DAVID J. POWERS & ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS & PLANNERS

MEMORANDUM

Date	May 21, 2025
To	Ryan Safty, Associate Planner, Town of Los Gatos
From	Patrick Kallas, Project manager Akoni Danielsen, Principal Project Manager/President
Subject	La Rinconada Country Club Redesign – CEQA Categorical Exemption Qualification

I. Introduction to Categorical Exemptions

The California Environmental Quality Act (CEQA) Guidelines contain classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. CEQA Guidelines Section 15301, Existing Facilities Class 1 Categorical Exemptions, and 15302, Replacement or Reconstruction Class 2 Categorical Exemptions set forth conditions for projects which replace or reconstruct existing facilities that may be found categorically exempt. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

The Town of Los Gatos, serving as the Lead Agency, is completing environmental review for the La Rinconada Country Club Modernization project ("project") in compliance with CEQA, the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.), and the regulations and policies of the Town of Los Gatos. This Memorandum describes the proposed project and provides analysis and evidence to support a determination by the Town of Los Gatos that the project would be eligible for a Categorical Exemption under CEQA.

II. Existing Conditions

La Rinconada Country Club was founded by A.P. Giannini in 1928. The first nine holes were completed in 1928 and the second nine later in 1929. Since 1929, modest improvements have been made to the golf course. The Country Club property is accessed by a driveway connecting to Clearview Drive. This access point leads into a 171-space parking lot which serves the clubhouse,

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country club facilities and golf course. The country club, including the golf course and associated amenities, covers approximately 118.4 acres and is surrounded by residential neighborhoods. The country club also borders the Rinconada Water Treatment Plant on the west. The location and extent of the project area can be seen in Figure 1, 2, and 3.

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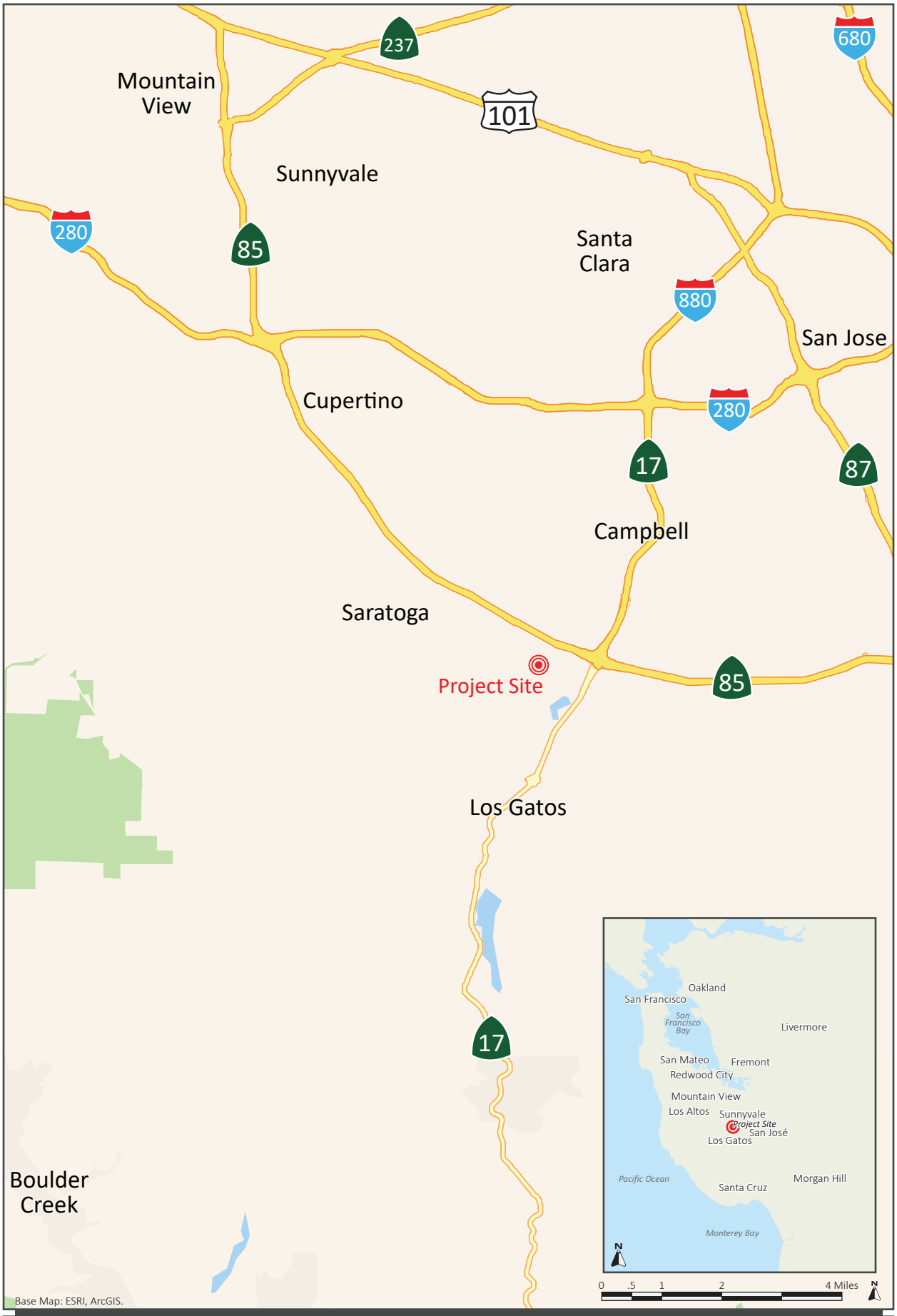

REGIONAL MAP | FIGURE 1



VICINITY MAP | FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 3

III. Project Description

Proposed Golf Course Modernization

The proposed project would modernize the 18-hole layout and replant the entire course by replacing fairways with more drought tolerant Bermuda grasses, adding native drought tolerant trees, and installing a more efficient irrigation system. The adjusted course layout would leave 17 of the 18 holes in their current locations. The only hole location that would be modified would be the 13th hole which would be slightly reoriented on the south side of the project site. All existing on-site structures would remain unchanged and no changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility. Minimal above grade work is planned other than a slight realignment of the entrance drive to improve safety with golf play and a small, approximately 250 square foot, restroom facility for the back 9 holes. Upon project completion, the Country Club would continue to operate one 18-hole golf course on the property and the membership numbers would remain unchanged. The proposed project would not expand or increase the use of any facilities at La Rinconada Country Club. The proposed project would not alter ingress and egress to the property.

Irrigation System and Cart Paths

As part of the proposed project, the irrigation system would be modernized, on-site drainage systems would be upgraded, and the fairway grass would be replaced with a modern hybrid Bermuda grass that requires 30-35 percent less irrigation water than the current course grass which would reduce irrigation water consumption to approximately 30 million gallons per year. In addition to the turf change and drainage upgrades, the proposed project would replace most of the existing golf course cart paths with reduced footprint cart paths. Replacement of the cart paths would reduce impervious surfaces on the golf course by approximately 70 percent.

Tree Removal

There are approximately 1,200 trees on the property, most of which are non-native species planted by the Club over the past 50 years. Recently introduced coast redwoods and eucalyptus trees would be replaced by native oaks as a part of the proposed project. The plan would remove approximately 240 trees, most of which are redwoods and eucalyptus. The proposed project would replace the trees removed at a one-to-one ratio, planting approximately 173 native tree species on the golf course and payment of in-lieu fees for the remaining tree replacement. Most of the trees proposed for removal are on the interior of the course; only approximately 30 are on the perimeter near homes. This would restore the property to a more natural state similar to the late 1920's.

Construction

As part of construction activities, grading would be balanced on-site with approximately 52,780 cubic yards of cut and fill. The area of disturbance is shown in Figure 4, Project Disturbance Area. No

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soil would be imported to or exported from the site. Construction of the proposed project is estimated to take approximately seven to eight months to complete and is scheduled to begin in early March of 2026. The proposed project would implement standard soil management procedures to limit dust and debris on and around the project site, refer to Condition of Approval in Section IV.(c), Air Quality Effects, below. Construction equipment and materials would be staged on site and construction works would park on site as well during construction.

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SITE PLAN

FIGURE 4

IV. Environmental Review

The purpose of this section is to document whether any of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project, and assess the project's eligibility for a Categorical Exemption from CEQA under Section 15301, Existing Facilities Class 1 Categorical Exemptions, and 15302, Replacement or Reconstruction Class 2 Categorical Exemptions.

Section 15300.2 – Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 1 and/or Class 2; therefore, this exception is not applicable to the project under CEQA Guidelines Section 15300.2(a).

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The La Rinconada Country Club has undergone minor revisions for the last 100 years since it was constructed. The timing of these changes has not been close chronologically, therefore, the impacts associated with each modification to the country club would be far enough apart in time to not compound with prior projects. Additionally, the La Rinconada Country Club does not anticipate additional renovations in the near future which may result in cumulative impacts. For these reasons, the proposed modernization of the La Rinconada Country Club would not result in cumulative impacts.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

<u>Air Quality Effects</u>

The information in this section is based in part on the Construction Emissions and Health Risk Assessment completed by Illingworth & Rodkin, Inc. This report, which evaluates project emissions to confirm the project complies with General Plan Policy ENV-8.1: Air Quality Standards noted below, is included for reference as Appendix A of the document.

The Town of Los Gatos has the following General Plan policies that are applicable to the project.

Policy ENV-8.1: Air Quality Standards. Federal, State, and regional air quality goals, policies, standards, and requirements shall be addressed during environmental review for local land use and development decisions. Applicable standards or requirements, if not already in the proposed plans, shall be incorporated as conditions of approval.

Policy ENV-8.9: Air Pollution Impacts During Construction. Require project proponents to prepare and implement a construction management plan that incorporates Best Available Control Measures and all best management practices in accordance with the Air District standards to reduce criteria pollutants.

General Plan Policy ENV-8.9: Include Bay Area Air Quality Management District (BAAQMD) basic BMPs to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a six - to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

Air Quality Construction Emissions

Based on the Construction Emissions and Health Risk Assessment, air pollutant emissions associated with project construction were predicted using appropriate computer models. In addition, potential project construction health risk impacts and the impact of existing toxic air contaminant (TAC) sources affecting the existing nearby sensitive receptors (e.g., residents) were evaluated. The air pollutants associated with the construction period include reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter from exhaust ($PM_{2.5}$ and PM_{10}). The analysis was conducted following guidance provided by the BAAQMD, the results of which are summarized below in Table 1.

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The proposed project would require approximately seven months of grading and excavation work (161 days) that would disturb 87.76 acres of ground area. Construction activities would require the operation of heavy construction machinery and would disturb uncovered soil which would create air quality contaminants for the entirety of the construction period. Average daily construction emissions were estimated for the proposed project based on the equipment and operations required for the project. These are summarized in Table 1 below.

Table 1 Construction Period Air Pollutant Emissions

Year	ROG	NO_x	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
2026 Construction Emissions (Tons)	0.15	1.32	0.04	0.04
2026 Average Daily Emissions (lbs/day)	1.86	16.35	0.50	0.46
BAAQMD Thresholds (pounds per day)	*54*	*54*	*82*	*54*
Exceed Threshold	**No**	**No**	**No**	**No**

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Redesign Construction Emissions & Health Risk Assessment. February 7, 2025

Based on the emissions expected for the proposed project, the construction activities would not exceed BAAQMD air quality impact thresholds for criteria air pollutants, and therefore the project complies with Policy ENV-8.1, noted above. The proposed project, like virtually all projects which involve ground disturbance, would also generate dust in the form of PM_{10} and $PM_{2.5}$ through disturbance and hauling of soils around the site. The project would implement the following Condition of Approval to comply with Policy ENV-8.9 which requires standard best management practices to limit fugitive dust pollutants.

Condition of Approval

During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

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- All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a six - to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.

Therefore, the proposed project would not exceed BAAQMD thresholds for criteria pollutants or fugitive dust and, by implementing the standard measures in Policy ENV-8.9, would have a less than significant effect.

Air Quality Health Risk Effects

During construction of the proposed project the increase in diesel particulate matter (DPM) and other $PM_{2.5}$ can result in increased lifetime cancer risk and other health hazards. The construction health risks were modeled for their impacts on existing residences surrounding the site and Roxbury Elderly Care, located west of the site near the northern edge of the golf course. The effects were modeled for impacts on all receptor types (i.e., third trimester, infants, children, and adults). The total modeled DPM was calculated to be 0.04 tons and the fugitive dust was found to be less than 0.01 tons. Based on the modeling conducted for these emissions, the expected construction risk impacts are shown in Table 2 below.

Table 2 Construction Risk Impacts at the Off-Site Sensitive Receptors

Year	Cancer Risk (Per Million)	Annual PM 2.5 (micrograms/m^3)	Hazard Index
Project Construction Impacts most affected receiver	2.10 (infant)	0.01	<0.01
Project Construction Impacts at Roxbury Elder Care	<0.01	<0.01	<0.01
BAAQMD Single Source Thresholds (pounds per day)	*>10*	*>0.3*	*>1.0*
Exceed Threshold	**No**	**No**	**No**

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Redesign Construction Emissions & Health Risk Assessment. February 7, 2025

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Based on the health risks associated with the project at the most sensitive receptor, the proposed project would not exceed BAQQMD thresholds, and accordingly, would comply with Policy ENV-8.1, and the project would have a less than significant health risk effect.

Noise and Vibration Effects

The information in this section is based in part on the Construction Noise and Vibration Assessment completed by Illingworth & Rodkin, Inc. This report is included for reference as Appendix B of the document.

Noise Effects

The Town of Los Gatos Code of Ordinances Section 16.20.035 limits construction activities to the hours of 8:00 am to 6:00 pm on weekdays and between the hours of 9:00 am and 4:00 pm on Saturdays. No construction is permitted on Sundays or holidays. Section 16.20.035 also states that at least one of the following conditions shall be met:

- construction noise limits of 85 dBA at a distance of 25 feet for any single piece of equipment and
- noise level at any point outside of the property plane of the project site is limited to 85 A-weighted sound level (dBA)

Construction of the proposed project is estimated to take approximately seven to eight months to be completed, beginning in March of 2026. Construction would progress across the country club from hole to hole, and only portions of the property will experience construction activity at any single point in time. In general, the construction activity would last approximately two to four weeks per hole, depending on where the hole is located. The proposed hours of construction are 8:00 am to 6:00 pm on weekdays and 9:00 am to 4:00 pm on Saturdays. No construction would occur on Sundays or holidays.

The construction activities that would be a part of the proposed project include earth-moving activities with heavy equipment and hauling of primarily landscape construction materials. Based on this activity, the proposed project would be expected to generate maximum noise levels of 70 to 90 dBA at a distance of 50 feet. A summary of the expected noise levels at receptors within 25 feet of the construction activities is summarized below in Table 3.

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Table 3 Construction Noise Levels from Heavy Equipment at 25 feet

Phase	Number of Workdays	Construction Equipment (Quantity)	Maximum Noise Level dBA Lmax	Average Noise Level dBA Leq
Site Preparation	120	Tractor/Loader/Backhoe (3)[a]	90	87
Grading/ Excavation	150	Excavator (10) [a]	87	88
		Tractor/Loader/Backhoe (3) [a]	90	
Paving	5	Paver (1)[a]	83	87
		Paving Equipment (1)	83	
		Roller (1)	86	
		Tractor/Loader/Backhoe (3) [a]	90	

[a] Denotes two loudest pieces of construction equipment per phase.

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Golf Course Modernization Project Construction Noise and Vibration Assessment. January 30, 2025

As shown in Table 3, average construction noise levels would range from 87 to 88 dBA Leq when the two loudest pieces of construction equipment operate simultaneously, 25 feet from an individual receptor. These predicted noise levels represent worst-case conditions, and under these conditions, noise levels would be reduced to 84 to 85 dBA Leq if the two loudest pieces of construction equipment per phase operate 35 feet or further from sensitive receptors. Therefore, the construction would conflict with the policy requirement to keep noise below 85 dBA outside the property plane as some places on the 8th, 16th, and 18th holes for the golf course if the two loudest pieces of equipment were operating simultaneously. Therefore, with the following conditions of approval, included in the project, the proposed project would further reduce noise effect during construction. These actions are standard construction measures applied to most construction projects in urban areas.

Conditions of Approval

- Construction activities shall be limited to the hours of 8:00 a.m. to 6:00 pm on weekdays and between the hours of 9:00 am and 4:00 pm on Saturdays. No construction is permitted on Sundays or holidays.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Prohibit unnecessary idling of internal combustion engines.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.

- Locate construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

The implementation of these reasonable controls would minimize disturbance at existing noise-sensitive receptors in the project vicinity. Additionally, the majority of residences adjacent to the project site are set back further than 35 feet from any work areas and only a small area of the back yards would be exposed to elevated noise levels near the 8th, 16th, and 18th holes for the golf course. Considering that the construction activity would last approximately two to four weeks per hole, and less than one construction season in total, and that the majority of construction would occur more than 35 feet from nearby receptors, the potential temporary exceedances of the Town's Code of Ordinances for a single piece of equipment over 85 dBA would result in a less than significant effect.

Vibration Effect

The California Department of Transportation (Caltrans) recommends a vibration limit of 0.5 in/sec peak particle velocity (PPV) for new residential and modern commercial/industrial structures, a vibration limit of 0.3 in/sec PPV for older residential structures, and a vibration limit of 0.25 in/sec PPV for historic buildings. The Town of Los Gatos recognizes a structure as historic if any one of the following apply:

- Any structure / site that is located within a historic district
- Any structure / site that is historically designated within the LHP overlay
- Any primary structure constructed prior to 1941, unless the Town has specifically determined the structure has no historic significance or architectural merit.

Based on the Town's definition of historic structures, this analysis uses a vibration limit of 0.25 in/sec PPV to conservatively assess the potential for vibration impacts because the clubhouse and homes in the surrounding area could be old enough, i.e. prior to 1941, to be considered historic structures.

Based on the construction equipment planned to be used for the proposed project, the vibratory levels in Table 4 would be expected.

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Table 4 Construction Vibration Levels by Phase in in/sec PPV

Phase	Construction Equipment	5 feet	10 feet	15 feet	20 feet	25 feet
Site Preparation	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Grading / Excavation	Excavator	**0.446**	0.208	0.133	0.097	0.076
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Paving	Paver	0.018	0.008	0.005	0.004	0.003
	Paving Equipment	0.018	0.008	0.005	0.004	0.003
	Roller	**1.233**	**0.575**	**0.368**	**0.268**	0.210
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Golf Course Modernization Project Construction Noise and Vibration Assessment. January 30, 2025

The proposed project could exceed vibratory impact levels if vibratory rollers are used within 20 feet of vibration sensitive buildings built before 1941. To reduce any potential vibration effects the following Conditions of Approval are expected for the proposed project.

Condition of Approval

- Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the residential buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of vibration-sensitive buildings.
- Small tractors/loaders/backhoes shall be used within 10 feet of vibration-sensitive buildings instead of excavators.
- Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

Based on the distance of residential structures from the edge of the golf course and the location of construction activities on the project site, the vibratory equipment would not be used for long periods of time near any structure which could be damaged by vibration along the 8th, 16th, and 18th holes of the golf course. Therefore, by implementing the best management practices above, primarily around the clubhouse area, the proposed project would result in less than significant vibratory effect during construction.

Biological Effects

The proposed project would disturb up to approximately 87.76 acres of vegetated areas landscaped for use as a golf course. This includes non-native grasses covering a majority of the area and trees lining the golf course hole boundaries. The site is not mapped as habitat for special status plants or

animals, and does not contain regulated habitats, i.e. riparian areas or wetlands or waters of the US or the state, as the ornamental ponds are man-made features subject to regular irrigation and maintenance. The proposed project would remove and replace this landscaping which would disturb any animals that are using the trees or other landscaped areas as habitat. Additionally, the proposed project would be required to comply with the Tree Replacement Standards identified in Table 3-1 of the Town of Los Gatos Zoning Regulations.

The proposed project would remove up to 240 trees across the golf course area. The full list of trees removed as a part of the project is included in Appendix C. To protect birds that may be nesting in the trees, the project would implement standard nesting survey requirements as required by the Migratory Bird Treaty Act and California Department of Fish and Wildlife Code. These requirements are summarized below. Through inclusion of this standard condition of approval the project would avoid negative effects on birds.

Condition of Approval

- Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1st through August 31st.

  If it is not possible to schedule construction and tree removal between September 1 and January 31, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests are disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

  During this survey, the ornithologist shall inspect trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the qualified ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that raptor or migratory bird nests shall not be disturbed during project construction.

(d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

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There are no officially designated state scenic highways in the project area. The nearest officially designated state highway is State Route 9, which is located approximately 1.25 miles southwest of the project site and is not visible from the project site.[1] The project, therefore, would not damage scenic resources within a highway officially designated as a state scenic highway, and no exception to the exemption applies under 15300.2(d).

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The provisions in California Government Code Section 65962.5 are commonly referred to as the "Cortese List". Properties considered to be on the Cortese List include current and closed leaking underground storage tank (LUST) case sites, in addition to sites with other hazardous conditions. The California Government Code does not provide a provision for the removal of an affected property from the Cortese List. Therefore, even properties with closed LUST cases in which no further work is required are still considered to be on the Cortese List.

The project site is recorded on the Cortese List Geotracker database for two closed LUST cases, which are associated with an area of the site in which no work is proposed. Due to the case closure, and to confirm if there are any hazards present on the portion of the site where the proposed golf course modernization would occur, Cornerstone Earth Group prepared a memorandum to evaluate the status of the closed LUST cases and the potential for the proposed project to disturb areas covered by the closed LUST cases.[2]

Based on the case information, a 500-gallon gasoline underground storage tank (UST) was removed from the Site in 1993. In 1998, an additional 500-gallon diesel UST and a 1,000-gallon gasoline UST were removed. All three USTs were located at the golf course maintenance facility on the furthest southern portion of the project site, a small triangular area southeast of the 16th and 17th holes that is not included within the area of proposed modernization work.

As a part of the case closure, sampling was conducted at the location of each of the three USTs. Soil and groundwater samples detected only low concentrations of petroleum hydrocarbons, diesel range petroleum hydrocarbons, and xylene. These detected concentrations did not exceed current residential or commercial environmental screening levels (ESLs). The associated LUST cases were closed by the Santa Clara Valley Water District (SCVWD) in 1997 and 1998.

While the LUST cases technically remain on the Cortese list for record keeping, the maintenance facility area which includes the area of the closed LUST cases, is not part of the golf course renovation plan. In addition, based on the Grading Plan, no earthwork activities are planned near

[1] California Department of Transportation. "California State Scenic Highway System Map". Accessed January 15, 2025. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.
[2] Cornerstone Earth Group, Inc. Environmental Review La Rinconada Country Club Golf Course Renovation. January 9, 2025.

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the maintenance facility area and former UST locations at the golf course maintenance facility. Thus, the former UST locations should not have an adverse impact on the planned golf course renovation work, and no exception to the exemption applies under 15300.2, as there are no current conditions affecting the property that warrant inclusion on the Cortese list.[3]

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site is a country club which was established in 1928, approximately 97 years ago. The golf course was modified in 1989, including reconstruction of greens, replanting of grasses, regrading of some fairways, and changes to drainage of the course. The property is not included on the California Register of Historic Places, nor has it been determined eligible for listing on the California Register by the State Historical Resources Commission. The country club is also not identified in the Los Gatos General Plan as a registered historic place, nor has it been identified by the County of Santa Clara in its historic register as a historic property. Therefore, the property is not considered a mandatory historic resource under Guidelines Section 15064.5(a)(1) or a presumptive historic resource under Section 15064.5(a)(2).

The proposed project would primarily replace the grass and some trees on the project site and would only require the relocation of one golf hole for the country club. This improvement would be similar to the improvements conducted in the 1990's and would not change any of the uses of the country club facilities. No physical changes are proposed to the clubhouse or any other structures. Therefore, given the property is not listed as a historic resource by the state, county, or Town of Los Gatos, the modifications proposed as a part of the modernization project would not create a change in the significance of any historic resource.

Section 15301 – Existing Facilities

Section 15301, or Class 1, applies to projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. These conditions, along with the project's consistency with them, are described below.

The proposed modernization project would encompass grading of the site and reconstruction of the golf course which would reduce the water consumption on-site and allow for greater water infiltration due to reduced impervious surfaces. The changes to the golf course area would not expand the number of players, the frequency or magnitude/intensity of events, or overall utility of the project site. Therefore, the proposed project would not result in an expansion of use and would

[3] California Environmental Protection Agency. "Cortese List Data Resources". Accessed January 15, 2025. https://calepa.ca.gov/sitecleanup/corteselist/.

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only perform minor alteration of the existing facility and would meet the requirements for a Section 15301 exemption.

Section 15302 – Replacement and Reconstruction

Section 15302, or Class 2, applies to projects consisting of replacement or reconstruction of existing structures, facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. These conditions, along with the project's consistency with them, are described below.

The proposed project would regrade the golf course area of the project site and reorganize the golf course layout. The reorganization of the site would construct the same uses within the existing boundary of the facilities of the country club. Additionally, the proposed project would not alter any of the structures on site other than a minor realignment of the primary access road for the project site and a new 250-square foot bathroom structure in the middle of the course. Therefore, the proposed project would be consistent with the conditions for a Section 15302 exemption because the country club would replace the existing course area in kind, and would not change the purpose or capacity of the La Rinconada Country Club.

V. Conclusion

As documented in Section IV. Environmental Review, with the incorporation of the City's standard conditions of approval, none of the exceptions contained in CEQA Guidelines Section 15300.2 apply to the project and the project is consistent with the criteria in CEQA Guidelines Section 15301 and 15302. The project, therefore, qualifies as exempt from the provisions of CEQA under Class 1 and Class 2 of the CEQA Guidelines.

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APPENDICES

Appendix A: Construction Emissions and Health Risk Assessment

Appendix B: Construction Noise and Vibration Assessment

Appendix C: Arborist Tree Inventory

Appendix D: Environmental Review La Rinconada Country Club Golf Course Renovation

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MEMORANDUM

TO:	Patrick Kallas, David J. Powers and Associates pkallas@davidjpowers.com	**FROM:**	Daniel Elting, WRA, Inc. daniel.elting@wra-ca.com
CC:	Andy Kimball, La Rinconada Country Club akimball@Larinconadacc.com		
DATE:	Revised April 18, 2025		
SUBJECT:	La Rinconada Country Club Redesign Project Biological Constraints Assessment		

1.0 PURPOSE

The purpose of this memorandum is to provide an analysis of biological resources at the La Rinconada Country Club (Study Area) in Los Gatos, Santa Clara County, California. The report is intended to support a review of the La Rinconada Country Club Redesign Project (Project) per the California Environmental Quality Act (CEQA). As part of that review, the memorandum addresses potential Project affects in accordance with Appendix G of the CEQA guidelines. Provided herein are descriptions of habitats present, and a discussion of potential environmental constraints.

2.0 BACKGROUND AND EXISTING CONDITIONS

The La Rinconada Country Club (Study Area) is an approximately 129-acre complex which includes an 18-hole golf course, tennis courts, private recreation areas, ornamental ponds, pools, and other buildings and facilities. The Study Area is situated approximately 0.25 miles south of Highway 85 within an urbanized area in Los Gatos, California with private access driveways to the east from Clearview Drive and La Rinconada Drive. The Study Area is surrounded on all sides by residential development. The site has been used for recreation since the late 1920's and contains a network of well-maintained paved roads and pathways throughout the site.

3.0 PROJECT DESCRIPTION

The proposed Project will be composed of a redesign of the existing golf course on site. Golf course modifications will be implemented through scattered earthwork on approximately 37 acres of existing course holes and ornamental ponds (Project Area; Figure 1). Additional Project components will include upgrades to irrigation systems and concrete pathways, turf lawn replacement, and removal and replacement of approximately 190 trees within the Project Area. Following the completion of construction, the proposed land-use will be equivalent to the existing use as recreation.

3.1 Project Layout

The Project would incur only slight changes modifications in grade of the existing golf course and make no major modifications in existing land cover. All existing on-site structures would remain unchanged but two ornamental ponds will be de-watered and re-graded to slightly different specifications. Upon project completion, the Country Club will continue to operate one 18-hole golf course and the membership capacity will remain unchanged. The Project would not expand or increase the use of any facilities at the Country Club, nor alter ingress and egress routes to the property. A Project Master Plan including Grading limits are provided in Attachment A..

3.2 Irrigation System and Cart Paths

As part of the proposed Project, the existing irrigation system will be modernized, existing drainage systems will be upgraded, and the fairway grass will be replaced with hybrid bermudagrass (*Cynodon dactylon*); the hybrid bermudagrass will require 35 percent less irrigation water than the current course grass. In addition to the turf change and drainage upgrades, the Project would reduce the number of existing golf course cart paths which will decrease the impervious surface area on the golf course by approximately 70 percent.

3.3 Tree Removal

There are approximately 1,200 trees on the property, most of which are non-native species planted by the Country Club over the past 50 years. A total of 256 trees will be removed as part of the Project; most of which are recently planted redwoods (*Sequoia sempervirens*) and eucalyptus (*Eucalyptus* sp.) trees. The Country Club will obtain all necessary permits associated with the removal of trees including heritage trees as defined by the City of Los Gatos (City) Code of Ordinances. Removed trees will be replaced at a 1:1 ratio by native oak trees (*Quercus* sp.) or other regionally appropriate native tree species. Details for trees to be removed and a proposed re-planting plan to City compliance are provided in Attachment A.

3.4 Construction

As part of construction activities, grading would be balanced on-site with approximately 60,000 cubic yards of cut and fill. No soil would be imported to or exported from the site. Construction of the proposed Project is estimated to take approximately seven months to complete and is scheduled to begin in March of 2026.

4.0 METHODS

This evaluation is based on a review of literature and database sources as well as a site visit completed by WRA, Inc. (WRA) on January 24, 2025. Prior to the site visit, WRA biologists reviewed literature resources and performed database searches to assess the potential for sensitive land cover types (e.g., wetlands) and special-status species (e.g., endangered plants), including:

- SoilWeb (CSRL 2025)
- Contemporary aerial photographs (Google Earth 2025)
- Historical aerial photographs (NETR 2025)
- National Wetlands Inventory (USFWS 2025a)
- California Natural Diversity Database (CNDDB; CDFW 2025a)
- California Native Plant Society Rare Plant Inventory (CNPS 2025a)
- Consortium of California Herbaria 2 (CCH2 2025)
- USFWS Information Planning and Consultation database (USFWS 2025b)
- eBird Online Database (eBird 2025)
- California Bird Species of Special Concern in California (Shuford and Gardali 2008)
- California Amphibian and Reptile Species of Special Concern (Thomson et al. 2016)
- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- A Manual of California Vegetation, Online Edition (CNPS 2025b)
- California Natural Community List (CDFW 2025)

On January 24, 2025, WRA biologists Daniel Elting and Maya Avendano conducted a field assessment of the 129-acre Study Area to observe conditions for the presence of sensitive land cover types and the potential to support habitat for special-status plant and wildlife species. Potentially jurisdictional areas and sensitive habitats were mapped using a combination of mapping-grade GPS devices and hand-drawn boundaries on high-resolution aerial imagery.

5.0 RESULTS

5.1 Vegetation Communities and Other Land Cover

WRA observed six land cover types within the Study Area. Non-sensitive land cover types include developed and ornamental ponds, and potentially sensitive land covers include intermittent stream, seasonal wetland swale, oak woodland and riparian woodland. Land cover types within the Study Area are mapped in Figure 1.

5.1.1 Non-Sensitive Land Cover Types

DEVELOPED

Developed areas comprise the majority of the Study Area and consist of meticulously maintained fairway lawns and putting greens, sand bunkers, paved roads and concrete areas, buildings, swimming pool facilities, and ornamental landscaping. Mowed lawns are fields of non-native turf grasses with scattered non-native forbs such as English plantain (*Plantago lanceolata*), common sowthistle (*Sonchus oleraceus*), with planted stands of coast redwoods, coast live oaks (*Quercus agrifolia*), valley oak (*Quercus lobata*), and eucalyptus. This land cover type is not considered sensitive by any regulatory entities.



Photo 1. Developed land cover in the Study Area is largely dominated by mowed lawns and paved cart paths.

ORNAMENTAL PONDS



Photo 2. Southeast ornamental pond in the Study Area.

The Study Area contains two manmade ornamental ponds which were created sometime in the mid 1960's and 1970's (NETR 2025). The ponds are managed and filled with water year-round. The banks of the ponds are artificially hardscaped with rocks and concrete, with some areas having a more gradual, vegetated bank. While minimal, there are some areas on the fringes of the ponds with sparse, emergent aquatic vegetation encroaching into the water from the bank. The ponds were created through excavation of dry land and artificially filled with diverted water. These water features are unlikely to be recognized as sensitive by federal or state agencies. Sensitive Habitats.

5.1.2 Sensitive Habitats

INTERMITTENT STREAM

An intermittent stream flows from south to north in the central portion of the Study Area into an artificial drain. Intermittent streams exhibit flow during portions of the year but do not convey water during the dry season. The stream ordinary high-water mark (OHWM) was determined by scour, water staining, debris build up, and changes in vegetation. Flowing water was present in the stream at the time of the January 24, 2025, site visit. The stream is surrounded by riparian woodland vegetation including arroyo willow (*Salix lasiolepis*) and curly dock (*Rumex crispus*). Intermittent stream may be considered sensitive by the California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the United States Army Corps. of Engineers (Corps.)



Photo 3. Intermittent stream, with banks mapped based on scour and erosion from water flow.

RIPARIAN WOODLAND

Riparian woodland occurs in the central portion of the Study Area adjacent to the main office building of the Country Club. Riparian habitat consists of woody-species-dominated vegetation that grows because of, or contributes organic material to, the intermittent stream within the Study Area. Riparian woodland is primarily dominated by coast live oak, with ash trees (*Fraxinus* sp.), elderberry (*Sambucus* sp.) and willows (*Salix* sp.) co-dominant. Poison oak (*Toxicodendron diversilobum*) and French broom (*Genista monspessulana*) largely dominate the midstory, with sparse herbs growing through the leaf litter, such as Italian arum (*Arum italicum*). Riparian woodland land cover type is considered sensitive by CDFW. The Project Area will not be within Riparian Woodland and no affects or disturbance to Riparian Woodland will occur.



Photo 4. Riparian woodland associated with the intermittent stream in the Study Area.

SEASONAL WETLAND SWALE



Photo 5. Seasonal wetland swale in the Study Area.

A potential seasonal wetland exists in the central portion of the Study Area in a heavily modified drainage area immediately north of the central ornamental pond. The wetland serves as a drainage basin for coneyance structures to both the north and south. South of the wetland an artificial swale drains into the wetland from the nearby pond. North of the wetland a culvert outlet drains into the wetland originating from underground segments of stormwater conveyance beneath roadways. Some inundation was present in the wetland during the January 24, 2025 site visit near the northern most culvert. Vegetation in the seasonal wetland swale was dominated by wetland plants including cattail (*Typha* sp.), watercress (*Nasturtium officinale*), curly dock (*Rumex crispus*), and pale knotweed (*Persicaria lapathifolia*). Boundaries of the potential seasonal wetland were mapped based on changes in dominant vegetation and topography but were not formally assessed for the three wetland parameters used by the Corps. to delineate wetland boundaries. This seasonal wetland is unlikely to meet the definition of Waters of the U.S. by the Corps. but may be considered sensitive by CDFW and the RWQCB.

Oak Woodland

The western portion of the Study Area contains a stand of valley oak woodland surrounding a private park/recreation area with trails and tennis courts. This habitat primarily contains valley oak with sparse blue oak (*Quercus douglasii*) with minimal understory due to regular mowing and maintenance of walking trails. Oak woodland and associated trees may be considered sensitive at state and local levels.



Photo 5. Oak woodland in western portion of the Study Area.

6.0 SPECIAL-STATUS SPECIES

6.1 Special-status Plant Species

Based upon a review of the resource databases listed in Section 3.0, 76 special-status plant species have been documented in the vicinity of the Study Area. All special-status plant species are unlikely or have no potential to occur within the Study Area because suitable conditions are lacking (e.g., edaphic [soil] conditions, topography, unique pH, associated natural communities, low levels of disturbance). No special-status plant species were observed within the Study Area on the January 24, 2025 survey.

6.2 Special-status Wildlife Species

Based upon a review of the resource databases listed in Section 4.0, 40 special-status wildlife species have been documented in the vicinity of the Study Area. Of these species, most are excluded based on a lack of habitat features (e.g., tidal marsh, old growth redwood or fir forest, grassland, sandy beaches or alkaline flats, and the presence of specific host plants). Additional species are excluded due to the lack of hydrological connection with streams that could support breeding populations of amphibians, and absence of quality foraging habitat within the Study Area. As such, most special-status wildlife species documented from the vicinity do not have the potential to occur within the Study Area.

6.2.1 Species Discussion

Northwestern Pond Turtle (NWPT; *Actinemys marmorata*) is a federally proposed threatened reptile that is known to occur within the vicinity of the Study Area. The nearest recorded occurrence of pond NWPT is in the Vascona Reservoir approximately 0.75 miles southeast of the Study Area (CNDDB 2024). Within the Study Area, the southeast ornamental pond provides potential habitat for NWPT due to the presence of minimal aquatic foraging vegetation and sparse basking sites in the form of above-surface rocks. However, the surrounding urban areas, heavy human disturbance, and fragmentation of suitable aquatic corridors surrounding the Study Area make the potential for establishment of pond turtles low. No NWPT were observed on the January 24, 2025 survey and they were determined to be **unlikely** to occur in the Study Area.

San Francisco dusky-footed woodrat (SFDFWR; *Neotoma fuscipes annectens)* is a regional subspecies of dusky footed woodrat that is a CDFW Species of Special Concern. SFDFWR use habitats with dense canopy cover including oak woodland, chaparral, and riparian woodlands. Mound shaped dens or "middens" are constructed by SFDWR using large twigs and occasionally anthropogenic items such as trash or debris (Kelly 1990). The nearest recorded occurrence of SFDWR is approximately 7 miles north of the Study Area along Saratoga Creek in Cupertino, California. During the site visit on January 24, 2025, three San Francisco dusky-footed woodrat nests were observed within riparian woodland surrounding the intermittent stream in the northeast portion of the Study Area. The presence of presumed active dens within the Study Area indicates that SFDFR are present in the Study Area. However they are only present within Riparian Woodland areas which are to be completed avoided by Project activities.



Photo 6. SFDFN den discovered in riparian woodland habitat. Den constructed atop an abandoned shipping pallet.

6.2.2 Protected Nesting Birds and Roosting Bats

species protected by the Migratory Bird Treaty Act (MBTA) as well as by California Fish and Game Codes (CFGC) have potential to nest in trees, vegetation, or on structures within or adjacent to the Study Area. No active nests were observed in the January survey as the survey was outside of the breeding season of most species (Feb – Sep). Additionally, no inactive raptor nest structures from previous seasons were observed in any of the trees on site. Additionally special-status bats including CDFW Species of Special Concern (SSC) Townsend's big-eared bat (*Corynorhinus townsendii*,) and pallid bat (*Antrozous pallidus*) have a potential to roost in mature trees in the Study Area, although the frequent level of day-time disturbance make this unlikely.

7.0 ANALYTICAL METHODOLOGY AND SIGNIFICANCE THRESHOLD CRITERIA

Pursuant to Appendix G, Section IV of the State CEQA Guidelines, a project would have a significant affect on biological resources if it would:

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.*

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

These thresholds were utilized in completing the analysis of potential Project affects for CEQA purposes. For the purposes of this analysis, a "substantial adverse effect" is generally interpreted to mean that a potential affect could directly or indirectly affect the resiliency or presence of a local biological community or species population. Potential affects to natural processes that support biological communities and special-status species populations that can produce similar effects are also considered potentially significant. Affects to individuals of a species or small areas of existing biological communities may be considered less than significant if those affects are speculative, beneficial, de minimis, and/or would not affect the resiliency of a local population.

8.0 POTENTIAL AFFECTS AND AVOIDANCE MEASURES

The purpose of this assessment is to evaluate the potential affects of Project construction and operation on existing conditions for biological resources within the Project Area. This section is structured to specifically address each significance threshold for biological resources from CEQA Appendix G. Recommendations for avoidance and minimization measures are detailed for affects that area determined to be potentially significant (Table 1).

Table 1: Summary of Potential to Affect and Minimization

CEQA Assessment Category IV.- Biological Resources	Biological Resources Considered	Potentially significant affects	Summary of avoidance measures
Question A. Special-status species	Special-status Plants Special-status Wildlife Designated Critical Habitat	Project may affect federal federally proposed northwestern pond turtle	Pre-construction wildlife survey in ornamental ponds prior to de-watering or grading. Turtles to be re-located by a USFWS approved biologist to nearby suitable habitat if observed.
		Project may affect San Francisco dusky footed woodrats or their dens, a California Species of Special Concern (SSC)	SFDFR are presumed present on site in the riparian woodland habitat, this area will not be affected by project activities and so there will be no affect.
		Project may affect nesting birds protected by the CFGC by destroying active nests or causing disturbance that results in nest abandonment.	If construction activities cannot be avoided during nesting (February 1-August 31). Pre-construction bird surveys within 500 feet of construction area within 14 days of initial ground disturbance or vegetation removal. If nests of protected avian species are present, no-work exclusion zones around any active protected nest until all young have fledged or are independent of nest.
		Project may affect special-status and non-status roosting bats by destroying active roosts or causing disturbance that results in roost abandonment.	Avoid tree removal activities during bat maternity season (April-October). Pre-construction bat surveys within 14-30 days of initial ground disturbance or veg removal. Regardless of timing of tree removal or trimming, allow all felled trees and large limbs to remain on the ground for at least 24 hours.
Question B. Sensitive natural communities & riparian habitat	Sensitive Natural Communities Streams, Lakes, & Riparian Habitat	No affect, the Project footprint does not include any sensitive habitat mapped within the greater Study Area.	Not applicable.

CEQA Assessment Category IV.- Biological Resources	Biological Resources Considered	Potentially significant affects	Summary of avoidance measures
Question C. State and federally protected wetlands	Wetlands Unvegetated surface waters	No affect, the Project footprint does not include any of the wetlands or waters mapped within the greater Study Area.	Not applicable.
Question D. Fish & wildlife corridors	Essential Fish Habitat Wildlife Corridors	No affect, no EFH or wildlife corridors present in the Study Area	Not applicable.
Question E. Local policies	Protected Trees Other biological protections	No affect because the Project will obtain a use and grading permit as well as a tree removal permit from the City of Los Gatos.	Not applicable.
Question F. Local, state, federal conservation plans	Habitat Conservation Plans	No affect, the Project is outside of the Santa Clara County Habitat Plan Boundary.	Not applicable.

8.1 Project Affect and Minimizatino Evaluation for Special-status Species

8.1.1 Special-Status Wildlife

This section analyzes the Project's potential effects and potential minimization measures for special-status species in reference to the significance threshold outlined in CEQA Appendix G, Part IV (a):

a) *Does the project have the potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Potential for potentially significant effects to special-status species are discussed below.

Potential Affect BIO-1: The southeastern ornamental pond has limited potential to support northwestern pond turtle, a federal proposed species. While no turtles were observed on the January 2025 site visit, there are sparse basking sites in the form of above surface rocks, but corridors for turtles to reach the ponds are virtually absent.

To reduce potential effects to northwestern pond turtle to a **less-than-significant** level, the following measures shall be implemented:

Avoidance Measure BIO-1: Prior to de-watering or grading of existing ornamental ponds, a qualified biologist shall conduct a pre-activity survey of the ponds to ensure no NWPT are present and will be affected. If turtles are discovered, a federally-approved biologist shall capture and re-locate the turtles to nearby suitable habitat in consultation with the United States Fish and Wildlife Service (USFWS).

NESTING BIRDS

Special-status and non-status nesting birds protected under the CFGC have the potential to nest in trees, shrubs, herbaceous vegetation, and on bare ground and man-made structures within and adjacent to the Project Area Project construction activities have the potential to affect nests in these areas if construction is initiated during the breeding bird season (typically February 1 through August 31). Potential effects include direct destruction of nests as well as indirect visual and acoustic disturbance to nesting birds from construction in adjacent areas that have the potential to result in nest abandonment. Destruction of nests or indirect disturbance from construction that results in nest abandonment are considered potentially significant affects under CEQA.

Potential Affect BIO-2: Project construction activities have the potential to directly or indirectly affect special-status nesting birds and other native nesting birds protected by the MBTA and CFGC. Construction could directly destroy active nests or cause disturbance that results in nest abandonment.

To reduce potential for affecting nesting birds to a **less-than-significant** level, the following measures shall be implemented:

Avoidance Measure BIO-2: Initiation of construction activities during the avian nesting season (typically February 1 through August 31) will be avoided to the extent feasible. If construction initiation during the nesting season cannot be avoided, pre-construction nesting bird surveys will be conducted within 14 days of initial ground disturbance or vegetation removal to avoid disturbance to active nests, eggs, and/or young of nesting birds. Surveys can be used to detect the nests of special-status as well as non-special-status birds. Surveys will encompass the entire construction area and the surrounding 500 feet. An exclusion zone where no construction would be allowed will be established around any active nests of any protected avian species found in the Project Area until a qualified biologist has determined that all young have fledged and are independent of the nest. Suggested exclusion zone distances differ depending on species, location, and placement of nest, and will be at the discretion of the biologist and, if necessary, the CDFW. These surveys would remain valid as long as construction activity is consistently occurring in a given area and will be completed again if there is a lapse in construction activities of more than 14 consecutive days during the breeding bird season.

ROOSTING BATS

Special-status and non-status bat species have the potential to be present in redwood or oak trees throughout the Project Area. Project construction activities have the potential to affect nests in these areas if construction is initiated during the bat maternity season (generally April

through October). Potential effects include direct destruction of roosts as well as indirect visual and acoustic disturbance to roosting bats from construction in adjacent areas. Destruction of roosts or indirect disturbance from construction that results in roost abandonment are considered potentially significant effects under CEQA. Based on extensive development within and adjacent to the Study Area, the area of lost potential roosting habitat is considered a less than significant effect.

Potential Affect BIO-3: Project construction activities have the potential directly or indirectly disturb special-status and non-status roosting bats. Construction could directly destroy active roosts or cause disturbance that results in roost abandonment.

To reduce potential effects of roosting bats to a **less-than-significant** level, the following measures shall be implemented:

Avoidance Measure BIO-3: Initiation of construction activities during the bat maternity season (generally April through October) will be avoided to the extent feasible, any tree removal or trimming should be conducted outside of the bat maternity season (generally April through October). If this work window is not feasible, pre-construction bat roost assessments conducted by a qualified biologist at least 14 days and no more than 30 days prior to removal are recommended to determine if bats roosts are present that may be affected by Project activities. If special-status bat species or maternity roosts are detected during these surveys, additional measures including avoidance of the roost sites until the end of the maternity roosting season may be recommended.

8.1.2 Sensitive Natural Communities Affects and Avoidance Evaluation

This section addresses the question outlined in CEQA Appendix G, Part IV (b):

> b) *Does the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

While there is sensitive habitat mapped within the Study Area, such as potential seasonal wetland swale, intermittent stream, oak woodland and riparian woodland, there is no sensitive habitat within the proposed Project footprint and Project activities will be well isolated from sensitive areas. The Project will **not adversely affect** sensitive natural communities.

8.1.3 Affects and Avoidance Evaluation for Wetlands and Other Areas Regulated by Section 404 of the Clean Water Act

This section analyzes the Project's potential to affect and minimization for wetlands and other areas presumed or determined to be within the jurisdiction of the Corps. in reference to the significance threshold outlined in CEQA Appendix G, Part IV (c):

> c) *Does the Project have the potential to have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including,*

but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

While there is a potential seasonal wetland swale and an intermittent stream within the Study Area, there are no wetlands and waters within the Project footprint. The Project will **not adversely affect** jurisdictional wetlands.

8.1.4 Affects and Minimization Evaluation for Habitat Corridors and Linkages

This section analyzes the Project's potential to affect and minimization for habitat corridors and linkages in reference to the significance threshold outlined in CEQA Appendix G, Part IV (d):

d) Does the Project have the potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

Movement and migratory corridors are segments of land that provide a link between core habitat areas (Beier 1992, Soule and Terborgh 1999). The majority of the Study Area is developed or previously disturbed and is within a densely developed urban area. The site does not contain sufficient natural features to function as a wildlife movement corridor. The Project will **not adversely effect** movement or migratory corridors resulting from the Project because no movement or migratory corridors are present on the site.

8.1.5 Affects and Minimization Evaluation for Local Policies and Ordinances

This section analyzes the Project's potential to affect conflicts with local policies and ordinances in reference to the significance threshold outlined in CEQA Appendix G, Part IV (e):

e) Does the Project have the potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;

The Project may affect trees protected by the Town of Los Gatos's Tree Removal and Pruning Permit. A tree removal permit will be obtained from the City of Los Gatos prior to the removal of such trees, in compliance with the City codes. A tree re-planting plan will be implemented as a condition of the permit to replace all removals at a 1:1 with native oak trees or other regionally appropriate species. Tree removal and re-planting plans including data on all trees on site are provided in Attachment A.

The Project will **not adversely affect** or conflict with local codes and ordinances protecting biological resources.

8.1.6 Habitat Conservation Plans

This section analyzes the Project's potential effects and minimization based on conflicts with any adopted local, regional, and state habitat conservation plans in reference to the significance threshold outlined in CEQA Appendix G, Part IV (f):

f) Does the Project have the potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The Study Area is mapped outside of the Habitat Plan Study Area in the Santa Clara County Habitat Plan. Additionally, the Study Area is surrounded by fully developed residential uses and would not affect special-status species habitat or other sensitive habitats or involve a change in use type of the existing land cover. Therefore, the Project would **not adversely affect** or conflict with the Santa Clara County Habitat Plan.

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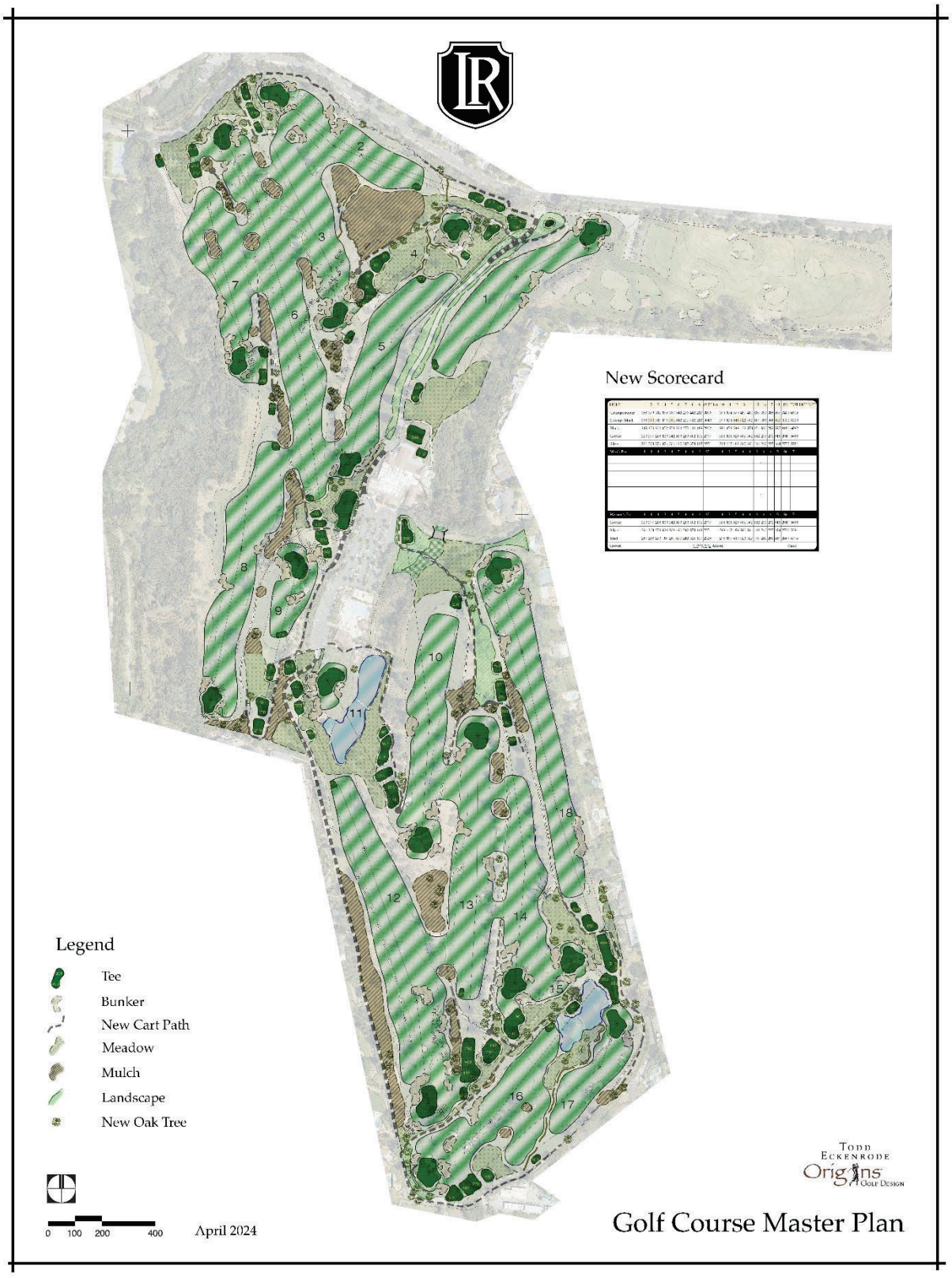
Figure 1. Biological Resources

La Rinconada Country Club
Los Gatos, California

wra Environmental Consultants

ATTACHMENT A. PROJECT PLANS



ARCHITECTURAL AND SITE REVIEW
LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING
G1.0 TITLE SHEET
G2.0 SITE CONTEXT PHOTOGRAPHS
G2.1 PRESENT DAY AERIAL
G3.0 EXISTING CONDITIONS PLAN
G3.1 EXISTING CONDITIONS PLAN
G3.2 EXISTING ENTRY ROAD CONDITIONS
C-0.0 COVER SHEET
C-1.0 CIVIL DRAINAGE & UTILITY PLAN
C-1.1 CIVIL DRAINAGE & UTILITY PLAN
C-1.2 CIVIL DRAINAGE & UTILITY PLAN
C-1.3 CIVIL DRAINAGE & UTILITY PLAN
C-1.4 CIVIL DRAINAGE & UTILITY PLAN
C-1.5 CIVIL DRAINAGE & UTILITY PLAN
C-3.0 CIVIL DETAILS
C-3.1 CIVIL DETAILS
C-4.0 PRELIMINARY ENTRY ROAD GRADING & DRAINAGE PLAN
C-4.1 PRELIMINARY STORMWATER CONTROL PLAN
C-5.0 INTERIM EROSION CONTROL PLAN
C-5.1 INTERIM EROSION CONTROL PLAN
C-5.2 INTERIM EROSION CONTROL MEASURES
C-8.0 FIRE ACCESS PLAN

ARCHITECTURE
AO-1 OVERALL PLAN
AO-2 DEMOLITION PLAN
AO-3 DEMOLITION PLAN
AO-4 GRADING PLAN
AO-5 GRADING PLAN
AO-6 FEATURES PLAN
AO-7 FEATURES PLAN
AO-8 GRASSING PLAN
AO-9 GRASSING PLAN
AO-10 EARTHWORKS EXHIBIT
AO-11 CART PATH PLAN
AO-12 CONSTRUCTION DETAILS
AO-13 CONSTRUCTION DETAILS
A0.0 GENERAL INFORMATION (COMFORT STATION)
A0.3 BLUEPRINT FOR A CLEAN BAY
A1.0 OVERALL AND ENLARGED PROPOSED SITE PLAN
A2.3 PROPOSED FLOOR PLAN
A2.4 PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES
A2.6 PROPOSED ROOF PLAN
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 BUILDING SECTIONS
A4.1 PROPOSED FF&E FLOOR PLAN & ELEVATIONS
A6.1 PROPOSED REFLECTED CEILING PLAN

LANDSCAPE
COVER COVER SHEET
TD-1 TREE DISPOSITION PLAN
TD-2 TREE DISPOSITION PLAN
TD-3 TREE DISPOSITION PLAN
TD-4 TREE DISPOSITION PLAN
TD-5 TREE DISPOSITION PLAN
TD-6 TREE DISPOSITION PLAN
TI-1 TREE INVENTORY
TI-2 TREE INVENTORY
T1-3 TREE INVENTORY
T1-4 TREE INVENTORY
IP-1 IRRIGATION PLAN
IP-2 IRRIGATION PLAN
IP-3 IRRIGATION PLAN
IP-4 IRRIGATION PLAN
IP-5 IRRIGATION PLAN
IP-6 IRRIGATION DETAILS
PP-1 PLANTING PLAN
PP-2 PLANTING PLAN
PP-3 PLANTING PLAN
PP-4 PLANTING PLAN
PP-5 PLANTING PLAN
PD-1 PLANTING DETAILS
PD-2 PLANTING TYPICALS
LK0.1 LAKE SYSTEM SITE PLAN, NOTES, ETC
LK1.1 LAKE SYSTEM PLAN VIEW
LK1.2 LAKE SYSTEM PLAN VIEW
LK1.3 LAKE SYSTEM PLAN VIEW
LK1.4 LAKE SYSTEM PLAN VIEW
LK1.5 LAKE SYSTEM PLAN VIEW
LK2.1 LAKE SYSTEM CROSS SECTIONS
LK3.1 LAKE SYSTEM DETAILS
LK3.2 LAKE SYSTEM DETAILS
LK3.3 LAKE SYSTEM DETAILS
LK3.4 LAKE SYSTEM DETAILS
LK3.5 LAKE SYSTEM DETAILS
LK3.6 LAKE SYSTEM DETAILS
LK4.1 LAKE AERATION SYSTEM DETAILS
LK4.2 LAKE AERATION SYSTEM DETAILS
LK5.1 LAKE TRANSFER PUMP STATION
LK6.1 LAKE SYSTEM MECHANICAL DETAILS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	409-31-001, 409-18-008, -009, -010
PROJECT ADDRESS/LOCATION:	17400 WEDGEWOOD AVE AND 17445 ZENA AVE LOS GATOS, CA
EXISTING GENERAL PLAN DESIGNATION:	OPEN SPACE
EXISTING ZONING DESIGNATION:	RC- RESOURCE CONSERVATION, R-1:20 SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	GOLF COURSE
GROSS SITE AREA:	±118.35 AC
RIGHT-OF-WAY DEDICATION:	±000.00 AC
NET SITE AREA:	±118.35 AC
CONSTRUCTION SCHEDULE:	
START DATE:	3/16/2026
COMPLETION DATE:	9/28/2026

PROJECT DESCRIPTION

ARCHITECTURAL AND SITE REVIEW FOR GOLF COURSE RENOVATIONS AND UPGRADES TO THE EXISTING GOLF COURSE INCLUDING A NEW CONNECTING CART PATH, NEW TEE, FAIRWAY, GREEN, AND BUNKER AREAS, TURF REPLACEMENT TO INCREASE DROUGHT TOLERANCE, A REALIGNED ENTRY ROAD, AND UPDATES TO THE EXISTING COMFORT STATION. PROJECT INCLUDES TREE REMOVAL AND REPLACEMENT.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: RYAN SAFTY
110 E. MAIN ST
LOS GATOS, CA 95030
(408)354-6802

OWNER:
CLEARVIEW GOLF ASSOCIATES LLC
CONTACT: ANDY KIMBALL
14595 CLEARVIEW DRIVE
LOS GATOS, CA 95032
(408)402-7468

DEVELOPER:
LA RINCONADA COUNTRY CLUB
CONTACT: ANDY KIMBALL
14595 CLEARVIEW DRIVE
LOS GATOS, CA 95032
(408)402-7468

CIVIL ENGINEER:
CLIFF BECHTEL AND ASSOCIATES, LLC
CONTACT: CLIFF BECHTEL
1321 254TH PLACE, SE
SAMMAMISH, WA 98075
(650)333-0103

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: STEPHAN KUEHN
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)295-2357

COMFORT STATION ARCHITECT:
E2 ARCHITECTS
CONTACT: JEFFREY EATON
307 ORCHARD CITY DRIVE, STE 350
CAMPBELL, CA 96008
(408)691-8998

GOLF COURSE ARCHITECT:
ORIGINS GOLF DESIGN
CONTACT: TODD ECKENRODE
18022 COWAN, STE 230
IRVINE, CA 92614
(949)476-6878

LANDSCAPE ARCHITECT:
PINNACLE DESIGN
CONTACT: KEN ALPERSTEIN
77935 CALLE TAMPICO, STE 220
LA QUINTA, CA 92253
(760)636-2558

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Land Use Entitlements
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Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
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San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504TS.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	OB
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

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TITLE SHEET

G1.0
OF 80

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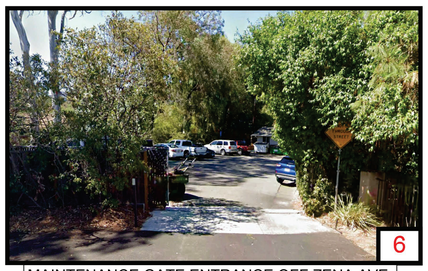
NEIGHBORHOOD CONTEXT LOOKING WEST ON WEDGEWOOD AVE



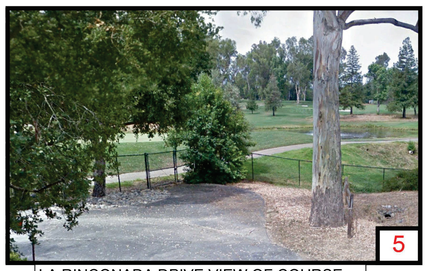
NEIGHBORHOOD CONTEXT AT THE CORNER OF WEDGEWOOD AVE AND GRANADA WAY



NEIGHBORHOOD CONTEXT NORTH UP KARL AVE



MAINTENANCE GATE ENTRANCE OFF ZENA AVE



LA RINCONADA DRIVE VIEW OF COURSE

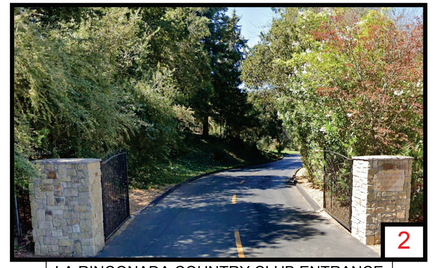


NEIGHBORHOOD CONTEXT SOUTH DOWN LA RINCONADA DRIVE





VIEW OF COURSE FROM WEDGEWOOD AVE AT LA RINCONADA DR



LA RINCONADA COUNTRY CLUB ENTRANCE OFF CLEARVIEW DR



LA RINCONADA COUNTRY CLUB HOUSE VIEW FROM PARKING LOT

LA RINCONADA COUNTRY CLUB
14595 CLEARVIEW DRIVE LOS GATOS, CA 95032

ARCHITECTURAL AND SITE REVIEW
SITE CONTEXT PHOTOGRAPHS
(HMH 4545.04)
MARCH 14, 2025

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LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504SITE_PHOTOS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

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SITE CONTEXT PHOTOGRAPHS

G2.0
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17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/14/2025	PER TOWN COMMENTS

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DESIGNED BY:	
DRAWN BY:	
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PRESENT DAY AERIAL

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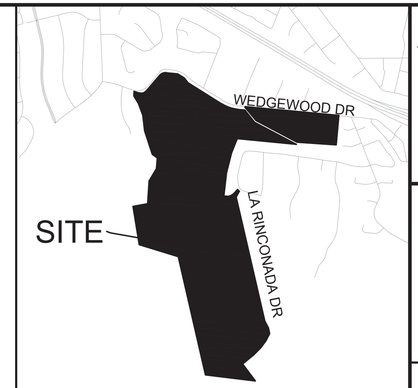
LINETYPE LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- CENTERLINE
- CONTOURS
- EXISTING EASEMENT
- EXISTING TOPOGRAPHY



VICINITY MAP
SCALE: 1" = 1000'

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PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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EXISTING CONDITIONS PLAN

G3.0
OF 80

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°44'37"E	37.31'
L2	N45°28'31"E	180.62'
L3	N27°23'46"E	91.19'
L4	N5°26'40"E	11.84'
L5	N84°45'45"W	135.48'
L6	N84°45'45"W	66.99'
L7	N84°37'03"W	96.70'
L8	N72°43'57"W	153.30'
L9	N69°47'55"W	113.15'
L10	S42°26'16"W	36.61'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	165.48'	53°21'27"	154.11'	
C2	342.35'	20°18'57"	121.39'	(Δ=19°52'08" L=118.72')R13
C3	219.39'	47°10'12"	180.62'	(Δ=47°16'02" L=180.99')R13
C4	143.61'	55°08'58"	138.23'	
C5	976.23'	2°56'02"	49.99'	
C6	75.40'	66°35'54"	87.64'	(Δ=67°05'54" L=88.30')R17
C7	463.80'	26°42'33"	216.21'	(R=463.82')R12
C8	105.00'	18°13'16"	33.39'	
C9	592.40'	3°29'00"	36.02'	
C10	202.03'	12°29'00"	44.02'	
C11	143.88'	18°08'10"	45.54'	

LEGEND

	EXTERNAL BOUNDARY OF PROPERTY IN LEGAL DESCRIPTION
(.....)	DIMENSION AS DESCRIBED IN THE LEGAL DESCRIPTION
[#]	REFERENCE TO EXCEPTION ITEM # OF THE TITLE REPORT
CL	CENTERLINE
EE	ELECTRIC EASEMENT
ESMT	EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SJW	SAN JOSE WATER
SSE	SANITARY SEWER EASEMENT
UGEE	UNDERGROUND ELECTRIC EASEMENT
UO	UNKNOWN ORIGIN
WLE	WATER LINE EASEMENT
(...)R#	RECORD DOCUMENT REFERENCE: R1: TRACT 4125 227–M–7; R2: TRACT 5970 392–M–7; R3: ROS 111–M–15; R4: ROS 16–M–2; R5: TRACT 1052 40–M–16; R6: TRACT 632 34–M–21; R7: TRACT 1387 57–M–47; R8: TRACT 1948 87–M–52; R9: TRACT 5797 372–M–11; R10: ROS 861–M–44; R11: PM 252–M–39; R12: PM 600–M–20; R13: BOOK 422–OR–106; R14: ROS 700–M–47; R15: TRACT 2703 145–M–6; R16: BOOK 861–OR–466; R17: BOOK 716–OR–588; R18: TRACT 6446 428–M–37; R19: TRACT 4127 249–M–28; R20: ROS 169–M–18; R21: ROS 231–M–40; R22: CR 3190; R23: TRACT 6878 529–M–13; R24: CR 2589; R25: CR 2879; R26: PM 726–M–19
(R)	RADIAL BEARING
(T)	TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
R1	FOUND MONUMENT IN WELL AS DESCRIBED IN RECORD "R#"
R1	FOUND MONUMENT AS DESCRIBED IN RECORD "R#"
	WALL
	FENCES, TYPE AS NOTED
	GATE OR DOOR
d	SIGNS

UTILITY TYPES

E	ELECTRIC	SS	SANITARY SEWER
IRR	IRRIGATION	U	UNIDENTIFIED
SD	STORM DRAINAGE	W	WATER

- DRAINAGE INLET
- CURB INLET
- MANHOLE
- BACK–FLOW PREVENTER
- VALVE BOX
- SUBSURFACE UTILITY VAULT
- SUBSURFACE UTILITY BOX
- FREE STANDING UTILITY CABINET OR PEDESTAL
- OVERHEAD UTILITY POLE
- GUY & ANCHOR FOR UTIL POLE
- GUY POLE
- FIRE HYDRANT
- WELL

*UTILITY AS NOTED

0 75 150 300
1 INCH = 150 FEET

SEE SHEET G3.1
SEE SHEET G3.1

S:\PROJECTS\4545\4500PL\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

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LINE TABLE		
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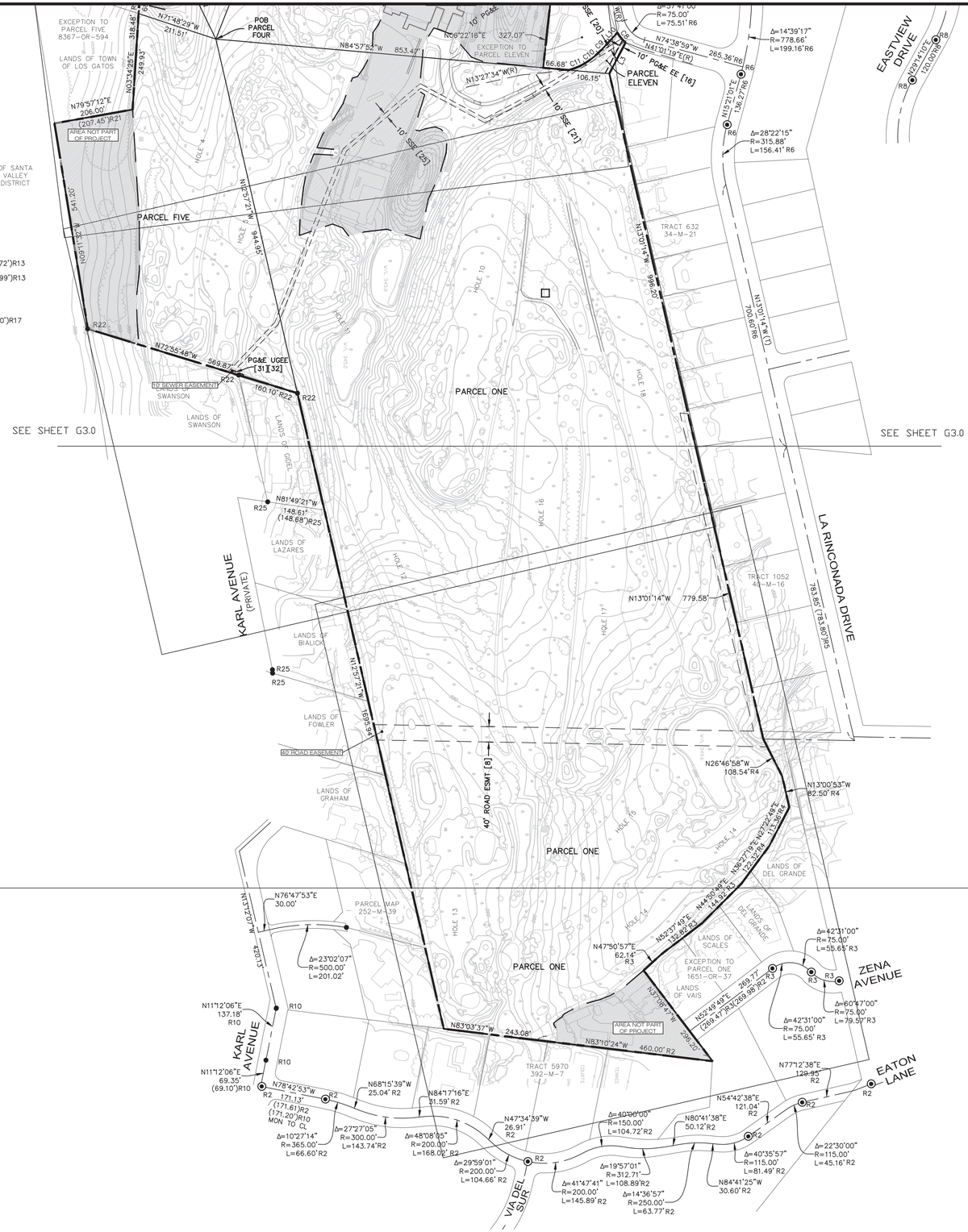

LINETYPE LEGEND

- PROJECT BOUNDARY
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LEGEND

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^ ^ ^	WALL
× × ×	FENCES, TYPE AS NOTED
	GATE OR DOOR
	SIGNS

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IRR	IRRIGATION	U	UNIDENTIFIED
SD	STORM DRAINAGE	W	WATER

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- GUY & ANCHOR FOR UTIL POLE
- GUY POLE
- FIRE HYDRANT
- WELL W

*UTILITY AS NOTED

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GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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EXISTING CONDITIONS PLAN

G3.1

OF 80

S:\PROJECTS\454500P\L454504 GOLF COURSE\PLPERMIT- ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

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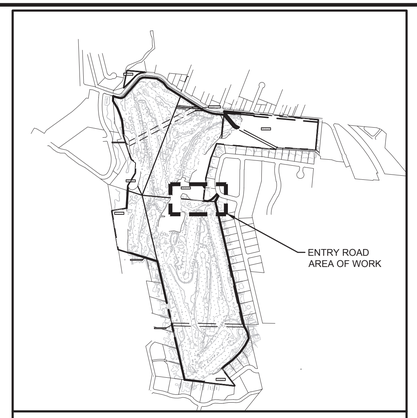


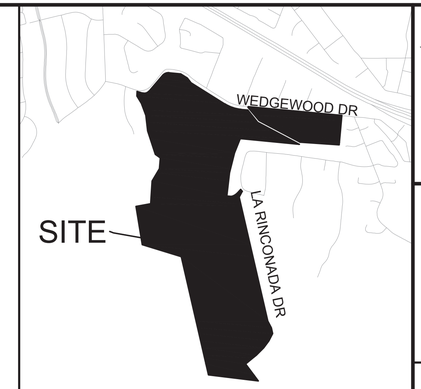
KEYMAP
SCALE: 1" = 1000'

ABBREVIATIONS

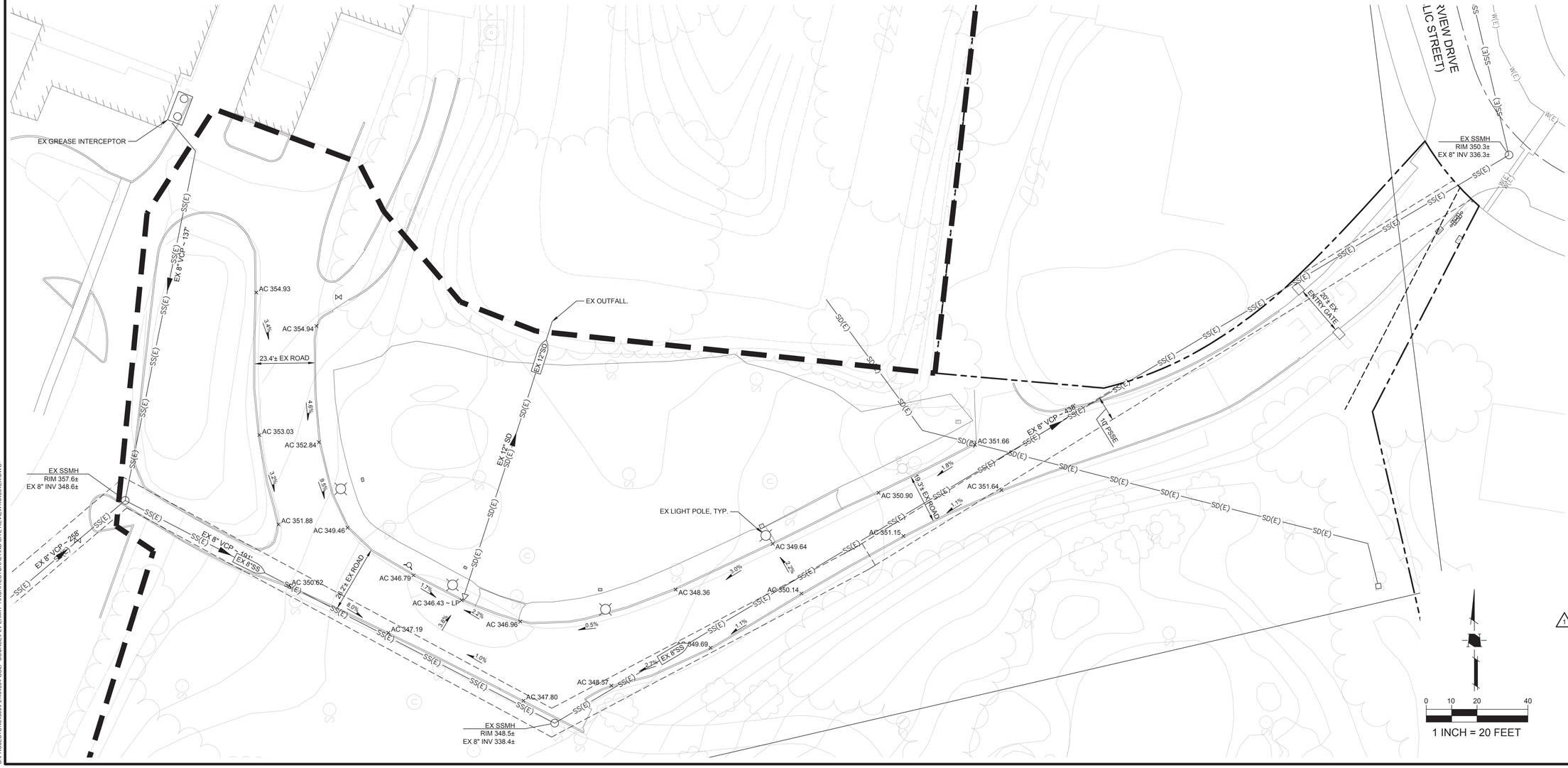
AC	ASPHALT CONCRETE
EX/(E)	EXISTING
LP	LOW POINT
PSSE	PUBLIC SANITARY SEWER EASEMENT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
EX FACE OF CURB	
EX AC SPOT GRADES	AC XX.XX
EX PERCENT & DIRECTION OF SURFACE FLOW DRAINAGE	X% X%
EX SSMH	
EX SSCO	
EX SANITARY SEWER PIPE	SS(E)
EX SS PIPE SLOPE	DIA" MATERIAL ~ LENGTH'
EX STORM DRAIN PIPE	SD(E)
EX SDFI	
EX ELECTROLIER	
EX FIRE HYDRANT	
EX BACKFLOW PREVENTER	



VICINITY MAP
SCALE: 1" = 1000'



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN
© HMH	

1

EXISTING ENTRY ROAD CONDITIONS

G3.2
OF 80

S:\PROJECTS\454500PL\454504 GOLF COURSE\PLPERMIT - ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

PLOTTED: 4/8/2025 2:13 PM

LA RINCONADA COUNTY CLUB
GOLF COURSE MODERNIZATION PROJECT
DRAINAGE AND GOLF COURSE UTILITIES

17400 WEDGEWOOD AVE AND 17445 ZENA AVE

LOS GATOS, CALIFORNIA

SHEET INDEX

CIVIL ENGINEERING

C-0.0	COVER PAGE
C-1.0	CIVIL DRAINAGE & UTILITY PLAN
C-1.1	CIVIL DRAINAGE & UTILITY PLAN
C-1.2	CIVIL DRAINAGE & UTILITY PLAN
C-1.3	CIVIL DRAINAGE & UTILITY PLAN
C-1.4	CIVIL DRAINAGE & UTILITY PLAN
C-1.5	CIVIL DRAINAGE & UTILITY PLAN
C-3.0	CIVIL DETAILS
C-3.1	CIVIL DETAILS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.

2. TOPOGRAPHIC INFORMATION PROVIDED BY HMH LAND SURVEYING, DATED DECEMBER 02, 2020.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ATTACHED PLANS AND THE ARCHITECTURAL PLANS.

4. CONTRACTOR SHALL GRADE SITE, IN ACCORDANCE TO PLANS AND ACHIEVE POSITIVE DRAINAGE IN ALL AREAS.

5. ALL EARTHWORK, INCLUDING: CART PATH GRADING, POND FILL, CUTS, FILLS, ENTRY ROAD PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, RETAINING WALL DRAINAGE, BASEMENT DRAINAGE, AND SITE DRAINAGE, REQUIRE GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS IN SOILS REPORT BY ROMIG ENGINEERS FEBRUARY 2011.

6. IT IS RECOMMENDED THAT AN AS-BUILT PLAN FOR THE DRAINAGE SYSTEM BE PREPARED AT THE COMPLETION OF CONSTRUCTION.

7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.

8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.

9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.

10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.

11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.

12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE TOWN OF WOODSIDE.

13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. ALL AREA DRAINS TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION. FIBER ROLLS TO BE INSTALLED BY OCTOBER 1, IF LANDSCAPING IS NOT COMPLETE.

14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK. FURTHERMORE, GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN GRADING ORDINANCE. SOIL OR OTHER CONSTRUCTION MATERIALS SHALL NOT BE STOCKPILED IN THE PUBLIC RIGHT-OF-WAY UNLESS AN ENCROACHMENT PERMIT IS OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. GRADING SHALL NEITHER BE INITIATED NOR CONTINUED BETWEEN OCTOBER 1 AND APRIL 1, UNLESS APPROVED BY TOWN. GRADING SHALL BE DONE BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. THE STORMWATER POLLUTION PREVENTION PROGRAM BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION SHALL BE IMPLEMENTED TO PROTECT WATER QUALITY.

15. CONTRACTOR SHALL ADHEAR TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.

1 16. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A TOWN PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 7:30 AM TO 6:00 PM, MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM, SATURDAYS. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING AND CHRISTMAS DAY. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER, AND NO MODIFICATION TO THESE SYSTEMS IS PERMITTED.

APPLICANT SHALL HAVE SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATE THE HOURS OF CONSTRUCTION LISTED ABOVE.

17. THE OWNER/APPLICANT SHALL ENSURE THAT APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) FROM THE SANTA CLARA COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (STOPPP) ARE FOLLOWED TO PREVENT DISCHARGE OF SOIL OR ANY CONSTRUCTION MATERIAL INTO THE GUTTER, STORMDRAIN SYSTEM OR CREEK.

18. DRAINAGE SHOWN ON CIVIL PLANS IS CONCEPTUAL. FINAL ALIGNMENT AND DEPTHS SHALL CONFORM TO FINAL GRADING AND POSITIVE DRAINAGE FLOW SHALL BE ACHIEVED. ENGINEER SHALL BE CONTACTACTED AND OBSERVE DRAINAGE INSTALLATION TO ASSURE SYSTEM IS IN CONFORMANCE WITH PLAN CONCEPT AND PROJECT HYDRAULIC CALCULATIONS.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE IDENTIFICATION AND RELOCATION, AS REQUIRED, OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E. CONTRACTOR SHALL ASSIST IN THE APPLICATION TO PG&E FOR THE CONFORM STATION.

2. CONTRACTOR SHALL POT HOLE AND PROTECT THE EXISTING SEWER SERVICES WITHIN THE GOLF COURSE GROUNDS. A MIN. 4" PVC SEWER SERVICE SHALL BE INSTALLED FROM THE COMFORT STATION TO THE EXISTING CLUB HOUSE ENTRY ROAD. CONTRACTOR SHALL ASSIST IN PERMITTING THIS CONNECTION WITH THE WEST VALLEY SANITATION DISTRICT. SYSTEM SHALL HAVE A STANDARD CLEANOUT AT ALL BENDS AND AT EVERY 300 FEET ON STRAIGHT SECTIONS.

3. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SEWER SERVICE IS DAMAGED. ALL SEWER REPAIR WORK SHALL BE IN ACCORDANCE WITH WEST VALLEY SANITATION DISTRICT, PLUMBING CODE, AND COUNTY HEALTH STANDARDS.

4. ALL STORM DRAIN PIPE SHALL BE HDPE, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE's SHOULD BE AVOIDED.

5. CONTRACTOR SHOULD BE AWARE THAT GOLF FACILITIES HAVE SAN JOSE WATER DEPARTMENT WATER MAINS PASSING THROUGH PROPERTY. THESE FACILITIES SHALL BE POT HOLED, MARKED, AND PROTECTED AT THE COMMENCEMENT OF PROJECT. ALL TRENCHING WORK, NEAR THESE FACILITIES, IS TO BE MONITORED/INSPECTED BY THE SAN JOSE WATER DEPARTMENT.

6. ALL IRRIGATION WORK IS TO BE IN CONFORMANCE WITH IRRIGATION PLANS AND SPECIFICATIONS.

STAGING NOTES:

1. CONTRACTOR AND OWNER SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON CLEARVIEW DRIVE AND OTHER LOCAL STREETS IS PROHIBITED. CONTRACTOR SHALL COORDINATE PROJECT TO IMPOSE THE LEAST IMPACT ON THE NEIGHBORING PROPERTIES. CONTRACTOR SHALL ASSIGN DESIGNATED AREAS FOR PARKING AND STAGING OF WORK, INGRESS/EGRESS HALTED.

2. CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DISIGNATED BY CONTRACTOR.

ENGINEER OF RECORD NOTE:

THE RESPONSIBLE PROFESSIONAL OF RECORD (ENGINEER AND/OR GEOTECH) SHALL OBSERVE THE INSTALLATION OF THE DRAINAGE SYSTEM, CONSTRUCTION OF THE ENERGY DISSIPATORS, CONSTRUCTION AND SLOPE OF DRIVEWAY, FOUNDATION EXCAVATION, AND COMPLETION OF THE GRADING ACTIVITIES AND ANY OTHER SITE DEVELOPMENT WORK SHOWN ON THE PLANS AND STATE THAT ITEMS HAVE BEEN INSTALLED AND CONSTRUCTED PER THE APPROVED PLANS OR APPROVED REVISIONS AND GEOTECHNICAL RECOMMENDATIONS. ANY REVISIONS TO PLAN MUST BE DOCUMENTED BY AN AS-BUILT/REVISION PLAN SET.. A STAMPED AND SIGNED LETTER SHALL BE PREPARED AND SUBMITTED TO THE TOWN PRIOR TO FINAL ENGINEERING AND GEOLOGY CONSTRUCTION INSPECTION SIGN OFF. LETTER SHALL REFERENCE THE PERMIT NUMBERS AND APPROVED REVISIONS. IF THE GEOTECHNICAL ENGINEER OF RECORD IS OBSERVING SOME OF THE ABOVE ITEMS AND THE ENGINEER OF RECORD IS OBSERVING THE REST OF THE ABOVE ITEMS, THEN BOTH PROFESSIONALS WILL NEED TO PREPARE LETTERS TO THE TOWN AS INDICATED ABOVE. THE TWO LETTER SHALL COVER ALL OF THE ABOVE SITE DEVELOPMENT WORK ITEMS. THE TOWN WILL REQUIRE BOTH LETTERS PRIOR TO ENGINEERING AND GEOLOGY CONSTRUCTION FINAL INSPECTION SIGN OFF.

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION:
PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.

2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING. EXISTING ASPHALT DRIVEWAY CAN SERVE AS CONSTRUCTION ENTRANCE, IF CONTRACTOR CAN LEAVE INTACK FOR JOB.

3. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO ENTRY ROAD AND PORTIONS OF CLEARVIEW DRIVE, AS NECESSARY. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

4. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

5. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

6. EXISTING ON SITE INLETS TO REMAIN AND THE PROPOSED ON-SITE DRAINAGE INLETS (ONCE THEY HAVE BEEN INSTALLED), SHALL BE PROTECTED FROM ANY BARE SOIL ENTERING THE INLETS, BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.

7. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE TOWN/CITY/COUNTY INSPECTER.

8. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

9. ALL DISTURBED AREAS SHALL BE LANDSCAPED OR PROTECTED.

10. ALL DISTURBED SLOPES GREATER THAN 5:1 SHALL BE PROTECTED WITH EROSION BLANKET (STRAW OR FIBER).

11. CONTRACTOR SHALL PLACE SAND BAGS IN GUTTER, DIRECTLY UP STREAM OF CATCH BASINS IN STREET, PRIOR TO BEGINNING WORK.

12. CONTRACTOR SHALL ESTABLISH A WATER SOURCE, ON SITE, PRIOR TO COMMENCMENT OF WORK. WATER TRUCK ON SITE IS AN ACCEPTABLE WATER SOURCE.

13. CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGED ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.

14. EROSION CONTROL PLAN SHOWN ON C-4.0 IS CONCEPTUAL. PROJECT SWPPP AND EROSION CONTROL PLAN SHALL BE MONITORED BY ENGINEER AND UPDATED DAILY, AS DISTURBED AREA ARE CREATED. EROSION AND SEDIMENT CONTROL IS A STATE AND LOCAL REQUIREMENT, THE FULL EXTENT OF PROTECTION IS TO BE DETERMINED BY THE ENGINEER & CONTRACTOR.

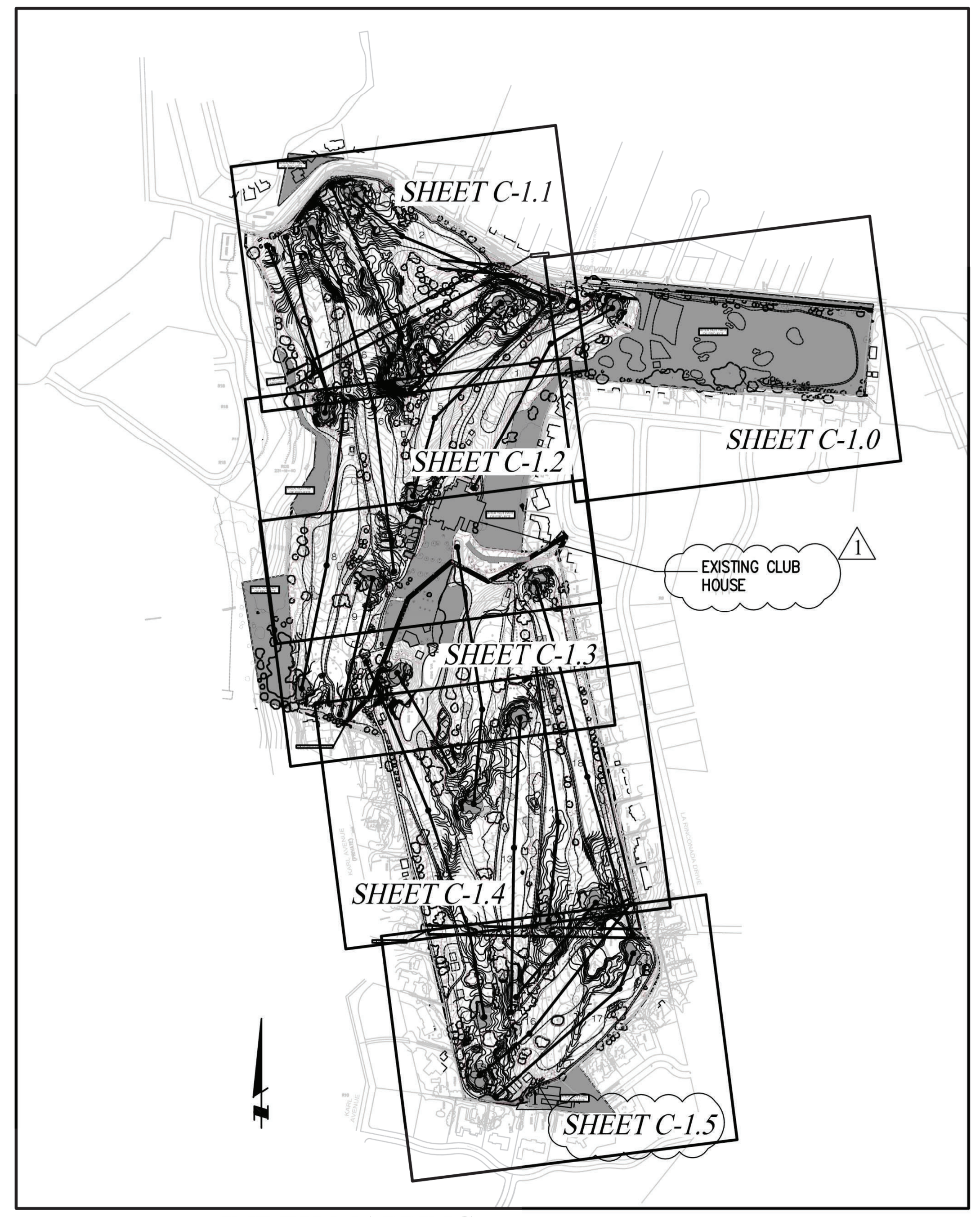
15. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE.

16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DISPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

17. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 (PRIOR TO FIRST RAINY SEASON) AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUELY MONITOR FENCES AND ROLLS, FOLLOWING AND/OR DURING ALL RAIN EVENTS, TO ENSURE FACILITIES ARE FUNCTIONING PROPERLY. SILT BUILD UP ON FACILITIES SHALL BE REMOVED REGULARLY, DISPURSED ON SITE, AND PROTECT FROM WASHING AWAY AGAIN.

1 **UTILITY SERVICE PROVIDERS**

POWER & GAS	**PACIFIC GAS & ELECTRIC**
SANITARY SEWER	**WEST VALLEY SANITATION**
DOMESTIC WATER	**SAN JOSE WATER DEPARTMENT**



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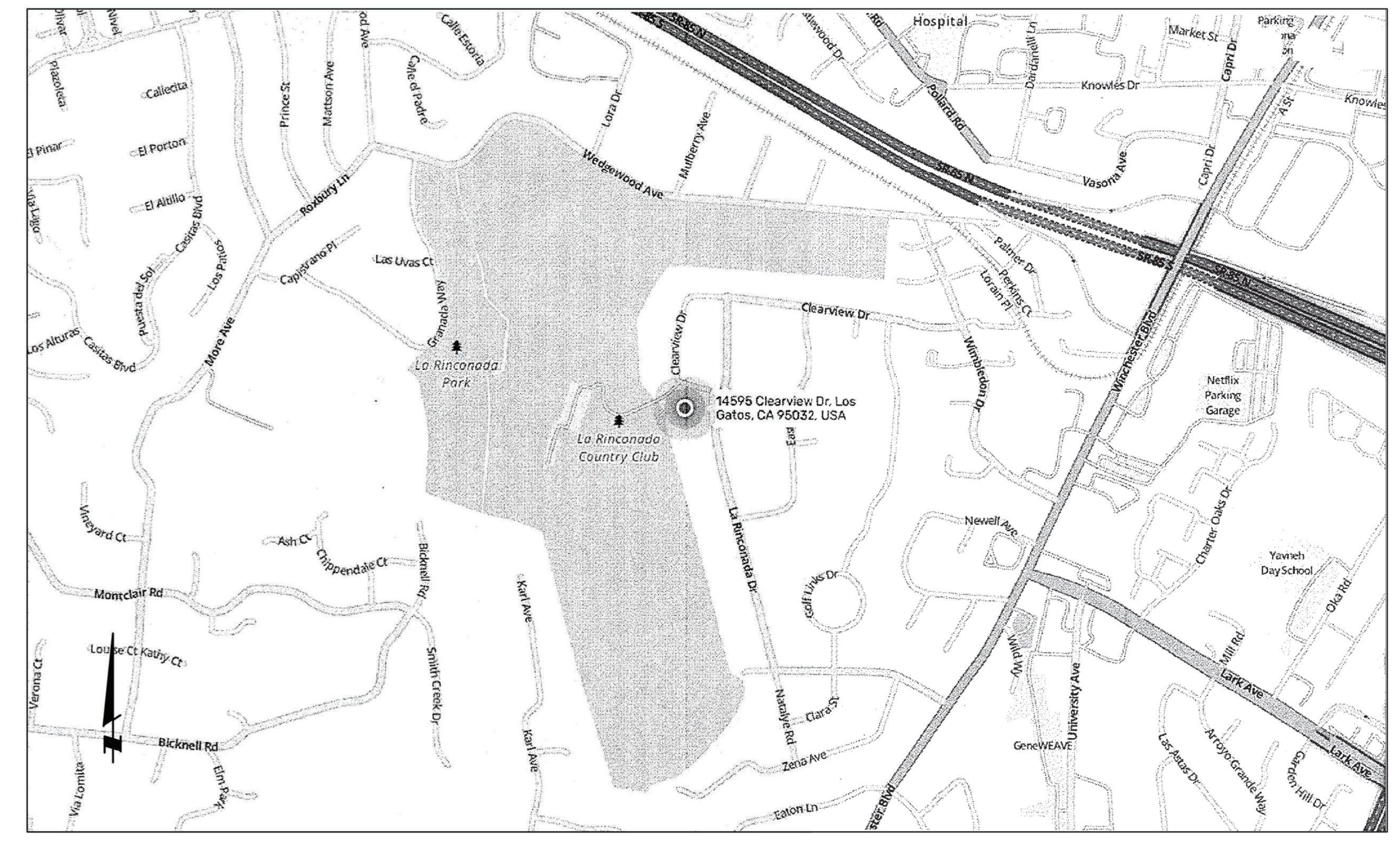
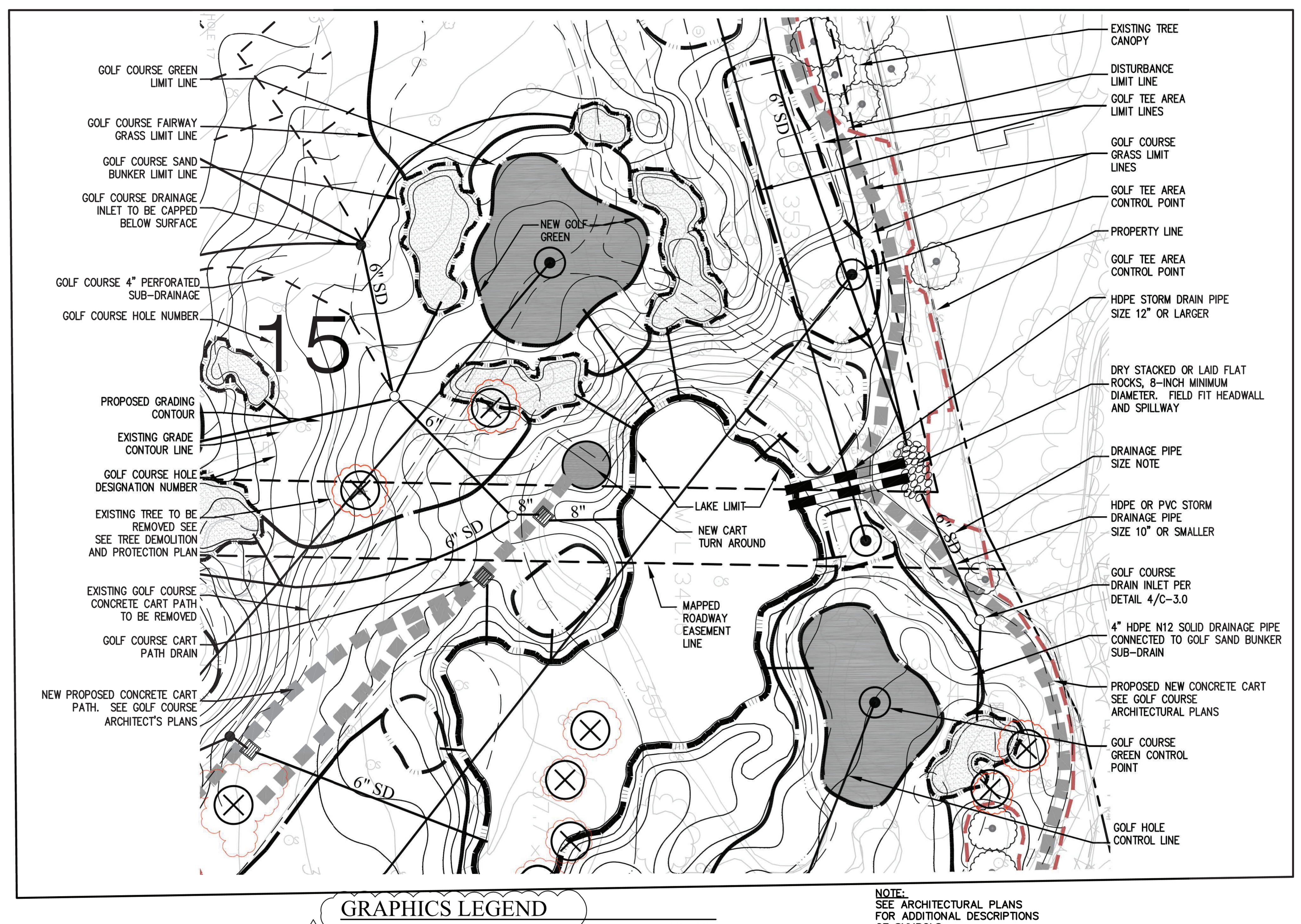


VICINITY MAP N.T.S.



1 GRAPHICS LEGEND 1"=40'

NOTE:
SEE ARCHITECTURAL PLANS FOR ADDITIONAL DESCRIPTIONS OF SYMBOLS

LEGEND / ABBREVIATIONS

+101.8	SPOT SHOT (PROPOSED GRADE)
AD	AREA DRAIN
CB	CATCH BASIN
FM	FORCE MAIN
FL	FLOW LINE
FDCO	FOUNDATION CLEAN OUT
RWL	RAIN WATER LEADER
PD	PATIO DRAIN
MIN.	MINIMUM
INV	INVERT
SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
SDCO	SUB-DRAIN CLEANOUT
TW	TOP OF WALL
BW	BOTTOM OF WALL
(E)	EXISTING
~>	GENERAL DRAINAGE FLOW DIRECTION

PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
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REGISTERED PROFESSIONAL ENGINEER 52075 CIVIL STATE OF CALIFORNIA

California

1

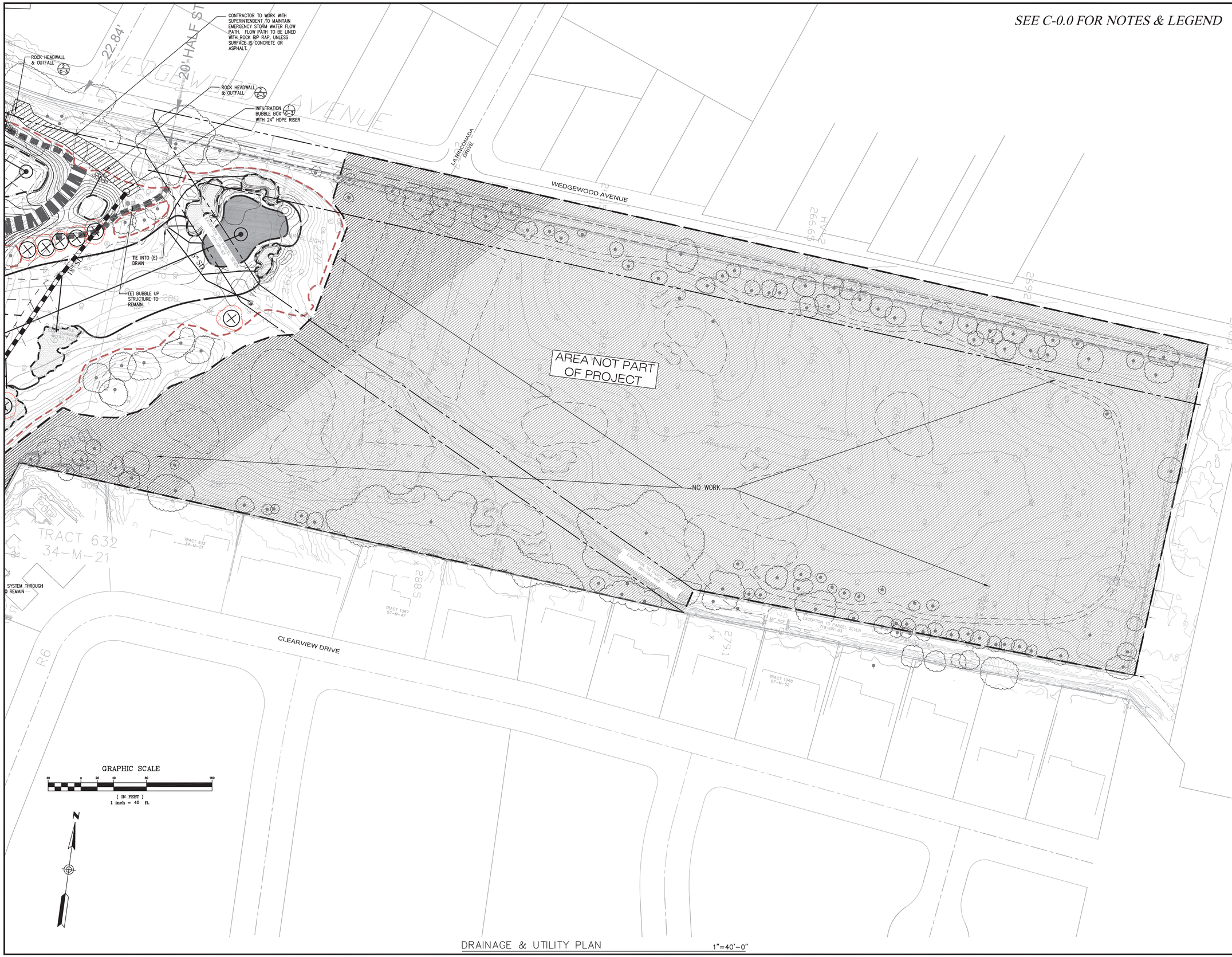
LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos

CONTENTS:

COVER & GENERAL NOTES

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	1 REV. 03/28/25
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2024862
SHEET NO.	C-0.0
OF	9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

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SEE C-0.0 FOR NOTES & LEGEND

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

AREA NOT PART OF PROJECT

WEDGEWOOD AVENUE

LORA DRIVE

INFILTRATION BUBBLE BOX (1/C-3)

10-FOOT MIN. (TYP.)

INFILTRATION BUBBLE BOX SHALL BE PLACED A MINIMUM OF 10-FEET FROM EXISTING PROPERTY LINE (TYP.)

REPLACE EXISTING CATCH BASIN WITH 24" HDPE RISER INLET

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.25 ACRE)

CONNECT TO EXISTING 12" PIPES TO STREET AS REQUIRED

ROCK HEADWALL

INSTALL 2-12" RCP CULBERT UNDER CART PATH AND CONCRETE ENCASE/BACKFILL AROUND PIPE

40'28' PUBLIC STREET EASEMENT

PROPOSED BRIDGE 30" MAXIMUM ABOVE GRADE

ROCK HEADWALL & OUTFALL (2/C-3)

LIMIT OF DISTURBANCE (TYPICAL)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (1 ACRE) (5/C-3)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.8-ACRE) (5/C-3)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.5 ACRE) (5/C-3)

BURIED INLET

NO WORK

60' SCVWD EASEMENT

4" SD
6" SD
8" SD
10" SD
12" SD
18" SD
CP DRAIN

1 2 3 4 6 7

DRAINAGE & UTILITY PLAN 1"=40'-0"

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DRAINAGE & UTILITY PLAN 1"=40'-0"

SEE C-0.0 FOR NOTES & LEGEND

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SEE C-0.0 FOR NOTES & LEGEND

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

AREA NOT PART OF PROJECT

NOT PART OF PROJECT

EXISTING CLUB HOUSE

EXISTING PARKING LOT

END EXISTING ENTRY ROAD RE-ALIGNMENT

BEGIN EXISTING ENTRY ROAD RE-ALIGNMENT

CLEARVIEW DRIVE

EXISTING STORM DRAIN TO REMAIN

EXISTING ENTRY ROAD TO BE RE-ALIGNED. SEE SHEET C-4.0

CP DRAIN

NEW WATER METER BY SAN JOSE WATER DEPARTMENT

NEW 2" BACKFLOW DEVICE BEHIND METER

CONNECT TO (E)SSMH PER PERMIT WITH WEST VALLEY SANITATION

NEW ELECTRIC PULL BOX FOR COMFORT STATION PER PG&E JOINT TRENCH PACKAGE

NEW 4" PVC SEWER SERVICE TO COMFORT STATION S=0.02 MIN.

NEW 2" WATER SERVICE TO COMFORT STATION

NEW UNDERGROUND UTILITY SERVICES TO NEW RESTROOM

COMFORT STATION

INFILTRATION BUBBLE BOX (1/C-3)

LIMIT OF DISTURBANCE (TYPICAL)

24" CONCRETE V-CATCH BASIN

TIE TO EXISTING CATCH BASIN IN PARKING LOT

REMOVE (E) CONCRETE VALLEY GUTTER

SAW CUT PARKING LOT

CHEVRON DIRECTIONAL BOARDS

TIE TO EXISTING CATCH BASIN

(E) SPILLWAY TO REMAIN

ROCK RIP RAP SWALE TO POND

10' SEWER EASEMENT

LANDS OF SWANSON

PARCEL FIVE

PARCEL ONE

EXCEPTION TO PARCEL ELEVEN

TRACT 632 34-M-21

8 9 10 11

4" SD 6" SD

DRAINAGE & UTILITY PLAN 1"=40'-0"

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CIVIL — No. 72075 — STATE OF CALIFORNIA

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos, California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE 01/17/25
SCALE AS NOTED
REVISIONS:
1 REV. 03/28/25
DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO. C-1.3
OF 9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
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OF	9 SHEETS



SEE C-0.0 FOR NOTES & LEGEND

DRAINAGE & UTILITY PLAN 1"=40'-0"

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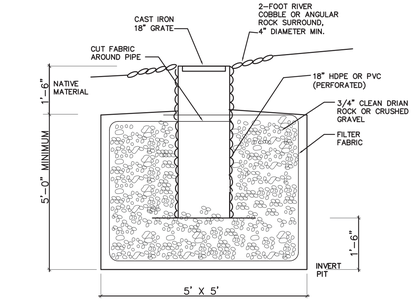
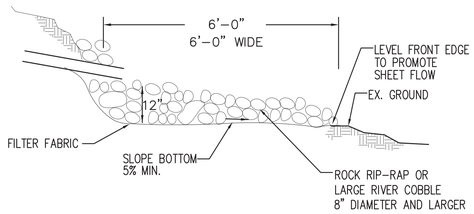
C-1.5
OF 9 SHEETS



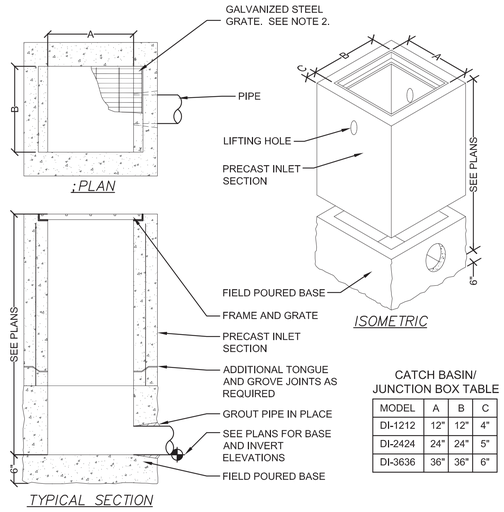
1 INFILTRATION BUBBLE BOX

NOT TO SCALE



2 ROCK HEADWALL & OUTFALL

NOT TO SCALE



CATCH BASIN/
JUNCTION BOX TABLE

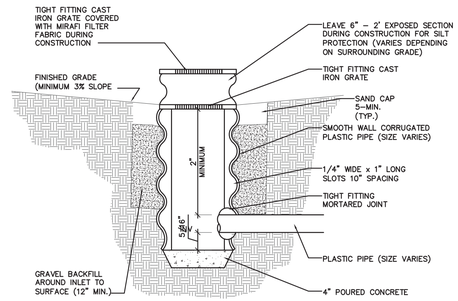
MODEL	A	B	C
DI-1212	12"	12"	4"
DI-2424	24"	24"	5"
DI-3636	36"	36"	6"

NOTES:

1. INLET AND GRATE SHALL BE OLDCASTLE PRECAST DROP INLET, OR EQUIVALENT.
2. FRAMES AND GRATES SHALL BE HEAVY DUTY, DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.

3 CONCRETE CATCH BASIN

NOT TO SCALE



4 TYPICAL DRAINAGE INLETS

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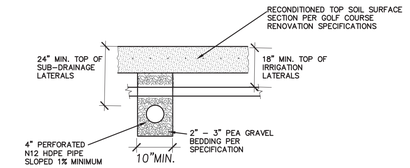

NOTE:

SUB-DRAINAGE TO BE PLACED AT A MAXIMUM OF 25-FOOT ON CENTER, UNLESS OTHERWISE DIRECTED BY ENGINEER OR ARCHITECT.

5 TYPICAL SUB-DRAINAGE SECTION

NOT TO SCALE

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California

1

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
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ARCHITECTURAL AND SITE REVIEW (S-25-005)

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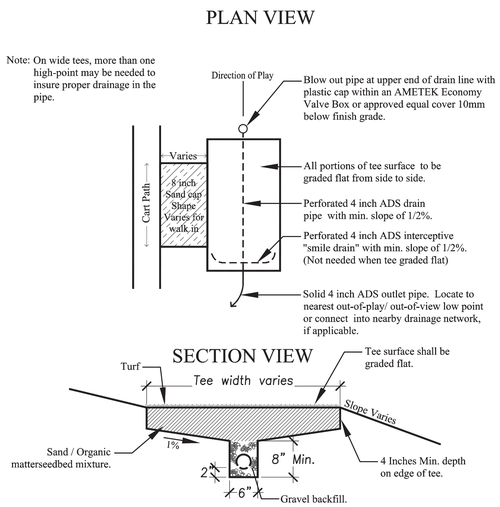
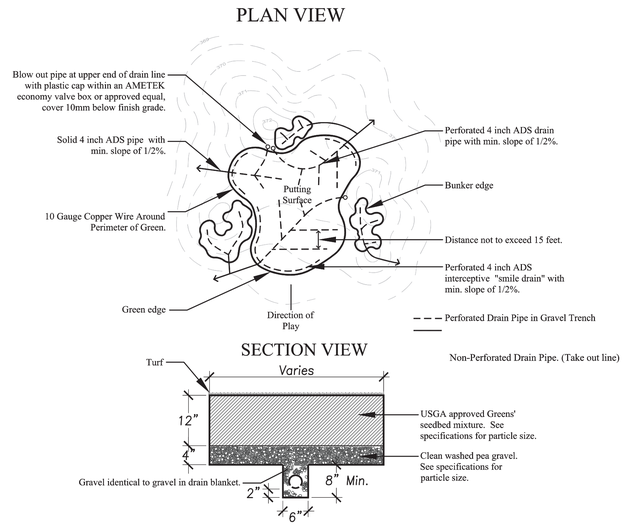


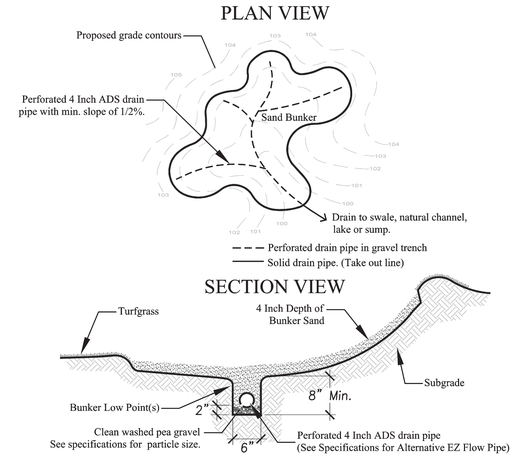
1 TEE CONSTRUCTION

NOT TO SCALE



2 GREEN CONSTRUCTION (USGA)

NOT TO SCALE



Notes

1. See Specifications for StaLok Bunker liner and EZ Flow pipe alternatives to the typical details shown on this sheet. Final bunker liner and drain pipe details to be determined.
2. Final Cart path and Curb material, details and specifications to be determined.

3 SAND BUNKER

NOT TO SCALE

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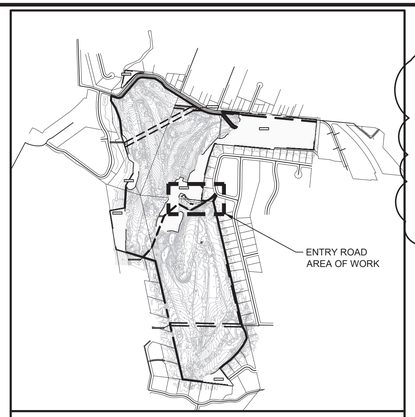
OF 9 SHEETS



KEYMAP
SCALE: 1" = 1000'

EARTHWORK QUANTITIES

CUT: 480 CY
FILL: 0 CY
EXPORT: 480 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

NOTES

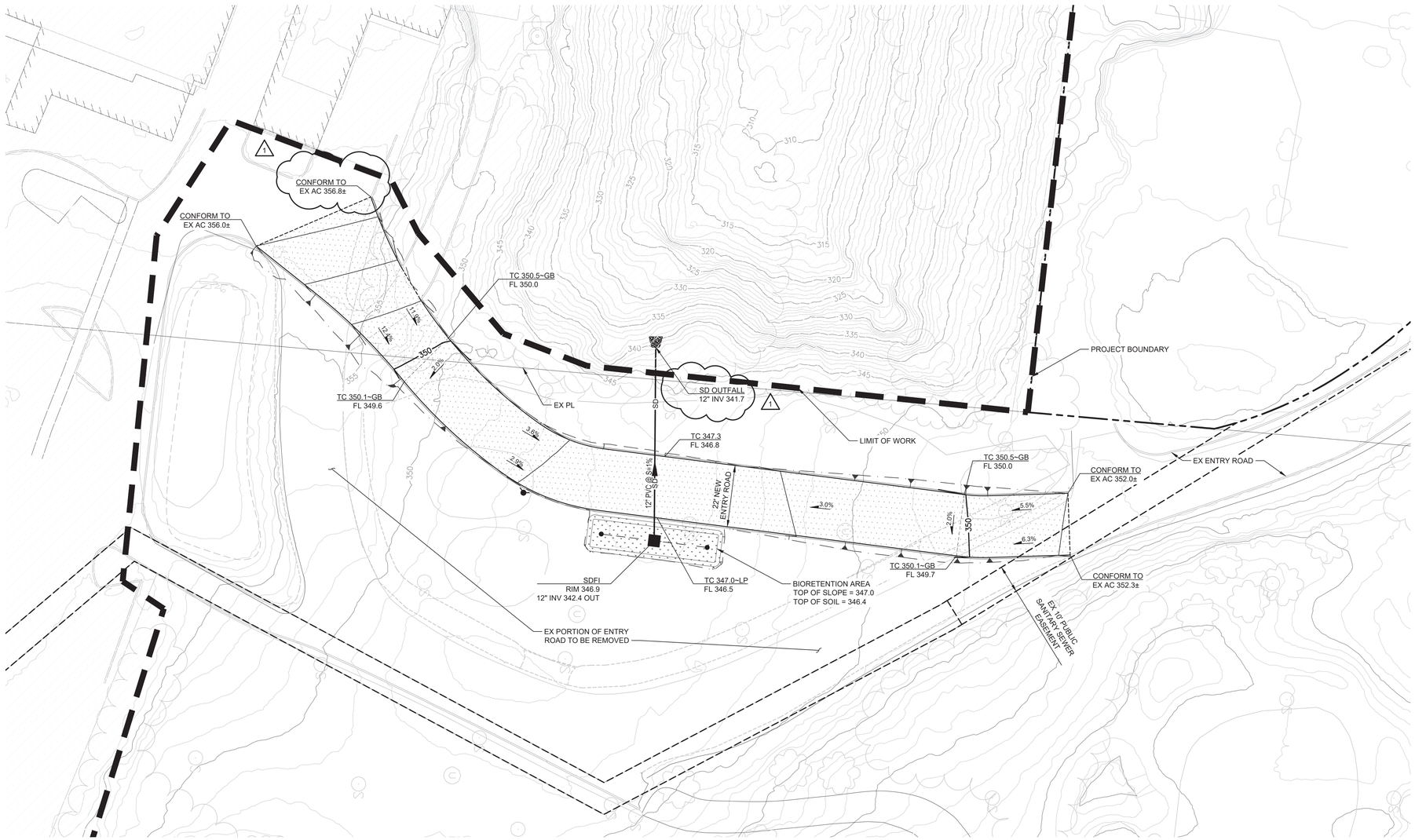
1. GRADES, INVERTS, AND UTILITY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
EX/(E)	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PL	PROPERTY LINE
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
TC	TOP OF CURB

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
EASEMENT		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN PERFORATED PIPE		
STORM DRAIN FIELD INLET		
OUTFALL	SD	
GRADE BREAK		
SPOT GRADES	FG XX.XX	EG XX.XX
PERCENT & DIRECTION OF SURFACE FLOW DRAINAGE	X% X%	
BIORETENTION BASIN		
2:1 MAX SLOPE		
AC PAVEMENT		



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San Jose, CA 95131 HMHca.com

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GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504GP.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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PRELIMINARY ENTRY ROAD GRADING & DRAINAGE PLAN

C4.0
OF 80

S:\PROJECTS\454500\PLN\454504 GOLF COURSE\EP\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504GP.DWG

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TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	
1	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	4,133,147	131,954	0	4,001,193	99.43%	-	-	-	Cart Paths to drain to landscape
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	23,681	15,409	0	8,272	0.57%	616	621	6	Entry road to be treated by bioretention
					Totals:	4,156,828	147,363	0	4,009,465	100.00%				

Footnotes:

1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required

2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

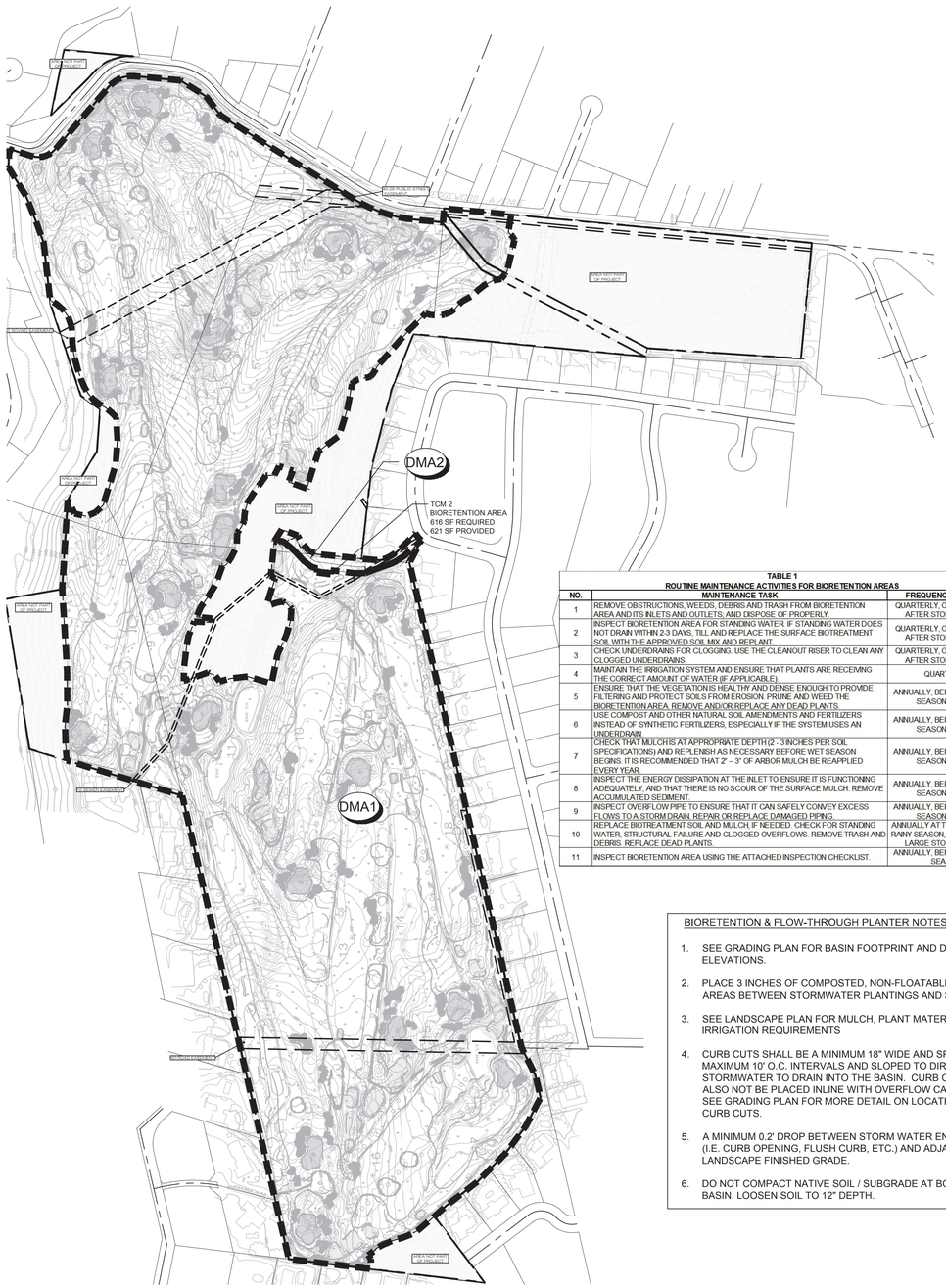


TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STORMWATER TREATMENT SUMMARY

AS THE GOLF COURSE IS MOSTLY PERVIOUS, PROPOSED CART PATHS WILL DRAIN TO LANDSCAPE AREAS AND BE CONSIDERED "SELF-RETAINING" AREAS. THE PROPOSED DRIVEWAY RECONFIGURATION WILL BE TREATED BY A BIORETENTION PLANTER THAT IS SIZED TO TREAT NEW AND EXISTING PORTIONS OF THE ENTRY ROAD.

2. Project Size

a. Total Site Area: 4,156,828 (ft²)

b. Total Land Area Disturbed During Construction: 4,156,828 (ft²) (including clearing, grading, stockpiling, or excavating)

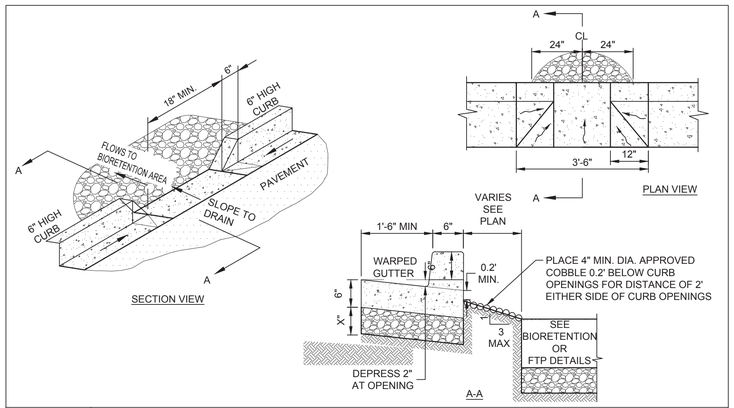
Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	172,684	37,619	109,744	0	147,363
d. Total off-site IA[3]	0		0	0	0
e. Total project IA	172,684	37,619	109,744	0	147,363
f. Total new and replaced IA			109,744		
Pervious Area (PA)[4]					
g. Total on-site PA	3,984,144				4,009,465
h. Total off-site PA[3]	0				0
i. Total project PA	3,984,144				4,009,465
j. **Total Project Area (2.c.+2.i.)**	4,156,828				4,156,828
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%	921428%				

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

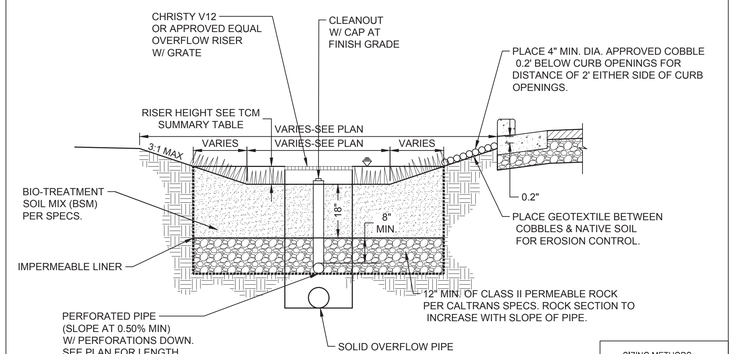
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



2 CURB OPENING N.T.S.



SIZING METHODS: 4%

1 BIORETENTION BASIN W/ LINER N.T.S.

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — SD — SD — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BIORETENTION AREA
- LID TREATMENT DRAINAGE AREA — DMA#

NOTES

1. DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY LOAM
2. **GROUND WATER DEPTH:** 30 TO 50 FT
3. **NAME OF RECEIVING BODY:** SAN TOMAS AQUINO CREEK
4. **FLOOD ZONE:** ZONE X
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
14595 Clearview Drive
Los Gatos, CA 95032

APN:
409-31-001
409-18-008, -009, -010

I.B. PROPERTY OWNER:
La Rinconada Country Club

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: La Rinconada Country Club

II.B. PHONE NUMBER OF CONTACT: (408) 402-7468

II.C. EMAIL: akimball@Larinconadacc.com

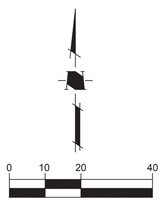
II.D. ADDRESS:
14595 Clearview Drive
Los Gatos, CA 95032

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMIZE IMPERVIOUS SURFACES
3. CLUSTER STRUCTURES / PAVEMENT
4. SELF-RETAINING AREA



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San Jose, CA 95131 HMHca.com

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ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504SW.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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PRELIMINARY STORMWATER CONTROL PLAN

C4.1

OF 80

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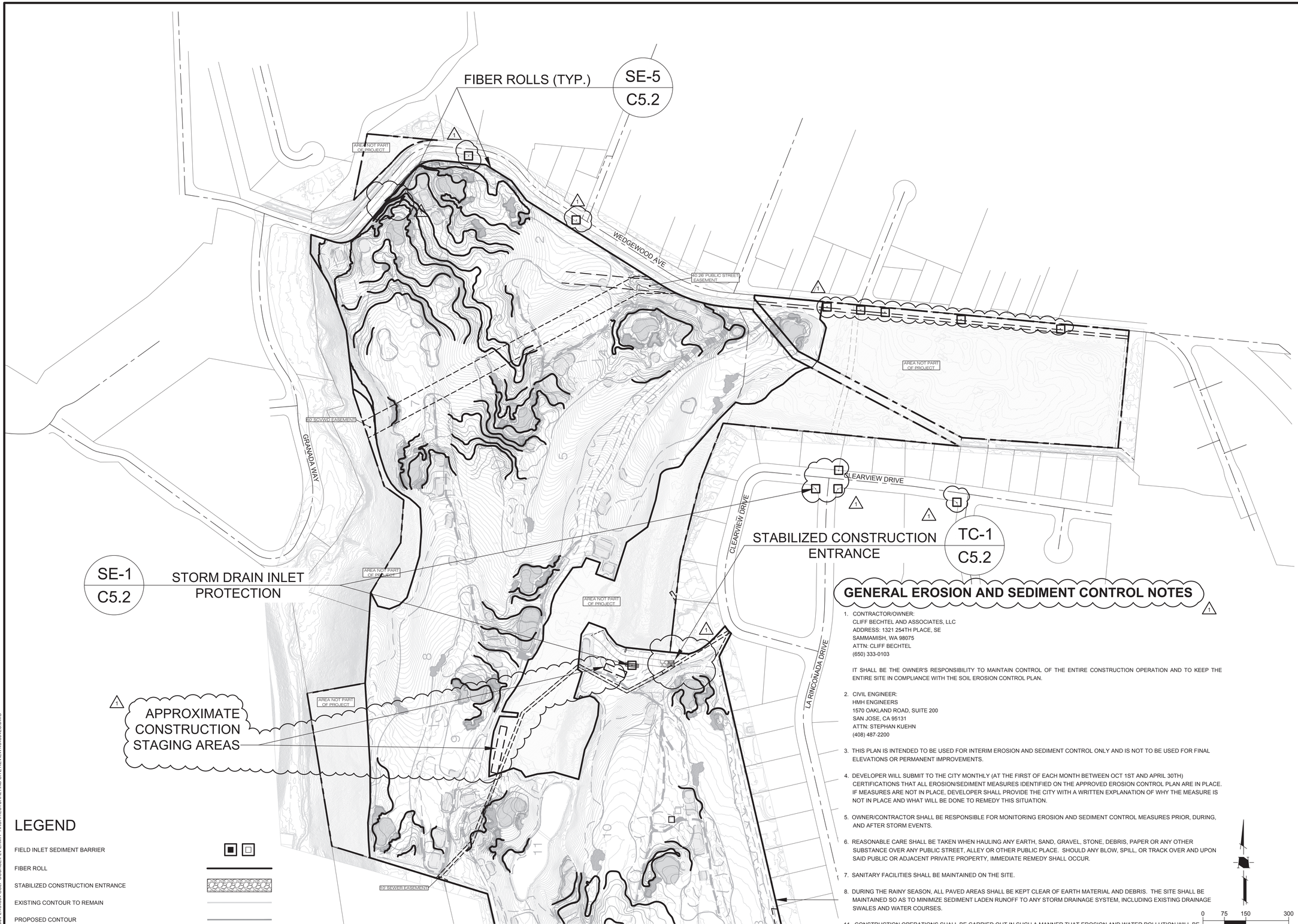

SEE SHEET C5.1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   CLIFF BECHTEL AND ASSOCIATES, LLC
   ADDRESS: 1321 254TH PLACE, SE
   SAMMAMISH, WA 98075
   ATTN: CLIFF BECHTEL
   (650) 333-0103

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD, SUITE 200
   SAN JOSE, CA 95131
   ATTN: STEPHAN KUEHN
   (408) 487-2200

3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.

5. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

7. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

11. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

12. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

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LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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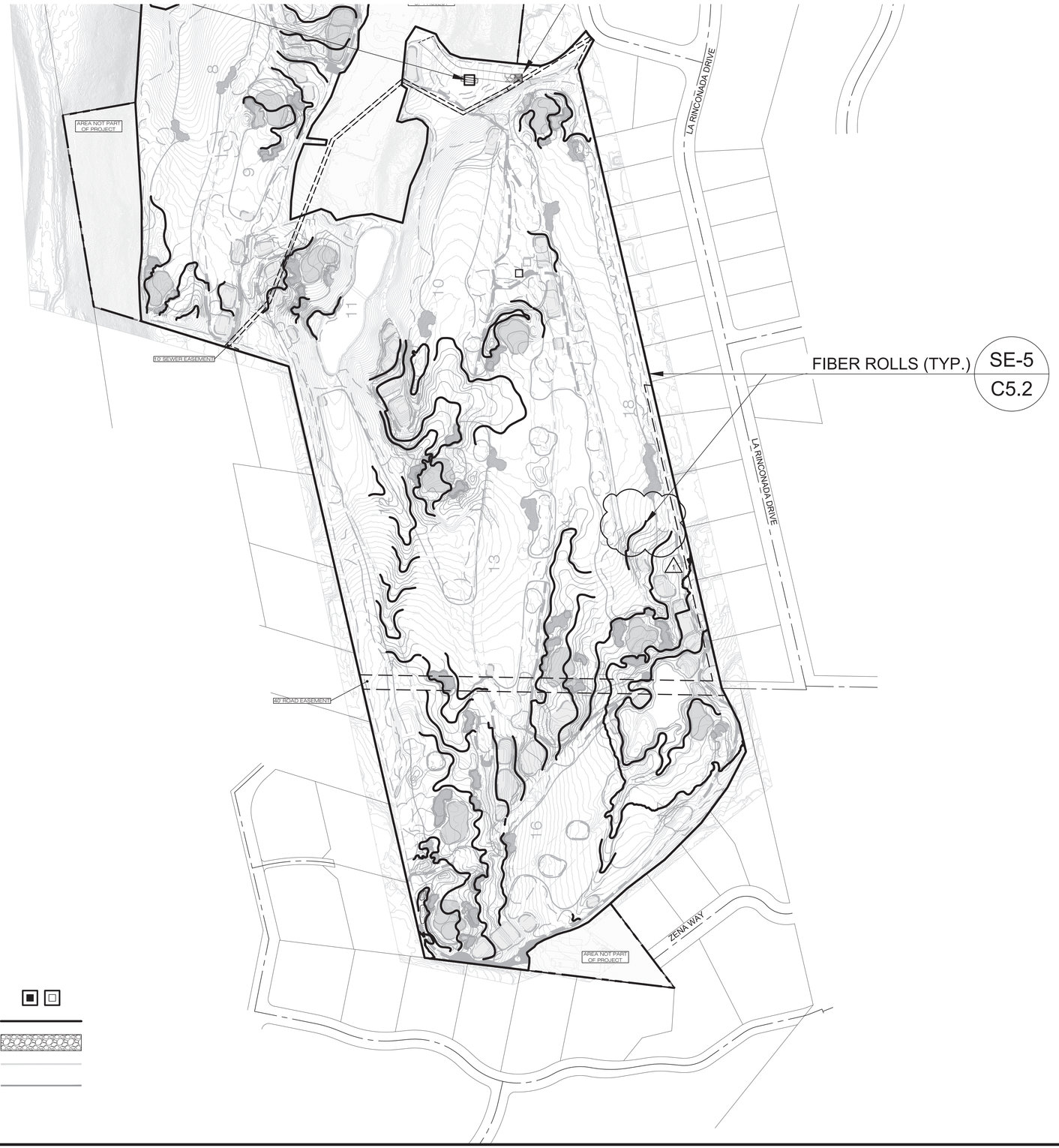
INTERIM EROSION CONTROL MEASURES

C5.0
OF 80

S:\PROJECTS\454500\PL\454504 GOLF COURSE\PL\PERMIT- ARCHITECTURAL AND SITE REVIEW\454504EC.DWG
PLOTTED: 3/31/2025 9:06 AM

SEE SHEET C5.0



LEGEND

- FIELD INLET SEDIMENT BARRIER
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR

N

0 75 150 300

1 INCH = 150 FEET

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S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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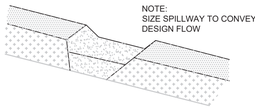
INTERIM EROSION CONTROL MEASURES

C5.1

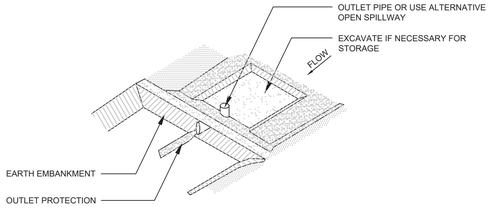
OF 80

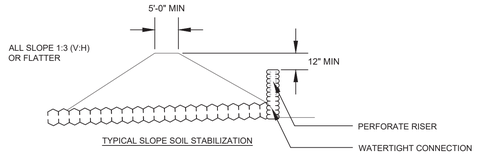
S:\PROJECTS\454500\PLN\454504 GOLF COURSE\PLP\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EC.DWG

PLOTTED: 3/26/2025 3:06 PM



TYPICAL OPEN SPILLWAY

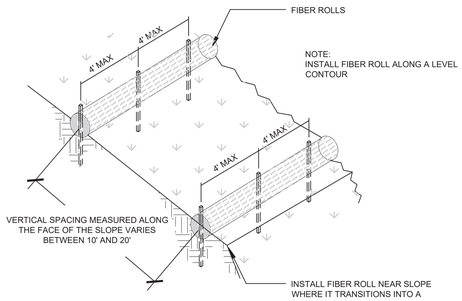




TYPICAL SLOPE SOIL STABILIZATION

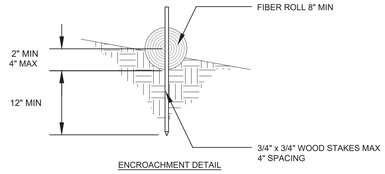
SE-3 SEDIMENT TRAP

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

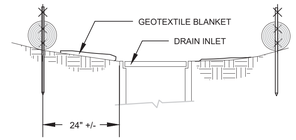


ENCROACHMENT DETAIL

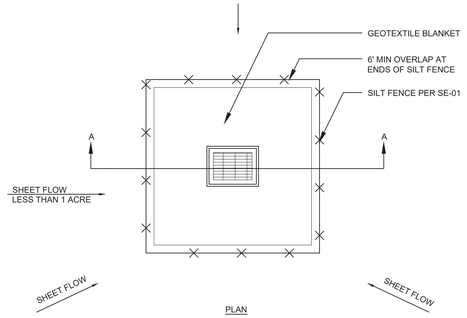
N.T.S.

SE-5 FIBER ROLLS

N.T.S.



SECTION A-A

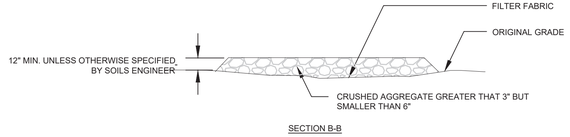


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

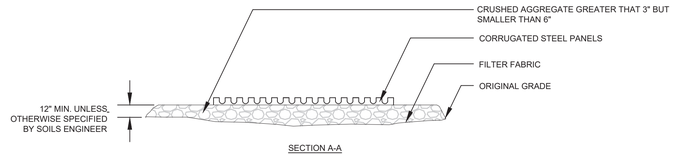
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



SECTION B-B

N.T.S.



SECTION A-A

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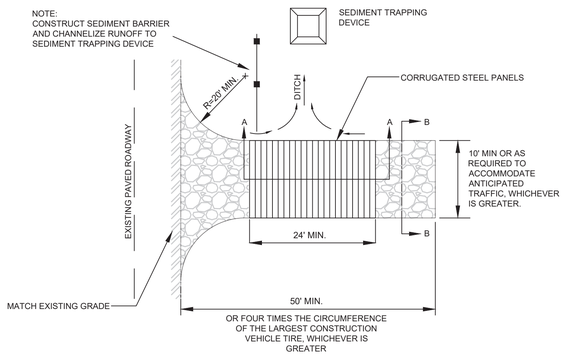
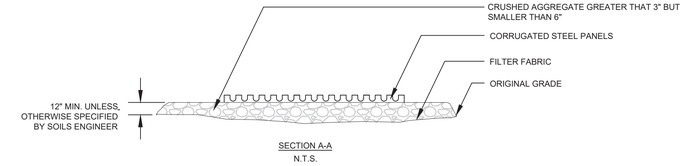


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



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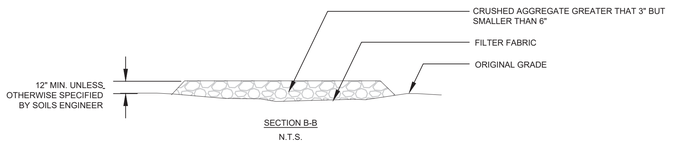
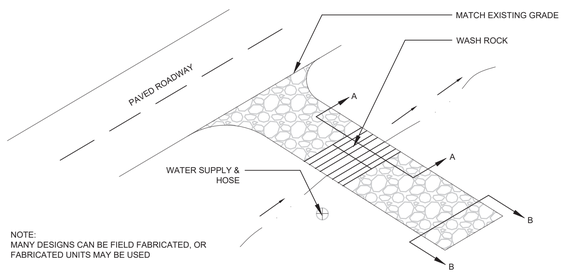


SECTION B-B

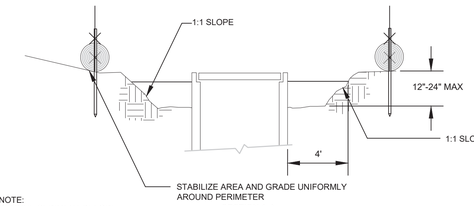
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR
FABRICATED UNITS MAY BE USED

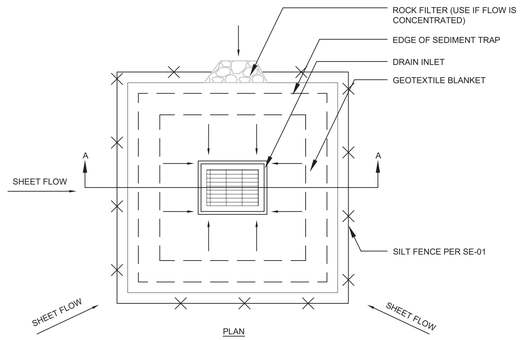
TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE
REACHING ONE-THIRD FULL

SECTION A-A



PLAN

NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

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GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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INTERIM EROSION CONTROL MEASURES

C5.2

OF 80

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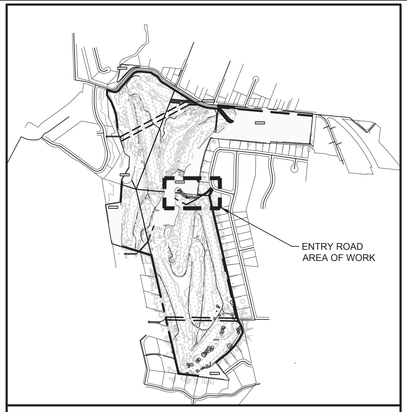
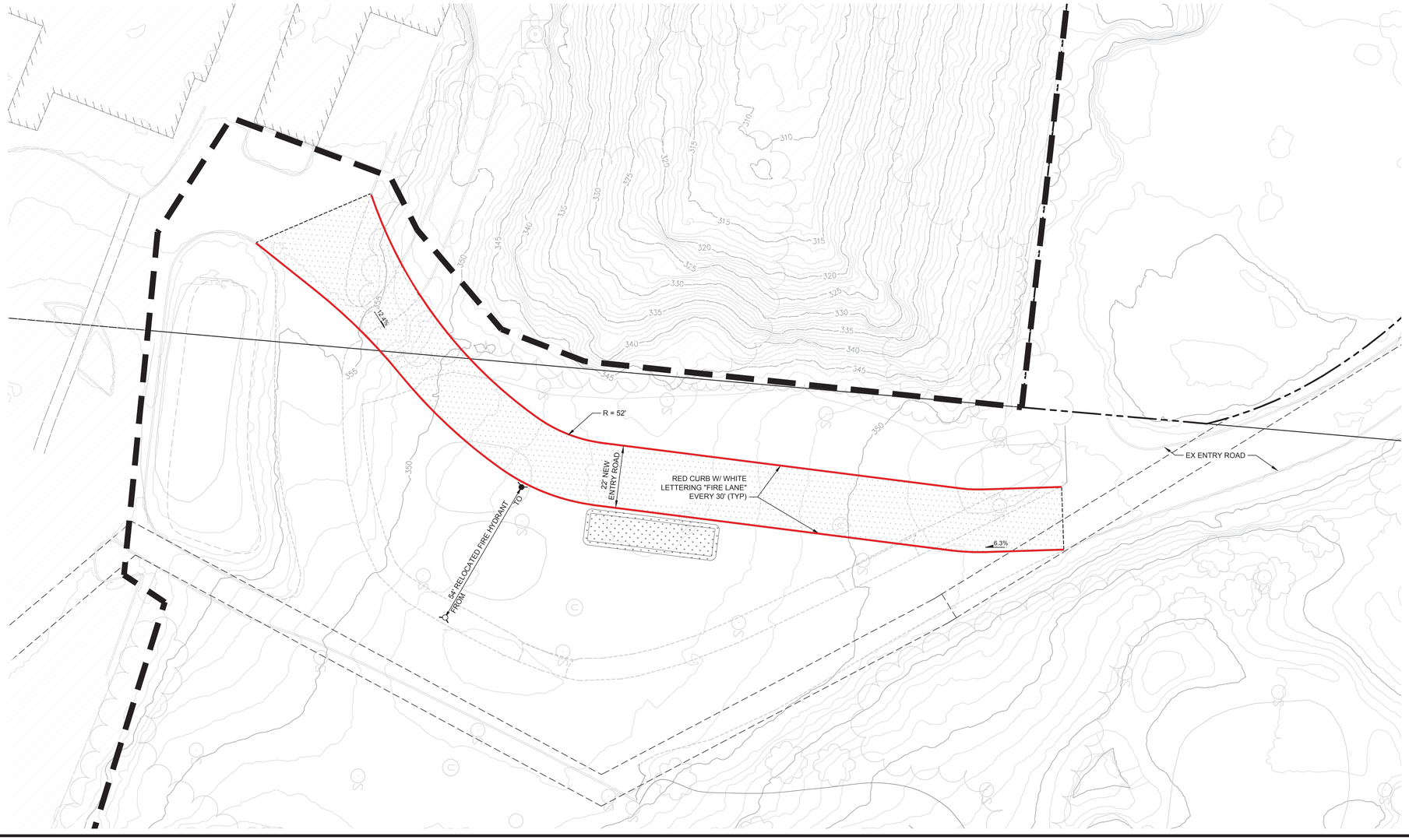


KEYMAP
SCALE: 1" = 1000'

STRIPING NOTES:

1. ALL STRIPING, MARKINGS AND SIGNING INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. (EXCEPT AS NOTED)
2. UNLESS INDICATED OTHERWISE, ALL SIGN TYPES SHOWN ON THIS PLAN ARE PER THE 2014 CALIFORNIA MUTCD.
3. ALL TEMPORARY STRIPING AND PAVEMENT MARKINGS MUST BE REINSTALLED BACK TO ORIGINAL CONFIGURATION UPON PROJECT COMPLETION.



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ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504FA.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

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FIRE ACCESS PLAN

C6.0
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PLOTTED: 4/9/2025 2:18 PM



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Prepared For:

La Rinconada Golf Course Modernization Project

Overall Plan

Notes:

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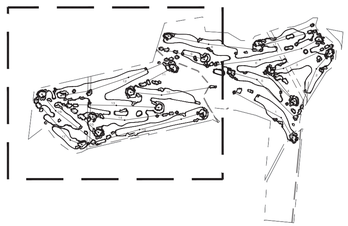
Date: 1/17/25
REV 1: 3/28/25

Scale:
1" = 150'

Sheet:
AO-1



UTILITY NOTE

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NOTES

SEE SHEET AO-11 FOR ADDITIONAL CART PATH INFORMATION.

LEGEND

- LIMITS OF DISTURBANCE
- WORK AREA
- PROPOSED ASPHALT CART PATH TO BE REMOVED
- PROPOSED CONCRETE CART PATH TO BE REMOVED
- EXISTING CART PATH
- TREE TO BE REMOVED
- EXISTING TREE CANOPY

North

0 50 100 200 300

AREA NOT PART OF PROJECT

REMOVE 2,859 S.F. OF CONCRETE CART PATH

40' SEWER EASEMENT

REMOVE 1,285 S.F. OF ASPHALT CART PATH

LIMITS OF DISTURBANCE (TYP)

REMOVE 2,846 S.F. OF CONCRETE CART PATH

REMOVE 7,183 S.F. OF CONCRETE CART PATH

40' ROAD EASEMENT

REMOVE 9,386 S.F. OF CONCRETE CART PATH

REMOVE 2,676 S.F. OF ASPHALT CART PATH

REMOVE 2,317 S.F. OF CONCRETE CART PATH

REMOVE 9,919 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

REMOVE 2,119 S.F. OF ASPHALT CART PATH

AREA NOT PART OF PROJECT

REMOVE 10,551 S.F. OF CONCRETE CART PATH

REMOVE 10,317 S.F. OF CONCRETE CART PATH

REMOVE 7,928 S.F. OF CONCRETE CART PATH

REMOVE 9,068 S.F. OF CONCRETE CART PATH

EXISTING 5' CONTOUR (TYP)

EXISTING 1' CONTOUR (TYP)

SEE SHEET A0-3

811 Know what's below. Call 811 before you dig.

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www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

DEMOLITION PLAN

Notes:

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Date: 1/17/25
REV 1: 3/28/25

Scale:
1" = 100'

Sheet:
AO-2

NOTES

SEE SHEET AO-11 FOR ADDITIONAL CART PATH INFORMATION.

North

0 50 100 200 300

SEE SHEET AO-2

AREA NOT PART OF PROJECT

REMOVE 11,090 S.F. OF CONCRETE CART PATH

LIMITS OF DISTURBANCE (TYP)

60' SCVWD EASEMENT

REMOVE 7,264 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

REMOVE 2,279 S.F. OF CONCRETE CART PATH

REMOVE 3,114 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

REMOVE 7,422 S.F. OF CONCRETE CART PATH

REMOVE 12,290 S.F. OF CONCRETE CART PATH

REMOVE 4,130 S.F. OF CONCRETE CART PATH

40.26' PUBLIC STREET EASEMENT

REMOVE 4,531 S.F. OF ASPHALT CART PATH

REMOVE 2,577 S.F. OF CONCRETE CART PATH

EXISTING 5' CONTOUR (TYP)

EXISTING 1' CONTOUR (TYP)

LEGEND

- LIMITS OF DISTURBANCE
- WORK AREA
- PROPOSED ASPHALT CART PATH TO BE REMOVED
- PROPOSED CONCRETE CART PATH TO BE REMOVED
- EXISTING CART PATH
- TREE TO BE REMOVED
- EXISTING TREE CANOPY

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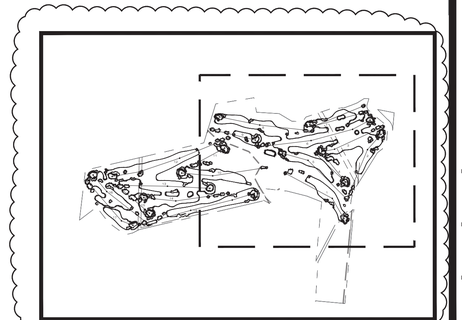

Designed By:

Todd Eckenrode

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www.originsgolfdesign.com

Prepared For:

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DEMOLITION PLAN

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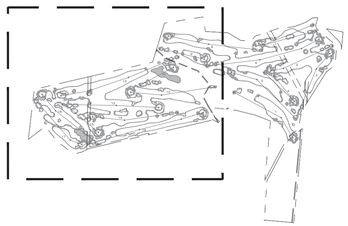
Date: 1/17/25
REV 1: 3/26/25

Scale: 1" = 100'

Sheet: AO-3



UTILITY NOTE

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LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

AREA NOT PART OF PROJECT

North

0 50 100 200 300

10' SEWER EASEMENT

40' ROAD EASEMENT

8 9 11 12 10 13 16 14 15 18 17

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

SEE SHEET A0-3

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Prepared For:

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GRADING PLAN

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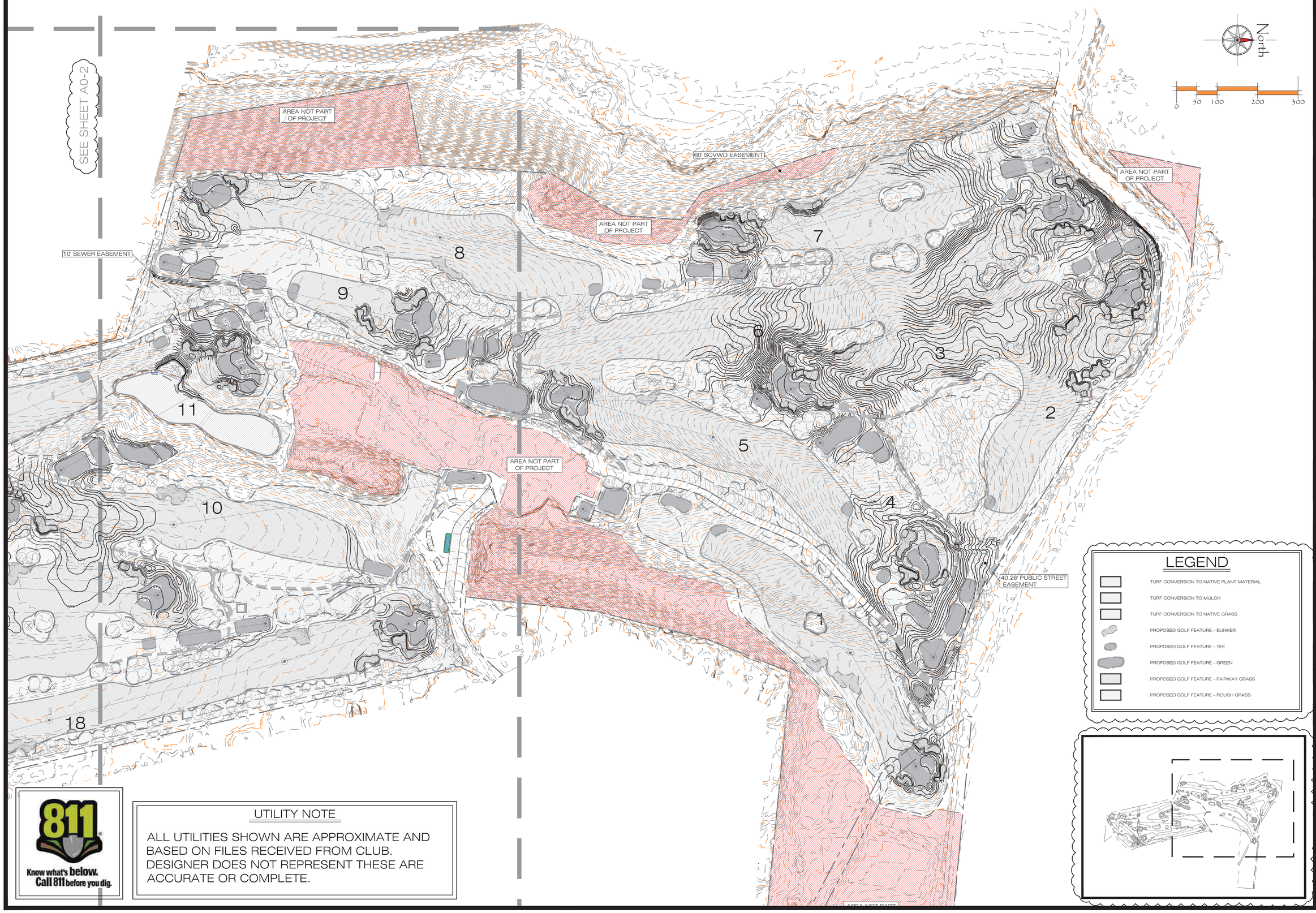
Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-4



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UTILITY NOTE

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LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

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Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRADING PLAN

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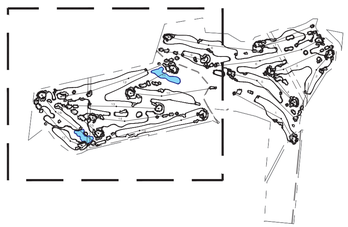
Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-5



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- PROPOSED GOLF FEATURE - ROUGH GRASS

North

0 50 100 200 300

AREA NOT PART OF PROJECT

TURF REDUCTION ZONE (TYP.)
SEE PLANS BY PINNACLE DESIGN CO.

10' SEWER EASEMENT

NEW TEE (TYP.)

LAKE REBUILD & EXPAND
SEE PLANS BY OTHERS.

MEADOW ZONE (TYP.)

40' ROAD EASEMENT

NEW CART PATH CONCRETE
WIDTH VARIES

PUTTING GREEN

REALIGNED ENTRY ROAD
PLANS BY OTHERS

AREA NOT PART OF PROJECT

NEW GREEN (TYP.)

NEW/REBUILT BUNKER (TYP.)

NEW FAIRWAY (TYP.)

AREA NOT PART OF PROJECT

NEW CART PATH CONCRETE (TYP.)
8' WIDE (BLACK DASHED LINE)

NEW CART PATH CONCRETE (TYP.)
10' WIDE (ORANGE DASHED LINE)

LAKE REBUILD
SEE PLANS BY OTHERS.

SEE SHEET A0-3

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LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

FEATURES PLAN

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Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-6

SEE SHEET A0-2

AREA NOT PART OF PROJECT

MEADOW ZONE (TYP.)

10' SEWER EASEMENT

LAKE REBUILD & EXPAND
SEE PLANS BY OTHERS.

PUTTING GREEN

AREA NOT PART OF PROJECT

REALIGNED ENTRY ROAD
PLANS BY OTHERS

TURF REDUCTION ZONE (TYP.)
SEE PLANS BY PINNACLE DESIGN CO.

60' SCVWD EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

NEW TEE (TYP.)

NEW GREEN (TYP.)

NEW/REBUILT BUNKER (TYP.)

NEW FAIRWAY (TYP.)

NEW CART PATH CONCRETE (TYP.)
8' WIDE (BLACK DASHED LINE)

40.26' PUBLIC STREET EASEMENT

NEW CART PATH CONCRETE (TYP.)
10' WIDE (ORANGE DASHED LINE)

North

0 50 100 200 300

LEGEND

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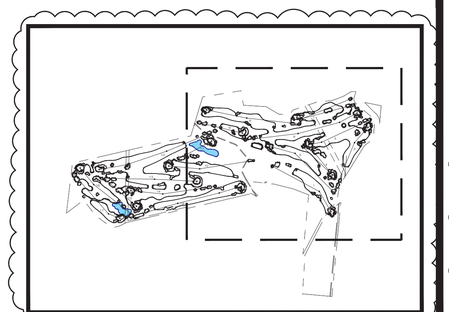

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MODERNIZATION PROJECT
FEATURES PLAN

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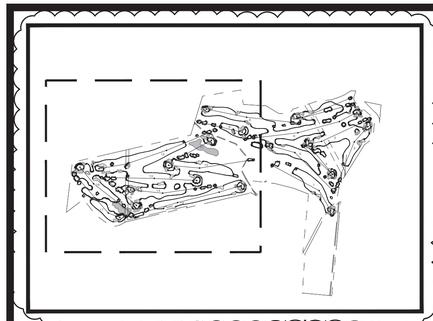
Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: AO-7



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LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRASSING PLAN

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Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: AO-8

SEE SHEET A0-2

AREA NOT PART OF PROJECT

60' SCVWD EASEMENT

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

MEADOW ZONES - HYDROSEED FESCUE (TYP.)

AREA NOT PART OF PROJECT

GREENS - SEED BENTGRASS (TYP.)

BUNKER LIPS - SOD FESCUE (TYP.)

FAIRWAYS - SOD BERMUDAGRASS (TYP.)

ROUGHS - SEED RYEGRASS (TYP.)

40.26' PUBLIC STREET EASEMENT

TEES - SOD BERMUDAGRASS (TYP.)

North

0 50 100 200 300

11 8 9 7 6 3 2 5 4 10 18

LEGEND

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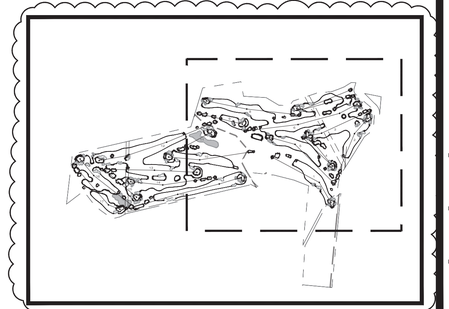

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GRASSING PLAN

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Date: 1/17/25

REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-9

RAW EARTHWORK VOLUMES SUMMARY

Volume Summary

Name	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Hole 1	1.000	1.000	20,877	153	297	(144)
Hole 2	1.000	1.000	92,074	4,476	1,103	3,373
Hole 3	1.000	1.000	139,278	9,302	1,835	7,467
Hole 4	1.000	1.000	70,731	1,115	3,647	(2,532)
Hole 5	1.000	1.000	52,393	3,095	555	2,540
Hole 6	1.000	1.000	175,485	7,780	10,214	(2,434)
Hole 7	1.000	1.000	72,278	3,310	745	2,566
Hole 8	1.000	1.000	61,084	3,620	554	3,065
Hole 9	1.000	1.000	39,330	940	789	151
Hole 10	1.000	1.000	67,004	6,519	839	5,680
Hole 11	1.000	1.000	60,867	3,595	890	2,705
Hole 12	1.000	1.000	160,034	7,539	1,065	6,474
Hole 13	1.000	1.000	74,461	3,414	468	2,946
Hole 14	1.000	1.000	91,338	2,257	2,074	183
Hole 15	1.000	1.000	74,882	1,294	1,983	(689)
Hole 16	1.000	1.000	120,059	5,431	4,623	808
Hole 17	1.000	1.000	69,826	617	4,516	(3,900)
Hole 18	1.000	1.000	76,539	3,395	551	2,844

RAW TOTALS

2D Area (Sq Ft)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
1,518,539	67,853	36,748	31,105

RAW EARTHWORK EXECUTIVE SUMMARY

AREA	CUT	FILL
34.9 acres	67,853 cy	36,748 cy

ADJUSTED EARTHWORK EXECUTIVE SUMMARY

RAISE ALL PLAN GRADES BY APPROX +6.5" in unbalanced areas*

AREA	CUT	FILL
34.9 acres	52,300 cy	52,300 cy

EARTHWORK PLAN STATEMENT

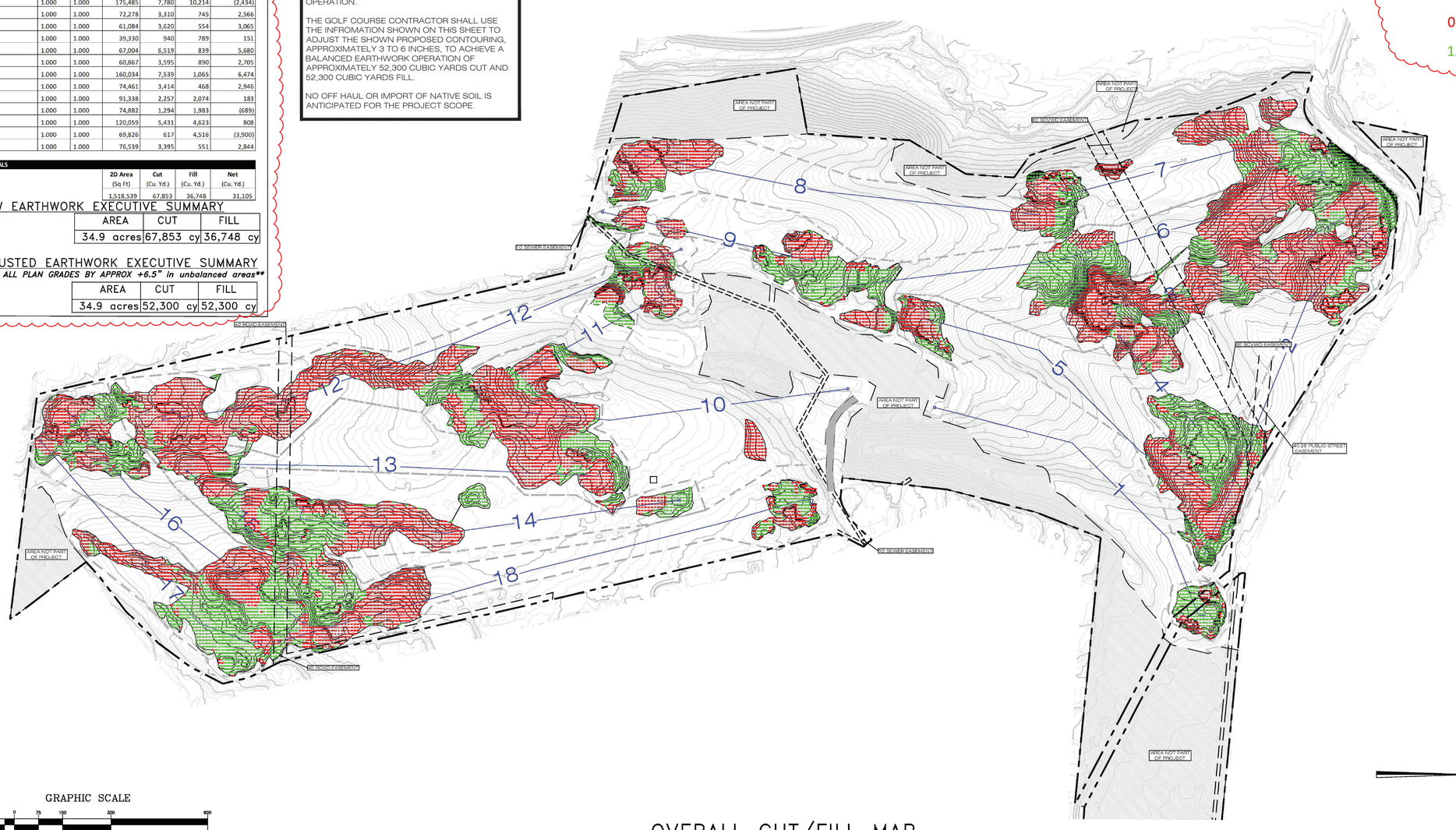
THE EARTHWORK QUANTITIES AND COLOR CODED CUT & FILL AREAS SHOWN ON THIS PLAN ARE BASED ON THE EXISTING AND PROPOSED CONTOURING SHOWN ON THE PERMIT DRAWINGS. THIS INFORMATION SHALL BE USED BY THE GOLF COURSE CONTRACTOR TO PLAN THE GRADING OPERATIONS AND OVERALL EXCAVATION & FILL REQUIREMENTS FOR THE PROJECT TO ACHIEVE A BALANCED EARTHWORK OPERATION.

THE GOLF COURSE CONTRACTOR SHALL USE THE INFROMATION SHOWN ON THIS SHEET TO ADJUST THE SHOWN PROPOSED CONTOURING, APPROXIMATELY 3 TO 6 INCHES, TO ACHIEVE A BALANCED EARTHWORK OPERATION OF APPROXIMATELY 52,300 CUBIC YARDS CUT AND 52,300 CUBIC YARDS FILL.

NO OFF HAUL OR IMPORT OF NATIVE SOIL IS ANTICIPATED FOR THE PROJECT SCOPE.

LEGEND:

- HOLE-BY-HOLE BOUNDARIES FOR EARTHWORK
- 30 — PROPOSED GRADING CONTOURS
- (30) — EXISTING TOPO CONTOURS
- 0.8 — PROPOSED DEPTH OF CUT (SPOT DEPTH ON 10' GRID)
- 1.4 — PROPOSED DEPTH OF FILL (SPOT DEPTH ON 10' GRID)


AREA NOT PART OF PROJECT
AREA NOT PART OF PROJECT
AREA NOT PART OF PROJECT

LEGEND

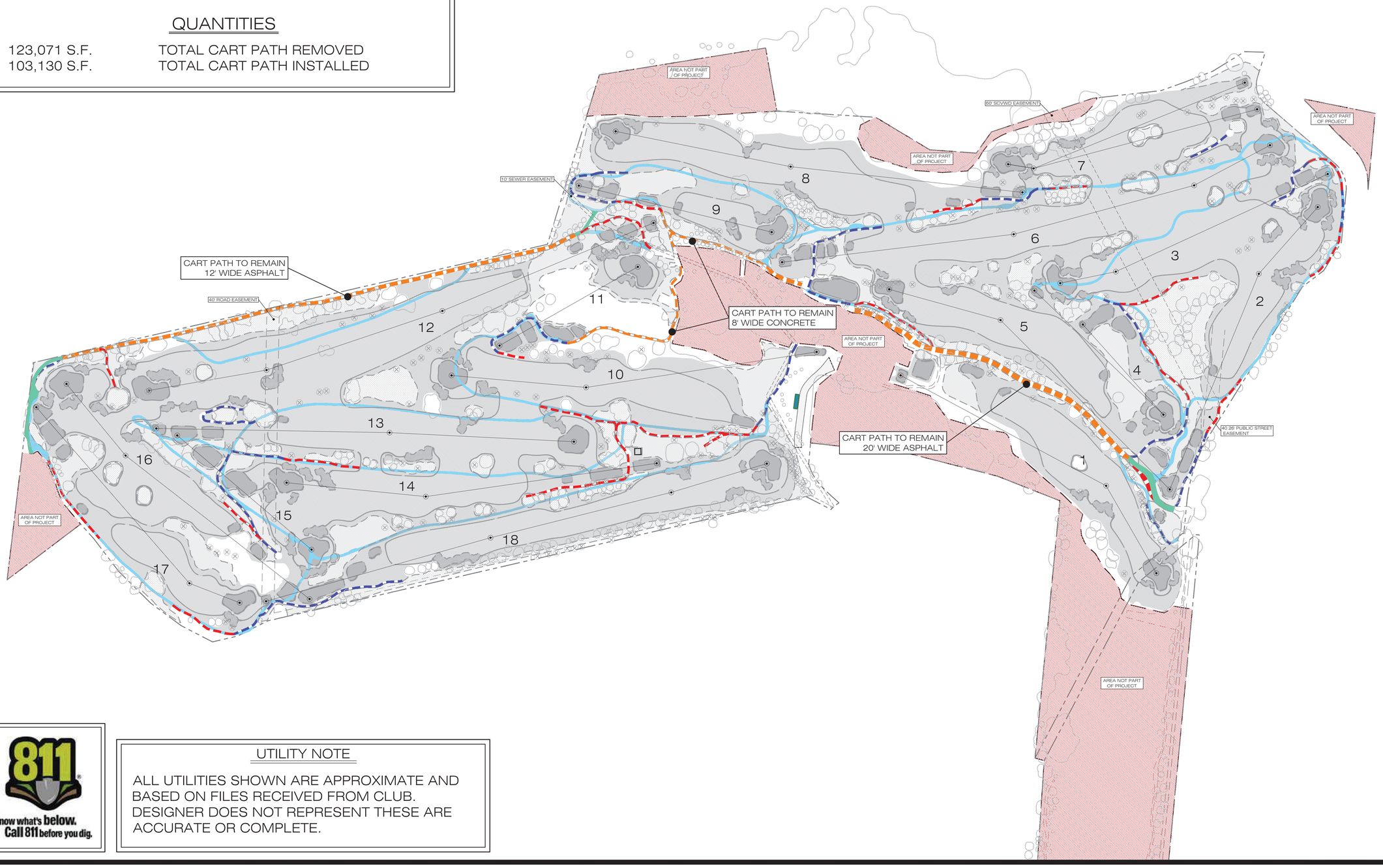
- CART PATH REMOVED - CONCRETE
- CART PATH REMOVED - ASPHALT
- CART PATH REMAINS. WIDTHS & MATERIALS VARY.
- NEW CONCRETE CART PATH 8' WIDE
- NEW CONCRETE CART PATH 10' WIDE

QUANTITIES

123,071 S.F.	TOTAL CART PATH REMOVED
103,130 S.F.	TOTAL CART PATH INSTALLED

North

0 75 150 300 450



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Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

CART PATH PLAN

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Date: 1/17/25
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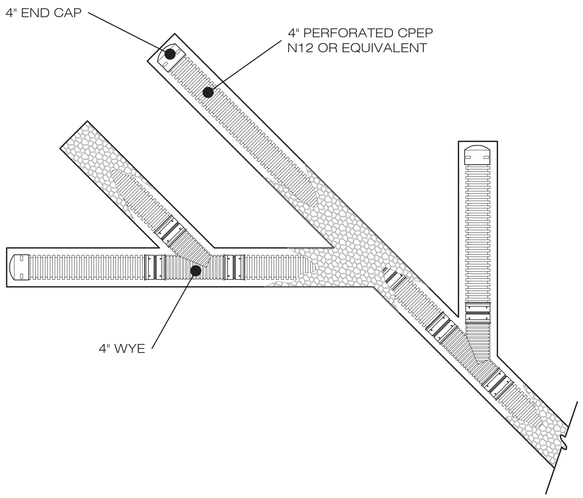
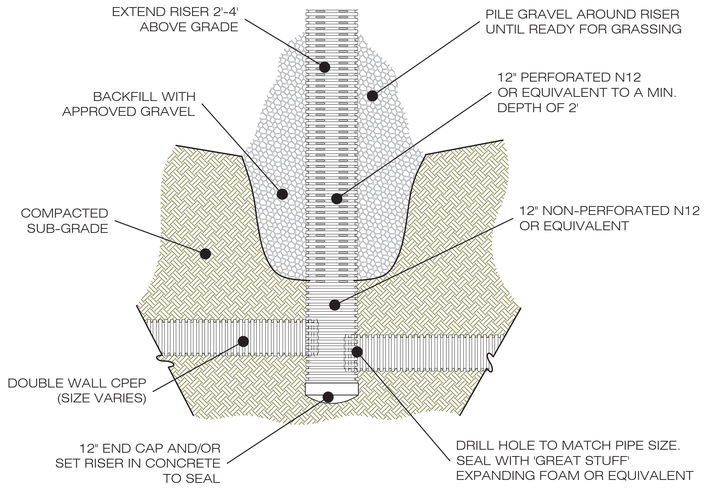
Scale:
1" = 150'

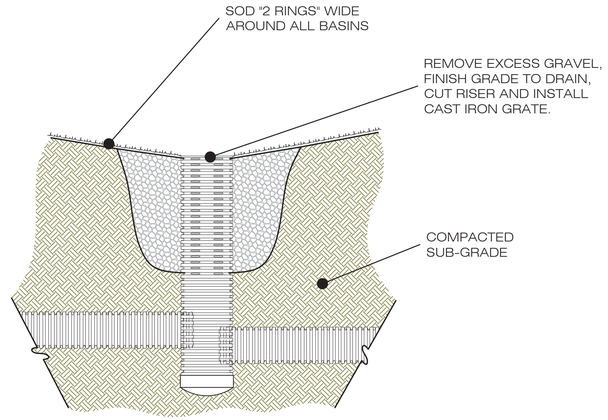
Sheet:
AO-11



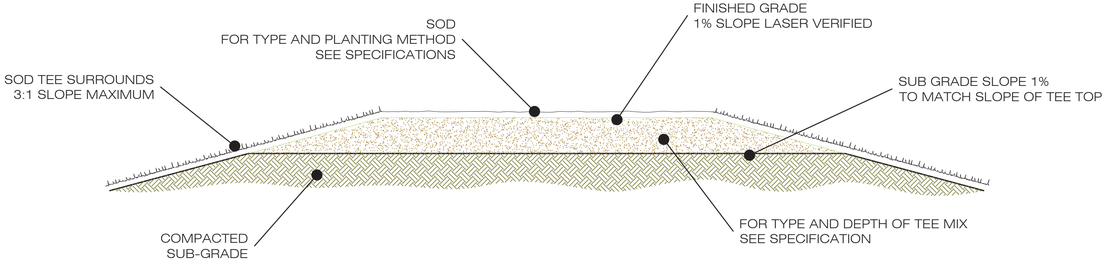
TYPICAL DRAINAGE SYSTEM TEES AND BUNKERS



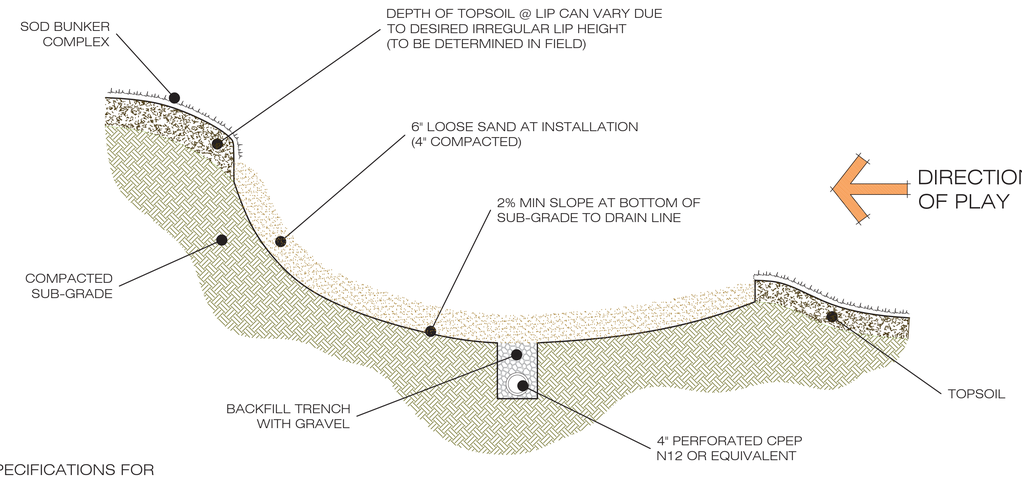
TYPICAL CATCH BASIN
ROUGH GRADING



TYPICAL CATCH BASIN
SEED BED PREP



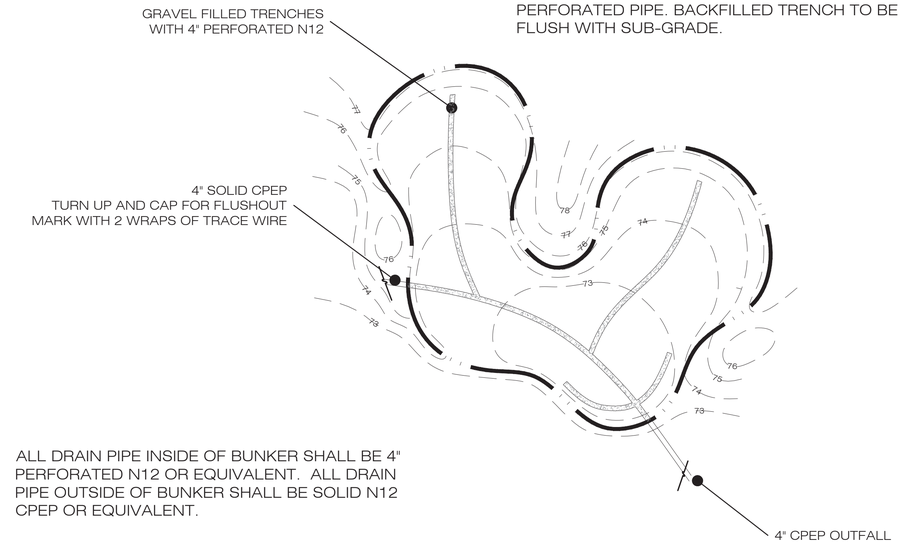
TYPICAL TEE SECTION



SEE SPECIFICATIONS FOR
BUNKER LINER DETAILS.

TYPICAL BUNKER SECTION

TRENCHES SHALL BE 6" WIDE AND 8" DEEP. LINE ALL TRENCHES WITH GRAVEL BEFORE INSTALLING PERFORATED PIPE. BACKFILLED TRENCH TO BE FLUSH WITH SUB-GRADE.



ALL DRAIN PIPE INSIDE OF BUNKER SHALL BE 4" PERFORATED N12 OR EQUIVALENT. ALL DRAIN PIPE OUTSIDE OF BUNKER SHALL BE SOLID N12 CPEP OR EQUIVALENT.

TYPICAL BUNKER DRAINAGE

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Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
CONSTRUCTION DETAILS

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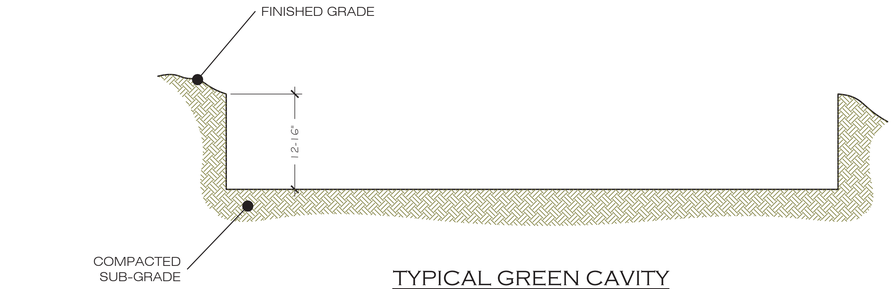
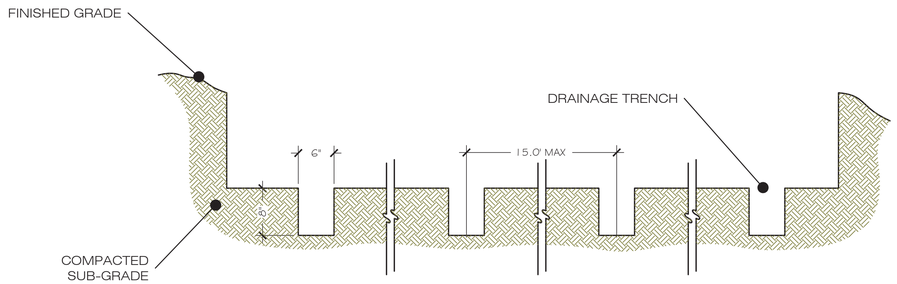
Date: 1/17/25
REV 1: 3/28/25

Scale:
NTS

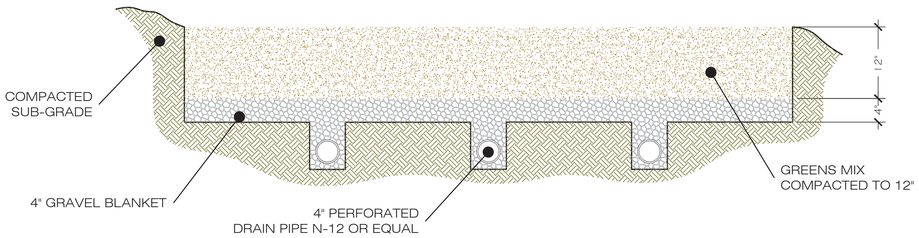
Sheet:
AO-12



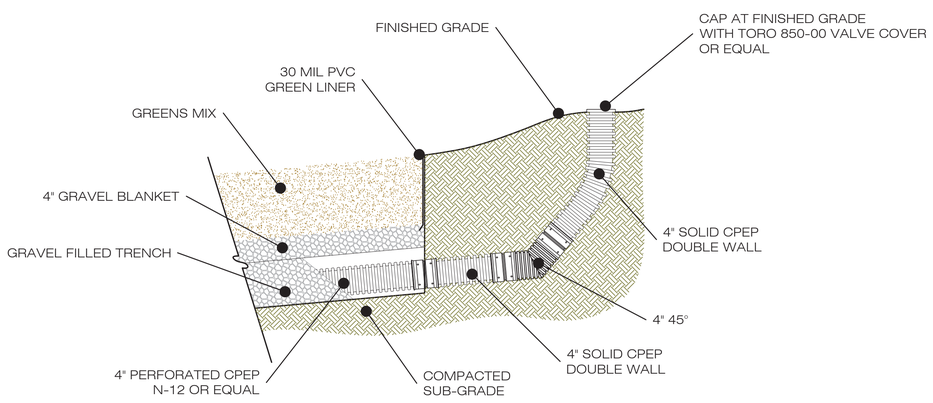
TYPICAL GREEN CAVITY



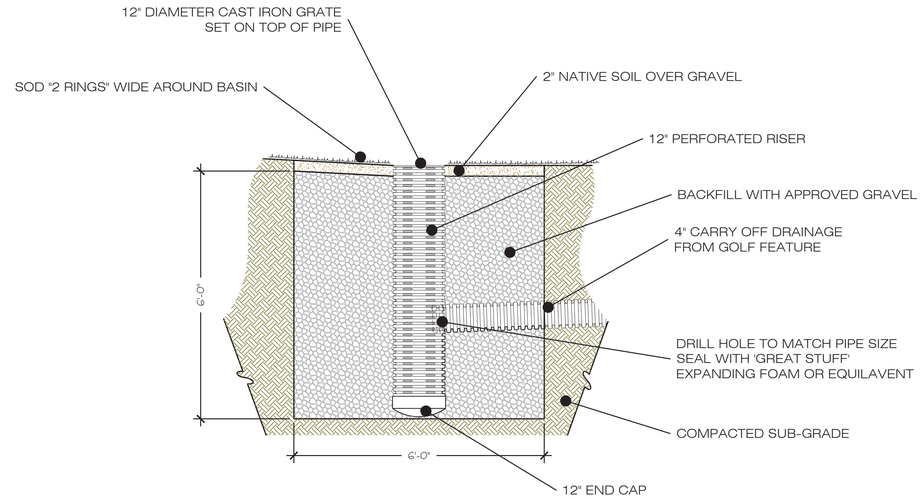
TYPICAL DRAINAGE LAYOUT



TYPICAL FINISHED GREEN

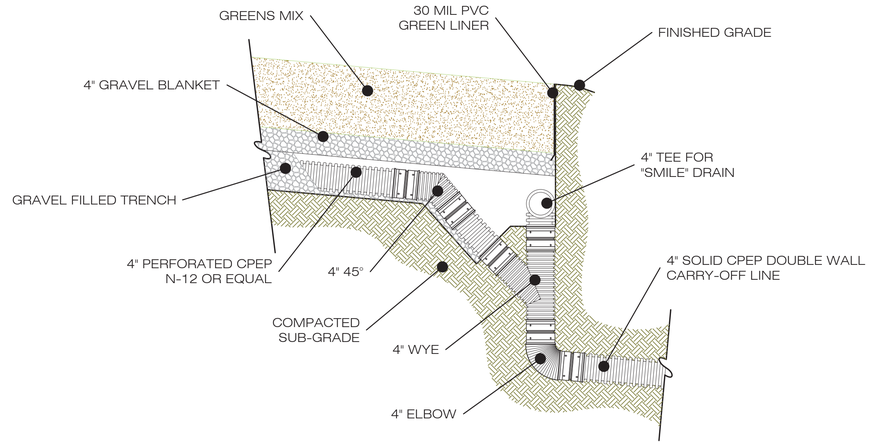


TYPICAL CLEAN-OUT DETAIL



TYPICAL DRY SUMP

PLACE IN OUT OF PLAY AREAS WHEN POSSIBLE



TYPICAL GREEN DRAIN CONNECTION

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
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www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
CONSTRUCTION DETAILS

Notes:

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Date: 1/17/25
REV 1: 3/28/25

Scale:
NTS

Sheet:
AO-13

ABBREVIATIONS

&	AND
(E)	EXISTING
(N)	NEW
(P)	PROPOSED
@	AT
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACOUST	ACOUSTICAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
B.O.	BOTTOM OF
B/W	BETWEEN
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
CAB	CABINET
CEM	CEMENT
CJ	CONSTRUCTION JOINT / CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DTL	DETAIL
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FL	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FR	FRAME
FRP	FIBERGLASS REINFORCED PANEL
FSD	FIRE SEPERATION DISTANCE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GSM	GALVANIZED SHEET MTL.
GYP	GYPSUM
HB	HOSE BIBB
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IFHPC	ISSUE FOR HEALTH PLAN CHECK
IFPC	ISSUE FOR PLAN CHECK
IFPPC	ISSUE FOR PLANNING PLAN CHECK
IN	INCH OR INCHES
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LG	LARGE
LT	LIGHT
M.R.	MOISTURE RESISTANT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NS	NO SCALE
NTS	NOT TO SCALE
O/	OVER
O/A	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPNG	OPENING
OPOI	OWNER PROVIDED, OWNER INSTALLED
P.LAM.	PLASTIC LAMINATE
PIP	POURED IN PLACE
PKG	PARKING
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PT	POINT
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SAN	SANITARY
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SEC	SECTION
SED	SEE ELECTRICAL DRAWINGS
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRWAINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SWR	SEWER
SYM	SYMMETRICAL
SYS	SYSTEM
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
T.O.	TOP OF
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK
TV	TELEVISION
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UNF	UNFINISHED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WP	WATERPROOF
WR	WATER RESISTANT
WSP	WET STAND PIPE
WT	WEIGHT
YD	YARD
Ø	DIAMETER

SYMBOL LEGEND

EARTH / COMPACTED FILL

CONCRETE

SAND / MORTAR

ALUMINUM

STEEL

FINISH WOOD

ROUGH WOOD / CONTINUOUS

WOOD BLOCK

METAL STUD

PLYWOOD

BATT INSULATION

RIGID INSULATION

GYPSUM WALL BOARD

SPOT ELEVATION

MATCH LINE

CONTROL POINT / DATUM

REVISION TAG / CLOUD

KEY NOTE TAG

FINISH TAG

WINDOW TAG

DOOR TAG

EXTERIOR ELEVATION NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

BUILDING SECTION NUMBER
SHEET NUMBER

WALL SECTION NUMBER
SHEET NUMBER

INTERIOR ELEVATION NUMBER
SHEET NUMBER

ROOM NAME
ROOM NUMBER

DIMENSION TO FACE OF STRUCTURE

DIMENSION TO CENTERLINE

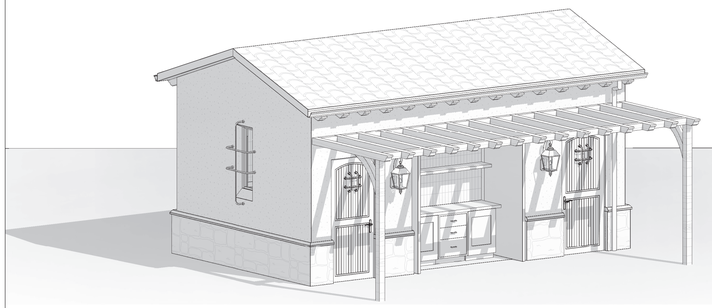
DIMENSION TO FACE OF FINISH

PROPERTY LINE

COLUMN REFERENCE GRIDS

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032



GENERAL INFORMATION

OCCUPANCY:	B
TYPE OF CONSTRUCTION:	II-B
SPRINKLERED:	NO
SITE AREA:	63.71 ACRE / 2,775,207 SF
BUILDING AREA:	445 SF
ZONING:	RC - RESOURCE CONSERVATION
APN:	40931001

SHEET INDEX LEGEND

IFPC	ISSUED FOR PLAN CHECK
IFRS	ISSUED FOR RESUBMITTAL
□	SUBMITTED WITHOUT REVISION
■	SUBMITTED WITH REVISION
	NOT SUBMITTED / REMOVED FROM SET

SCOPE OF WORK

CONSTRUCTION OF NEW RESTROOMS AT EXISTING SITE.
SCOPE OF WORK INCLUDES CONSTRUCTION OF NEW WALLS, FINISHES, LIGHTING, ROOF, AND ASSOCIATED PLUMBING FIXTURES FOR RESTROOM ACCOMMODATIONS.

SHEET INDEX LEGEND

SHEET NUMBER	SHEET NAME	IFPC_S1
GENERAL INFORMATION		
PA0.0	GENERAL INFORMATION	
PA0.3	BLUEPRINT FOR A CLEAN BAY	
ARCHITECTURAL		
PA1.0	OVERALL & ENLARGED PROPOSED SITE PLAN	
PA2.3	PROPOSED FLOOR PLAN	
PA2.4	PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES	
PA2.6	PROPOSED ROOF PLAN	
PA3.1	PROPOSED EXTERIOR ELEVATIONS	
PA4.1	PROPOSED FF&E FLOOR PLAN & ELEVATIONS	
PA6.1	PROPOSED REFLECTED CEILING PLAN	

PREVAILING CODES

TOWN OF LOS GATOS MUNICIPAL CODE

2022 CBC, CPC, CMC, CEC
2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2022 BUILDING ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS

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ANDY KIMBALL
E: akimball@larinconadacc.com

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CIVIL ENGINEER: CLIFF BECHTEL AND ASSOCIATES, LLC
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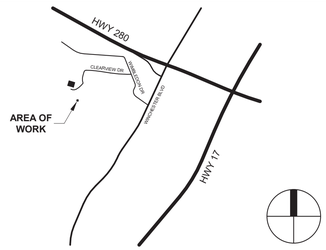
SAMMAMISH, WA 98075
CLIFF BECHTEL
P: (650)333-0103

PLANNER: HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
STEPHAN KUEHN
P: (669)295-2357

VICINITY MAP



APPROVAL STAMP

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION
17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
GENERAL INFORMATION

PA0.0

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Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



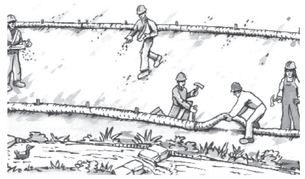
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



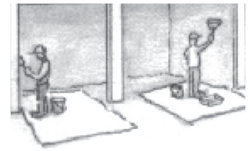
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

3/28/2025 11:31:21 AM

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ARCHITECTURE
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JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

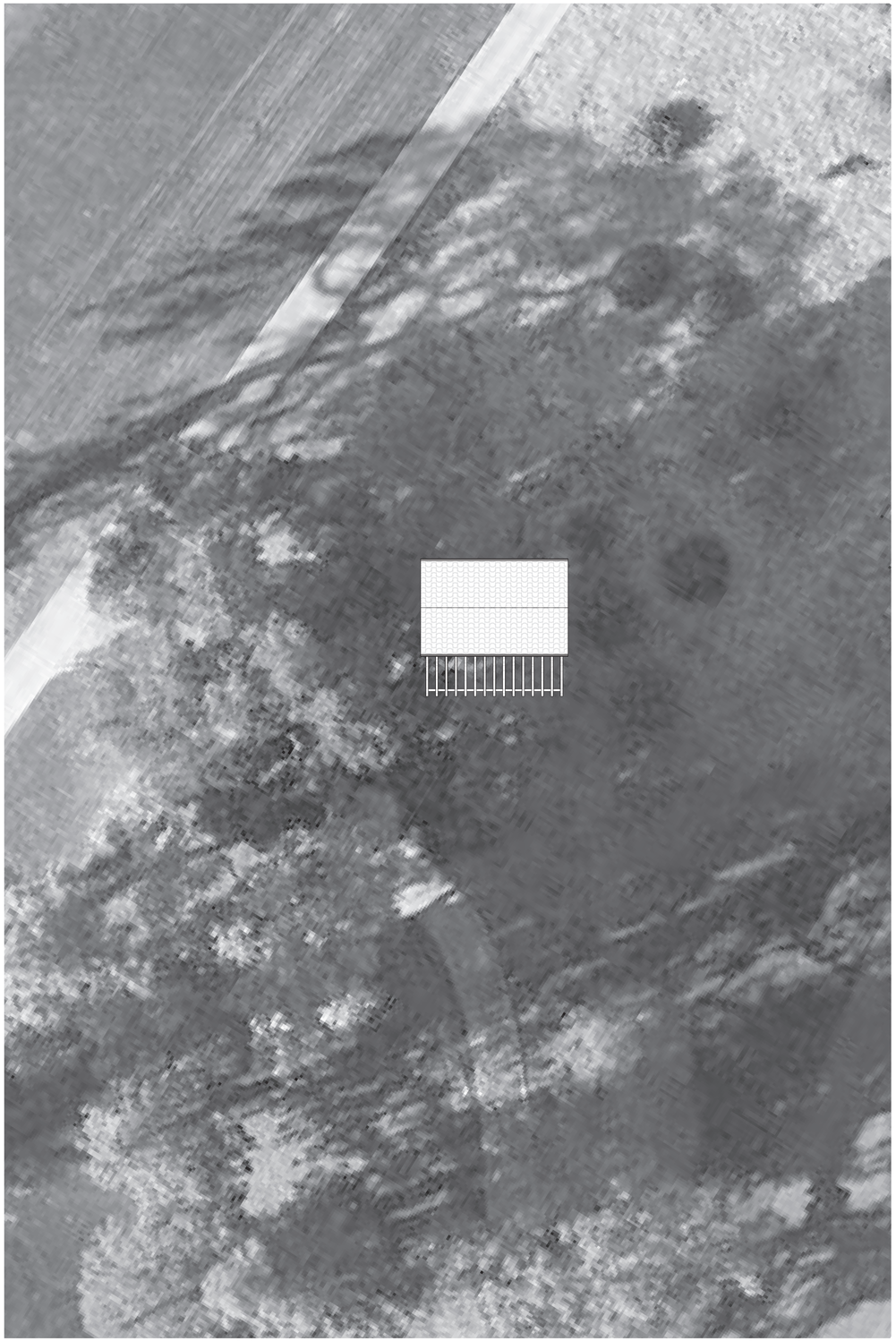
LA RINCONADA
COMFORT STATION
17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev. #	Description	Date

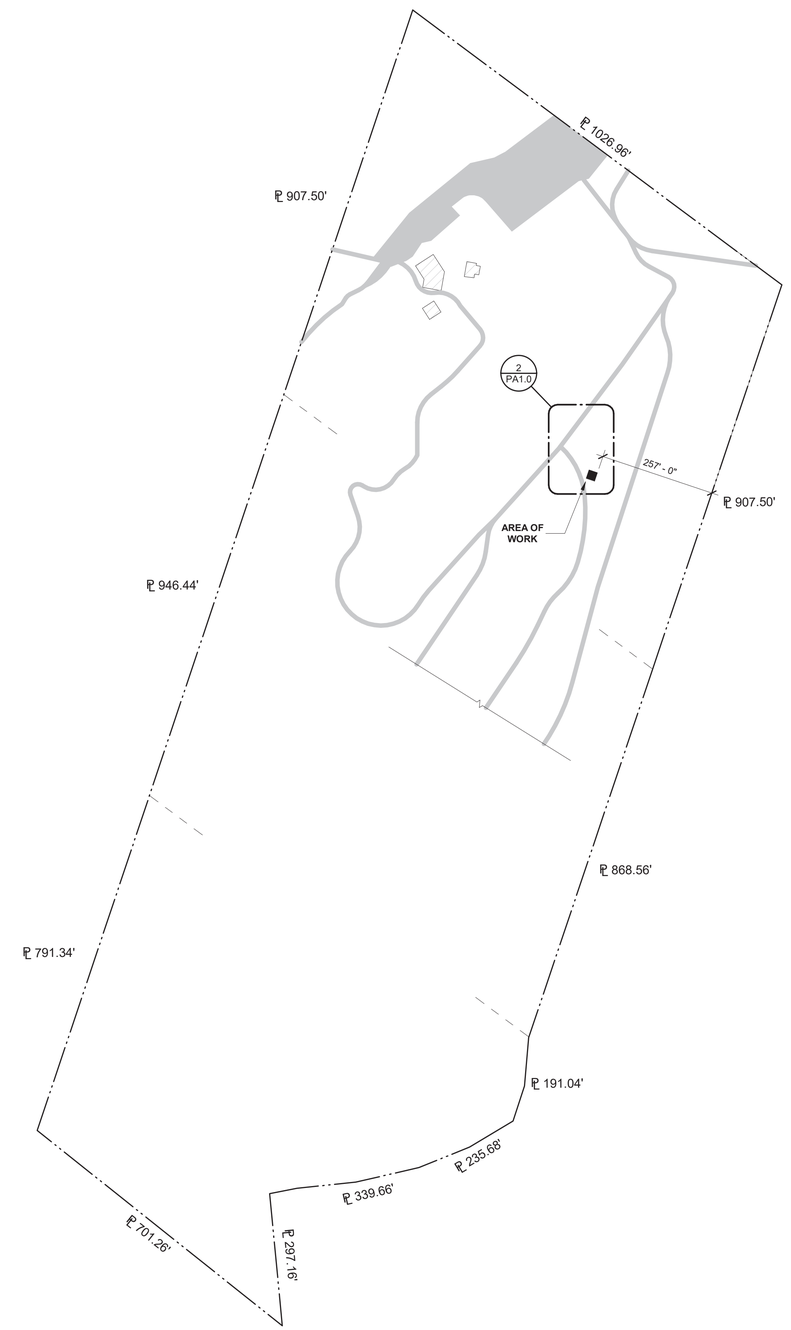
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: Author
Checked by: Checker

Sheet Title:
BLUEPRINT FOR A CLEAN BAY

PA0.3



ENLARGED PROPOSED SITE PLAN 2
1" = 10'-0"



OVERALL PROPOSED SITE PLAN 1
1" = 160'-0"

LEGEND

——·——·——	PROPERTY LINE
₵ XX.XX'	LENGTH OF PROPERTY LINE
	EXISTING PARKING LOT ROAD GOLF-CART ROAD
	EXISTING BUILDING NOT IN SCOPE

KEYNOTES

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Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
OVERALL & ENLARGED PROPOSED SITE PLAN

PA1.0

3/28/2025 11:31:21 AM

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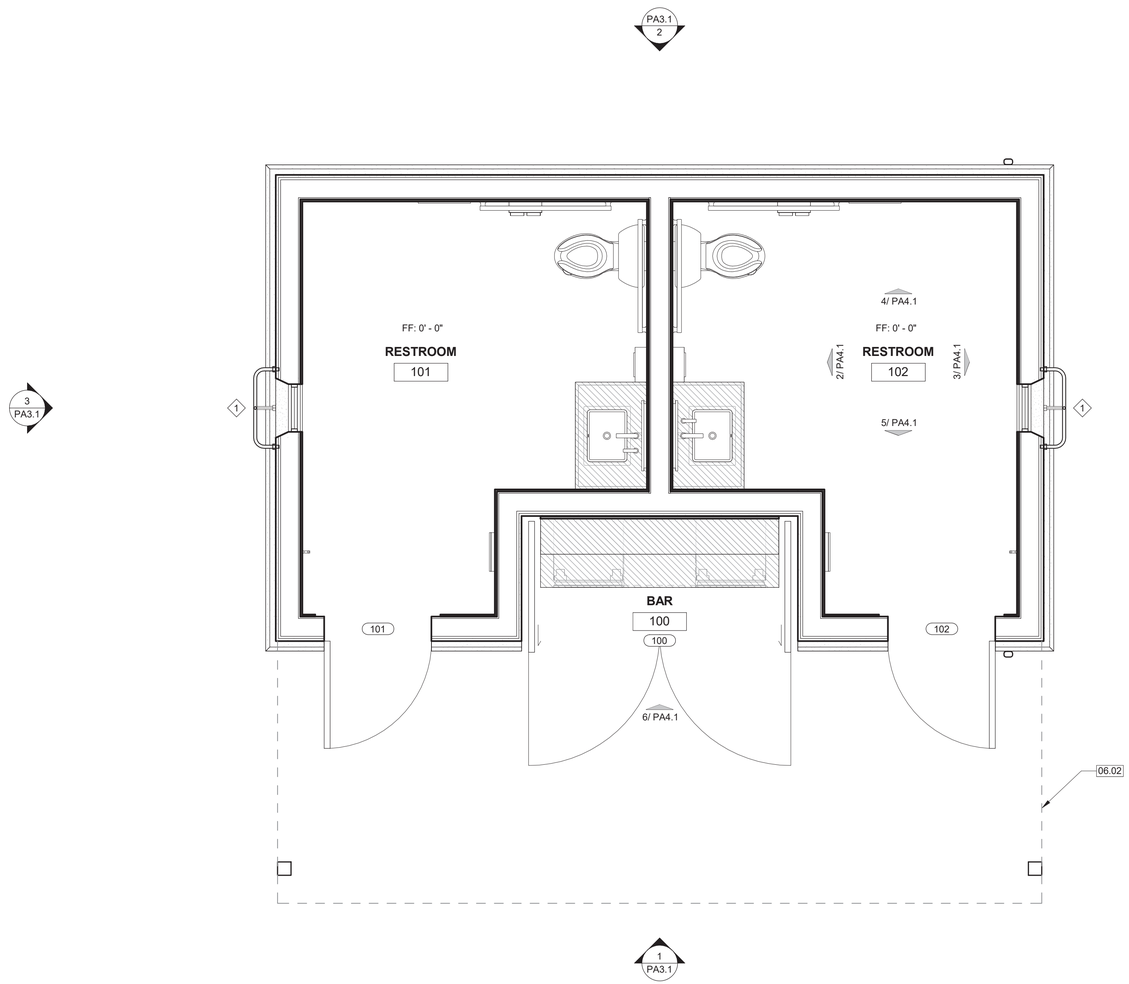

PROPOSED FLOOR PLAN 1

1/2" = 1'-0"

LEGEND

- NEW WALL , REFER TO WALL LEGEND TYPE
- 101a — DOOR TAG REFER TO DOOR SCHEDULE
- PROPOSED DOOR
- 1 — WINDOW / STOREFRONT TAG. REFER TO WINDOW SCHEDULE OR STOREFRONT LEGEND
- PROPOSED WINDOW

PLAN NOTES

1. REFER TO FF&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
2. REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
4. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
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Sheet Title:
PROPOSED FLOOR PLAN

PA2.3

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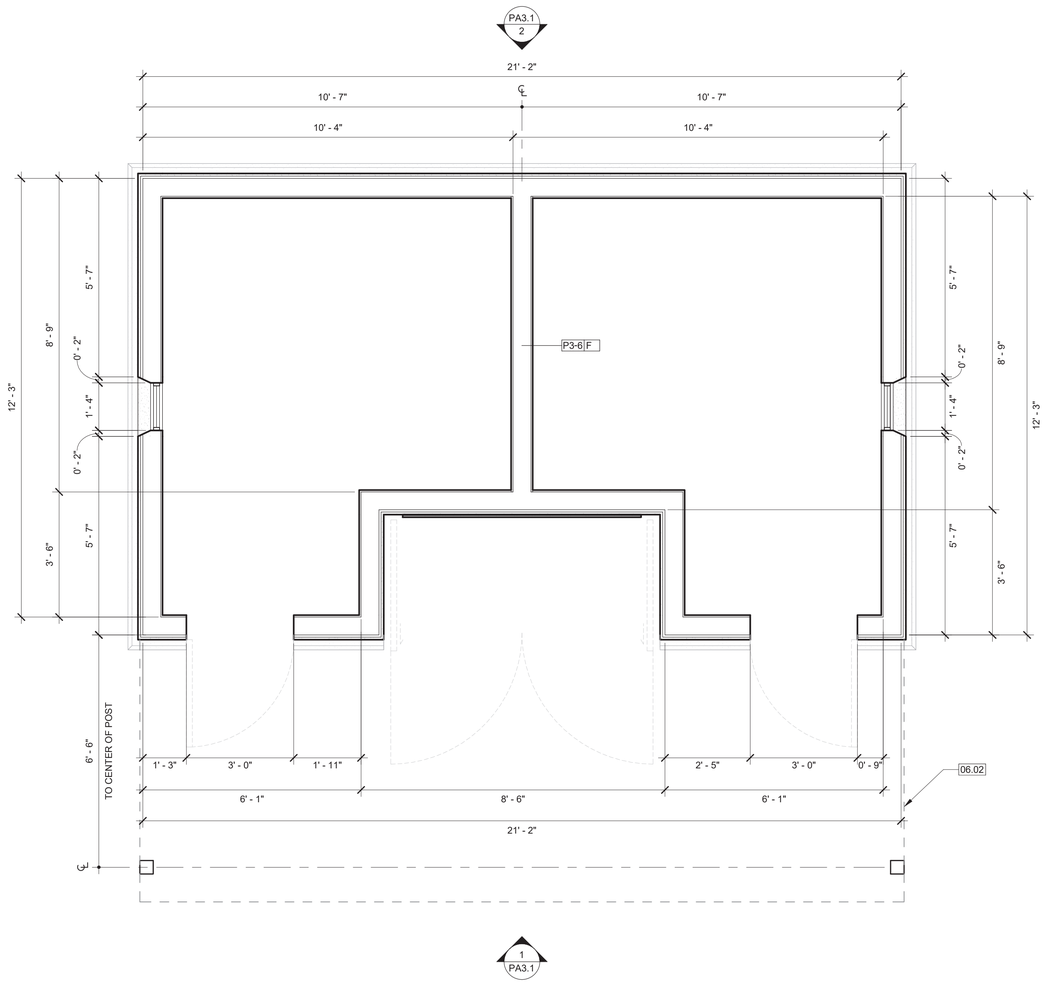


PROPOSED DIMENSIONED FLOOR PLAN 1

1/2" = 1'-0"

LEGEND

NEW WALL , REFER TO WALL LEGEND TYPE

LUMBER PERGOLA ABOVE

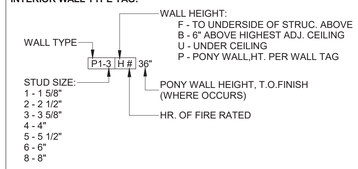
PLAN NOTES

1. REFER TO FF&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
2. REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
4. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

WALL TYPES

INTERIOR WALLS

INTERIOR WALL TYPE TAG:



INTERIOR WALL TYPES:

PARTITION WALLS

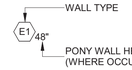
P1: ONE ROW OF STUD W/ ONE LAYER OF TYPE 'X' GYP. BD. EACH SIDE

P2: ONE ROW OF STUD W/ ONE LAYER OF WATER-RESISTANT GYP BD. ON WET SIDE AND ONE LAYER OF TYPE 'X' GYP BD. ON DRY SIDE

P3: ONE ROW OF STUD W/ ONE LAYER OF WATER-RESISTANT GYP BD. EACH SIDE

EXTERIOR WALLS

EXTERIOR WALL TYPE TAG:



EXTERIOR WALL TYPES:

E1: 14" CONC. 3 HR FIRE-RATED WALL

E2: 12" CONC. 3 HR FIRE-RATED WALL

E3: ONE ROW OF 6" METAL STUD W/ 5/8" DENSE GLASS ON EXT. SIDE

E4: ONE ROW OF 6" METAL STUD W/ 5/8" DENSE GLASS ON EXT. SIDE, 2 LAYRES OF 5/8" TYPE "X" GYP. BD. ON INT. SIDE

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

ARCHITECTURE
307 Orchard City Dr., Ste 350
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JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
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Sheet Title:

PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES

PA2.4

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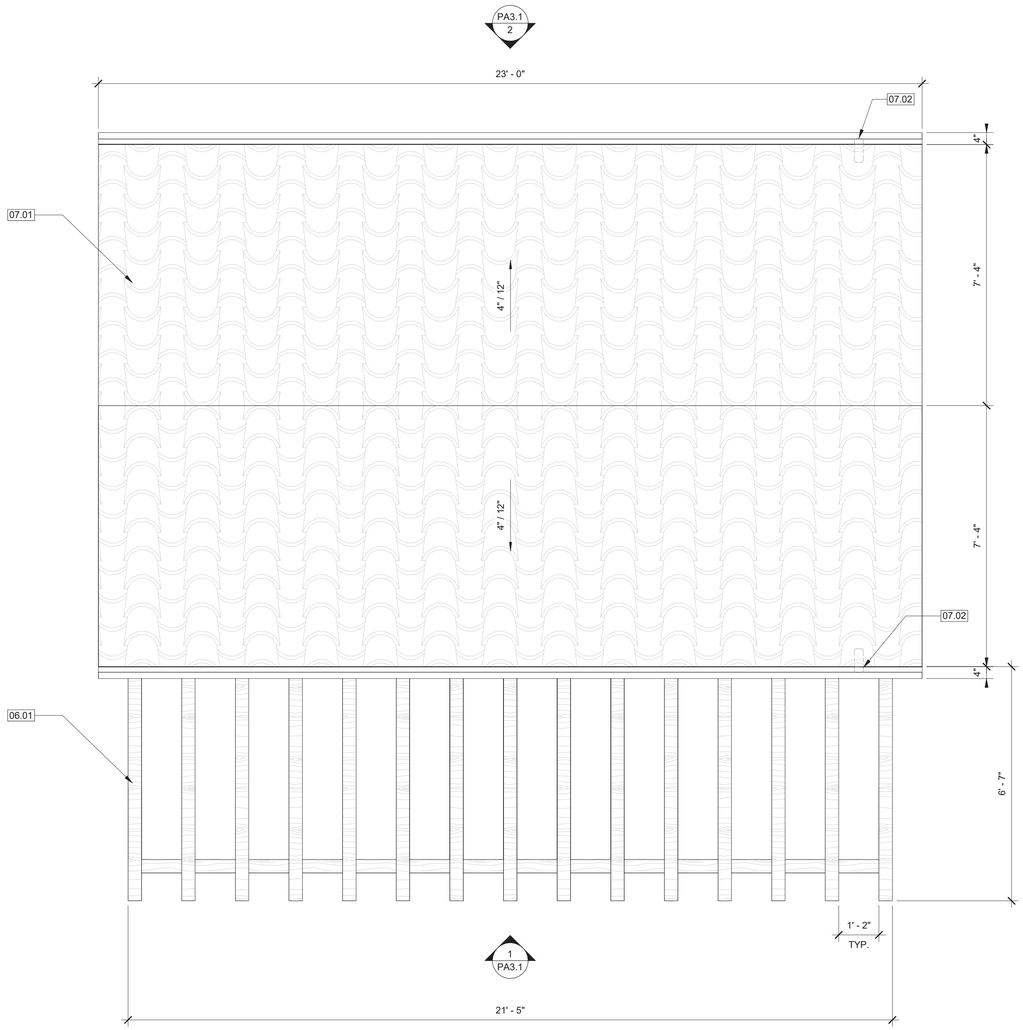

PROPOSED ROOF PLAN 1

1/2" = 1'-0"

LEGEND

PLAN NOTES

1. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULE.
2. REFER TO MEP ROOF TOP EQUIPMENT LAYOUT, DIMENSIONS, ETC.

KEYNOTES

06.01	LUMBER PERGOLA
07.01	SPANISH-STYLE TERRACOTTA CLAY TILE ROOFING
07.02	GUTTER AND DOWNSPOUT

ARCHITECTURE
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LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

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Sheet Title:
PROPOSED ROOF PLAN

PA2.6

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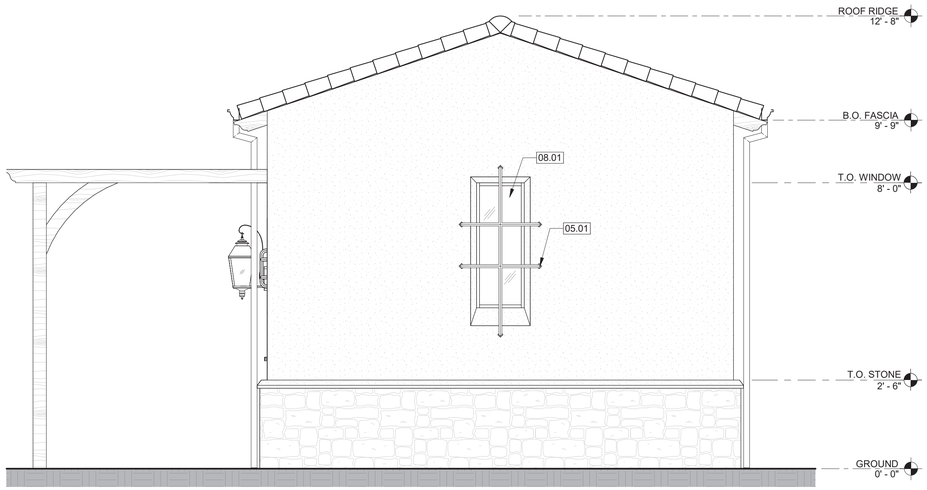
KEYNOTES

05.01	CUSTOM FABRICATED WROUGHT IRON GRILL
08.01	TEXTURED PRIVACY GLASS

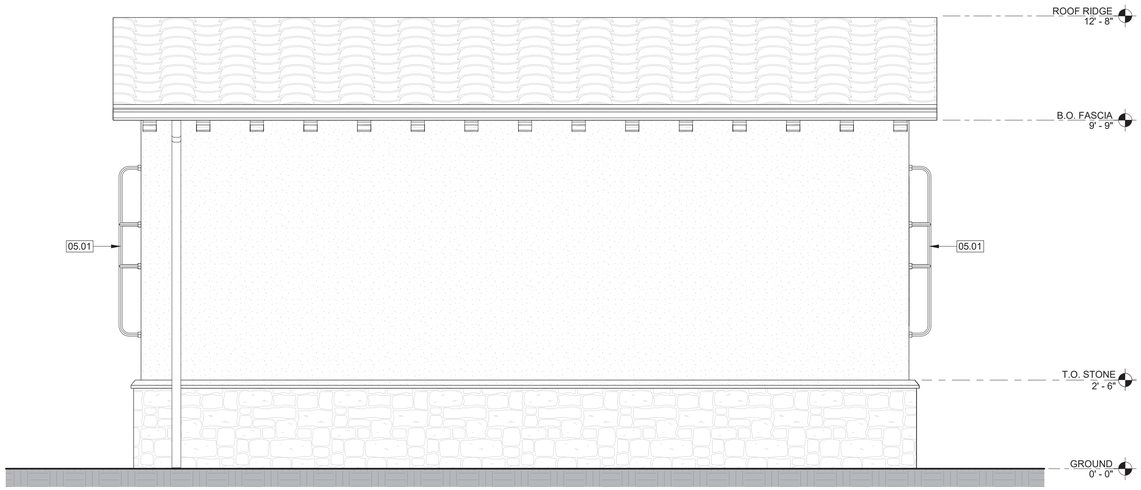
MATERIAL LEGEND

A	**CEMENT PLASTER** COLOR: MANUFACTURER:	C	**TERRACOTTA TILE ROOF** COLOR: MANUFACTURER:
B	**STONE VENEER** COLOR: MANUFACTURER:	D	**TIMBER TRELLIS** COLOR: MANUFACTURER:



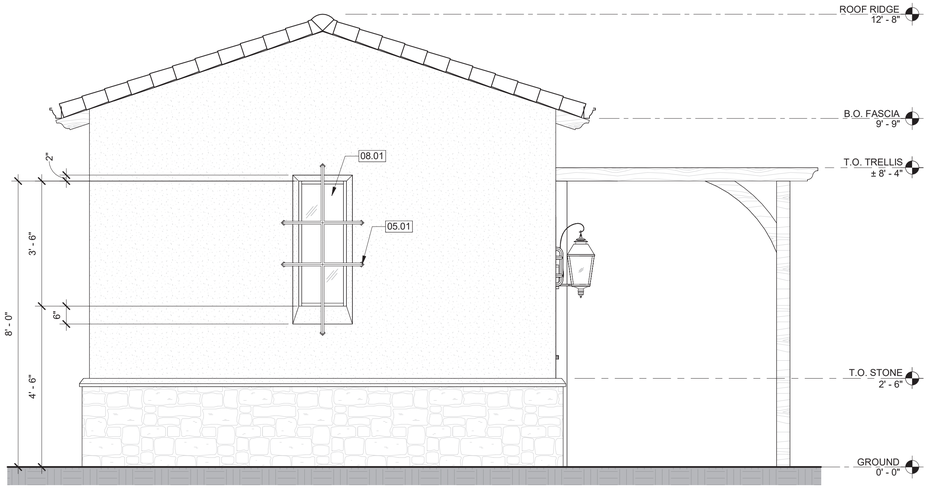
EAST SIDE - EXTERIOR ELEVATION 4

1/2" = 1'-0"



BACK - EXTERIOR ELEVATION 2

1/2" = 1'-0"



WEST SIDE - EXTERIOR ELEVATION 3

1/2" = 1'-0"



FRONT - EXTERIOR ELEVATION 1

1/2" = 1'-0"

ARCHITECTURE
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JEFFREY EATON ARCHITECT, INC
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LA RINCONADA COMFORT STATION

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PROPOSED EXTERIOR ELEVATIONS

PA3.1

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KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	COLOR/FINISH	COMMENTS
PB-01	ACCESSIBLE FLOOR-MOUNTED WATER CLOSET	WHITE	SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.
PB-02	ACCESSIBLE FAUCET		SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.
PB-03	ACCESSIBLE SINK	WHITE	SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.

ACCESSORY SCHEDULE

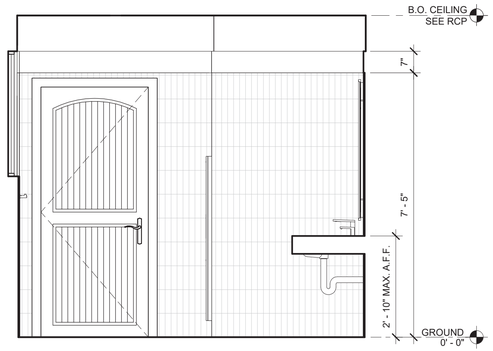
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR/ FINISH	COMMENTS
BA-01	UNDERCOUNTER REFRIGERATOR	FISHER & PAYKEL	RS2435V2RT1		
RA-01	ACCESSIBLE SOAP DISPENSER	KOHLER CO.	K-25198-CP		
RA-02	ACCESSIBLE MIRROR WITH LED	BOBRICK	B-167 2448	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-03	ACCESSIBLE 36" GRAB BAR	BOBRICK	B-9806-36	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-04	ACCESSIBLE 42" GRAB BAR	BOBRICK	B-9806-42	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-05	ACCESSIBLE PAPER TOWEL DISPENSER	BOBRICK	B-9262.MBLK	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-06	ACCESSIBLE TOILET PAPER DISPENSER	BOBRICK	B-540	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-07	ACCESSIBLE PAPER TOWEL DISPENSER & TRASH	BOBRICK	B-38032	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-08	ACCESSIBLE COAT HOOK	BOBRICK	B-9542	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-09	ACCESSIBLE TOILET SEAT COVER DISPENSER	BOBRICK	B-3013	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.

LEGEND

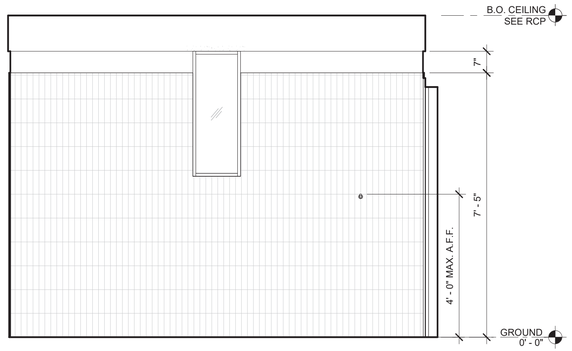
- XY-# — FINISH TAG, REFER TO FINISH LEGEND
- XY-## — ACCESSORIES & PLUMBING TAG, REFER TO ACCESSORIES & PLUMBING SCHEDULE
- 1/ A101 — ELEVATION MARKER
- ACCENT WALL FINISH, REFER TO FINISH PLAN
- CASEWORK, REFER TO FF&E PLAN



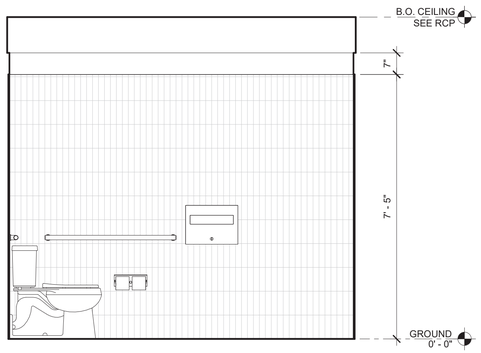
BAR 100 - NORTH 6
1/2" = 1'-0"



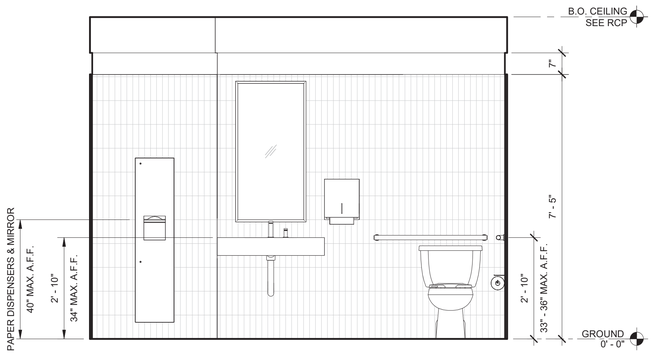
RESTROOM 102 - SOUTH 5
1/2" = 1'-0"



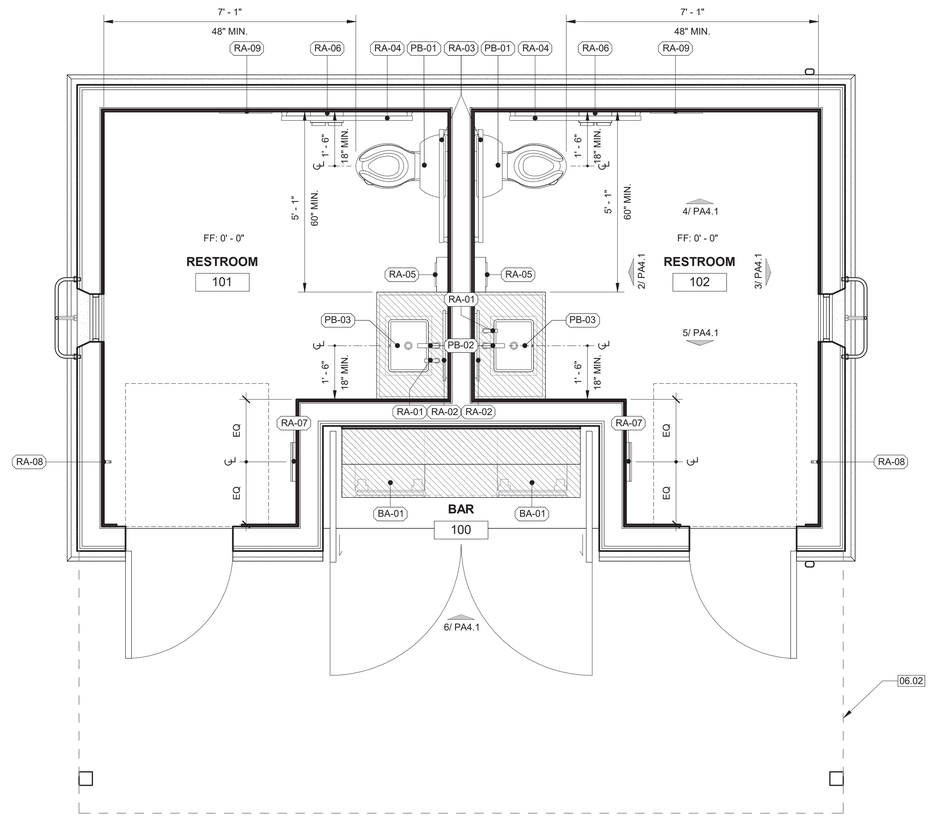
RESTROOM 102 - EAST 3
1/2" = 1'-0"



RESTROOM 102 - NORTH 4
1/2" = 1'-0"



RESTROOM 102 - WEST 2
1/2" = 1'-0"



PROPOSED FLOOR PLAN 1
1/2" = 1'-0"

E2 ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
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Sheet Title:
PROPOSED FF&E FLOOR PLAN & ELEVATIONS

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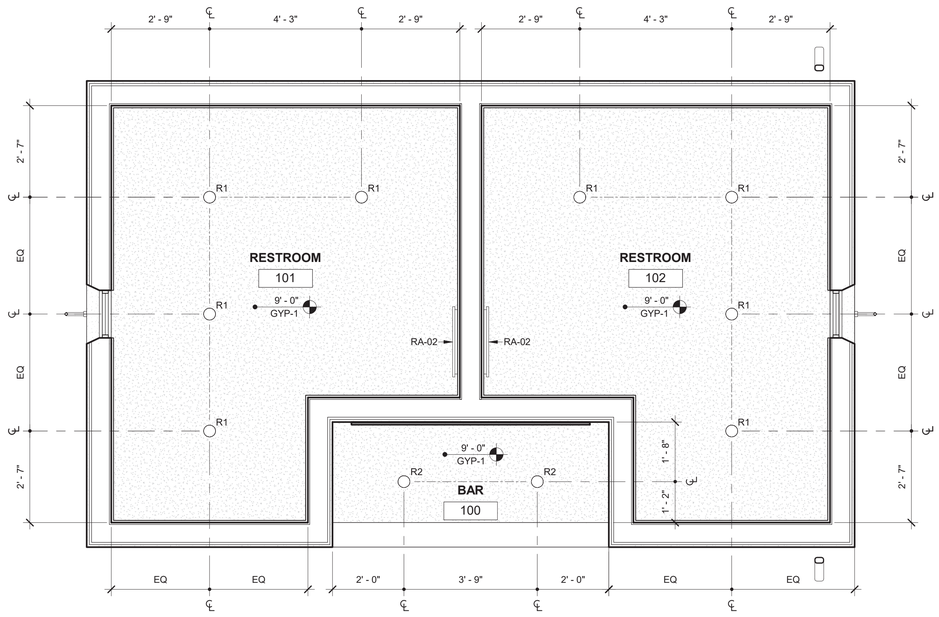

PROPOSED RELECTED CEILING PLAN 1

1/2" = 1'-0"

LEGEND

TAG	SYMBOL	TYPE	NOTES
R1	⊙	INTERIOR RECESSED DOWNLIGHT	SED.
R2	⊙	EXTERIOR RECESSED DOWNLIGHT	SED.
RA-02	▯	MIRROR WITH LED	PROVIDE ELECTRICAL FOR MIRROR. SED.
X1	T	WALL MOUNTED EXIT SIGN	W/ EMERGENCY LIGHT
GYP-1		GYPSUM BOARD	SEE FINISH LEGEND FOR FINISH
X' - XX" MATERIAL		SPOT ELEVATION W/ MATERIAL	

RCP NOTES

1. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
2. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
3. EXISTING SHELL & CORE CONSTRUCTION SHOWN w/ POCHE & OR SCREENED.

KEYNOTES

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
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Sheet Title:

PROPOSED REFLECTED CEILING PLAN

PA6.1

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La Rinconada Country Club

17400 WEDGEWOOD AVE & 17445 ZENA AVE,
LOS GATOS, CA 95032

LANDSCAPE CONSTRUCTION DOCUMENTS

OWNER:

La Rinconada Country Club
14595 Clearview Drive
Los Gatos, CA 95032

LANDSCAPE ARCHITECT:

PINNACLE DESIGN COMPANY
77935 Calle Tampico, Suite #202
La Quinta, CA 92253
760-340-4529

GOLF COURSE ARCHITECT:

Origins Golf Design
18022 Cowan Street
Suite 200
Irvine, CA 92614

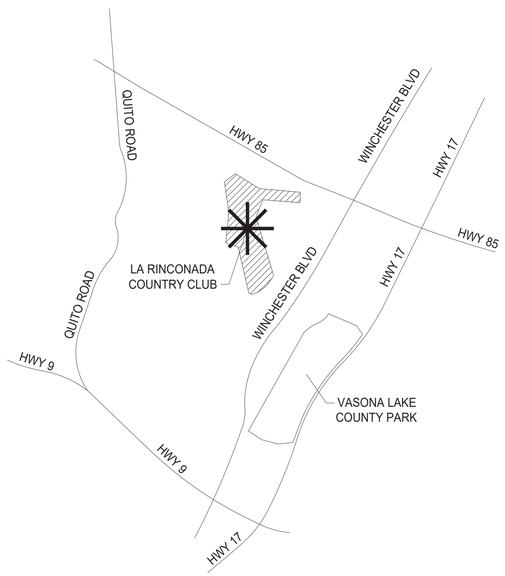
ARBORIST:

TREES 360 DEGREES
Lisa Edwards
18022 Cowan Street
Suite 200
Irvine, CA 92614

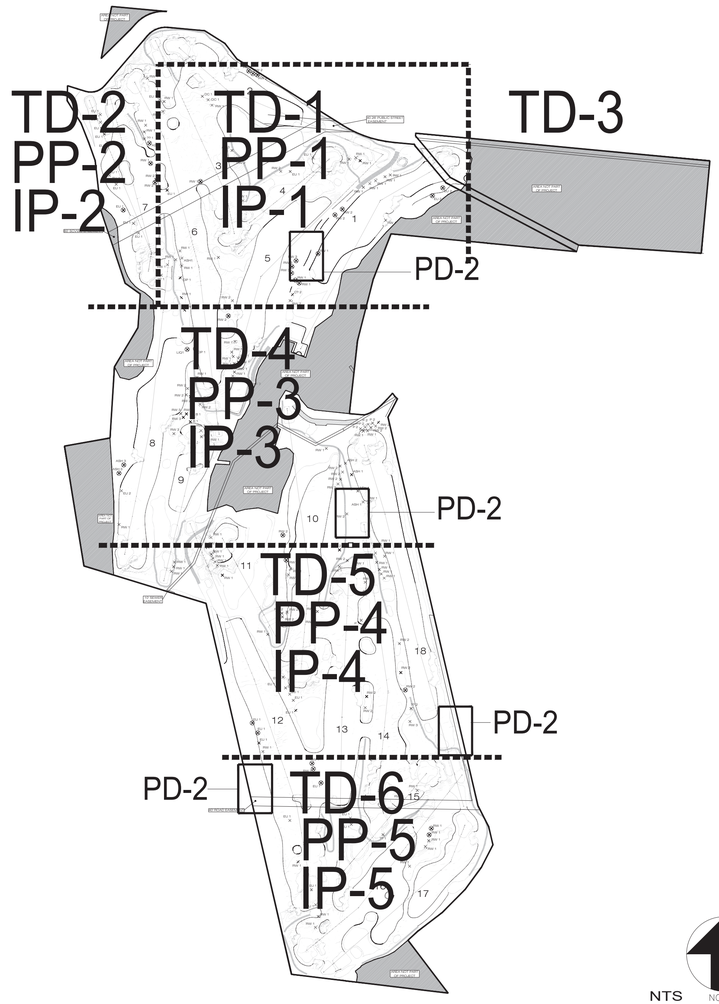
INDEX:

COVER	
TREE PROTECTION & REMOVAL PLAN	TP-1 THRU TP-6
TREE INVENTORY	TI-1 THRU TI-4
IRRIGATION PLANS	IP-1 THRU IP-5
IRRIGATION DETAILS	IP-6
PLANTING PLANS	PP-1 THRU PP-5
PLANTING DETAILS	PD-1 THRU PD-2

VICINITY MAP:



KEY MAP:



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: COVER SHEET

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐ BOOK ☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	

REVISIONS:

1
2

SHEET NO:

COVER

TREE PROTECTION & REMOVAL PLAN LEGEND

- Tree Protection fencing (prelim)
- Existing tree location and canopy size.
- QL — Tree variety
- 946 — Inventory tag number - See Trees360 inventory
- Proposed tree removal (QL 946)

MATCHLINE TP-2

MATCHLINE TP-3

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY

78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1. x
2. x
3. x
4. x
5. x
6. x
7. x

SHEET NO: TP-1

MATCHLINE TP-1

MATCHLINE TP-3

EC 47 EC 46 EC 45 EC 44 EC 43 SL 42 SS 758 SS 759 SS 760 AD 761 AD 822 QA 762 EC 763 QA 764 AD 766 CA 767 CA 768 QA 769 AD 771 QA 770 SS 772 SS 774 SS 775 QA 777 QA 778 AD 773 AD 776 SS 779 AB 780 PH 781 PH 782 PH 783 PH 784 PH 785 PH 786 PH 787 PH 789 QA 788 QA 790 AD 791 AD 792 AD 794 PH 793 PH 795 PH 796 PH 797 AD 799 PH 798 PH 800 PH 802 QA 801 QA 803 QA 804 QA 806 QL 805

SS 34 SS 33 SS 32 SS 31 SS 29 SS 30 SS 28 SS 27 SS 26 ER 41 EN 37 EN 40 EN 39 ER 38 EN 35 EN 36 SS 15 QD 921 QA 922 QL 920 QL 918 QL 916 FU 915 QL 913 QSS 912 QL 919 QL 917 QL 914 QA 911 QD 909 QD 908 QA 910 QA 907 QD 14

VARIOUS 870-906 VARIOUS 844-865

EC 838 SS 841 SS 836 SS 835 SS 833 CA 831 CA 830 SS 829 CA 825 QA 827 AD 819 CA 824 AD 816 AD 815 QI 813 AD 820 AD 822 AD 823 AD 818 AD 817 QI 814 QA 812 QA 811 QA 809 QA 810 EC 842 QA 828 QI 826 PC 821 AD 823 SS 843 EC 866 QL 867 QL 869 QI 868 QA 840 QI 839 QA 837 SS 834 QA 832 QA 807 QA 808

TREE PROTECTION & REMOVAL PLAN LEGEND

- Tree Protection fencing (prelim)
- Existing tree location and canopy size.
- QL 946 — Tree variety; Inventory tag number - See Trees360 inventory
- Proposed tree removal (QL 946)

SAMPLE TREE VARIETY REFERENCE (SEE ARBORIST REPORT FOR MORE FOR MORE INFORMATION)

AB,AD=	ACACIA
CD,CA=	CEDAR
EC,EN,ER,EG =	EUCALYPTUS
FR,FU,FV =	ASH
LI=	CRAPE MYRTLE
LS=	SWEETGUM
M=	MAGNOLIA
OE=	OLIVE
PCN,PS,PN,PH =	PINE
PC=	PISTACHE
PAC=	SYCAMORE
RL=	SUMAC
SS -	REDWOOD
QA,QD,QL,QS =	OAK

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SSCALE:	1" = 50'-0"

REVISIONS:

1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO: TP-2

MATCHLINE TP-1

AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (~ 120 TREES)

MATCHLINE TP-4

SEE SHEETS TP-2 FOR TREE PROTECTION & REMOVAL PLAN LEGEND

NORTH

SCALE 1"=50'

0 50' 100' 150' 200'

PINNACLE DESIGN COMPANY
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LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

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PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:

TP-3

MATCHLINE TP-3

MATCHLINE TP-5

AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (80 - 100 TREESS)

AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (~ 29 TREES)

EXISTING DRAIN

5 10 11 18

CONTRACTOR TO STUMP GRIND ALL TREE ROOTS TO 24" BELOW EXISTING GRADE.

NORTH

NOT TO SCALE - THIS SHEET ONLY

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO: TP-4

MATCHLINE TP-4

MATCHLINE TP-6

SEE SHEETS TP-2 FOR TREE PROTECTION & REMOVAL PLAN LEGEND

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

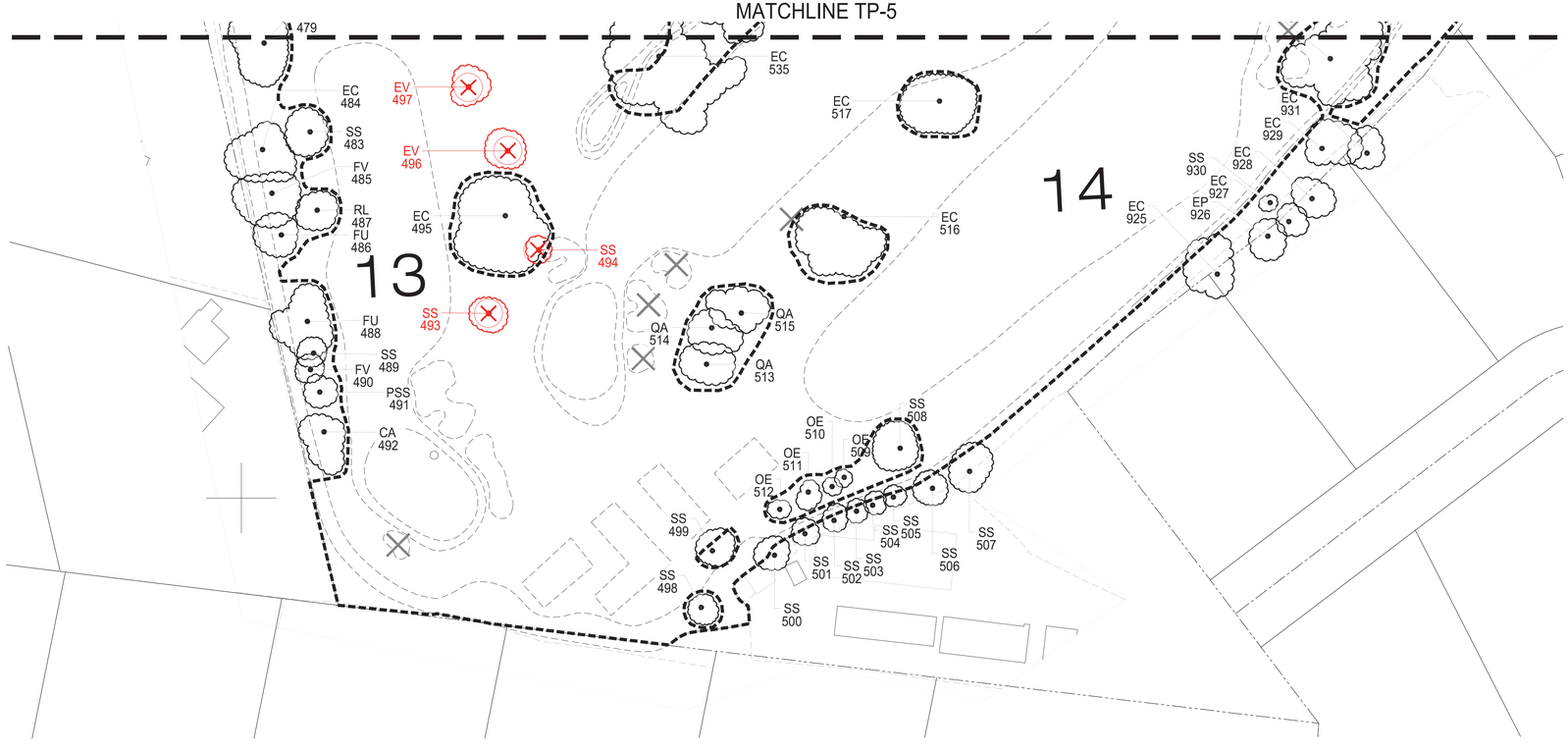
SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

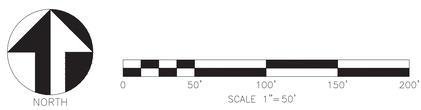
SPECIFICATIONS

SHEET☐ BOOK☐	
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO: TP-5



SEE SHEETS TP-2 FOR TREE PROTECTION & REMOVAL PLAN LEGEND



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
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SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1. X
2. X
3. X
4. X
5. X
6. X
7. X

SHEET NO:

TP-6

INVENTORY PRODUCED BY TREES 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
1	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/80/75	75%-Good		
2	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/80/75	75%-Good		
3	37.00	na	na	*Quercus agrifolia*	coast live oak	X	35/40	80/50/60	50%-Fair		
4	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	55/30/65	30%-Poor		
5	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	60/90/80	60%-Fair		
6	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	65/90/50	50%-Fair	R	4, 10
7	26.50	na	na	*Casurina sp.*	casurina	X	40/35	85/50/50	50%-Fair	R	4, 10
8	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	75/75/75	75%-Good	R	4, 10
9	30.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	75/50/60	50%-Fair	R	4, 10
10	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/80/80	80%-Good	R	4, 10
11	35.00	na	na	*Quercus lobata*	valley oak	X	30/60	70/20/50	20%-Very Poor		
12	48.00	na	na	*Quercus lobata*	valley oak	X	40/65	80/80/65	65%-Good		
13	22.00	22.00	44.00	*Quercus douglasii*	blue oak	X	40/35	85/85/85	85%-Excellent		
14	28.50	na	na	*Quercus douglasii*	blue oak	X	30/40	60/60/60	60%-Fair		
15	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/80/60	60%-Fair	R	4, 10
16	41.00	na	na	*Quercus lobata*	valley oak	X	35/30	80/45/80	45%-Fair		
17	51.00	na	na	*Sequoia sempervirens*	coast redwood	X	70/35	80/60/80	60%-Fair		
18	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	30/85/85	30%-Poor		
19	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	50/85/85	50%-Fair	R	4, 10
20	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	45/85/85	45%-Fair		
21	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	50/85/85	50%-Fair		
22	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/85/85	75%-Good		
23	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
24	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good		
25	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
26	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good		
27	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
28	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
29	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
30	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
31	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
32	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
33	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/85/85	75%-Good		
34	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/85/85	75%-Good		
35	15.50	17.00	32.50	*Eucalyptus sp.*	Eucalyptus	X	30/40	75/60/60	60%-Fair		
36	16.50	17.50	34.00	*Eucalyptus sp.*	Eucalyptus	X	35/30	75/50/75	50%-Fair		
37	21.50	14.50	36.00	*Eucalyptus sp.*	Eucalyptus	X	35/30	80/50/50	50%-Fair		
38	14.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	20/20	80/70/50	50%-Fair		
39	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	35/30	70/20/40	20%-Very Poor		
40	40.00	19.50	49.50	*Eucalyptus sp.*	Eucalyptus	X	50/25	60/50/50	50%-Fair		
41	28.00	20.00	48.00	*Eucalyptus sideroxylon*	red ironbark	X	35/30	40/40/60	40%-Poor	R	1, 4, 10
42	23.00	24.00	47.00	*Solix laevigata*	red willow	X	30/45	50/40/45	40%-Poor		
43	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	40/30	70/55/45	45%-Fair		
44	48.00	15.00	63.00	*Eucalyptus camaldulensis*	river red gum	X	60/50	80/75/70	70%-God		
45	11.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/10	80/85/80	80%-Good		
46	13.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/10	80/50/50	50%-Fair		
47	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/10	80/80/80	80%-Good		
48	31.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	45/30	20/10/10	10%-Very Poor		
49	8.00	6.00	14.00	*Eucalyptus camaldulensis*	river red gum	X	30/10	60/20/20	20%-Very Poor		
50	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	40/15	50/20/30	20%-Very Poor		
51	16.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	40/20	30/6/6	6%-Very Poor		
52	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	41/85/60	41%-Fair	R	4, 10
53	16.50	na	na	*Cupressus arizonica*	Arizona cypress	X	12/20	30/30/30	30%-Poor	R	1, 4, 10
54	25.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	60/30	80/80/80	80%-Good		
55	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	55/15	80/70/60	60%-Fair		
56	15.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	45/20	30/40/40	30%-Poor		
57	16.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/15	70/70/60	60%-Fair		
58	18.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/10	50/06/45	06%-Very Poor		
59	15.50	na	na	*Pyrus calleryana*	Callery pear	X	25/20	10/06/10	06%-Very Poor		
60	23.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/30	70/40/70	40%-Poor		
61	25.00	22 & 17	64.00	*Eucalyptus camaldulensis*	river red gum	X	50/50	60/20/70	20%-Very Poor	R	1, 4, 10
62	25.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	90/90/90	90%-Excellent	R	4, 10
63	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/25	50/20/40	20%-Very Poor		
64	13.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/20	50/30/30	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
65	24.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/20	40/06/40	06%-Very Poor		
66	26.00	22.00	48.00	*Eucalyptus camaldulensis*	river red gum	X	50/40	70/20/60	20%-Very Poor		
67	13.80	na	na	*Eucalyptus camaldulensis*	river red gum	X	45/15	50/30/50	30%-Poor		
68	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/25	70/40/60	40%-Fair		
69	17.80	16.20	34.00	*Eucalyptus camaldulensis*	river red gum	X	50/20	80/50/60	50%-Fair		
70	10.00	10.00	20.00	*Eucalyptus camaldulensis*	river red gum	X	40/15	65/30/40	30%-Poor		
71	14.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/15	50/50/50	50%-Poor		
72	13.20	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/25	06/06/06	06%-Very Poor		
73	11.00	14.00	25.00	*Eucalyptus camaldulensis*	river red gum	X	45/20	60/40/40	40%-Poor		
74	15.00	11,10, & 10	46.00	*Eucalyptus camaldulensis*	river red gum	X	50/30	50/10/50	10%-Very Poor		
75	23.50	18 & 15	56.50	*Eucalyptus camaldulensis*	river red gum	X	60/45	65/50/70	50%-Fair		
76	19.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/50	70/20/10	10%-Very Poor		
77	20.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	25/25	50/6/10	6%-Poor		
78	37.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	55/40	40/20/50	20%-Very Poor		
79	17.00	12.00	29.00	*Rhus lancea*	African sumac	X	20/25	50/20/45	20%-Very Poor		
80	45.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	60/50	60/20/50	20%-Very Poor		
81	43.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/40	90/60/80	60%-Fair		
82	9.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/10	80/80/60	60%-Fair		
83	8.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/10	85/80/85	80%-Fair		
84	13.50	7.00	20.50	*Eucalyptus camaldulensis*	river red gum	X	35/15	85/50/70	50%-Fair		
85	20.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	55/25	85/80/70	70%-Good		
86	15.00	na	na	*Acacia dealbata*	silver wattle	X	40/20	70/85/80	70%-Good		
87	8.00	14.00	22.00	*Quercus ilex*	Holly oak	X	30/20	30/50/40	30%-Poor		
88	27.00	na	na	*Acacia dealbata*	silver wattle	X	50/30	40/10/50	10%-Very Poor		
89	15.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/30	60/80/50	50%-Fair		
90	8.00	8,6,6,6, & 4	38.00	*Acacia dealbata*	silver wattle	X	25/25	70/20/50	20%-Very Poor		
91	12.00	na	na	*Casurina sp.*	casurina	X	20/10	90/90/40	40%-Poor	R	1, 4, 10
92	22.50	na	na	*Casurina sp.*	casurina	X	40/30	90/90/90	90%-Excellent		
93	20.00	na	na	*Casurina sp.*	casurina	X	45/20	80/50/40	40%-Poor	R	1, 4, 10
94	13.50	na	na	*Casurina sp.*	casurina	X	25/10	10/10/10	10%-Very Poor		
95	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	10/70/10	10%-Very Poor	R	1, 4, 10
96	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	21/80/70	21%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
97	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	50/90/90	50%-Fair		
98	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	45/90/90	45%-Fair		
99	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	30/80/80	30%-Poor		
100	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	50/75/80	50%-Fair		
101	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	70/90/80	70%-Good		
102	22.40	na	na	*Casurina sp.*	casurina	X	45/20	30/10/10	10%-Very Poor		
103	19.00	na	na	*Fraxinus oxycarpa*	Raywood ash	X	30/30	70/70/70	70%-Good	R	4, 10
104	21.00	na	na	*Quercus agrifolia*	coast live oak	X	30/45	40/20/60	20%-Very Poor		
105	19.00	na	na	*Cedrus deodara*	Deodar cedar	X	45/25	75/80/61	61%-Good	R	4, 10
106	19.00	na	na	*Cedrus deodara*	Deodar cedar	X	45/30	75/80/61	61%-Good	R	4, 10
107	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	70/60/90	60%-Fair	R	4, 10
108	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	70/70/70	70%-Good	R	4, 10
109	24.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	70/40/60	40%-Poor		
110	12.50	na	na	*Quercus agrifolia*	coast live oak	X	25/15	65/20/45	20%-Very Poor		
111	17.00	na	na	*Eucalyptus sideroxylon*	red ironbark	X	256/15	70/40/30	30%-Poor		
112	10.00	na	na	*Quercus agrifolia*	coas live oak	X	15/15	70/50/50	50%-Fair		
113	17.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	40/30	80/50/65	50%-Fair		
114	25.00	10.00	35.00	*Eucalyptus sideroxylon*	red ironbark	X	45/30	70/15/25	15%-Very Poor	R	1, 4, 10
115	23.00	na	na	*Eucalyptus sideroxylon*	red ironbark	X	40/30	70/15/25	15%-Very Poor	R	1, 4, 10
116	9.00	na	na	*Eucalyptus sideroxylon*	red ironbark	X	25/15	70/70/80	70%-Good	R	4, 10
117	48.00	na	na	*Eucalyptus globulus*	blue gum	X	70/50	50/80/80	50%-Fair		
118	9.00	na	na	*Acacia melanoxylon*	black acacia	X	20/15	90/90/90	90%-Excellent		
119	13.00	20.50	30.50	*Eucalyptus camaldulensis*	red gum	X	40/35	90/20/40	20%-Very Poor	R	1, 4, 10
120	12.00	20.00	32.00	*Eucalyptus sp.*	Eucalyptus	X	40/30	40/30/40	30%-Poor	R	1, 4, 10
121	26.00	20.00	46.00	*Eucalyptus sp.*	Eucalyptus	X	40/40	50/50/50	50%-Fair	R	1, 4, 10
122	19.00	23.00	42.00	*Eucalyptus sp.*	Eucalyptus	X	30/40	10/60/10	10%-Very Poor	R	1, 4, 10
123	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	35/50	75/50/50	50%-Fair	R	4, 10
124	22.00	na	na	*Quercus ilex*	holly oak	X	25/25	70/70/80	70%-Good		
125	38.00	na	na	*Quercus douglasii*	blue oak	X	40/30	80/60/90	60%-Fair		
126	21.00	na	na	*Eucalyptus globulus*	blue gum	X	45/15	70/60/50	50%-Fair	R	1, 4, 10, E
127	48.00	na	na	*Eucalyptus globulus*	blue gum	X	50/30	70/65/70	65%-Good	R	4, 10
128	10.00	9.00	19.00	*Quercus douglasii*	blue oak	X	25/20	65/65/65	65%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
129	18.00	21.00	39.00	*Quercus douglasii*	blue oak	X	30/40	65/60/65	60%-Fair		
130	18.00	12, 14, & 14	58.00	*Quercus douglasii*	blue oak	X	35/60	80/80/80	80%-Good		
131	13.50	na	na	*Quercus douglasii*	blue oak	X	30/25	80/80/60	60%-Fair		
132	20.00	na	na	*Quercus douglasii*	blue oak	X	40/50	50/70/60	50%-Fair		
133	12.00	11 & 10	33.00	*Quercus douglasii*	blue oak	X	20/30	30/20/20	20%-Fair		
134	31.00	na	na	*Quercus douglasii*	blue oak	X	40/55	40/50/50	40%-Poor		
135	24.00	24.00	48.00	*Eucalyptus camaldulensis*	red gum	X	60/50	80/80/80	80%-Good	R	4, 10
136	26.50	na	na	*Eucalyptus camaldulensis*	red gum	X	60/35	80/50/50	50%-Fair		
137	30.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/30	80/50/70	50%-Fair	R	4, 10
138	53.00	na	na	*Eucalyptus camaldulensis*	red gum	X	75/80	80/80/80	80%-Good	R	4, 10
139	13.00	na	na	*Quercus douglasii*	blue oak	X	20/20	40/50/50	50%-Fair	R	4, 10
140	26.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/45	70/60/50	50%-Fair		
141	25.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/30	80/80/70	70%-Good		
142	30.00	na	na	*Quercus douglasii*	blue oak	X	30/30	40/50/50	40%-Poor		
143	11.70	na	na	*Quercus douglasii*	blue oak	X	20/15	80/80/80	80%-Good		
144	14.00	na	na	*Quercus douglasii*	blue oak	X	20/10	20/20/50	20%-Very Poor		
145	12.50	na	na	*Quercus douglasii*	blue oak	X	25/15	85/85/85	85%-Excellent		
146	18.50	na	na	*Quercus douglasii*	blue oak	X	30/25	85/85/85	85%-Excellent		
147	44.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/35	70/90/90	70%-Good	R	4, 10
148	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	90/60/60	60%-Fair	R	4, 10
149	23.00	na	na	*Quercus agrifolia*	coast live oak	X	25/35	70/45/45	45%-Fair		
150	19.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	85/85/80	80%-Good		
151	13.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/10	85/70/70	70%-Good	R	4, 10
152	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
153	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	90/90/90	90%-Excellent		
154	13.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
155	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	75/60/50	50%-Fair	R	4, 10
156	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	80/85/85	80%-Good	R	4, 10
157	25.00	na	na	*Calocedrus decurrens*	Incense cedar	X	35/25	70/70/70	70%-Good	R	4, 10
158	14.50	na	na	*Quercus agrifolia*	coast live oak	X	30/30	80/80/80	80%-Good		
159	27.50	na	na	*Fraxinus velutina*	Modesto ash	X	30/30	40/35/35	35%-Poor	R	1, 4, 10
160	20.50	na	na	*Brachychiton populneus*	Kurrajong Bottle	X	35/20	80/70/70	70%-Good	R	4, 10

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
161	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/20	70/70/60	60%-Fair	R	4, 10
162	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	65/25	80/75/80	75%-Good	R	4, 10
163	24.00	na	na	*Quercus douglasii*	blue oak	X	30/30	85/85/85	85%-Excellent		
164	11.50	na	na	*Pistachio chinensis*	Chinese pistache	X	30/30	90/90/90	90%-Excellent	R	4, 10
165	31.00	na	na	*Quercus douglasii*	blue oak	X	30/40	85/85/85	85%-Excellent		
166	38.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	70/85/70	70%-Good		
167	15.50	na	na	*Liquidambar styraciflua*	sweetgum	X	45/20	40/70/60	40%-Poor	R	1, 4, 10
168	44.00	na	na	*Fraxinus velutina*	Modesto ash	X	35/35	40/40/50	40%-Poor		
169	16.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
170	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
171	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
172	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
173	25.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
174	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
175	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
176	13.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
177	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
178	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
179	15.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
180	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
181	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
182	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
183	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
184	13.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
185	15.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
186	17.80	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
187	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
188	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
189	21.30	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
190	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
191	13.50	na	na	*Fraxinus velutina*	Modesto ash	X	25/30	85/85/85	85%-Excellent		
192	20.00	na	na	*Quercus agrifolia*	coast live oak	X	30/40	40/20/75	20%-Very Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
193	29.00	na	na	*Quercus douglasii*	blue oak	X	40/40	80/80/70	70%-Good		
194	25.00	na	na	*Quercus douglasii*	blue oak	X	35/25	50/70/50	50%-Fair		
195	29.00	na	na	*Quercus douglasii*	blue oak	X	45/50	65/85/85	65%-Good		
196	23.00	na	na	*Quercus ilex*	holly oak	X	30/30	90/90/90	90%-Excellent		
197	26.00	na	na	*Fraxinus velutina*	Modesto ash	X	30/20	0/0/0	Dead	R	1
198	13.50	na	na	*Quercus douglasii*	blue oak	X	25/25	90/90/90	90%-Excellent		
199	10.00	10 & 10	30.00	*Fraxinus velutina*	Modesto ash	X	35/35	50/20/50	20%-Fair	R	1, 4, 10
200	19.50	na	na	*Angophera costata*	smooth-barked apple	X	35/35	60/50/50	50%-Fair	R	4, 10
201	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent	R	4, 10
202	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
203	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
204	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
205	7.00	na	na	*Fraxinus uhdei*	Shamel ash	X	50/20	90/60/40	40%-Poor		
206	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
207	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
208	12.50	na	na	*Quercus agrifolia*	coast live oak	X	40/25	85/40/30	30%-Poor		
209	10.00	na	na	*Quercus agrifolia*	coast live oak	X	25/30	80/30/20	20%-Very Poor		
210	12.00	na	na	*Quercus agrifolia*	coast live oak	X	45/15	85/85/60	60%-Fair		
211	18.00	18.00	36.00	*Sequoia sempervirens*	coast redwood	X	30/20	0/0/0	Removed		
212	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
213	7.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/10	100/100/95	95%-Excellent		
214	18.50	na	na	*Quercus agrifolia*	coast live oak	X	30/30	85/60/50	50%-Fair		
215	13.00	na	na	*Quercus agrifolia*	coast live oak	X	25/20	85/60/30	30%-Poor		
216	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	40/90/90	40%-Poor		
217	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	40/90/90	40%-Poor		
218	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	30/60/70	30%-Poor		
219	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	40/90/90	40%-Poor		
220	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	40/90/90	40%-Poor		
221	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	40/90/90	40%-Poor		
222	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/85/85	85%-Excellent	R	4, 10
223	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	85/80/45	45%-Fair	R	4, 10
224	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/85/85	85%-Excellent	R	4, 10

| Tree No. | DBH(in.) | DBH Multi(in.) | Combined DBH(in.) | Species Botanical Name (Genus species) | Species Common Name | City Protected Tree | Canopy Height/Spread(ft.) | Health/Structure/Form Ratings (0-100%) | Overall Condition Ratings (0-100%) | R = Removal | Criteria for Removal Sec. 29.

INVENTORY PRODUCED BY TREES 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
257	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/80/90	80%-Good		
258	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/20/90	20%-Fair		
259	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/80/90	80%-Good		
260	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/8	85/06/90	6%-Very Poor		
261	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/80/90	80%-Good		
262	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/8	85/80/90	80%-Good		
263	16.50	11 & 10	37.50	*Quercus agrifolia*	coast live oak	X	40/40	80/40/50	40%-Poor		
264	10.00	7.00	17.00	*Quercus lobata*	valley oak	X	20/20	85/6/6	6%-Very Poor		
265	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/85/85	85%-Excellent		
266	23.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent	R	4, 10
267	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/15	85/85/85	85%-Excellent	R	4, 10
268	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/25	85/85/85	85%-Excellent	R	4, 10
269	30.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	85/85/70	70%-Good	R	4, 10
270	8.00	na	na	*Betula pendula*	European white birch	X	20/15	70/80/90	70%-Good	R	4, 10
271	6.70	na	na	*Betula pendula*	European white birch	X	20/10	70/80/70	70%-Good	R	4, 10
272	74.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/60	85/85/75	75%-Good		
273	28.00	na	na	*Quercus douglasii*	blue oak	X	30/50	80/80/70	70%-Good		
274	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	50/90/90	50%-Fair	R	4, 10
275	42.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	70/90/85	70%-Good	R	4, 10
276	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/10	70/90/85	70%-Good	R	4, 10
277	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/10	70/90/85	70%-Good	R	4, 10
278	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/10	70/90/85	70%-Good	R	4, 10
279	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/10	70/90/85	70%-Good		
280	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	70/90/70	70%-Good	R	4, 10
281	57.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	70/80/70	70%-Good		
282	43.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	70/80/70	70%-Good	R	4, 10
283	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	70/90/85	70%-Good		
284	16.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/10	70/90/85	70%-Good	R	4, 10
285	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	70/90/85	70%-Good		
286	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/10	70/90/85	70%-Good		
287	20.50	13.00	33.50	*Quercus agrifolia*	coast live oak	X	30/35	80/80/60	60%-Fair		
288	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	90/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
289	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	90/90/90	90%-Excellent		
290	43.50	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	90/90/90	90%-Excellent		
291	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	30/80/85	30%-Poor	R	4, 10
292	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	30/85/85	30%-Poor		
293	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/85/85	30%-Poor		
294	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	30/20/20	20%-Fair	R	1, 4, 10
295	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	50/60/65	50%-Fair		
296	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	80/65/60	60%-Fair		
297	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/85/85	30%-Poor		
298	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/60/70	30%-Poor		
299	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/60/70	30%-Poor		
300	40.00	na	na	*Fraxinus velutina*	Modesto ash	X	25/20	60/20/20	20%-Fair		
301	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	85/80/85	80%-Good		
302	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	70/85/85	70%-Good	R	4, 10
303	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	85/30/85	30%-Poor	R	4, 10
304	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	85/85/85	85%-Excellent	R	4, 10
305	61.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/45	85/60/70	60%-Fair	R	4, 10
306	54.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/45	85/75/70	70%-Good	R	4, 10
307	16.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	80/85/80	80%-Good		
308	17.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	80/85/85	80%-Good		
309	9.00	8 & 5	22.00	*Quercus ilex*	holly oak	X	20/15	90/90/90	90%-Excellent		
310	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	60/90/85	60%-Fair	R	4, 10
311	20.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	50/65/70	50%-Fair		
312	16.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	85/30/80	30%-Poor		
313	24.00	na	na	*Quercus douglasii*	blue oak	X	25/40	80/60/70	60%-Fair		
314	28.00	22.00	40.00	*Sequoia sempervirens*	coast redwood	X	45/25	85/60/80	60%-Fair		
315	16.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	60/90/90	60%-Fair		
316	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/10	85/85/85	85%-Excellent		
317	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	80/90/90	80%-Good		
318	51.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/90/90	80%-Good		
319	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	85/40/85	40%-Poor	R	4, 10
320	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	90/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
321	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	90/40/85	40%-Poor		
322	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent	R	4, 10
323	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/90	80%-Good		
324	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	90/90/90	90%-Excellent		
325	21.00	19.00	40.00	*Sequoia sempervirens*	coast redwood	X	50/15	90/50/80	50%-Fair	R	4, 10
326	38.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	85/75/85	75%-Good	R	4, 10
327	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	60/85/85	60%-Fair		
328	23.00	na	na	*Quercus ilex*	holly oak	X	35/25	85/75/65	65%-Good		
329	10.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/10	90/90/90	90%-Excellent	R	4, 10
330	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	90/90/90	90%-Excellent		
331	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	90/90/90	90%-Excellent		
332	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	90/90/90	90%-Excellent		
333	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent		
334	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/80/90	80%-Good	R	4, 10
335	37.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/50	80/70/45	45%-Fair	R	4, 10
336	12.50	na	na	*Sequoia sempervirens*	coast redwood	X	25/10	95/95/95	95%-Excellent	R	4, 10
337	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/10	95/95/95	95%-Excellent	R	4, 10
338	36.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/20	80/50/55	50%-Fair		
339	45.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	70/40	85/70/85	70%-Good		
340	34.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	60/40	70/30/40	30%-Poor	R	1, 4, 10
341	22.00	na	na	*Pinus canariensis*	Canary Island pine	X	60/20	90/90/90	90%-Excellent		
342	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
343	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
344	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
345	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
346	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	70/85/85	70%-Good		
347	13.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	85/85/85	85%-Excellent		
348	19.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/85/85	85%-Excellent		
349	11.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/10	85/85/85	85%-Excellent		
350	15.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/85/85	85%-Excellent		
351	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/85/85	85%-Excellent		
352	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	85/85/85	85%-Excellent	R	4, 10

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
353	16.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/30	80/80/80	80%-Good	R	4, 10
354	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	90/90/90	90%-Excellent	R	4, 10
355	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/15	70/60/60	60%-Fair	R	4, 10
356	27.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	90/90/90	90%-Excellent	R	4, 10
357	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	70/90/90	70%-Good	R	4, 10
358	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	60/90/90	60%-Fair	R	4, 10
359	19.00	na	na	*Fraxinus uhdei*	Shamel ash	X	35/30	80/80/80	80%-Good		
360	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		
361	46.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	90/80/90	80%-Good		
362	25.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	90/90/90	90%-Excellent	R	4, 10
363	47.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	90/90/90	90%-Excellent	R	4, 10
364	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	85/85/85	85%-Excellent	R	4, 10
365	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	85/85/85	85%-Excellent	R	4, 10
366	38.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/40	90/90/90	90%-Excellent	R	4, 10
367	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	60/90/90	60%-Fair	R	4, 10
368	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	70/85/90	70%-Good	R	4, 10
369	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	85/75/85	75%-Good	R	4, 10
370	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/15	85/85/85	85%-Excellent	R	4, 10
371	21.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/70/85	70%-Good	R	4, 10
372	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	85/85/85	85%-Excellent	R	4, 10
373	38.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	85/75/85	75%-Good	R	4, 10
374	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/15	85/85/85	85%-Excellent	R	4, 10
375	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	36/25	80/60/50	50%-Fair	R	4, 10
376	23.00	18.00	41.00	*Quercus agrifolia*	coast live oak	X	35/40	80/70/80	70%-Good		
377	11.50	7.00	18.50	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
378	11.50	na	na	*Olea europaea*	olive	X	30/20	80/30/25	25%-Poor		
379	12.50	9.50	22.00	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
380	11.40	na	na	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
381	11.70	8.50	20.20	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
382	17.50	na	na	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair	R	4, 10
383	22.00	na	na	*Olea europaea*	olive	X	30/15	85/25/20	20%-Very Poor	R	1, 4, 10
384	15.00	12.00	27.00	*Olea europaea*	olive	X	30/10	80/50/50	50%-Fair		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
385	11.00	11, 9 & 6	37.00	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair	R	4, 10
386	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/90/90	80%-Good		
387	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	80/90/50	50%-Fair	R	4, 10
388	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	80/90/50	50%-Fair	R	4, 10
389	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	80/30/30	30%-Poor	R	1, 4, 10
390	29.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	70/80/90	70%-Good	R	4, 10
391	39.00	na	na	*Fraxinus uhdei*	Shamel ash	X	65/60	80/50/70	50%-Fair		
392	43.50	na	na	*Fraxinus uhdei*	Shamel ash	X	65/60	80/10/40	10%-Very Poor	R	1, 4, 10
393	43.00	na	na	*Fraxinus uhdei*	Shamel ash	X	65/60	80/30/30	30%-Poor		
394	18.50	na	na	*Fraxinus velutina*	Modesto ash	X	30/20	50/10/10	10%-Very Poor	R	1, 4, 10
395	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/20	40/10/50	10%-Very Poor	R	1, 4, 10
396	26.00	na	na	*Fraxinus uhdei*	Shamel ash	X	60/50	70/40/70	10%-Very Poor		
397	18.50	na	na	*Fraxinus velutina*	Modesto ash	X	46/25	60/40/40	40%-Poor	R	1, 4, 10
398	36.50	na	na	*Fraxinus uhdei*	Shamel ash	X	60/50	80/20/20	20%-Very Poor		
399	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	90/90/90	90%-Excellent	R	4, 10
400	41.00	23 & 18	82.00	*Quercus agrifolia*	coast live oak	X	40/60	90/80/80	80%-Good		
401	47.50	na	na	*Quercus douglasii*	blue oak	X	55/40	50/40/50	40%-Poor		
402	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/40	90/90/90	90%-Excellent		
403	24.00	na	na	*Calocedrus decurrens*	Incense cedar	X	40/15	65/60/50	50%-Fair	R	4, 10
404	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/35	90/50/70	50%-Fair	R	4, 10
405	47.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/35	80/90/70	70%-Good	R	4, 10
406	26.00	na	na	*Quercus agrifolia*	coast live oak	X	40/50	60/30/80	30%-Poor		
407	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	70/70/90	70%-Good	R	4, 10
408	40.00	na	na	*Quercus douglasii*	blue oak	X	40/65	90/90/95	90%-Excellent		
409	43.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	70/70/70	70%-Good	R	4, 10
410	30.50	na	na	*Quercus agrifolia*	coast live oak	X	40/40	85/70/65	65%-Good		
411	17.00	17.00	34.00	*Schinus molle*	California pepper	X	25/30	75/60/70	60%-Fair		
412	17.00	17 & 10.5	44.50	*Schinus molle*	California pepper	X	30/40	75/60/70	60%-Fair		
413	38.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	90/90/90	90%-Excellent	R	4, 10
414	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/90	80%-Good	R	4, 10
415	36.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	90/90/90	90%-Excellent	R	4, 10
416	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/80/90	80%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
417	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	60/80/80	60%-Fair		
418	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/10	90/90/90	90%-Excellent	R	4, 10
419	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	80/80/80	80%-Good	R	4, 10
420	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	85/70/85	70%-Good		
421	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	60/60/50	50%-Fair	R	4, 10
422	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/10	85/90/85	85%-Excellent	R	4, 10
423	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/80	80%-Good	R	4, 10
424	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	90/80/70	70%-Good	R	4, 10
425	12.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	90/90/90	90%-Excellent	R	4, 10
426	14.00	na	na	*Quercus virginia*	southern live oak	X	25/25	85/25/60	25%-Poor		
427	17.00	9, 6 & 4	36.00	*Quercus douglasii*	blue oak	X	25/30	70/70/70	70%-Good		
428	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	80/40/50	40%-Poor		
429	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	40/10/50	10%-Very Poor		
430	15.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/20	20/20/20	20%-Very Poor		
431	29.00	16 & 14	59.00	*Cupressus arizonica*	Arizona cypress	X	40/25	50/40/50	40%-Poor		
432	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	80/90/90	80%-Good		
433	28.00	na	na	*Catalpa bignonioides*	Southern catalpa	X	30/30	80/70/70	70%-Good		
434	31.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	80/80/90	80%-Good	R	4, 10
435	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	80/80/90	80%-Good	R	4, 10
436	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	85/70/90	70%-Good	R	4, 10
437	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	85/90/90	85%-Excellent	R	4, 10
438	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	85/90/90	85%-Excellent	R	4, 10
439	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	85/80/90	80%-Good	R	4, 10
440	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	90/90/90	90%-Excellent	R	4, 10
441	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	90/90/90	90%-Excellent		
442	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	90/80/90	80%-Good		
443	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/12	90/90/90	90%-Excellent		
444	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/12	90/90/90	90%-Excellent		
445	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/12	90/90/90	90%-Excellent		
446	4.30	na	na	*Sequoia sempervirens*	coast redwood	X	15/12	90/90/90	90%-Excellent		
447	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	90/90/90	90%-Excellent		
448	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
449	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
450	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	90/90/90	90%-Excellent		
451	34.00	na	na	*Quercus douglasii*	blue oak	X	40/30	60/50/50	50%-Fair		
452	9.50	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	90/90/90	90%-Excellent		
453	6.70	na	na	*Crataegus laevigata*	hawthorn	X	10-Oct	90/90/90	90%-Excellent	R	4, 10
454	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	90/90/90	90%-Excellent		
455	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	90/90/90	90%-Excellent		
456	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	75/30	60/80/85	60%-Fair		
457	46.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	60/35	80/30/50	30%-Poor		
458	32.00	na	na	*Eucalyptus camaldulensis*	red gum	X	80/35	80/80/80	80%-Good		
459	30.50	na	na	*Eucalyptus camaldulensis*	red gum	X	45/25	60/10/10	10%-Very Poor	R	1, 4, 10
460	36.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	60/60/60	60%-Fair		
461	27.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/25	60/40/60	40%-Poor	R	1, 4, 10
462	21.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/15	50/40/50	40%-Poor		
463	26.50	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	50/30/10	10%-Very Poor		
464	48.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	80/50/50	50%-Fair	R	1, 4, 10
465	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	80/90/70	70%-Good	R	4, 10
466	21.00	20, 19 & 13	73.00	*Eucalyptus camaldulensis*	red gum	X	55/40	50/30/30	30%-Poor		
467	18.00	na	na	*Eucalyptus camaldulensis*	red gum	X	45/10	50/60/50	50%-Fair		
468	19.00	10.00	29.00	*Eucalyptus camaldulensis*	red gum	X	40/25	60/50/50	50%-Fair		
469	28.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	70/80/70	70%-Good		
470	32.00	na	na	*Eucalyptus camaldulensis*	red gum	X	40/40	30/80/80	30%-Poor		
471	37.00	na	na	*Quercus douglasii*	blue oak	X	50/40	10/50/50	10%-Very Poor		
472	38.00	na	na	*Quercus lobata*	valley oak	X	40/40	85/85/75	75%-Good		
473	34.00	na	na	*Quercus lobata*	valley oak	X	25/40	90/90/90	90%-Excellent		
474	36.00	40.00	76.00	*Eucalyptus camaldulensis*	red gum	X	60/25	80/60/60	60%-Fair		
475	53.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/20	70/40/50	40%-Poor		
476	37.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/25	70/25/30	25%-Poor		
477	43.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	80/80/80	80%-Good		
478	73.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/25	40/10/40	10%-Very Poor		
479	30.00	na	na	*Eucalyptus camaldulensis*	red gum	X	45/30	80/80/80	80%-Good		
480	50.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	50/50/70	50%-Fair	R	4, 10

| Tree No. | DBH(in.) | DBH Multi(in.) | Combined DBH(in.) | Species Botanical Name (Genus species) | Species Common Name | City Protected Tree | Canopy Height/Spread(ft.) | Health/Structure/Form Ratings (0-100%) | Overall Condition Ratings (0-100%) | R = Removal | Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970 |
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INVENTORY PRODUCED BY TRESS 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
513	24.00	na	na	*Quercus agrifolia*	coast live oak	X	35/35	85/80/80	80%-Good		
514	23.00	na	na	*Quercus agrifolia*	coast live oak	X	35/20	65/50/50	50%-Fair		
515	26.00	na	na	*Quercus agrifolia*	coast live oak	X	40/35	45/80/65	45%-Fair		
516	48.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	85/80/80	80%-Good		
517	48.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	85/70/80	70%-Good		
518	50.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/50	50/80/95	50%-Fair		
519	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	25/15	90/90/90	90%-Excellent		
520	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good		
521	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good		
522	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good	R	4, 10
523	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good	R	4, 10
524	7.50	6.00	na	*Olea europaea*	olive	X	15/10	80/70/70	70%-Good		
525	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/80/90	80%-Good	R	4, 10
526	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/90/90	85%-Excellent	R	4, 10
527	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	85/80/90	80%-Good	R	4, 10
528	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/90/90	85%-Excellent	R	4, 10
529	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	50/90/90	50%-Fair	R	4, 10
530	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	50/90/80	50%-Fair	R	4, 10
531	34.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	60/60/60	60%-Fair	R	1, 4, 10
532	25.50	22 & 22	66.50	*Eucalyptus camaldulensis*	red gum	X	60/30	60/30/60	30%-Poor		
533	29.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/30	60/40/45	40%-Poor		
534	58.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/50	60/60/70	60%-Fair		
535	69.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/60	45/20/40	20%-Very Poor		
536	40.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/30	70/40/70	40%-Poor	R	1, 4, 10
537	40.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	70/30/40	30%-Poor		
538	50.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	40/06/30	06%-Very Poor	R	1, 4, 10
539	83.00	na	na	*Eucalyptus camaldulensis*	red gum	X	95/60	70/60/70	60%-Fair		
540	65.00	na	na	*Eucalyptus camaldulensis*	red gum	X	95/50	80/80/80	80%-Good		
541	40.50	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	60/20/30	20%-Very Poor	R	1, 4, 10
542	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent	R	4, 10
543	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent	R	4, 10
544	48.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/60	70/30/60	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
545	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	45/10/20	10%-Very Poor	R	1, 4, 10
546	43.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/45	80/80/80	80%-Good		
547	32.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	40/20/40	20%-Very Poor	R	1, 4, 10
548	34.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/40	50/50/65	50%-Fair	R	1, 4, 10
549	29.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/30	30/10/30	10%-Very Poor	R	1, 4, 10
550	26.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/50	30/30/30	30%-Poor	R	1, 4, 10
551	36.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/35	80/70/70	70%-Good	R	4, 10
552	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/45	20/20/45	20%-Very Poor		
553	43.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/65	70/70/70	70%-Good		
554	28.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	20/20/50	20%-Very Poor		
555	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/40	80/80/80	80%-Good		
556	15.00	12.00	27.00	*Rhus lancea*	African sumac	X	20/25	70/40/50	40%-Poor		
557	13.00	10.5 & 9.5	33.00	*Rhus lancea*	African sumac	X	20/25	70/40/50	40%-Poor		
558	12.50	9.50	22.00	*Rhus lancea*	African sumac	X	20/25	70/40/50	40%-Poor		
559	19.00	na	na	*Pinus canariensis*	Canary Island pine	X	60/25	40/20/30	20%-Very Poor	R	1, 4, 10
560	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	70/25	80/80/80	80%-Good	R	4, 10
561	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	70/90/90	70%-Good	R	4, 10
562	41.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	80/80/80	80%-Good	R	4, 10
563	40.00	na	na	*Quercus douglasii*	blue oak	X	55/60	50/50/50	50%-Fair		
564	41.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/20	90/90/90	90%-Excellent	R	4, 10
565	35.00	na	na	*Pinus canariensis*	Canary Island pine	X	60/20	80/60/75	60%-Fair	R	4, 10
566	35.70	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	70/50/80	50%-Fair		
567	35.70	na	na	*Sequoia sempervirens*	coast redwood	X	65/20	70/90/90	70%-Good		
568	56.00	na	na	*Sequoia sempervirens*	coast redwood	X	70/35	70/95/90	70%-Good		
569	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	70/95/90	70%-Good	R	4, 10
570	31.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent	R	4, 10
571	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	90/90/90	90%-Excellent	R	4, 10
572	14.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/25	90/90/90	90%-Excellent		
573	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	90/90/90	90%-Excellent		
574	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
575	24.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
576	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	70/90/90	70%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
577	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
578	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
579	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
580	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
581	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
582	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	90/90/90	90%-Excellent		
583	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	90/80/90	80%-Good	R	4, 10
584	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
585	20.00	na	na	*Pinus canariensis*	Canary Island pine	X	45/20	95/90/80	80%-Good	R	4, 10
586	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	90%-Excellent		
587	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	90/90/90	80%-Good	R	4, 10
588	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
589	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
590	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/80/90	80%-Good		
591	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	80%-Good	R	4, 10
592	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/	90/80/90	80%-Good		
593	34.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/	90/80/90	80%-Good		
594	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	90/90/90	90%-Excellent	R	4, 10
595	37.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	85/60/85	60%-Fair		
596	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
597	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	90/90/90	90%-Excellent		
598	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent		
599	24.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	95/90/90	90%-Excellent		
600	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	95/90/90	90%-Excellent	R	4, 10
601	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent	R	4, 10
602	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent	R	4, 10
603	23.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	95/90/90	90%-Excellent	R	4, 10
604	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	95/90/90	90%-Excellent	R	4, 10
605	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent	R	4, 10
606	50.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/25	95/90/95	90%-Excellent	R	4, 10
607	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	95/90/90	90%-Excellent	R	4, 10
608	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent		

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609	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	95/90/90	90%-Excellent		
610	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	48/20	95/90/90	90%-Excellent	R	4, 10
611	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	95/90/90	90%-Excellent		
612	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
613	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
614	20.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		
615	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	48/20	90/90/90	90%-Excellent		
616	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	90%-Excellent		
617	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		
618	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
619	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	90%-Excellent		
620	25 & 13	na	na	*Fraxinus velutina*	Modesto ash	X	25/20	20/10/30	10%-Very Poor		
621	12, 11 & 6	29.00	na	*Olea europaea*	olive	X	30/30	80/60/60	60%-Fair		
622	10 & 8.5	18.50	na	*Olea europaea*	olive	X	30/30	80/70/70	70%-Good		
623	11.00	na	na	*Olea europaea*	olive	X	30/30	80/70/60	60%-Fair		
624	10.00	na	na	*Quercus agrifolia*	coast live oak	X	30/10	80/40/20	20%-Very Poor		
625	16.50	na	na	*Quercus agrifolia*	coast live oak	X	35/35	80/50/70	50%-Fair		
626	11.50	na	na	*Quercus agrifolia*	coast live oak	X	35/10	70/20/20	20%-Very Poor		
627	23.00	na	na	*Pinus canariensis*	Canary Island pine	X	45/30	80/70/70	70%-Good		
628	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/50/85	50%-Fair		
629	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	80/85/80	80%-Good		
630	21.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	40/20/45	20%-Very Poor		
631	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	70/85/70	70%-Good		
632	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/40	65/80/80	65%-Good		
633	28.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	10/45/60	10%-Very Poor		
634	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	90/90/90	90%-Excellent		
635	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	90/90/90	90%-Excellent		
636	20.50	na	na	*Quercus agrifolia*	coast live oak	X	35/35	40/10/70	10%-Very Poor		
637	22.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	85/30/90	30%-Poor		
638	41.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/80/90	80%-Good		
639	27.50	na	na	*Fraxinus excelsior*	European ash	X	30/30	20/20/30	20%-Very Poor		
640	18.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	20/20/30	20%-Very Poor		

INVENTORY PRODUCED BY TRESS 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

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641	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent		
642	25.00	na	na	*Fraxinus excelsior*	European ash	X	30/30	30/50/60	30%-Poor		
643	18.00	na	na	*Fraxinus excelsior*	European ash	X	25/20	10/60/25	10%-Very Poor		
644	12.00	na	na	*Araucaria heterophylla*	Norfolk Island pine	X	30/10	80/10/10	10%-Very Poor		
645	24.00	na	na	*Fraxinus excelsior*	European ash	X	20/10	10/10/10	10%-Very Poor		
646	19.50	na	na	*Fraxinus excelsior*	European ash	X	20/15	10/20/25	10%-Very Poor		
647	20.00	na	na	*Fraxinus excelsior*	European ash	X	20/15	10/20/15	10%-Very Poor		
648	26.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	50/50/50	50%-Fair		
649	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/90/80	80%-Good		
650	23.50	na	na	*Fraxinus excelsior*	European ash	X	25/30	10/20/20	10%-Very Poor		
651	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
652	24.00	na	na	*Fraxinus excelsior*	European ash	X	35/35	20/20/20	20%-Very Poor		
653	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/80	80%-Good		
654	21.50	na	na	*Fraxinus excelsior*	European ash	X	35/25	30/30/20	20%-Very Poor	R	1, 4, 10
655	30.00	na	na	*Quercis ilex*	holly oak	X	35/40	90/50/65	50%-Fair		
656	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	90/90/90	90%-Excellent		
657	23.00	na	na	*Fraxinus excelsior*	European ash	X	25/20	06/10/10	06%-Very Poor		
658	25.00	na	na	*Fraxinus excelsior*	European ash	X	35/25	20/20/40	20%-Very Poor		
659	15.00	na	na	*Fraxinus excelsior*	European ash	X	18/10	06/06/06	06%-Very Poor		
660	23.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	10/10/10	10%-Very Poor		
661	17.50	na	na	*Fraxinus excelsior*	European ash	X	30/20	10/06/06	06%-Very Poor		
662	19.00	na	na	*Fraxinus excelsior*	European ash	X	25/20	40/40/40	40%-Poor		
663	29.00	na	na	*Fraxinus excelsior*	European ash	X	35/30	40/20/20	20%-Very Poor		
664	15.00	13, 10.5 & 10.5	49.00	*Fraxinus velutina*	Modesto ash	X	35/50	70/10/20	10%-Very Poor		
665	12.50	na	na	*Ligustrum japonicum*	Japanese privet	X	25/20	85/85/85	85%-Excellent		
666	27.00	na	na	*Fraxinus excelsior*	European ash	X	25/30	30/30/30	30%-Poor		
667	35.00	na	na	*Fraxinus velutina*	Modesto ash	X	35/30	50/10/20	10%-Very Poor		
668	19.00	16.00	35.00	*Magnolia grandiflora*	southern magnolia	X	25/20	70/50/70	50%-Fair		
669	14.00	na	na	*Washingtonia robusta*	Mexican fan palm	X	15/10	75/100/100	75%-Good		
670	4.50	na	na	*Quercus agrifolia*	coast live oak	X	15/10	70/80/70	70%-Good		
671	18.00	na	na	*Quercus agrifolia*	coast live oak	X	35/30	70/50/50	50%-Fair		
672	17.50	na	na	*Pinus halepensis*	Aleppo pine	X	40/25	06/80/60	06%-Very Poor	R	1, 3, 4, 10

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673	9.00	na	na	*Fraxinus uhdei*	Shamel ash	X	35/20	80/06/60	06%-Very Poor	R	1, 3, 4, 10
674	18.00	na	na	*Quercus agrifolia*	coast live oak	X	35/20	70/60/60	60%-Fair		
675	10.00	na	na	*Olea europaea*	olive	X	15-Dec	40/40/20	20%-Very Poor		
676	6.00	6.00	12.00	*Ligustrum japonicum*	Japanese privet	X	25/15	50/50/30	30%-Poor	R	3, 4, 10, E
677	7.00	4.00	11.00	*Fraxinus uhdei*	Shamel ash	X	25/15	50/20/10	10%-Very Poor	R	1, 3, 4, 10
678	22.00	na	na	*Cupressus arizonica*	Arizona cypress	X	40/25	50/70/60	50%-Fair	R	3, 4, 10
679	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	70/20/20	20%-Very Poor	R	1, 4, 10
680	8.00	6.50	14.50	*Ligustrum japonicum*	Japanese privet	X	35/10	10/06/06	06%-Very Poor	R	1, 4, 10, E
681	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/80	80%-Good	R	4, 10
682	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/30/85	30%-Poor	R	4, 10
683	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/85/80	80%-Good	R	4, 10
684	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	60/30/30	30%-Poor	R	1, 4, 10
685	6.70	na	na	*Sequoia sempervirens*	coast redwood	X	25/10	85/90/80	80%-Good	R	4, 10
686	4.50	4 & 3	11.50	*Fraxinus uhdei*	Shamel ash	X	20/10	70/20/20	20%-Very Poor		
687	21.50	na	na	*Cupressus arizonica*	Arizona cypress	X	35/10	40/40/30	30%-Poor		
688	6.50	na	na	*Quercus douglasii*	blue oak	X	25/15	80/40/50	40%-Poor		
689	12.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/15	0/0/0	Dead		
690	10.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/15	80/60/60	60%-Fair		
691	17.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/25	80/80/80	80%-Good		
692	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/85/90	85%-Excellent		
693	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/85/90	85%-Excellent		
694	6.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
695	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
696	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
697	6.70	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
698	6.60	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/20/10	10%-Very Poor		
699	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/60/90	60%-Fair		
700	6.30	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
701	5.40	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/10	90/80/90	80%-Good		
702	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/10	90/80/90	80%-Good		
703	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/10	90/80/90	80%-Good		
704	3.40	2.7 & 2.4	8.50	*Lagerstroemia sp.*	crape myrtle	X	20/10	80/30/80	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
705	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
706	1.00	1,1,1,1,1,1,1 & 1	9.00	*Lagerstroemia sp.*	crape myrtle	X	15/10	90/10/50	10%-Very Poor		
707	1.50	1.5,1.5,1.5,1.5,1.5,1.5,1.5,1.5 & 1	13.00	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/10/50	10%-Very Poor		
708	2.00	2, 1.5, 1.5, 1.5, & 1	9.50	*Lagerstroemia sp.*	crape myrtle	X	20/15	90/10/50	10%-Very Poor		
709	2.00	2, 1.5, 1.5, 1.5, 1.5, 1.5, 1, 1, & 1	13.00	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/10/50	10%-Very Poor		
710	4.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
711	8.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	25/25	90/80/90	80%-Good		
712	6.80	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/20	80/80/80	80%-Good		
713	4.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
714	8.50	8.50	17.00	*Quercus agrifolia*	coast live oak	X	20/25	70/70/70	70%-Good		
715	7.50	na	na	*Sequoia sempervirens*	coast redwood	X	22/10	90/95/95	90%-Excellent		
716	10.00	na	na	*Sequoia sempervirens*	coast redwood	X	28/10	95/95/95	95%-Excellent		
717	7.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/15	80/80/80	80%-Good		
718	15.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	45/30	80/80/80	80%-Good		
719	12.40	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	35/30	80/80/80	80%-Good		
720	9.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
721	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
722	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
723	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/10	80/80/80	80%-Good		
724	11.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	35/20	80/80/80	80%-Good		
725	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
726	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
727	7.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/10	80/80/80	80%-Good		
728	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	18/10	80/80/80	80%-Good		
729	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
730	6.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
731	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
732	6.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
733	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/15	80/80/80	80%-Good		
734	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/15	80/80/80	80%-Good		
735	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/15	80/80/80	80%-Good		
736	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/15	80/80/80	80%-Good		

| Tree No. | DBH(in.) | DBH

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
769	5.70	3.50	9.20	*Quercus agrifolia*	coast live oak	X	15/15	80/60/70	60%-Fair		
770	7.00	na	na	*Quercus agrifolia*	coast live oak	X	15/10	80/60/70	60%-Fair		
771	9.00	7.5, 6, 5, 5, 5, 4.5, 4, 4, 3.5	53.30	*Acacia dealbata*	silver wattle	X	25/40	70/10/15	10%-Very Poor		
772	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	65/90/90	65%-Good		
773	32.00	na	na	*Acacia dealbata*	silver wattle	X	30/45	20/75/85	20%-Very Poor		
774	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/10	06/06/06	06%-Very Poor		
775	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	65/90/90	65%-Good		
776	7.20	na	na	*Acacia dealbata*	silver wattle	X	25/15	80/80/80	80%-Good		
777	9.00	na	na	*Quercus agrifolia*	coast live oak	X	20/10	75/25/70	25%-Poor		
778	4.30	2.50	6.80	*Quercus agrifolia*	coast live oak	X	15/15	70/70/80	70%-Good		
779	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	65/90/80	65%-Good		
780	5.70	4.30	10.00	*Acacia baileyana*	Cootamundra wattle	X	25/20	75/60/65	60%-Fair		
781	12.00	na	na	*Pinus halepensis*	Aleppo pine	X	35/10	70/60/60	60%-Fair		
782	15.70	na	na	*Pinus halepensis*	Aleppo pine	X	40/15	80/85/85	80%-Good		
783	21.00	na	na	*Pinus halepensis*	Aleppo pine	X	50/25	80/85/85	80%-Good		
784	8.50	na	na	*Pinus halepensis*	Aleppo pine	X	25/8	20/20/20	20%-Very Poor		
785	20.00	na	na	*Pinus halepensis*	Aleppo pine	X	35/20	80/40/40	40%-Poor		
786	11.40	na	na	*Pinus halepensis*	Aleppo pine	X	35/20	90/90/90	90%-Excellent		
787	17.00	na	na	*Pinus halepensis*	Aleppo pine	X	40/25	75/90/85	75%-Good		
788	19.00	na	na	*Quercus agrifolia*	coast live oak	X	30/30	40/85/65	40%-Poor		
789	17.50	na	na	*Pinus halepensis*	Aleppo pine	X	45/20	90/90/70	70%-Good		
790	19.20	14.00	33.20	*Quercus agrifolia*	coast live oak	X	30/30	80/70/70	70%-Good		
791	6.00	5.2 & 4.5	15.70	*Acacia dealbata*	silver wattle	X	25/20	80/40/50	40%-Poor		
792	7.50	6.50	14.00	*Acacia dealbata*	silver wattle	X	28/20	80/06/50	06%-Very Poor		
793	9.00	na	na	*Pinus halepensis*	Aleppo pine	X	30/10	60/60/50	50%-Fair		
794	5.00	4, 3, 3 & 2	17.00	*Acacia dealbata*	silver wattle	X	25/20	80/20/40	20%-Very Poor		
795	21.00	na	na	*Pinus halepensis*	Aleppo pine	X	45/15	80/85/70	70%-Good		
796	16.00	na	na	*Pinus halepensis*	Aleppo pine	X	40/15	80/85/80	80%-Good		
797	14.00	12.00	26.00	*Pinus halepensis*	Aleppo pine	X	25/15	65/40/50	40%-Poor		
798	16.80	na	na	*Pinus halepensis*	Aleppo pine	X	35/15	60/80/50	50%-Fair		
799	6.70	4.70	11.40	*Acacia dealbata*	silver wattle	X	20/20	70/30/45	30%-Poor		
800	10.30	na	na	*Pinus halepensis*	Aleppo pine	X	22/15	30/40/30	30%-Poor		

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801	25.50	14.80	40.30	*Quercus agrifolia*	coast live oak	X	30/40	70/06/50	06%-Very Poor		
802	13.50	na	na	*Pinus halepensis*	Aleppo pine	X	35/30	80/60/65	60%-Fair		
803	17.00	12.6, 12 & 7.7	49.30	*Quercus agrifolia*	coast live oak	X	35/45	85/20/50	20%-Very Poor		
804	7.80	na	na	*Quercus agrifolia*	coast live oak	X	25/10	85/60/70	60%-Fair		
805	9.80	14.00	23.80	*Quercus lobata*	valley oak	X	25/20	85/20/80	20%-Very Poor		
806	4.30	na	na	*Quercus agrifolia*	coast live oak	X	10/10	50/75/50	50%-Fair		
807	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	X	28/25	85/45/65	45%-Fair		
808	4.30	3.50	7.80	*Quercus agrifolia*	coast live oak	X	10/8	85/40/40	40%-Poor		
809	16.50	na	na	*Quercus agrifolia*	coast live oak	X	30/20	60/20/50	20%-Very Poor		
810	10.20	na	na	*Quercus agrifolia*	coast live oak	X	30/10	60/25/50	25%-Poor		
811	3.40	1.80	5.20	*Quercus agrifolia*	coast live oak	X	15/10	80/80/80	80%-Good		
812	12.00	na	na	*Quercus agrifolia*	coast live oak	X	30/20	80/20/50	20%-Very Poor		
813	7.70	4 & 4	15.70	*Quercus ilex*	holly oak	X	25/20	80/20/40	20%-Very Poor		
814	7.50	5.3 & 3.5	16.30	*Quercus ilex*	holly oak	X	30/15	80/50/60	50%-Fair		
815	5.00	na	na	*Acacia dealbata*	silver wattle	X	30/15	90/85/85	85%-Excellent		
816	7.70	na	na	*Acacia dealbata*	silver wattle	X	25/08	90/65/75	65%-Good		
817	4.30	na	na	*Acacia dealbata*	silver wattle	X	30/08	90/60/50	50%-Fair		
818	5.00	na	na	*Acacia dealbata*	silver wattle	X	30/08	90/90/90	90%-Excellent		
819	4.00	na	na	*Acacia dealbata*	silver wattle	X	30/10	90/30/10	10%-Very Poor		
820	6.80	na	na	*Acacia dealbata*	silver wattle	X	30/10	85/85/85	85%-Excellent		
821	3.20	3.2 & 2.3	8.70	*Pistachio chinensis*	Chinese pistache	X	25/15	80/30/40	30%-Poor		
822	10.00	na	na	*Acacia dealbata*	silver wattle	X	30/20	85/75/70	70%-Good		
823	10.00	na	na	*Acacia dealbata*	silver wattle	X	30/20	85/75/75	75%-Good		
824	4.50	4.20	8.70	*Cupressus arizonica*	Arizona cypress	X	25/15	85/20/30	20%-Very Poor		
825	4.00	na	na	*Cupressus arizonica*	Arizona cypress	X	20/10	85/85/85	85%-Excellent		
826	10.00	8, 6 & 5	29.00	*Quercus ilex*	holly oak	X	35/30	60/30/70	30%-Poor		
827	4.00	na	na	*Quercus agrifolia*	coast live oak	X	5-Oct	80/45/45	45%-Fair		
828	4.00	3 & 2.8	9.80	*Quercus agrifolia*	coast live oak	X	18/15	85/20/80	20%-Very Poor		
829	7.00	na	na	*Sequoia sempervirens*	coast redwood	X	22/08	70/90/85	70%-Good		
830	6.70	na	na	*Cupressus arizonica*	Arizona cypress	X	22/12	90/90/90	90%-Excellent		
831	8.00	na	na	*Cupressus arizonica*	Arizona cypress	X	24/10	70/80/70	70%-Good		
832	15.50	15,13, 10, 9.5,9,8.7,6.6 5, 4.4	110.00	*Quercus agrifolia*	coast live oak	X	35/60	80/40/80	40%-Poor		

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833	7.70	na	na	*Sequoia sempervirens*	coast redwood	X	25/15	90/90/90	90%-Excellent		
834	21.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	90/90/90	90%-Excellent		
835	21.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	90/90/90	90%-Excellent		
836	24.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/30	90/90/90	90%-Excellent		
837	5.50	na	na	*Quercus agrifolia*	coast live oak	X	18/10	30/80/80	30%-Poor		
838	9.00	na	na	*Eucalyptus camaldulensis*	red gum	X	28/20	80/40/20	20%-Very Poor		
839	10.00	7.70	17.70	*Quercus ilex*	holly oak	X	28/15	60/30/30	30%-Poor		
840	30.00	na	na	*Quercus agrifolia*	coast live oak	X	35/30	80/20/60	20%-Very Poor		
841	4.40	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	70/90/90	70%-Good		
842	24.00	18.00	42.00	*Eucalyptus camaldulensis*	red gum	X	60/30	85/60/80	60%-Fair		
843	13.50	na	na	*Eucalyptus camaldulensis*	red gum	X	50/20	85/85/85	85%-Excellent		
844	14.00	8.00	22.00	*Quercus agrifolia*	coast live oak	X	30/30	80/60/70	60%-Fair		
845	19.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/40	70/50/50	50%-Fair		
846	11.50	na	na	*Eucalyptus camaldulensis*	red gum	X	50/25	50/50/30	30%-Poor		
847	7.50	na	na	*Eucalyptus camaldulensis*	red gum	X	30/15	50/20/20	20%-Very Poor		
848	9.00	na	na	*Eucalyptus camaldulensis*	red gum	X	30/15	30/20/20	20%-Very Poor		
849	12.00	5.00	17.00	*Eucalyptus camaldulensis*	red gum	X	30/15	10/10/10	10%-Very Poor		
850	7.20	na	na	*Eucalyptus camaldulensis*	red gum	X	30/15	30/10/10	10%-Very Poor		
851	12.50	8.50	21.00	*Eucalyptus camaldulensis*	red gum	X	30/15	50/30/20	20%-Very Poor		
852	8.00	8 & 7	23.00	*Eucalyptus camaldulensis*	red gum	X	30/15	30/10/10	10%-Very Poor		
853	9.00	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	06/06/06	06%-Very Poor		
854	6.50	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	50/30/20	20%-Very Poor		
855	6.50	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	60/20/50	20%-Very Poor		
856	7.00	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	60/10/50	10%-Very Poor		
857	36.00	7.00	43.00	*Eucalyptus camaldulensis*	red gum	X	70/30	50/20/30	20%-Very Poor		
858	12.00	9, 7 & 6	34.00	*Eucalyptus camaldulensis*	red gum	X	40/25	60/40/40	40%-Poor		
859	12.00	7 & 5	24.00	*Eucalyptus camaldulensis*	red gum	X	40/10	10/20/40	20%-Very Poor		
860	8.50	na	na	*Eucalyptus camaldulensis*	red gum	X	25/15	06/06/06	06%-Very Poor		
861	7.30	na	na	*Eucalyptus camaldulensis*	red gum	X	25/15	06/06/06	06%-Very Poor		
862	19.00	8.00	27.00	*Eucalyptus camaldulensis*	red gum	X	50/25	50/10/20	10%-Very Poor		
863	30.00	15 & 12.4	57.40	*Eucalyptus camaldulensis*	red gum	X	65/60	80/50/40	40%-Poor		
864	33.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/40	70/80/80	70%-Good		

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865	12.50	na	na	*Quercus lobata*	valley oak	X	28/20	80/80/80	80%-Good		
866	7.50	7.00	14.50	*Eucalyptus camaldulensis*	red gum	X	30/20	70/60/50	50%-Fair		
867	9.00	na	na	*Quercus lobata*	valley oak	X	30/20	70/70/50	50%-Fair		
868	7.00	na	na	*Quercus ilex*	holly oak	X	25/15	70/70/80	70%-Good		
869	15.50	na	na	*Quercus lobata*	valley oak	X	35/25	80/60/70	60%-Fair		
870	21.20	na	na	*Pinus radiata*	Monterey pine	X	65/20	50/50/40	40%-Poor		
871	14.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	50/70/40	40%-Poor		
872	28.00	14.00	42.00	*Pinus radiata*	Monterey pine	X	65/40	80/80/80	80%-Good		
873	5.00	3.70	8.70	*Quercus douglasii*	blue oak	X	20/08	65/40/40	40%-Poor		
874	10.00	5.60	15.60	*Quercus douglasii*	blue oak	X	25/30	85/80/85	80%-Good		
875	13.30	9.40	22.70	*Quercus lobata*	valley oak	X	35/35	85/45/80	45%-Fair		
876	13.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	75/60/40	40%-Poor		
877	7.50	na	na	*Quercus agrifolia*	coast live oak	X	20/20	50/50/20	20%-Very Poor		
878	12.00	na	na	*Quercus lobata*	valley oak	X	35/30	50/50/30	30%-Poor		
879	6.00	na	na	*Quercus ilex*	holly oak	X	35/10	20/10/10	10%-Very Poor		
880	12.50	11.5 & 11.5	35.50	*Quercus lobata*	valley oak	X	40/35	80/60/80	60%-Fair		
881	12.50	na	na	*Quercus lobata*	valley oak	X	40/20	30/40/40	30%-Poor		
882	9.50	na	na	*Quercus lobata*	valley oak	X	35/25	80/80/60	60%-Fair		
883	9.50	na	na	*Quercus lobata*	valley oak	X	35/25	20/50/40	20%-Very Poor		
884	4.40	na	na	*Quercus agrifolia*	coast live oak	X	10-Oct	85/85/85	85%-Excellent		
885	6.60	5.50	12.10	*Quercus douglasii*	blue oak	X	30/15	50/06/06	06%-Very Poor		
886	6.00	na	na	*Quercus douglasii*	blue oak	X	25/10	50/30/20	20%-Very Poor		
887	6.00	na	na	*Quercus douglasii*	blue oak	X	15-Oct	80/30/10	10%-Very Poor		
888	9.00	na	na	*Quercus agrifolia*	coast live oak	X	25/15	50/50/30	30%-Poor		
889	6.30	na	na	*Quercus agrifolia*	coast live oak	X	25/15	50/50/30	30%-Poor		
890	7.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	50/50/30	30%-Poor		
891	14.50	13.3, 12.5,& 7	47.30	*Quercus lobata*	valley oak	X	35/40	80/45/70	45%-Fair		
892	3.30	2.00	5.30	*Quercus agrifolia*	coast live oak	X	15/10	90/90/90	90%-Excellent		
893	17.50	13 & 8	38.50	*Quercus lobata*	valley oak	X	45/50	85/80/70	70%-Good		
894	18.50	na	na	*Quercus lobata*	valley oak	X	35/40	85/80/70	70%-Good		
895	8.50	8.5 & 3.5	20.50	*Quercus agrifolia*	coast live oak	X	25/20	50/20/40	20%-Very Poor		
896	7.80	7.00	14.80	*Quercus douglasii*	blue oak	X	35/15	80/20/80	20%-Very Poor		

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897	7.00	7.00	14.00	*Quercus douglasii*	blue oak	X	35/20	80/20/60	20%-Very Poor		
898	11.00	na	na	*Quercus douglasii*	blue oak	X	35/30	90/90/90	90%-Excellent		
899	6.50	na	na	*Quercus douglasii*	blue oak	X	35/15	80/70/60	60%-Fair		
900	13.50	10.50	24.00	*Quercus lobata*	valley oak	X	35/40	85/50/50	50%-Fair		
901	15.20	na	na	*Quercus lobata*	valley oak	X	35/30	80/80/50	50%-Fair		
902	7.50	na	na	*Quercus lobata*	valley oak	X	30/10	60/65/50	50%-Fair		
903	19.50	19, 14 & 9.5	62.00	*Quercus lobata*	valley oak	X	30/35	80/60/65	60%-Fair		
904	6.00	8.50	14.50	*Quercus lobata*	valley oak	X	30/20	80/50/65	50%-Fair		
905	9.80	7 & 5.5	22.30	*Quercus lobata*	valley oak	X	30/25	80/40/40	40%-Poor		
906	11.00	8.2, 8.2, 8, 5, 4.8, 4.7 & 3.5	50.10	*Quercus lobata*	valley oak	X	30/35	80/20/60	20%-Very Poor		
907	10.50	10.00	20.50	*Quercus agrifolia*	coast live oak	X	25/20	85/20/85	20%-Very Poor		
908	6.70	4.70	11.40	*Quercus douglasii*	blue oak	X	25/08	85/70/80	70%-Good		
909	4.00	3.30	7.30	*Quercus douglasii*	blue oak	X	20/06	80/10/75	10%-Very Poor		
910	5.00	4.5, 4.3 & 2.5	16.30	*Quercus agrifolia*	coast live oak	X	20/15	50/10/70	10%-Very Poor		
911	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	X	35/20	40/30/70	30%-Poor		
912	5.00	na	na	*Quercus suber*	cork oak	X	15/06	85/85/85	85%-Excellent		
913	11.50	7.30	18.80	*Quercus lobata*	valley oak	X	25/20	80/80/80	80%-Good		
914	5.80	3.5 & 3	12.30	*Quercus lobata*	valley oak	X	20/15	60/60/60	60%-Fair		
915	7.00	6.5 & 6.5	20.00	*Fraxinus uhdei*	Shamel ash	X	35/25	80/10/70	10%-Very Poor		
916	9.00	na	na	*Quercus lobata*	valley oak	X	35/15	80/65/50	50%-Fair		
917	16.20	na	na	*Quercus lobata*	valley oak	X	30/10	80/80/80	80%-Good		
918	7.50	3.50	11.00	*Quercus lobata*	valley oak	X	20/20	80/70/60	60%-Fair		
919	19.00	19 & 6	44.00	*Quercus lobata*	valley oak	X	35/40	85/80/65	65%-Good		
920	5.50	na	na	*Quercus lobata*	valley oak	X	15/15	70/50/40	40%-Poor		
921	30.00	na	na	*Quercus douglasii*	blue oak	X	35/40	85/85/85	85%-Excellent		
922	8.30	na	na	Quercus agrifolia	coast live oak	X	25/10	85/80/60	60%-Fair		
923	5.00	na	na	*Quercus lobata*	valley oak	X	15/5	100/100/100	100%-Excellent		
924	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	70/90/90	70%-Good	R	4, 10
925	26.00	20 & 20	66.00	*Eucalyptus camaldulensis*	red gum	X	60/55	80/06/70	06%-Very Poor		
926	14.50	na	na	*Eucalyptus polyanthemos*	red box	X	30/20	85/10/30	10%-Very Poor		
927	15.00	14.00	29.00	*Eucalyptus camaldulensis*	red gum	X	55/25	80/40/50	40%-Fair		
928	24.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	80/60/60	60%-Fair		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
929	20.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/20	70/10/50	10%-Very Poor		
930	5.00	na	na	*Sequoia sempervirens*	coast redwood	X	18/10	90/80/90	80%-Good		
931	24.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/30	80/80/80	80%-Good		
932	28.50	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	10/06/40	06%-Very Poor	R	1, 4, 10
933	19.50	na	na	*Fraxinus velutina*	Modesto ash	X	35/25	10/06/40	06%-Very Poor	R	1, 4, 10
934	20.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	10/10/40	10%-Very Poor	R	1, 4, 10
935	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/20	40/06/20	06%-Very Poor	R	1, 4, 10
936	26.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/35	40/06/20	06%-Very Poor	R	1, 4, 10
937	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/20	20/06/10	06%-Very Poor	R	1, 4, 10
938	28.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	06/06/50	06%-Very Poor	R	1, 4, 10
939	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/50	10/10/30	10%-Very Poor	R	1, 4, 10
940	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/45	30/40/50	30%-Poor	R	1, 4, 10
941	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	20/06/45	06%-Very Poor	R	1, 4, 10
942	26.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	10/06/40	06%-Very Poor	R	1, 4, 10
943	20.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/20	06/06/06	06%-Very Poor	R	1, 4, 10
944	21.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/15	20/06/10	06%-Very Poor	R	1, 4, 10
945	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/10	06/06/06	06%-Very Poor	R	1, 4, 10
946	32.00	na	na	*Quercus douglasii*	blue oak	X	45/50	50/70/70	50%-Fair		

Reason for Tree Removal Per Division 2. - Tree Protection

Sec. 29.10.0992.- Required Findings:

(1) The tree is dead, severely diseased, decayed or disfigured to such an extent that the tree is unable to recover or return to a healthy and structurally sound condition.

(3) The tree is crowding other protected trees to the extent that removal or severe pruning is necessary to ensure the long-term viability of adjacent and more significant trees.

(4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

(10) The removal of the tree and replacement with a more appropriate tree species will enhance the Town's urban forest.

Sec. 29.10.0970.- Exceptions:

The following trees are excepted from the provisions of this division and may be removed or severely pruned without Town approval or issuance of a tree removal permit:

(2) Any of the following trees that are less than twenty-four (24) inches in diameter (seventy-five (75) inches in circumference):

Black Acacia (Acacia melanoxylon)
Tulip Tree (Liriodendron tulipifera)
Tree of Heaven (Ailanthus altissima)
Blue Gum Eucalyptus (E. globulus)
Red Gum Eucalyptus (E. camaldulensis)
Other Eucalyptus sp. (E. spp.) Hillsides only
Palm (except Phoenix canariensis)
Privet (Ligustrum lucidum)

The letter **E** for **Exception** is used to identify the removal of a tree that must be identified in the Architectural & Site Review application. However, a Tree Removal Permit is not required for removal due to the size and/or undesirable species listed above

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

TREE INVENTORY

ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN:

CHECKED:

PROJ. NO: 2416

DATE: 3-28-25

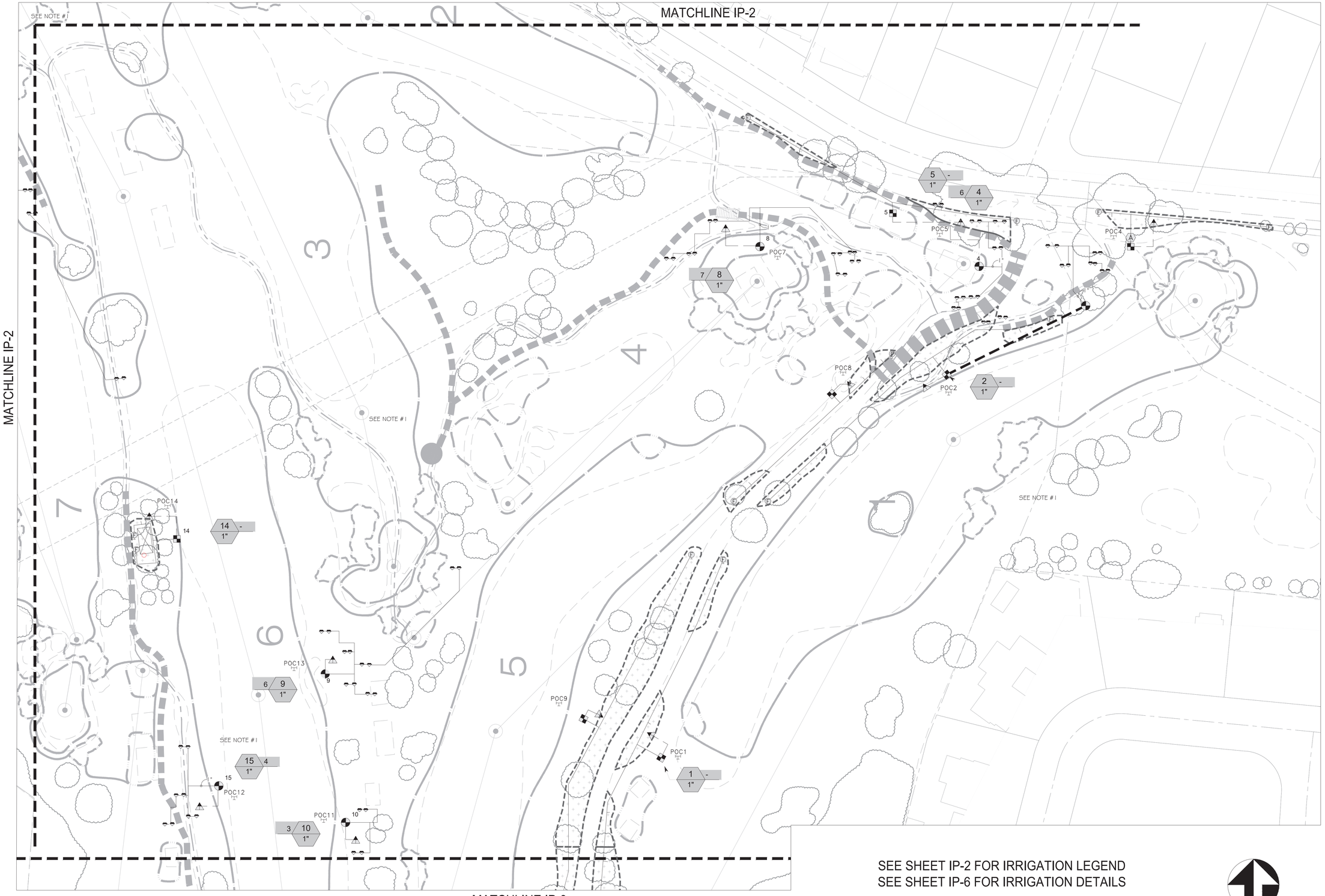
SSCALE:

REVISIONS:

1 X
2 X
3 X
4 X
5 X
6 X

SHEET NO:

TI-4



SEE SHEET IP-2 FOR IRRIGATION LEGEND
SEE SHEET IP-6 FOR IRRIGATION DETAILS

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

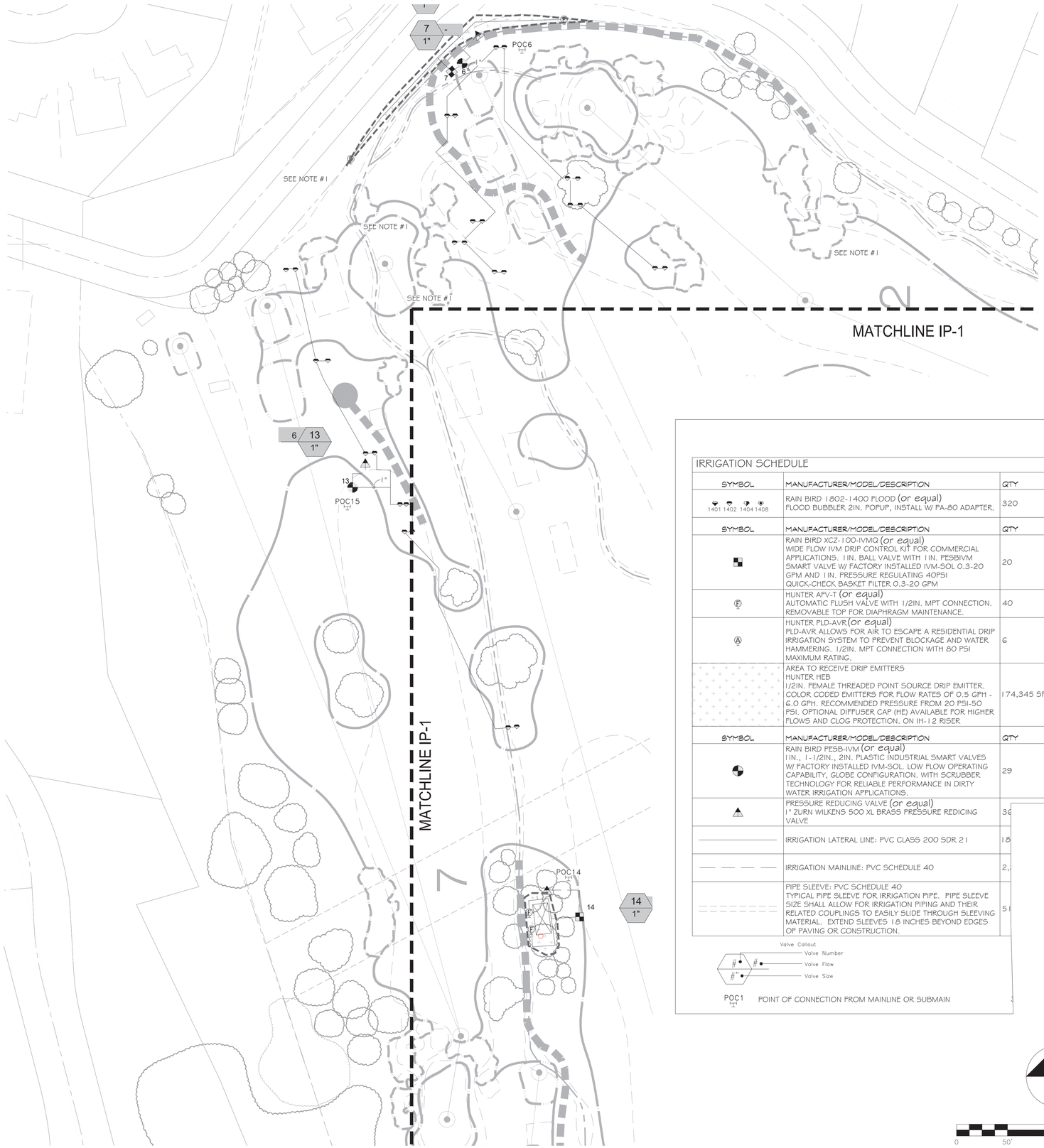
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO: IP-1

NOTE:

1. PDC WILL PROVIDE SITE VISITS FOR ASTHETIC DIRECTION FOR THE GOLF COURSE LANDSCAPE. PDC WILL BE AVAILABLE TO PROVIDE TECHNICAL SUPPORT DURING THE INSTALLATION BY DAYS ON SITE OR THROUGH EMAIL. PDC RECOMMENDS THE GOLF COURSE HIRE A LANDSCAPE IRRIGATION FOREMAN TO OVERSEE THE INSTALLATION OF THE LANDSCAPE IRRIGATION AND AS-BUILT ALL THE NEW LANDSCAPE IRRIGATION TO ENSURE THE INSTALLATION IS PER OUR DESIGN AND MEETS THE CLUBS EXPECTATION.
2. LANDSCAPE CONTRACTOR MUST TRENCH AND INSTALL THE FIRST THREE VALVES, PIPE AND FITTINGS, LEAVE THE TRENCH OPEN FOR REVIEW AND APPROVAL PRIOR TO BACKFILLING. LANDSCAPE CONTRACTOR TO DO THIS FOR THE SPRAY SYSTEM, THE TREE BUBBLER SYSTEM AND SHRUB DRIP SYSTEM. GOLF COURSE SUPERINTENDENT WILL APPROVE ALL LANDSCAPE IRRIGATION.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1802-1400 FLOOD (or equal) FLOOD BUBBLER 2IN. POPUP, INSTALL W/ PA-80 ADAPTER.	320	50
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-IVMQ (or equal) WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBIVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM	20	
F	HUNTER AFV-T (or equal) AUTOMATIC FLUSH VALVE WITH 1/2IN. MPT CONNECTION. REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.	40	
A	HUNTER PLD-AVR (or equal) PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	6	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HEB 1/2IN. FEMALE THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH - 6.0 GPH. RECOMMENDED PRESSURE FROM 20 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. ON IH-12 RISER	174,345 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PESB-IVM (or equal) 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	29	
	PRESSURE REDUCING VALVE (or equal) 1" ZURN WILKENS 500 XL BRASS PRESSURE REDICING VALVE	3	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	18	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,	
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	5	

Valve Callout
Valve Number
Valve Flow
Valve Size

POC1 POINT OF CONNECTION FROM MAINLINE OR SUBMAIN

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

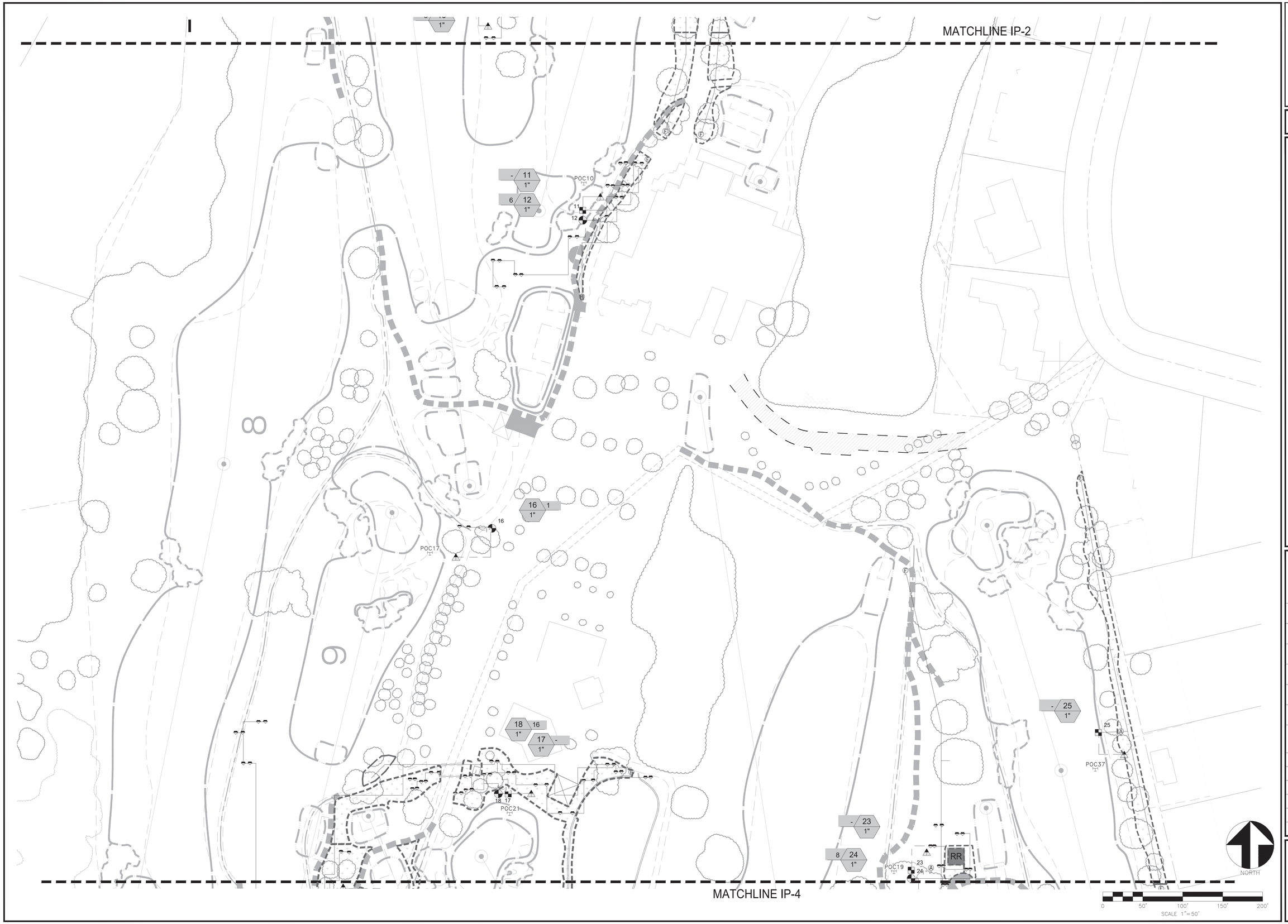
SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1	X
2	X
3	X
4	X
5	X
6	X
7	X

SHEET NO: IP-2



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE:

IRRIGATION PLAN

PROJECT:

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

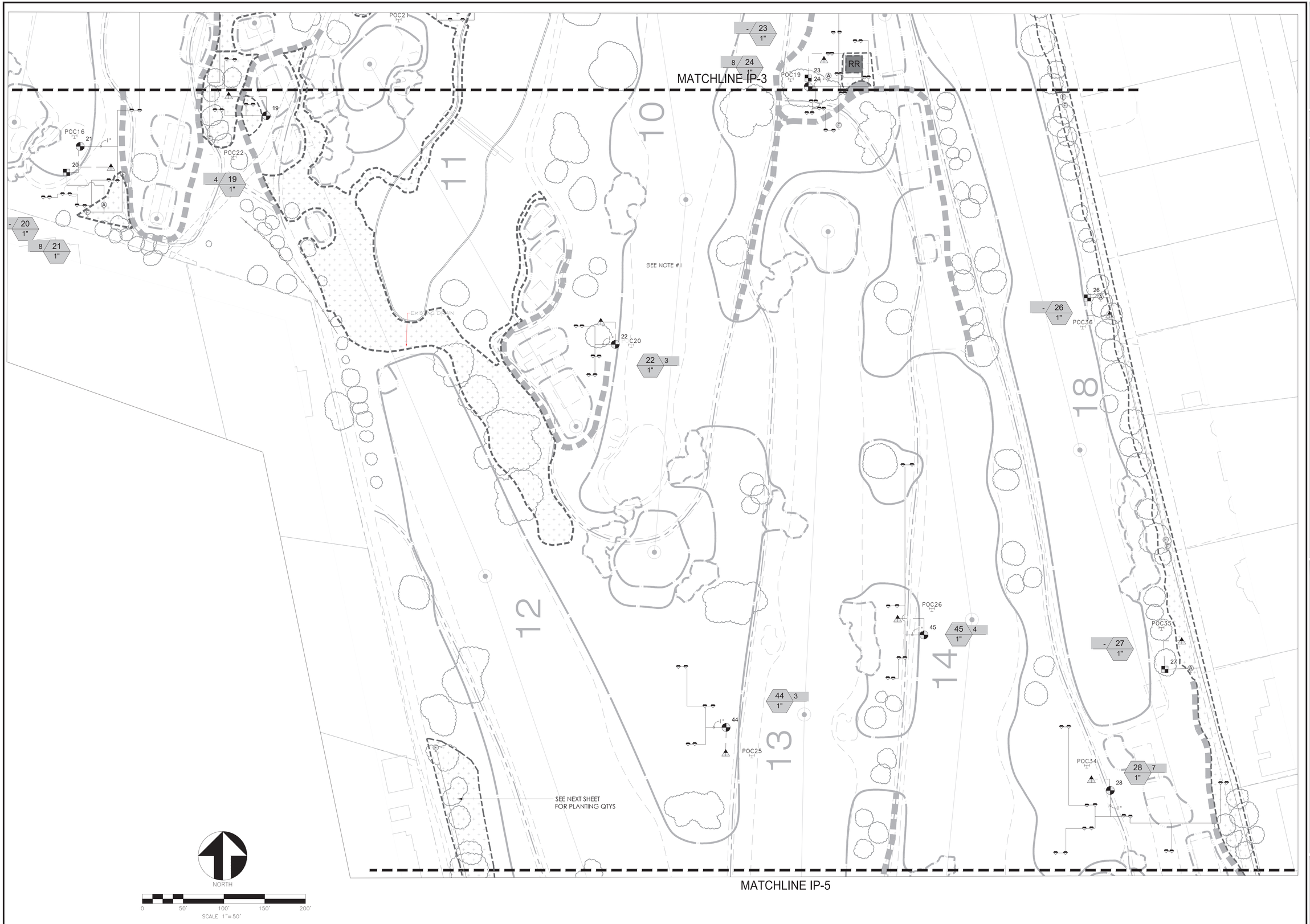
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

- x
- x
- x
- x
- x
- x
- x

SHEET NO:

IP-3



PINNACLE
DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE:

IRRIGATION PLAN

PROJECT:

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

- x
- x
- x
- x
- x
- x
- x

SHEET NO:

IP-4

MATCHLINE IP-4

POC23
42
42 -
1"
41
41 2
1"
POC24
43
43 4.5
1"
POC27
31
31 5
1"
4 29
1"
- 30
1"
SEE NOTE #1
POC33
29
30
32
32 5
1"
POC32
4 34
1"
1 33
1"
34
33
POC31
40
40 2
1"
POC28
SEE NOTE #1
SEE NOTE #1
POC29
5 39
1"
39
38
- 38
1"
- 35
1"
4 36
1"
8 37
1"
37
38
35
POC30
17 CIS

SEE IP-5 FOR LEGENDS AND SCHEDULES

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

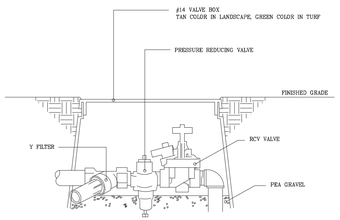
PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

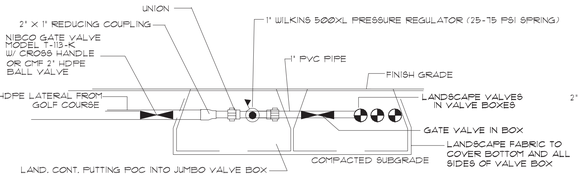
PROJECT: La Rinconada Golf Course Modernization Project
LOS GATOS, CALIFORNIA

SPECIFICATIONS	
SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:
IP-5

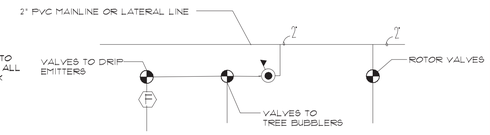


B DRIP VALVE



SEE PLAN VIEW FOR LANDSCAPE VALVE ASSEMBLY

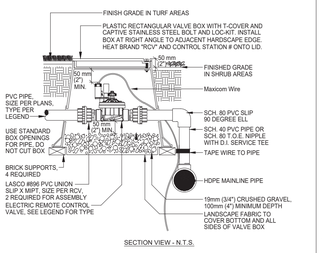
PIPE SIZING CHART	
1" pvc	0-12 gpm
1½" pvc	13-40 gpm
2" pvc	41-60 gpm



LANDSCAPE IRRIGATION MANIFOLD PLAN VIEW

C P.O.C. DETAIL

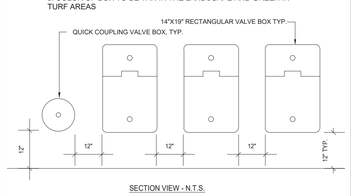
NOTE:



SECTION VIEW - N.T.S.

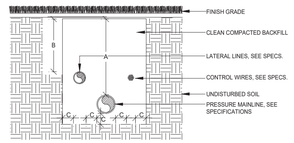
D REMOTE CONTROL VALVE

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND-COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES.
5. COLOR OF BOX TO BE TAN IN THE LANDSCAPE AND GREEN IN TURF AREAS



SECTION VIEW - N.T.S.

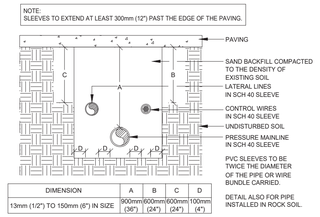
E VALVE BOX LAYOUT



DIMENSION	A	B	C
13mm (1/2") TO 65mm (2.5") IN SIZE	400mm (16")	300mm (12")	100mm (4")
75mm (3") TO 150mm (6") IN SIZE	600mm (24")		100mm (4")

SECTION VIEW - N.T.S.

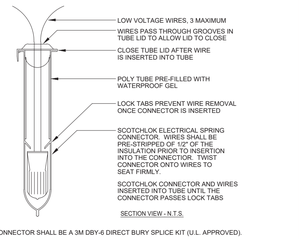
F PIPE INSTALLATION



DIMENSION	A	B	C	D
13mm (1/2") TO 150mm (6") IN SIZE	900mm (36")	600mm (24")	600mm (24")	100mm (4")

SECTION VIEW - N.T.S.

G SLEEVE INSTALLATION



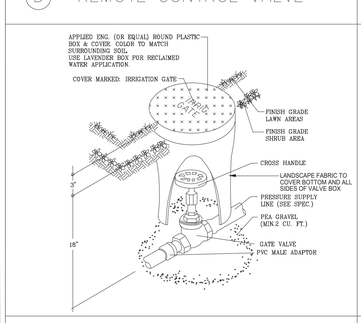
SECTION VIEW - N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

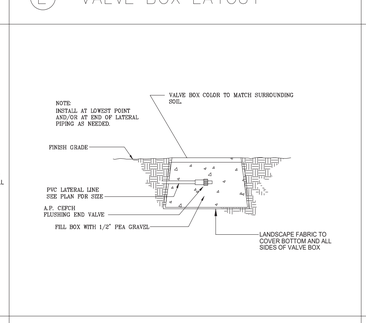
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

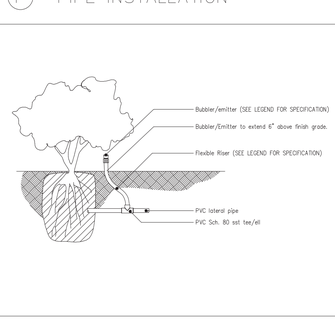
H WIRE CONNECTION



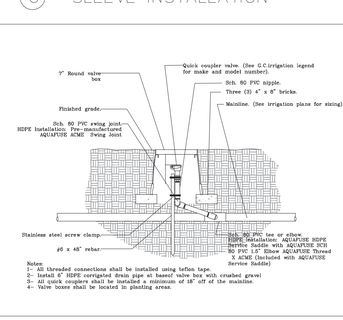
I GATE VALVE



J SELF FLUSH END VALVE

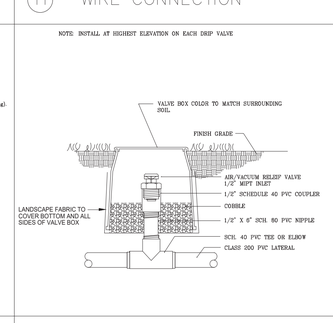


K DRIP EMITTER

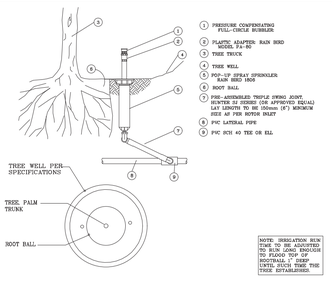


L QUICK COUPLER

NOTE: INSTALL AT HIGHEST ELEVATION ON EACH DRIP VALVE



M AIR RELIEF VALVE



N TYPICAL TREE BUBBLER LAYOUT

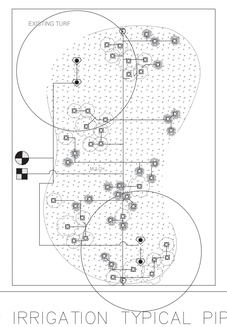
GENERAL INSTALLATION NOTES

1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. SECTION DELETED
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER ROADS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER ROADS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTIONS.
8. ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 18 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS. NO OVERTHROW IS PERMITTED ON HARDSCAPE
12. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS/ ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
13. PINNACLE DESIGN COMPANY, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
14. PINNACLE DESIGN COMPANY, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
15. PINNACLE DESIGN COMPANY, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

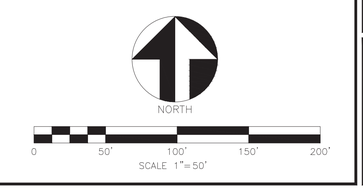
1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL. A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
2. TREES NEW AND EXISTING: CONTRACTOR SHALL PROVIDE TWO BUBBLERS AT THE BASE
3. PVC PIPE TO BE INSTALLED FOR ALL LANDSCAPE IRRIGATION

O NOTES



P DRIP IRRIGATION TYPICAL PIPING

SEE IP-2 FOR LEGENDS AND SCHEDULES



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
LOS GATOS, CALIFORNIA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	

REVISIONS:

1 X
X
X
X
X
X
X

SHEET NO:

IP-6

MATCHLINE PP-2

1|QA-4 48"box SEE NOTE #1

1|QA-3 36"box SEE NOTE #1

1|QA-6 60"box

1|QV-4 48"box SEE NOTE #1

MEADOW (BY OTHERS)

MULCH ONLY

ZONE B - SCREENING WEDGEWOOD AVE
(9) Ceanothus x 'Dark Star'
(17) Heteromeles arbutifolia
(5) Prunus laurocerasus
(9) Rhus integrifolia
(7) Tagetes lemmonii
(20) Westringia fruticosa 'WES03'

2|QV-4 48"box

2|PR-4 48"box

1|QV-3 36"box

1|A3 36"box

2|A2 24"box

1|PR-6 60"box

3|A3 36"box

1|QA-6 60"box

2|A2 24"box

2|A3 36"box

1|A2 24"box

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

ZONE A - LOW TO MED DENSITY
(2) Caryopteris incana
(4) Phlomis fruticosa
(1) Rhus integrifolia
(3) Trichostema lanatum
(5) Westringia fruticosa 'WES03'

EX STRUCTURE

ZONE D - SCREENING NATIVE
(25) Heteromeles arbutifolia
(11) Rhus integrifolia

2|QA-3 36"box

2|QA-4 48"box

1|QA-2 24"box

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

ZONE A - LOW TO MED DENSITY
(31) Caryopteris incana
(75) Phlomis fruticosa
(10) Rhus integrifolia
(59) Trichostema lanatum
(95) Westringia fruticosa 'WES03'

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH

0 50' 100' 150' 200'

SCALE 1"= 50'

MATCHLINE PP-3

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	1" = 50'-0"
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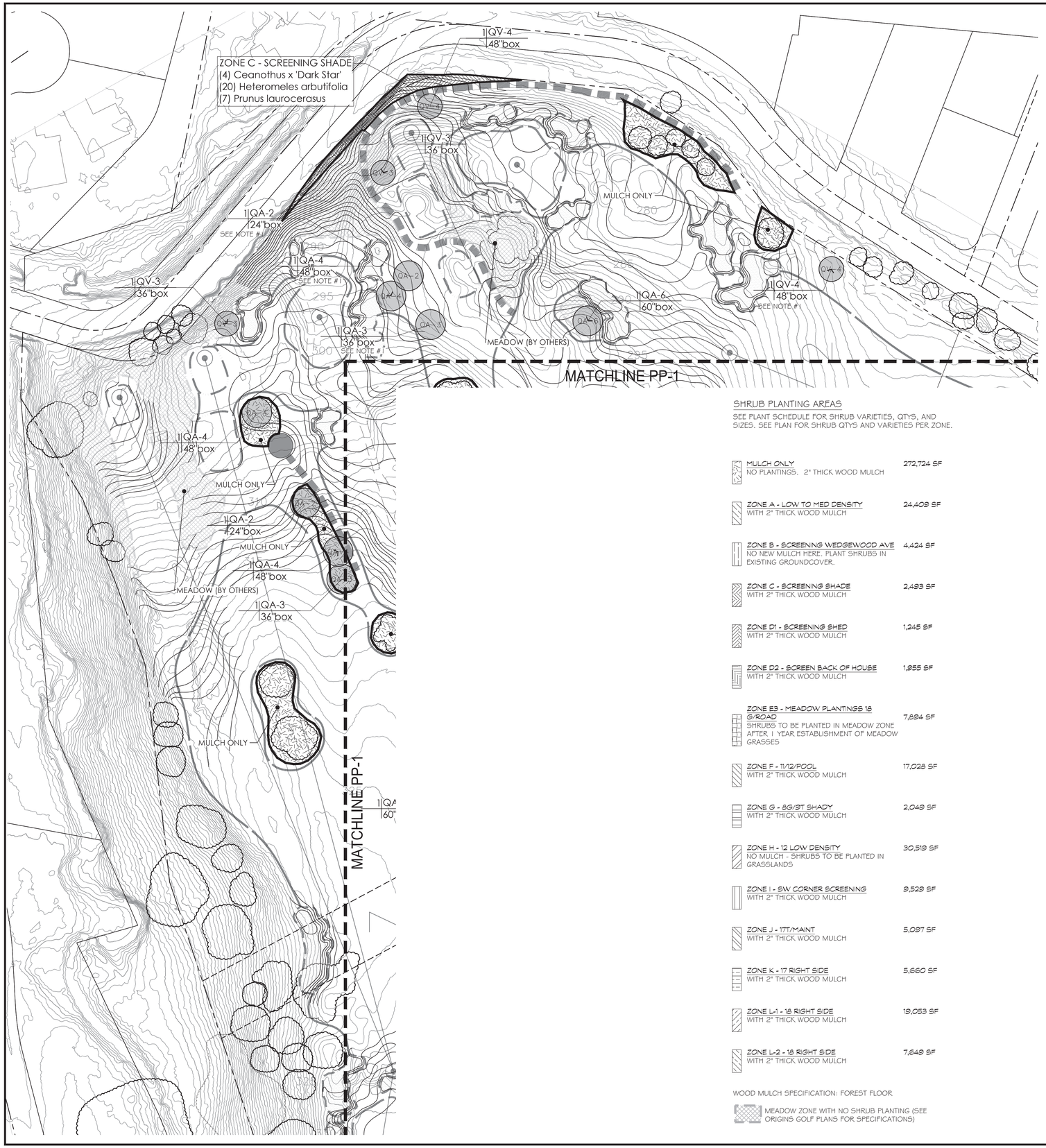
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:

PP-1



SHRUB PLANTING AREAS

SEE PLANT SCHEDULE FOR SHRUB VARIETIES, QTYS, AND SIZES. SEE PLAN FOR SHRUB QTYS AND VARIETIES PER ZONE.

MULCH ONLY NO PLANTINGS. 2" THICK WOOD MULCH	272,724 SF
ZONE A - LOW TO MED DENSITY WITH 2" THICK WOOD MULCH	24,403 SF
ZONE B - SCREENING WEDGEWOOD AVE NO NEW MULCH HERE. PLANT SHRUBS IN EXISTING GROUNDCOVER.	4,424 SF
ZONE C - SCREENING SHADE WITH 2" THICK WOOD MULCH	2,483 SF
ZONE D1 - SCREENING SHED WITH 2" THICK WOOD MULCH	1,245 SF
ZONE D2 - SCREEN BACK OF HOUSE WITH 2" THICK WOOD MULCH	1,955 SF
ZONE E3 - MEADOW PLANTINGS 18 G/ROAD SHRUBS TO BE PLANTED IN MEADOW ZONE AFTER 1 YEAR ESTABLISHMENT OF MEADOW GRASSES	7,894 SF
ZONE F - 11/12/POOL WITH 2" THICK WOOD MULCH	17,028 SF
ZONE G - BG/BT SHADY WITH 2" THICK WOOD MULCH	2,049 SF
ZONE H - 12 LOW DENSITY NO MULCH - SHRUBS TO BE PLANTED IN GRASSLANDS	30,519 SF
ZONE I - SW CORNER SCREENING WITH 2" THICK WOOD MULCH	9,529 SF
ZONE J - 17T/MAINT WITH 2" THICK WOOD MULCH	5,087 SF
ZONE K - 17 RIGHT SIDE WITH 2" THICK WOOD MULCH	5,660 SF
ZONE L-1 - 18 RIGHT SIDE WITH 2" THICK WOOD MULCH	19,053 SF
ZONE L-2 - 18 RIGHT SIDE WITH 2" THICK WOOD MULCH	7,649 SF

WOOD MULCH SPECIFICATION: FOREST FLOOR

MEADOW ZONE WITH NO SHRUB PLANTING (SEE ORIGINS GOLF PLANS FOR SPECIFICATIONS)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
A2	A2	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	24"BOX	13
A3	A3	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	36"BOX	20
A4	A4	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	48"BOX	6
PR-4	PR-4	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK OR LOW BRANCHING	48"BOX	10
PR-6	PR-6	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK OR LOW BRANCHING	60"BOX	3
QA-2	QA-2	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	24"BOX	10
QA-3	QA-3	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	36"BOX	24
QA-4	QA-4	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	48"BOX	27
QA-6	QA-6	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	60"BOX	13
QV-3	QV-3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	36"BOX	8
QV-4	QV-4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	48"BOX	12
QV-6	QV-6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	60"BOX	2
QC4	QC4	QUERCUS VIRGINIANA CATHEDRAL / CATHEDRAL SOUTHERN LIVE OAK FULL, STANDARD	48"BOX	6
QC6	QC6	QUERCUS VIRGINIANA CATHEDRAL / CATHEDRAL SOUTHERN LIVE OAK FULL, STANDARD	60"BOX	4
VINES				
	CIS	CISSUS ANTARCTICA / KANGAROO VINE	5 GAL	17

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUB AREAS					
	AU	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB	15 GAL		43
	BBC	BUDDLEJA X 'BLUE CHIP' / LO & BEHOLD® BLUE CHIP BUTTERFLY BUSH	1 GAL		89
	CAI	CARYOPTERIS INCANA / COMMON BLUEBEARD	5 GAL		41
	CED	CEANOTHUS X 'DARK STAR' / DARK STAR WILD LILAC	5 GAL		141
	CEJ	CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC	5 GAL		16
	DH	DODONAEA VISCOSA / HOPSEED BUSH	15 GAL		22
	FRC	FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL		71
	GRR	GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL		109
	HA	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL		106
	LL	LEONOTIS LEONURUS / LION'S TAIL	5 GAL		41
	LS	LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH	5 GAL		18
	MC	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	15 GAL		10
	PF	PHLOMIS FRUTICOSA / JERUSALEM SAGE	1 GAL		172
	PP	PHLOMIS PURPUREA / PURPLE PHLOMIS	1 GAL		43
	PRL	PRUNUS LAUROCERASUS / ENGLISH LAUREL	15 GAL		23
	RI	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL		208
	SV	SYRINGA VULGARIS / COMMON LILAC	5 GAL		26
	TL	TAGETES LEMMONII / COPPER CANYON DAISY	5 GAL		7
	TW	TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	1 GAL		76
	WB	WESTRINGIA FRUTICOSA 'WES03' / BLUE GEM COAST ROSEMARY	5 GAL		509

SEE PLANT PROCUREMENT AND APPROVAL NOTES ON SHEET PD-1

NOTES:
1) TREES PLANTED IN TURF SHALL RECEIVE A WOOD MULCH RING AROUND THE TREE THAT EXTENDS 2' BEYOND THE ROOTBALL OF THE TREE. CONTRACTOR TO BUILD A 3-4" HIGH WELL INSIDE THE EDGE OF THE MULCH RING TO HOLD WATER DURING GROW-IN. THE WELL SHOULD BE MAINTAINED FOR AT LEAST A YEAR AFTER PLANTING.
NO TREE IN TURF SHALL BE PLANTED WITHIN 12' OF A TURF ROTOR.

EXISTING TREE TO REMAIN
SEE TREE DISPOSITION PLAN FOR COMPLETE INVENTORY OF TREES TO REMAIN AND TREES TO BE REMOVED

SEE PD-1 FOR PLANTING DETAILS/NOTES

SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH

0 50' 100' 150' 200'
SCALE 1"= 50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

PLANTING PLAN

SHEET TITLE:

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO:

PP-2

MATCHLINE PP-2

MATCHLINE PP-1

MATCHLINE PP-4

MEADOW (BY OTHERS)

1|QA-4
48"box

MULCH ONLY

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

ZONE A - LOW TO MED DENSITY
(10) Caryopteris incana
(24) Phlomis fruticosa
(3) Rhus integrifolia
(19) Trichostema lanatum
(30) Westringia fruticosa 'WES03'

3|QC4
48"box

3|QC6
60"box

ZONE D2 - SCREEN BACK OF HOUSE
(10) Ceanothus x 'Dark Star'
(16) Frangula californica
(8) Prunus laurocerasus

1|QA-3
36"box

1|QA-4
48"box

1|QA-6
60"box

1|QA-4
48"box

MEADOW (BY OTHERS)

MULCH ONLY

ZONE E3 - 18 G/ROAD
(25) Buddleja x 'Blue Chip'
(19) Ceanothus x 'Dark Star'
(15) Frangula californica
(10) Myrica californica
(32) Phlomis fruticosa
(25) Rhus integrifolia

MULCH ONLY

MULCH ONLY

MULCH ONLY

ZONE F - 11/12/POOL
(26) Buddleja x 'Blue Chip'
(14) Dodonaea viscosa
(27) Leonotis leonurus
(12) Leucadendron x 'Safari Sunset'
(28) Phlomis fruticosa
(46) Westringia fruticosa 'WES03'

MEADOW (BY OTHERS)

2|A2
24"box

ZONE L-2 - 18 RIGHT SIDE
(8) Arbutus unedo
(15) Ceanothus x 'Dark Star'
(20) Grevillea rosmarinifolia
(10) Rhus integrifolia
(50) Westringia fruticosa 'WES03'

1|A3
36"box

1|QA-3
36"box

1|QA-4
48"box

1|QA-2
24"box

1|A3
36"box

1|QC6
60"box

3|QC4
48"box

EX PUMP HOUSE

1|A2
24"box

2|A3
36"box

1|QA-3
36"box

1|QA-6
60"box

1|QA-4
48"box

MEADOW (BY OTHERS)

1|A2
24"box

2|A3
36"box

2|A2
24"box

1|QA-3
36"box

2|QA-4
48"box

NORTH

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

0 50' 100' 150' 200'
SCALE 1"= 50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:

PP-3

MATCHLINE PP-3

1|QA-4 48"box
1|QA-3 36"box
1|QA-3 36"box
MULCH ONLY
1|QA-4 48"box
1|QV-6 60"box
1|QV-4 48"box
1|QV-3 36"box
MEADOW (BY OTHERS)
LAKE
1|QA-2 24"box
MEADOW (BY OTHERS)
LAKE
EXISTING DRAIN
2|A4 48"box
4|A3 36"box
1|QA-6 60"box
RR
1|QA-3 36"box
MULCH ONLY
1|QA-4 48"box
SEE NOTE #1
ZONE C - SCREENING SHADE
(2) Ceanothus x 'Dark Star'
(8) Heteromeles arbutifolia
(3) Prunus laurocerasus
MULCH ONLY
ZONE F - 11/12/POOL
(14) Buddleja x 'Blue Chip'
(8) Dodonaea viscosa
(15) Leonotis leonurus
(6) Leucadendron x 'Safari Sunset'
(15) Phlomis fruticosa
(25) Westringia fruticosa 'WES03'
ZONE G - 8G/9T SHADY
(7) Ceanothus x 'Dark Star'
(13) Frangula californica
(3) Prunus laurocerasus
(8) Westringia fruticosa 'WES03'
ZONE L-1 - 18 RIGHT SIDE
(25) Arbutus unedo
(37) Ceanothus x 'Dark Star'
(20) Phlomis purpurea
(39) Rhus integrifolia
(26) Syringa vulgaris
(108) Westringia fruticosa 'WES03'
1|QA-3 36"box
2|QA-2 24"box
MEADOW (BY OTHERS)
1|QA-4 48"box
1|A2 24"box
MULCH ONLY
MULCH ONLY
1|A4 48"box
SEE PD-2 FOR TYP. PLANTING ENLARGEMENT
1|QA-3 36"box
1|QA-3 36"box
1|QA-4 48"box
1|A3 36"box
MULCH ONLY
1|QA-6 60"box
1|QA-3 36"box
1|QA-3 36"box
MEADOW (BY OTHERS)
1|QV-3 36"box
1|QA-4 48"box
MULCH ONLY
1|QA-4 48"box
1|QA-6 60"box
2|QA-3 36"box
1|QA-2 24"box
SEE NEXT SHEET FOR PLANTING QTYS
MATCHLINE PP-5

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH
0 50' 100' 150' 200'
SCALE 1"= 50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

PLANTING PLAN

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 50'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO:
PP-4

MATCHLINE PP-4

ZONE H - 12 UNDERSTORY
(89) Grevillea rosmarinifolia
(44) Heteromeles arbutifolia
(66) Rhus integrifolia

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

MULCH ONLY

1|QA-3
36"box

1|QA-4
48"box

1|QA-2
24"box

1|QA-6
60"box

MULCH ONLY

1|QA-4
48"box

1|QA-6
60"box

2|QV-4
48"box

MEADOW (BY OTHERS)

1|PR-6
60"box

3|PR-4
48"box

2|PR-4
48"box

LAKE

1|QA-3
36"box
SEE NOTE #1

1|QA-6
60"box

1|QA-4
48"box

1|PR-6
60"box

1|QV-3
36"box

3|PR-4
48"box

1|QA-4
48"box

MEADOW (BY OTHERS)

1|A3
36"box

2|A4
48"box

ZONE K - 17 RIGHT SIDE
(24) Buddleja x 'Blue Chip'
(9) Rhus integrifolia
(84) Westringia fruticosa 'WES03'

1|QA-3
36"box
SEE NOTE #1

1|QA-4
48"box
SEE NOTE #1

MULCH ONLY

1|QV-4
48"box

1|QV-3
36"box

MULCH ONLY

MEADOW (BY OTHERS)

1|A2
24"box

1|A3
36"box

MEADOW (BY OTHERS)

1|QV-6
60"box

1|A4
48"box

1|A3
36"box

1|QV-4
48"box

ZONE J - 17T/MAINT
(16) Ceanothus x 'Dark Star'
(17) Ceanothus x 'Joyce Coulter'
(27) Frangula californica

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

ZONE I - SW CORNER SCREENING
(11) Arbutus unedo
(26) Ceanothus x 'Dark Star'
(26) Phlomis purpurea
(27) Rhus integrifolia
(48) Westringia fruticosa 'WES03'

2|QV-4
48"box

17|CIS
5 gal

MULCH ONLY

EX PATH

MAINTENANCE GATE

NORTH

0 50' 100' 150' 200'
SCALE 1"= 50'

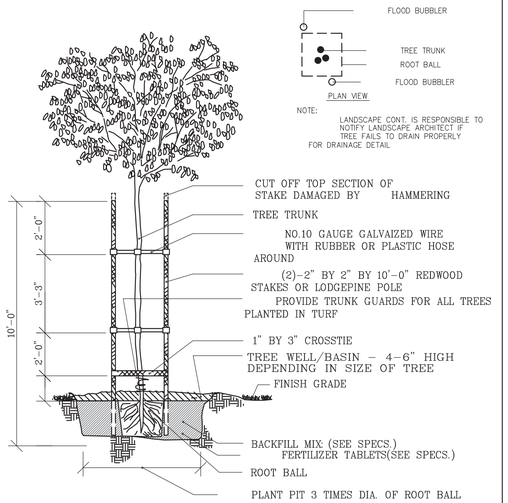
PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

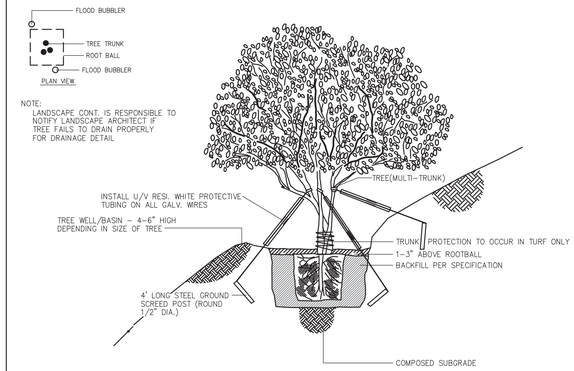
PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

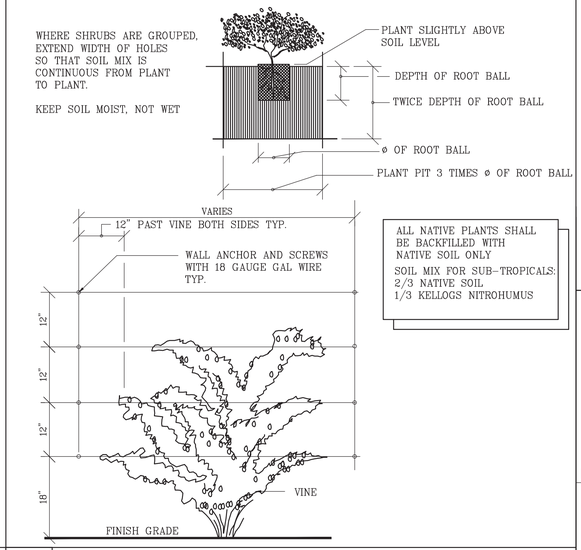
SHEET NO: PP-5



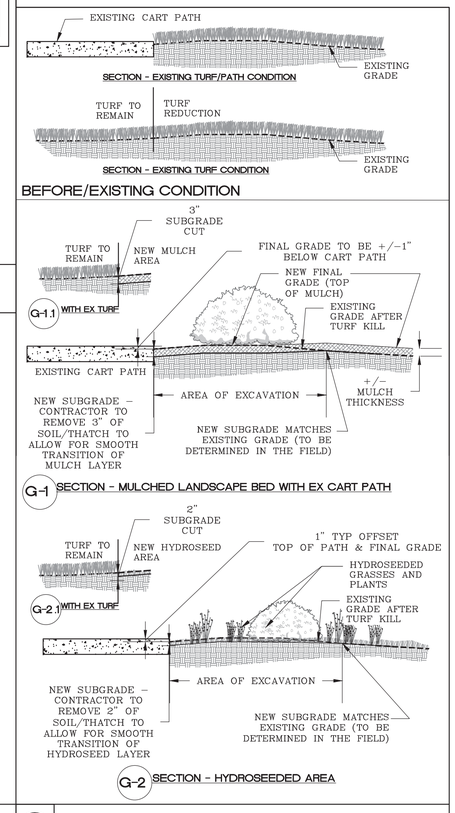
A DOUBLE STAKE TREE DETAIL
24" BOX



B TREE GUYING DETAIL
36" BOX AND LARGER



C SHRUB PLANTING + VINE ESPALIER DETAIL



G SUBGRADE EXCAVATION IN NEW LANDSCAPE ZONES ADJACENT TO CART PATH OR EXISTING TURF

D DRAINAGE + DEEP WATERING DETAIL

E TREE DRAINAGE ON SLOPE DETAIL

F ROOT BARRIER DETAIL

DRAINAGE NOTE: CONTRACTOR TO ADD DRAINAGE ON ALL TREES IN SOIL THAT DOES NOT MEET THE PERCOLATION RATES PER THE SPECIFICATIONS.

APPROVAL OF INSTALLATION AND WORKMANSHIP NOTE:
PDC WILL PROVIDE AESTHETIC DIRECTION AND FIELD LAYOUT WHILE ON SITE DURING CONSTRUCTION. PDC WILL PROVIDE CONSULTATION OF THE INSTALLATION PROCEDURES IN ACCORDANCE TO OUR SPECIFICATIONS AND PLANS WHEN OUR CONSULTATION IS SOLICITED, AND WHILE WE ARE ON SITE. HOWEVER, PDC DOES NOT PROVIDE INSTALLATION OVERSIGHT NOR ARE WE RESPONSIBLE FOR THE PROPER WORKMANSHIP OF THE LANDSCAPE OR IRRIGATION INSTALLATION.
OWNERSHIP TO PROVIDE AN EMPLOYEE OF THE MAINTENANCE STAFF AS INSTALLATION SUPERVISOR TO VERIFY PLANTS AND IRRIGATION EQUIPMENT IS INSTALLED PER PDC DRAWINGS AND SPECIFICATIONS. THIS STAFF MEMBER IS IDEALLY ONE THAT WILL BE WITH THE CLUB WELL AFTER CONSTRUCTION TO PROVIDE THE REST OF THE TEAM WITH THE KNOWLEDGE AND INSIGHT OF HOW (AND WHERE) THE LANDSCAPE WAS INSTALLED.

FIELD LAYOUT NOTES
1) Landscape architect (L. A.) will field layout all plant material using paint and flags. Contractor to provide L.A. with multiple colors of flags and an adequate qty of paint.
2) L.A. will use the plan quantities as a guide. Quantities and varieties laid out in the field may differ from plan quantities. Contractor to secure plant material with nurseries per plan quantities but deliver plants to the site based on field layout.
3) See Landscape typicals (if applicable) for examples of densities of shrub layout for each zone.

1. LANDSCAPE ARCHITECT: SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
2. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.
3. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE AGRICULTURAL COMMISSIONER FOR APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSION.
4. LANDSCAPE PLANS ARE DIAGRAMMATIC FOR CLARITY OF READING. PLANTING IS TO BE ADJUSTED IN FIELD. PLANT QUANTITY LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES.
5. MOUNDING AND ROUGH GRADE TO +/-.6" TO BE PROVIDED BY OTHERS. FINISH GRADE TO BE PROVIDED BY LANDSCAPE CONTRACTOR. WHERE MOUNDING OCCURS ADJACENT TO STREET OR WALKS, SWALES SHALL BE FORMED ALONG THE STREET OR WALK TO CONTROL IRRIGATION RUN OFF.
6. BEFORE ANY PLANTS ARE LOCATED, ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE.
7. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT TREES CLOSER THAN 5' (FIVE FEET) TO AN EDGE OF PAVING, HEADERBOARD OR ROOF LINE. ANY TREE, PALM, OR MULTI-TRUNK FAN PALM PLANTED WITHIN 5' OF HARDSCAPE SURFACE (EDGE OF SIDEWALK, WALLS, CURBS, ETC.) MUST HAVE ROOT BARRIER INSTALLED AT TIME OF PLANTING PER MANUFACTURE'S SPECIFICATIONS. (SEE DETAIL THIS SHEET).
8. REMOVE ESPALIERED PLANTS FROM THEIR TRAINING FRAMEWORKS AND ATTACH TO THE WALL/FENCE AGAINST WHICH THEY ARE PLANTED. ATTACH PLANTS IN THE SAME PATTERN IN WHICH THEY HAVE BEEN TRAINED.
9. IF REQUIRED, THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT PLANS TO THE APPROPRIATE PLANNING AND AGRICULTURE DEPARTMENTS PRIOR TO SUBMITTAL FOR BUILDING PERMITS.
10. TREE PLANTING, TAMPING AND WATER SETTLE NOTE: BEFORE BACKFILLING THE ROOT BALL, WATER THE PLANT IN THE HOLE AND WAIT FOR IT TO PERCOLATE, THEN PROCEED TO WATER THE HOLE, BACKFILL HALF THE HOLE, TAMP AROUND THE ROOTBALL TO REMOVE AIR POCKETS. CONTINUE BY WATERING, BACKFILLING, AND TAMPING UNTIL HOLE IS FILLED.

1. PLANT PROCUREMENT NOTE: CONTRACTOR TO BID PLAN QUANTITIES. PRIOR TO CONSTRUCTION, CONTRACTOR TO SECURE 100% OF QUANTITIES BUT ARRANGE FOR DELIVERY OF ONLY 75% TO ALLOW FOR CHANGES IN THE FIELD THAT WILL INEVITABLY OCCUR AND WILL AFFECT QUANTITIES INSTALLED.
2. PLANT APPROVAL PROCESS: LANDSCAPE ARCHITECT WILL APPROVE PLANT MATERIAL 1 OF 2 WAYS: A) LANDSCAPE ARCHITECT WILL PHYSICALLY TAG TREES IN A NURSERY SOURCE ARRANGED BY THE CONTRACTOR, OR B) CONTRACTOR TO PROVIDE PHOTOGRAPHS OF SAMPLE MATERIAL FROM THE ACTUAL NURSERY FOR THE LANDSCAPE ARCHITECT TO APPROVE. TYPICALLY, SHRUBS AND SMALL-BOXED TREES ARE APPROVED VIA PHOTOGRAPHS AND LARGER BOXED TREES ARE APPROVED THROUGH FIELD-TAGGING VISITS. ONCE PLANT MATERIAL HAS ARRIVED ON SITE, LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE MATERIAL IF IT HASN'T MET OUR SPECIFICATION AND/OR DOESN'T RESEMBLE THE PHOTOS WE APPROVED.

NOTE FOR TREES PLANTED IN TURF: ALL TREES PLANTED IN TURF SHALL RECEIVE A WOOD MULCH RING AROUND THE TREE THAT EXTENDS 2' BEYOND THE ROOTBALL OF THE TREE. CONTRACTOR TO BUILD A 3-4" HIGH WELL INSIDE THE EDGE OF THE MULCH RING TO HOLD WATER DURING GROW-IN. THE WELL SHOULD BE MAINTAINED FOR AT LEAST A YEAR AFTER PLANTING.
NO TREE IN TURF SHALL BE PLANTED WITHIN 12' OF A TURF ROTOR.

DEMO / SOIL PREP NOTES:
1) DEMO CONTRACTOR TO STUMP GRIND ALL TREE ROOTS 24" DEEP
2) TURF DEMO - TURF KILL BY OWNER. OWNER TO REMOVE ALL DESSICATED SURFACE MATERIAL BUT LEAVE ROOT MASS UNDERGROUND. LANDSCAPE ARCHITECT TO PAINT DEMO LINES IN THE FIELD PRIOR TO SPRAY-OUT.
3) SOIL PREP:
a) IN TURF REMOVAL ZONES. AFTER TURF REMOVAL IS COMPLETED BY OWNER, LANDSCAPE CONTRACTOR TO CUT DOWN THE SUBGRADE AT THE CART PATH AND TURF EDGES TO ALLOW FOR MULCH OR SEED - 3" IN MULCH ZONES, 2" IN HYDROSEED ZONES. (SEE DETAIL G, SHEET PD-1). LANDSCAPE CONTRACTOR TO ALSO ALLOW FOR TIME AND MATERIALS TO SPOT-SPRAY AREAS DURING CONSTRUCTION AND PRIOR TO PLANTING. FINE GRADE AFTER IRRIGATION AND AFTER PLANTING.
b) IN EXISTING LANDSCAPE ZONES. LANDSCAPE CONTRACTOR TO ALLOW FOR TIME AND MATERIALS TO CLEAN UP DEMOED ZONES. DEMO CONTRACTOR TO LEAVE AREA IN A ROUGH GRADE CONDITION WITH ALL WOODY MATERIAL REMOVED. LANDSCAPE CONTRACTOR TO CUT DOWN THE SUBGRADE AT THE CART PATH AND TURF EDGES TOALLOW FOR MULCH OR SEED - 3" IN MULCH ZONES, 2" IN HYDROSEED ZONES. (SEE DETAIL G, SHEET PD-1). LANDSCAPE CONTRACTOR TO ALSO ALLOW FOR TIME AND MATERIALS TO SPOT-SPRAY AREAS. FINE GRADE AFTER IRRIGATION AND AFTER PLANTING.

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760.340.4529

SHEET TITLE: PLANTING DETAILS

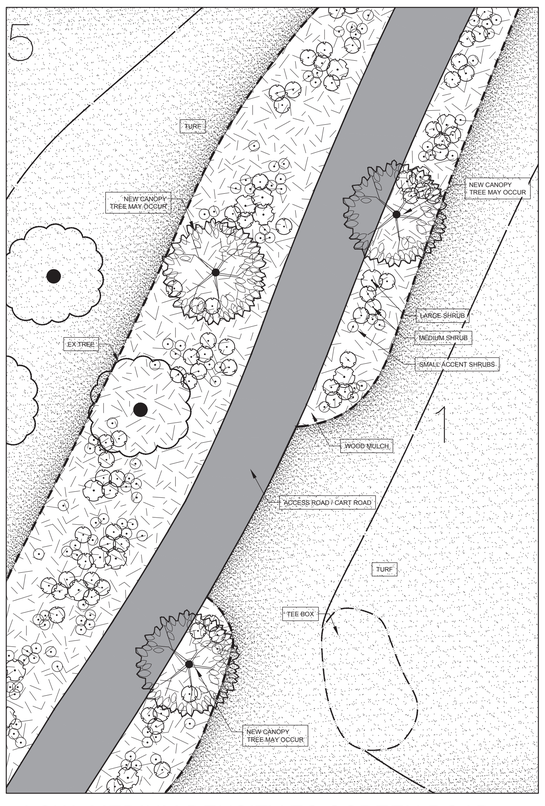
PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE + 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

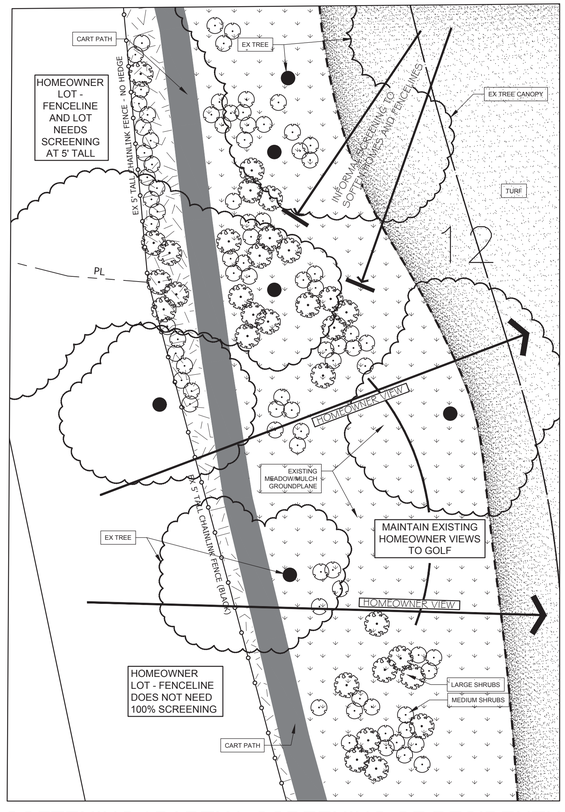
SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	NTS

REVISIONS:
- 1 X
- 2 X
- 3 X
- 4 X
- 5 X
- 6 X
- 7 X

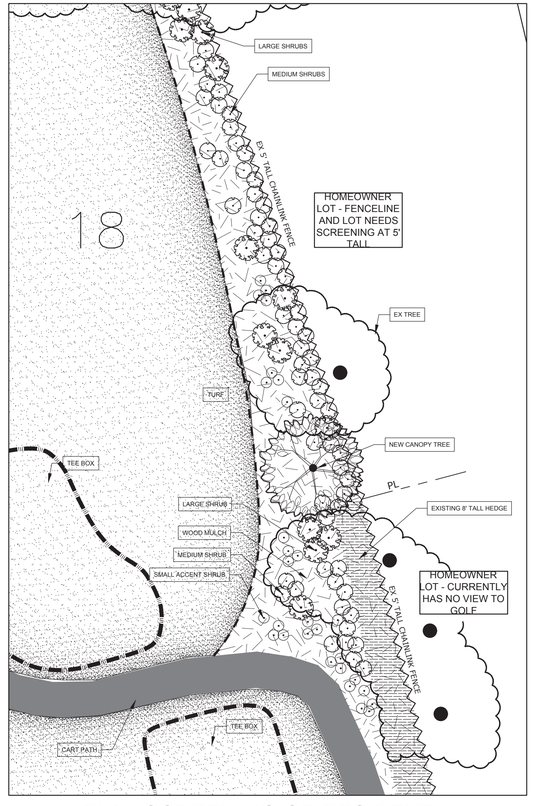
SHEET NO: PD-1



LOW -MEDIUM DENSITY TO SCREEN ROAD
(BTWN HOLES 1 & 5)



SOFTENING / PARTIAL SCREENING OF RESIDENTIAL
(RIGHT OF HOLE 12)



FULL SCREENING OF RESIDENTIAL
FENCELINE - MEDIUM DENSITY
(RIGHT OF HOLE 18)

THESE ENLARGEMENTS ARE SHOWN TO ILLUSTRATE THE DENSITIES OF SHRUB PLANTING IN OUR PLANTING ZONES. CONTRACTOR IS NOT TO USE THESE ENLARGEMENTS FOR TAKE-OFF PURPOSES. FOLLOW THE QUANTITIES ON THE PP- SHEETS.

NORTH

0 20' 40' 60' 80'
SCALE 1"= 20'

PINNACLE DESIGN COMPANY
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SHEET TITLE: PLANTING TYPICALS

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 20'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

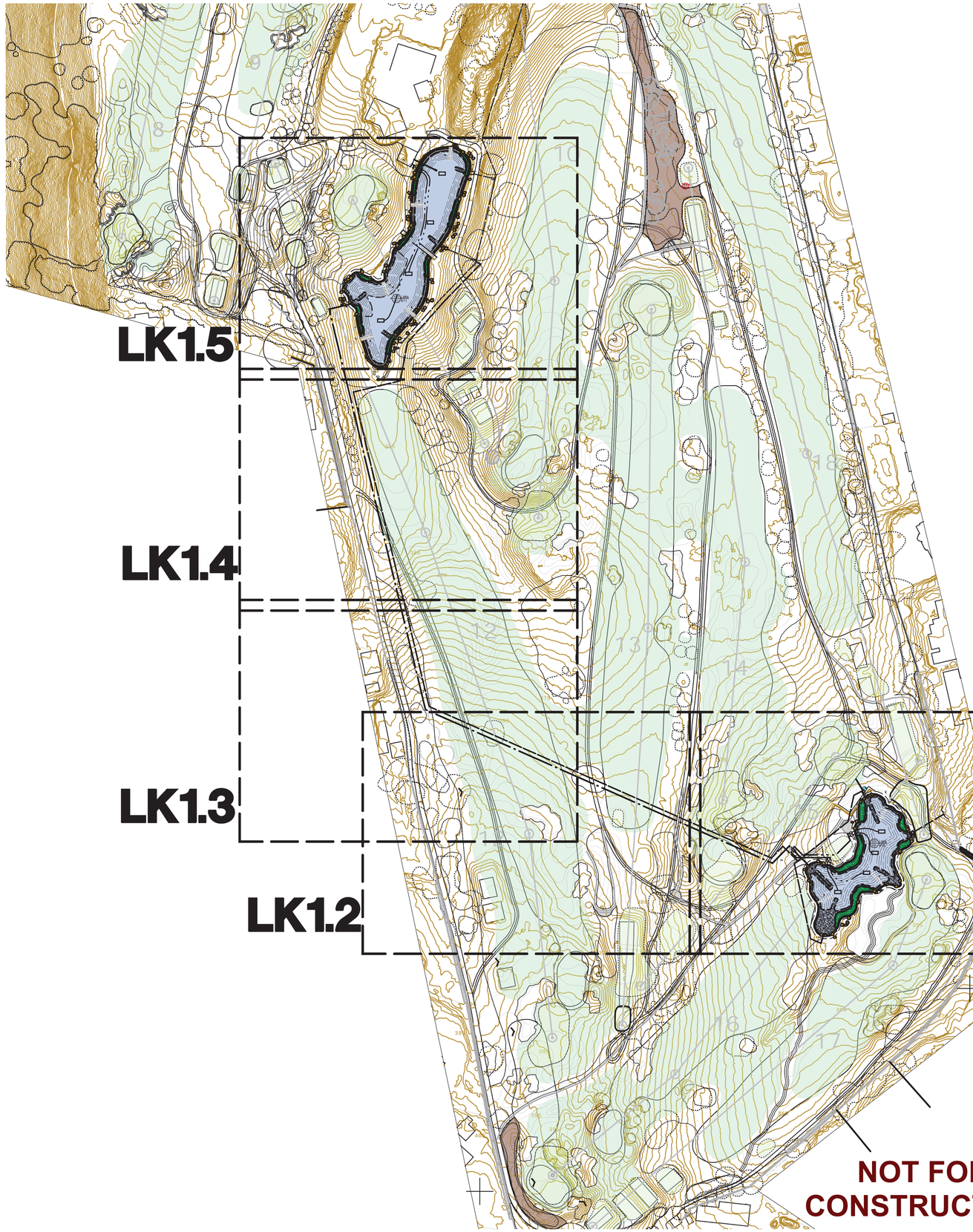
SHEET NO: PD-2

LAKE SYSTEM GENERAL NOTES:

1. THESE DRAWINGS ARE INTENDED FOR LAKE CONSTRUCTION USE ONLY. SEE DRAWINGS BY RESPECTIVE DESIGNERS FOR OTHER ASPECTS OF CONSTRUCTION.
2. IT IS THE INTENT OF THESE DRAWINGS AND THIS DESIGN THAT THE WORK REPRESENTED HERE BE COMPLETED BY A LICENSED CONTRACTOR WITH EXPERIENCE AND QUALIFICATIONS SPECIFIC TO THIS UNIQUE WORK. THE LAKE CONTRACTORS EXPERIENCE AND QUALIFICATIONS SHALL INCLUDE, AT A MINIMUM, THE SUCCESSFUL COMPLETION OF AT LEAST (5) PROJECTS EQUIVALENT IN SCOPE COMPLETED WITHIN THE LAST (2) YEARS AS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE. THE LAKE CONTRACTOR SHALL SUBMIT, WITH HIS BID, A LIST OF QUALIFYING COMPLETED PROJECTS INCLUDING THE NAMES, ADDRESSES, AND PHONE NUMBERS FOR THE OWNER (OR HIS REPRESENTATIVE) AND THE LAKE ENGINEER. THE PROJECT OWNER SHALL MAKE THE FINAL DETERMINATION AS TO THE QUALIFYING EXPERIENCE OF THE LAKE CONTRACTOR. FURTHER, IT IS THE INTENT OF THIS DESIGN TO CONVEY A COMPLETE AND WORKABLE LAKE SYSTEM. THE LAKE CONTRACTORS PRICING SHALL INCLUDE ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC. REQUIRED TO PRODUCE A COMPLETE AND WORKABLE LAKE SYSTEM TO INDUSTRY STANDARDS.
3. THE LAKE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO STARTING WORK. THE LAKE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IN THE DRAWINGS OR SITE CONDITIONS SO THAT PROPER CLARIFICATIONS CAN BE MADE BEFORE CONSTRUCTION BEGINS.
4. IN ADDITION TO EXAMINING THESE PLANS, THE LAKE CONTRACTOR IS EXPECTED TO HAVE VISITED AND INSPECTED THE SITE IN ORDER TO DETERMINE THE GRADES AND TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SHOULD ANY OMISSIONS, CONFLICTS, OR AMBIGUITIES IN THE DRAWINGS BE DISCOVERED DURING THE EXAMINATION OF THE DRAWINGS OR UPON VISITING THE SITE, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
5. 30 MIL LLDPE-R LAKE MEMBRANE LINER: THE CONTRACTOR SHALL FURNISH AND INSTALL SUFFICIENT LINING MATERIAL TO COVER ALL LINED AREAS SHOWN ON THE PLANS INCLUDING PANEL OVERLAPS AT FIELD SEAMS AND IN DEPRESSIONS. THE LINING MATERIAL SHALL BE LINEAR LOW DENSITY POLYETHYLENE - REINFORCED (LLDPE-R) MEMBRANE AND SHALL BE MANUFACTURED BY THE CALENDARING PROCESS. THE LINING MATERIAL SHALL BE UNIFORM IN COLOR, THICKNESS, SIZE, AND SURFACE TEXTURE. LINING INSTALLATION SHALL NOT BEGIN UNTIL A PROPER BASE HAS BEEN PREPARED TO ACCEPT THE MEMBRANE LINING. BASE MATERIAL SHALL BE FREE FROM ANGULAR ROCKS, ROOTS, GRASS, AND VEGETATION. FOREIGN MATERIALS AND PROTRUSIONS SHALL BE REMOVED AND ALL CRACKS AND VOIDS SHALL BE FILLED AND THE SURFACE MADE LEVEL OR UNIFORMLY SLOPING AS INDICATED ON THESE DRAWINGS. THE PREPARED SURFACE SHALL BE FREE OF LOOSE EARTH, ROCKS, RUBBLE, AND OTHER FOREIGN MATTER. THE SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ENSURE AGAINST SETTLEMENT. THE SURFACE ON WHICH THE LINING IS TO BE PLACED SHALL BE MAINTAINED IN A FIRM, CLEAN, DRY, AND SMOOTH CONDITION DURING LINING INSTALLATION.
6. 300mm (12") SELECT SOIL COVER: A COVER OF NATIVE SELECT SOILS 300mm (12") MINIMUM THICKNESS SHALL BE PLACED OVER THE LINER IN THOSE AREAS SHOWN ON THESE PLANS. THE SELECT SOIL COVER SHALL BE STOCKPILED WHERE INDICATED ON THE LAKE EDGE DETAIL ON IN AREAS APPROVED BY THE OWNER'S REPRESENTATIVE. THE SOIL SHALL BE PLACED OVER THE LINER IN SUCH A MANNER AS TO ENSURE THAT PUNCTURES SHALL NOT OCCUR. IF EQUIPMENT DOES PUNCTURE THE LINER MATERIAL, THE COVER INSTALLATION SHALL STOP AND REPAIRS TO THE LINER SHALL BE MADE IN ACCORDANCE WITH THE LINER SUPPLIER'S REQUIREMENTS. THE SOIL COVER MATERIAL SHALL BE FREE OF ANGULAR ROCKS, ROOTS, GRASS, AND VEGETATION. FOREIGN MATERIALS SHALL BE REMOVED FROM THE SOIL COVER MATERIAL PRIOR TO INSTALLATION OF THE MEMBRANE LINER. SEE MANUFACTURER'S GUIDE SPECIFICATIONS FOR MORE INFORMATION.
7. CONCRETE VENEER COVER (shown as shaded on the plan views): A WIRE REINFORCED CONCRETE VENEER COVER SHALL BE INSTALLED OVER THE MEMBRANE LINER BY THE LAKE CONTRACTOR WHERE SHOWN ON THESE PLANS. THE CONCRETE VENEER SHALL CONSIST OF A MINIMUM 6 SACK MIX TYPE 1 OR 2 PORTLAND CEMENT WITH A MAXIMUM AGGREGATE SIZE OF 10mm (3/8"). THE CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2500 P.S.I. WHEN PREPARED IN ACCORDANCE WITH A.S.T.M. C31 TEST METHOD 231. CONCRETE FAILING TO MEET THIS SPECIFICATION SHALL BE REMOVED AND REPLACED. A 25mm x 25mm x 20 GAUGE (1" x 1" x 20 ga.) OCTAGONAL WIRE MESH SHALL BE PLACED OVER THE MEMBRANE LINER IN ALL AREAS TO RECEIVE A CONCRETE VENEER. THE WIRE SHALL BE LAID IN A CONTINUOUS LAYER WITH ADJACENT EDGES OVERLAPPING 50mm (2") MINIMUM AND SECURED TO ONE ANOTHER BY THE USE OF HOG RINGS OR OTHER APPROPRIATE CLIPS WHICH CANNOT PUNCTURE THE LINER. THE CONCRETE SHALL BE PLACED OVER THE WIRE. ALL WIRE SHALL BE COVERED WITH CONCRETE SUCH THAT NO WIRE IS VISIBLE ON THE SURFACE OR EDGE OF THE CONCRETE EXCEPT WHERE INDICATED ON THESE PLANS. THE CONCRETE SHALL BE ROUGH BROOM FINISHED AND WATER OR MEMBRANE CURED TO PREVENT EXCESSIVE CRACKING OR CHECKING. NO EXPANSION JOINTS WILL BE REQUIRED. THE CONCRETE VENEER IS EXPECTED TO CRACK DURING AND AFTER CURING. CRACKS 6mm (1/4") AND LARGER SHALL BE CAULKED.
8. DECORATIVE SHORELINE TREATMENT: AN ARTIFICIAL SHORELINE SHALL BE CONSTRUCTED THAT HAS THE APPEARANCE OF A NATURAL LAKE SHORELINE EDGE AROUND THE LAKE PERIMETER AS INDICATED ON THESE PLANS. PRIOR TO GENERAL SHORELINE INSTALLATION, THE LAKE CONTRACTOR SHALL INSTALL A 3m (10') LONG SHORELINE TEST SECTION FOR APPROVAL BY THE OWNER'S REPRESENTATIVE OF TEXTURE AND COLOR. THE ARTISTIC RESULT OF THE SHORELINE TREATMENT SHALL REST WITH THE LAKE CONTRACTOR'S ABILITY TO PERFORM THIS WORK TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE PRE-APPROVED TEST SECTION.
9. CONSTRUCTION ACCESS: THE LAKE CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL REVIEW THE SITE PRIOR TO CONSTRUCTION TO ESTABLISH AN ACCESS ROUTE IN AND OUT OF THE LAKE CONSTRUCTION AREA. THE CONTRACTOR SHALL PROVIDE STAKES OUTLINING THE ACCESS ROUTE AND SHALL AT ALL TIMES KEEP CONSTRUCTION EQUIPMENT, PERSONNEL, AND VEHICLES WITHIN THE LIMITS OF THIS ROUTE. REPAIRS TO THESE FACILITIES WITHIN THE LIMITS OF THE CONSTRUCTION ACCESS ROUTE SHALL BE MADE BY THE OWNER'S REPRESENTATIVE. ALL REPAIRS OUTSIDE THESE LIMITS SHALL BE THE RESPONSIBILITY OF THE LAKE CONTRACTOR.
10. LAKE GRADING:
    A. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND ALL LOCAL CODES AND ORDINANCES. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE WORK AREA (THESE PLANS AND THE PLANS OF OTHER DISCIPLINES ON THIS PROJECT). THE LAKE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATION, OR HAVING LOCATED, ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION.
    B. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING SOD AND OTHER ORGANIC MATERIALS, SCARIFIED TO A DEPTH OF 300mm (12") AND WATERED AND COMPACTED TO 85% RELATIVE DENSITY IN LAKE AREAS PER THE REQUIREMENTS OF A.S.T.M. DESIGNATION D-1557-65T, OR AS APPROVED BY THE LAKE ENGINEER. THE FILL MATERIAL SHALL BE PLACED IN COMPACTED LAYERS AS SHOWN ON THE LAKE EDGE DETAILS AND FILLED AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD. THIS PROCEDURE SHALL APPLY ONLY FOR THE LAKE SHORELINE FILLS ON THIS PROJECT AND IS NOT INTENDED FOR BUILDING, BRIDGES, OR OTHER STRUCTURES.
    C. ALL UNSUITABLE SOIL, ORGANIC MATERIALS, ASPHALT, CONCRETE RUBBISH, DEBRIS, ETC. RESULTING FROM GRADING OR DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
    D. THE LAKE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION, AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOBSITE. THE LAKE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL AFTER THE COMPLETION OF THE LAKE CONTRACTOR'S WORK.
    E. THE LAKE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE SITE AND THAT HE SHALL, AT HIS EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR REMOVED AS A RESULT OF HIS OPERATIONS.
    F. THE LAKE CONTRACTOR SHALL MAINTAIN CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED BY THESE PLANS FOR THE PURPOSE OF PROVIDING THE LAKE ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LAKE ENGINEER. IN THE EVENT THAT THE LAKE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE, HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE LAKE ENGINEER AND THE OWNER'S REPRESENTATIVE FOR A PROPER RESOLUTION. IF HE FAILS TO DO SO, THE LAKE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND THE NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
    G. THE LAKE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE LAKE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITION OF THE JOB SITE LAKE AREA DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
    H. NEITHER THE OWNER, NOR THE LAKE ENGINEER, WILL ENFORCE SAFETY MEASURES FOR REGULATIONS AS THEY PERTAIN TO THE LAKE CONTRACTOR, THE LAKE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE LAKE CONTRACTOR SHALL PROVIDE TO THE OWNER, PRIOR TO THE START OF WORK, WORKER'S COMPENSATION INSURANCE, PRODUCTS AND COMPLETED OPERATIONS AND COMPREHENSIVE LIABILITY INSURANCE CERTIFICATES.
11. LAKE RECIRCULATION SYSTEM AND AERATION SYSTEM PIPING:
    ALL PIPE SHOWN ON THESE PLANS SHALL BE P.V.C. (POLYVINYL CHLORIDE) OR HDPE (HIGH DENSITY POLYETHYLENE) PIPE UNLESS OTHERWISE NOTED AND SHALL CONFORM TO THE FOLLOWING SCHEDULE:

	PVC:	HDPE:
PIPES 100mm (4") dia. AND SMALLER:	SCHEDULE 40 (I.P.S.)	DR 11
PIPES 150mm (6") dia. AND 200mm (8") dia:	CLASS 160 (I.P.S.)	DR 11
PIPES 250mm (10") dia. TO 900mm (36") dia:	100 psi (P.I.P.)	DR 13.5

    Important!! IF HDPE IS USED ENSURE THAT THE INSIDE DIAMETER OF THE PIPE MATCHES WHAT IS SHOWN ON THE PLAN.
12. ALL LAKE RECIRCULATION SYSTEM PIPING SHALL BE INSTALLED SO THE FLOW IS LEVEL OR UPHILL TO PREVENT AIR TRAPS AND SHALL BE A MINIMUM 900mm (3'-0") COVER OUTSIDE THE LAKE LIMITS AND 300mm (1'-0") MINIMUM COVER WITHIN LAKE LIMITS UNLESS OTHERWISE NOTED ON THESE PLANS. THE LAKE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA SHEETS WHICH INDICATE PIPE WALL THICKNESS AND JOINT TYPES TO THE LAKE ENGINEER FOR APPROVAL PRIOR TO ORDERING PIPE MATERIAL.



NOT FOR CONSTRUCTION

Lake 11 Data:

WATER SURFACE AREA (SF):	36,620
SHORELINE LENGTH (LF):	1,060
LAKE VOLUME (GALLONS):	1,564,000 (4.80 ac-ft)

Lake 16 Data:

WATER SURFACE AREA (SF):	23,630
SHORELINE LENGTH (LF):	811
LAKE VOLUME (GALLONS):	723,340 (2.22 ac-ft)

NORTH 0' 100' 200' 300'
Scale: 1" = 100'

WATERSCAPERS
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2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

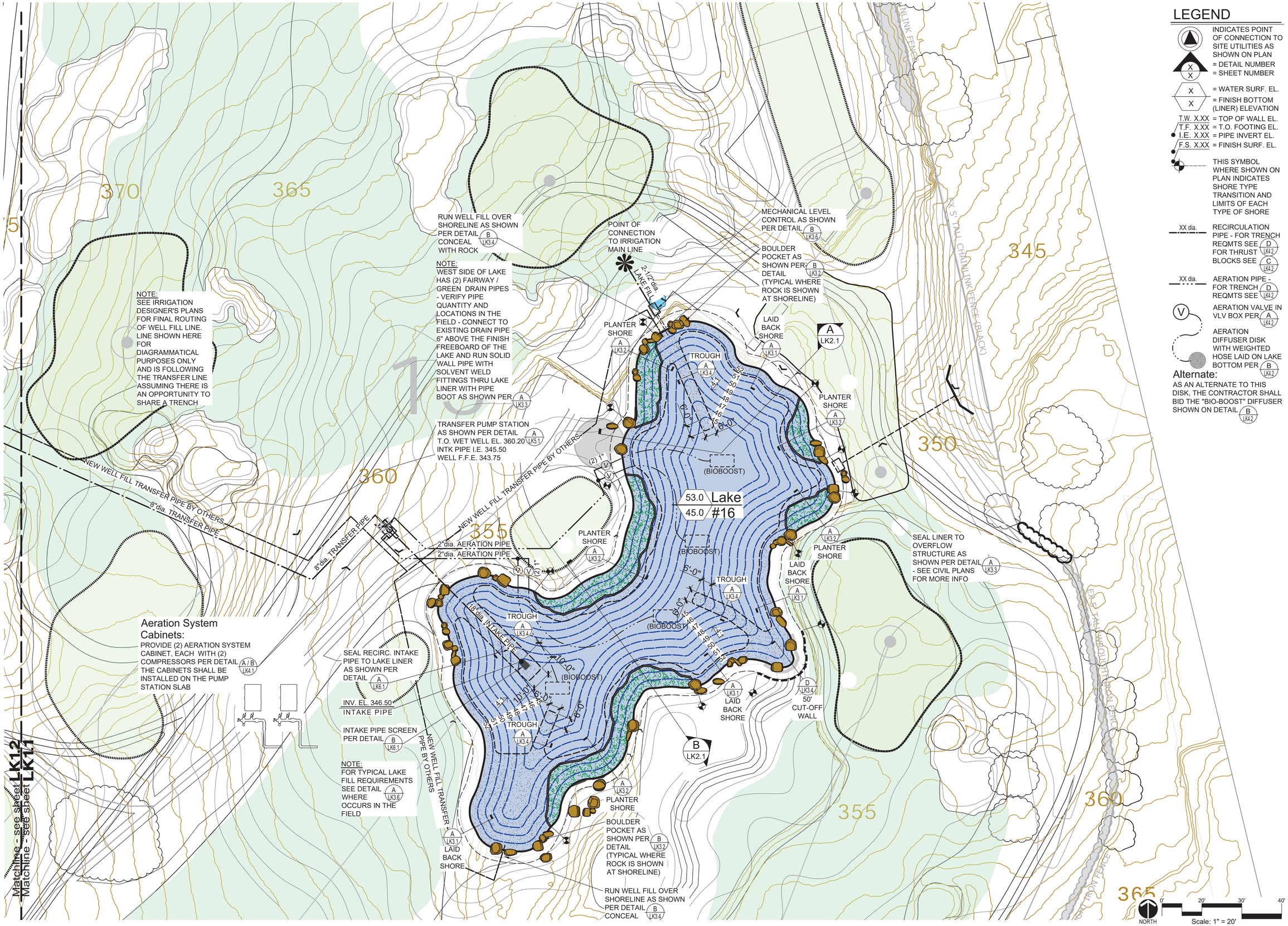
SHEET TITLE: Lake System Site Plan, Notes, etc

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO: LK0.1



LEGEND

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- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2

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Lake System Construction Drawings

SHEET TITLE: **Lake System Plan View**

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Alternate:
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NOTE:
SEE IRRIGATION DESIGNER'S PLANS FOR FINAL ROUTING OF WELL FILL LINE. LINE SHOWN HERE FOR DIAGRAMMATICAL PURPOSES ONLY AND IS FOLLOWING THE TRANSFER LINE ASSUMING THERE IS AN OPPORTUNITY TO SHARE A TRENCH

NEW WELL FILL TRANSFER PIPE BY OTHERS
8"dia. TRANSFER PIPE

EXISTING CHAINLINK FENCE (BLACK)

Matchline - see sheet LK1.3
Matchline - see sheet LK1.2

Matchline - see sheet LK1.2
Matchline - see sheet LK1.1

NORTH
0' 20' 30' 40'
Scale: 1" = 20'

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Lake System Construction Drawings

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SHEET NO:

LK1.2

Matchline - see sheet **LK1.4**
Matchline - see sheet **LK1.3**

8"dia. TRANSFER PIPE

NEW WELL FILL TRANSFER PIPE BY OTHERS

8"dia. TRANSFER PIPE

12

370

375

380

385

12

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NEW WELL FILL TRANSFER PIPE BY OTHERS
8"dia. TRANSFER PIPE

NOTE:
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EXG. 7'HGL CHAINLINK FENCE (TYP.)

Matchline - see sheet **LK1.3**
Matchline - see sheet **LK1.2**

Matchline - see sheet **LK1.3**
Matchline - see sheet **LK1.2**

NORTH
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Scale: 1" = 20'

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Lake System Construction Drawings

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Lake System Plan View

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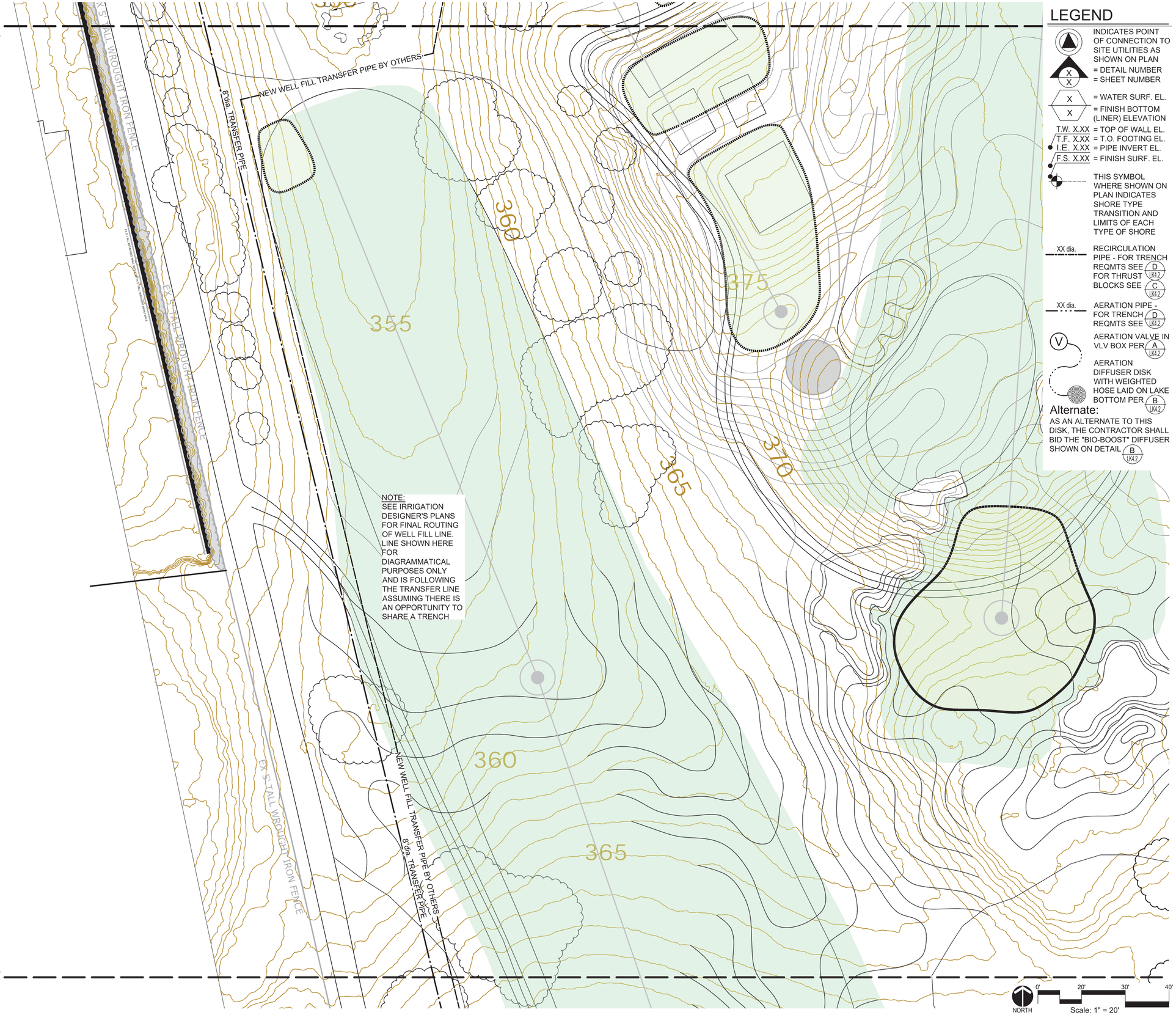
SHEET NO:

LK1.3

Matchline - see sheet **LK1.5**
Matchline - see sheet **LK1.4**



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Matchline - see sheet **LK1.3**

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Lake System Construction Drawings

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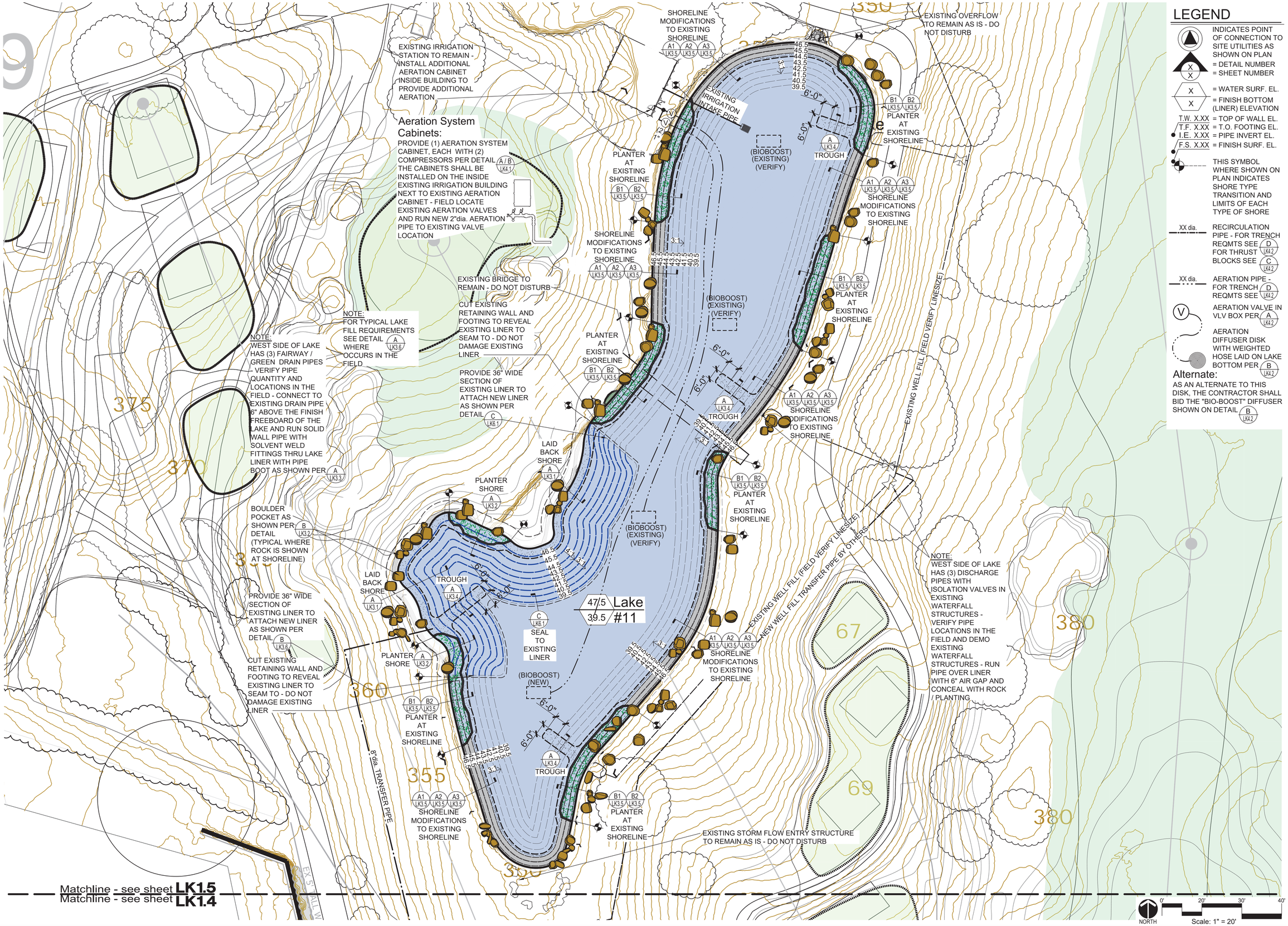

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Lake System Construction Drawings

Lake System Plan View

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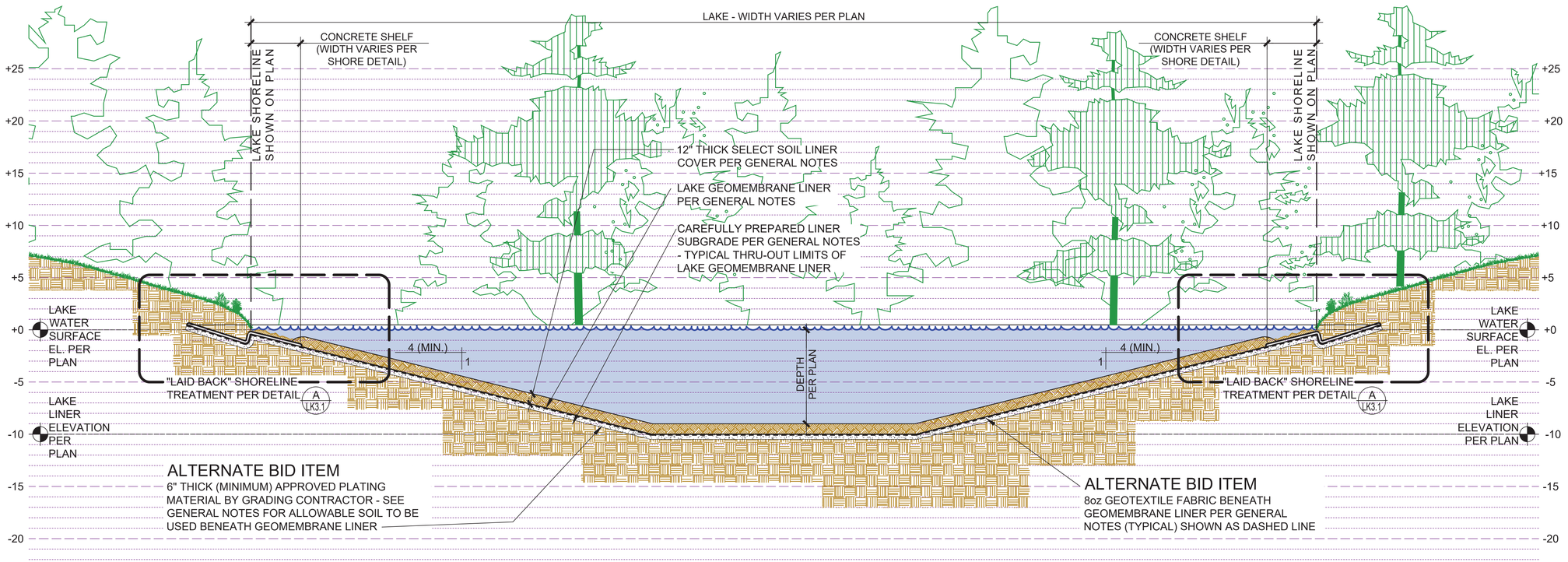
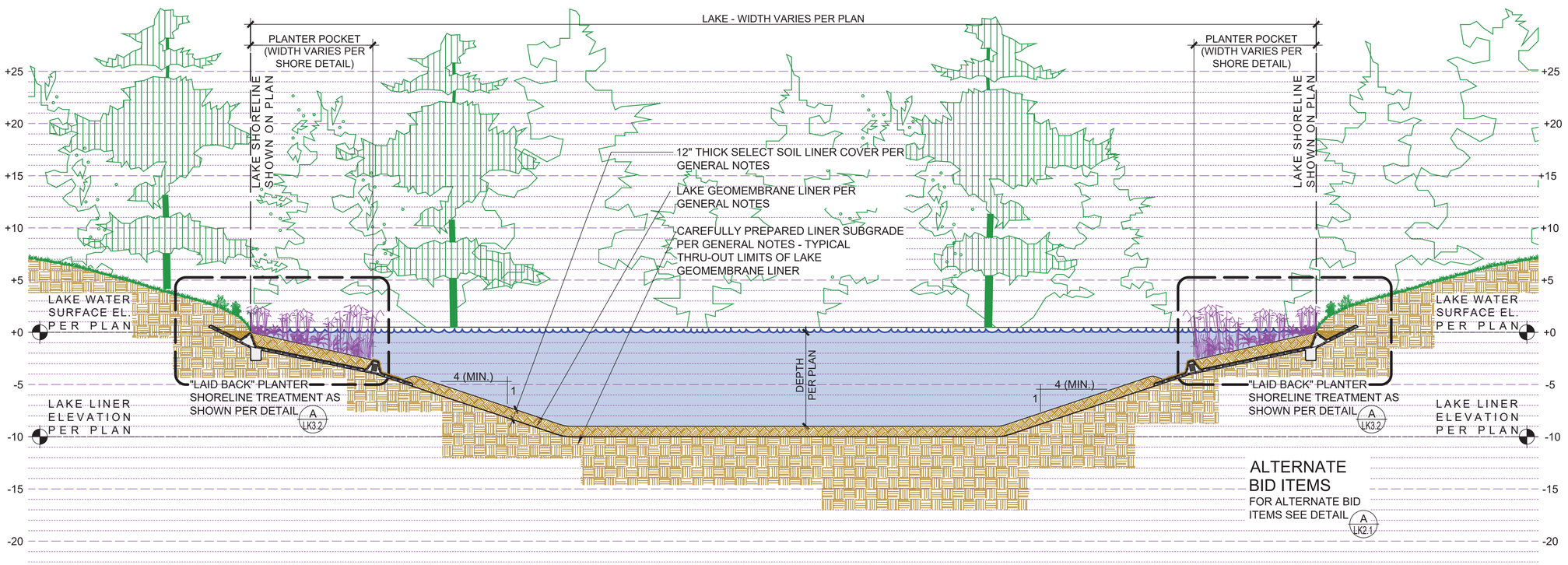


TYPICAL CROSS SECTION THRU LAKE

SCALE: 3/16" = 1'-0" | A



TYPICAL CROSS SECTION THRU LAKE

SCALE: 3/16" = 1'-0" | B

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Lake System Construction Drawings

Lake System Cross Sections

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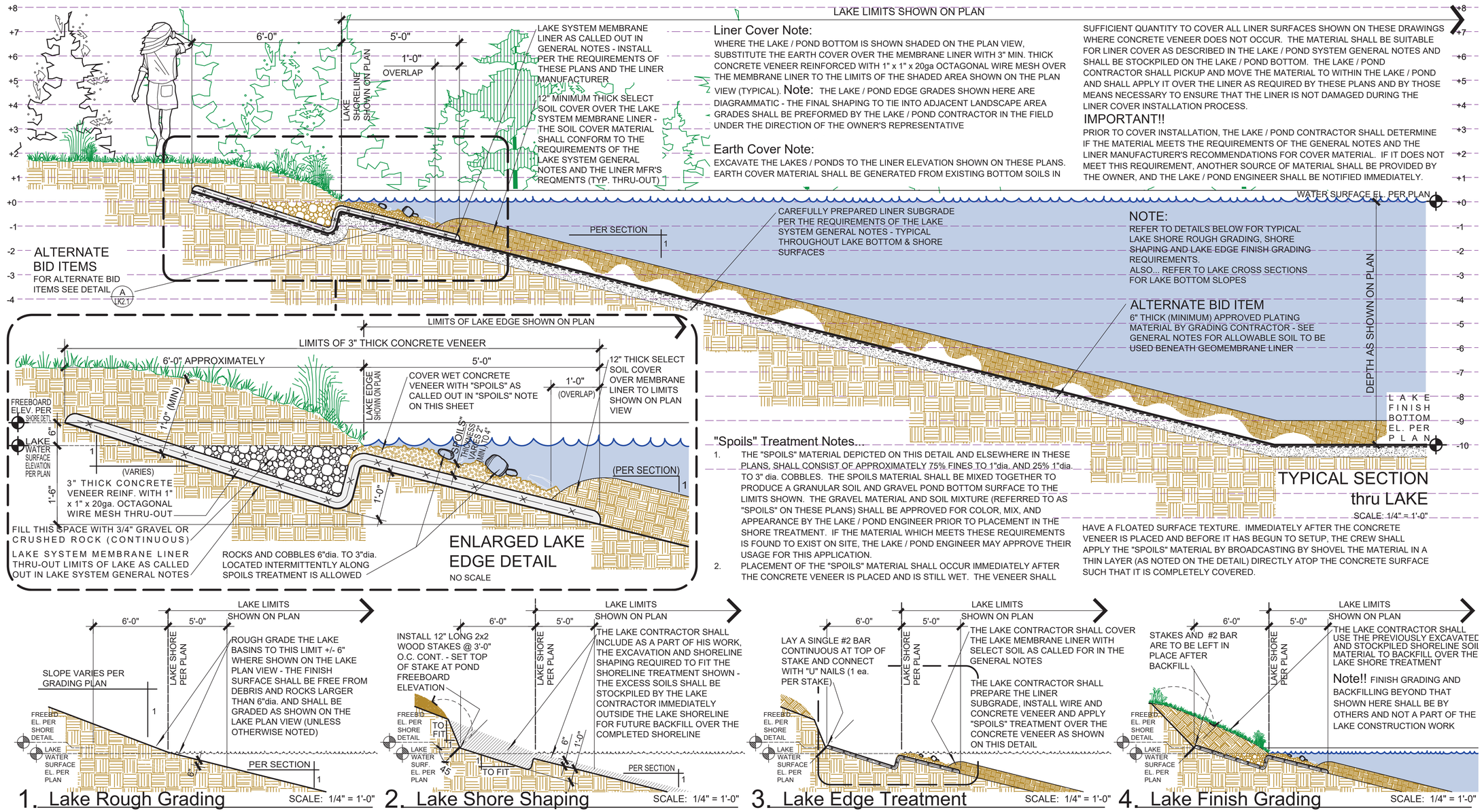


Liner Cover Note:

WHERE THE LAKE / POND BOTTOM IS SHOWN SHADED ON THE PLAN VIEW, SUBSTITUTE THE EARTH COVER OVER THE MEMBRANE LINER WITH 3" MIN. THICK CONCRETE VENEER REINFORCED WITH 1" x 1" x 20ga OCTAGONAL WIRE MESH OVER THE MEMBRANE LINER TO THE LIMITS OF THE SHADED AREA SHOWN ON THE PLAN VIEW (TYPICAL).

Note:

THE LAKE / POND EDGE GRADES SHOWN HERE ARE DIAGRAMMATIC - THE FINAL SHAPING TO TIE INTO ADJACENT LANDSCAPE AREA GRADES SHALL BE PREFORMED BY THE LAKE / POND CONTRACTOR IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE

Earth Cover Note:

EXCAVATE THE LAKES / PONDS TO THE LINER ELEVATION SHOWN ON THESE PLANS. EARTH COVER MATERIAL SHALL BE GENERATED FROM EXISTING BOTTOM SOILS IN SUFFICIENT QUANTITY TO COVER ALL LINER SURFACES SHOWN ON THESE DRAWINGS WHERE CONCRETE VENEER DOES NOT OCCUR. THE MATERIAL SHALL BE SUITABLE FOR LINER COVER AS DESCRIBED IN THE LAKE / POND SYSTEM GENERAL NOTES AND SHALL BE STOCKPILED ON THE LAKE / POND BOTTOM. THE LAKE / POND CONTRACTOR SHALL PICKUP AND MOVE THE MATERIAL TO WITHIN THE LAKE / POND AND SHALL APPLY IT OVER THE LINER AS REQUIRED BY THESE PLANS AND BY THOSE MEANS NECESSARY TO ENSURE THAT THE LINER IS NOT DAMAGED DURING THE LINER COVER INSTALLATION PROCESS.

IMPORTANT!!

PRIOR TO COVER INSTALLATION, THE LAKE / POND CONTRACTOR SHALL DETERMINE IF THE MATERIAL MEETS THE REQUIREMENTS OF THE GENERAL NOTES AND THE LINER MANUFACTURER'S RECOMMENDATIONS FOR COVER MATERIAL. IF IT DOES NOT MEET THIS REQUIREMENT, ANOTHER SOURCE OF MATERIAL SHALL BE PROVIDED BY THE OWNER, AND THE LAKE / POND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

NOTE:

REFER TO DETAILS BELOW FOR TYPICAL LAKE SHORE ROUGH GRADING, SHORE SHAPING AND LAKE EDGE FINISH GRADING REQUIREMENTS.
ALSO... REFER TO LAKE CROSS SECTIONS FOR LAKE BOTTOM SLOPES

ALTERNATE BID ITEM

6" THICK (MINIMUM) APPROVED PLATING MATERIAL BY GRADING CONTRACTOR - SEE GENERAL NOTES FOR ALLOWABLE SOIL TO BE USED BENEATH GEOMEMBRANE LINER

ENLARGED LAKE EDGE DETAIL

NO SCALE

"Spoils" Treatment Notes...

1. THE "SPOILS" MATERIAL DEPICTED ON THIS DETAIL AND ELSEWHERE IN THESE PLANS, SHALL CONSIST OF APPROXIMATELY 75% FINES TO 1"dia. AND 25% 1"dia. TO 3" dia. COBBLES. THE SPOILS MATERIAL SHALL BE MIXED TOGETHER TO PRODUCE A GRANULAR SOIL AND GRAVEL POND BOTTOM SURFACE TO THE LIMITS SHOWN. THE GRAVEL MATERIAL AND SOIL MIXTURE (REFERRED TO AS "SPOILS" ON THESE PLANS) SHALL BE APPROVED FOR COLOR, MIX, AND APPEARANCE BY THE LAKE / POND ENGINEER PRIOR TO PLACEMENT IN THE SHORE TREATMENT. IF THE MATERIAL WHICH MEETS THESE REQUIREMENTS IS FOUND TO EXIST ON SITE, THE LAKE / POND ENGINEER MAY APPROVE THEIR USAGE FOR THIS APPLICATION.
2. PLACEMENT OF THE "SPOILS" MATERIAL SHALL OCCUR IMMEDIATELY AFTER THE CONCRETE VENEER IS PLACED AND IS STILL WET. THE VENEER SHALL HAVE A FLOATED SURFACE TEXTURE. IMMEDIATELY AFTER THE CONCRETE VENEER IS PLACED AND BEFORE IT HAS BEGUN TO SETUP, THE CREW SHALL APPLY THE "SPOILS" MATERIAL BY BROADCASTING BY SHOVEL THE MATERIAL IN A THIN LAYER (AS NOTED ON THE DETAIL) DIRECTLY ATOP THE CONCRETE SURFACE SUCH THAT IT IS COMPLETELY COVERED.

TYPICAL SECTION thru LAKE

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

1. Lake Rough Grading

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

2. Lake Shore Shaping

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

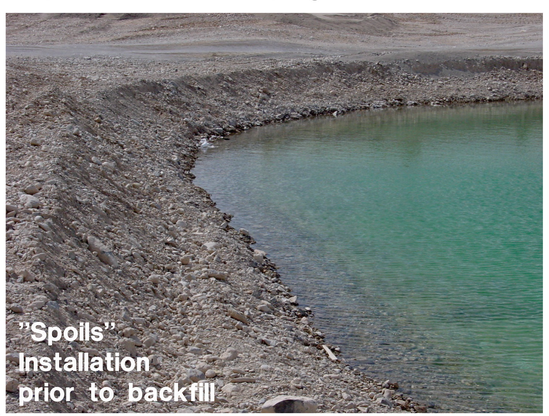
3. Lake Edge Treatment

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

4. Lake Finish Grading

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









"LAID BACK" LAKE SHORELINE TREATMENT

SCALE: AS SHOWN | A

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Lake System Construction Drawings

Lake System Details

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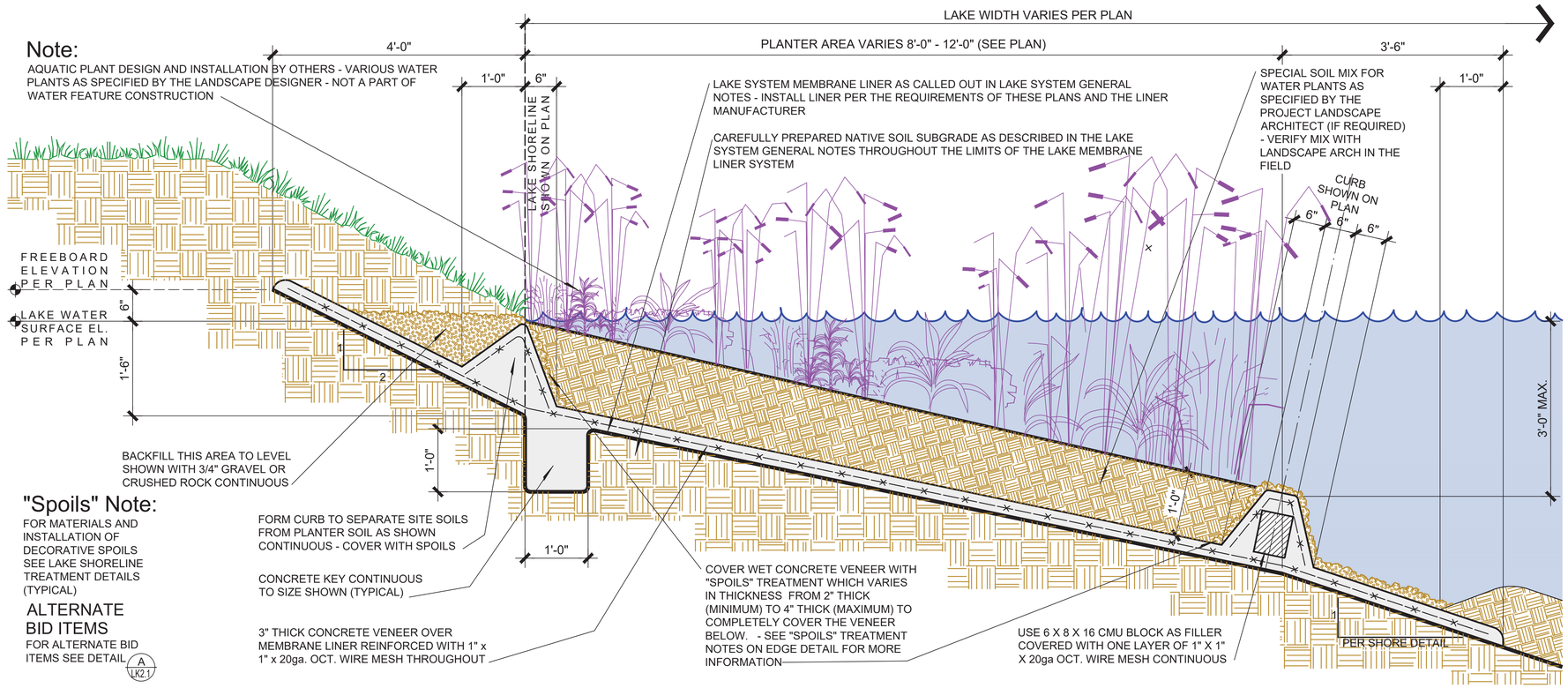
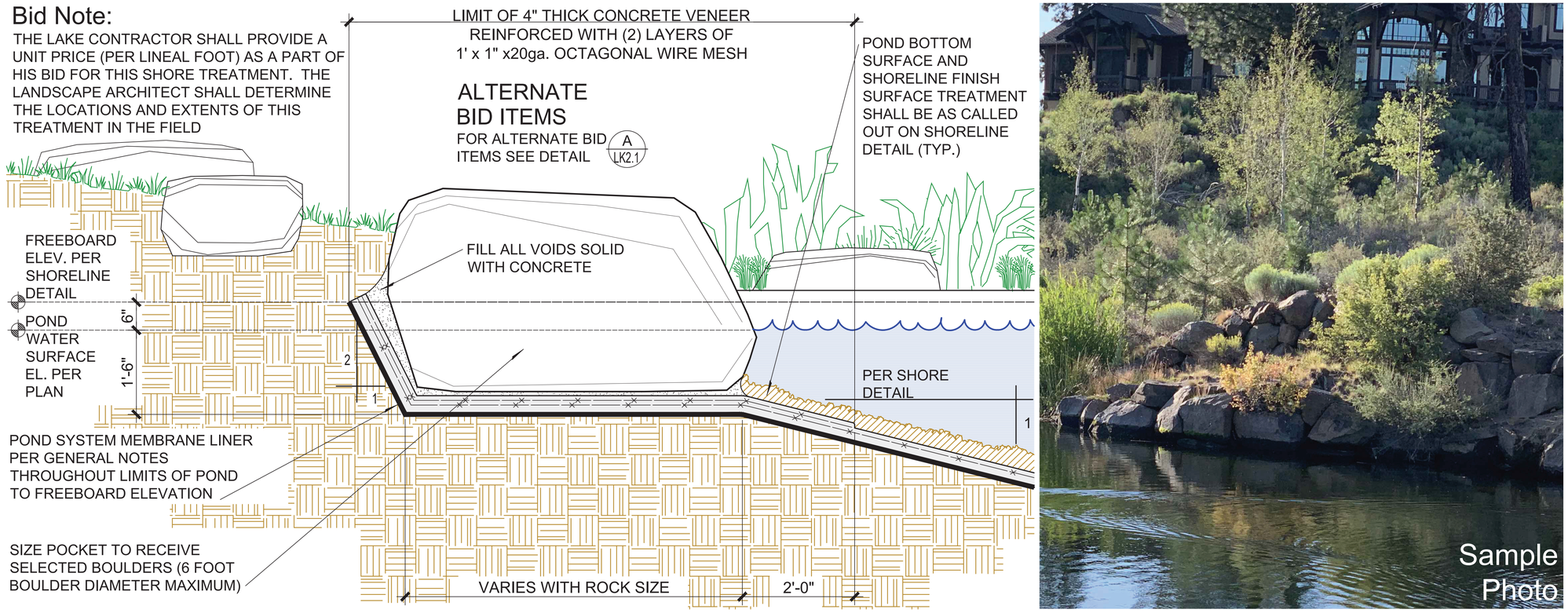


AQUATIC PLANTER DETAIL

SCALE: 1" = 1'-0" | A



STACKED ROCK DETAIL

SCALE: 1" = 1'-0" | B

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LK3.2

Geomembrane Liner Specifications:

1.0 GENERAL

1.1 SCOPE OF WORK RELATED TO POND (RESERVOIR) LINER WORK.

THE LINER MANUFACTURER PRODUCES REINFORCED LINEAR LOW DENSITY POLYETHYLENE (LLDPE) GEOMEMBRANE FABRICS IN 30 AND 45 MIL THICKNESSES. THE FOLLOWING INSTALLATION INSTRUCTIONS ARE MEANT AS A MINIMUM SET OF STANDARDS THAT ARE TO BE FOLLOWED. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE POND ENGINEER'S DRAWINGS AND SPECIFICATIONS AND THE FABRICATOR'S APPROVED SHOP DRAWINGS.

1.2 DESCRIPTION OF THE PRODUCTS

LLDPE GEOMEMBRANE FABRICS ARE PRODUCED IN THE FABRICATOR'S FACILITY. THE GEOMEMBRANE IS REINFORCED WITH A 9 X 9, 1000 DENIER WEFT INSERTED WARP KNIT POLYESTER SCRIM. THE SCRIM HAS BEEN DESIGNED FOR HIGH TENSILE AND TEAR STRENGTH. IN THE PRODUCTION PROCESS, THE LONGITUDINAL EDGES OF THE SCRIM ARE ENCAPSULATED BY THE COATING LAYERS.

THE 30 AND 45 MIL LLDPE GEOMEMBRANE FABRICS HAVE BEEN EXTRUSION COATED WITH A HIGH FLEXIBILITY MATERIAL. THE COATING ALSO CONTAINS PIGMENTS AND ULTRAVIOLET (UV) INHIBITORS. THE FINISHED MEMBRANE SHALL MEET OR EXCEED THE PHYSICAL PROPERTY VALUES SHOWN ON THE DATA SHEET BELOW:

DURA•SKRIM® N30B
SCRIM REINFORCED POLYETHYLENE – REINFORCED STANDARD
PRO-FORMA DATA SHEET

		DURA•SKRIM® N30B			
		IMPERIAL		METRIC	
PROPERTIES	TEST METHOD	MINIMUM	TYPICAL	MINIMUM	TYPICAL
Appearance		Black		Black	
Thickness	ASTM D5199	27 mil	30 mil	0.69 mm	0.76 mm
Weight	ASTM D751	126 lbf/msf	144 lbf/msf	615 g/m²	703 g/m²
Construction		9x9-1000 Denier PET scrim reinforced polyethylene			
Tongue Tear Strength	ASTM D5884	70 lbf	115 lbf	311 N	512 N
Grab Tensile at Break	ASTM D7004	220 lbf	280 lbf	979 N	1246 N
Tensile Elongation at Break	ASTM D7004	22 %	30 %	22 %	30 %
Puncture Resistance	ASTM D4833	80 lbf	100 lbf	356 N	445 N
Standard OIT or High Pressure HPOIT	ASTM D3895 ASTM D5885	100 min 400 min	150 min 2400 min	100 min 400 min	150 min 2400 min
Hydraulic Conductivity		2.20 x 10⁻¹³ cm/sec			
Maximum Static Use Temperature		180° F		82° C	
Minimum Static Use Temperature		-70° F		-57° C	

2.0 PRODUCTION AND HANDLING OF PANELS

2.1 FACTORY FABRICATION OF PANELS

GEOMEMBRANE FABRICS ARE FLEXIBLE ENOUGH TO ALLOW FOR FACTORY WELDING AND FOLDING OF PANELS FOR DELIVERY TO THE INSTALLATION SITE. WHENEVER POSSIBLE THE USE OF FACTORY SEAMS AND LARGE PANELS SHALL BE MAXIMIZED. THE FABRICATOR SHALL PRODUCE THE PANELS WITH WELDS N THE PATTERN AND DIRECTIONS AS SHOWN ON THE PLANS AND / OR THE FABRICATOR'S APPROVED SHOP DRAWINGS.

ALL FACTORY WELDS SHALL BE PRODUCED USING A THERMAL WELDING SYSTEM SUCH AS A HOT WEDGE OR HOT AIR WELDER. THE FABRICATOR SHALL HAVE EXPERIENCE IN WELDING A MINIMUM OF 2,000,000 SQUARE FEET OF GEOMEMBRANE FABRIC USING A THERMAL WELDING SYSTEM. THE MINIMUM WIDTH OF FACTORY SEAMS SHALL BE 2". ALL SEAMS SHALL BE INSPECTED TO ENSURE THE QUALITY AND UNIFORMITY OF THE WELDS. ANY PORTION OF THE WELD AREA THAT DOES NOT PASS VISUAL INSPECTION FOR REASONS SUCH AS AN UNWELDED EDGES, EXPOSURE OF THE SCRIM, ETC, MUST BE REPAIRED BY THERMAL WELDING OR THE USE OF A PROPER WELDING ROD MATERIAL PRIOR TO THE PANEL BEING SHIPPED.

IN ADDITION TO VISUAL INSPECTION, A 48" SAMPLE SHALL BE TAKEN FROM EACH FACTORY SEAM WELDING UNIT USED IN THIS WORK AT THE BEGINNING OF EVERY WORK SHIFT AND EVERY FOUR HOURS OF PRODUCTION THEREAFTER. SAMPLES SHALL BE NON-DESTRUCTIVE AND SHALL NOT REQUIRE PATCHING OF FABRICATED PANELS. TEST SPECIMENS SHALL BE CUT AT QUARTER POINTS FROM EACH 48" SEAM SAMPLE (A TOTAL OF 3 PLACES) AND TESTED FOR FACTORY SEAM STRENGTH AND PEEL ADHESION. THE SHEAR SEAM STRENGTH SHALL BE TESTED IN ACCORDANCE WITH ASTM D75 1 AS MODIFIED IN ANNEX A OF 54. A LOG SHALL BE MAINTAINED SHOWING THE DATE, TIME, PANEL NUMBER AND TEST RESULTS. FAILURE OF THE MATERIAL SEAMS TO MEET ALL OF THE REQUIREMENTS OF THESE SPECIFICATIONS SHALL BE CAUSE FOR REJECTION OF THE MATERIAL SEAMS. THE FABRICATOR SHALL PROVIDE THE TEST RESULTS TO THE POND ENGINEER AND / OR OWNER UPON REQUEST.

2.2 FABRICATED PANEL PACKAGING AND STORAGE

EACH FACTORY FABRICATED PANEL SHALL BE ROLLED OR ACCORDION-FOLDED AND PLACED ONTO A STURDY WOODEN PALLET DESIGNED TO BE MOVED BY A FORKLIFT OR SIMILAR EQUIPMENT. EACH PANEL SHALL BE GIVEN PROMINENT AND UNIQUE IDENTIFYING MARKINGS INDICATING THE PROPER DIRECTION OF UNROLLING AND / OR UNFOLDING TO FACILITATE LAYOUT AND POSITIONING IN THE FIELD. THE PANELS SHALL BE PACKAGED AND FULLY ENCLOSED ON A WOODEN PALLET WITH PLASTIC COVER AND SHRINKWRAP AND PROTECTED TO PREVENT DAMAGE DURING SHIPMENT AND EACH CRATE IS TO BE PROMINENTLY MARKED IN THE SAME FASHION AS THE PANELS WITHIN. UNTIL NEEDED, PACKAGED FACTORY

FABRICATED PANELS SHALL BE STORED IN THEIR ORIGINAL UNOPENED

CRATES IN A DRY AREA, AND PROTECTED FROM THE DIRECT HEAT OF THE SUN. DO NOT STACK PALLETS.

3.0 INSTALLATION AND FIELD SEAMING

3.1 SUBGRADE PREPARATION

THE SURFACES ON WHICH THE LINING IS TO BE PLACED SHALL BE MAINTAINED IN A FIRM, CLEAN, DRY AND SMOOTH CONDITION DURING THE LINING INSTALLATION. ALL EARTHEN SURFACES TO RECEIVE THE LINING SHALL BE COMPACTED AND SMOOTH GRADED WITH FREEBOARD ANCHORAGES AS SHOWN ON THE POND SYSTEM DETAILS. ALL SURFACES TO RECEIVE THE LINING SHALL BE FREE OF ROCKS, ROOTS, GRAVEL, GRADE STAKES OR DEBRIS THAT MAY PUNCTURE THE GEOMEMBRANE. THE SUBGRADE SURFACE TO RECEIVE THE LINING SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GRADING PLANS. ALL VEGETATION, IF PRESENT, SHALL BE REMOVED. IF GROUNDWATER IS PRESENT WITHIN 12" BELOW THE SURFACE TO BE LINED, THE AREA SHALL BE DEWATERED PRIOR TO, AND DURING THE INSTALLATION OF THE LINER. THE LINER SHALL BE INSTALLED AT A HEIGHT ABOVE THE MAXIMUM ANTICIPATED HEIGHT OF THE GROUNDWATER TABLE IF GROUNDWATER IS PRESENT ON THIS SITE.

THE LOCATION OF BOTH THE TOP AND BOTTOM OF ALL SLOPES SHALL BE COMPLETED WITHIN PLUS OR MINUS 1 FOOT OF THE PLANED LOCATION. THE COMPLETED FINISH GRADES SHALL BE WITHIN PLUS OR MINUS 0.1 FOOT OF THE SPECIFIED ELEVATION, UNLESS OTHERWISE NOTED ON THESE PLANS. IMMEDIATELY PRIOR TO THE INSTALLATION OF THE GEOMEMBRANE, A COMPLETE AND DETAILED INSPECTION OF THE EMBANKMENTS SHALL BE PERFORMED BY THE FIELD ENGINEER, EARTHWORK CONTRACTOR AND GEOMEMBRANE INSTALLER TO DETERMINE ACCEPTANCE OF THE FINISHED SUBGRADE AND ELEVATIONS. ANY EROSION OR OTHER DAMAGE TO THE BASE MATERIAL WHICH HAS OCCURRED SINCE PLACEMENT SHALL BE CORRECTED BY THE GRADING CONTRACTOR.

3.2 GEOMEMBRANE INSTALLATION

THE GEOMEMBRANE SHALL BE PLACED OVER THE PREPARED SURFACES IN SUCH A MANNER AS TO INSURE MINIMUM HANDLING AND IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE POND PLANS. THE LININGS SHALL BE SEALED TO ALL CONCRETE STRUCTURES AND OTHER OPENINGS IN ACCORDANCE WITH DETAILS SHOWN HERE AND IN THE APPROVED FABRICATOR'S SHOP DRAWINGS. THE GEOMEMBRANE LINING SHALL BE CLOSELY FITTED AND SEALED AROUND ALL INLETS, OUTLETS AND OTHER PROJECTIONS THROUGH THE LINING USING PREFABRICATED FITTINGS (PIPE BOOTS) AS SHOWN ON THESE PLANS. LINER SHEETS DAMAGED FROM ANY CAUSE SHALL BE REMOVED, REPAIRED, OR COVERED WITH ADDITIONAL SHEETING.

ONLY THOSE SHEETS OF LINING MATERIAL WHICH CAN BE ANCHORED AND SEAMED TOGETHER THE SAME DAY SHALL BE UNPACKED AND PLACED INTO POSITION. IN AREAS WHERE HIGH WIND IS PREVALENT, THE LINING INSTALLATION SHALL BEGIN ON THE UPWIND SIDE OF THE PROJECT AND PROCEED DOWNWIND. THE LEADING EDGE OF THE LINER SHALL BE SECURED AT ALL TIMES WITH SANDBAGS SUFFICIENT TO HOLD IT DOWN DURING HIGH WINDS. THE LEADING EDGES OF THE LINER MATERIAL LEFT EXPOSED AFTER THE DAY'S WORK SHALL BE ANCHORED TO PREVENT DAMAGE OR DISPLACEMENT DUE TO WIND.
MATERIALS, EQUIPMENT OR OTHER ITEMS SHALL NOT BE DRAGGED ACROSS THE SURFACE OF THE LINER OR BE ALLOWED TO SLIDE DOWN SLOPES ON THE LINING. ALL PARTIES WALKING OR WORKING ON THE LINING MATERIALS SHALL WEAR SOFT SOLED SHOES.

3.3 FIELD SEAMS

LAP JOINTS SHALL BE USED TO SEAL FACTORY FABRICATED SHEETS TOGETHER IN THE FIELD. THE LAP JOINT SHALL BE FORMED BY LAPPING THE EDGES OF THE SHEETS FOUR (4) TO SIX (6) INCHES. THE CONTACT SURFACES OF THE SHEETS SHALL BE WIPED CLEAN OF ALL DIRT, DUST, MOISTURE AND OTHER FOREIGN MATTER. A MINIMUM 2" BOND SHALL APPLY TO ALL FIELD SEAMS. EXTREME CARE SHALL BE TAKEN THROUGHOUT THE WORK TO AVOID FISHMOUTHS, WRINKLES, FOLDS OR PLEATS IN THE SEAM AREA. IF FISHMOUTHS DO OCCUR, THEY SHALL BE SLIT OUT FAR ENOUGH FROM THE SEAM TO DISSIPATE THEM, LAPPED, SEAMED TOGETHER IN THE LAPPED AREA AND PATCHED. ANY NECESSARY REPAIRS TO THE GEOMEMBRANE SHALL BE DONE USING AN ADDITIONAL PIECE OF THE SPECIFIED SHEETING APPLIED AS STATED IN SECTION 4 OF THIS SPECIFICATION. CLEANUP WITHIN THE LINING COMPOUND SHALL BE AN ONGOING RESPONSIBILITY OF THE LINING INSTALLER. PARTICULAR CARE SHALL BE TAKEN TO ENSURE THAT NO STONES, SCRAP MATERIAL, TRASH, TOOLS OR OTHER UNWANTED ITEMS ARE TRAPPED BENEATH THE LINER.

ALL FIELD SEAMS SHALL BE MADE UTILIZING THE HOT AIR OR HOT WEDGE WELDING TECHNIQUES AS OUTLINED IN APPROPRIATE SECTIONS OF THE EPA TECHNICAL GUIDANCE DOCUMENT "INSPECTION TECHNIQUES FOR THE FABRICATION OF GEOMEMBRANE FIELD SEAMS".

4.0 INSPECTION AND TESTING OF SEAMS

4.1 INSPECTION

UPON COMPLETION OF THE LINER INSTALLATION, ALL SEAMS SHALL BE VISUALLY INSPECTED FOR COMPLIANCE WITH THESE SPECIFICATIONS AND THE POND PLANS. IN ADDITION TO VISUAL INSPECTION, ALL FIELD SEAMS SHALL BE CHECKED USING AN AIR LANCE NOZZLE DIRECTED ON THE UPPER EDGE AND SURFACE TO DETECT ANY LOOSE EDGES OR RIFFLES INDICATING UNBONDED AREAS WITHIN THE SEAM (PER ASTM D4437). ANY DEFECTS IN THE WELD SHALL BE REPAIRED BY THERMAL WELDING.

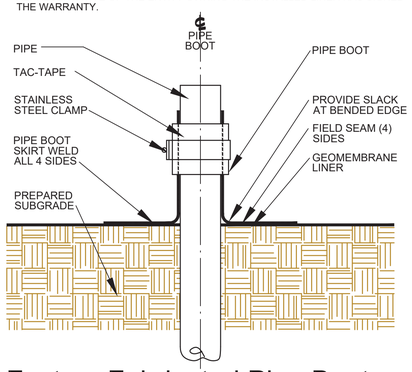
ALL FIELD SEAMS, ON COMPLETION, SHALL BE TIGHTLY BONDED. ANY GEOMEMBRANE SURFACE SHOWING INJURY DUE TO SCUFFING, PENETRATION BY FOREIGN OBJECTS, OR DISTRESS FROM OTHER CAUSES SHALL BE REPLACED OR REPAIRED. ALL EXPOSED SCRIM EDGES SHALL BE SEALED WITH AN APPROVED EXTRUSION WELDING BEAD OR CAP STRIPPED.
4.3 TESTING OF FIELD SEAMS

TEST SEAMS ARE TO BE MADE BY EACH SEAMING CREW AT THE BEGINNING OF THE SEAMING PROCESS, AND EVERY FOUR (4) HOURS THEREAFTER, OR EVERY TIME THE WELDING EQUIPMENT IS CHANGED. EACH SEAMING CREW AND THE MATERIALS THEY ARE USING SHALL BE TRACEABLE AND IDENTIFIABLE TO THEIR TEST SEAMS. THE SAMPLES SHALL BE NUMBERED, DATED, IDENTIFIED AS TO THE PERSONNEL MAKING THE SEAM, AND LOCATION MADE, BY APPROPRIATE NOTES ON A PRINT OF THE PANEL LAYOUT FOR THE PROJECT. THE COMPLETED FIELD SEAM SAMPLE SHALL MEASURE NOT LESS THAN 14" IN WIDTH AND 24" IN LENGTH.

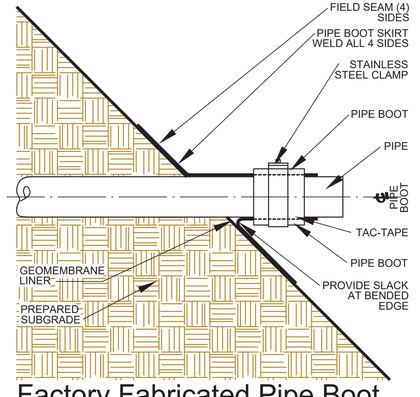
THE FIELD TEST SEAMS ARE TO BE TESTED FOR ADHESION BY USE OF AN AIR LANCE TESTING MACHINE. IF A TEST SEAM FAILS TO MEET THE FIELD SEAM DESIGN SPECIFICATION, THEN ADDITIONAL TEST SEAM SAMPLES WILL HAVE TO BE MADE BY THE SEAMING CREW, USING THE SAME TOOLS, EQUIPMENT AND SEAMING MATERIALS, AND RETESTED.

5.0 WARRANTY

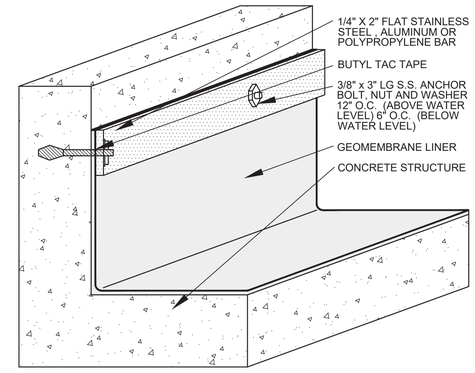
THE LINING MANUFACTURER SHALL PROVIDE A PRO-RATA WEATHERING WARRANTY FOR THE GEOMEMBRANE LINER PRODUCT THAT IT IS FREE FROM MANUFACTURING DEFECTS AT THE TIME OF SALE AND AGAINST DETERIORATION DUE TO THE EFFECTS OF ULTRAVIOLET LIGHT FOR A PERIOD OF UP TO 20 YEARS FROM THE DATE OF THE COMPLETED INSTALLATION. THE WARRANTY WILL BE IN FORCE ONLY AFTER THE OWNER OR LEGAL REPRESENTATIVE OF THE ENTITY OWNING THE INSTALLED LINER HAS SIGNED THE WARRANTY.



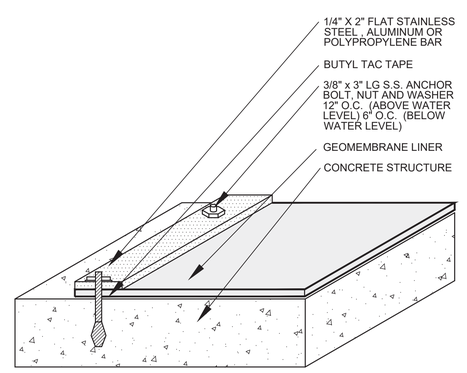
Factory Fabricated Pipe Boot (vertical) ALL PIPE SIZES



Factory Fabricated Pipe Boot (on slope) ALL PIPE SIZES

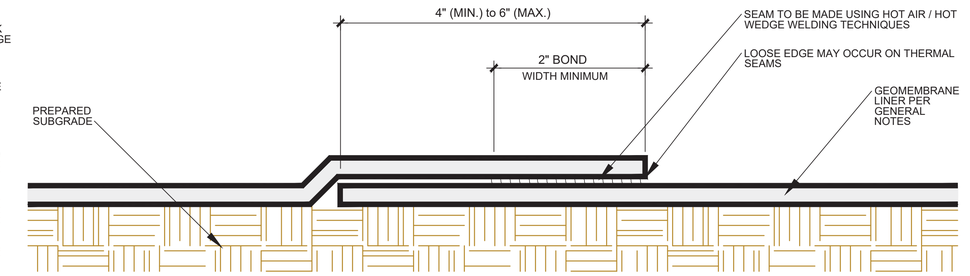


Vertical Surface



Horizontal Surface

Field Seal to Concrete Structure



Field Seam / Splice Detail

The LAKE System Geomembrane Liner Shall be:

30 mil LLDPE-R (Scrim Reinforced LLDPE)

as manufactured by . . .

Viaflex™

Contact:
TITAN ENVIRONMENTAL, USA
950 Beaumont Ave, #830,
Beaumont, CA, 92223
Mr. Daniel Watson ph: 951-630-0401,
daniel.watson@titanenviro.com
www.titanenviro.com









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714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

SHEET TITLE:

Lake System Details

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REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

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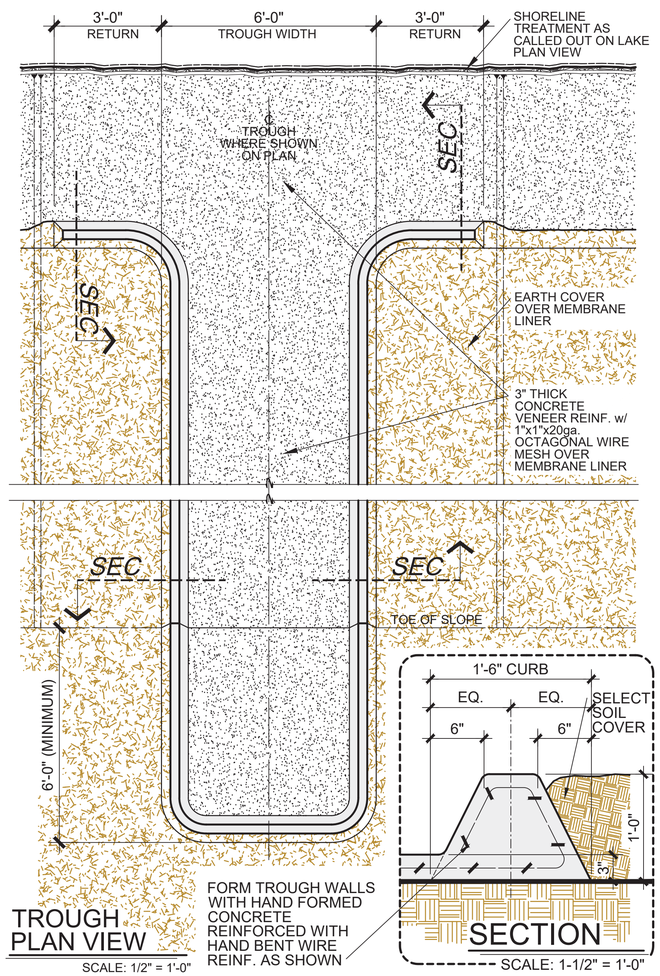
DATE:	03-28-2025
SCALE:	AS SHOWN

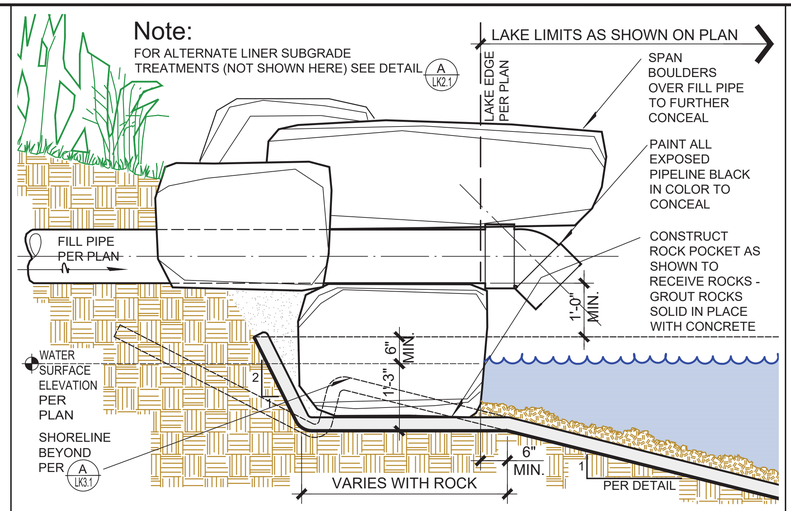
REVISIONS:
Lake Plans for Submittal 03-28-2025

SHEET NO:
LK3.3



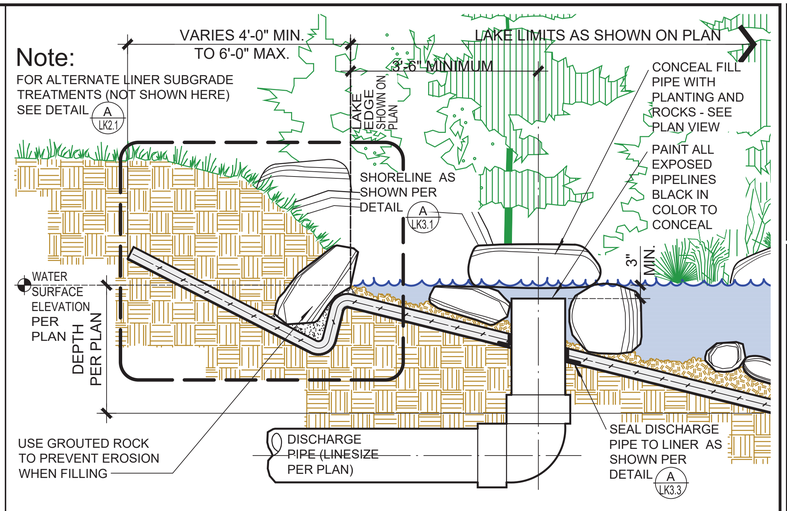
LAKE FILL TROUGH

SCALE: AS SHOWN | A



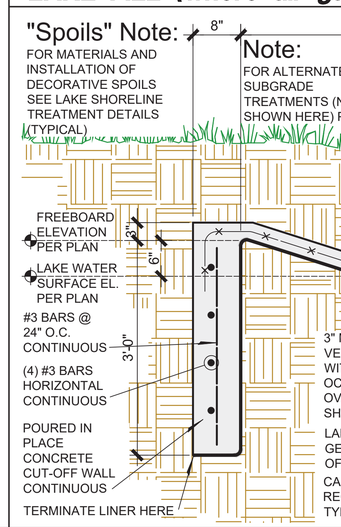
LAKE FILL (where air gap IS required)

SCALE: 3/4" = 1'-0" | B



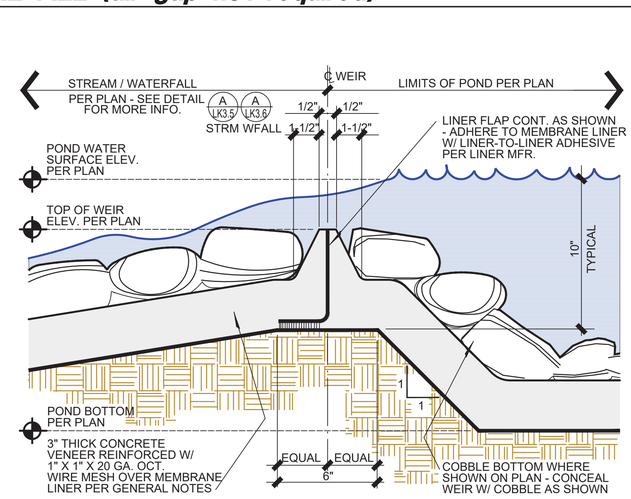
LAKE FILL (air gap not required)

SCALE: 3/4" = 1'-0" | C



CUT OFF WALL

SCALE: 1" = 1'-0" | D



FLOW CONTROL WEIR

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

.

SCALE: AS SHOWN | F

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SCALE: AS SHOWN | G

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SCALE: 1" = 1'-0" | H

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

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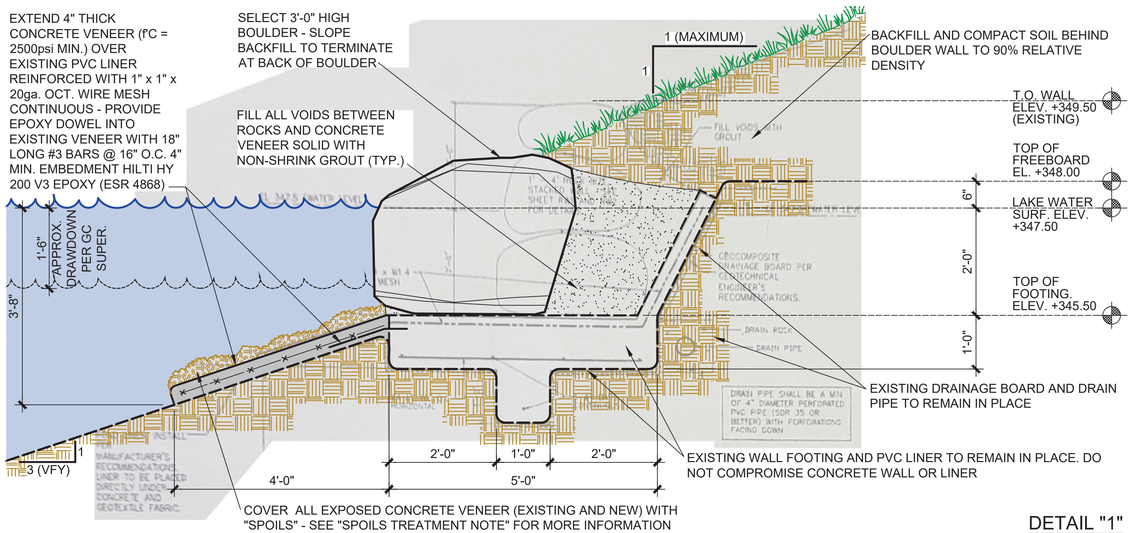
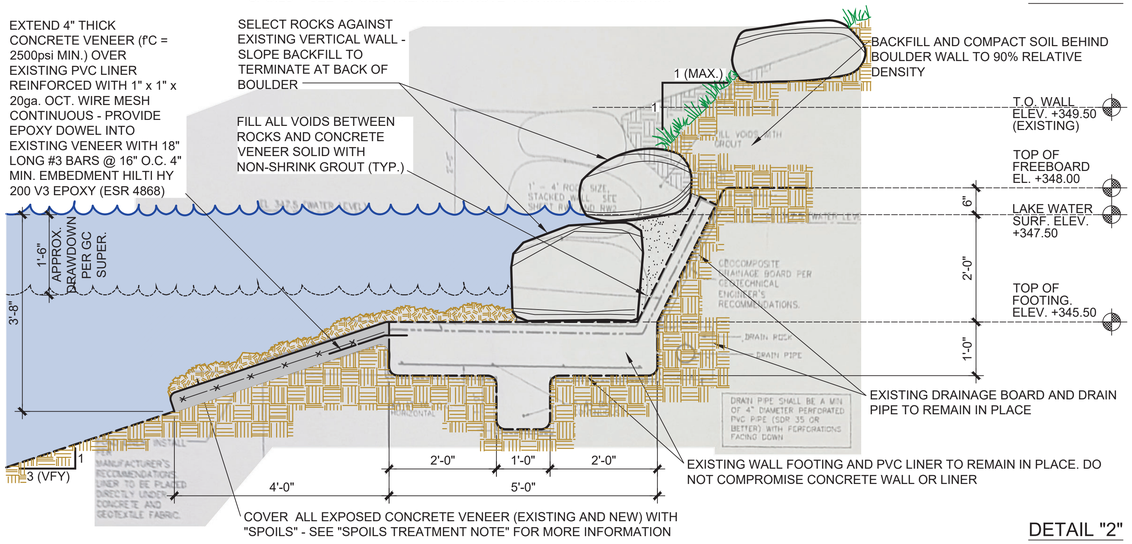
LK3.4



DETAIL "1"



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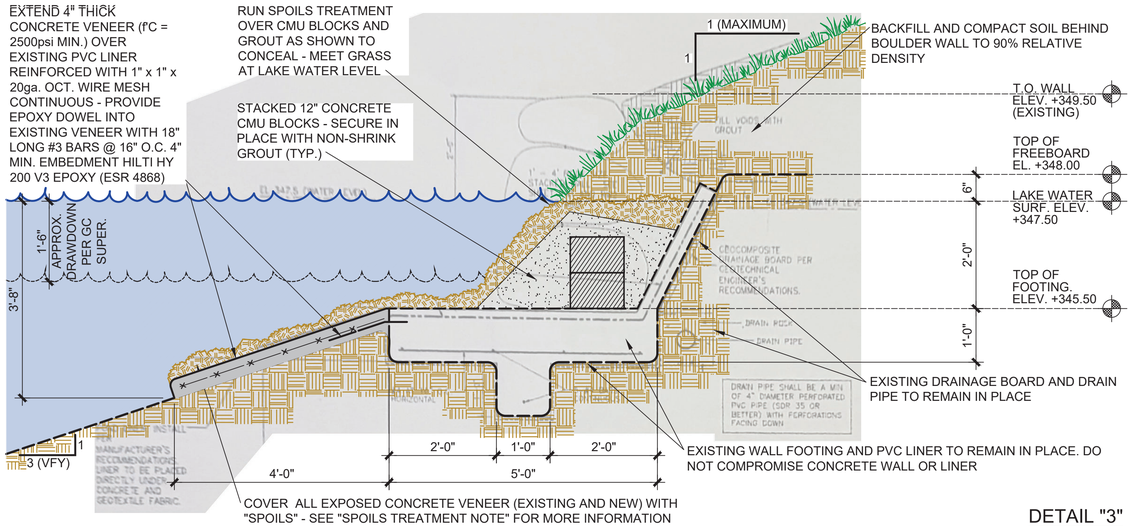
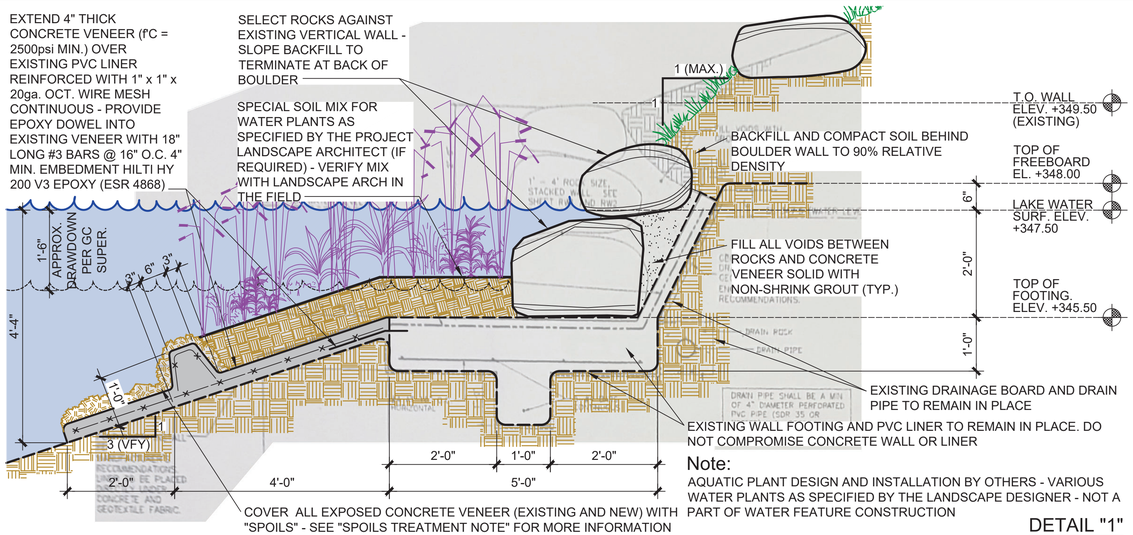


DETAIL "3"

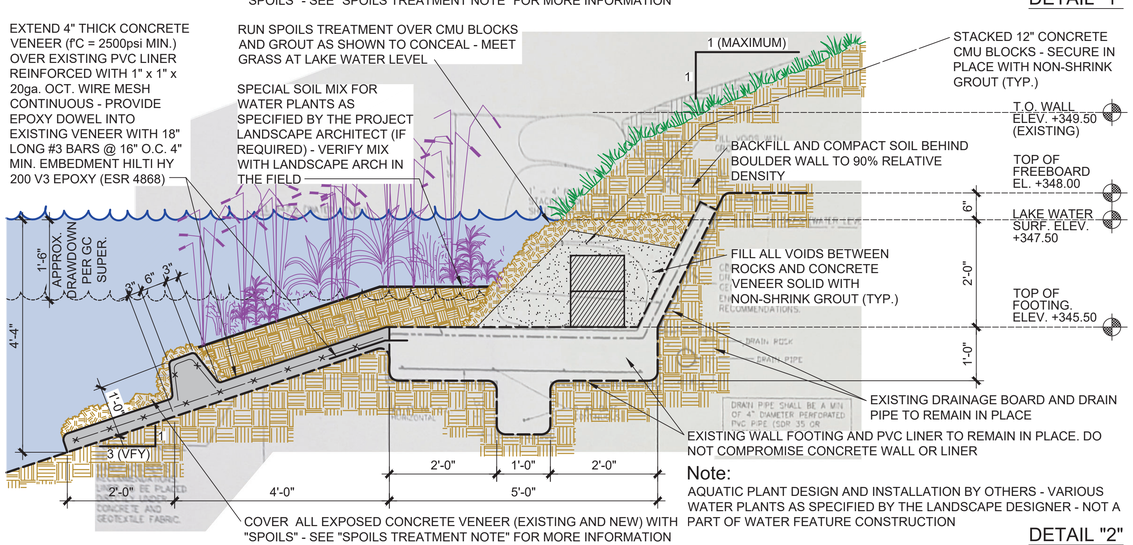
LAKE #11 SHORELINE MODIFICATION DETAILS

SCALE: 3/4" = 1'-0" **A**



Note:
AQUATIC PLANT DESIGN AND INSTALLATION BY OTHERS - VARIOUS WATER PLANTS AS SPECIFIED BY THE LANDSCAPE DESIGNER - NOT A PART OF WATER FEATURE CONSTRUCTION

DETAIL "1"



Note:
AQUATIC PLANT DESIGN AND INSTALLATION BY OTHERS - VARIOUS WATER PLANTS AS SPECIFIED BY THE LANDSCAPE DESIGNER - NOT A PART OF WATER FEATURE CONSTRUCTION

DETAIL "2"

LAKE #11 SHORELINE MODIFICATIONS WITH PLANTER

SCALE: 3/4" = 1'-0" **B**

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Lake System Construction Drawings

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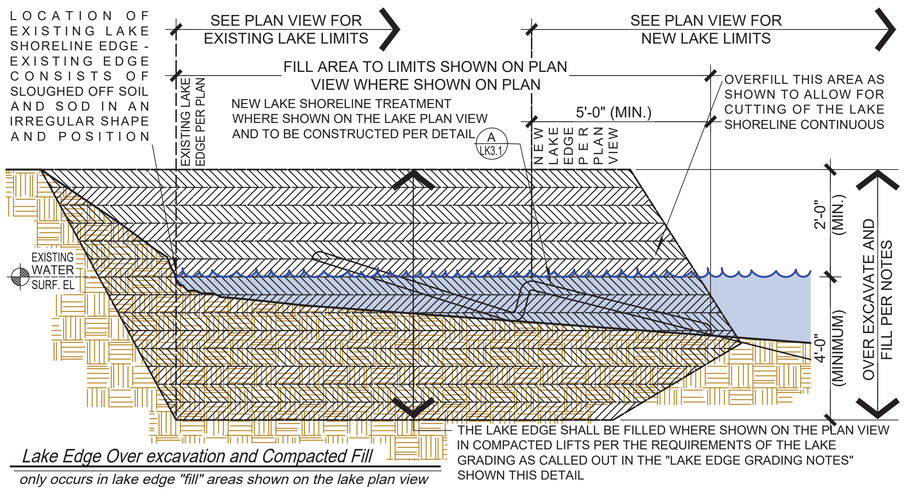
LK3.5



Lake Edge Over excavation and Compacted Fill

only occurs in lake edge "fill" areas shown on the lake plan view

Lake Edge Grading Notes *(does not apply to project mass grading)*

1. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE WORK AREA. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN SHALL BE DEEMED TO BE APPROXIMATE. THE OWNER SHALL BE RESPONSIBLE FOR LOCATING, MARKING AND IF NECESSARY, SHUTTING DOWN AND/OR RELOCATING ALL UNDERGROUND UTILITIES AND RELATED FACILITIES OR IRRIGATION LINES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. THE OWNER SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-542-2444 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR ASSISTANCE FROM THE RESPECTIVE UTILITIES. ALL UTILITIES NOT A MEMBER OF U.S.A. SHALL ALSO BE NOTIFIED.

2. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING SOD AND OTHER ORGANIC MATERIALS, SCARIFIED TO A DEPTH OF 1 FOOT AND WATERED AND COMPACTED TO 90% RELATIVE DENSITY IN LAKE AREAS PER THE REQUIREMENTS OF A.S.T.M. DESIGNATION D-1557-65T, OR AS APPROVED BY THE LAKE ENGINEER. THE FILL MATERIAL SHALL BE PLACED IN COMPACTED LAYERS AS SHOWN ON THE LAKE EDGE CONSTRUCTION DETAILS AND FILLED AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD. THIS PROCEDURE SHALL APPLY ONLY TO THE LAKE SHORELINE FILLS ON THIS PROJECT AND IS NOT INTENDED TO BE USED FOR BUILDINGS OR OTHER STRUCTURES.

3. ALL EXISTING LAKE BOTTOM SOIL SHALL BE REUSED IN THE LAKE AREA, WITH REMOVED ORGANICS, BUSHES, TREES, ETC. TO BE STOCKPILED ADJACENT TO THE LAKE FOR REMOVAL / DISPOSAL BY THE OWNER.

4. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE OWNER SHALL PROVIDE A SUFFICIENT WATER SOURCE FOR CONSTRUCTION WATER AND SHALL BE RESPONSIBLE FOR ALL WATER COSTS THROUGHOUT THE COMPLETION OF THE LAKE CONTRACTOR'S WORK.

5. THE OWNER SHALL DESIGNATE WORK EQUIPMENT TRAVEL PATHS THRU THE PROJECT WHICH ALLOWS THE CONTRACTOR TO ACCESS THE WORK AREA WITH EQUIPMENT AND SHALL ALTER GOLF PLAY AS REQUIRED TO PROTECT THE SAFETY OF THE CONTRACTORS WORKMEN DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO PROTECT EXISTING IRRIGATION COMPONENTS ETC. DURING THE COURSE OF THE WORK HOWEVER THE OWNER SHALL BEAR THE COSTS OF REPAIRING OR REPLACING ANY AND ALL COMPONENTS AND / OR LANDSCAPING DAMAGED WITHIN THE DESIGNATED ACCESS AREAS AFTER THE COMPLETION OF THE WORK.

6. THE LAKE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE LAKE ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LAKE ENGINEER. IN THE EVENT THAT THE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE LAKE ENGINEER AND THE OWNER'S REPRESENTATIVE FOR A PROPER RESOLUTION. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.

7. THE LAKE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE LAKE CONTRACTOR SHALL WORK WITH THE OWNER TO PROVIDE FOR THE GOOD CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

8. NEITHER THE OWNER, NOR THE LAKE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS AS THEY PERTAIN TO THE LAKE CONTRACTOR. THE LAKE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE LAKE CONTRACTOR SHALL PROVIDE TO THE OWNER, PRIOR TO THE START OF WORK, WORKER'S COMPENSATION INSURANCE, PRODUCTS AND COMPLETED OPERATIONS INSURANCE AND COMPREHENSIVE LIABILITY INSURANCE CERTIFICATES.

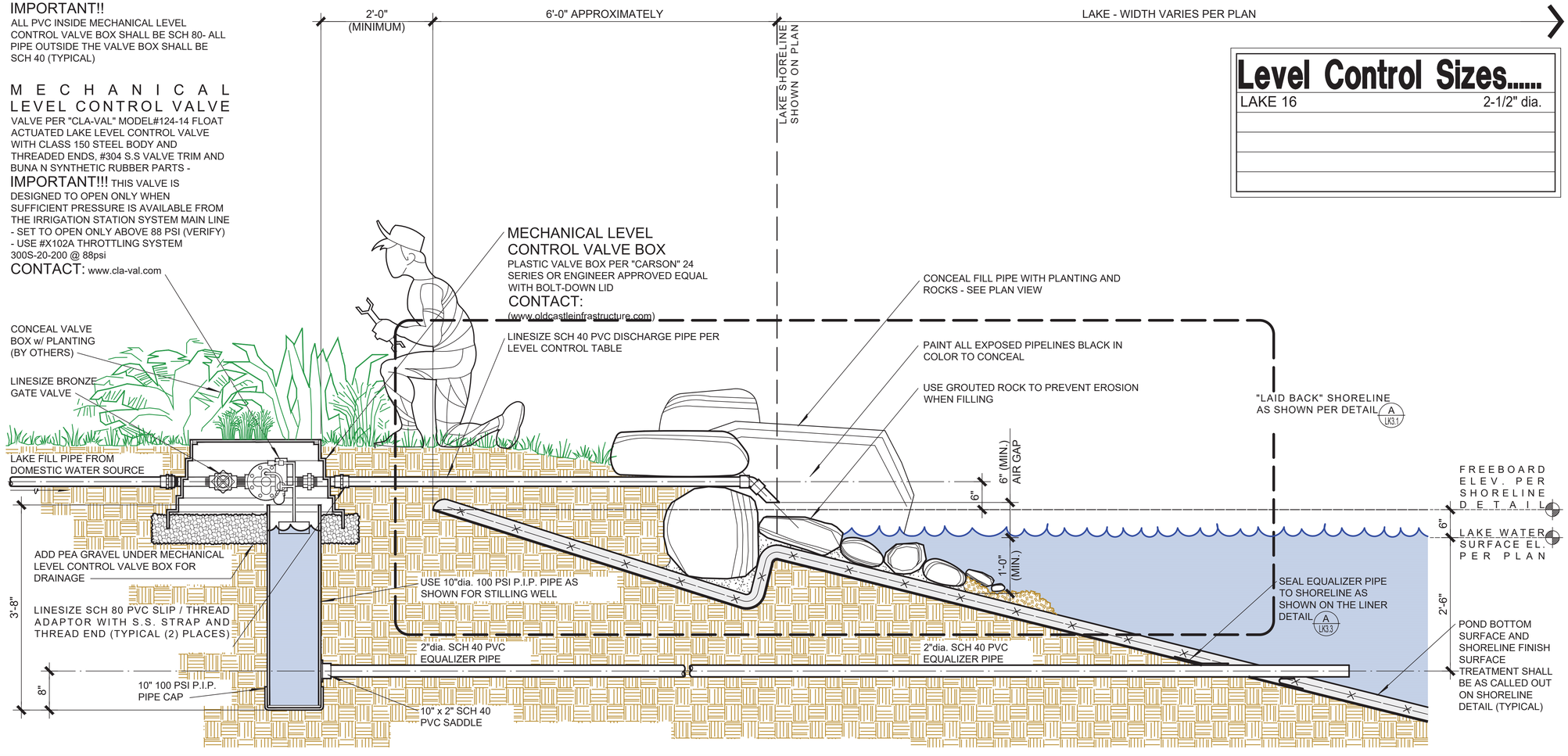
IMPORTANT!! BECAUSE OF THE UNCERTAINTY OF THE VOLUME OF ORGANICS ON THE BOTTOM OF THE LAKE, IT IS IMPOSSIBLE TO BE ACCURATE WITH THE GRADING QUANTITIES. IT IS THE INTENT OF THE OWNER AND THE LAKE ENGINEER THAT THE ORGANIC MATERIAL BE MIXED WITH THE EXISTING SOIL BENEATH THE ORGANICS IN SUCH A MANNER SO AS TO MAKE IT SUITABLE FOR THE SUBGRADE BENEATH THE LAKE LINER. THE LAKE SIZE AND SHAPE AS DEPICTED HERE SHALL BE ADJUSTED IN THE FIELD SO THAT NO IMPORT OR EXPORT OF MATERIAL IS REQUIRED. THE OWNER SHALL DETERMINE THOSE AREAS TO RECEIVE LESS OR MORE FILL AS REQUIRED TO BALANCE THE MATERIAL.

LAKE FILL REQUIREMENTS

SCALE: 1/2" = 1'-0" | *A*

IMPORTANT!!
ALL PVC INSIDE MECHANICAL LEVEL CONTROL VALVE BOX SHALL BE SCH 80- ALL PIPE OUTSIDE THE VALVE BOX SHALL BE SCH 40 (TYPICAL)

M E C H A N I C A L LEVEL CONTROL VALVE
VALVE PER "CLA-VAL" MODEL#124-14 FLOAT ACTUATED LAKE LEVEL CONTROL VALVE WITH CLASS 150 STEEL BODY AND THREADED ENDS, #304 S.S VALVE TRIM AND BUNA N SYNTHETIC RUBBER PARTS -
IMPORTANT!!! THIS VALVE IS DESIGNED TO OPEN ONLY WHEN SUFFICIENT PRESSURE IS AVAILABLE FROM THE IRRIGATION STATION SYSTEM MAIN LINE
- SET TO OPEN ONLY ABOVE 88 PSI (VERIFY)
- USE #X102A THROTTLING SYSTEM 300S-20-200 @ 88psi
CONTACT: www.cla-val.com



Level Control Sizes.....

LAKE 16	2-1/2" dia.

MECHANICAL LEVEL CONTROL

SCALE: 1" = 1'-0" | *B*

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Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

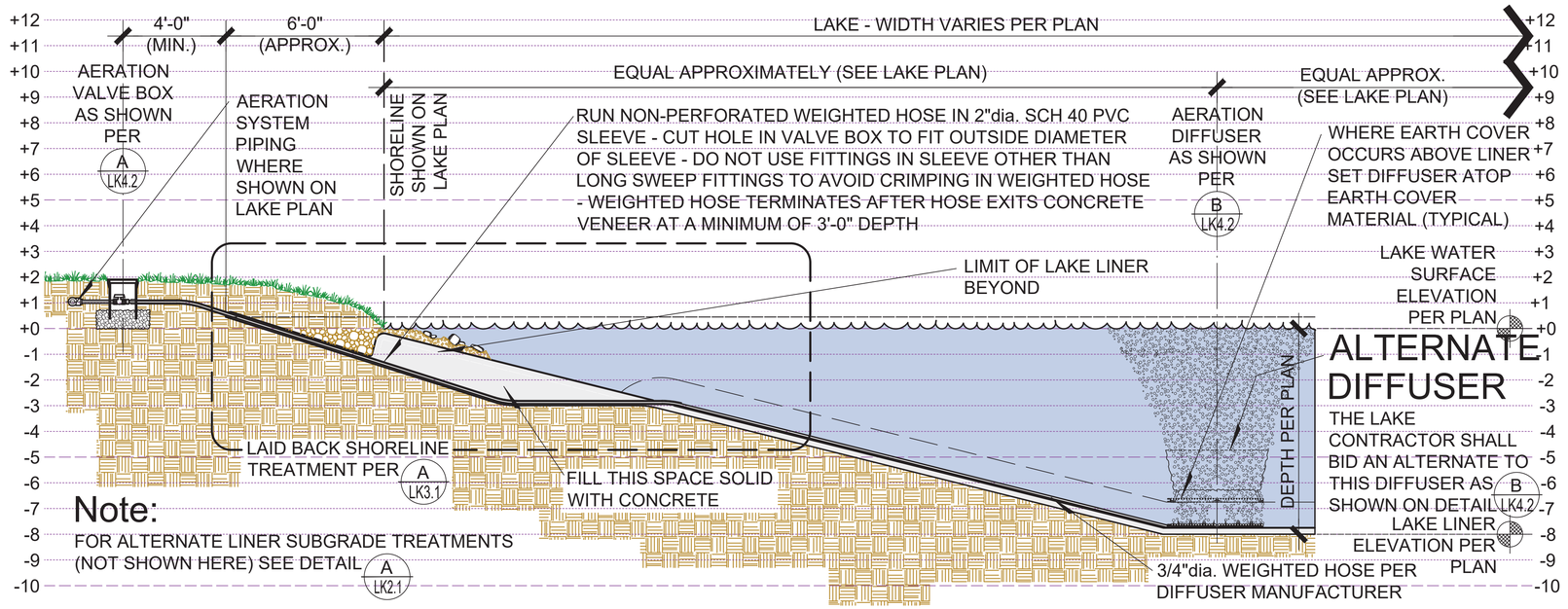
SHEET TITLE: Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
NO. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025

SHEET NO: LK3.6



AERATION SYSTEM CROSS SECTION

SCALE: 3/8" = 1'-0" | A

Aeration System Notes

1. THE AERATION EQUIPMENT SYSTEM SHOWN ON THESE PLANS SHALL BE OF THE SINGLE-PISTON COMPRESSOR TYPE CAPABLE OF PROVIDING A MINIMUM OF TEN (10) TURNOVERS OF THE ENTIRE LAKE SYSTEM VOLUME IN A 24-HOUR PERIOD. THE SYSTEM SHALL BE AS MANUFACTURED BY E.P. AERATION OF SAN LUIS OBISPO, CALIFORNIA OR LAKE ENGINEER APPROVED EQUAL. THE SYSTEM SHALL INCLUDE (2) 1/3hp COMPRESSORS WITH ALL APPLICABLE ELECTRICAL COMPONENTS AND ACCESSORIES IN EACH CABINET. THE POWER REQUIREMENTS FOR EACH CABINET IS . . . . . 120vac, SINGLE PHASE, 18 AMPS. EACH CABINET SHALL BE MOUNTED TO THE CONCRETE WALL AS SPECIFIED BY THE SYSTEM MANUFACTURER. THE AERATION CABINET SHALL BE SUPPLIED WITH A 120v. SINGLE PHASE POWER CABLE WITH PLUG AS SHOWN.

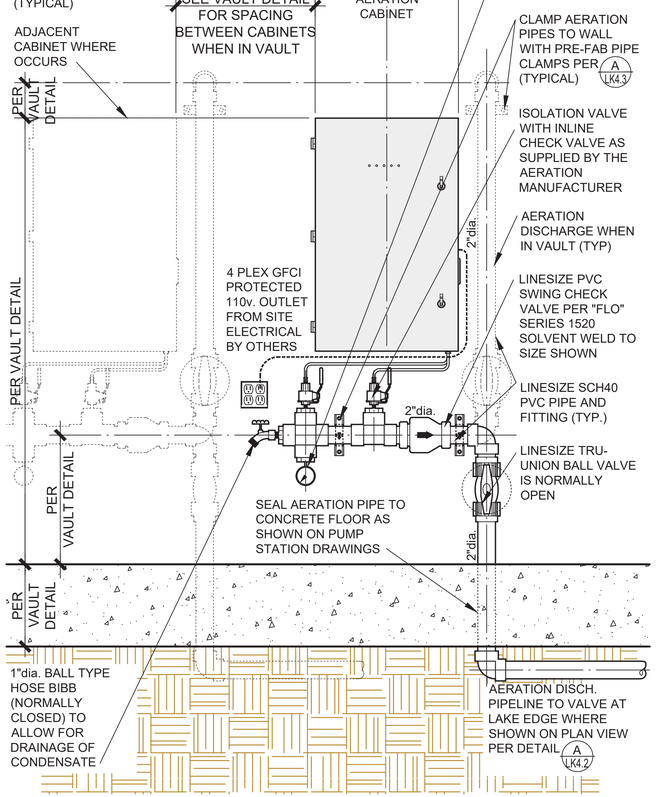
2. THE AERATION SYSTEM EQUIPMENT INCLUDES COMPRESSORS ONLY..... NO OZONE!!
THE AERATION SYSTEM MANUFACTURER SHALL PROVIDE PRODUCT CUT SHEETS AND SHOP DRAWINGS IN AUTOCAD FORMAT TO THE LAKE ENGINEER FOR APPROVAL PRIOR TO PROVIDING PRICING TO THE LAKE CONTRACTOR. THE LAKE ENGINEER SHALL DETERMINE IF THE AERATION EQUIPMENT SUPPLIED BY THE AERATION MFR IS SUITABLE FOR THIS PROJECT.

3. THE AERATION SYSTEM SUPPLIER SHALL PROVIDE AS A PART OF HIS SYSTEM (6) SETS OF OPERATIONS AND MAINTENANCE MANUALS WHICH CLEARLY DESCRIBE THE MAINTENANCE AND REPAIR OF EACH COMPONENT OF THE SYSTEM. THE MANUALS SHALL BE 8-1/2 X 11 FORMAT BOUND AND SHALL CONTAIN MANUFACTURER'S SHOP DRAWINGS, MATERIALS LISTS WITH SOURCES AND BOTH WRITTEN AND GRAPHIC DESCRIPTIONS OF ALL MONTHLY, QUARTERLY AND YEARLY MAINTENANCE PROCEDURES FOR ALL COMPONENTS OF THE SYSTEM. THE MANUFACTURER SHALL ALSO INCLUDE A TRIP TO THE SITE AFTER INSTALLATION FOR SYSTEM START-UP AND FOR 6-HOURS OF ON-SITE TRAINING OF THE PROJECT MAINTENANCE STAFF IN THE OPERATION AND MAINTENANCE OF THE AERATION SYSTEM.

Panel Mounting:

L2x2x1/4 VERT. MOUNTED PANEL SUPPORTS SPACED TO FIT THE AER'N PANEL MOUNTING BRACKETS - CONNECT PANEL TO SUPPORTS WITH STAINLESS STEEL BOLTS NUTS AND WASHERS TO SIZE SPECIFIED BY AERATION SYSTEM PANEL MANUFACTURER - SUPPORTS SHALL BE HOT-DIP GALVANIZED PRIOR TO INSTALLATION

Note!!
PANEL SHALL BE DESIGNED FOR OUTDOOR USE (TYPICAL)



EPAERATION

Phone: (805) 541-6140
Email: rich@epaeration.com
www.epaeration.com

AO2-2018 Air Supply Cabinet

Specifications:

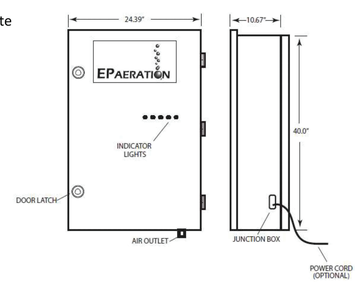
Dimensions: 40" x 25" x 11"
Flow (Max): 9.8 SCFM
Pressure (Max): 30 PSI
Pressure Requirements: 120 VAC, 50/60Hz, single phase 18.0 Amp
Net Weight: 120 lb.
Mounting: Floor or wall mounting with supplied brackets
Ambient Temp (Max): 95F
Ventilation: 80 Air Changes per minute

Features:

Compressors:

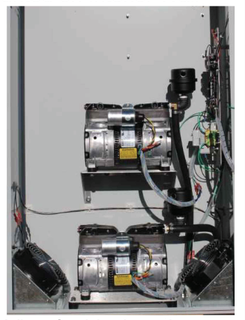
- Gast 87R-647, ½ horsepower
- Oil-less, wobble-piston style
- Max restart pressure 20 PSI

Internal Circuit Breaker
Thermally protected
High pressure relief valve
Powder coasted steel enclosure




Multiple Cabinets Mounted on Interior Wall


Exterior Mounted Cabinet (feet provided by mfr)


View Inside Aeration Cabinet (2 compressors)

AERATION SYSTEM COMPRESSOR STATION

SCALE: 1" = 1'-0" | B

WATERSCAPERS
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2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-336-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

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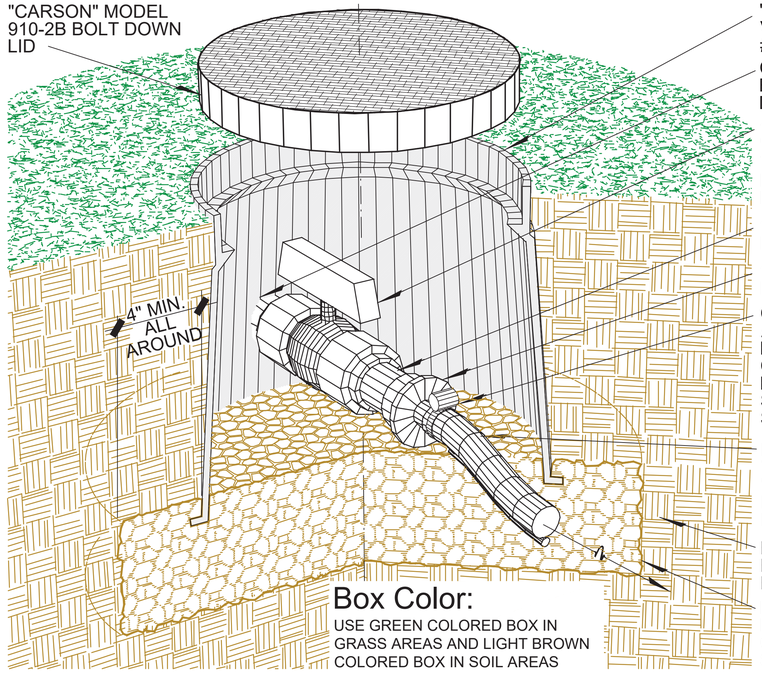


"CARSON" PLASTIC VALVE BOX MODEL #910-1

CUT HOLE IN BOX BOTH ENDS TO FIT OUTSIDE DIAMETER OF PIPELINE

1"dia. PVC BALL VALVE PER "HAYWARD" SAFE BLOCK TRUE UNION WITH UNION FITTINGS BOTH ENDS INTEGRAL

1" LONG X 1"dia. PVC NIPPLE

1" X 1/2"dia. PVC REDUCER

CONNECT WEIGHTED AERATION HOSE TO REDUCER WITH S.S. CLAMP - RUN WEIGHTED HOSE IN 2"dia. PVC SLEEVE TO LAKE (NOT SHOWN HERE)

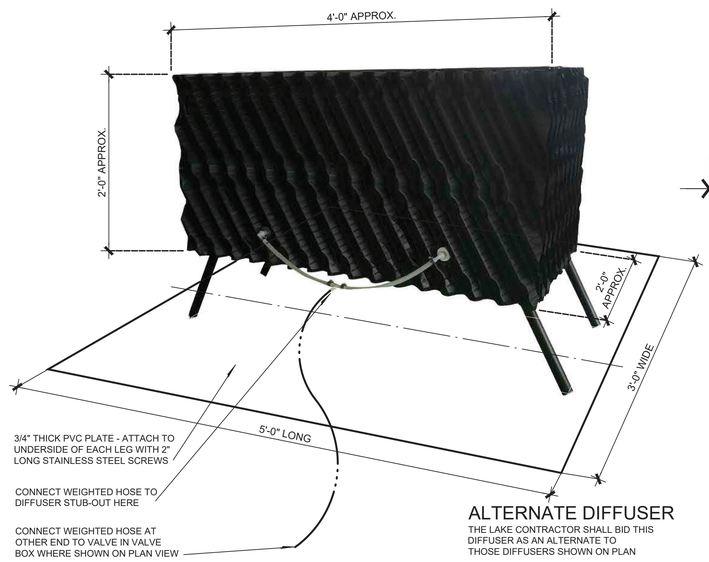
RUN NON-PERFORATED WEIGHTED HOSE PER "HINDE" OR APPROV. EQ. TO AERATION DISK IN LAKE BOTTOM

BACKFILL AGAINST BOX WITH "CLEAN" BACKFILL OR SAND

PROVIDE 4" (MIN.) THICK LAYER OF GRAVEL OR CRUSHED ROCK AS SHOWN AS DRAIN

AERATION VALVE BOX

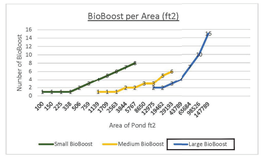
SCALE: NONE | A



BioBoost Box Contents

- BioBoost Media
- Diffuser (1 in small)(2 in medium and large)
- Manifold (medium and large only)
- Weighted legs (4)
- Parts Bag (3 clamps, 3/8 and ½ tube, 2 tube coupling adaptors)
- Marking Float (1)
- Float Cord (25', scheduled Nov 2017)

	MSRP	Minimum Airflow (CFM)	Maximum Airflow (CFM)
Small BioBoost 12x12x24in	200 USD	0.25	1.1
Med BioBoost 17x24x36in	400 USD	0.8	3.6
Large BioBoost 24x24x48in	800 USD	1.1	5



General Rules For BioBoost Installation

- Ponds less than 5 ft deep are quoted as Small BioBoost
- Ponds deeper than 5 ft are quoted as medium or Large BioBoost
- It is more important to have uniform coverage than large total flow. Often in wide shallow ponds, multiple small BioBoost will outperform 1 Large BioBoost.
- Generally, in a golf course pond 1 Large BioBoost per 10,000 ft² is adequate.
- The BioBoost diffusers are high quality EPDM membrane style and have low pressure loss, it is recommended that the available pressure is minimum 0.6 PSI per ft water depth. Most compressors will far exceed this with 20+ PSI.
- The cord and float should be attached as a belt line (vertically) around the BioBoost, it will assist in locating and retrieval in the event of relocation or maintenance and will ensure the manifolding on the medium and large BioBoost does not separate from the media.

ALTERNATE DIFFUSER

THE LAKE CONTRACTOR SHALL BID THIS DIFFUSER AS AN ALTERNATE TO THOSE DIFFUSERS SHOWN ON PLAN

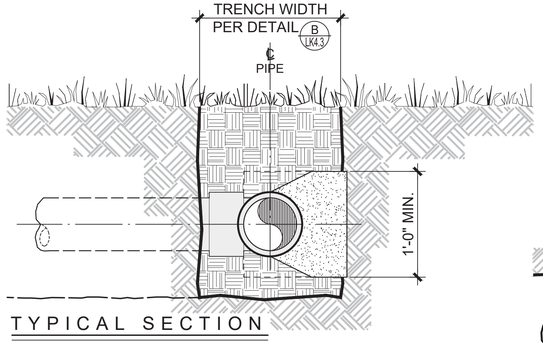
BioBoost
Aeration Reinvented



Information and Sales Contact:
www.bioboost.ca
jody@bioboost.ca
david@bioboost.ca
ph: 905-830-5555 fax: 905-830-5525

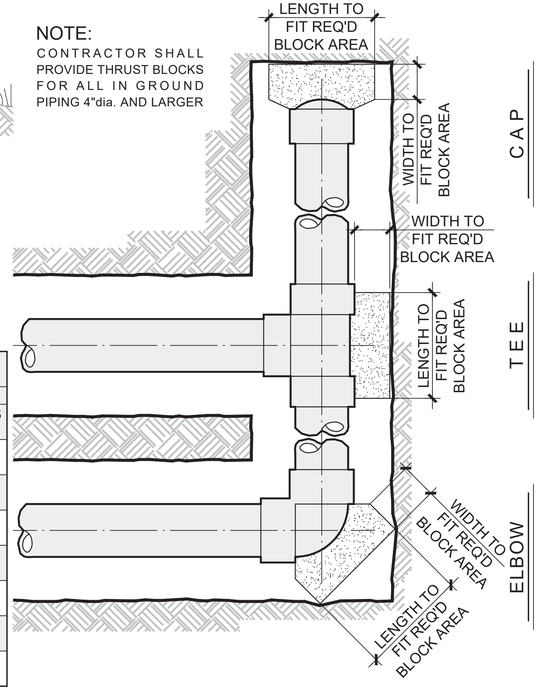
AERATION DIFFUSER

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



TYPICAL SECTION

NOTE:
CONTRACTOR SHALL PROVIDE THRUST BLOCKS FOR ALL IN GROUND PIPING 4"dia. AND LARGER



GENERAL NOTES

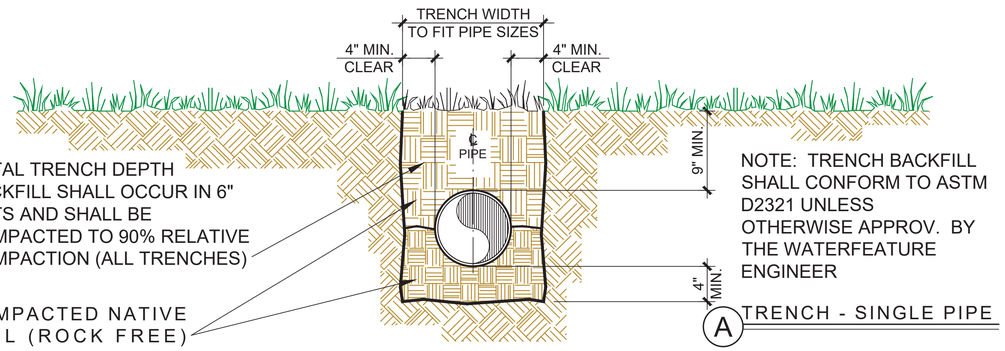
1. TABLE IS BASED ON 2000l /ft SOIL BEARING ALLOWANCE. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPE LARGER THAN 18"dia. SHALL BE CALCULATED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000psi.
4. THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
5. SIZE MAY BE DECREASED FOR LESSER DEGREE BENDS AS DETERMINED BY THE ENGINEER.
6. KEEP CONCRETE CLEAR OF BELL AND SPIGOT JOINTS.
7. BLOCK IN SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED
8. IF CONCRETE BLOCKS CANNOT BE POURED, THEN USE TIE-RODS OR OTHER APPROVED METHOD TO RESTRAIN THRUST

THRUST BLOCK AREA REQUIREMENTS

PIPESIZE	WATER PIPE	
	TEE, CAP, 90 BENDS	45 & 22.5 BENDS
4" & LESS	3 FT	3 FT
6"	4 FT	3 FT
8"	6 FT	3 FT
10"	9 FT	5 FT
12"	13 FT	7 FT
16"	23 FT	12 FT
18"	29 FT	15 FT

STANDARD THRUST BLOCKS

SCALE: NONE | C

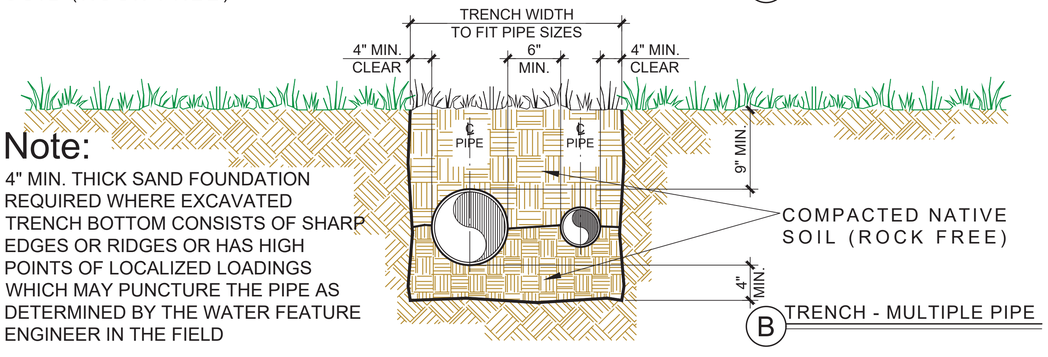


TOTAL TRENCH DEPTH BACKFILL SHALL OCCUR IN 6" LIFTS AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION (ALL TRENCHES)

COMPACTED NATIVE SOIL (ROCK FREE)

NOTE: TRENCH BACKFILL SHALL CONFORM TO ASTM D2321 UNLESS OTHERWISE APPROV. BY THE WATERFEATURE ENGINEER

A TRENCH - SINGLE PIPE



Note:
4" MIN. THICK SAND FOUNDATION REQUIRED WHERE EXCAVATED TRENCH BOTTOM CONSISTS OF SHARP EDGES OR RIDGES OR HAS HIGH POINTS OF LOCALIZED LOADINGS WHICH MAY PUNCTURE THE PIPE AS DETERMINED BY THE WATER FEATURE ENGINEER IN THE FIELD

COMPACTED NATIVE SOIL (ROCK FREE)

B TRENCH - MULTIPLE PIPE

TRENCH STANDARDS

SCALE: NONE | D

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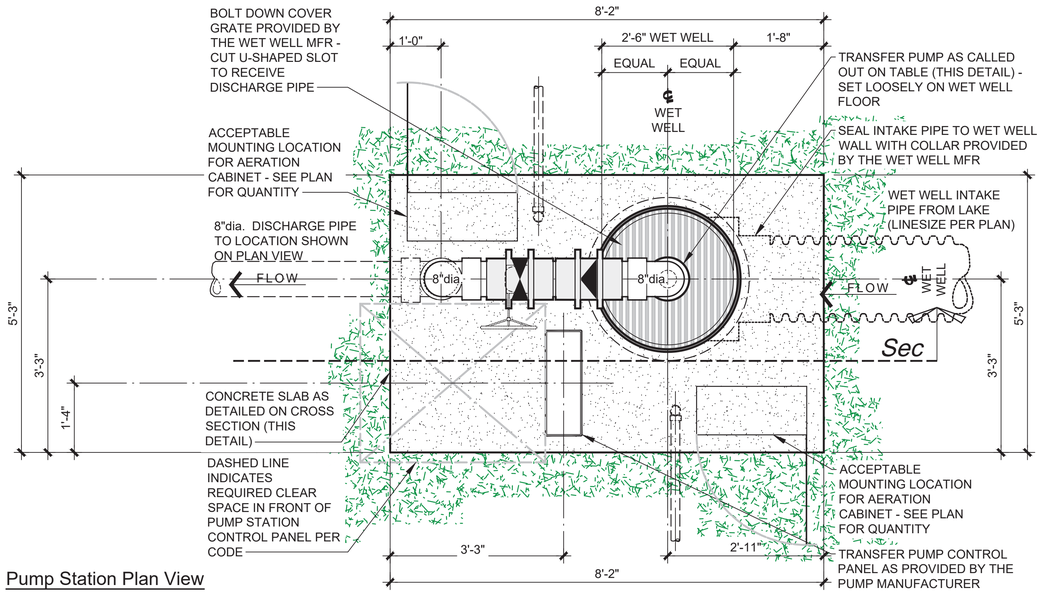


Pump Station Plan View

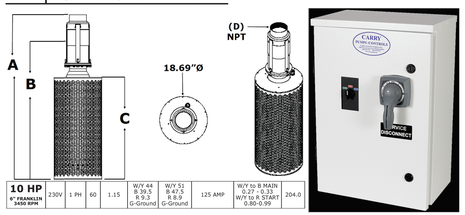
Pump List....

LAKE	PUMP	SERVICE	MANUFACTURER / MODEL #	CAPACITY	HP	TURBINE#	PH/VOLTS/HZ
Lake #16	A	TRANS-FER	CARRY PUMPS STAINLESS STEEL SUBMERSIBLE VERTICAL TURBINE FLOW PUMP MODEL# CP06-0100-231-T	575gpm @ 35' tdh	10	CP06-160-1	1/240/60

Fittings List . . . .

#	ITEM	SYMBOL	TYPE	MANUFACTURER	MODEL	NOTES
1	CHECK VALVE		WAFER TYPE E.I. & BRONZE EPDM SEAT	TUFSKIN, INC. www.universalsales.biz	CV SERIES	SIZE SHOWN w/ S.S nuts, bolts & washers
2	CHECK VALVE		SCH 80 SPRING LOADED	SEKISUI IND. PIPING www.si-valve.com	ITEM #CK	SOLVENT WELD, BUNA-N, seal per plan
3	BUTTERFLY VALVE		WAFER TYPE E.I. & BRONZE EPDM SEAT	TUFSKIN, INC. www.universalsales.biz	BS SERIES	SIZE SHOWN w/ S.S nuts, bolts & washers
4	BALL VALVE		SCH 80 PVC - COMPR FITTINGS BOTH ENDS	SEKISUI IND. PIPING www.si-valve.com	ITEM #80	SIZE SHOWN, inf. adjust, plastic handle
5	90deg ELL		SCH 80 PVC SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
6	REDUCER BUSHING		SCH 80 PVC SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
7	SLIP / FLG ADAPTER		SCH 80 PVC - BOLT / SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
8						

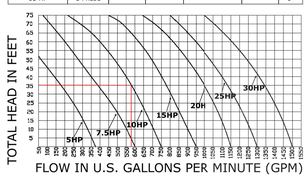
Pump Curve & Dimensions



10 HP 6" FRANKLIN 3450 RPM	230V	1 PH	60	1.15	W/Y 44 B 39.5 R 9.3 G-Ground	W/Y 51 B 47.5 R 8.9 G-Ground	125 AMP	W/Y to B MAIN 0.27 - 0.33 W/Y to R START 0.80-0.99	204.0

230V/1 PHASE

HORSEPOWER	PHASE	WEIGHT	(A) PUMP HEIGHT	(B) MINIMUM SUBMERGENCE	(C) SCREEN HEIGHT	(D) NPT
5 HP	1 Phase					4"
7.5 HP	1 Phase					5"
10 HP	1 Phase	245	49.00"	39.00"	27.50"	5"
15 HP	1 Phase					6"





Pump Station Notes:

1. THE TRANSFER SYSTEM PUMP(S) SHALL BE PER MODEL, SIZE, HORSEPOWER, ETC. SHOWN ON THE "PUMP LIST" ON THIS DETAIL. THE PUMP SHALL BE VERTICALLY MOUNTED ON A PRE-FAB SCREENED STEEL BASE INCLUDING STEEL THREADED DISCHARGE SUPPLIED BY THE PUMP MFR. THE PUMP SHALL BE LOOSELY SET ON THE FLOOR OF THE VAULT AS SHOWN.

2. THE LAKE CONTRACTOR SHALL INCLUDE AS A PART OF THE PUMP STATION WORK, ELECTRICAL HOOK-UP OF ALL ELECTRICAL COMPONENTS INSIDE THE PUMP STATION AS DEPICTED ON THIS DETAIL. THE WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE N.E.C. AND LOCAL CODES AND ORDINANCES AND BY A QUALIFIED LICENSED ELECTRICAL CONTRACTOR.

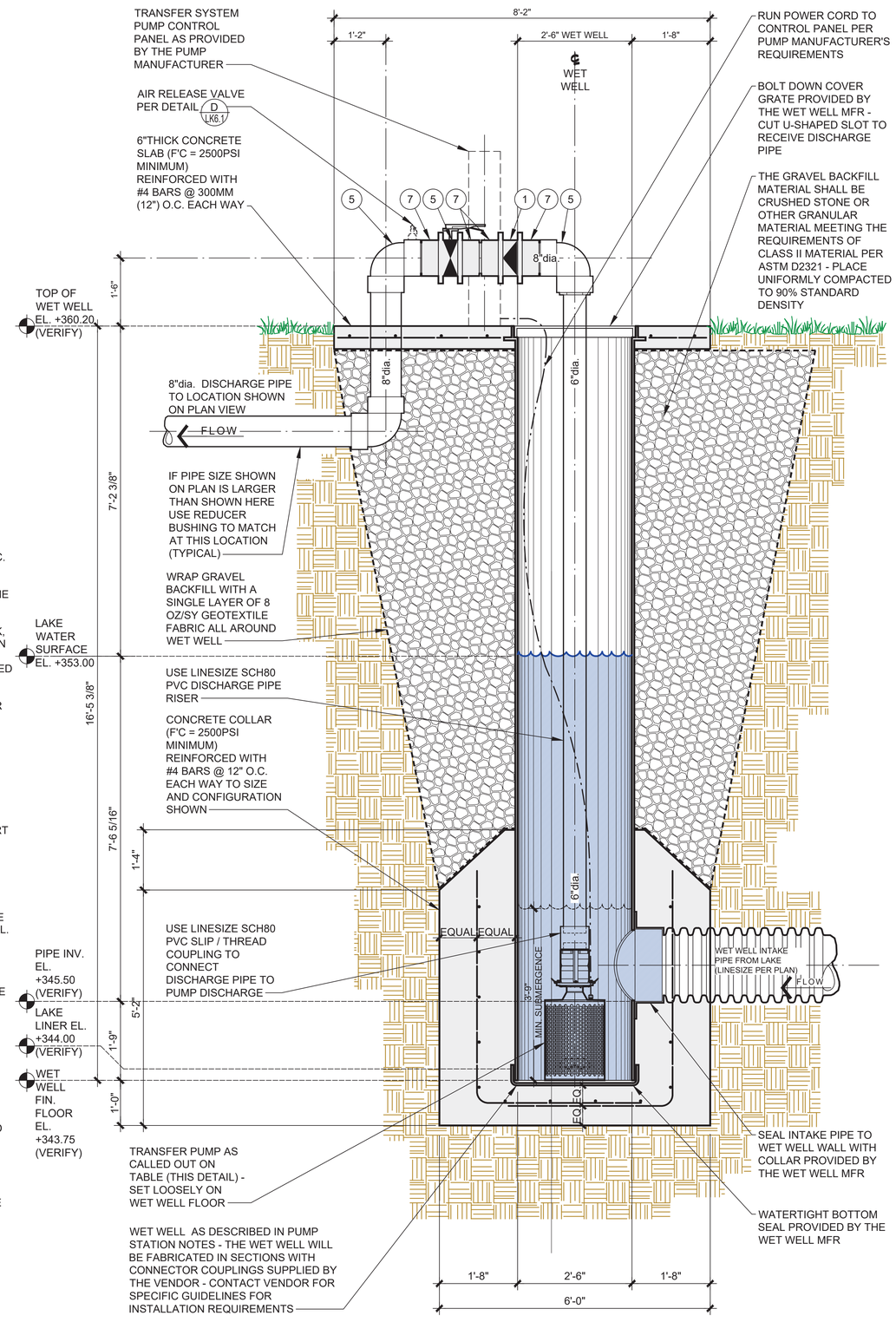
3. ALL PVC PIPE SHOWN ON THIS SHEET SHALL BE SCH40 PVC OR BETTER WITH MFR PROVIDED SOLVENT WELD FITTINGS UNLESS OTHERWISE SHOWN OR UNLESS OTHERWISE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.

4. THE PUMPS, CONTROLS AND PIPE FITTINGS SHOWN ON THIS DETAIL SHALL BE CONSTRUCTED BY A LAKE CONSTRUCTION COMPANY FAMILIAR WITH THIS TYPE OF PUMP AND SYSTEM CONTROLS AND SHALL INCLUDE PUMPS, VALVES, FITTINGS, CONTROLS, WIRING AND ELECTRICAL HOOK-UP TO MAKE A COMPLETE AND OPERATIONAL TRANSFER PUMP SYSTEM CAPABLE OF DELIVERING THE FLOWS AT THE PRESSURE INDICATED ON THESE PLANS. THE PRE-FAB PUMP VENDOR SHALL PREPARE SHOP DRAWINGS FOR APPROVAL BY THE LAKE ENGINEER PRIOR TO START OF PUMP FABRICATION. SHOP DRAWINGS AND SUBMITTALS SHALL INCLUDE DATA CUT SHEETS FOR ALL COMPONENTS AND A STRUCTURAL DRAWING FOR PUMP MOUNTING.

5. THE PUMP STATION WET WELL SHALL BE PRE-FABRICATED POLYETHYLENE WITH GRADE RING AND GRATE COVER AS REQUIRED TO ACHIEVE THE INSIDE HEIGHT DIMENSION SHOWN. THE WET WELL, GRADE RING, GRATE COVER AND LATERAL PIPE CONNECTION SHALL BE PER "ADS NYOPLAST" OR LAKE ENGINEER APPROVED EQUAL. CONTACT: PH: 770-632-2443, www.adspipe.com.
THE CONTRACTOR SHALL INCLUDE:
A. PRE-FAB GRATE COVER CUT TO FIT OPENING SHOWN. THE GRATE SHALL BE SET IN A SINGLE PIECE WITH A SLOT CUT TO RECEIVE THE DISCHARGE PIPE. THE GRATE SHALL BE BOLTED DOWN TO THE TOP OF THE WET WELL USING THE BOLT-DOWN ADAPTER PROVIDED BY THE GRATE MANUFACTURER.
B. PIPE CONNECTION HOLES AT EACH PIPE PENETRATION WITH A DIAMETER EQUAL TO THAT SHOWN ON THIS PLAN AND FITTED WITH A MANUFACTURER SUPPLIED SLEEVE TO CONNECT TO THE PIPE SHOWN.
C. KNOCKOUTS OR HOLES TO RECEIVE THE ELECTRICAL CABLE TO SUPPLY POWER TO THE PUMP WHERE CALLED FOR ON THIS DETAIL.
THE WET WELL VENDOR SHALL PREPARE SHOP DRAWINGS FOR THE WET WELL, GRATE, GRATE SUPPORT AND LATERAL PIPE CONNECTION FOR APPROVAL BY THE LAKE ENGINEER PRIOR TO FABRICATION.

6. ALL MFR'S PRODUCT CALLOUTS SHOWN ON THESE PLANS SHALL BE CONSIDERED "OR LAKE SYSTEM ENGINEER APPROVED EQUAL" UNLESS OTHERWISE NOTED. THE LAKE SYSTEM CONTRACTOR SHALL SUBMIT MFR'S PRODUCT DATA SHEETS FOR APPROVAL BY THE LAKE SYSTEM ENGINEER PRIOR TO ORDERING MATERIALS.

7. THESE DRAWINGS REPRESENT THE FINISHED FACILITY, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE LAKE SYSTEM CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE SURROUNDING FACILITIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHOREING, ETC. FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.



Pump Station Cross Section

TRANSFER PUMP STATION DETAIL AND NOTES

SCALE: 3/4" = 1'-0" | A

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake Transfer Pump Station

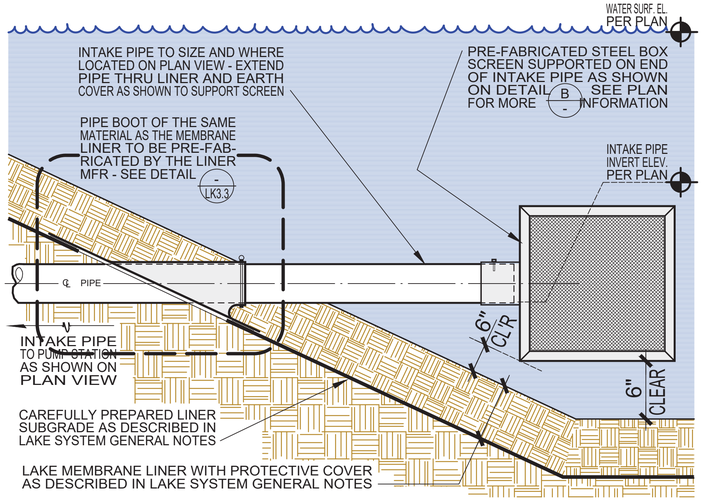
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

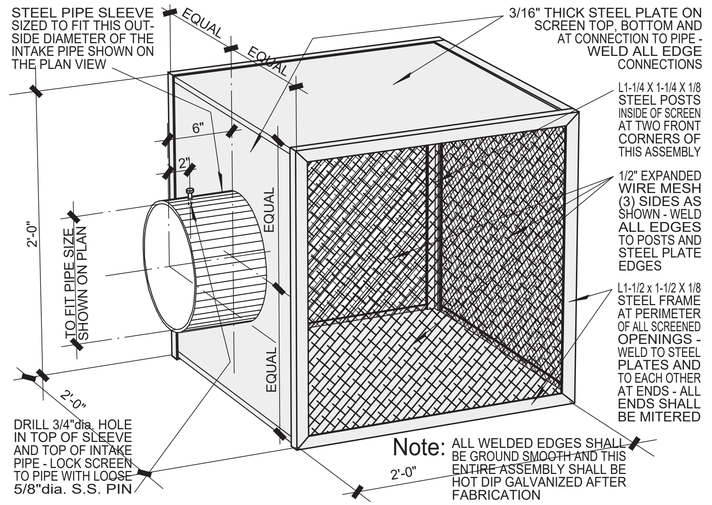
DRAWN: RAM / APM
PROJ. NO:
DATE: 03-28-2025
SCALE: AS SHOWN
REVISIONS:
Lake Plans for Submitta 03-28-2025

SHEET NO:
LK5.1



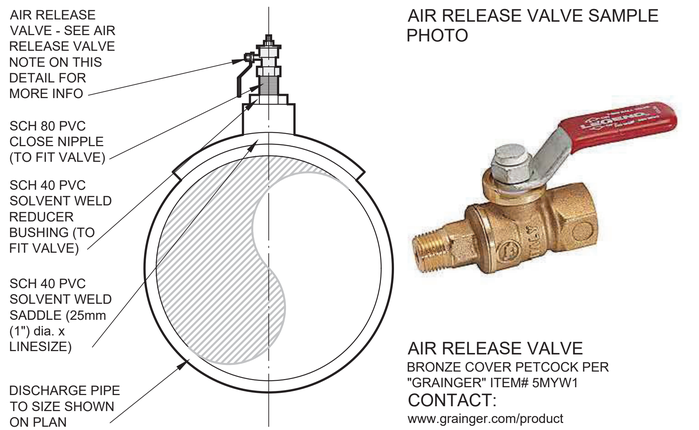
SEAL TO INTAKE PIPE

SCALE: NONE | A



INTAKE PIPE SCREEN

SCALE: NONE | B

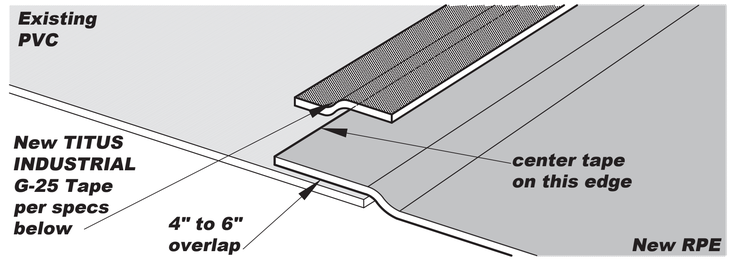


AIR RELEASE VALVE SAMPLE PHOTO

AIR RELEASE VALVE
BRONZE COVER PETCOCK PER "GRAINGER" ITEM# 5MYW1
CONTACT:
www.grainger.com/product

AIR RELEASE VALVE

SCALE: NONE | D



TITUS INDUSTRIAL GROUP INC
INFRASTRUCTURE SOLUTIONS MADE EASY

G-25 for Geosynthetics Material

Basic Use: Tapecoat® G-25 Tape is designed to provide an air, vapor, and watertight seal on many Geomembranes, and Geotextiles. Tapecoat® Tapes feature a very aggressive synthetic adhesive that, bonds instantly. TC G-25 is ideal for repairing tears, seaming, reinforcing, and attaching Polyethylene, Polypropylene, P.V.C., Hypalon, EPDM, Rubber, and more. Its unique MAF® film backing has been specially formulated to provide strength that allows it to be pulled tightly for maximum conformability. G-25 is resistant to UV rays, thermal expansion, impact, abrasion, and punctures. TC G-25 will give many years of service even in direct sunlight. It can be applied over a wide range of ambient temperatures, and may be applied to steel, aluminum, fiberglass, concrete and many other materials. Tapecoat® G-25 is not recommended for cotton duct or Cordura nylon.

Composition: Tapecoat® G-25 Tape is composed of a tough, specially formulated multipolymer alloy film, MAF® with a Synthetic Elastomeric Adhesive. The adhesive is kept permanently bonded to its backing (while in roll form) by a tough, easily removed polymer release liner. The release liner prevents contamination of the adhesive, prior to its use.

Technical Data:

Color:	Black
Shelf Life:	Rotate Stock Yearly
Peel Adhesion:	20 # / inch width
Low Temperature Flex:	Excellent
Thickness:	25 ± 2 mils
Tensil Strength:	4500 ± 500
Elongation:	700% ± 100

Tests: ASTM D-522-93; ASTM G22; ASTM D100

Surface Preparation: Surface must be clean and dry. Moisture, dust, rust, aquatic growth, oil, wax, silicone, and any foreign substance that may interfere with adhesion should be removed with a suitable detergent, rinsed thoroughly and dried. We do not recommend the use of Solvents as they may leave a residue that can impede adhesion.

Tape Application: Tapecoat® G-25 Tape is applied by removing the release liner and pressing the adhesive to the clean surface.

Packaging:

2″x 25′	24 rolls/case	2″x 100′	12 rolls/case
4″x 25′	12 rolls/case	4″x 100′	6 rolls/case
6″x 25′	8 rolls/case	6″x 100′	4 rolls/case

MSDS AVAILABLE UPON REQUEST

Priming: Priming is not normally required, but under conditions of extreme cold Tapecoat® Omniprime is recommended. This will greatly increase adhesion on most materials.
(Not recommended for P.V.C.)

AIR RELEASE VALVE

SCALE: NONE | D

E

C

G

H

J

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-386-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

SHEET TITLE: Lake System Mechanical Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
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CIVIL
STATE OF CALIFORNIA
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SHEET NO:
LK6.1

LA RINCONADA COUNTRY CLUB REDESIGN CONSTRUCTION EMISSIONS & HEALTH RISK ASSESSMENT

Los Gatos, California

February 7, 2025

Prepared for:

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Prepared by:

Zachary Palm
Jordyn Bauer

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
429 East Cotati Avenue
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I&R Project#: 25-007

Introduction

The purpose of this report is to address the potential construction air quality and health risk impacts associated with the redesign of the existing La Rinconada Country Club Golf Course located at 14595 Clearview Drive in Los Gatos, California. Air quality impacts would be associated with the restoration of the golf course and relocation of one of the holes. Air pollutant emissions associated with construction of the project were estimated using appropriate computer models. In addition, the potential project health risks and the impact of existing toxic air contaminant (TAC) sources affecting the nearby sensitive receptors were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).[1]

Project Description

The approximately 87.67-acre project site is the La Rinconada Country Club. The project proposes restoring seventeen of the eighteen golf holes, modernizing the irrigation and drainage systems, replace the fairway grass, and replace most of the existing golf course cart paths with reduced footprint cart paths. The only hole location that would be modified would be the 13th hole, which would move from the edge of the project site to an internal location on the south side of the project site. No new or renovated structures are proposed. Construction is proposed to begin in late March of 2026 and be completed by September 2026.

Setting

The project is located in Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Air Pollutants of Concern

High ozone concentrations in the air basin are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form ozone concentrations. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ambient ozone concentrations. The highest ozone concentrations in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone concentrations aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant in the air basin. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter

[1] Bay Area Air Quality Management District, *2022 CEQA Guidelines*, April 2023.

concentrations aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic Air Contaminants

TACs are a broad class of compounds known to cause morbidity or mortality, often because they cause cancer. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a freeway). Because chronic exposure of TACs can result in adverse health effects, they are regulated at the regional, State, and federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the California Air Resources Board (CARB), diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects from diesel exhaust exposure a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the Federal Hazardous Air Pollutants programs. Health risks from TACs are estimated using the Office of Environmental Health Hazard Assessment (OEHHA) risk assessment guidelines, which were published in February of 2015 and incorporated in BAAQMD's current CEQA guidance.[2]

$PM_{2.5}$ emissions can include TACs. Due to the adverse health effects caused by $PM_{2.5}$ exposure even at low concentrations, BAAQMD developed assessing methods and health risk thresholds to address exposure to increased concentrations caused by project $PM_{2.5}$ emissions.[3]

Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. For cancer risk assessments, infants and small children are the most sensitive receptors, since they are more susceptible to cancer causing TACs. Residential locations are assumed to include infants and small children. The closest sensitive receptors to the project site would be located in the adjacent single-family residences surrounding the golf course. Roxbury Elderly Care is located to the west of the project site. There are additional single-family residences surrounding the site at further distances. This project would not introduce new sensitive receptors (i.e., residents) to the area.

[2] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.
[3] BAAQMD, 2022 CEQA Air Quality Guidelines, Appendix A, p40.

Bay Area Air Quality Management District (BAAQMD)

BAAQMD has jurisdiction over an approximately 5,600-square mile area, commonly referred to as the San Francisco Bay Area (Bay Area). The District's boundary encompasses the nine San Francisco Bay Area counties, including Alameda County, Contra Costa County, Marin County, San Francisco County, San Mateo County, Santa Clara County, Napa County, southwestern Solano County, and southern Sonoma County.

BAAQMD is the lead agency in developing plans to address attainment and maintenance of the National Ambient Air Quality Standards and California Ambient Air Quality Standards. The District also has permit authority over most types of stationary equipment utilized for the proposed project. The BAAQMD is responsible for permitting and inspection of stationary sources; enforcement of regulations, including setting fees, levying fines, and enforcement actions; and ensuring that public nuisances are minimized.

BAAQMD's Community Air Risk Evaluation (CARE) program was initiated in 2004 to evaluate and reduce health risks associated with exposures to outdoor TACs in the Bay Area.[4] The program examines TAC emissions from point sources, area sources, and on-road and off-road mobile sources with an emphasis on diesel exhaust, which is a major contributor to airborne health risk in California. The CARE program is an on-going program that encourages community involvement and input. The technical analysis portion of the CARE program has been implemented in three phases that includes an assessment of the sources of TAC emissions, modeling and measurement programs to estimate concentrations of TAC, and an assessment of exposures and health risks. Throughout the program, information derived from the technical analyses has been used to develop emission reduction activities in areas with high TAC exposures and high density of sensitive populations. Risk reduction activities associated with the CARE program are focused on the most at-risk communities in the Bay Area. Seven areas have been identified by BAAQMD as impacted communities. They include Eastern San Francisco, Richmond/San Pablo, Western Alameda, San José, Vallejo, Concord, and Pittsburgh/Antioch. The project site is not located within any of the BAAQMD CARE areas.

Overburdened communities are areas located (i) within a census tract identified by the California Communities Environmental Health Screening Tool (CalEnviroScreen), Version 4.0 implemented by OEHHA, as having an overall score at or above the 70th percentile, or (ii) within 1,000 feet of any such census tract.[5] The BAAQMD has identified several overburdened areas within its boundaries. However, the project site is not within an overburdened area as the Project site is scored at the 15th percentile on CalEnviroScreen.[6]

[4] See BAAQMD: https://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program.
[5] See BAAQMD: https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-2-permits/2021-amendments/documents/20210722_01_appendixd_mapsofoverburdenedcommunities-pdf.pdf?la=en.
[6] OEHAA, CalEnviroScreen 4.0 Maps https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40

BAAQMD CEQA Air Quality Guidelines

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. In 2023, the BAAQMD revised the *California Environmental Quality Act* (*CEQA) Air Quality Guidelines* that include significance thresholds to assist in the evaluation of air quality impacts of projects and plans proposed within the Bay Area. The current BAAQMD guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures, and background air quality information. They include assessment methodologies for criteria air pollutants, air toxics, odors, and GHG emissions as shown in Table 1.[7] Air quality impacts and health risks are considered potentially significant if they exceed these thresholds.

The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less than significant if BMPs are implemented (listed below). BAAQMD strongly encourages enhanced BMPs for construction sites near schools, residential areas, other sensitive land uses, or if air quality impacts were found to be significant.

Table 1. BAAQMD CEQA Significance Thresholds

Criteria Air Pollutant	**Construction Thresholds**			
	Average Daily Emissions (lbs./day)			
ROG	54			
NO_x	54			
PM_{10}	82 (Exhaust)			
$PM_{2.5}$	54 (Exhaust)			
CO	Not Applicable			
Fugitive Dust (PM_{10}/$PM_{2.5}$)	Best Management Practices (BMPs)*			
Health Risks and Hazards	**Single Sources / Individual Projects**		**Combined Sources (Cumulative from all sources within 1000-foot zone of influence)**	
Excess Cancer Risk	>10 in a million	OR Compliance with Qualified Community Risk Reduction Plan	>100 in a million	OR Compliance with Qualified Community Risk Reduction Plan
Hazard Index	>1.0		>10.0	
Incremental annual $PM_{2.5}$	>0.3 µg/m^3		>0.8 µg/m^3	

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less.

* BAAQMD strongly recommends implementing all feasible fugitive dust management practices especially when construction projects are located near sensitive communities, including schools, residential areas, or other sensitive land uses.

[7] Bay Area Air Quality Management District, *2022 CEQA Guidelines*. April 2023.

Los Gatos 2040 General Plan

The Los Gatos 2040 General Plan was adopted by the Los Gatos Town Council on June 30, 2022. The following air quality policies are applicable to the project:

Policy ENV-8.1 **Air Quality Standards.** Federal, State, and regional air quality goals, policies, standards, and requirements shall be addressed during environmental review for local land use and development decisions. Applicable standards or requirements, if not already in the proposed plans, shall be incorporated as conditions of approval.

Policy ENV-8.7 **Reduce Effects of High Air Pollutant Concentrations.** Require developments to incorporate site planning techniques that reduce exposure of people to the impacts of high air pollutants from adjacent roadways.

Policy ENV-8.9 **Air Pollution Impacts During Construction.** Require project proponents to prepare and implement a construction management plan that incorporates Best Available Control Measures and all best management practices in accordance with the Air District standards to reduce criteria pollutants.

Construction Period Emissions

The California Emissions Estimator Model (CalEEMod) Version 2022 was used to estimate emissions from on-site construction activity, construction vehicle trips, and evaporative emissions. The project land use types and size were input to CalEEMod. The CalEEMod model output along with construction inputs are included in *Attachment 1*.

CalEEMod Inputs

Land Uses

The proposed project land uses were entered into CalEEMod as described in Table 2.

Table 2. Summary of Project Land Use Inputs

Project Land Uses	Size	Units	Square Feet (sf)	Acreage
Golf Course	87.67	Acre	-	87.67

Construction Inputs

CalEEMod computes annual emissions for construction that are based on the project type, size, and acreage. The model provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. The construction build-out scenario, including equipment quantities, average hours per day, total number of workdays, and schedule, were based on information provided by the project applicant (included in *Attachment 1*). The

project applicant estimates the earliest possible start date to be March 2026, and the project would be built out over a period of approximately 7 months, or 161 construction workdays.

Construction Traffic Emissions

Construction would produce traffic in the form of worker trips and truck traffic. The traffic-related emissions are based on worker and vendor trip estimates produced by CalEEMod and haul trips that were computed based on the amount of asphalt truck trips to and from the site. CalEEMod provides daily estimates of worker and vendor trips for each applicable phase. The amount of asphalt was provided and converted to daily one-way trips, assuming two trips per delivery. There is no planned export or import of soil material as the cut and grade will be balanced.

Summary of Computed Construction Period Emissions

Average daily construction emissions were estimated for the total duration of the project (161 days). Table 3 shows the average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction of the project. As indicated in Table 3, the predicted project unmitigated construction emissions would not exceed the BAAQMD significance thresholds during any year of construction.

Table 3. Construction Period Emissions - Unmitigated

Year	ROG	NOx	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Construction Emissions Total (Tons)				
2026	0.15	1.32	0.04	0.04
Average Daily Construction Emissions (pounds/day)				
2026 (161 construction workdays)	1.86	16.35	0.50	0.46
BAAQMD Thresholds (pounds per day)	*54* lbs./day	*54* lbs./day	*82* lbs./day	*54* lbs./day
Exceed Threshold?	No	No	No	No

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e. fugitive PM_{10} and $PM_{2.5}$) to be less than significant BMPs are implemented. The project would be required to implement the BMPs recommended by BAAQMD during all phases of construction to reduce dust and other particulate matter emissions, per the Town's General Plan policy ENV-8.9.

General Plan Policy ENV-8.9: **Include BAAQMD basic BMPs to control dust and exhaust during construction.**

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures

recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.

6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

8. Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.

The Town's General Plan Policy ENV-8.9 is consistent with BAAQMD-recommended basic BMPs for reducing fugitive dust contained in the BAAQMD CEQA Air Quality Guidelines. For this analysis, only the basic set of BMPs are required as the Project emissions and $PM_{2.5}$ impacts were below the BAAQMD thresholds. Enhanced BMPs would be required as mitigation if air quality impacts were found to be significant.

Construction Health Risk Impacts

Health risk impacts were addressed by predicting increased lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations, and computing the Hazard Index (HI) for non-cancer health risks. Construction activity is the only source of TAC emissions from the Project that would have health risk impacts. Construction equipment and associated heavy-duty truck traffic generates diesel exhaust, which is a known TAC. These exhaust emissions pose health risks for sensitive receptors such as surrounding residents. The primary health risk impact issues associated with construction emissions are cancer risk and exposure to $PM_{2.5}$. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$.[8] This assessment included dispersion modeling to predict the off-site concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be evaluated.

Modeled Sensitive Receptors

Receptors for this assessment included locations where sensitive populations would be present for extended periods of time (i.e., chronic exposures). This includes the existing residences surrounding the site and Roxbury Elderly Care as shown in Figure 1. Residential receptors are assumed to include all receptor groups (i.e., third trimester, infants, children, and adults) with almost continuous exposure to project emissions. Roxbury Elderly Care is assumed to be adults only with almost continuous exposure to project emissions. While there are additional receptors within 1,000 feet of the project site, the receptors chosen are adequate to identify maximum impacts from the project.

Construction Emissions

The CalEEMod model provided total uncontrolled annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-road vehicles. Total DPM emissions were estimated to be 0.04 tons (81 pounds). Fugitive dust emissions ($PM_{2.5}$), which reflect the application of BMPs, are less than 0.01 tons (1 pound) from all construction stages. The on-road emissions are a result of haul truck travel during grading activities, worker travel, and vendor deliveries during construction. A trip length of one mile was used to represent vehicle travel while at or near the construction site. It was assumed that the emissions from on-road vehicles traveling at or near the site would occur at the construction site.

Dispersion Modeling

The U.S. EPA AERMOD dispersion model was used to predict DPM and $PM_{2.5}$ concentrations at sensitive receptors (i.e., residences) in the vicinity of the project construction area. The AERMOD dispersion model is a BAAQMD-recommended model for use in modeling analysis of these types of emission activities for CEQA projects.[9] Emission sources for the construction site were grouped into two categories: exhaust emissions of DPM and fugitive $PM_{2.5}$ dust emissions.

[8] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.
[9] BAAQMD, 2023, *Appendix E of the 2022 BAAQMD CEQA Guidelines.* April.

Construction Sources

To represent the construction equipment exhaust emissions, an area source was used with an emission release height of 20 feet (6 meters).[10] The release height incorporates both the physical release height from the construction equipment (i.e., the height of the exhaust pipe) and plume rise after it leaves the exhaust pipe. Plume rise is due to both the high temperature of the exhaust and the high velocity of the exhaust gas. It should be noted that when modeling an area source, plume rise is not calculated by the AERMOD dispersion model as it would do for a point source (exhaust stack). Therefore, the release height from an area source used to represent emissions from sources with plume rise, such as construction equipment, was based on the height the exhaust plume is expected to achieve, not just the height of the top of the exhaust pipe.

For modeling fugitive $PM_{2.5}$ emissions, an area source with a near-ground level release height of 7 feet (2 meters) was used. Fugitive dust emissions at construction sites come from a variety of sources, including truck and equipment travel, grading activities, truck loading (with loaders) and unloading (rear or bottom dumping), loaders and excavators moving and transferring soil and other materials, etc. All of these activities result in fugitive dust emissions at various heights at the point(s) of generation. Once generated, the dust plume will tend to rise as it moves downwind across the site and exit the site at a higher elevation than when it was generated. For all these reasons, a 7-foot release height was used as the average release height across the construction site. Emissions from the construction equipment and on-road vehicle travel were distributed throughout the modeled area sources.

AERMOD Inputs and Meteorological Data

The modeling used a five-year meteorological data set (2013-2017) from the San José Airport prepared for use with the AERMOD model by the BAAQMD. Construction emissions were modeled as occurring Monday through Friday between 7:00 a.m. to 5:30 p.m. and on Saturdays between 9:00 a.m. to 5:30 p.m., when the majority of construction is expected to occur according to the project applicant. Annual DPM and $PM_{2.5}$ concentrations from construction activities during the 2026 period were calculated at nearby sensitive receptors using the model. Receptor heights of 5 feet (1.5 meters) were used to represent the breathing height on the first floor of nearby residences and at Roxbury Elderly Care.[11]

Summary of Construction Health Risk Impacts

The maximum increased cancer risks were calculated using the modeled TAC concentrations combined with BAAQMD CEQA guidance for age sensitivity factors and exposure parameters. Age-sensitivity factors reflect the greater sensitivity of infants and small children to cancer causing TACs. Third trimester, infant, child, and adult exposures were assumed to occur at all residences

[10] California Air Resource Board, 2007. *Proposed Regulation for In-Use Off-Road Diesel Vehicles, Appendix D: Health Risk Methodology*. April. Web: https://ww3.arb.ca.gov/regact/2007/ordiesl07/ordiesl07.htm

[11] Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en

during the entire construction period, while adult exposures were assumed at Roxbury Elderly Care.

Non-cancer health hazards and maximum $PM_{2.5}$ concentrations were also calculated. The maximum modeled annual $PM_{2.5}$ concentration was calculated based on combined exhaust and fugitive concentrations. The maximum computed HI value was based on the ratio of the maximum DPM concentration modeled and the chronic inhalation DPM reference exposure level of 5 $\mu g/m^3$.

The modeled maximum annual DPM and $PM_{2.5}$ concentrations were identified at nearby sensitive receptors to find the MEI. Results of this assessment indicated that the construction MEI was located on the first floor (5 feet above the ground) of a single-family residence east of the project site. The location of the MEI and nearby sensitive receptors are shown in Figure 1. Table 4 summarizes the maximum cancer risks, $PM_{2.5}$ concentrations, and health hazard indexes for project related construction activities. *Attachment 2* to this report includes the emission calculations used for construction modeling and the cancer risk calculations.

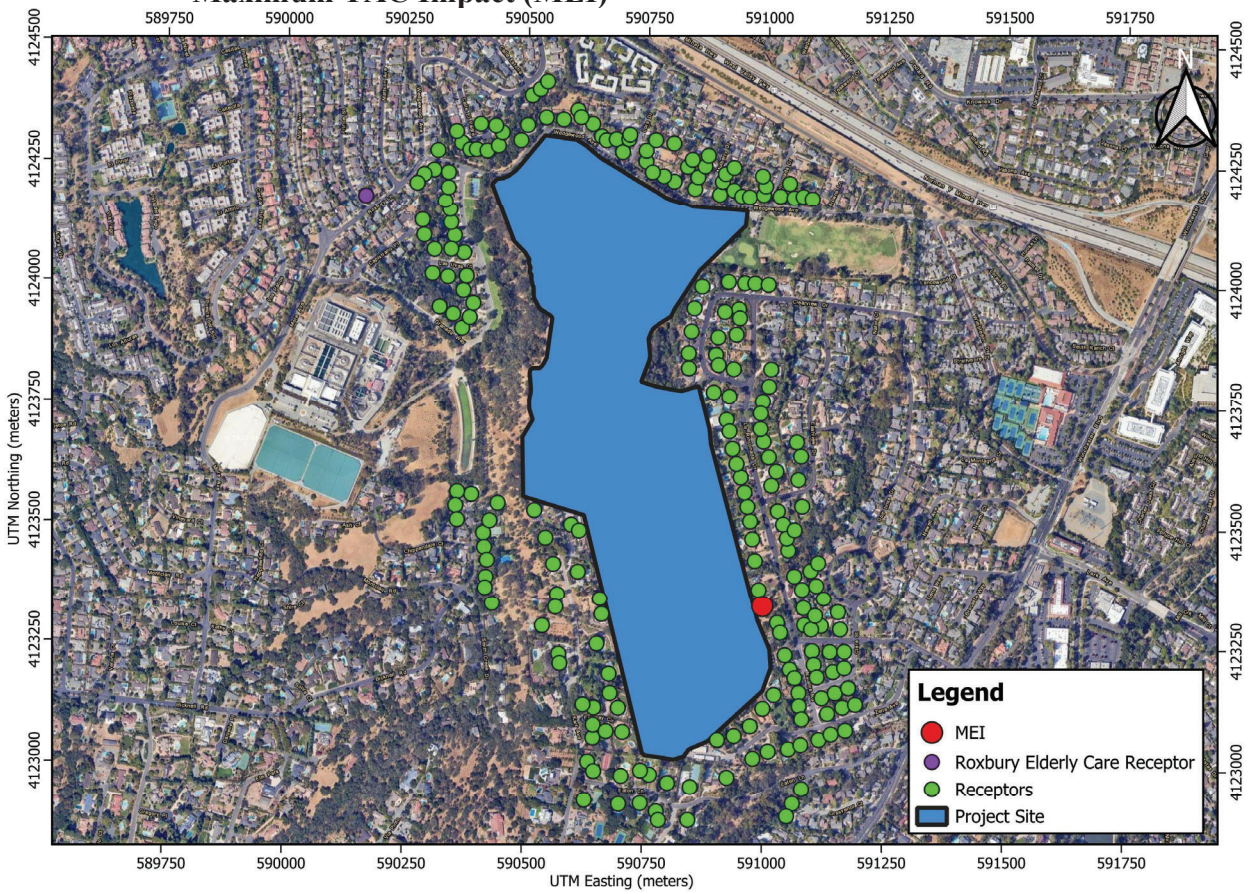
As shown in Table 4, the project's uncontrolled construction maximum cancer risk, annual $PM_{2.5}$ concentration, and HI do not exceed their respective BAAQMD single-source significance threshold.

Additionally, modeling was conducted to predict the cancer risks, non-cancer health hazards, and maximum $PM_{2.5}$ concentrations associated with construction activities at the nearby Roxbury Elderly Care. The maximum increased cancer risks were adjusted using adult exposure parameters. The cancer risk, $PM_{2.5}$ concentration, and HI did not exceed their respective BAAQMD single-source significance thresholds, as shown in Table 4.

Table 4. Construction Risk Impacts at the Off-Site MEIs

Source		Cancer Risk[1] (per million)	Annual $PM_{2.5}$[1] ($\mu g/m^3$)	Hazard Index
Project Construction	Unmitigated	2.10 (infant)	0.01	<0.01
	BAAQMD Single-Source Threshold	***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
Impacts at Roxbury Elderly Care				
Project Construction	Unmitigated	<0.01 (adult)	<0.01	<0.01
	BAAQMD Single-Source Threshold	***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

Figure 1. Location of Project Construction Site, Off-Site Sensitive Receptors, and Maximum TAC Impact (MEI)

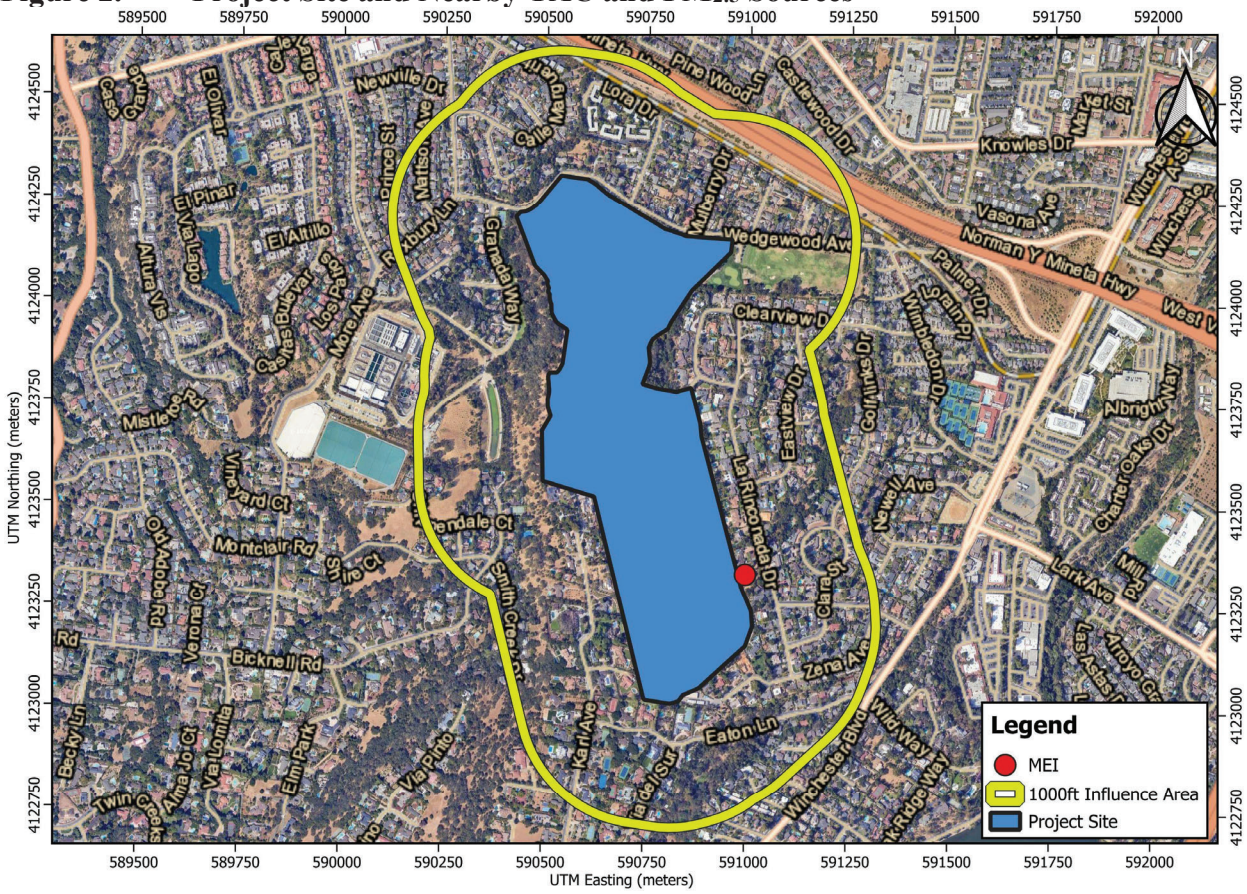


Cumulative Health Risk Impacts

Cumulative health risk assessments look at all substantial sources of TACs located within 1,000 feet of a project site (i.e., influence area) that can affect sensitive receptors. These sources include rail lines, highways, busy surface streets, and stationary sources identified by BAAQMD.

A review of the project area using BAAQMD's geographic information systems (GIS) screening maps identified the existing health risks from nearby roadway and stationary sources at the MEI. Local roadways and five stationary sources within the 1,000-foot influence area could have cumulative health risk impacts at the MEI. Figure 2 shows the locations of the sources affecting the MEIs within the influence area. Health risk impacts from these sources upon the MEI are reported in Table 5. Details of the cumulative screening and health risk calculations are included in *Attachment 3.*

Figure 2. Project Site and Nearby TAC and $PM_{2.5}$ Sources



Nearby Local Roadways

The project site is located near multiple intersecting streets. Cancer risk, $PM_{2.5}$ concentrations, and HI associated with traffic on the nearby roadways were estimated using BAAQMD screening values provided via GIS data files (i.e., raster files).[12] BAAQMD raster files provide screening-level cancer risk, $PM_{2.5}$ concentrations, and HI for roadways within the Bay Area and were produced using AERMOD and 20x20-meter emissions grid. The raster file uses EMFAC2021 data for vehicle emissions and fleet mix for roadways and includes Appendix E of the Air District's CEQA Air Quality Guidance for risk assessment assumptions. These estimates represent conservative risks reflective of 2022 conditions and are meant to provide a conservative estimate of future conditions, which do not reflect the increased proportion of zero emission motor vehicles that will result in lower future emissions.[13] These screening values are considered higher than values that would be obtained with refined modeling methods. These raster data are based on region-wide emissions rather than just those that occur within 1,000 feet of the project. More information regarding the assumptions used to develop the screening layers can be found in Sections 6 and 7 in Appendix E of BAAQMD's 2022 CEQA guidance.[14] Screening-level cancer

[12] BAAQMD, *Health Risk Screening and Modeling*, 2022. Web: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools/health-risk-screening-and-modeling
[13] BAAQMD, 2022. BAAQMD CEQA Air Quality Guidelines Appendix E, Section 9. April 2023
[14] BAAQMD, 2022. BAAQMD CEQA Air Quality Guidelines Appendix E, Sections 6 and 7, April 2023.

risk, $PM_{2.5}$ concentration, and HI for the cumulative roadway impacts at the construction MEI are listed in Table 5.

BAAQMD Permitted Stationary Sources

Permitted stationary sources of air pollution near the project site were identified using BAAQMD's *Permitted Stationary Sources 2022* GIS website,[15] which identifies the location of nearby stationary sources and their estimated risk and hazard impacts, including emissions and adjustments to account for OEHHA guidance. Five sources were identified using this tool, two gas dispensing facilities (GDF), and three emergency diesel generators. While these sources are within 1,000 feet from the edge of the project site, the closest source to the MEI is approximately 1,500 feet away with others over 3,000 feet away. Risks from these existing stationary sources would be negligible as the distance between source and MEI is too great for any meaningful TAC concentration to affect the MEI. Building downwash, wind interaction with terrain, and other environmental factors would assist in diluting any airborne TAC concentration. As a result, risks from existing stationary sources upon the MEI are considered negligible and are not included in this analysis.

Summary of Cumulative Health Risk Impact at Construction MEIs

Table 5 reports both the project and cumulative health risk impacts at the sensitive receptor most affected by construction (i.e., the MEI). As shown in Table 5, the project does not exceed any BAAQMD single-source or cumulative source threshold.

Table 5. Impacts from Combined Sources at Project MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impacts				
Project Construction	Unmitigated	2.10 (infant)	0.01	<0.01
BAAQMD Single-Source Threshold		***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
Cumulative Impacts				
Cumulative Roadways – BAAQMD Screening GIS Data		3.13	0.12	0.01
Cumulative Total	Unmitigated	5.23	0.13	<0.02
BAAQMD Cumulative Source Threshold		***100***	***0.8***	***10.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

[15] BAAQMD, https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=845658c19eae4594b9f4b805fb9d89a3

Supporting Documentation

Attachment 1 includes the CalEEMod outputs for project construction emissions. Also included are any modeling assumptions.

Attachment 2 includes the health risk assessment. This includes the summary of the dispersion modeling and the cancer risk calculations for construction. The AERMOD dispersion modeling files for this assessment, which are quite voluminous, are available upon request and would be provided in digital format.

Attachment 3 includes the cumulative health risk screening and calculations from sources affecting the construction MEI.

Attachment 1: CalEEMod Input Assumptions and Outputs

Air Quality/Noise Construction Information Data Request

Project Name: LaRinconada CC

See Equipment Type TAB for type, horsepower and load factor

Complete ALL Portions in Yellow

Project Size	____ Dwelling Units	87.67	total project acres disturbed
	____ s.f. residential		
	____ s.f. retail		
	____ s.f. office/commercial		
	____ s.f. other, specify:		
	____ s.f. parking garage	____	spaces
	____ s.f. parking lot	____	spaces
Construction Days (i.e, M-F)	Monday	to	Saturday
Construction Hours (weekdays)	7:00 am	to	5:30 pm
Consturction Hours (Weekend)	9 am	to	5:30 pm

Pile Driving? No

Project include on-site GENERATOR OR FIRE PUMP during project OPERATION (not construction)? Y/N? No

IF YES (if BOTH separate values) -->

Kilowatts/Horsepower: ____

Fuel Type: ____

Location in project (Plans Desired if Available):

DO NOT MULTIPLY EQUIPMENT HOURS/DAY BY THE QUANTITY OF EQUIPMENT

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	HP Annual Hours	Comments
	Demolition	**Start Date:**		**Total phase:**				**Overall Import/Export Volumes**
		End Date:						
	Concrete/Industrial Saws	33	0.73			#DIV/0!	0	**Demolition Volume**
	Excavators	36	0.38			#DIV/0!	0	Square footage of buildings to be demolished
	Rubber-Tired Dozers	367	0.4			#DIV/0!	0	(*or* total tons to be hauled)
	Tractors/Loaders/Backhoes	84	0.37			#DIV/0!	0	0 square feet *or*
	Other Equipment?							0 Hauling volume (tons)
								Any pavement demolished and hauled? 0 tons
	Site Preparation	**Start Date:**	3/23/2026	**Total phase:**	120			
		End Date:	8/8/2026					
0	Graders	148	0.41	0	0	0	0	
0	Rubber Tired Dozers	367	0.4	0	0	0	0	
3	Tractors/Loaders/Backhoes	84	0.37	10	120	10	111888	
	Other Equipment?							
	Grading / Excavation	**Start Date:**	3/30/2026	**Total phase:**	150			**THIS PHASE WOULD OVERLAP WITH THE SITE PREPARATION**
		End Date:	9/19/2026					**Soil Hauling Volume**
10	Excavators	36	0.38	10	150	10	205200	Export volume = 0 cubic yards?
0	Graders	148	0.41	0	0	0	0	Import volume = 0 cubic yards?
0	Rubber Tired Dozers	367	0.4	0	0	0	0	
0	Concrete/Industrial Saws	33	0.73	0	0	0	0	
3	Tractors/Loaders/Backhoes	84	0.37	10	150	10	139860	
	Other Equipment?							
	Trenching/Foundation	**Start Date:**		**Total phase:**				
		End Date:						
	Tractor/Loader/Backhoe	84	0.37			#DIV/0!	0	
	Excavators	36	0.38			#DIV/0!	0	
	Other Equipment?							
	Building - Exterior	**Start Date:**		**Total phase:**				**Cement Trucks? ? Total Round-Trips**
		End Date:						
	Cranes	367	0.29			#DIV/0!	0	Electric? (Y/N) ___ Otherwise assumed diesel
	Forklifts	82	0.2			#DIV/0!	0	Liquid Propane (LPG)? (Y/N) ___ Otherwise Assumed diesel
	Generator Sets	14	0.74			#DIV/0!	0	Or temporary line power? (Y/N) ___
	Tractors/Loaders/Backhoes	84	0.37			#DIV/0!	0	
	Welders	46	0.45			#DIV/0!	0	
	Other Equipment?							
	Building - Interior/Architectural Coating	**Start Date:**		**Total phase:**				
		End Date:						
	Air Compressors	37	0.48			#DIV/0!	0	
	Aerial Lift	46	0.31			#DIV/0!	0	
	Other Equipment?							
	Paving	**Start Date:**	9/20/2026	**Total phase:**	5			
		Start Date:	9/25/2026					
0	Cement and Mortar Mixers	10	0.56	0	0	0	0	
1	Pavers	81	0.42	10	5	10	1701	**Asphalt? 8000 Square Feet**
1	Paving Equipment	89	0.36	10	5	10	1602	
1	Rollers	36	0.38	10	5	10	684	
1	Tractors/Loaders/Backhoes	84	0.37	10	5	10	1554	
	Other Equipment?							
	Additional Phases	**Start Date:**		**Total phase:**				
		Start Date:						
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	

Equipment types listed in "Equipment Types" worksheet tab.

Equipment listed in this sheet is to provide an example of inputs

It is assumed that water trucks would be used during grading

Add or subtract phases and equipment, as appropriate

Modify horsepower or load factor, as appropriate

Complete one sheet for each project component

Construction Criteria Air Pollutants							
Unmitigated	ROG	NOX	PM10 Exhaust	PM2.5 Exhaust	PM2.5 Fugitive	**CO2e**	
Year	Tons					MT	
Construction Equipment							
2026	0.15	1.32	0.04	0.04	0.01	279.37	
	Total Construction Emissions						
Tons	0.15	1.32	0.04	0.04		279.37	
Pounds/Workdays	*Average Daily Emissions*					Workdays	
2026	1.86	16.35	0.50	0.46			**161**
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			
	Total Construction Emissions						
Pounds	299.07	2631.85	81.06	74.58		0.00	
Average	1.86	16.35	0.50	0.46		0.00	161.00
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			

25-007 La Rinconada Country Club, Los Gatos BMPs T4F Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.3. Construction Emissions by Year, Mitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

3.2. Site Preparation (2026) - Mitigated

3.3. Grading (2026) - Unmitigated

3.4. Grading (2026) - Mitigated

3.5. Paving (2026) - Unmitigated

3.6. Paving (2026) - Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	25-007 La Rinconada Country Club, Los Gatos BMPs T4F
Construction Start Date	3/23/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	12.8
Location	14595 Clearview Dr, Los Gatos, CA 95032, USA
County	Santa Clara
City	Los Gatos
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1785
EDFZ	1
Electric Utility	Silicon Valley Clean Energy
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Golf Course	87.7	Acre	87.7	0.00	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-5	Use Advanced Engine Tiers

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Unmit.	2.07	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,303
Mit.	0.60	9.45	0.07	0.33	0.40	0.07	0.08	0.15	4,303
% Reduced	71%	48%	87%	—	55%	86%	—	75%	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Unmit.	2.05	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,278
Mit.	0.59	9.47	0.07	0.33	0.40	0.07	0.08	0.15	4,278
% Reduced	71%	48%	87%	—	55%	86%	—	75%	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.82	7.21	0.22	0.13	0.35	0.20	0.03	0.24	1,687
Mit.	0.23	3.87	0.03	0.13	0.16	0.03	0.03	0.06	1,687
% Reduced	72%	46%	87%	—	55%	86%	—	75%	—
Annual (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.15	1.32	0.04	0.02	0.06	0.04	0.01	0.04	279
Mit.	0.04	0.71	0.01	0.02	0.03	0.01	0.01	0.01	279
% Reduced	72%	46%	87%	—	55%	86%	—	75%	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—
2026	2.07	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,303
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—
2026	2.05	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,278
Average Daily	—	—	—	—	—	—	—	—	—
2026	0.82	7.21	0.22	0.13	0.35	0.20	0.03	0.24	1,687
Annual	—	—	—	—	—	—	—	—	—
2026	0.15	1.32	0.04	0.02	0.06	0.04	0.01	0.04	279

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—
2026	0.60	9.45	0.07	0.33	0.40	0.07	0.08	0.15	4,303
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—
2026	0.59	9.47	0.07	0.33	0.40	0.07	0.08	0.15	4,278
Average Daily	—	—	—	—	—	—	—	—	—
2026	0.23	3.87	0.03	0.13	0.16	0.03	0.03	0.06	1,687
Annual	—	—	—	—	—	—	—	—	—
2026	0.04	0.71	0.01	0.02	0.03	0.01	0.01	0.01	279

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Unmit.	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,306
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,175
Average Daily (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,194
Annual (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	363

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Mobile	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,306
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—

Mobile	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Area	0.00	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,175
Average Daily	—	—	—	—	—	—	—	—	—
Mobile	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,040
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,194
Annual	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	25.5
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	363

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Mobile	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,306
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Mobile	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Area	0.00	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,175
Average Daily	—	—	—	—	—	—	—	—	—
Mobile	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,040
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,194
Annual	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	25.5
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	363

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.38	3.87	0.13	—	0.13	0.12	—	0.12	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.38	3.87	0.13	—	0.13	0.12	—	0.12	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.27	0.04	—	0.04	0.04	—	0.04	359

Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.23	0.01	—	0.01	0.01	—	0.01	59.5
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	64.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	59.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	19.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Site Preparation (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.53	0.02	—	0.02	0.02	—	0.02	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.53	0.02	—	0.02	0.02	—	0.02	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.18	0.01	—	0.01	0.01	—	0.01	359
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	59.5
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	64.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	59.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	19.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.56	14.1	0.43	—	0.43	0.39	—	0.39	2,869

Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.56	14.1	0.43	—	0.43	0.39	—	0.39	2,869
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	5.81	0.18	—	0.18	0.16	—	0.16	1,179
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.06	0.03	—	0.03	0.03	—	0.03	195
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.10	0.07	0.00	0.27	0.27	0.00	0.06	0.06	278
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—

Worker	0.09	0.09	0.00	0.27	0.27	0.00	0.06	0.06	257
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.00	0.11	0.11	0.00	0.03	0.03	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	17.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	8.83	0.05	—	0.05	0.05	—	0.05	2,869
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	8.83	0.05	—	0.05	0.05	—	0.05	2,869
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.63	0.02	—	0.02	0.02	—	0.02	1,179
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.66	< 0.005	—	< 0.005	< 0.005	—	< 0.005	195
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.10	0.07	0.00	0.27	0.27	0.00	0.06	0.06	278
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	0.00	0.27	0.27	0.00	0.06	0.06	257
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.00	0.11	0.11	0.00	0.03	0.03	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	17.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	5.74	0.24	—	0.24	0.22	—	0.22	1,312
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	< 0.005	—	< 0.005	< 0.005	—	< 0.005	18.0
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.97
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.00	0.08	0.08	0.00	0.02	0.02	85.4

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.31	< 0.005	0.07	0.07	< 0.005	0.02	0.02	266
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.64
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.60

3.6. Paving (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.39	0.02	—	0.02	0.02	—	0.02	1,312
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	18.0
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.97
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.00	0.08	0.08	0.00	0.02	0.02	85.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.31	< 0.005	0.07	0.07	< 0.005	0.02	0.02	266
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.64
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.60

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Total	0.00	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Total	0.00	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	25.5
Total	—	—	—	—	—	—	—	—	25.5

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	25.5
Total	—	—	—	—	—	—	—	—	25.5

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—

Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	3/23/2026	8/8/2026	6.00	120	—
Grading	Grading	3/30/2026	9/19/2026	6.00	150	—
Paving	Paving	9/20/2026	9/25/2026	6.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

Site Preparation	Tractors/Loaders/Back	Diesel	Average	3.00	10.0	84.0	0.37
Grading	Excavators	Diesel	Average	10.0	10.0	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	10.0	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	10.0	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	10.0	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	10.0	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	10.0	84.0	0.37

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	3.00	10.0	84.0	0.37
Grading	Excavators	Diesel	Tier 4 Final	10.0	10.0	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	3.00	10.0	84.0	0.37
Paving	Pavers	Diesel	Tier 4 Final	1.00	10.0	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Final	1.00	10.0	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Final	1.00	10.0	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	10.0	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT

Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	32.5	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	10.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	3.60	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	32.5	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	10.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT

Paving	Hauling	3.60	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	0.00	0.00	—
Grading	—	—	0.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Golf Course	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	2.34	0.00	0.00

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Golf Course	328	328	328	119,678	2,831	2,831	2,831	1,033,228

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Golf Course	328	328	328	119,678	2,831	2,831	2,831	1,033,228

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Golf Course	0.00	2.34	0.0000	0.0000	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Golf Course	0.00	2.34	0.0000	0.0000	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Golf Course	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Golf Course	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Golf Course	81.5	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Golf Course	81.5	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Golf Course	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Golf Course	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Golf Course	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Golf Course	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit

Temperature and Extreme Heat	12.6	annual days of extreme heat
Extreme Precipitation	5.85	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22.2
AQ-PM	11.3
AQ-DPM	53.2
Drinking Water	22.7
Lead Risk Housing	16.3
Pesticides	0.00
Toxic Releases	35.4

Traffic	80.8
Effect Indicators	—
CleanUp Sites	27.5
Groundwater	44.3
Haz Waste Facilities/Generators	81.9
Impaired Water Bodies	33.2
Solid Waste	0.00
Sensitive Population	—
Asthma	2.08
Cardio-vascular	1.81
Low Birth Weights	80.0
Socioeconomic Factor Indicators	—
Education	2.71
Housing	23.4
Linguistic	25.6
Poverty	4.27
Unemployment	70.0

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	94.21275504
Employed	79.36609778
Median HI	97.36943411
Education	—
Bachelor's or higher	95.90658283
High school enrollment	100

Preschool enrollment	91.10740408
Transportation	—
Auto Access	91.71050943
Active commuting	3.284999358
Social	—
2-parent households	91.74900552
Voting	98.02386757
Neighborhood	—
Alcohol availability	71.35891184
Park access	37.43102785
Retail density	27.34505325
Supermarket access	53.99717695
Tree canopy	89.95252149
Housing	—
Homeownership	95.79109457
Housing habitability	87.97638907
Low-inc homeowner severe housing cost burden	38.35493392
Low-inc renter severe housing cost burden	76.90234826
Uncrowded housing	91.95431798
Health Outcomes	—
Insured adults	98.216348
Arthritis	0.0
Asthma ER Admissions	97.3
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0

Diagnosed Diabetes	0.0
Life Expectancy at Birth	69.8
Cognitively Disabled	68.5
Physically Disabled	52.4
Heart Attack ER Admissions	97.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	53.0
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	87.9
Elderly	7.1
English Speaking	68.7
Foreign-born	46.7
Outdoor Workers	95.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	76.1
Traffic Density	79.5
Traffic Access	52.4
Other Indices	—

Hardship	3.5
Other Decision Support	—
2016 Voting	97.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	15.0
Healthy Places Index Score for Project Location (b)	98.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	Los Gatos default clean energy provider is Silicon Valley Clean Energy.
Construction: Construction Phases	Start date and number of workdays/6days construction provided from filled out construction worksheet.
Construction: Off-Road Equipment	Information from filled out construction worksheet.
Construction: Trips and VMT	Paving = 8,000-sf of asphalt (3.6 trips/day).

Construction: On-Road Fugitive Dust	Air District BMPS 15 mph required by Los Gatos GP.
Operations: Water and Waste Water	—

2. Emissions Summary - HRA

2.2 Construction Emissions by Year, Unmitigated

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO_2e
Daily - Summer (Max)									
2026	2.0500416	18.051759	0.5582830	0.0282614	0.5865445	0.5136203	0.0066244	0.5202448	3997.879216988345
Daily - Winter (Max)									
2026	2.0447505	18.058814	0.5582830	0.0282614	0.5865445	0.5136203	0.0066244	0.5202448	3996.18528387456
Average Daily									
2026	0.8155560	7.1806884	0.2220449	0.0112283	0.2332732	0.2042815	0.0026322	0.2069138	1570.2631597069865
Annual									
2026	0.1488389	1.3104756	0.0405232	0.0020491	0.0425723	0.0372813	0.0004803	0.0377617	259.97498584474874

5.3. Construction Vehicles - HRA

5.3.1 Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation				
Site Preparation	Worker	7.5	1	LDA,LDT1,LDT2
Site Preparation	Vendor		1	HHDT,MHDT
Site Preparation	Hauling	0	1	HHDT
Site Preparation	Onsite truck			HHDT
Grading				
Grading	Worker	32.5	1	LDA,LDT1,LDT2
Grading	Vendor		1	HHDT,MHDT
Grading	Hauling	0	1	HHDT
Grading	Onsite truck			HHDT
Paving				
Paving	Worker	10	1	LDA,LDT1,LDT2
Paving	Vendor		1	HHDT,MHDT
Paving	Hauling	3.6	1	HHDT
Paving	Onsite truck			HHDT

Attachment 2: Project Construction Dispersion Modeling Inputs and Risk Calculations

La Rinconada Country Club, Los Gatos, CA
Construction Health Impact Summary

Maximum Impacts at MEI Location - Without Mitigation

Emissions Year	Maximum Concentrations		Cancer Risk (per million)	Hazard Index	Maximum Annual PM2.5 Concentration
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)	Infant/Child	(-)	($\mu g/m^3$)
2026	0.0118	0.0002	2.10	0.00	0.01
Total	-	-	**2.10**		-
Maximum	0.0118	0.0002	**-**	**0.00**	**0.01**

Maximum Impacts at Roxbury Elderly Care

Construction Year	Unmitigated Emissions			
	Maximum Concentrations		Child Cancer Risk (per million)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)		
2026	0.0013	0.0000	0.004	0.001
Total	-	-	**0.004**	-
Maximum	0.0013	0.0000	**-**	**0.001**

La Rinconada Country Club, Los Gatos, CA

DPM Emissions and Modeling Emission Rates - Unmitigated

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions (lb/yr)	DPM Emissions (lb/hr)	DPM Emissions (g/s)	Modeled Area (m^2)	DPM Emission Rate ($g/s/m^2$)
2026	Construction	0.0405	CON_DPM	81.0	0.02969	3.74E-03	394,139	9.49E-09
Total		***0.0405***		***81.0***	***0.0297***	***0.0037***		

Construction Hours

hr/day =	10.5	(7am - 5:30pm)
days/yr =	260	
hours/year =	2730	

La Rinconada Country Club, Los Gatos, CA

PM2.5 Fugitive Dust Emissions for Modeling - Unmitigated

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	PM2.5 Emissions (lb/yr)	PM2.5 Emissions (lb/hr)	PM2.5 Emissions (g/s)	Modeled Area (m^2)	PM2.5 Emission Rate $g/s/m^2$
2026	Construction	CON_FUG	0.0005	1.0	0.00035	4.43E-05	394,139	1.13E-10
Total			***0.0005***	***1.0***	***0.0004***	***0.0000***		

Construction Hours

hr/day =	10.5	(7am - 5:30pm)
days/yr =	260	
hours/year =	2730	

La Rinconada Country Club, Los Gatos, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information				Maximum		
			DPM Conc (ug/m3)		Age	Infant/Child	Modeled		Age	Adult			
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**DPM Conc (ug/m3) Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**Hazard Index**	**Fugitive PM2.5**	**Total PM2.5**
0	0.25	-0.25 - 0*	2026	0.0118	10	0.16	2026	0.0118	-	-			
1	1	0 - 1	2026	0.0118	10	1.94	2026	0.0118	1	0.03	0.00	0.000	0.01
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00			
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00			
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00			
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00			
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00			
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00			
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00			
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00			
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00			
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00			
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00			
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00			
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00			
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00			
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00			
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00			
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00			
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00			
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00			
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00			
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00			
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00			
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00			
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00			
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00			
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00			
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00			
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00			
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00			
Total Increased Cancer Risk						**2.10**				**0.03**			

* Third trimester of pregnancy

La Rinconada Country Club, Los Gatos, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Roxbury Elderly Care - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Adult - Exposure Information			
			Modeled			
			DPM Conc (ug/m3)			
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Age Sensitivity Factor**	**Adult Cancer Risk (per million)**
0	0.25	-0.25 - 0*	2026	0.0013	-	-
1	1	0 - 1	2026	0.0013	1	0.00
2	1	1 - 2		0.0000	1	0.00
3	1	2 - 3		0.0000	1	0.00
4	1	3 - 4		0.0000	1	0.00
5	1	4 - 5		0.0000	1	0.00
6	1	5 - 6		0.0000	1	0.00
7	1	6 - 7		0.0000	1	0.00
8	1	7 - 8		0.0000	1	0.00
9	1	8 - 9		0.0000	1	0.00
10	1	9 - 10		0.0000	1	0.00
11	1	10 - 11		0.0000	1	0.00
12	1	11 - 12		0.0000	1	0.00
13	1	12 - 13		0.0000	1	0.00
14	1	13 - 14		0.0000	1	0.00
15	1	14 - 15		0.0000	1	0.00
16	1	15 - 16		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00
24	1	23-24		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00
27	1	26-27		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00
Total Increased Cancer Risk						**0.00**

Maximum		
Hazard Index	**Fugitive PM2.5**	**Total PM2.5**
0.00	0.000	0.00

* Third trimester of pregnancy

Attachment 3: Cumulative Health Risk Screening and Calculations from Existing TAC Sources

BAAQMD Roadway Raster Cancer Risk at MEI



BAAQMD Roadway Raster Annual $PM_{2.5}$ Concentration at MEI



BAAQMD Roadway Raster Hazard Index at MEI

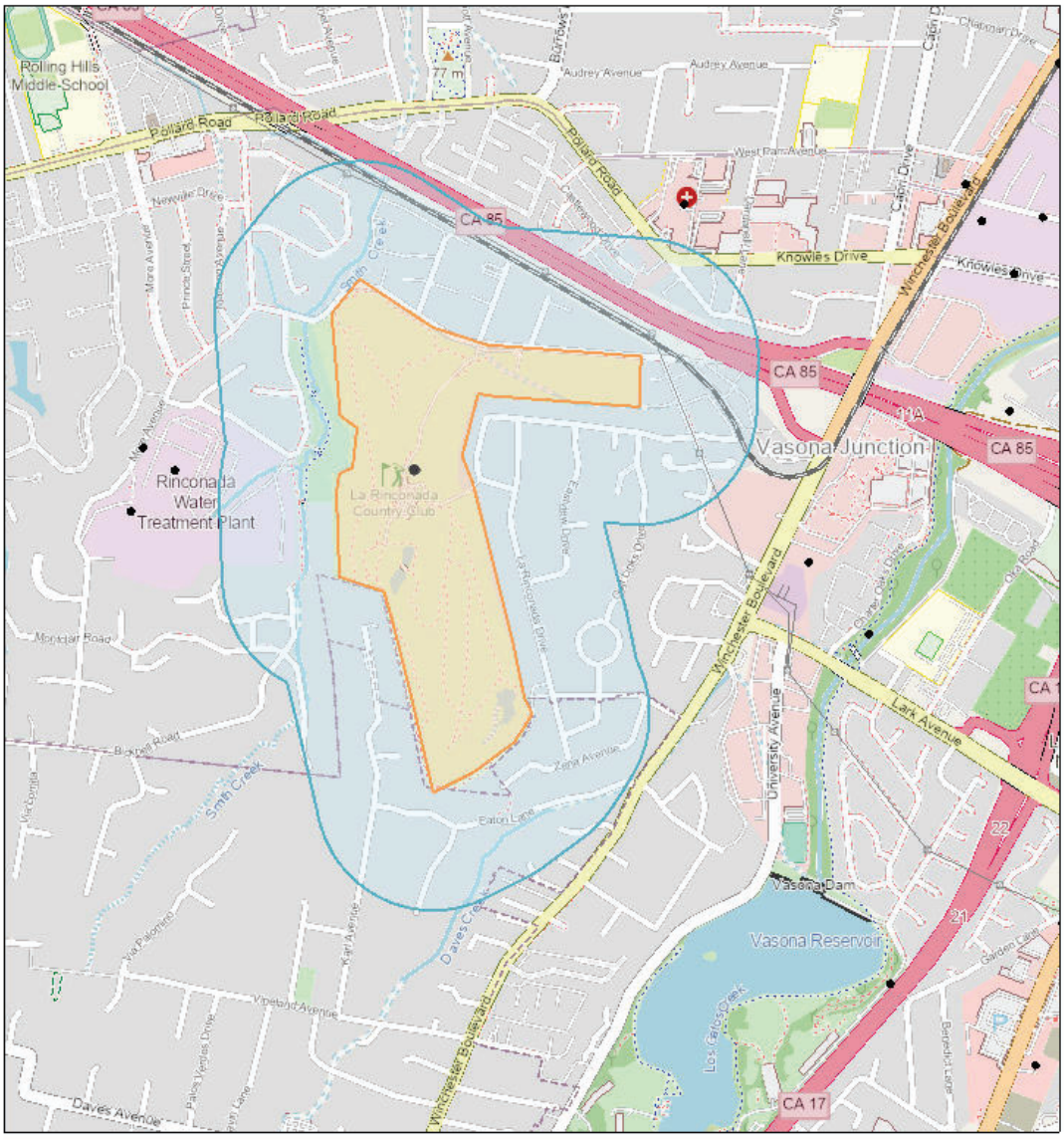


Screening Report

Area of Interest (AOI) Information

Area : 20,703,981.53 ft²

Jan 21 2025 13:46:44 Pacific Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
Permitted Stationary Sources	1	N/A	N/A

Permitted Stationary Sources

#	Address	Cancer_Ris	Chronic_Ha	City	County
1	17445 Zena Ave	0.73	0.00	Monte Sereno	Santa Clara

#	Details	Facility_I	Facility_N	Latitude	Longitude
1	Gas Dispensing Facility	106600-1	La Rinconada Country Club	37.26	-121.98

#	NAICS	NAICS_Indu	NAICS_Sect	NAICS_Subs	PM25
1	713910	Golf Courses and Country Clubs	Arts, Entertainment, and Recreation	Amusement, Gambling, and Recreation Industries	0.00

#	State	Zip	Count
1	CA	95030	1

NOTE: A larger buffer than 1,000 may be warranted depending on proximity to significant sources.

LA RINCONADA COUNTRY CLUB GOLF COURSE MODERNIZATION PROJECT CONSTRUCTION NOISE AND VIBRATION ASSESSMENT

Los Gatos, California

January 30, 2025

Prepared for:

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Project: 25-007

INTRODUCTION

This report addresses the potential for temporary noise or vibration impacts resulting from the La Rinconada Country Club Golf Course Modernization Project at 14595 Clearview Drive in Los Gatos, California. The report presents the project description and background information on environmental noise and vibration, the applicable regulatory criteria used in the assessment, and the evaluation of construction-related noise and vibration impacts.

PROJECT DESCRIPTION

Proposed Layout

The proposed project would leave 17 of the 18 holes in their current locations. The only hole location that would be modified would be the 13th hole, which would move from the edge of the project site to an internal location on the south side of the project site. All existing on-site structures would remain unchanged. Upon project completion, the Country Club would continue to operate one 18-hole golf course on the property, and the membership numbers would remain unchanged. The proposed project would not expand or increase the use of any facilities at La Rinconada Country Club. The proposed project would not alter ingress and egress to the property.

Irrigation System and Cart Paths

As part of the proposed project, the irrigation system would be modernized; on-site drainage systems would be upgraded; and the fairway grass would be replaced with a modern hybrid bermudagrass that requires 35 percent less irrigation water than the current course grass. In addition to the turf change and drainage upgrades, the proposed project would replace most of the existing golf course cart paths with reduced footprint cart paths. Replacement of the cart paths would reduce impervious surfaces on the golf course by approximately 70 percent.

Tree Removal

There are approximately 1,200 trees on the property, most of which are non-native species planted by the Club over the past 50 years. Recently introduced redwoods and eucalyptus trees would be replaced by native oaks as a part of the proposed project. The plan would remove approximately 240 trees, most of which are redwoods and eucalyptus. The proposed project would replace the trees removed at a one-to-one ratio, planting approximately 240 native oak trees on the golf course. This would restore the property to a more natural state similar to the late 1920's.

Construction

As part of construction activities, grading would be balanced on-site with approximately 52,780 cubic yards of cut and fill. No soil would be imported to or exported from the site. Construction of the proposed project is estimated to take approximately seven months to complete and is scheduled to begin in late March of 2026.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous or frequent intermittent vibration levels produce. The guidelines in Table 3 represent syntheses of vibration criteria for human response and potential damage to buildings resulting from construction vibration.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as paint flaking or minimal extension of cracks in building surfaces; minor, including limited surface cracking; or major, that may threaten the structural integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher. The damage criteria presented in Table 3 include several categories for ancient, fragile, and historic structures, the types of structures most at risk to damage. Most buildings are included within the categories ranging from “Historic and some old buildings” to “Modern industrial/commercial buildings”. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Threshold at which there is a risk of damage to fragile buildings with no risk of damage to most buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential structures
0.5	Severe - Vibrations considered unpleasant	Threshold at which there is a risk of damage to new residential and modern commercial/industrial structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Regulatory Background - Noise

The State of California Environmental Quality Act (CEQA) Guidelines, Appendix G, are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. A summary of the applicable regulatory criteria is provided below.

State of California

State CEQA Guidelines. CEQA contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, construction noise or vibration impacts would be considered significant if the project would result in:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels; or

Town of Los Gatos

Town of Los Gatos 2040 General Plan. The Town of Los Gatos identifies the following policies applicable to the proposed development:

ENV 21 - *Ensure that construction and maintenance equipment noise does not adversely affect land uses.*

ENV 21.1 Noise Attenuation, Town Equipment
All Town-owned and operated construction and maintenance equipment, and equipment for these activities operated under contract with the Town, shall contain state-of-the-art noise attenuation equipment.

ENV 21.2 Noise Attenuation, Private Equipment
Monitor and modify Town ordinances, as appropriate, to control nuisance noise from maintenance equipment used in the community.

Town of Los Gatos Code of Ordinances The Town Noise Ordinance (Chapter 16 of the Town Municipal Code) specifies noise limits to protect the peace, health, and safety of its citizens from such noise and vibration. The following policies would be applicable to the project.

Sec. 16.20.035. - Construction

(a) Notwithstanding any other provision of this chapter, between the hours of 8:00 a.m. to 6:00 p.m. weekdays, and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities which are authorized by a valid Town permit or as otherwise allowed by Town permit, shall be allowed if they meet at least one of the following noise limitations:

(1) No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible.

(2) The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

Regulatory Background – Vibration

California Department of Transportation. The California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, which typically consist of buildings constructed since the 1990s. Conservative vibration limits of 0.3 in/sec PPV is used for buildings that are found to be structurally sound but where structural damage is a major concern (see Table 3 above for further explanation). For historical buildings or some older buildings, a vibration limit of 0.25 in/sec PPV would apply.

NOISE IMPACTS AND AVOIDANCE MEASURES

Significance Criteria

The following criteria were used to evaluate the significance of noise and vibration resulting from the project:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels;

Impact 1: **Temporary Construction Noise.** Existing receptors may temporarily be exposed to construction noise levels exceeding the Town of Los Gatos construction noise thresholds, but the short-term noise would result in a **less-than-significant** impact.

For construction noise, the potential for noise impacts was assessed by considering several factors, including the proximity of Project-related noise sources to noise-sensitive land uses (i.e., "sensitive receptors"), typical noise levels associated with construction equipment, the potential for construction noise levels to interfere with daytime activities, the duration that sensitive receptors would be affected, and whether proposed activities would occur outside the construction time limits or noise limits established in the local ordinance. For purposes of this analysis, temporary exposure to noise during the daytime is generally not considered significant if it is for short durations even if the noise is above the thresholds discussed herein, which is based on the reasonable assumption that most people would expect and accept short-term noise associated with a nearby construction project.

Construction of the proposed project is estimated to take approximately seven months to complete and is scheduled to begin in late March of 2026. Construction would progress sequentially from hole to hole; so, only portions of the property will experience construction activity at any single point in time during the construction period. In general, the modernization activity would last approximately two to four weeks per hole, depending on hole location. Proposed hours of construction are 7:00 a.m. to 5:30 p.m. on weekdays and 9:00 a.m. to 5:30 p.m. on Saturdays. No construction would occur on Sundays or holidays.

Construction phases would include site preparation, grading/excavation, trenching/foundation, and paving. During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary by phase and vary within phases, based on the amount of equipment in operation and the location at which the equipment is operating.

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g.,

early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time.

The Town's Code of Ordinances Section 16.20.035 limits construction activities to the hours of 8:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Section 16.20.035 also states that at least one of the following conditions should be met; (1) construction noise limits of 85 dBA at a distance of 25 feet for any single piece of equipment and (2) noise level at any point outside of the property plane of the project site is limited to 85 dBA.

Construction activities generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used. The hauling of excavated materials and construction materials would generate truck trips on local roadways, as well. For the proposed development, pile driving is not anticipated. The typical range of maximum instantaneous noise levels for the proposed project would be 70 to 90 dBA L_{max} at a distance of 50 feet (see Table 4) from the equipment.

Table 5 shows the hourly average noise level ranges, by construction phase, typical for various types of projects. Hourly average noise levels generated by construction are about 71 to 89 dBA L_{eq} for recreation projects, measured at a distance of 50 feet from the center of a busy construction site. Construction-generated noise levels drop off at a rate of about 6 dBA per doubling of the distance between the source and receptor. Shielding by buildings or terrain often results in lower construction noise levels at distant receptors.

Equipment expected to be used in each construction stage are summarized in Table 6, along with the quantity of each type of equipment and the reference noise level at 25 feet, assuming the operation of the two loudest pieces of construction equipment for each construction phase.

Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (RCNM) was used to calculate the hourly average noise levels for each phase of construction, assuming the two loudest pieces of equipment would operate simultaneously, as recommended by the FTA for construction noise evaluations. This construction noise model includes representative sound levels for the most common types of construction equipment and the approximate usage factors of such equipment that were developed based on an extensive database of information gathered during the construction of the Central Artery/Tunnel Project in Boston, Massachusetts (CA/T Project or "Big Dig"). The usage factors represent the percentage of time that the equipment would be operating at full power.

TABLE 4 Construction Equipment 50-foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)[1,2]	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor[3]	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes:

[1] Measured at 50 feet from the construction equipment, with a "slow" (1 sec.) time constant.

[2] Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.

[3] Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

TABLE 5 Typical Ranges of Construction Noise Levels at 50 feet, L_{eq} (dBA)

	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works Roads & Highways, Sewers, and Trenches	
	I	II	I	II	I	II	I	II
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I - All pertinent equipment present at site.
II - Minimum required equipment present at site.

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

TABLE 6 Construction Noise Levels from Heavy Equipment at 25 feet

Phase of Construction	Total Number of Workdays	Construction Equipment (Quantity)	Maximum Noise Level at 25 feet, dBA L_{max}	Average Noise Level at 25 feet, dBA L_{eq}
Site Preparation	120	Tractor/Loader/Backhoe (3)[a]	90	87
Grading/ Excavation	150	Excavator (10) [a] Tractor/Loader/Backhoe (3) [a]	87 90	88
Paving	5	Paver (1)[a] Paving Equipment (1) Roller (1) Tractor/Loader/Backhoe (3) [a]	83 83 86 90	87

[a] Denotes two loudest pieces of construction equipment per phase.

As shown in Table 6, construction noise levels would range from 87 to 88 dBA L_{eq} when the two loudest pieces of construction equipment per phase operate 25 feet from an individual receptor. These predicted noise levels credibly represent worst-case conditions. Construction noise levels under credible worst-case conditions would be reduced to 84 to 85 dBA L_{eq} when the two loudest pieces of construction equipment per phase operate 35 feet or further from an individual receptors.

The following best management practices are assumed:

- Construction activities shall be limited to the hours of 8:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

- Prohibit unnecessary idling of internal combustion engines.

- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.

- Locate construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.

- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

The implementation of these reasonable controls would minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity. Considering that the modernization activity would last approximately two to four weeks per hole, and less than one construction season in total, and that the vast majority of construction would occur more than 35 feet from nearby receptors, the temporary exceedances of the Town's Code of Ordinances would result in a less-than-significant impact.

Impact 2: **Exposure to Excessive Groundborne Vibration.** Construction of the project would potentially generate vibration levels exceeding the 0.25 in/sec PPV threshold at historic homes adjoining the project site. The implementation of best management practices would reduce the potential impact to a **less-than-significant** level.

The California Department of Transportation (Caltrans) recommends a vibration limit of 0.5 in/sec PPV for new residential and modern commercial/industrial structures, a vibration limit of 0.3

in/sec PPV for older residential structures, and a vibration limit of 0.25 in/sec PPV for historic buildings. The Town recognizes a structure as historic if any one of the following apply:

- Any structure / site that is located within an historic district
- Any structure / site that is historically designated within the LHP overlay
- Any primary structure constructed prior to 1941, unless the Town has specifically determined the structure has no historic significance or architectural merit.

Based on the Town's definition of historic structures, this analysis uses a vibration limit of 0.25 in/sec PPV to conservatively assess the potential for vibration impacts.

Table 7 presents typical vibration levels that could be expected from construction equipment at a distance of 25 feet. Project construction activities, such as drilling, the use of jackhammers, rock drills, other high-power or vibratory tools, and rolling stock equipment (tracked vehicles, compactors, etc.), may generate substantial vibration in the immediate vicinity. Jackhammers typically generate vibration levels of 0.035 in/sec PPV, and drilling typically generates vibration levels of 0.09 in/sec PPV at a distance of 25 feet. Vibration levels would vary depending on soil conditions, construction methods, and equipment used.

Vibration levels are highest close to the source and then attenuate with increasing distance from the source. Vibration levels at various distances can be calculated as follows[1]:

$$PPVEquipment = PPVRef\ (25/D)^n\ (in/sec)$$

Where: *PPVRef = reference PPV at 25 ft.*
D = distance from equipment to the receiver in ft.
n = 1.1 (the value related to the attenuation rate through ground)

TABLE 7 Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 ft. (in/sec)	Minimum Distance to Meet 0.25 in/sec PPV (feet)
Clam shovel drop		0.202	21
Hydromill (slurry wall)	in soil	0.008	2
	in rock	0.017	3
Vibratory Roller		0.210	21
Hoe Ram		0.089	10
Large bulldozer		0.089	10
Caisson drilling		0.089	10
Loaded trucks		0.076	9
Jackhammer		0.035	5
Small bulldozer		0.003	1

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., January 2025.

[1] Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Table 8 provides a summary of vibration levels expected from project construction equipment in five-foot increments to show how vibration levels attenuate with distance from the source. The construction of the project would generate vibration levels exceeding the 0.25 in/sec PPV threshold at vibration-sensitive buildings when vibratory rollers are used within 25 feet. The 0.25 in/sec PPV threshold would also be exceeded at vibration-sensitive buildings when excavators are used within 10 feet. The use of small tractors/loaders/backhoes, pavers, and other paving equipment would not be expected to generate vibration levels exceeding the thresholds.

TABLE 8 Construction Vibration Levels by Phase

		PPV (in/sec) at Various Distances from Construction Equipment				
Phase	**Construction Equipment**	**5 feet**	**10 feet**	**15 feet**	**20 feet**	**25 feet**
Site Preparation	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Grading / Excavation	Excavator	**0.446**	0.208	0.133	0.097	0.076
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Paving	Paver	0.018	0.008	0.005	0.004	0.003
	Paving Equipment	0.018	0.008	0.005	0.004	0.003
	Roller	**1.233**	**0.575**	**0.368**	**0.268**	0.210
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., January 2025.

The following best management practices are assumed in this analysis:

- Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the residential buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of vibration-sensitive buildings. Small tractors/loaders/backhoes shall be used within 10 feet of vibration-sensitive buildings instead of excavators.

- Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

The implementation of these best management practices would reduce the potential vibration impact to a less-than-significant level.