property, and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet County of Santa Clara planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), suitability for preservation ratings. Review preliminary development plans assess potential impacts to trees, provide recommendations for retention or removal, and specify tree protection mitigation treatments for impacted trees that will be retained. Provide valuations of impacted trees to calculate a tree security deposit.

To complete this assignment, the following services were performed:

 Tree Resource Evaluation: Inventory, evaluate and assign suitability for preservation ratings for subject trees.

- Plan Review: Reviewed provided plans including: Plan Set, by SCA Architects, dated, 11/9/2021.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- Tree Protection Plan: Develop tree protection specifications to mitigate anticipated impacts to retained trees.
- Mapping: Tree locations were plotted onto: Preliminary Storm Water Management Plan, sheet C3, by M.H. Engineering, and Tree Protection Plan, Sheets T1 and T2 were created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on January 7, 2022.

The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the County of Santa Clara as a reference for existing tree conditions and to help satisfy the County of Santa Clara planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Plan Set, by SCA Architects, dated, 11/9/2021.
- Site Visit, Tree Inventory & Condition Evaluation at 1 Cordevalle Golf Club Drive, San Martin, on 1/7/2022.
- County of Santa Clara Municipal Code County of Santa Clara Municipal Code- Tree Preservation & Guidelines for Tree Protection & Preservation for Land Use Applications, (applicable sections).

OBSERVATIONS

The tennis center includes an existing clubhouse, two tennis courts, a bocce ball court, and associated parking. The nearly flat project area drains to the east side of the property. I surveyed fourteen trees. Twelve trees are "protected" according to County of Santa Clara ordinance. A "protected" tree in the County of Santa Clara includes any species 12 inches in diameter or larger, measured at 4.5 feet above grade.

Three large mature valley oaks Valley oak trees will be affected by the project, (Image #1).



Image #1-. Trees T1, T2 & T3, valley oak. The project elements to be constructed are in the red outlined areas. Associated drainage and landscaping impacting the valley oaks are indicated by the green outlined area. Trees T6-T13 pepper trees are circled blue.

Eight pepper trees will be affected by an expansion of the parking area, (Image #1, circled blue).

One olive tree will be affected by the new Emergency Vehicle Access Road, (Image #1, circled yellow).



Valley oak trees T2 and T3 grow closest to the clubhouse and existing courts, (Image #2).

Image #2 – Trees T2 (on left), & T3 valley oak. Entrance road on right. Two existing tennis courts are behind hedge screen, (circled). New courts will be built to the left of existing courts in this image.

The third valley oak, T1, is in an undeveloped field to the east of valley oaks T2 and T3, (Image #3).



Image #3 – Trees T1, valley oak, grows east of existing tennis center. Two new pickle ball courts will be built in red outlined area.



Tree T1, a 54" (trunk diameter), valley oak is east of the existing tennis center, (Image #4).

Image #4 - Tree T1, valley oak and location of improvements. Note most of limb structure is towards road.

Valley oak T1 has an unbalanced canopy with a weight bias towards the gravel road. Some recent pruning cuts are visible, and the oak does not have a lower limb structure.



There is some deadwood and decay from old limb tear outs, (Images #5 & 6).

Image #5 – Tree T1, valley oak. Note column of decay down trunk (arrow).

The decay on the oak does not appear to be extensive enough to affect the integrity of the trunk or its connection to the adjacent trunk. However, an aerial inspection is recommended

Deadwood and decay can be seen in this old limb tear out that the oak has partially callused over, (Image #6).



Image #6 – Tree T1, valley oak. Note deadwood and decay. Tree has partially callused over old limb tear out.

The tree has average canopy density, and limbs appear well attached. The oak is in fair condition.

Tree T2, an 84" valley oak grows east of the bocce ball court, (Image #7).



Image #7 – Tree T2, valley oak. Grows adjacent to bocce ball court in background.

1/21/2022



Some deadwood and decay are visible in one of the oaks primary limbs, (Image #8).



The oak trunk has grown over a steel structure that appears to an old farming implement such as a plow, (Image #9).



Image #9 - Tree T2, valley oak. Note steel pieces protruding from trunk.

The steel pieces do not affect the health or structure of the tree but could be a safety issue for persons observing the tree at close range.

The oak has good limb structure with many strong u-shaped attachments. Canopy density is good. The tree is in good condition.

Tree T3, a 72" valley oak, grows west of the bocce ball court, (Image #10).

Image #10 - Tree T3, valley oak. The oak grows adjacent to the bocce ball court and the clubhouse, on right.

The tree has a very wide canopy that extends for over 100 feet from east to west. Primary limbs appear well attached. The canopy density is good. The oak is in good condition.



The remainder of the trees impacted by the project include eight maturing pepper trees. The trees are planted in groups of two or three trees. They grow at the west side of the project limits adjacent to the existing parking lot. A group of two peppers, T6, 12" and T7 16" are bordered by parking on two aides, (Image #11).



Image #11 – Trees T6 and T7, (right to left), pepper.

Branching structure and canopy density for the two peppers is average. Branches appear well attached and they are in fair condition.

A group of three peppers with trunk diameters from 11" to 16" grow just beyond the existing parking area, (Image #12).



Image #12 – Trees T8, T9 and T10, (right to left), pepper.

Branching structure and canopy density for the three peppers is average. Branches appear well attached and they are in fair condition.

A second group of three peppers with trunk diameters from 19" to 20" grow just beyond (north of), the first group of three peppers. The trees are immediately adjacent to the tennis courts, (Image #13).



Image #13 – Trees T11, T12 and T13 (right to left), pepper. The tennis courts are to left of this image.

Branching structure and canopy density for two of the peppers, (T11 & T12), is average. Tree T12 has a 15-degree trunk lean. For both trees, branches appear well attached and they are in fair condition.

A third pepper, T13 closest to the tennis courts has three co-dominant trunks that form a union at 7-feet above grade. Two of the trunks make sharp bows and their trunks take on a horizontal growth habit. The two trunks need end weight reduction pruning to reduce the mechanical stress on the trunks. Because of the horizontal growth habit of two trunks, the structure of the tree is rated fair to poor. The tree is in fair health with an average canopy density, and limbs appear well attached.

A maturing olive tree grows adjacent to Highland Avenue, at the proposed Emergency Vehicle Access Road location, (Image #14).



Image #14 – Tree T14, olive, on left. Tree is adjacent to Highland Avenue.

The olive is in good condition.

Two young valley oaks T4, 8" and T5, 12", grow just outside the project area but were included in the tree survey because of their proximity to the project. Both oaks have good branching structure and are in good condition.

DISCUSSION

Species List

TOTAL SUBJECT TREES: 12

Pro	tec	tec	1:	1	2

4	valley oak
7	pepper tree
1	olive

Not Protected: 2

1	valley oak	(Quercus lobata)
1	pepper tree	(Schinus molle)

Data on Species List can be found in the Tree Assessment Chart spreadsheet, Appendix A.

Tree Evaluation and Recording Methods

Site evaluations were made on 1/7/2022. *The inventory included all trees on the property within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

(Quercus lobata) (Schinus molle) (Olea europaea)

The recorded data is included in the *Tree Assessment Chart, Appendix A*, and Tree Protection Plan, Sheet T2, of this report. Tree numbers were plotted on the attached *Tree Protection Plan sheet*, *T1*. To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to the Tree Protection Plan, sheet T1 - Appendix C.

Condition Rating (Protected Trees)

A trees condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good 4
- Fair 8
- Poor 0

Suitability for Preservation (Protected Trees)

4

A trees suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good -
- Fair 8
- Poor 0

Tree Protection Zone

The tree protection zone (TPZ) is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on: 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions –* Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance

No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate, or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay, or other structural problems.

The ISA, International Society of Arboriculture- <u>Root Management</u> (2017) publication recommends, "cutting roots at a distance greater than six times the trunk diameter (DBH) minimizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 <u>Root Management</u>, when roots are cut in a *non-selective* manner, i.e. in a straight line on one side of a tree. It says, if the cutting is "within six times the trunk diameter (DBH), mitigation shall be recommended". Further, A.N.S.I. recommends the "minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition".

In general, root cutting that occurs at a distance less than six times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to Subject Trees

Seven of the twelve protected trees will have low or moderate impacts and can be incorporated into the project. Five protected trees will be highly impacted and their removal will be necessary.

The project elements that will impact the trees include:

- Demolition of existing concrete ditch.
- Installation of new storm drain line.
- Construction of new E.V.A. access road.
- Installation of new perimeter fence.
- Installation of new landscape shrubs and irrigation.
- Excavation for Fire/Domestic water line extension.
- Construction of new parking spaces.

Tree T1, a 54" valley oak is 15 feet from the new 10" storm drain line, (Image #16). This is within the critical root zone of the oak: 15×12 " = 180" ~ 54" trunk diameter = 3.3 times the trunk diameter. The oak will suffer moderate root loss, can tolerate the loss, and needs tree protection treatments to reduce root loss impacts.



Image #15 – Trees T1 and T2, valley oak. The existing concrete drainage ditch shown will be removed and a new 10" HDP subsurface drain line with catch basins will be installed. The drain line will extend beyond tree T1 and terminate (daylight), at a detention basin.

Construction Impacts to Subject Trees, Continued:

A new emergency vehicle access road (E.V.A.), is proposed for construction between valley oak trees T1 and T2. The road will be 40 feet on one side, and 34 feet on a second side from oak T1. This is within the oaks Tree Protection Zone, but outside the critical root zone. The oak will suffer some root loss, can tolerate the loss, and needs tree protection treatments to reduce root loss impacts.

There will be a new perimeter fence and landscape shrubs (podocarpus), installed as screening material. The fence will be 12.5 feet from valley oak T1, and the shrubs will be 8 feet away at the closest point. The oak will suffer some root loss from the excavation for shrubs and post holes, it can tolerate the loss, and needs tree protection treatments to reduce root loss impacts.

Irrigation for the podocarpus will be installed. Irrigation applied under the tree canopy of valley oaks should be avoided due to the possibility of activating soil born fungi harmful to the oaks. However, the oak will likely be able to tolerate some summer irrigation, such as is specified in the landscape irrigation plan. Water delivery will be by drip irrigation with the frequency and amount controlled by a timer.

Tree T2, an 84" valley oak is 28 feet from the existing concrete drainage and the new 10" storm drain line, (Images #15 &16). This within the critical root zone of the oak: $28 \times 12" = 336" \sim 84"$ trunk diameter = 4 times the trunk diameter. The oak will suffer moderate root loss, can tolerate the loss, and needs tree protection treatments to reduce root loss impacts.



Image #16 – Trees T1 & T2, valley oak and distance to new storm drain line. The existing concrete drainage ditch to be removed is indicated by blue line.

Construction Impacts to Subject Trees, Continued:

A new emergency vehicle access road (E.V.A.), is proposed for construction between valley oak trees T1 and T2. The road will be 85 feet from oak T2. This is outside the Tree Protection Zone of tree T2. The oak will suffer minor root loss that it can tolerate.

The new perimeter fence and landscape shrubs (podocarpus) will be 35 feet from valley oak T2. The oak will suffer some root loss from the excavation for shrub and post holes, it can tolerate the loss, and needs tree protection treatments to reduce root loss impacts.

Tree T3, a 72" valley oak is 45 feet from the proposed 6" fire and domestic water extension. This is within the tree protection zone, but outside the critical root zone. The oak will suffer some root loss, can tolerate the loss, and needs tree protection treatments to reduce root loss impacts.

Pepper trees T6,12", T7, 16", T9, 15" and T10, 16" are within or very near the footprint of the new parking spaces and their removal will be necessary.

Pepper trees T11, 20", T12, 19" and T13, 19" are 18 to 20 feet from the new parking spaces. This is outside their Tree Protection Zone. The pepper trees will suffer minor root loss that they can tolerate.

Olive tree T14 is less than 2 feet from the new Emergency Vehicle Access Road, will suffer extensive root loss it cannot tolerate and it removal is necessary.

Construction elements adjacent to valley oak T5, 12", are well outside its Tree Protection Zone and the oak will not suffer any root loss.

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating (Protected Trees)

- Low 4
- Moderate 3
- High 5

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching.
- Supervised root pruning.

Tree protection specifications are included on the Tree Protection Plan, Sheets T1 & T2. *These plan sheets shall become an element of the final plan set.*

The Project Arborist shall attend the pre-construction meeting.
Tree Protection Specifications & Recommended Sequence (These specifications are included on the Tree Protection Plan, sheet T1)

Demolition Phase

- 1. <u>Tree Protection Fencing</u> Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.
- 2. <u>Concrete Ditch Demolition</u> Demolition of the existing concreter drainage ditch within the tree protection zone (50' radius from trunk), of tree T2, valley oak, shall be done by hand methods. A jack hammer shall be used to break up ditch and pieces hand loaded.

Construction Phase:

- 1. The Project Arborist shall attend the pre-construction meeting to review tree protection measures, and to ensure Tree Protection Fencing is installed per Tree Protection Plan, sheet T1.
- 1. <u>Installation of Storm Drain</u> Installation of storm drain line adjacent to trees T1 & T2:
 - A. Stake trenching location for drain line.
 - B. Hand dig or machine trenching to a depth of 24" shall be performed in area indicated on plan sheet T1. This procedure will pre-cut any roots from adjacent trees T1 & T2.
 - C. Use of any of the following equipment to machine trench is permissible:
 - a. Ditch Witch RT45 Trencher, or equivalent. Use of excavator or backhoe machinery is not permitted.
 - D. Any torn roots found in trench, shall be cleanly pruned with loppers, hand saw or Sawzall. Roots shall be pruned by methods indicated on Tree Protection Plan sheet, <u>Pre-Construction Root Pruning</u>.
 - E. Once roots have been cleanly pruned, final trenching to desired depth and width required for pipe installation may be completed with other machinery (backhoe, excavator), as necessary
- Excavation for Fire / Water Line Extension Water line shall be routed as far as feasible from the trunk of T3, valley oak. Machinery may be used. The machinery shall not encroach within the Tree Protection Zone of tree T3, (removal of fencing is not permitted Any torn roots 2" in diameter or greater found in trench, shall be cleanly pruned with loppers, hand saw or Sawzall. Roots shall be pruned by methods indicated on Tree Protection Plan sheet, <u>Pre-Construction Root Pruning</u>.
- Installation of New Perimeter Fence Excavation of post holes for new perimeter fence within the canopy dripline of trees T1 and T2, valley oak shall be by hand methods. If roots are found 2" in diameter or greater, the post hole location shall be adjusted, and the root retained.

Tree Protection Specifications & Recommended Sequence, Continued:

- 4. <u>Installation of New Landscape Shrubs and Irrigation</u> Maximum size plant material shall be 15-gallon size containers, to minimize hole size for installation, and reduce root loss impacts. Excavation for podocarpus shrub planting holes within the tree canopy dripline of trees T1 & T2, valley oak shall be by hand methods. If roots are found 2" in diameter or greater, the planting hole location shall be adjusted, and the root retained.
- 5. Light Pole Bases or Conduit Excavation for light pole bases or conduit within the tree canopy dripline of any protected tree shall be by hand methods. For pole bases, the first 24" of depth shall be hand dug and any roots found shall be pruned. Machinery can be used after 24" depth is reached for the remainder of the pole base hole. For conduit, the depth of hand excavation shall equal the depth required for the conduit trench. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, <u>Pre-Construction Root Pruning</u>.

Tree Removal & Replacement

Five protected trees are recommended for removal including trees T6, T7, T9, and T10 pepper tree and T14, olive.

The trees meet removal criteria of the County of Santa Clara Municipal Code, Division C16 – Tree Preservation and Removal, Section C16-4 (e).- Exceptions: *Tree removal necessary to carry out building site approval or other land use application approved by the County.* However, no removal shall be permitted until such grading or building permit has been issued by the County as indicated on approved plans. The number of trees cut may not exceed the minimum number necessary to carry out the permitted action.

The County of Santa Clara requires replacement trees for trees 12 inches in diameter or greater removed and a replanting and/or re-vegetation plan for all trees to be removed. *Replacement trees shall be of a like kind and species of tree removed if native and feasible, or a kind and species to be determined by the Planning Department. removed. The location of the replacement tree(s) need not be in the same location of the tree removed. Replacement tree planting shall utilize at least five-gallon stock. The ratio of trees removed to trees planted shall be determined by the Planning Department.*

The chart below indicates tree replacement ratio guidelines from the County of Santa Clara.

Tree Size	Number of Trees Removed	Number of Replacement Trees Required
Small (5-18	5	15 each, 15-gallon trees (3 trees for each tree
inches)		removed at this size)
Medium (18-24	0	15-gallon trees (4 trees for each tree removed at
inches)		this size)
Large (>24 inches)	0	15-gallon trees (5 trees for each tree removed at
		this size)

Tree Replacement Chart

Based on the Tree Replacement Chart above, 15 replacement trees are required. The Landscape Planting Plan, Sheet L2, shows 8 fifteen-gallon native red willow trees to be planted in the bio-retention area. The plan shows 44 fifteen-gallon Italian cypress trees to be planted as screening material around the west perimeter of the project area. These tree replanting's will satisfy the tree replanting requirement.

Do not install where overhead wires may exist. The trees must receive supplemental irrigation equal to their establishment requirements for the first two years.

<u>From County of Santa Clara Tree Preservation Guidelines:</u> Based on the following variability of factors, tree replacement ratios may vary for each project. Tree replacement can be dependent upon the size of the canopy of removed trees, number of trees, size of trees, type of trees, and steepness of slope of trees to be removed; or amount of room available on a parcel in which trees can be planted. On properties where there is limited room to plant replacement trees, fewer replacement trees may be authorized.

CONCLUSION

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- Renovations to the existing tennis center including new pickleball courts, additional parking and associated site improvements are planned for 1 Cordevalle Golf Club Drive, San Martin
- Fourteen trees on or near the property were surveyed, including twelve "protected" trees.
- Seven "protected" trees are in good or fair condition, will have low or moderate construction impacts, and are suitable for incorporation into the project. This includes trees T1, T2, T3, & T5, valley oak and trees T11, T12 & T13 pepper trees.
- Retained trees will need mitigation methods to reduce construction impacts.
- Five "significant" trees are in poor condition or will be highly impacted by the project and their removal will be necessary. This includes trees T6, T7, T9, & T10, pepper tree and T14, olive.
- Fifteen replacement trees are required for "protected" trees removed. The landscape planting plan, Sheet L2, includes 8 fifteen-gallon native red willow trees, and 44 fifteen-gallon Italian cypress trees. These new trees will satisfy the replanting requirement.

RECOMMENDATIONS

- 1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
- 2. Follow tree protection specifications on Tree Protection Plan, sheet T1.
- 3. Schedule an aerial inspection of valley oak tree T1, to determine the extent of decay and the integrity of the attachment point of two trunks.

Respectfully submitted,

Kurt Foita

Kurt Fouts ISA Certified Arborist WE0681A



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1 Cordevalle Golf Club Drive, APN: 779-20-007

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain Tree RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments R.C. Remove Due to Condition

Protected Tree - County of Santa Clara: Any tree 12 inches or greater in diameter measured at 4.5 feet above grade.

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	valley oak (Quercus lobata)	54"	Yes	65'X50'	Fair	Fair	Fair	40'	Moderate (Root loss, excavation,)	R.T.,I.M.	15' from new 10" storm drain line. 12.5' from new perimeter fence. Limited branching structure and canopy relative to trunk diameter. Unbalanced canopy with weight bias towards gravel road. Skirted high with lowest limbs 20' above grade. Deadwood and decay from old limb tear outs at 25' and 40' above grade.
T2	valley oak	84"	Yes	70'X65'	Good	Good	Good	50'	Moderate (Root loss, excavation)	R.T.,I.M.	28' from new 10" storm drain line. 35' from new perimeter fence. Strong U-Shaped scaffolds and branch attachments. Weed blanket installed to trunk flare. Trunk has callused over steel structure. Plow or other farming equipment?
Reporter Consultant Arboriet Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com						Page 1 of 3				1/21/2022	

1 Cordevalle Golf Club Drive, APN: 779-20-007

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
тз	valley oak	72"	Yes	70'X75'	Good	Good	Good	50'	Moderate (Root loss, excavation)	R.T.	45' from proposed 6" fire and domestic water extension. 15' from corner of bocce ball court. Canopy extends over court.
Т4	valley oak	8"	No	20'X10	Good	Good	Good	10'	Low	R.T.	
Т5	valley oak	12"	Yes	40'X15'	Good	Good	Good	15'	Low	R.T.	
т6	pepper tree (Schinus molle)	12"	Yes	20'x15	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of two pepper trees.
т7	pepper tree	16"	Yes	25'X15'	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of two pepper trees.
Т8	pepper tree	11",7"	No	25'X15'	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	Co-dominant trunks at 3' above grade. In group of 3 pepper trees.
Riperist Consultant Arborist Consultant B26 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 2 of 3				1/21/2022

1 Cordevalle Golf Club Drive, APN: 779-20-007

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Т9	pepper tree	15"	Yes	25'X15'	Fair	Fair	Fair	10'	High (Root loss, excavation)	R.I.	Less than 2 feet from new parking space curb. In group of 3 pepper trees.
T10	pepper tree	16"	Yes	40'X20'	Poor	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of 3 pepper trees.
T11	pepper tree	20"	Yes	50'X20'	Fair	Fair	Fair	15'	Low	R.T.	20' from new parking spaces.
T12	pepper tree	19"	Yes	50'X20'	Fair	Fair	Fair	15'	Low	R.T.	20' from new parking spaces.15 degree trunk lean.
T13	pepper tree	19"	Yes	30'X15'	Fair	Fair-Poor	Fair	15'	Low	R.T.	18' from new parking spaces. Co-dominant trunks (3), at 7' above grade. 15 degree trunk lean. Two trunks bow sharply to horizontal growth habit.
T14	olive (Olea europaea)	12",11"	Yes	15'X15'	Good	Fair	Good	15'	High (Root loss, excavation)	R.I.	Less than 2' from new E.V.A. road. Co- dominant trunks at 1' above grade.
Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 3 of 3				1/21/2022

APPENDIX B - CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

- Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease
- <u>Fair:</u> Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor
- <u>Poor:</u> Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

- Good: No significant structural defects. Growth habit and form typical of the species
- Fair: Moderate structural defects that might be mitigated with regular care
- <u>Poor:</u> Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

<u>Tree Health:</u> Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

<u>Structural integrity</u>: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

<u>Tree Age:</u> Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

<u>Species response</u>: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

<u>Good:</u> Trees in good health and structural condition with potential for longevity on the site

<u>Fair:</u> Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

<u>Poor:</u> Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

<u>High:</u>	Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.
<u>Moderate:</u>	Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.
Low:	Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.
None:	Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.





Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE. REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.

During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization Kurt Fouts – Arborist Consultant- 831 – 359 - 3607

1 Cordevalle Golf Club Drive, APN: 779-20-007

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Т3	valley oak	72"	Yes	70'X75'	Good	Good	Good	50'	Moderate (Root loss, excavation)	R.T.	45' from proposed 6" fire and domestic water extension. 15' from corner of bocce ball court. Canopy extends over court.
т4	valley oak	8"	No	20'X10	Good	Good	Good	10'	Low	R.T.	
т5	valley oak	12"	Yes	40'X15'	Good	Good	Good	15'	Low	R.T.	
т6	pepper tree (Schinus molle)	12"	Yes	20'x15	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of two pepper trees.
T7	pepper tree	16"	Yes	25'X15'	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of two pepper trees.
T8	pepper tree	11",7"	No	25'X15'	Fair	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	Co-dominant trunks at 3' above grade. In group of 3 pepper trees.
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PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
 The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determinations shall be made to prune the root or retain it depending on site specific conditions.

1 Cordevalle Golf Club Drive, APN: 779-20-007 Tree Assessment Chart - Appendix A

runk imeter @ 48 iches a.g.	Protected Tree	Crown Height & Spread Diameter	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius distance from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
15"	Yes	25'X15'	Fair	Fair	Fair	10'	High (Root loss, excavation)	R.I.	Less than 2 feet from new parking space curb. In group of 3 pepper trees.
16"	Yes	40'X20'	Poor	Fair	Fair	10'	High (Within foot print of new parking spaces)	R.I.	In group of 3 pepper trees.
20"	Yes	50'X20'	Fair	Fair	Fair	15'	Low	R.T.	20' from new parking spaces.
19"	Yes	50'X20'	Fair	Fair	Fair	15'	Low	R.T.	20' from new parking spaces.15 degree trunk lean.
19"	Yes	30'X15'	Fair	Fair-Poor	Fair	15'	Low	R.T.	18' from new parking spaces. Co-dominant trunks (3), at 7' above grade. 15 degree trunk lean. Two trunks bow sharply to horizontal growth habit.
2",11"	Yes	15'X15'	Good	Fair	Good	15'	High (Root loss, excavation)	R.I.	Less than 2' from new E.V.A. road. Co- dominant trunks at 1' above grade.
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K.F. 1/21/2022 APN:779-20-007

sheets

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of

T2

Sheet



Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker: Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the the crown length (live foliage), to total tree height.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited of restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015)

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Appendix F - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

- Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- 2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- 3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
- Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
- Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- 6) Compaction of the soil within the tree protection zone shall be avoided.
- 7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
- 8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
- 9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.
- 10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

<u>Final Inspection of Site:</u> Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

COUNTY OF SANTA CLARA – PROTECTED TREES

A protected tree shall consist of any of the following:

(a) Any tree having a main trunk or stem measuring 37.7 inches or greater in circumference (12 inches or more in diameter) at a height of 41/2 feet above ground level, or in the case of multitrunk trees a total of 75.4 inches in circumference (24 inches or more of the diameter) of all trunks in the following areas of the County: (1) Parcels zoned "Hillsides" (three acres or less); (2) Parcels within a "-d" (Design Review) combining zoning district; (3) Parcels within the Los Gatos Hillside Specific Plan Area. (b) Any tree within the "-h1" Historic Preservation zoning district for New Almaden having a main trunk or stem measuring six inches or more in diameter (18.8 inches or greater in circumference) at a height of 4.5 feet above ground level, or in the case of multi-trunk tree, a total of 12 inches in diameter (37.7 inches in circumference) of all trunks at 4.5 feet above ground. For parcels having a base zoning district of "HS, Hillside" within the "-h1" combining zoning district, this provision supersedes C16-3(a)(1). (c) Any heritage tree, as that term is defined in Section C16-2. (d) Any tree required to be planted as a replacement for an unlawfully removed tree, pursuant to Section C16-17(e) of this division. Any tree that was required to be planted or retained by the conditions of approval for any use permit, building site approval, grading permit, architectural and site approval (ASA), design review, special permit or subdivision. (f) On any property owned or leased by the County, any tree which measures over 37.7 inches in circumference (12 inches or more in diameter) measured 4.5 feet above the ground, or which exceeds 20 feet in height.

Any tree, regardless of size, within road rights-of-way and easements of the County, whether within or without the unincorporated territory of the County.

(e)

(g)

ASSUMPTIONS AND LIMITING CONDITIONS

- 1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
- 2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
- 3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
- 4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
- 5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
- 6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
- 7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
- 8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
- 9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
- 10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com



TM

ATTACHMENT H

Biotics Report

LSA

CARLSBAD FRESNO IRVINE LOS ANGELES PALM SPRINGS POINT RICHMOND RIVERSIDE ROSEVILLE SAN LUIS OBISPO

June 28, 2021

Luca Rutigliano, Managing Director CordeValle Resort One CordeValle Club Drive San Martin, CA 95046

Subject: Biological Assessment, Proposed Pickleball Court Additions CordeValle, San Martin, California

Dear Mr. Rutigliano:

On June 8, 2021, I conducted a biological site assessment of the proposed tennis court expansion site at the CordeValle Resort in San Martin, California. The proposed project will expand the facility to the east of the existing tennis courts to include eight pickleball courts, spectator seating areas, central covered cabana trellis, a 2-restroom utility building and a small earthen walking trail to the adjacent artificial lake. The parking lot is to be expanded, and new site lighting and landscaping provided along with other associated site work. The site visit consisted of walking over 100% of the site noting potential wetlands, vegetation and wildlife.

LOCATION

The proposed construction area is located on the CordeValle Resort and is approximately 0.95 acre in size. It is located immediately adjacent to the existing club house, tennis courts, road, and parking area; north of the CordeValle Vineyard Estates residential development and south of the golf course entrance road (Figure 1).

SETTING AND BIOLOGICAL RESOURCES PRESENT

The site is flat. Most of the flat site is covered with ruderal (weedy) vegetation, consisting almost entirely of non-native grasses and forbs. A plant list is attached. Three mature valley oaks (*Quercus lobata*) are also present on the site (Figures 1 and 2). There are no jurisdictional wetlands on the site. There is an actively maintained drainage basin (Figures 1 and 2). However, this feature is not jurisdictional.

Wildlife detected on the site include western fence lizard (*Sceloporus occidentalis*), American crow (*Corvus brachyrhynchos*), Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Otospermophilus beecheyi*). Burrows of both rodent species were present throughout the proposed development area. The disturbed conditions and isolation of the site make it unsuitable to support

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special status plants or wildlife known from the immediate area, such as California tiger salamander (*Ambystoma californiense*) or western pond turtle (*Actinemys marmorata*). None were observed.

ASSESSMENT AND RECOMMENDATIONS

Because the actively maintained drainage basin is not a jurisdictional feature, it presents no regulatory constraints to the proposed project and may be relocated or even eliminated.

Santa Clara County has implemented a Habitat Conservation and Natural Community Conservation Plan (HCP/NCCP)(Plan) to mitigate the impact of projects under both the federal and State Endangered Species Acts. The Plan is fee based depending on Private Development Area categories and Specific Land Cover types. While the Project falls within the Habitat Plan Permitting Area, it is within Development Area 3 (Rural Development-Not Covered) portion of the HCP/NCCP. The Plan does not apply in Area 3 unless the Project will effect serpentine, wetland, stream, riparian or pond land cover types. The project will not affect these land types.

The site is approximately 2,900 feet from the nearest California tiger salamander breeding pond and separated by the existing entry road and landscaping. The California tiger salamander is listed as threatened under both the California and federal Endangered Species Acts. A distance of 2,200 feet is generally considered the radius of impact from a salamander breeding pond. Because this site is further away, the conclusion is that mitigation for California tiger salamanders is not warranted.

If construction is planned for the wet season (i.e., October 15 through June 1), protective measures are recommended to prevent sediment from entering into the adjacent creek to the north. Such measures could include silt fencing, straw bales, and straw wattles

Loss of one or more of the oak trees would be considered a biological impact. Impacts to the trees could place the project into the HCP/NCCP Plan. Even if the project avoids participation in the plan, it would require mitigation. We anticipate mitigation outside of the Plan would be to plant five 15-gallon valley oaks in the vicinity of the new tennis courts for each tree impacted. It is recommended that topsoil from the excavation area for the new tennis courts be reserved and formed into raised berms to plant the container stock slightly above grade if replacement is necessary.

LSA

Please feel free to contact me with any questions or concerns at (510) 236-6810 or david.muth@lsa.net.

Sincerely,

LSA Associates, Inc.

David Muth Associate

Attachment: Plant Species List Figure 1. Aerial View of Project Site Figure 2. Photographs

Plant Species Observed in the Tennis Courts Site CordeValle, California

Survey June 8, 2021.

Scientific Name	Common Name	Native
Amsinkia sp.	Fiddleneck	Yes
Anagallis arvensis	Scarlet pimpernel	No
Avena fatua	Wild oat	No
Baccharis pilularis	Coyote bush	Yes
Brassica sp.	Mustard	No
Bromus diandrus	Ripgut grass	No
Bromus hordeaceus	Soft chess	No
Bromus rubidus	Red brome	No
Carex sp.	Sedge	Yes
Carduus pycnocephalus	Italian thistle	No
Centaurea solstitialis	Yellow-star thistle	No
Cirsium vulgare	Bull thistle	No
Convolvulus arvensis	Bindweed	No
Croton setiger	Doveweed	Yes
Cynodon sp.	Bermudagrass	No
Eleocharis macrostachya	Spikeweed	Yes
Erodium botrys	Storksbill	No
Geranium dissectum	Cranesbill	No
Hershfeldia incana	Mustard	No
Hordeum murinum leporinum	Foxtail barley	No
Kickxia elatine	Fluellin	No
Lepidium latifolium	Perennial pepperweed	No
Festuca perrenis	Italian ryegrass	No
Malva parviflora	Cheeseweed	No
Phalaris aquatica	Harding grass	No
Plantago lanceolata	Plantain	No
Polygonum sp	Knotweed	Yes
Quercus lobata	Valley oak	Yes
Raphanus sativus	Wild radish	No
Rumex crispus	Curly dock	No
Rumex pulcher	Fiddledock	No
Silybum marianum	Milk thistle	No
Sonchus asper spp. asper	Prickly sow thistle	No
Stipa pulchra	Purple needlegrass	Yes





Photograph 1. Drainage basin in foreground near bush with valley oak trees behind the basin; the CordeValle entrance kiosk is in the background; facing northwest. (June 8, 2021)



Photograph 2. A valley oak is in the foreground and the existing club house is to the left in the mid ground; facing west. (June 8, 2021)

FIGURE 2. PHOTOGRAPHS CordeValle, San Martin, California



Photograph 3. Overview of site looking southwest from entrance road near kiosk. Hedgerow in foreground is the edge of the tennis courts. Vineyards and backyards in background. (June 8, 2021)



Photograph 4. The drainage basin is in the foreground at the left edge of the photo. Vineyards and backyards are in the background. Looking south from northwestern corner of the expansion area. (June 8, 2021)

FIGURE 2. PHOTOGRAPHS CordeValle, San Martin, California

LSA

CARLSBAD FRESNO IRVINE LOS ANGELES PALM SPRINGS POINT RICHMOND RIVERSIDE ROSEVILLE SAN LUIS OBISPO

October 22, 2021

Luca Rutigliano, Managing Director CordeValle Resort One CordeValle Club Drive San Martin, CA 95046

Subject: Biological Assessment, Proposed Pickleball Court Additions CordeValle, San Martin, California

Dear Mr. Rutigliano:

This letter provides responses to the county's request for information regarding CordeValle's Pickleball Court Addition project. The information can be verified by matching the numbers in the County's Pre-application letter to the corresponding numbers in the Biological Report LSA prepared for the project dated June 28, 2021.

BIO-1 APPLICATION SUBMITTAL REQUIREMENTS

4. When submitting a Use Permit with ASA modification application, provide documentation describing and showing all proposed site improvements. More information can be founded by following the links imbedded in the colored text. Please see the County website for application materials required for the Use Permit with ASA submittal. Other materials not included in the checklists but appear to be necessary to analyze the application are listed below:

B. Biological Report prepared by a certified biologist that includes Land Cover Survey with mapping to verify the impacted habitats and species within the proposed development area.

Bio-1 Response

The Biological Report was prepared by LSA and submitted with the application. The report includes a Land Cover Survey verifying habitats and species within the proposed area. The Information Request and Biological Report have been labelled **Bio-1**.

BIO-2 AND 3 HABITAT CONSERVATION PLAN REVIEW

7. The subject property is located in the Santa Clara Valley Habitat Plan area, and the Private Development Area is designated Area 3: Rural Development Not Covered. Land cover in the development area appears to be California Annual Grassland and potentially Mixed Riparian Forest and Woodland, although the nearest watercourse is on the other side of Highland Avenue from the proposed development. The proposed development site appears unlikely to support Riparian or Serpentine species that may exist north of Highland Avenue, however the Master EIR identified several protected species on the larger property. Please provide a report prepared by a qualified biologist that examines how the proposed project might impact California Tiger Salamanders and Western Pond Turtles. This may be addressed in a more comprehensive biology report addressing CEQA concerns. If no impacts to listed species are found, then this will not be a covered project.

Bio-2 Response

An assessment of the Land Cover was provided in the Biological Report and found no significant impacts. The Information Request and Biological Report sections regarding this matter have been labelled **Bio-2**.

Bio-3 Response

An assessment of the potential impacts to California tiger salamanders and Western Pond Turtles by the proposed project was also made in the Biological Report. No significant impacts to these species will result from the project. The Information Request and Biological Report sections regarding this matter have been labelled **Bio-3**.

BIO-4 ROADS AND AIRPORTS

24. A Tree Removal Approval is required prior to any tree removal, replacement, or relocation within the ROW. A tree within the ROW requiring removal approval is any tree at least 20 feet in height or at least 12 inches in diameter measured 4.5 feet above grade. The process for obtaining approval for a tree removal and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Tree Removal from County Right-of-Way.

Bio-4 Response

The project is not expecting to remove any of the trees within or adjacent to the proposed project. The Biological Report addressed potential mitigation strategies should the project result in tree removal. The Information Request and Biological Report sections regarding this matter have been labelled **Bio-4**. Please feel free to contact me with any questions or concerns at (510) 236-6810 or david.muth@lsa.net.

Sincerely,

LSA Associates, Inc.

David Muth Associate



Pre-Application Response Letter with mark-up Attachment A with mark up Attachment B Attachment c with mark-up Biological Report Letter with Mark-up

County of Santa Clara

Department of Planning and Development Planning Office

County Government Center, East Wing, 7th Floor 70 West Hedding Street San Jose, California 95110-1705 (408) 299-5770 FAX (408) 288-9198 www.sccplanning.org



October 6, 2021

CordeValle Resort 1 CordeValle Club Drive San Martin, CA 95046

Via Jennifer Freeberg jennifer@elevationscm.net

** SENT VIA EMAIL **

County Record #:	PLN20-124 -PRE
Subject:	Pre-Application for a Use Permit with Architecture and Site Approval (ASA)
	Modification for Adding Pickle Ball Courts and Additional Parking
Site Location:	1 CordeValle Club Drive, San Martin, CA 95046 (APN 779-20-007)
Date Received:	July 26, 2021

Dear Ms. Freeberg:

The letter summarizes the application requirements and preliminary issues associated with a proposed Pre-Application for a Use Permit with ASA Modification for adding pickleball courts, associated improvements, and additional parking under the Use of Golf Course and Country Clubs. With the submitted documents, staff is unable to determine whether the proposed project is a major or minor modification. A major modification would be heard by the Planning Commission, and a Planning Commission decision could be appealed to the Board of Supervisors. A minor modification may be subject to a public hearing by the Planning Commission at the discretion of the Planning Director. A Pre-Application meeting regarding the proposed application took place on September 9, 2021. It was attended by Robert Cain, Xue Ling, and Manira Sandhir of County Planning Division, Alex Goff of the Fire Marshal's Office, Darrin Lee of the Department of Environmental Health, Ed Duazo of Land Development Engineering, Leo Camacho of the Roads and Airports Department, and Jennifer Freeberg and Brian Spector from the applicant's team.

Agency	Name	Phone	E-mail
Planning Division	Robert Cain	(408) 299-5706	robert.cain@pln.sccgov.org
	Xue Ling	(408) 299-5784	xue.ling@pln.sccgov.org
	Manira Sandhir	(408) 299-5787	manira.sandhir@pln.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Land Development	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Engineering			
Department of	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Environmental Health			
Roads and Airports	Leo Camacho	(408) 299-5780	leo.camacho@rda.sccgov.org

The following comments from each of the subject matter experts will need to be incorporated and/or considered for any future application submittal related to *Golf Course and Country Clubs*. Please note that changes in the project description or scope of work could result in new or modified application requirements, and/or issues of concern, which are specific to the project described by the applicant for purposes of this pre-application.

Furthermore, a full analysis or determination of the appropriate California Environmental Quality Act (CEQA) document will not be assessed until a formal application is deemed complete for processing.

PROPOSED PROJECT & ZONING

The project proposes a modification to an existing Use Permit of *Golf Course and Country Clubs* and ASA on a site that has a General Plan land use designation of Hillsides and is partially within the San Martin Planning Area. As no project description was submitted under the subject application, staff summarizes the proposed project as below based on the submitted plans:

- Eight (8) pickleball courts
- One (1) 1,872 square foot cabana
- One (1) 624 square foot supporting building with two (2) bathrooms
- One (1) 28-foot wide motorized gate
- Fifteen (15) parking spaces

Please note that on page A001 of submitted plans, the cabana is listed as 1,487 square feet, but on A111 the plan shows 1, 872 square feet. Staff's comments are the same for either dimensions, but please reconcile before submission. Please also note the height of the proposed gate.

The property has Hillside (HS) as its base zoning district with the Santa Clara Valley Viewshed Design Review combining district (-d1) (97%). The *Golf Course and Country Clubs* category, described below, is considered a "Recreational" use and is an allowed use in the subject site's designation, subject to obtaining a Use Permit with ASA.

According to Zoning Ordinance §2.10.040 the land use classification for a Golf Course and Country Club is defined as follows:

Golf Course and Country Clubs (Recreational). Golf courses and related uses such as driving ranges, refreshment services, locker rooms, facilities for limited sales of golf supplies and accessories, swimming pools, <u>tennis courts, fitness center, social areas, and eating and drinking facilities for members, users, and their guests</u>. May also include overnight accommodations for temporary occupancy of members, users, and guests, that are of an appropriate and ancillary scale to the golf course development. [Criteria/Findings § 4.10.140]

Surrounding Land Uses

The existing project site is surrounded by vacant lands and agricultural and residential uses. The current access to the property is from Santa Teresa Boulevard and Highland Avenue, County maintained roads.

AN APPOINTMENT IS REQUIRED FOR A SUBMITTAL. PLEASE EMAIL TO SCHEDULE A VIRTUAL APPOINTMENT.

PLANNING DIVISION

Contact Robert Cain at (408) 299-5706 or <u>robert.cain@pln.sccgov.org</u> regarding the following comments:

Policies (General Plan)

1. Several County General Plan policies apply to the project, including land use policies for Recreational Parks and Public Open Space Lands (R-PR 14 and 15, policies related to golf course),

Bio-1 and 2 Water Supply, Quality, and Watershed Management (R-RC 5 and R-RC 10), Habitat and
 Bio-2 Biodiversity (R-RC 24), the San Martin Planning Area (R-PR 14, R-LU 114.3, and R-LU 119), and
 Bio-3 and 4 Hillsides (R-LU 17, and R-LU 25 to 27), included as Attachment A for reference. The project would need to demonstrate conformance with the General Plan.

As the proposed new improvements are located in the San Martin Planning Area and Hillsides General Plan designation, the General Plan policies that apply to the proposed development primarily focus on the following themes:

- A. The design of the site must be consistent with the architectural, landscaping, fencing, and signage policies in the "*San Martin Integrated Design Plan and Guidelines*."
- B. The proposed development shall avoid impacts or reduce them to less than significant levels, such as a loss of prime soil and an increase of traffic generation or demand for public service and facilities.

Findings (Use Permit with ASA)

2. A Use Permit with ASA Modification may be granted if all applicable findings listed in Attachments B and C can be made.

In summary, the project must conform with the General Plan, Zoning Ordinance, and all other Santa Clara County guidelines and standards. The project must not be significantly detrimental to the site's natural setting, must conform to the surrounding neighborhood, and must include safe and adequate access for fire and emergency vehicles (including secondary access when deemed necessary by the Fire Marshal). Additionally, the project needs to adhere to a minimum of 30 feet for front, side, and rear setbacks and from any future road dedication.

Pursuant to Section 5.20.200 of the Santa Clara County Zoning Ordinance, modifications of approved permits may be initiated to alter an approved structure, change the configuration of site improvements, or modify or delete conditions of approval. Modifications are classified as either "minor" or "major" generally based on their significance, consequences and amount of additional processing and review required.

For staff to assess the project's compliance with County zoning requirements and determine the level of the proposed modification, a detailed project description must be submitted to include specific uses of these facilities, number of existing and proposed employees, hours of operation, and whether the proposed development is intended for additional club members or public users.

Design Review

3. Projects located in the -d1 design review combining district must conform with § 3.20.040 and Chapter 5.50 of the Zoning Ordinance. Per § 3.20.040 (G), the project site is in a location which is outside the visible viewshed area, and therefore eligible for a discretionary exemption or administrative design review approval. Per § 5.50.050, detached accessory buildings and structures 1,000 square feet or less are deemed minor in character and exempt from design review (unless design review is required by other provisions of the Zoning Ordinance). The Support Building appears to be less than 1,000 square feet, but the Cabana Structure appears to be nearly 4,000 square feet. As these structures are proposed to be located outside of the visible viewshed area (based on GIS visibility analysis), a Design Review Discretionary Exception may be requested at the time of application, please submit a letter making this request or apply for Design Review.

Application Submittal Requirements

- 4. When submitting a Use Permit with ASA modification application, provide documentation describing and showing all proposed site improvements. More information can be founded by following the links imbedded in the colored text. Please see the County website for application materials required for the <u>Use Permit</u> with <u>ASA</u> submittal. Other materials not included in the checklists but appear to be necessary to analyze the application are listed below:
 - A. <u>Complete Site Plans</u> that includes the following items:
 - A large-scale site plan includes the entire project site boundary, the existing facilities, the location of the proposed development, access roads, and waterbodies.
 - An enlarged site plan includes all the adjacent waterbodies and the distances measured from the proposed development areas to the top of bank. Please identify the proposed grading with the existing contours in grey lines and proposed contours in black lines.

Bio-1 B. <u>Biological Report</u> prepared by a certified biologist that includes Land Cover Survey with mapping to verify the impacted habitats and species within the proposed development area.

- C. <u>Parking Plan for All On-Site Parking</u>: Parking standards and requirements can be found in <u>Table 4.30-2</u> and <u>Table 4.30-3</u> of the County Zoning Ordinance, <u>Section 4.30.040(A)</u>. Submit a site plan that includes aisle width, dimensions, and space numbering to demonstrate compliance with the parking provisions. Adequate and separate areas for large vehicle parking shall be provided in the parking plan, if applicable. Driveway and parking areas are recommended to be treated or paved per the <u>San Martin Integrated Design Plan and Guidelines</u>. (also see LDE comments#16 below).
- D. <u>On-Site Circulation Plan</u> that identifies the circulation pattern, including vehicle size, turning radius, the purpose of the new 28-foot motorized gate, and whether the gate connects to a paved driveway.
- E. <u>Landscape Plan</u>: Provide a preliminary landscape plan includes common names, sizes, quantities, and spacing of the species, the irrigation system, and the square footage calculation consistent with the Water Efficient Landscape Ordinance (WELO), <u>Guidelines for Architecture and Site</u> <u>Approval</u> and the <u>San Martin Integrated Design Plan and Guidelines</u>.
- F. <u>Early Outreach</u>: Level 1 Early Notification Outreach, which will require noticing to immediate neighbors by the County staff and a sign posted on-site by the applicant as described on the County <u>website</u>.
- G. <u>Signage</u>: Provide design details (including location, text, material, size, colors, etc.) of any proposed signage. Signage would need to be consistent with Section <u>4.40.050</u> and <u>4.40.060</u> of the Zoning Ordinance. Driveway and parking areas is recommended to be treated or paved per

<u>Guidelines for Architecture and Site Approval</u>, and the <u>San Martin Integrated Design Plan and</u> <u>Guidelines</u>.

Grading Approval

5. The proposed grading requires a Grading Approval, as cut or fill exceeds 150 cubic yards. A Grading Approval may be granted if all the findings are made pursuant to the County Ordinance Code Section C12-406. Staff recommend the applicant providing a Grading Justification Statement to explain the necessity of the proposed grading. The form can be accessed via the link below: https://stgenpln.blob.core.windows.net/document/Grading_Statement.pdf

Environmental Review

6. A Master EIR was prepared and a final EIR was certified in 1993, which covers three projects, including the subject Golf Course and Country Club Use Permit and ASA. An EIR addendum might be required, and the final CEQA determination will be made once the project is deemed complete. Additional studies may be required after a review of the submitted application.

Habitat Conservation Plan Review

Bio-2
 The subject property is located in the Santa Clara Valley Habitat Plan area, and the Private Development Area is designated Area 3: Rural Development Not Covered. Land cover in the development area appears to be California Annual Grassland and potentially Mixed Riparian Forest and Woodland, although the nearest watercourse is on the other side of Highland Avenue from the proposed development. The proposed development site appears unlikely to support Riparian or Serpentine species that may exist north of Highland Avenue, however the Master EIR identified several protected species on the larger property. Please provide a report prepared by a qualified biologist that examines how the proposed project might impact California Tiger Salamanders and Western Pond Turtles. This may be addressed in a more comprehensive biology report addressing CEQA concerns. If no impacts to listed species are found, then this will not be a covered project.

Fees

- 8. Minimum current planning fees for processing of the land use applications are as follows:
 - A. Standard Use Permit with ASA Minor Modification
 - B. Environmental Assessment (Prior CEQA fee)
 - C. Grading Approval

\$14,227.97X0.75= \$10,670.98 \$ 531.48 \$2,363.66 \$994.77

D. Design Review / Discretionary Exemption (no hearing) \$994.7

Note: these amounts are utilized on a staff time and material cost basis. After these initial fees are exhausted, the owner is invoiced for the staff costs. Other fees may apply. If after review Staff determines that this project does not qualify as a Minor Modification, full modification fees will apply. Fees may be adjusted at the discretion of the Board of Supervisors.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-5763 or <u>alex.goff@sccfd.org</u> regarding the following comments:

- 9. Structures are to be located within 200 ft. path of travel to fire department access.
 - a. Access to have a minimum width of 20 ft. and be made of an "all weather" material capable of holding 75,000 pounds.

- 10. Site Plan to show standard fire hydrant within 400 ft. exterior path of travel to all portions of structures.
- 11. Plans state fire sprinklers will be installed, a note is to be added saying NFPA 13 fire sprinklers will be a deferred submittal for the structures (Support Building and Cabana).

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408)-299-5733, Ed.Duazo@pln.sccgov.org regarding the following:

- 12. Based on the grading quantities noted in the plans, a grading permit will be required. Submit an application for Grading Approval with any other Planning (Land Use) Approvals/Modifications required for the project. For preliminary grading plan requirements, reference Section C12-424 of the Count Grading Ordinance.
- 13. Submit a completed Central Coast Watershed Questionnaire. The questionnaire will identify the applicable stormwater treatment requirements for the project. Preliminary plans will need to conceptually include the stormwater treatment requirements identified in the questionnaire. A copy of the questionnaire is available at: https://stgenpln.blob.core.windows.net/document/Stormwater CWP Ouestionnaire SC.pdf
- 14. Provide conceptual drainage plan that demonstrate:
 - a. The site can be adequately drained,
 - b. The development of the site will not cause problems to nearby properties,
 - c. The site is not subject to significant damage from the one-percent flood, and
 - d. 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.
- 15. A portion of the parcel is located within the Special Flood Hazard Area, Zone A. In preliminary plans, show the location/limits of the floodplain.
- 16. In preliminary plans, demonstrate that the proposed parking lot and access to the lot conforms to the Parking Design Standards outlined in Section 4.30.070 of the County Zoning Ordinance. The County Zoning Ordinance is available on-line at: https://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf
- 17. If more than 500 SF of landscape area is proposed, landscape plans and documentation will be required to demonstrate compliance with the County Sustainable Landscape Ordinance (the County version of MWELO Model Water Efficiency Landscape Ordinance). Landscape area is defined as disturbed area, excluding impervious hardscape (buildings, concrete/asphalt patios, etc.) and areas to be solely hydroseeded. For additional information on County MWELO requirements, refer to the following web pages:

https://www.sccgov.org/sites/dpd/OrdinancesCodes/Landscape/Pages/welo-background.aspx
https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55 B69DB0D45A11DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=De fault&contextData=(sc.Default)

18. If the project will disturb more than an acre of land area, then a Notice of Intent (NOI) will need to be filed with the State Water Board prior to the issuance of any permits. The filing requires the preparation of a SWPPP (Storm Water Pollution Prevention Plan) by a QSD (Qualified SWPPP Developer).

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or <u>darrin.lee@cep.sccgov.org</u> regarding the following comments:

- 19. Locate community dispersal field and show on revised plan, so as to ensure new improvements do not impact existing system.
- 20. As CordeValle's onsite wastewater treatment system (OWTS) is under the jurisdiction of the Central Coast Regional Water Quality Control Board, please contact and confirm whether new waste loading generated from new restrooms would trigger an upgrade to the current community system.
 - a. In the event no modifications to system is required, obtain and provide documentation from Central Coast Regional Water Control Board clearing the existing septic system from improvements. Provide prior to issuance of a development permit.
 - b. If upgrades or modifications are required, please contact the Central Coast Regional Water Control Board and the Department of Environmental Health.

ROADS AND AIRPORTS

Contact Leo Camacho at (408) 299-5780 or <u>leo.camacho@rda.sccgov.org</u> regarding the following comments:

- 21. It is unclear if the development will have an impact to County maintained roadways. Provide a traffic section to the project description of the development to clarify the impact, if any, to County roads due to additional use, increased membership, special events, etc. A traffic study or additional information may be required to determine the level improvements needed to address any intensification of traffic by this development.
- 22. An encroachment permit with Roads and Airports Department is required for any work within County road right-of-way (ROW).
- 23. For any work within the ROW, all the following standards shall be consistent with Roads and Airports Department's Standard Details and Standard Specifications. Copies of these details are available at the following web site: http://www.countyroads.org
- Bio-4 24. A Tree Removal Approval is required prior to any tree removal, replacement, or relocation within the ROW. A tree within the ROW requiring removal approval is any tree at least 20 feet in height or at least 12 inches in diameter measured 4.5 feet above grade. The process for obtaining approval for

a tree removal and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Tree Removal from County Right-of-Way.

Any future application submittals must address all comments listed in the pre-application letter. If you have any questions and or concerns, please contact (408) 299-5706 or <u>robert.cain@pln.sccgov.org</u>.

Sincerely,

Mac

Robert Cain Associate Planner

cc:

Manira Sandhir, Principal Planner Xue Ling, Associate Planner Ed Duazo, Land Development Engineering (LDE) Alex Goff, Deputy Fire Marshal (FMO) Leo Camacho, Roads and Airports (RDA) Darrin Lee, Environmental Health (DEH)

Brian Spector (Applicant)

Attachments:

- Attachment A General Plan Policies Exhibit
- Attachment B Use Permit Findings Exhibit
- Attachment C Architecture & Site Approval Findings Exhibit

ATTACHMENT A

Reference of Applicable General Plan Policies

<u>*underline added for areas of concern identified by Planning Staff.</u> These findings would be further evaluated if an application is submitted, deemed complete, and reviewed for environmental impacts.

Book B, Part 3: Rural Unincorporated Area Issues & Policies, Parks and Recreation Chapter – Regional Parks and Public Open Space Lands

Policy	Page No.	Policy Language		
R-PR 14	N-8	 Privately-owned recreational land uses and facilities within rural unincorporated areas, including but not limited to golf courses, campgrounds, recreational vehicle (RV) parks, and similar uses, should be compatible with the landscape and resources of the areas in which they are proposed. To ensure such compatibility, potentially significant impacts often associated with such land uses should be avoided or reduced to less than significant levels, including: a. water demand; b. traffic generation; c. wastewater generation and disposal; d. alteration of natural topography, drainage patterns, habitat, or vegetative cover; e. use of harmful chemicals, such as pesticides, and herbicides; f. riparian area or heritage resource impacts; g. loss of prime soils or other impacts upon local agriculture; h. visual impacts; and, i. impacts on public services and facilities including schools 		
R-PR 15	N-8	 i. impacts on public services and facilities, including schools. In addition to review of environmental impacts, review of proposed golf courses and ancillary uses shall also take into account the following; a. any pertinent joint City-County area plans; b. applicable land use or other general plan policies of the proximate city c. the location of the proposed site relative to city Urban Service Areas; a d. the intended scale or "service area" of the proposed golf course (i.e. intended to primarily serve a local community or intended to serve users from a larger service area). 		

Book B, Part 3: Rural Unincorporated Area Issues & Policies, Resource Conservation Chapter – Water Supply, Quality, and Watershed Management, Habitat and Biodiversity

	Policy	Page	Policy Language
		No.	
Bio-1	R-RC 5	O-14	Public and private development projects shall be evaluated and conditioned
and 2			to assure they are environmentally sound, do not degrade natural resources,
			and that reasonable steps are taken to mitigate potentially adverse impacts.
	R-RC 10	O-14	For lands designated as Resource Conservation Areas (Hillsides,
			Ranchlands, Agriculture, and Baylands) and for Rural Residential areas,
			water resources shall be protected by encouraging land uses compatible and
			consistent with maintenance of surface and ground water quality.
			1. Uses that pose a significant potential hazard to water quality should not
			be allowed unless the potential impacts can be adequately mitigated.
			2. The amounts of impervious surfaces in the immediate vicinity of water
			courses or reservoirs should be minimized.
Bio-2	R-RC 24	O-22	Areas of habitat richest in diversity, of particularly fragile ecological nature,
			or necessary for preserving threatened or endangered species should receive
			special consideration for preservation as open space and protection from
			development impacts. Examples include baylands and riparian areas,
			serpentine geology, and other critical habitat areas identified by local
			legislative bodies.

Book B, Part 3: Rural	Unincorporated Ar	ea Issues & Policies	, Resource Conserv	ation Area Chapter-Hillside
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	Policy	Page	Policy Language		
		No.			
Bio-3	R-LU 17	Q-3	These lands also contain such important resources as grazing lands, mineral deposits, forests, wildlife habitat, rare or locally unique plant and animal		
Bio-4			communities, historic and archeological sites, and recreational and scenic		
			areas of regional importance, which serve to define the setting for the		
			urbanized portions of Santa Clara County. Given the importance of these		
			lands to the county's overall quality of life, allowable uses shall be		
			consistent with the conservation and wise use of these resources and <u>levels</u>		
			of development shall be limited to avoid increased demand for public		
	DINAS	0.6	services and facilities.		
	R-LU 25	Q-6	Non-residential land uses allowed in 'Hillsides' areas shall be of a generally		
			low density or low intensity nature, depending on the use, as is consistent		
			with the basic intent of the Hillsides designation to preserve the resources		
			and rural character of the land. Non-residential uses shall:		
			a. <u>avoid of minimize any potentiany significant adverse environmentar</u>		
			h provide adequate access to safely accommodate potential traffic		
			without significantly impacting local transportation routes:		
			c. demonstrate no significantly increased risks associated with natural		
			hazards;		
			d. not create adverse visual impacts as viewed from the Valley floor or		
			from adjacent public recreational areas; and		
			e. cause no significant increase in the demand for public services or		
			infrastructure, including potential impacts on school districts.		
	R-LU 26	Q-6	For recreational, commercial, or other uses which permit or involve		
			overnight accommodations for temporary guests, allowable densities and the		
			design of development shall also adhere to the following principles:		
			a. proposed densities must be consistent with the scale of the allowed		
			recreational or commercial use, if applicable;		
			b. design and appearance shall blend harmoniously with the natural		
			setting; and a development shall be leasted and if possible alustered within the		
			c. development shall be located, and it possible, clustered within the minimum area necessary to accommodate it in order to avoid or		
			reduce the need for improvements and minimize any potential		
			environmental impacts		
	R-LU 27	0-7	Land uses proposed for inclusion within the Hillside zoning ordinance may		
	n Lo L,	× '	be evaluated for conformity with the intent of this land use designation by		
			various measures of land use intensity, including but not limited to:		
			a. waste water generation rates;		
			b. traffic generation rates;		
			c. extent of grading, vegetation removal, drainage modifications, or		
			other alteration of the natural environment;		
			d. noise or other nuisance potential; and		
			e. growth-inducing potential.		

Book B, Part 3: Rural Unincorporated Area Issues & Policies, Other Land Uses, Special Area Policies – San Martin Planning Area.

Policy	Page	Policy Language	
	No.		
R-LU 13	Q-2	Prior to making a decision as to whether to approve any golf course that might be proposed on lands designated "Agriculture" outside of the "agricultural preserve," the County shall conduct a study to establish specific policies and criteria for the development of golf courses within agricultural areas. The study should evaluate environmental and land use impacts including but not limited to: a. compatibility with agriculture; b. effects on prime soils; c. water supply and guality issues:	
		d public service and infrastructure demands: and	
		e growth-inducing potential	
R_I II	0-20	The intent of policy $\mathbf{R}_{\rm I}$ I U 114.2 is to limit the extent of possible expansion	
R-LU 114.3	Q-20	of the Use Permit Area boundaries. Future expansion proposals, whether through successive incremental applications for General Plan amendments or through proposals for a significant number of boundary expansions in any given yearly application filing period, may indicate a need to re-evaluate policy enabling limited expansion through privately initiated applications. The County may at any time suspend acceptance of such applications, or require additional planning analysis and recommendations regarding the long term implications and cumulative impacts of such boundary modification proposals, or both. The County may refuse to accept for processing a privately initiated application for a General Plan amendment not deemed substantially consistent with fundamental or applicable goals and policies of the General Plan, including those for the San Martin Planning Area, and Policies RLU 114.2 and R-LU 114.3, in particular	
R-LU 119	Q-23	Non-residential development in the San Martin Planning Area <u>shall conform</u> to the adopted development and design guidelines for the San Martin <u>Community contained within the "San Martin Integrated Design</u> <u>Guidelines</u> ."	

ATTACHMENT C

ASA Permit Findings

<u>*underlined emphasis added for areas of concern.</u> These findings would be further evaluated if an application is submitted, deemed complete, and reviewed for environmental impacts.

Zoning Ordinance Section 5.40.040, Page 288

	Finding	Finding Language
	Letter	
	А.	Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;
	B.	Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;
	C.	Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;
Bio-2, 3, and 4	D.	No significant, unmitigated adverse public health, safety and environmental effects of proposed development;
	E.	No adverse effect of the development on flood control, storm drainage, and surface water drainage;
	F.	Adequate existing and proposed fire protection improvements to serve the development;
	G.	No significant increase in noise levels;
	H.	Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;
	I.	Conformance with the <u>general plan</u> and any applicable area or <u>specific plan</u> , or, where applicable, city general plan conformance for property located within a city's urban service area; and
	J.	Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and any other applicable guidelines adopted by the County.

LSA

CARLSBAD CLOVIS IRVINE LOS ANGELES PALM SPRINGS POINT RICHMOND RIVERSIDE ROSEVILLE SAN LUIS OBISPO

January 24, 2022

Luca Rutigliano, Managing Director CordeValle Resort One CordeValle Club Drive San Martin, CA 95046

Subject: Tree Ordinance Issue, Proposed Pickleball Court Additions, Plan Use # PLN21-207 CordeValle, San Martin, California

Dear Mr. Rutigliano:

I made a site visit to the CordeValle Tennis Courts on Friday January 14, 2022. During the site visit, I inspected the non-native Peruvian pepper trees (*Schinus molle*) and European olive tree (*Olea europaea*) planted along the edge of the tennis court driveway and parking area.

There are a total of eleven pepper trees and one olive tree planted in 2003 by CordeValle as ornamental accoutrements to the tennis courts. The expansion plans will improve the tennis court by adding pickleball courts and enlarge the parking area. The current parking area improvement plans call for the removal of five of the eleven ornamental pepper trees. The proposed emergency vehicle fire road includes removing the olive tree.

Data on the twelve trees is provided in the table below. Trees are listed from north to south.

Tree Report Number	Species	Condition	Height	DBH	Impacts
N/A	Peruvian pepper tree	Good	20	14	Avoided
N/A	Peruvian pepper tree	Good	20	16	Avoided
N/A	Peruvian pepper tree	Good	20	15	Avoided
Т6	Peruvian pepper tree	Good	20	12	Remove
Т7	Peruvian pepper tree	Good	25	16	Remove
Т8	Peruvian pepper tree	Good	25	11/7	Remove
Т9	Peruvian pepper tree	Good	25	15	Remove
T10	Peruvian pepper tree	Good	35	16	Remove
T11	Peruvian pepper tree	Good	50	20	Retain
T12	Peruvian pepper tree	Good	30	19	Retain
T13	Peruvian pepper tree	Good	15	19	Retain
T14	Olive	Good	15	12/11	Remove

1/25/22 (P:\HVD2101\Tree Ordinance Memo final 20220125.docx)

All of the trees are non-native ornamental species with no significant environmental value other than potential bird nesting sites. No bird nests were observed during the survey, however, birds could nest in these trees at a later time.

There is no environmental reason to replace the five pepper trees and one olive tree scheduled for removal. The trees serve only for ornamental purposes and are not part of the natural landscape or heritage of the property. If tree removal is scheduled during the bird nesting season (February 1-September 1), the trees should be surveyed for the presence of nesting birds two weeks prior to removal. Should an active bird's nest be discovered, the tree will need to be temporarily retained and the project will need to implement a 50 to 100-foot buffer around the tree (Depending on species) until a qualified biologist determines the young have fledged. After fledging, the tree may be disturbed or removed as necessary.

Please feel free to contact me at <u>David.muth@lsa.net</u> or (510) 680-0818 with any questions.

Sincerely,

LSA Associates, Inc.

David Muth Associate

ATTACHMENT I

Archaeological Report



January 3, 2022



1933 DAVIS STREET SUITE 214 SAN LEANDRO, CA 94577 VOICE (510) 430-8441 FAX (510) 430-8443

Jennifer Freeberg Construction Manager **Elevations Construction Management** (Jennifer@elevationscm.net) c/o Cordevalle Resort One Cordevalle Club Drive San Martin, CA 95046

RE: Cultural Resources Review - In Support of Environmental Clearance for Renovations – Existing Tennis Center and 8 New Pickleball Courts and other Improvements – Cordevalle Resort, San Martin, Santa Clara County PLN21-0207 (APN 779-20-007)

Dear Ms. Freeberg,

Please let this letter stand as Basin Research Associates' (BASIN) review of cultural resources impacts for the proposed Cordevalle Tennis Center tennis court renovations and new improvements including eight new pickle ball courts, a cabana trellis structure, a support building with restrooms, additional parking and other associated improvements.

Mr. Robert Cain, Project Planner, County of Santa Clara Department of Planning and Development, requested a cultural resources review of the project site from the California Historical Resources Information System, Northwest Information Center (CHRIS/NWIC). The review noted that the project area had been subject to numerous studies from the 1970s to mid-1990s and that a combined prehistoric/historic archaeological site (CA-SCL-76/H / P-43-000090) was present within the project parcel (File No. 21-0827 dated 12/6/21). The County, based on the results of the records search, requested a review by a professional archaeologist confirming whether the proposed project would have on impact on the recorded resource (County of Santa Clara, PLN21-207 letter dated 12/21/21 to CordeValle Resort, Item 8).

Review

BASIN previously completed two intensive studies of the project area as well as an intensive review of CA-SCL-076/H in 1995 and 1996 (see Garaventa et al. 1995 and Busby et al. 1996). The completion of a backhoe testing program in 1996 to supplement earlier auger core testing (see Garaventa et al. 1990) resulted in the revision of the site boundary for CA-SCL-76/H. The final reports, raw data and site form information were reviewed by BASIN to determine potential impacts from the proposed improvements to the archaeological resource.

Test Program - 1996

CA-SCI-76 was identified as a prehistoric site which had been subject to considerable historic era disturbance based on the results of an auger core program completed in 1990 (Garaventa et al. 1990). Cultural material during the program included lithic debitage (surface and subsurface), burned bone (non-human), a shell fragment, and diffuse carbon flecks.

A mechanically assisted site testing program was conducted on March 1, 1996 within CA-SCI-76 in areas likely to be impacted by deep excavation during project construction (e.g., proposed lake areas; club house and tennis courts, main access roads, etc.). The objectives of the testing program were to:

- (1) Determine the presence/absence of subsurface cultural deposits associated within CA-SCI-76;
- (2) Refine the boundaries of the site and determine its vertical and horizontal extent; and,
- (3) Evaluate and determine the significance of the cultural resource in accordance with established professional and regulatory criteria.

Fifteen Backhoe Test Units (BTUs) were intuitively placed within potential impact areas within the recorded CA-SCL-76 site boundary. The BTUs consisted of trenches, approximately 5 feet long and 24 inches wide, mechanically excavated in approximately 8-inch "lifts" to culturally sterile subsoil or 5-6 feet below the present ground surface. Each 8-inch lift was visually inspected for the presence/absence of cultural materials and sediment color and composition. The general stratigraphy and sediments were similar throughout except for the presence/absence of the surface layer in certain areas. The observed sediments generally conformed to the published description of the Los Robles soil series (see Lindsey 1974). No prehistoric or historic artifacts, ecofacts or culturally modified soils were observed either on the surface in the immediate vicinity of the BTUs or in the sediments excavated from the BTUs.

The lack of subsurface cultural materials resulted in the development of a revised site boundary with the new southern perimeter placed just to the north of the proposed main access road (now Highland Avenue) for the Lion's Gate Reserve Project. It is highly probable, based on the results of the 1996 testing program, that the main portion of CA-SCI-76 is present to the north of Highland Avenue within the former historic ranch complex to the north of the proposed project area.

Analysis

BASIN's previous archaeological investigations established a revised site boundary for CA-SCL-76 to the north of Highland Avenue. A review of the current plans indicates that the proposed improvements are outside of the revised boundary [Fig. 1]. Communication with Jennifer Freeberg, Construction Manager, Elevations Construction Management, indicated that no cultural materials were observed during construction of the current tennis courts in 2008 – a finding consistent with the archaeological testing results in 1996 [see Fig. 1, BTUs 8-10 negative; Busby et al. 1996].

Management Recommendations

The proposed project can proceed as planned as it will not affect any historic properties or unique archaeological resources. No subsurface testing for buried archaeological resources within the project construction prism appears necessary. Archaeological monitoring during ground disturbing construction is not necessary. The following post-review protection measures are recommended.

- (a) The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
- (b) It is recommended that prior to the start of ground disturbing construction the project proponent implement a *Worker Awareness Training* (WAT) program for cultural resources. Training should be required for all construction personnel participating in ground disturbing construction to alert them to the archaeological sensitivity of the project area and provide protocols to follow in the event of a discovery of archaeological materials. A Professional Archaeologist should develop and distribute for job site posting an "ALERT SHEET" summarizing potential finds that could be exposed and the protocols to be followed as well as points of contact to alert in the event of a discovery. Training will be scheduled at the discretion of the contractor in consultation with the project proponent.
- (c) The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the appropriate county Coroner/Medical Examiner and the project proponent.

Closing Remarks

If I can provide any additional information or be of further service please don't hesitate to contact me.

BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby, Ph.D., RPA Principal

CIB/dg

References

Busby, Colin I., S 1996	Stuart A. Guedon, Melody E. Tannam and Donna M. Garaventa Mechanically Assisted Site Testing Program at CA-SCL-76 for a Proposed Residential Project in Hayes Valley South of Morgan Hill, Santa Clara County, California. MS S-27366 on file, CHRIS/NWIC, Sonoma State University, Rohnert Park.
Garaventa, Donn	a M. Michael R. Fong and James C. Bard
1990	Cultural Resources Evaluation for Lions Gate Project in Hayes Valley South of Morgan Hill, Santa Clara County, California. MS on file, S-12025, California Archaeological Site Inventory, Rohnert Park.
1996	Cultural Resources Evaluation for a Proposed Residential Project in Hayes Valley South of Morgan Hill, Santa Clara County, California. MS S-18531 on file, CHRIS/NWIC, Sonoma State University, Rohnert Park.
Lindsey, W.C.	
1974	Soil Survey of Eastern Santa Clara Area, California. United States Department of Agriculture, Soil Conservation Service in cooperation with the University of California Agricultural Experiment Station. U.S. Government Printing Office, Washington.
Much. Brvan (Co	ordinator, CHRIS/NWIC)
2021	Records Search. PLN21-207 / APN 779-20-007 at 1 Cordevalle Gold Club Drive, San Martin /Cordevalle Tennis Center Renovations. CHRIS/NWIC File. No. 21-0827. Dated December 6, 2021. On file, Basin Research Associates, San Leandro.

Abbreviations

n.d.	no date	v.d.	various dates	N.P.	no publisher noted
n.p.	no place of p	ublisher	noted		

CHRIS/NWIC, Sonoma State University, Rohnert Park is used for material on file at the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park.

ATTACHMENTS

FIGURES

FIGURE 1 Proposed Site Plan with Archaeological Test Unit Locations and CA-SCL-76/H Revised Boundary



Figure 1: Proposed Site Plan with Archaeological Test Unit Locations and CA-SCL-76/H Revised Boundary (SCA 2021:A102)

Backhoe Test Unit (BTU) - 1996



ATTACHMENT J

Acoustics Report

23 June 2022

Jennifer Freeberg CordeValle Resort 1 CordeValle Drive San Martin, CA 95046

Subject: CordeValle Pickleball Courts (PLN21-207) – San Martin, CA Updated Pickleball Noise Analysis Salter Project 22-0018

Dear Jennifer:

This letter summarizes our analysis of pickleball activity noise for the tennis center renovation project at CordeValle Resort in San Martin, CA. The project will add eight pickleball courts, a cabana structure, fifteen parking spaces, and a noise barrier to currently unused land adjacent to the existing tennis courts. We understand the County is concerned about noise transfer to nearby residential properties and has requested a noise study per Comment 4 of the County's 21 December 2021 letter. In summary, the findings of our study are as follows:

- 1. Estimated pickleball noise levels fall within the property line noise limits of the Santa Clara County Noise Ordinance
- Estimated pickleball noise levels increase the Day-Night Average Sound Level by approximately 2 dB or less at the neighboring residential properties which is considered less-than-significant relative to ambient conditions
- 3. Estimated noise levels from new project-related traffic are not expected to increase the Day-Night Average Sound Level at the property line

PROJECT DESCRIPTION

We understand the tennis center renovation project will consist of eight new pickleball courts with a 10-foot tall noise barrier, a support building, and a cabana structure, which will be adjacent to the existing tennis courts and tennis center building. The pickleball courts will be approximately 60 to 80 feet from the southern property line, which is shared with residences along Lions Peak Lane. The following are the assumptions we have used for the analysis:

- The pickleball courts will be open for club members from 7 am to 10 pm daily
- A few times a year the courts may host a pickleball tournament with approximately 40 to 50 people



- The cabana structure will have a roof and open sides, and is intended to be used by people taking breaks or waiting for a court
- The pickleball courts will include a solid 10-foot noise barrier at the southern perimeter. An AcoustiFence product or similar is assumed¹
- There will be 15 new parking spaces associated with the project. We understand that most vehicles will park at the main club, and be shuttled to the pickleball courts
- Neither the courts or cabana will have amplification systems for announcements or music
- The support building will be used for equipment storage and have two restrooms. We have assumed it will not be a significant noise source

ACOUSTICAL CRITERIA

Table 1, below, summarizes the noise limits in Section B11-152 of the Santa Clara County Noise Ordinance. Based on our understanding of pickleball court operating hours, we have used the daytime criteria rather than the more stringent nighttime criteria. Readers less familiar with the fundamental concepts of environmental acoustics can refer to Appendix A.

Duration of Sound	Noise Limit ³
30 to 60 minutes in an hour	60 dB
15 to 30 minutes in an hour	65 dB
5 to 15 minutes in an hour	70 dB
1 to 5 minutes in an hour	75 dB
Any duration	80 dB

Table 1: County Exterior Noise Limits at Single-Family Residential Property (7:00 am to 10:00 pm)²

³ A-Weighted Sound Level – The A-weighted sound pressure level, expressed in decibels (dB). Sometimes the unit of sound level is written as dB(A). A weighting is a standard weighting that accounts for the sensitivity of human hearing to the range of audible frequencies. People perceive a 10 dB increase in sound level to be twice as loud. All levels in this report are A-weighted.



¹ Minimum 1/8-inch thick mass loaded vinyl, or other solid material with minimum 2 psf surface density

² Limits in Table 1 assume a 5 dB allowance for increase in levels from Table B11-152 of the Noise Ordinance limits due to the receiving property being a different land use category as the source property as described in Section B11-152 a4, as well as the noise source not containing a steady audible tone, or music or speech conveying informational content as described in Section B11-152 b.

The Santa Clara County General Plan does not define criteria for "significant" increases to the noise environment. In typical environmental noise analyses, the threshold for a "significant" impact is often in the 3 to 5 dB range. The City of San Jose, for example, considers a significant noise impact to be an increase of 5 dB at sensitive receptors if noise levels will remain in the "Normally Acceptable" land-use compatibility, and 3 dB as the threshold for a significant impact if noise levels would exceed the "Normally Acceptable" land-use compatibility. For reference, the County identifies DNL 55 dB as *Satisfactory* for residential land use⁴.

EXISTING NOISE ENVIRONMENT

To quantify the existing noise environment, we continuously measured noise levels at the CordeValle Tennis Center between 11 and 13 January 2022. A noise monitor was placed near the property line shared between the tennis center and residential properties along Lions Peak Lane, approximately 10 feet above grade, as shown in the attached Figures. The noise environment near the property line was influenced by distant traffic, nature (e.g., wind, birds), tennis center activity, landscaping, and aircraft flyovers. The following summarizes the measurement results, which can be found in Appendix B:

- The measured Day-Night Average Sound Level⁵ was DNL 53 dB
- Average hourly sound levels⁶ ranged between L_{eq} 39 and 56 dB during daytime hours

PICKLEBALL NOISE

In order to quantify noise levels from pickleball activity, we measured noise levels at the Canoas Park pickleball courts in San Jose on 14 January 2022. Noise levels were measured during two simultaneous 2-on-2 pickleball games, approximately 55 feet from the center of the net of the closest game to the noise monitor, and approximately 120 feet from the center of the net of the game further from the noise monitor. Table 2 shows measured levels from louder specific pickleball activities at the closest court. Table 3 shows the noise level exceeded at specific fractions of the measurement time, corresponding with the noise limit categories in the County Noise Ordinance.

⁶ L_{eq} – The equivalent steady-state A-weighted sound level that, in a stated period of time, would contain the same acoustic energy as the time-varying sound level during the same period.



⁴ Santa Clara County General Plan 1995-2010, Page I-30.

⁵ DNL (Day-Night Average Sound Level) – A descriptor for a 24-hour A-weighted average noise level. DNL accounts for the increased acoustical sensitivity of people to noise during the nighttime hours. DNL penalizes sound levels by 10 dB during the hours from 10 PM to 7 AM. For practical purposes, the DNL and CNEL are usually interchangeable. DNL is sometimes written as L_{dn}.

Activity	Noise Level
Ball hitting paddle	67 to 69 dB
Player grunts	61 to 68 dB
Player cheers	54 to 64 dB

Table 2: Typical noise levels of louder pickleball activities (reference 55 feet)

Table 3: Measured pickleball noise levels (reference 55 feet to closest court)

Ln ⁷	Noise Level
L50	57 dB
L25	62 dB
L08	68 dB
L02	71 dB
Lmax	74 dB

ANALYSIS AND FINDINGS

In order to examine potential impact on neighboring properties, we estimated noise levels at the five nearest residential properties: 1255 Lions Peak Lane, 1265 Lions Peak Lane, 1275 Lions Peak Lane, 1285 Lions Peak Lane, and 1295 Lions Peak Lane. These five properties were selected as they had the greatest potential for noise impact from pickleball activity.

County Noise Ordinance Limits

Figures 1 and 2, attached, show estimated property line noise levels as compared to the limits in the County Noise Ordinance. These estimated noise levels are shown at each of the five nearest residential properties. Estimates for pickleball noise levels are based on the source levels shown in Table 3. These estimates were based on two potential scenarios:

• "Typical" use of the courts (Figure 1), which is two pickleball courts being used simultaneously. We understand this is what may be expected on average

⁷ Ln – Noise level equaled or exceeded n-percent of the measurement time. The "n" number for L08 and L02 is rounded. Data for L08 corresponds with the level exceeded 5/60 of the time, and L02 corresponds with the level exceeded 1/60 of the time, as for comparison with the noise ordinance



• A tournament (Figure 2), which could occur a few times a year. This condition assumes 8 simultaneous pickleball games, and 20 simultaneous conversations at normal speaking level in the cabana structure. During this scenario, estimates show that overall noise levels are typically dominated by player noise rather than the noise of conversation within the cabana

Estimates suggest that the planned barrier at the southern end of the courts will reduce noise from individual pickleball activities by 0 to 8 dB at the five residential property lines examined. This range will depend on the location of the barrier relative to the source and receiver (e.g., the barrier will be most effective at reducing noise to 1265 and 1275 Lions Peak Lane).

Noise levels on a crowded day, but not a tournament, may fall between the levels shown on Figures 1 and 2. In both scenarios, we expect pickleball activity to be audible at all five residential property lines examined. As shown in Figures 1 and 2, estimated noise levels fall within the limits of the County Noise Ordinance.

Day-Night Average Sound Levels

Based on the measured noise levels at the site and estimated pickleball noise levels, we estimate cumulative existing plus estimated noise from the pickleball court project would be DNL 55 dB at the closest part of the property line to the pickleball courts. Estimates for Day-Night Average Sound Level increases at the five nearest residential properties are shown in Figure 3, attached. As the DNL increase at the nearest residential properties is 2 dB or less, this would not be considered a significant impact to the noise environment.

We understand the project expects approximately 10 vehicles per day to use the pickleball courts. These vehicles would travel along Highland Avenue at a maximum of 20 miles per hour. Most vehicles would park at the main club and then would be shuttled into the pickleball parking lot. Based on the FHWA roadway noise model, and planned vehicle travel routes, estimated Day-Night Average Sound Levels at the residential property line from project-related traffic would be negligible as compared to existing levels.

This concludes our pickleball noise analysis for the CordeValle Tennis Center Renovation. Please let us know if you have any questions.

Best,

CHARLES M. SALTER ASSOCIATES, INC.

Enerste

Greg Énenstein Associate

Enclosure

Josh Roper, PE, LEED® AF Vice President



Acoustics Audiovisual Telecommunications Security

APPENDIX A

FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL NOISE

This section provides background information to aid in understanding the technical aspects of this report.

Three dimensions of environmental noise are important in determining subjective response. These are:

- The intensity or level of the sound
- The frequency spectrum of the sound
- The time-varying character of the sound

Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB(A)), with 0 dB(A) corresponding roughly to the threshold of hearing.

The "frequency" of a sound refers to the number of complete pressure fluctuations per second in the sound. The unit of measurement is the cycle per second (cps) or hertz (Hz). Most of the sounds, which we hear in the environment, do not consist of a single frequency, but of a broad band of frequencies, differing in level. The name of the frequency and level content of a sound is its sound spectrum. A sound spectrum for engineering purposes is typically described in terms of octave bands, which separate the audible frequency range (for human beings, from about 20 to 20,000 Hz) into ten segments.

Many rating methods have been devised to permit comparisons of sounds having quite different spectra. Surprisingly, the simplest method correlates with human response practically as well as the more complex methods. This method consists of evaluating all of the frequencies of a sound in accordance with a weighting that progressively de-emphasizes the importance of frequency components below 1000 Hz and above 5000 Hz. This frequency weighting reflects the fact that human hearing is less sensitive at low frequencies and at extreme high frequencies relative to the mid-range.

The weighting system described above is called "A-weighting", and the level so measured is called the "A-weighted sound level" or "A-weighted noise level." The unit of A-weighted sound level is sometimes abbreviated "dB(A)A." In practice, the sound level is conveniently measured using a sound level meter that includes an electrical filter corresponding to the A-weighting characteristic. All noise levels included in this report are A-weighted. All U.S. and international standard sound level meters include such a filter. Typical sound levels found in the environment and in industry are shown in Figure A1.



Although a single sound level value may adequately describe environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise is a conglomeration of distant noise sources, which results in a relatively steady background noise having no identifiable source. These distant sources may include traffic, wind in trees, industrial activities, etc. and are relatively constant from moment to moment. As natural forces change or as human activity follows its daily cycle, the sound level may vary slowly from hour to hour. Superimposed on this slowly varying background is a succession of identifiable noisy events of brief duration. These may include nearby activities such as single vehicle passbys, aircraft flyovers, etc. which cause the environmental noise level to vary from instant to instant.

To describe the time-varying character of environmental noise, statistical noise descriptors were developed. "L10" is the A-weighted sound level equaled or exceeded during 10 percent of a stated time period. The L10 is considered a good measure of the maximum sound levels caused by discrete noise events. "L50" is the A-weighted sound level that is equaled or exceeded 50 percent of a stated time period; it represents the median sound level. The "L90" is the A-weighted sound level equaled or exceeded during 90 percent of a stated time period and is used to describe the background noise.

As it is often cumbersome to quantify the noise environment with a set of statistical descriptors, a single number called the average sound level or " L_{eq} " is now widely used. The term " L_{eq} " originated from the concept of a so-called equivalent sound level which contains the same acoustical energy as a varying sound level during the same time period. In simple but accurate technical language, the L_{eq} is the average A-weighted sound level in a stated time period. The L_{eq} is particularly useful in describing the subjective change in an environment where the source of noise remains the same but there is change in the level of activity. Widening roads and/or increasing traffic are examples of this kind of situation.

In determining the daily measure of environmental noise, it is important to account for the different response of people to daytime and nighttime noise. During the nighttime, exterior background noise levels are generally lower than in the daytime; however, most household noise also decreases at night, thus exterior noise intrusions again become noticeable. Further, most people trying to sleep at night are more sensitive to noise. To account for human sensitivity to nighttime noise levels, a special descriptor was developed. The descriptor is called the DNL or L_{dn} (Day-Night Average Sound Level), which represents the 24-hour average sound level with a penalty for noise occurring at night. The L_{dn} computation divides the 24-hour day into two periods: daytime (7:00 am to 10:00 pm); and nighttime (10:00 pm to 7:00 am). The nighttime sound levels are assigned a 10 dB(A) penalty prior to averaging with daytime hourly sound levels.

For highway noise environments, the average noise level during the peak hour traffic volume is approximately equal to the DNL.

The effects of noise on people can be listed in three general categories:

- Subjective effects of annoyance, nuisance, dissatisfaction
- Interference with activities such as speech, sleep, and learning



• Physiological effects such as startle, hearing loss

The sound levels associated with environmental noise usually produce effects only in the first two categories. Unfortunately, there has never been a completely predictable measure for the subjective effects of noise nor of the corresponding reactions of annoyance and dissatisfaction. This is primarily because of the wide variation in individual thresholds of annoyance and habituation to noise over time.

Thus, an important factor in assessing a person's subjective reaction is to compare the new noise environment to the existing noise environment. In general, the more a new noise exceeds the existing, the less acceptable the new noise will be judged.

With regard to increases in noise level, knowledge of the following relationships will be helpful in understanding the quantitative sections of this report:

Except in carefully controlled laboratory experiments, a change of only 1 dB(A) in sound level cannot be perceived. Outside of the laboratory, a 3 dB(A) change is considered a just-noticeable difference. A change in level of at least 5 dB(A) is required before any noticeable change in community response would be expected. A 10 dB(A) change is subjectively heard as approximately a doubling in loudness, and would almost certainly cause an adverse community response.



A-' SOUND P IN	WEIGHT RESSU DECIBE	TED RE LEVEL, ELS
	140	
CIVIL DEFENSE SIREN (100')	130	THRESHOLD OF PAIN
JET TAKEOFF (200')	120	
RIVETING MACHINE	110	BOCK MUSIC BAND
DIESEL BUS (15')	100	PILEDRIVER (50')
BAY AREA RAPID TRANSIT TRAIN PASSBY (10')	90	BOILER ROOM
OFF HIGHWAY VEHICLE (50') PNEUMATIC DRILL (50') SF MUNI LIGHT-RAIL VEHICLE (35') FREIGHT CARS (100')	80	PRINTING PRESS PLANT GARBAGE DISPOSAL IN THE HOME
	70	INSIDE SPORTS CAR, 50 MPH
VACUUM CLEANER (10')	60	DATA PROCESSING CENTER
	50	DEPARTMENT STORE PRIVATE BUSINESS OFFICE
AVERAGE RESIDENCE	40	LIGHT TRAFFIC (100')
	30	LEVELS-RESIDENTIAL AREAS
SUPTING LEAVED	20	
	10	
THRESHOLD OF HEARING {	0	
(L	1

(100') =DISTANCE IN FEET BETWEEN SOURCE AND LISTENER

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FIGURE A1 1107 С

TYPICAL SOUND LEVELS MEASURED IN THE

ENVIRONMENT AND INDUSTRY

11.25.03

APPENDIX B

Date	Hour	Leq	Lmax	L02	L08	L25	L50
11 January 2022	11:00	52	68	61	57	50	43
11 January 2022	12:00	43	62	52	46	41	38
11 January 2022	13:00	43	57	50	47	43	41
11 January 2022	14:00	55	68	63	59	57	45
11 January 2022	15:00	51	65	59	57	50	44
11 January 2022	16:00	42	58	48	45	42	40
11 January 2022	17:00	43	56	50	46	43	41
11 January 2022	18:00	43	61	52	46	43	40
11 January 2022	19:00	41	60	47	43	41	40
11 January 2022	20:00	42	60	48	44	42	40
11 January 2022	21:00	43	59	50	45	42	40
11 January 2022	22:00	43	57	48	46	44	43
11 January 2022	23:00	41	51	46	43	42	40
12 January 2022	0:00	43	65	49	44	42	40
12 January 2022	1:00	43	66	50	44	41	40
12 January 2022	2:00	39	45	43	41	40	39
12 January 2022	3:00	41	50	45	43	42	40
12 January 2022	4:00	43	53	49	46	44	43
12 January 2022	5:00	49	61	55	52	50	48
12 January 2022	6:00	51	61	58	55	52	50
12 January 2022	7:00	51	64	55	53	51	50
12 January 2022	8:00	55	70	63	59	55	52
12 January 2022	9:00	56	68	64	61	57	53
12 January 2022	10:00	52	67	61	57	53	47
12 January 2022	11:00	50	65	59	55	48	43
12 January 2022	12:00	51	70	61	56	47	41
12 January 2022	13:00	53	69	61	57	51	48
12 January 2022	14:00	54	68	64	59	55	44
12 January 2022	15:00	45	65	55	47	43	40

11 TO 13 JANUARY 2022 NOISE MONITOR DATA



12 January 2022	16:00	50	69	56	53	51	47
12 January 2022	17:00	48	60	54	51	49	48
12 January 2022	18:00	45	57	50	48	46	45
12 January 2022	19:00	42	55	48	44	42	40
12 January 2022	20:00	41	61	46	43	41	39
12 January 2022	21:00	39	50	44	41	39	37
12 January 2022	22:00	38	49	43	40	38	37
12 January 2022	23:00	36	52	43	38	36	35
13 January 2022	0:00	38	48	43	40	38	37
13 January 2022	1:00	44	73	49	43	41	39
13 January 2022	2:00	38	49	41	40	39	37
13 January 2022	3:00	43	64	48	42	40	39
13 January 2022	4:00	39	52	45	43	41	38
13 January 2022	5:00	42	51	46	44	43	41
13 January 2022	6:00	50	60	57	55	52	45
13 January 2022	7:00	52	66	60	55	51	49
13 January 2022	8:00	53	69	63	56	51	50
13 January 2022	9:00	56	68	64	60	57	53
13 January 2022	10:00	49	73	53	49	46	44

All Noise Levels A-weighted

Level shown as LO2 is the level equaled or exceeded 1/60 of the time

Level shown as LO8 is the level equaled or exceeded 5/60 of the time





FIGURE 1 – ESTIMATED PICKLEBALL PROPERTY LINE NOISE LEVELS – TYPICAL ACTIVITY CordeValle Pickleball Courts 7 June 2022 Salter Project No. 22-0018

1255 Lions Peak Ln

ulative # nutes Per	Estimated Cumulative	Criterion	
Hour	Pickleball		
	Noise Level		100
ntaneous	64 dB	80 dB	
1	62 dB	75 dB	
5	59 dB	70 dB	183
15	53 dB	65 dB	163
30	48 dB	60 dB	1.12
	Go	oog	le

ALL LEVELS SHOWN A-WEIGHTED

ESTIMATES ABOVE ASSUME 2 SIMULTANEOUS GAMES

ketron



FIGURE 2 - ESTIMATED PICKLEBALL PROPERTY LINE NOISE LEVELS - TOURNAMENT CordeValle Pickleball Courts 7 June 2022 Salter Project No. 22-0018

			1000
umulative #	Estimated	Criterion	10
Minutes Per	Cumulative		
Hour	Pickleball		
	Noise		
	Level		7
stantaneous	67 dB	80 dB	٢.
1	65 dB	75 dB	83
5	62 dB	70 dB	
15	56 dB	65 dB	5
30	51 dB	60 dB	12
1000000000		ALC: N	d.

ALL LEVELS SHOWN A-WEIGHTED

ESTIMATES ABOVE ASSUME 8 SIMULTANEOUS GAMES AND 20 PEOPLE TALKING IN CABANA



FIGURE 3 – MEASURED AND ESTIMATED DNL INCREASES CordeValle Pickleball Courts 7 June 2022 Salter Project No. 22-0018

ALL LEVELS SHOWN A-WEIGHTED

ASSUMES AN AVERAGE OF 2 PICKLEBALL GAMES AT A TIME FROM 7 AM TO 10 PM

ATTACHMENT B

Conditions of Approval

PRELIMINARY ARCHITECTURE & SITE APPROVAL AND GRADING CONDITIONS OF APPROVAL

Date:	November 3, 2022
Owner/Applicant:	CordeValle LP / Spector Corbett Architects, Inc.
Location:	1 CordeValle Club Drive, San Martin (APN: 779-20-007)
File Number:	PLN21-207
CEQA:	Addendum to Prior CEQA
Project Description:	Expansion of existing tennis center to add eight pickleball courts, two bocce ball
courts, one 1,487 squa	are foot, 12-foot-high cabana structure, one 624 square foot, 17-foot-high
accessory structure w	ith two restrooms, 15 additional parking spaces, and associated improvements.
Improvements include	e 1,486 cubic yards of cut and 443 cubic yards of fill. This project is located in the
Santa Clara Valley H	abitat Plan permit area, Private Development Area 3 (rural development, not
covered).	

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. S/he represents a specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Robert Cain	(408) 299-5706	robert.cain@pln.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Land Development	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Engineering			
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@deh.sccgov.org
Building Inspection		(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. 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

- 2. Development must take place in substantial conformance with the approved plans, submitted on January 27, 2022, and these Conditions of Approval (COA). Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, or additional Planning review and a public hearing.
- 3. Existing zoning is HS-d1 (Hillsides zoning district, with a design review combining district). A 30-foot minimum setback shall be maintained from all property lines.
- 4. Maximum height of all structures not to exceed 35 feet.
- 5. Maximum height of fence around the tennis center not to exceed the distance from the property line to the fence.
- 6. All excess fill shall be taken off-site to an approved disposal location. A note of this requirement

shall be incorporated into the grading plan.

7. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Landscaping

- 8. Landscaping shall relate to the whole development, be integrated with building design, and soften any adverse impacts of buildings and pavement. <u>A preliminary planting plan was submitted on January 27, 2022 and approved.</u> The final plans shall be consistent with the following:
 - a. Landscape architect to prepare plan.
 - b. Use native and/or drought resistant plant material. If nonnative or no-drought resistant vegetation will be used, provide rationale for review and approval.
 - c. Include type, size, and location of all plant materials and irrigation details.
- 9. Landscaping installation and maintenance:
 - a. Provide landscaping plant materials as shown on the approved plans.
 - b. All landscaped areas shall be continuously maintained.
- 10. Trees notated to remain on approved plans shall be protected during construction as described in the arborist report prepared by Kurt Fouts (dated January 21, 2022).
- 11. Eight new willow trees and evergreen screen trees to be added as shown on approved plans. These trees are sufficient to meet tree replacement requirements for the five pepper and one olive tree to be removed. Deviation from tree planting as shown on the approved plans requires approval from the Planning and Development Department.

Parking

- 12. A total of 30 parking spaces are proposed, including two handicapped stalls, for the tennis center. The parking area is to be designed in conformance with § 4.30.070 of the County Zoning Ordinance.
- 13. All required parking spaces to accommodate subject operations shall be provided onsite.
- 14. All parking spaces and driveways shall be paved and maintained with asphalt surface or better. All fire and other emergency vehicle access shall be maintained to as described in Conditions No. 53-56.
- 15. On-site parking spaces shall be delineated with paint and on-site directional arrows to indicate the direction on the on-site access.
- 16. Provide and maintain a 4-inch to 6-inch-high concrete curb between all landscaped areas and automobile traffic. Driveways shall be defined by concrete curb, landscaped area, or other similar means.
- 17. Additional access proposed in the January 27, 2022 plans shall be for emergency access and for maintenance, and not for visitor access to the tennis center.

Exterior Lighting / Security Lighting

18. Lighting to be in substantial compliance with the photometric plan included in the report prepared by Michael Baker International, dated July 15, 2022. All lighting added after [DATE OF APPROVAL} shall be shielded or otherwise designed to limit the spillover of light onto neighboring properties to no more than 0.1 foot candles.

Noise

- 19. The project shall include a solid 10-foot noise barrier, an AcoustiFence or similar product, at the southern perimeter of the tennis center/courts.
- 20. No amplified noise is allowed.

Tennis Center Operations

- 21. The tennis center (including tennis, pickleball, and bocce courts) shall not extend hours of operations earlier than 7 AM or later than 10 PM.
- 22. The tennis center shall host no more than three member tournaments in a calendar year.

Habitat Plan

23. As proposed, this is not a covered project under the Santa Clara Valley Habitat Plan. However, should instances of the California Tiger Salamander or Western Pond Turtle be identified at the project site, this will become a covered project. Prior to any construction or ground disturbing activity, a qualified wildlife biologist shall submit a preconstruction clearance letter to Planning.

Land Development Engineering

- 24. 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.
- 25. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Environmental Health

26. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Fire Marshal's Office

27. This property is located in the South Santa Clara County Fire Protection District. It is located in the State Responsibility Area, and as such must comply with the State Minimum Fire Safe Regulations.

CAL Fire

28. This project (PLN21-207) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

29. Road Surfaces: Ensure Road surface meets specifications listed in § 1273.02 to support a 75,000-pound fire apparatus. Driveway should meet specification to support 40,000 pounds.

§ 1273.02. Road Surfaces

(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.

(b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

30. Gates: Ensure gate meet specifications in the Fire Safe Regulations to be 30 Ft. from the roadway and not obstruct traffic while vehicle is stopped. Gate must have a means of emergency operation.

§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

(c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

31. Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291.

§ 1276.01. Setback for Structure Defensible Space.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

<u>CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING AND/OR</u> <u>GRADING PERMIT ISSUANCE</u>

<u>Planning</u>

- 32. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
- 33. Prior to issuance of a building permit, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.
Environmental Health

- 34. Prior to issuance of a development permit, obtain and provide a written response from Central Coast Regional Water Quality Control Board (CC RWQCB) regarding Cordevalle's existing wastewater treatment plant's ability to accommodate and process incoming wastewater generated from the new restroom facilities.
- 35. Provide a will serve letter from West San Martin Water Works, Inc. or other water purveyor.

Land Development Engineering

36. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page:

https://plandev.sccgov.org/home > How to > Apply for a Development Permit or Planning Application > Grading Permit

- 37. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
- 38. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The parking lot shall conform to the parking design standards outlined in the Santa Clara County Zoning Ordinance. The following standards are available on-line:
 - § March 1981 Standards and Policies Manual, Volume 1 (Land Development)

https://plandev.sccgov.org/home > Ordinances & Codes > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual

https://plandev.sccgov.org/home > Ordinances & Codes > Grading and Drainage Ordinance

39. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

- Page 6
- 40. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
- 41. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
- 42. Final grading plans shall show the location/limits of the Special Flood Hazard Area relative to the proposed improvements.
- 43. Submit one copy of the signed and stamped of the geotechnical report for the project.
- 44. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Utilities

45. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the building plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – Monterey Bay/Central Coast

- 46. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance.
- 47. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, the inclusion of multiple site design measures is encouraged. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

www.scvurppp.org > Elements > New Development and Redevelopment > SCVURPPP C.3 Stormwater Handbook (June 2016)

- 48. Provide a Storm Water Control Plan, prepared by a licensed civil engineer, showing the project's drainage management areas and detailing the storm water quality treatment and runoff retention measures integrated into the project to satisfy post construction stormwater management requirements. Include supporting sizing calculations based on the County's Guidance Manual for Low Impact Development and Post Construction Requirements.
- 49. Provide peak flow management analysis for the project prepared by a licensed civil engineer. The analysis shall show the post –development peak flow discharge from the site doesn't exceed the pre-project peak flows for the 2- through 10-year storm events. If the existing on-site flood

control facilities will be utilized for peak flow management, then updated calculations and/or specific details/calculations from the previous Master Drainage Study shall be provided to demonstrate that peak flow management requirements have been met.

50. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

Fire Marshal's Office

- 51. Review for 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.
- 52. A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit (if required) or prior to approval of the building permit.

Fire Protection Water

- 53. **IMPORTANT:** Fire protection water system shall be installed and inspected **prior to approval of the foundation or final inspection for construction** with completely noncombustible components. 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.
- 54. FIRE-FLOW: The minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours based. NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.
- 55. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). Hydrant placement shall be approved by this office.
- 56. At the time of plan submittal for building permit, provide written verification from the water company that these conditions can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi.

Fire Department Access

- 57. 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.
- 58. 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.
- 59. See CFMO-C7 for minimum requirements for access roads/driveways during construction.
- 60. Fire department Access Roads shall be provided within 200-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.
- b. Vertical Clearance: 15-ft.
- c. Inside Curve Radius: 42-ft.
- d. Grade: Maximum grade shall not exceed 15%.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Dead-end Roads: Dead-end roads in excess of 150-ft. in length shall be provided with an approved turnaround meeting County Standard SD-16. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway, and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
- h. 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.
- i. A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTIONS

Planning

61. At least two weeks prior to final inspection, contact the project planner to schedule a site visit to verify that required landscaping, parking, and signage have been installed and required painting for parking space striping and directional arrows have been completed. Further, Planning will verify that the structures were constructed and painted in conformance with approved plans and paint samples.

Fire Marshal's Office

- 62. All buildings or structures larger than 500 square feet shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13.
- 63. 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-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

Land Development Engineering

64. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

ATTACHMENT C

Vicinity Map

