

RESOLUTION NO. 143-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND ADOPTING THE RICHMOND COUNTRY CLUB RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) (STATE CLEARINGHOUSE # 2020080120), ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP), AND APPROVING A GENERAL PLAN AMENDMENT, VESTING TENTATIVE MAP, AND DESIGN REVIEW PERMIT (PLN 19-264), SUBJECT TO FINDINGS AND CONDITIONS HEREIN

I. GENERAL FINDINGS

WHEREAS, MLC Holdings, LLC (the applicant), on behalf of the Richmond Country Club (the property owner), filed planning application PLN19-264 with the City of Richmond requesting a General Plan Amendment to modify the land use classification from Parks and Recreation to Low Density Residential and Open Space, Rezone to RL2, Single Family Low Density Residential and OS, Open Space from PR, Parks and Recreation, Vesting Tentative Map, and a Design Review Permit, to construct 94 residential units and related site and infrastructure improvements (the project) at Markovich Lane (APNS: 405-050-006 and 405-050-019) (the “subject site” or “premises”); and

WHEREAS, the General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review are subject to the provisions of Section 15.04.813, 15.04.814, 15.04.702, and 15.04.805 of the Richmond Zoning Ordinance, respectively; and

WHEREAS, the Tentative Map 9505 is subject to the provisions of California Government Code Sections 66410-66499.58, known as the Subdivision Map Act and Series 700 of the Richmond Municipal Code known as the Richmond Subdivision Ordinance; and

WHEREAS, on November 18, 2020, the Design Review Board held a duly noticed public hearing to consider a recommendation to the Planning Commission regarding the Design Review for the Project;

WHEREAS, on November 18, 2020, the DRB closed the public hearing and recommended approval of the Design Review to the Planning Commission, subject to conditions;

WHEREAS, on December 3, 2020, the City of Richmond Planning Commission held a duly noticed public hearing to consider a recommendation to the City Council regarding the adoption of the IS/MND, adoption of the MMRP, and approval of the General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for the Project;

WHEREAS, on December 3, 2020, the PC closed the public hearing and recommended adoption of the IS/MND, adoption of the MMRP, and approval of the General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for the Project to the City Council, subject to conditions;

WHEREAS on December 15, 2020, the City Council conducted a duly noticed public hearing on the Project. After considering the agenda report and materials attached thereto and referenced therein, the testimony of staff and the City’s consultants, public testimony including testimony of the applicant and applicant’s representatives, including the Final IS/MND (State Clearinghouse #2020080120), the Mitigation Monitoring and Reporting Program and findings in support of the General Plan Amendment, Rezoning Vesting Tentative Map, and Design Review, the City Council determines, in its independent and objective judgment, that the Final IS/MND is adequate and sufficient in all respects and the findings set forth below are appropriate and adequate to support the adoption of the Final IS/MND and the MMRP and approval of the Project Entitlements. These findings are made pursuant to CEQA and City of Richmond Municipal Code, including the findings to support the approval of the General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review ("Findings").

II. CEQA FINDINGS.

The City of Richmond is the Lead Agency with respect to the Project pursuant to Section 15367 of the CEQA Guidelines. In accordance with CEQA and the State CEQA Guidelines, the City Council adopts the following findings relating to adoption of the Final IS/MND:

1. The project Final IS/MND, consisting of the draft IS/MND and Responses to Comments in **Exhibit A**, the Mitigation Monitoring and Reporting Program in **Exhibit B**, have been completed in accordance with the requirements of the California Environmental Quality Act, and the State CEQA Guidelines (14 Cal. Code Regs Section 15000 et. Seq);
2. The Final IS/MND for the project was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, and the State CEQA Guidelines, and constitutes an adequate, accurate, objective and complete MND in accordance with the requirements of CEQA statues and the State CEQA Guidelines;
3. The Final IS/MND for the project and all comment received have been reviewed and found adequate by the City Council prior to approving the project, and the Final IS/MND reflects the independent judgment and analysis of the City; and
4. The Final IS/MND for the project identified potentially significant effects on the environment; however, revisions to the project and incorporation of the mitigation measures in the project will reduce any and all potentially significant adverse impact to a less-than-significant level. There is no substantial evidence in the record that the resulting project before the Council will have a significant effect on the environment.
5. The MMRP for the project will ensure compliance with all mitigation measures incorporated into the project and will reduce the potentially significant environmental effects of the project to a less than significant level.

These Findings summarize the determinations in the Final IS/MND relating to the potential environmental impacts before and after mitigation. The City finds that changes or alterations have been required, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final IS/MND. A full explanation of the conclusions relating to the impacts and mitigation measures can be found in the Final IS/MND. In making these Findings, the City is relying on all the information in the administrative record and the Final IS/MND. With respect to the Final IS/MND, the City adopts and incorporates in these Findings all determinations and conclusions made in the Final IS/MND relating to the environmental impacts and mitigation measures, except to the extent that such determinations and conclusions are modified by these Findings.

III. FINDINGS RELATING TO ADOPTION OF MITIGATION MEASURES IN MMRP

CEQA Section 21081.6 of the Public Resources Code requires the City to adopt a monitoring or compliance program regarding the changes in the Project and mitigation measures imposed to lessen or avoid significant effects on the environment. The Mitigation and Monitoring and Reporting Plan (MMRP) for the proposed Project is hereby included in **Exhibit B**. The MMRP fulfills the CEQA mitigation monitoring requirements, as follows:

1. The MMRP is designed to ensure compliance with the changes in the Project and mitigation measures imposed on the Project during project implementation; and
2. Measures to mitigate or avoid significant effects on the environment as set forth in the MMRP are fully enforceable through conditions of approval, permit conditions, agreements or other measures.

The City hereby adopts all mitigation measures set forth in the MMRP (**Exhibit A**) of this Resolution which includes the Final IS/MND and MMRP for the Project, identifies each mitigation measure as adopted, an implementation schedule and method for verification of compliance. The MMRP will hereby be required to be incorporated in the conditions of approval to the Project, attached as **Exhibit C** to this resolution.

Based on the entire record, the City hereby determines that all feasible mitigation measures within the responsibility and jurisdiction of the City have been adopted to reduce or avoid the potentially significant impacts identified in the Final IS/MND to a less-than-significant level.

V. GENERAL PLAN AMENDMENT FINDINGS (RMC SECTION 15.04.813.050)

The following findings of fact support the approval of the General Plan Amendment attached as **Exhibit D**:

A. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.

Statement of Fact: Criterion Satisfied. The proposed General Plan amendment to change the land use designation from Parks and Recreation to Low Density Residential on 16 acres and Open Space on the remaining portion of the site will allow the site to be developed with 94 detached single family homes, which will be of benefit to the public. The following list highlights a selection of General Plan Goals that the project supports or accomplishes:

- The Project would provide much needed housing on a vacant and underutilized site;
- Promotion of General Plan Goal LU 1. The Project would accomplish General Plan Goal LU 1: An Improved Urban Environment by providing improvements that strengthen connections between neighborhoods, community facilities, parks and open space areas and meeting future housing needs within City limits through development in an area already served by community facilities, utilities and transportation systems;
- Promotion of General Plan Policy LU 2. The Project would accomplish General Plan Policy LU 2: Healthy and Viable Neighborhoods by creating a healthy and viable neighborhood that provides safe places for people of all ages, ethnicities and abilities to live and play. It will also distribute small public gathering areas to provide all residents with opportunities to enjoy the benefits of a rich social and physical environment;
- Promotion of General Plan Goal LU 6 and Sustainable Development. The Project would accomplish General Plan Goal LU 6: High-Quality and Sustainable Development by developing a project with a high standard of design, planning and construction of new private facilities, infrastructure and services. By implementing several sustainable measures, the Project will promote a planning approach that supports a sustainable and healthy community and reduces impacts on the natural environment;
- Promotion of General Plan Policy LU 6.5. The Project would accomplish General Plan Policy LU 6.5: High-Quality Design, Planning and Construction by developing a project that achieves a higher standard for housing design and site layout. The Project also achieves current CAL Green standards, seismic requirements, and pedestrian friendly design;
- Promotion of General Plan Policy HW4.3. The Project would support General Plan Policy HW4.3: Safe and Convenient Walking and Bicycling by developing a project that promotes walking and biking as a safe and convenient mode of transportation by installing off-site improvements such as a pedestrian connect to a portion of the San Francisco Bay Trail and Point Pinole Regional Shorelines;
- Promotion of General Plan Goal ED1. The Project would accomplish General Plan Goal ED1 and comply with Policy ED1.1 by contributing to a safe and welcoming environment for residents through the development of currently underutilized property;
- Promotion of General Plan Policy ED1.5. The Project would comply with General Plan Policy ED1.5 by contributing to the range of housing types and residential densities available in the City through the provision of 94 market-rate single family homes.

B. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.

Statement of Fact: Criterion Conditionally Satisfied. The proposed Project includes development of 94 single family homes and amenities, all uses that are consistent with the requested Low Density Residential and Open Space land use classifications in the General Plan. The Project would accomplish numerous General Plan goals and policies, as discussed in (A) above.

C. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.

Statement of Fact: **Criterion Conditionally Satisfied.** As conditioned, the proposed changes are consistent with the rest of the General Plan and appropriate changes have been made to maintain consistency. The proposed Project includes a General Plan Amendment to change the land use designation from Parks and Recreation to Low Density Residential on 16 acres and Open Space on the remainder of the Project site. Map 10.1 in the Parks and Recreation chapter of the General Plan will be modified to reflect the changes. Therefore, the proposed Project would be consistent with the General Plan upon adoption of the General Plan Amendment.

Further, as development, the Project would be consistent with General Plan Goal LU-K of meeting future housing needs within City limits through development in areas already served by community facilities, utilities and transportation systems. Further consistencies with the General Plan are described in (A) above.

D. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

Statement of Fact: **Criterion Satisfied.** As required by the California Environmental Quality Act (CEQA) Guidelines, a Draft IS/MND was prepared and, consistent with the CEQA Guidelines, a minimum 30-day public review period was established for comments on the Draft IS/MND. Following closure of the public review period on the Draft IS/MND, the City responded to comments on the Draft IS/MND received during the review period. In response to comments, the City incorporated some minor textual clarifications and revisions into the Richmond Country Club Residential Project Final IS/MND. The Final IS/MND is accompanied by a MMRP.

VI. VESTING TENTATIVE MAP FINDINGS (RMC SECTION 15.04.702.100)

In accordance with Richmond Municipal Code Article XV Zoning and Subdivision, the City Council makes the following findings relating to the approval of the Vesting Tentative Map, attached as **Exhibit E** pursuant to RMC Section 15.04.702.100 and Government Code Section 66474:

A. Consistency: The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the City's Municipal Code.

Staff Statement: **Criterion Conditionally Satisfied.** The proposed project complies with all applicable provisions for its design and improvement, and is consistent with the City's General Plan, Zoning Ordinance, (as amended in the rezone to the RL2, Single Family Low Density Residential District), and applicable codes specifically intended to enable residential development as proposed by the applicant. The project is also consistent with the General Plan Land Use Goal LU-6 and Land Use Policy LU-I as the proposed project will providing improvements that strengthen connections between neighborhoods, community facilities, parks and open space areas and meeting future housing needs within City limits through development in an area already served by community facilities, utilities and transportation systems

B. Physically Suitable. The site is physically suitable for the type of development and the proposed density of the development.

Staff Statement: **Criterion Satisfied.** The 16 acres proposed for development are physically suitable for development of the proposed RL2 District and associated subdivision. The parcels meet the Zoning requirements for the RL2 District. The Project site is served by an existing residential City street and existing services and utilities are available to serve the development. The Low Density Residential land use designation has a density range of 5 to 15 dwelling units per acre. The resulting subdivision would create a 94 parcel subdivision. The proposed density of development falls within the 5 to 15 dwelling units per acre.

C. No Environmental Damage. The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or Project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.

Statement of Fact: *Criterion Conditionally Satisfied.* As specified in the Final IS/MND, the Project could result in some significant impacts to the environment related to air quality, biological resources, cultural resources and noise; however, with implementation of the mitigation measures in the MMRP, all impacts would be reduced to less-than-significant levels.

D. Public Health Problems. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.

Statement of Fact: *Criterion Conditionally Satisfied.* The design of the subdivision is not likely to cause any serious public health problems because the Project consists of development of a typical residential housing development consisting of 94 single family residences and related improvements, and will be constructed to meet all applicable building and safety codes. The proposed subdivision would result in the redevelopment of the site from a golf course to a low density residential development. In addition, the Project will implement mitigation measures designed to reduce potentially significant impacts to less-than-significant levels. The Final IS/MND addressed the Project's potential to affect the public health in a number of ways (e.g., generation of emissions, noise, etc.) and the Final IS/MND determined that with mitigation, the Project would have no significant impacts.

E. No Conflict with Easements. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The City may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to ones previously acquired by the public.

Statement of Fact: *Criterion Satisfied.* The design of the subdivision and future improvements for development of the property will not conflict with easements acquired for access through or use of the property within the proposed subdivision because no such easements exist.

F. Availability of Water. Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.

Statement of Fact: *Criterion Not Applicable.* The Project proposes 94 dwelling units, which is below the 500-dwelling unit threshold requiring preparation of a water supply assessment.

VII. DESIGN REVIEW FINDINGS (RMC SECTION 15.04.805.050)

In accordance with Richmond Municipal Code Article XV Zoning and Subdivision, the City Council makes the following findings relating to the approval of the Design Review Permit of the Project Plans attached as **Exhibit F**:

A. The proposed application is consistent with General Plan and any applicable specific plans;

Staff Statement: *Criterion Conditionally Satisfied.* The project is consistent with the Low Density Residential land use designation under the General Plan, as well as with applicable General Plan goals and policies. The following list highlights a selection of the General Plan goals and policies that project supports or accomplishes:

- The project would provide a high standard of design and planning, and construction of new infrastructure. By implementing sustainability measures, the project will promote a planning approach that supports a sustainable and healthy community, and reduce impact on the environment. (Goal LU6)
- The project reuses an underutilized vacant site for housing production. (Policy LU3.4)
- The project will provide a pedestrian connection to the Point Pinole Regional Shoreline for both the new project residents and the residents in the surrounding neighborhoods (Policy PR1.2)

B. The proposed application is consistent with any applicable design guidelines;

Staff Statement: **Criterion Not Applicable.** There are no applicable design guidelines that affect this property. As noted below in D, the project is consistent with the City Design Review Criteria in Section 15.04.805.040 of the Zoning Ordinance.

C. The proposed application is consistent with any approved tentative map, Use Permit, Variance, or other planning or zoning approval that the project required;

Staff Statement: **Criterion Conditionally Satisfied.** The project includes a request for a General Plan Amendment, Re-zoning and Vesting Tentative Map. The project is substantially consistent with the Vesting Tentative Map, General Plan Amendment, and Rezoning. The final approval shall be at the discretion of the City Council. The project is subject to a General Plan Amendment, Re-zoning and Vesting Tentative Map, which must be reviewed by the Planning Commission and approved by the City Council.

D. The proposed application is consistent with the design review criteria in Section 15.04.805.04.

| The project must satisfy these criteria to the extent applicable. | Criteria Met? |
|--|---|
| A. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, reflects design integrity and the relationship of form and function in a coherent manner. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| B. The project design evidences a sense of place and consideration of scale, mass, height, building siting, and privacy in a neighborhood and community context; does not overwhelm or adversely impact adjoining properties; and respects prevailing setbacks and the scale and heights of neighboring buildings and how they relate to the street. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| C. The project's design elements, materials, signage, and landscaping are internally consistent, fully integrated with one another, and applied in a manner that is visually consistent with the proposed architectural design. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| D. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| E. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| F. Landscaping is designed to be compatible with and enhance the architectural character of the buildings on site. Proposed planting materials avoid conflicts with views, lighting, and signage. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Staff Statement: **Criterion Conditionally Satisfied.** The project will achieve a high-quality design. The design of the project will create a cohesive neighborhood context. The porches project into the front yards, creating a welcoming façade and prominent interaction with the street scape. The community garden and park area will provide a gathering space for the community. The three design types and nine color and material schemes will provide variation and visual interest.

The conditions of approval will ensure that lighting and lighting fixtures are designed to avoid creating glare. The design of the buildings and site landscaping support public safety and security by allowing surveillance of the street and open space area by people inside buildings and elsewhere on the site. The project will include Building Energy Efficiency Standards, as required by Title 24, Part 6, intended to save energy, increase electricity supply reliability, and avoid the need to construct new power plants. The project will also be subject to CALGreen, which requires energy efficient appliances for all homes that the project will develop. CALGreen also requires water conservation measures, recycling by occupants and 65% construction waste diversion. The landscape irrigation is design to comply with the City of Richmond and State of California Water Efficient Landscape Ordinance using low water delivery equipment, as well as adhering to all EBMUD standards. The irrigation meter applications and system design will be submitted to and reviewed by EBMUD for compliance.

VIII. THOROUGH AND FULL REVIEW

In making the findings listed above and the approvals set forth below, the City Council has thoroughly reviewed the land use program, site plan, architectural plans, and landscape plans, as well as the proposed General Plan Amendment, Rezone, Design Review, and the Vesting Tentative Map, and has fully considered the Final IS/MND, and by the comments of the public and public agencies on both the Final IS/MND and the Project.

IX. VESTING TENTATIVE MAP CONDITIONED UPON ADOPTION OF REZONING ORDINANCE

The City Council action in approving the Vesting Tentative Map is conditioned upon City Council adoption of Ordinance No. ____ N.S. and related findings, rezoning the Richmond Country Club Residential Project Site to Single Family Low Density Residential (RL2) and Open Space (OS) Districts (PLN19-264). The Vesting Tentative Map becomes effective on the effective date of the Zoning Amendment.

X. SEVERABILITY

Should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

XI. APPROVALS

The City Council hereby certifies the Final IS/MND (State Clearinghouse #2020080120) and adopts the Mitigation and Monitoring and Reporting Program, adopts CEQA findings pursuant to Public Resources Code Section 21081, and other findings contained herein, and approves the General Plan Amendment, Vesting Tentative Map, and Design Review for the Richmond Country Club Residential Project, subject to conditions of approval in Exhibit C.

- Exhibit A: Final IS/MND
- Exhibit B: Mitigation Monitoring and Reporting Program
- Exhibit C: Conditions of Approval
- Exhibit D: General Plan Amendment
- Exhibit E: Vesting Tentative Map
- Exhibit F: Project Plans

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held December 15, 2020, by the following vote:

AYES: Councilmembers Choi, Johnson, Martinez, Myrick, Willis,
Vice Mayor Bates, and Mayor Butt.
NOES: None.
ABSTENTIONS: None.
ABSENT: None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

THOMAS K. BUTT
Mayor

Approved as to form:

TERESA STRICKER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 143-20**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 15, 2020.


Pamela Christian
Pamela Christian, Clerk of the City of Richmond



Exhibit A (Initial Study and Mitigated Negative Declaration) can be viewed at the project webpage:

<http://www.ci.richmond.ca.us/3977/Richmond-Country-Club-Residential-Project>

**Mitigation Monitoring and Reporting Program
for the
Richmond Country Club Residential Project
Initial Study/Mitigated Negative Declaration
City of Richmond, Contra Costa County, California**

Prepared for:

City of Richmond

450 Civic Center Plaza

Richmond, CA 94804

510.620.6858

Contact: Emily Carroll

Community Development Department

Prepared by:

FirstCarbon Solutions

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

925.357.2562

Contact: Mary Bean, Project Director

Spencer Pignotti, Project Manager

Report Date: October 26, 2020

PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Initial Study and Mitigated Negative Declaration (IS/MND) prepared for the City of Richmond, Richmond Country Club Residential Project concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the lead agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the IS/MND.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

Table 1: Richmond Country Club Residential Project Mitigation Monitoring and Reporting Program

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|--|--|--|----------------------------|---------|
| | | | | Date | Initial |
| 3. Air Quality | | | | | |
| <p>MM AIR-1: The following measures shall be implemented during all phases of construction to control dust and exhaust at the project site:</p> <ul style="list-style-type: none"> • Water active construction areas at least twice daily or as often as needed to control dust emissions. • Cover trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard. • Remove visible mud or dirt track-out onto adjacent public roads using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Pave new or improved roadways, driveways, and sidewalks as soon as possible. • Lay building pads as soon as possible after grading unless seeding or soil binders are used. • Replant vegetation in disturbed areas as quickly as possible. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Minimize idling times either by shutting off equipment when not in use, or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of the California Code of Regulations). Provide clear signage for construction workers at all access points. • Maintain and properly tune construction equipment in accordance with manufacturer’s specifications. Check all equipment by a certified mechanic and record a determination of running in proper condition prior to | <p>Incorporation into project construction documents and plans; the City of Richmond shall inspect the worksite regularly to ensure the construction mitigation measures are implemented</p> | <p>Prior to issuance of construction permits and during construction</p> | <p>City of Richmond Community Development Department, City of Richmond Building Division</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|---|---|--|----------------------------|---------|
| | | | | Date | Initial |
| <p>operation.</p> <ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. | | | | | |
| 4. Biological Resources | | | | | |
| <p>MM BIO-1: Special-status Plant Species Prior to vegetation removal and/or ground disturbance within the project site boundaries, a spring preconstruction protocol-level rare plant survey shall be conducted by a qualified biologist in all 24 suitable habitats (i.e. seasonal wetland, pond, non-native grassland, purple needlegrass grassland, and creeping ryegrass grassland). Surveys shall be conducted during the appropriate time of year (April) to accurately identify bent-flowered fiddleneck, Oakland star-tulip, San Francisco popcornflower, Lobb’s aquatic buttercup, and two-fork clover. If special-status plant surveys result in negative findings, no impacts would occur, and no mitigation would be required.</p> <p>However, if special-status plants are identified in the project site, mitigation may include avoidance, or if avoidance is not feasible, seeds collection and reestablishment at a minimum 1:1 ratio (number of plant established : number of plants impacted) in preserved, suitable habitat. The applicant shall monitor re-established populations annually in accordance with an approved Habitat Mitigation and Monitoring Plan (HMMP) for a minimum of 5 years. If re-established populations fail to meet the minimum success criteria established by the HMMP after 5 years, the project shall pay an in-lieu fee of \$5,000 to the East Bay Regional Park District to enhance and expand existing rare plant populations in the region.</p> | <p>Qualified Biologist’s pre-construction survey results and submittal of survey documents, physical implementation of HMMP conditions confirmed via on-site inspection, payment of in-lieu fees to East Bay Regional Park District if applicable</p> | <p>Prior to vegetation removal and/or ground disturbance activity during April, if special-status species are identified on-site after the pre-construction survey after 5 years and re-established populations fail to meet success criteria</p> | <p>City of Richmond Community Development Department</p> | | |
| <p>MM BIO-2: Pre-construction Bird Surveys and Nest Avoidance</p> | <p>Qualified Biologist’s pre-construction survey</p> | <p>No more than 14 days prior to</p> | <p>City of Richmond Community</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|---|---|---|----------------------------|---------|
| | | | | Date | Initial |
| <p>Project activities such as vegetation removal, grading, or initial ground-disturbing activities shall be conducted between August 16 and January 31 (outside of the February 1 to August 15 nesting season) to the extent feasible. If such activities must be conducted during the nesting season, a pre-disturbance nesting-bird survey shall be conducted by a qualified Biologist no more than 14 days prior to vegetation removal or initial ground disturbance. The survey shall include the disturbance area and surrounding 250 feet to identify the location and status of any nests that could potentially be affected either directly or indirectly by project activities. If active nests of protected species are found within the survey area, a work exclusion zone shall be established around each nest by the qualified Biologist. Established exclusion zones will remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion zone sizes shall be determined by a qualified Biologist and vary dependent upon the species, nest location, existing visual buffers, noise levels, and other factors. An exclusion zone radius may be as small as 50 feet for common, disturbance-adapted species or as large as 250 feet or more for raptors. Exclusion zone size may be reduced from established levels if supported with nest monitoring findings by a qualified Biologist indicating that work activities outside the reduced radius are not adversely impacting the nest and that a reduced exclusion zone would not adversely affect the subject nest.</p> | <p>results and submittal of survey documents; periodic on-site inspection/monitoring</p> | <p>vegetation removal or initial ground disturbance during nesting season (February 1 to August 15)</p> | <p>Development Department, City of Richmond Building Division, USFWS and/or CDFW (as appropriate)</p> | | |
| <p>MM BIO-3: Impacts to Potential Jurisdictional Features Prior to the issuance of a grading permit, the project applicant shall submit an application to the United States Army Corps of Engineers (USACE) for a Section 404 Clean Water Act (CWA) permit, and to the Regional Water Quality Control Board (RWQCB) for a Section 401 Water Quality Certification. Impacts to wetlands and/or riparian habitat</p> | <p>Obtain Section 404 CWA Permit, Section 401 Water Quality Certification permit, and 1602 Streambed Alteration Agreement; preparation of wetland</p> | <p>Prior to the issuance of a grading permit, during construction</p> | <p>City of Richmond Community Development Department, City of Richmond Building Division, USACE and/or CDFW (as</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|--|------------------------|------------------------------|----------------------------|---------|
| | | | | Date | Initial |
| <p>under California Department of Fish and Wildlife (CDFW) jurisdiction would require a Section 1602 Streambed Alteration Agreement from the CDFW.</p> <p>Prior to obtaining the first site grading or building permit for development activities involving ground disturbance, the project applicant shall acquire the appropriate applicable permit(s) (e.g. Section 404, Section 401., Section 1600) from the respective regulating agency(s) (i.e. USACE, RWQCB, and/or CDFW). A mitigation and monitoring plan may be required (based on consultation with regulatory agencies as part of the permitting process) to ensure environmental impacts are mitigated and the sensitive habitats are replaced in-kind after the project is complete.</p> <p>Wetland mitigation requirements will be determined by the regulatory agencies during the permitting process. Required mitigation ratios can be met by creating wetlands on-site or off-site or purchasing wetland credits from a wetland mitigation bank. A wetland mitigation plan shall be prepared that will establish suitable compensatory mitigation based on the concept of no net loss of wetland habitat values or acreages, to the satisfaction of the regulatory agencies. Specifically, a wetland mitigation plan shall be developed and implemented that includes creation, restoration, and/or enhancement of off-site wetlands, or purchase of mitigation credits from an approved mitigation bank or mitigation turnkey prior to project ground disturbance. Mitigation areas shall be established in perpetuity through dedication of a conservation easement (or similar mechanism) to an approved environmental organization and payment of an endowment for the long-term management of the site. The mitigation plan shall be subject to the approval of the applicable regulatory agency (USACE and/or RWQCB).</p> | <p>mitigation plan, incorporation into project design and construction documents; physical implementation of agreement conditions confirmed via on-site inspection</p> | | <p>appropriate)</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|--|---|--|----------------------------|---------|
| | | | | Date | Initial |
| 5. Cultural Resources | | | | | |
| <p>MM CUL-1: An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall inspect the site for potential archaeological resources once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils. This shall be followed by regular periodic or “spot-check” archaeological monitoring as determined by the archaeologist. If the Archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Richmond for concurrence.</p> <p>The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease, the City of Richmond shall be notified of the find, and workers shall avoid altering the materials until the Archaeologist has evaluated the situation. The Archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to avoidance or excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted</p> | <p>Inclusion in construction contracts; qualified Archaeologist’s/Tribal Monitor’s on-site inspection; provision of Section 15064.5 permit(s); copy of Department of Parks and Recreation (DPR) 523 forms; submittal of findings and documentation</p> | <p>once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils, in the event resources are found</p> | <p>City of Richmond Community Development Department</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|--|---|---|---|----------------------------|---------|
| | | | | Date | Initial |
| to the City of Richmond, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), if required. | | | | | |
| <p>MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for appropriate treatment and disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: | Review of NAHC correspondence; on-site inspection and monitoring; submittal of findings and documentation | During grading and construction, in the event human remains are encountered | City of Richmond Community Development Department, NAHC; Alameda County Coroner | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|--|---|--|---|----------------------------|---------|
| | | | | Date | Initial |
| <ul style="list-style-type: none"> • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <p>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.</p> | | | | | |
| <p>6. Geology and Soils</p> | | | | | |
| <p>MM GEO-1: Prior to issuance of building permits, the project applicant shall submit to the City of Richmond a design-level geotechnical report and slope stability and landslide study that provides geotechnical recommendations for the project based on adequate subsurface exploration, test pits, laboratory testing, and engineering analysis. In addition, the project applicant shall submit plans to the City of Richmond for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code (CBC) seismic requirements and the recommendations of the design-level geotechnical report. A licensed Professional Engineer (PE) shall design all soil</p> | <p>Submission of design-level geotechnical report, approval of final grading and building plans by City-approved Geotechnical Engineer or certified Engineering Geologist; on-site monitoring</p> | <p>Prior to issuance of building permits; during grading and construction activities</p> | <p>City of Richmond Building Division, City-approved Geotechnical Engineer or certified Engineering Geologist</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|--|---|--|----------------------------|---------|
| | | | | Date | Initial |
| <p>engineering recommendations and structural foundations. The project shall incorporate the approved plans. A licensed Geotechnical Engineer (GE) or Certified Engineering Geologist (CEG) shall supervise all on-site soil engineering activities.</p> | | | | | |
| <p>MM GEO-2: Prior to issuance of grading and construction permits, the applicant shall provide evidence to the City that a qualified Paleontologist is contracted to be present during all project-related excavations. Should any significant fossils (i.e., bones, teeth, or unusually abundant and well preserved invertebrates or plants) be unearthed, the construction crew shall not attempt to remove them, as they could be extremely fragile and therefore prone to crumbling. Instead, to allow for recording the details of the find, all work in the immediate vicinity of the discovery should be diverted at least 15 feet from the find until a qualified Paleontologist has assessed the find and, if deemed significant, salvaged it in a timely manner. Recovered fossils should be deposited in an appropriate repository, such as the University of California Museum of Paleontology, where they will be properly curated and made accessible for future study.</p> | <p>Review of construction specifications</p> | <p>Prior to issuance of grading and construction permits, during project-related excavation</p> | <p>City of Richmond Building Division</p> | | |
| <p>9. Hazards and Hazardous Materials</p> | | | | | |
| <p>MM HAZ-1: Soil Management Plan Prior to issuance of grading permits, the project applicant shall submit a Soil Management Plan to the City of Richmond Building Division that provides evidence of soil testing within the project boundary to delineate the presence of pesticides. If dangerous levels of hazardous compounds are found on-site, the project applicant shall contract with a state-certified abatement specialist to excavate contaminated soils, stockpile soils on-site, and dispose of soils at the appropriate facility in accordance with all federal and state regulations. In addition, all soils that are determined to be contaminated or disposed of shall not be re-used for fill or other uses.</p> | <p>Submission of Soil Management Plan, review of testing results, receipt of contract with state-certified abatement specialist if needed, preparation of a construction worker health and safety plan</p> | <p>Prior to issuance of grading permits, if pesticides are present in project-site soils</p> | <p>City of Richmond Community Development Department</p> | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|---|--|---|---|----------------------------|---------|
| | | | | Date | Initial |
| If hazardous contaminants related to the green-waste from former golf course uses are found on-site, a construction worker health and safety plan shall be prepared and implemented during project construction. | | | | | |
| 11. Land Use and Planning | | | | | |
| <p>MM LAND-1: Sound Wall Prior to issuance of construction permits, the project applicant shall submit project plans to the City of Richmond Building Division that verifies implementation of a sound wall that will be a minimum of 6 feet high above finished grade. The sound wall shall be located along the property line of the proposed residential lots fronting the railroad line. The sound wall shall be composed of solid construction, with no vertical or horizontal gaps, and shall have a minimum surface weight of 4 pounds per square foot. The acceptability of the proposed sound wall mitigation shall be confirmed by the City Engineer, as part of the final plans and permitting process.</p> | Inclusion in project plans | Prior to issuance of construction permits | City of Richmond Building Division | | |
| 17. Transportation | | | | | |
| <p>MM TRANS-1: Prior to issuance of building permits, the project applicant shall construct sidewalks from the project site, along Markovich Lane, on the northern side of the Richmond Parkway Ramp westbound, along Griffin Drive, and along Giant Highway between Phanor Drive and Banks Drive. The applicant shall also replace and or construct curb ramps as shown in Exhibit 20. The City of Richmond Building Division shall verify prior to construction that proposed sidewalks are consistent with City standards. Prior to issuance of building permit, the project applicant shall fund or construct signage consistent with Chapter 8B of the California Manual on Uniform Traffic Control Devices for Streets and Highways (CA-MUTCD) near the at-grade railroad</p> | Identification on site circulation plans and site plan review and approval; record in conditions of approval | Prior to issuance of building permits | City of Richmond Engineering Department, City of Richmond Building Division | | |

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
|--|------------------------|------------------------|------------------------------|----------------------------|---------|
| | | | | Date | Initial |
| crossing at the intersection of Giant Road/Giant Highway by installing W10-9 “No Train Horn” signs on the northbound and eastbound approaches and R15-8 “Look” signs on all four approaches to the intersection. | | | | | |

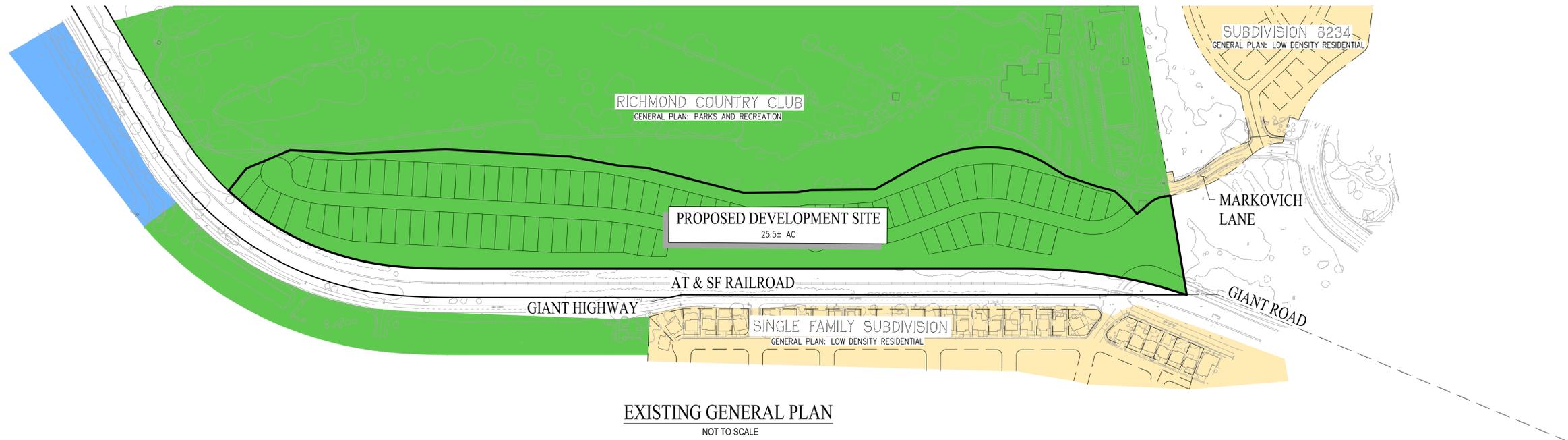
Conditions of Approval

1. Substantial Conformance: The project shall be completed in substantial conformance with the Project Plans in Exhibit A, submitted to and received by the Planning Department on October 29, 2020, except as may be modified by the conditions of approval for the project.
2. Colors and Materials: The applicant shall incorporate and adopt the color scheme suggested by Board Member Neel for the color palette of the individual residences. Any modifications shall be reviewed by the Zoning Administrator who shall determine whether the modification requires additional Design Review Board approval.
3. Sound Wall: The sound wall shall be installed such that it meets the requirements outlined in the General Plan Public Safety and Noise Section and MMRP.
4. Street A: Street A shall include a public access easement. The project shall not include any fencing that would restrict access to Street A.
5. Drainage: The applicant shall obtain approval of the drainage plan from the City of Richmond Public Services/Engineering Department prior to issuance of a building permit.
6. Landscape Plan: The applicant shall modify the landscape plan to add 24" box Coastal Redwood trees to the rear of lots 22-32 to mitigate the potential of incoming golf balls from the 18th tee, as noted in the impact zone illustrated on sheets L-2 and L-3. The applicant shall include vines on the portions of the sound wall on the property line that abut the railroad.
7. Community Garden Space: The applicant shall work with staff to site a tot lot in the community space between lots 85 and 86.
8. Entry Column: Applicant shall modify entry column to enhance readability, modified materials may include metal letters.
9. The applicant shall provide an enhanced pedestrian crossing at the intersection of Giant Highway, Giant Road, Griffin Drive and Collins Avenue, such as a ladder crosswalk, to provide for a safer pedestrian crossing from the Project Site to the Bay Trail and Regional Park, subject to review and approval by City Engineer.
10. The applicant shall work with Planning Division staff to identify and install additional off-site landscaping and lighting, as part of the subdivision improvements, to address input from the Parchester Village and Hilltop District Neighborhood Councils.
11. The subdivision shall annex into the Hilltop District Landscape and Lighting District (LLD).
12. Conditions of Approval on Plans: All conditions of approval shall be printed on the informational page of the final construction plans submitted for building permits, along with annotations by the applicant of where the conditions have been met on the drawings. All conditions of approval shall be on all grading and construction plans, which shall be kept on the project site at all times.
13. CEQA Compliance: Permittee shall comply with the adopted mitigation monitoring and reporting program ("MMRP").
14. Responsibility to Inform: The applicant shall be responsible for ensuring that all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with the project contractor and construction crew is aware of and adheres to all conditions of approval.
15. Changes to Design: Prior written approval from the Community Development Director or her designee shall be received by the applicants before any minor changes are made to the site design, grade, building design, building colors or materials, or related design

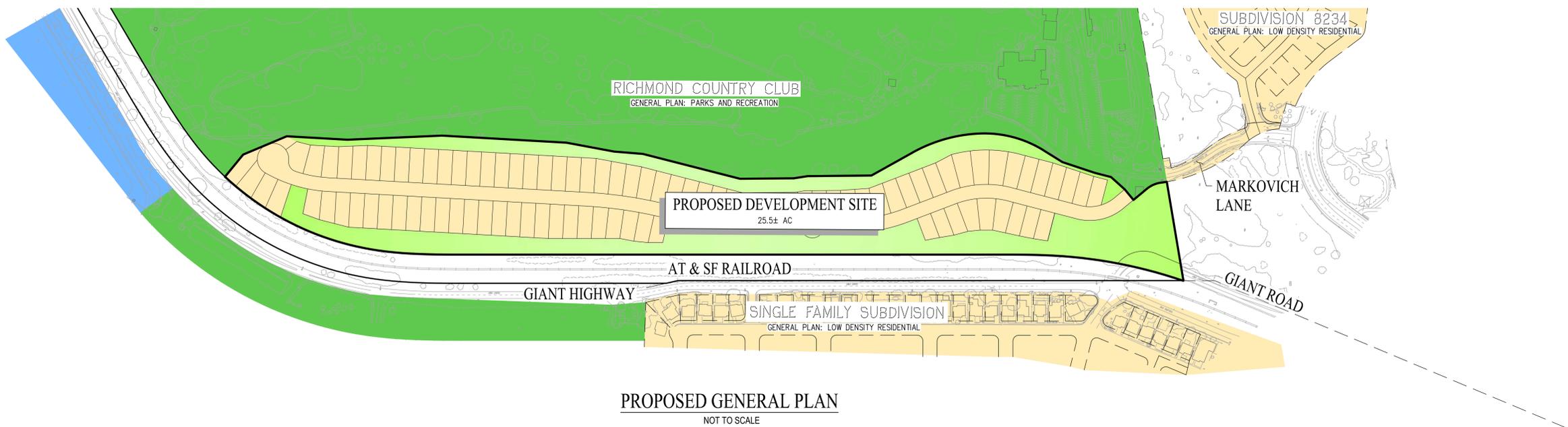
- elements. Major changes shall be subject to review by the Design Review Board or Planning Commission at the Community Development Director's discretion.
16. Maintenance: The permittee, shall, at all times, keep the property in good order. This includes repair and maintenance of all structures, fences, signs, walks, driveways, painting, etc. as may be necessary to preserve a high quality environment. All landscaped areas shall be maintained free of litter, debris, and weeds. All plantings shall be permanently maintained in a healthy growing condition, and whenever necessary, replaced with equivalent planting materials to ensure continued conformance with approved plans. Every sign shall be kept up and maintained in a secure and safe condition. Signs shall be kept free of rust, corrosion, peeling paint, cracks, fading, and other surface deterioration.
 17. Composting and Recycling: Consistent with the City's Climate Action Plan, the permittee shall have a "three-bin" recycling program (garbage, recycling and compost).
 18. Refuse, Recycling and Greenwaste Storage Areas: All solid waste and recycling areas shall comply with locational and design criteria in Section 15.04.601.090 of the Richmond Municipal Code.
 19. Emergency Access: Provide appropriate Knox access for site. CFC 506.
 20. Transportation Demand Management: The permittee shall adhere to the transportation demand management program provided in compliance with Section 15.04.612.
 21. Public Art: The applicant shall provide public art in compliance with Chapter 12.62 of the Richmond Municipal Code.
 22. Lighting Standards: Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct light is confined to the property and is satisfactory to the Community Development Director or his/her designee. Fixtures shall be appropriate to the style and scale of the architecture. The top of the fixture shall not exceed the height of the parapet or roof or eave of roof. No lights shall be greater than 3,000k LED. Add LEOTEK light spec (HSS/GCJ) or equal to help shield the light source from view.
 23. Inclusionary Zoning: The project shall comply with Article 15.04.603 of the Zoning Ordinance.
 24. As-Built: The applicant shall provide as-built drawing to the City Engineer for all improvements constructed onsite and off-site as part of the project. The as-built drawings must be stamped by the engineer of record for the project.
 25. Storm Water Management during Construction: During construction activities, the applicant shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any dust or pollutant into the storm drain system using best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices identified in the California Storm Water Best Management Practices Handbook for Construction Activities which shall be made available by the project sponsor at the pre-construct meeting of the project.
 26. Encroachment Permit Required: The applicant shall obtain an encroachment permit from the City of Richmond Public Services/Engineering Department for all work within the public right-of-way. All curb, gutter, and sidewalk replacement shall conform to City of Richmond standards. Should any infrastructure be damaged or destroyed as a result of the construction of the project, the applicant shall be responsible for returning the

infrastructure to an acceptable condition as determined by the City of Richmond Public Works Director.

27. The applicant is encouraged to contact the Engineering Division to schedule a preapplication meeting prior to the first submittal of the subdivision map and improvement plans to discuss submittal requirements, project review timelines and fees associated with processing, filing and constructing this subdivision. 45. A current title report shall be submitted to identify current ownership, and any existing easements or land use restrictions.
28. Subdivision improvement agreement, bonds and all fees as required by the City Engineer shall be submitted prior to filing of the final map.
29. An engineer's cost estimate for frontage and site improvements shall be submitted.
30. The applicant shall have street improvement plans prepared for all work in the public right of way by a licensed civil engineer and obtain Department of Public Works approval prior to the issuance of the encroachment permit or subdivision improvement plans.
31. All new electrical lines and connections to the site shall be under grounded to the satisfaction of the City Engineer and Community Development Director.
32. Any relocation of existing improvements or public utilities shall be accomplished under the direction of the City or impacted utility company's requirement at no expense to the City or utility company.
33. The applicant shall repair all damaged sidewalk, pavement, existing curb and gutter along the project frontage to the satisfaction of the Community Development Director and City Engineer prior to occupancy. The applicant shall replace any damaged landscaping, improvements, or street improvements caused by the installation of utility services and construction of the project to the satisfaction of the City Engineer and Community Development Director.
34. Failure to abide and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Richmond Design Review Board or other design review authority.
35. Permit Expiration: All planning entitlements shall expire when the Tentative Map expires, unless made permanent by issuance of building permits and the commencement of construction. If the use(s) or structure(s) approved by this action is not established within such period of time, this approval shall be terminated and shall, thereafter, be null and void, unless the applicant or owner applies for an extension of time prior to expiration of any of the planning approvals.
36. Indemnification: The applicant agrees, on behalf of themself, their successor in interest and assigns, to defend, indemnify, and hold harmless the City, its Council, Design Review Board, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to acts or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant or City. If applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.



EXISTING GENERAL PLAN
NOT TO SCALE



PROPOSED GENERAL PLAN
NOT TO SCALE

PROPOSED DEVELOPMENT SITE SUMMARY

| GENERAL PLAN DESIGNATION | EXISTING AREA (AC) | PROPOSED AREA (AC) |
|--------------------------|--------------------|--------------------|
| PARKS AND RECREATION | 25.5 | - |
| OPEN SPACE | - | 9.5 |
| LOW DENSITY RESIDENTIAL | - | 16.0 |

LEGEND

| | |
|--|-------------------------------------|
|  | PARKS AND RECREATION |
|  | OPEN SPACE |
|  | LOW DENSITY RESIDENTIAL |
|  | PUBLIC, CULTURAL, AND INSTITUTIONAL |

**GENERAL PLAN AMENDMENT
RICHMOND COUNTRY CLUB
SUBDIVISION 9528**

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA
DATE: NOVEMBER 2020

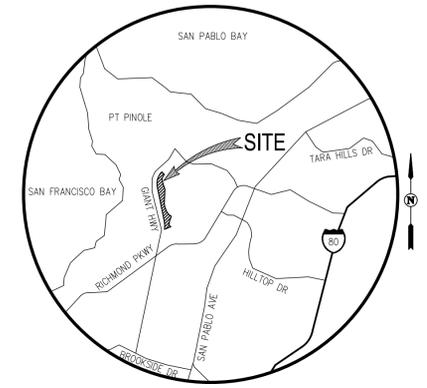


SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
P2.1
OF 15 SHEETS

CONTACTS

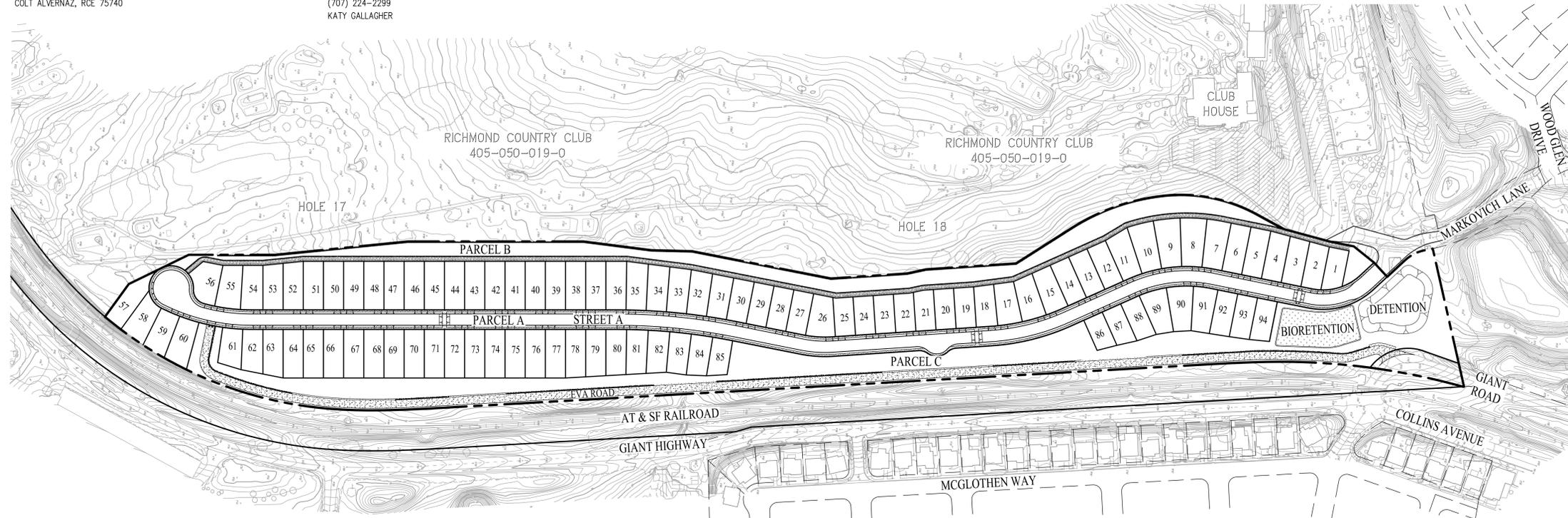
- 1. OWNER: RICHMOND GOLF & COUNTRY CLUB
A CALIFORNIA NON PROFIT CORPORATION
C/O MLC HOLDINGS, INC.
- 2. SUBDIVIDER: MLC HOLDINGS, INC.
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
(925) 543-4004
PAUL MANYISHA
- 3. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740
- 4. SOIL ENGINEER: ENGeo INC.
CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
ROBERT BOECHE
- 5. ARCHITECT: KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
(949) 660-1587
KEVIN L. CROOK
- 6. LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299
KATY GALLAGHER



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ASSESSORS PARCEL NO. 405-050-006-07 (PORTION), 405-050-019-0 (PORTION)
2. SITE AREA: 25.5± ACRES
3. EXISTING GENERAL PLAN: PARKS AND RECREATION
PROPOSED GENERAL PLAN: LOW DENSITY RESIDENTIAL (5 TO 15 DU/AC) - 16.2 AC
OPEN SPACE - 9.3 AC
4. EXISTING ZONING: PARKS AND RECREATION (PR)
PROPOSED ZONING: LOW DENSITY RESIDENTIAL (RL2)
5. EXISTING LAND USE: VACANT LAND/GOLF COURSE
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL/OPEN SPACE
6. DWELLING UNITS: 94
7. SITE DENSITY: 5.8 DU/AC
(LDR GP DESIGNATED AREA)
8. BENCHMARK: CITY OF RICHMOND BENCHMARK NO. 3799, BEING A BRASS TAG & FASTENER AT THE INTERSECTION OF GIANT HIGHWAY AND S.F.R.R. OPPOSITE GRIFFIN DRIVE IN CITY OF RICHMOND PUBLISHED ELEVATION OF 45.301 FEET.
9. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF ATLAS ROAD, BEING N41°39'14"W AS SHOWN ON SUBDIVISION 8667 (467 M 40).
10. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 0601300226G
DATE: SEPTEMBER 30, 2015
11. UTILITIES:
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWER: WEST COUNTY WASTEWATER DISTRICT (WCWD)
STORM DRAIN: CITY OF RICHMOND/PRIVATE
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T



SITE PLAN & CONTEXTUAL MAP

SCALE: 1"=150'

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-----------------------------|
| --- | --- | BOUNDARY |
| --- | --- | CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | LOT LINE |
| --- | --- | RIGHT-OF-WAY |
| --- | --- | CURB, GUTTER AND SIDEWALK |
| --- | --- | ASPHALT PAVEMENT |
| --- | --- | CONCRETE DITCH |
| --- | --- | RETAINING WALL |
| --- | --- | STORM DRAIN LINE |
| --- | --- | STORM DRAIN LINE (OFF-SITE) |
| ○ | ○ | STORM DRAIN MANHOLE |
| □ | □ | CATCH BASIN |
| ○ | ○ | SANITARY SEWER MANHOLE |
| ○ | ○ | SANITARY SEWER CLEANOUT |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | WATER LINE |
| --- | --- | WATER VALVE |
| --- | --- | BLOW OFF |
| --- | --- | OVERHEAD WIRE |
| --- | --- | FIRE HYDRANT |
| --- | --- | APPROXIMATE PAD ELEVATION |

ABBREVIATIONS

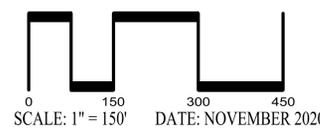
| | | | |
|-------|-------------------------------------|------|----------------------------|
| AC | ACRES | SD | STORM DRAIN |
| BD | SUBDIVISION BOUNDARY | SDMH | STORM DRAIN MANHOLE |
| CB | CATCH BASIN | SS | SANITARY SEWER |
| CC | CURB CUT | SSMH | SANITARY SEWER MANHOLE |
| CL | CENTERLINE | SW | SIDEWALK |
| DU | DWELLING UNIT | TC | TOP OF CURB |
| EBMUD | EAST BAY MUNICIPAL UTILITY DISTRICT | TG | TOP OF GRATE |
| EC | ELECTROLIER | TW | TOP OF WALL |
| EL | ELEVATION | TYP | TYPICAL |
| EP | EDGE OF PAVEMENT | WLE | WATERLINE EASEMENT (EBMUD) |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | W | WATER |
| EX | EXISTING | | |
| FC | FACE OF CURB | | |
| FF | FINISHED FLOOR | | |
| FH | FIRE HYDRANT | | |
| FI | FIELD INLET | | |
| GP | GENERAL PLAN | | |
| H | HANDICAP | | |
| HL | HINGE LINE | | |
| HOA | HOMEOWNERS ASSOCIATION | | |
| HP | HIGH POINT | | |
| INV | INVERT | | |
| JT | JOINT TRENCH | | |
| LDR | LOW DENSITY RESIDENTIAL | | |
| LF | LINEAR FEET | | |
| LS | LANDSCAPE | | |
| MAE | MAINTENANCE ACCESS EASEMENT | | |
| MAX | MAXIMUM | | |
| MH | MANHOLE | | |
| MIN | MINIMUM | | |
| OB | OVERBUILD | | |
| P | PAD | | |
| PL | PROPERTY LINE | | |
| PSDE | PRIVATE STORM DRAIN EASEMENT | | |
| PVAE | PRIVATE VEHICLE ACCESS EASEMENT | | |
| PRPAE | PRIVATE PEDESTRIAN ACCESS EASEMENT | | |
| PUE | PUBLIC UTILITY EASEMENT | | |
| R | RADIUS | | |
| RET | RET WALL | | |
| RW | RIGHT-OF-WAY | | |
| S | SLOPE | | |
| SF | SQUARE FEET | | |

SHEET INDEX

| SHEET NO. | SHEET TITLE |
|-----------|-------------------------------------|
| C1.0 | SITE PLAN & CONTEXTUAL MAP |
| C2.1 | LOTING PLAN |
| C2.2 | LOTING PLAN |
| C3.1 | EXISTING CONDITIONS |
| C3.2 | EXISTING CONDITIONS |
| C4.1 | PRELIMINARY GRADING & UTILITY PLAN |
| C4.2 | PRELIMINARY GRADING & UTILITY PLAN |
| C4.3 | PRELIMINARY GRADING & UTILITY PLAN |
| C4.4 | PRELIMINARY GRADING & UTILITY PLAN |
| C5.1 | PRELIMINARY STORMWATER CONTROL PLAN |
| C5.2 | PRELIMINARY STORMWATER CONTROL PLAN |

VESTING TENTATIVE MAP - SUBDIVISION 9528
SITE PLAN & CONTEXTUAL MAP
RICHMOND COUNTRY CLUB

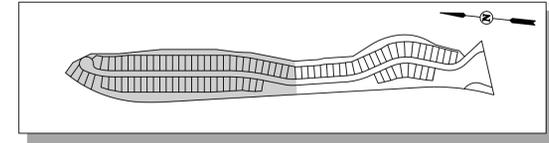
CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C1.0
OF 13 SHEETS

F:\2924-010\ACAD\TM\C1.0.DWG

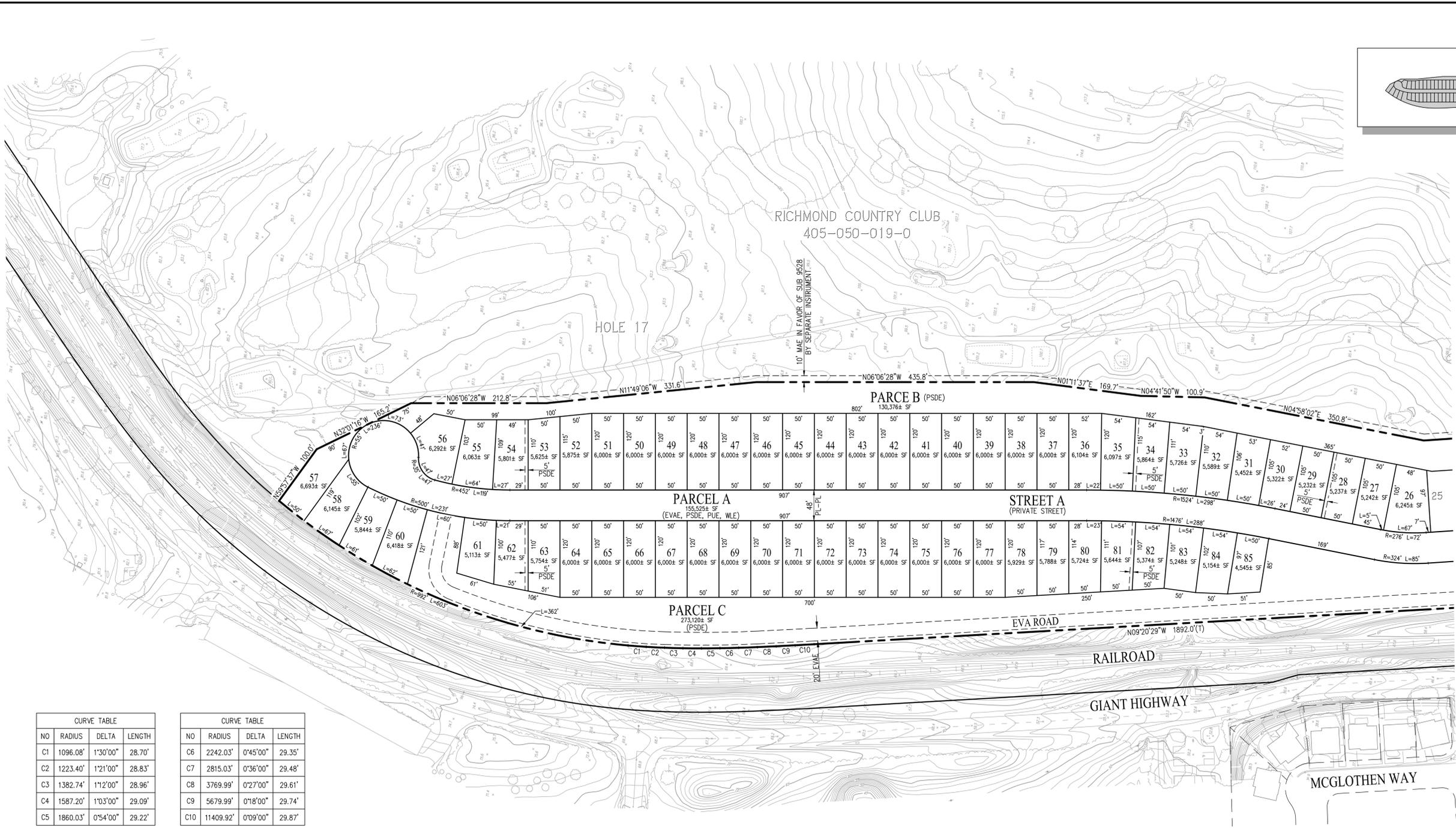


KEY MAP
NOT TO SCALE

RICHMOND COUNTRY CLUB
405-050-019-0

HOLE 17

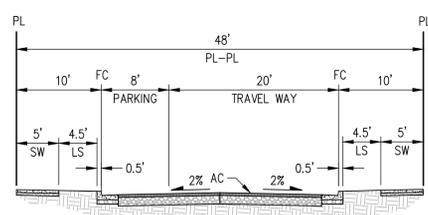
10' MAE IN FAVOR OF SUB 9528
BY SEPARATE INSTRUMENT



SEE SHEET C2.2

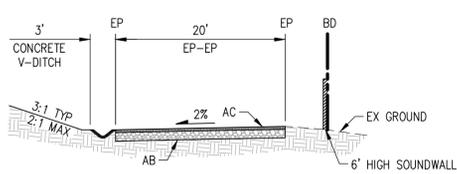
| CURVE TABLE | | | |
|-------------|----------|----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 1096.08' | 1°30'00" | 28.70' |
| C2 | 1223.40' | 1°21'00" | 28.83' |
| C3 | 1382.74' | 1°12'00" | 28.96' |
| C4 | 1587.20' | 1°03'00" | 29.09' |
| C5 | 1860.03' | 0°54'00" | 29.22' |

| CURVE TABLE | | | |
|-------------|-----------|----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C6 | 2242.03' | 0°45'00" | 29.35' |
| C7 | 2815.03' | 0°36'00" | 29.48' |
| C8 | 3769.99' | 0°27'00" | 29.61' |
| C9 | 5679.99' | 0°18'00" | 29.74' |
| C10 | 11409.92' | 0°09'00" | 29.87' |



* NO STREET PARKING ALONG WESTERN CURB

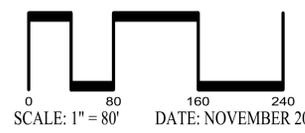
TYPICAL STREET SECTION
NOT TO SCALE



TYPICAL EVA ROAD
NOT TO SCALE

VESTING TENTATIVE MAP - SUBDIVISION 9528 LOTTING PLAN RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



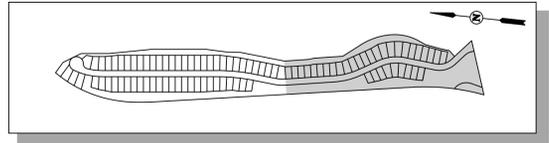
DATE: NOVEMBER 2020



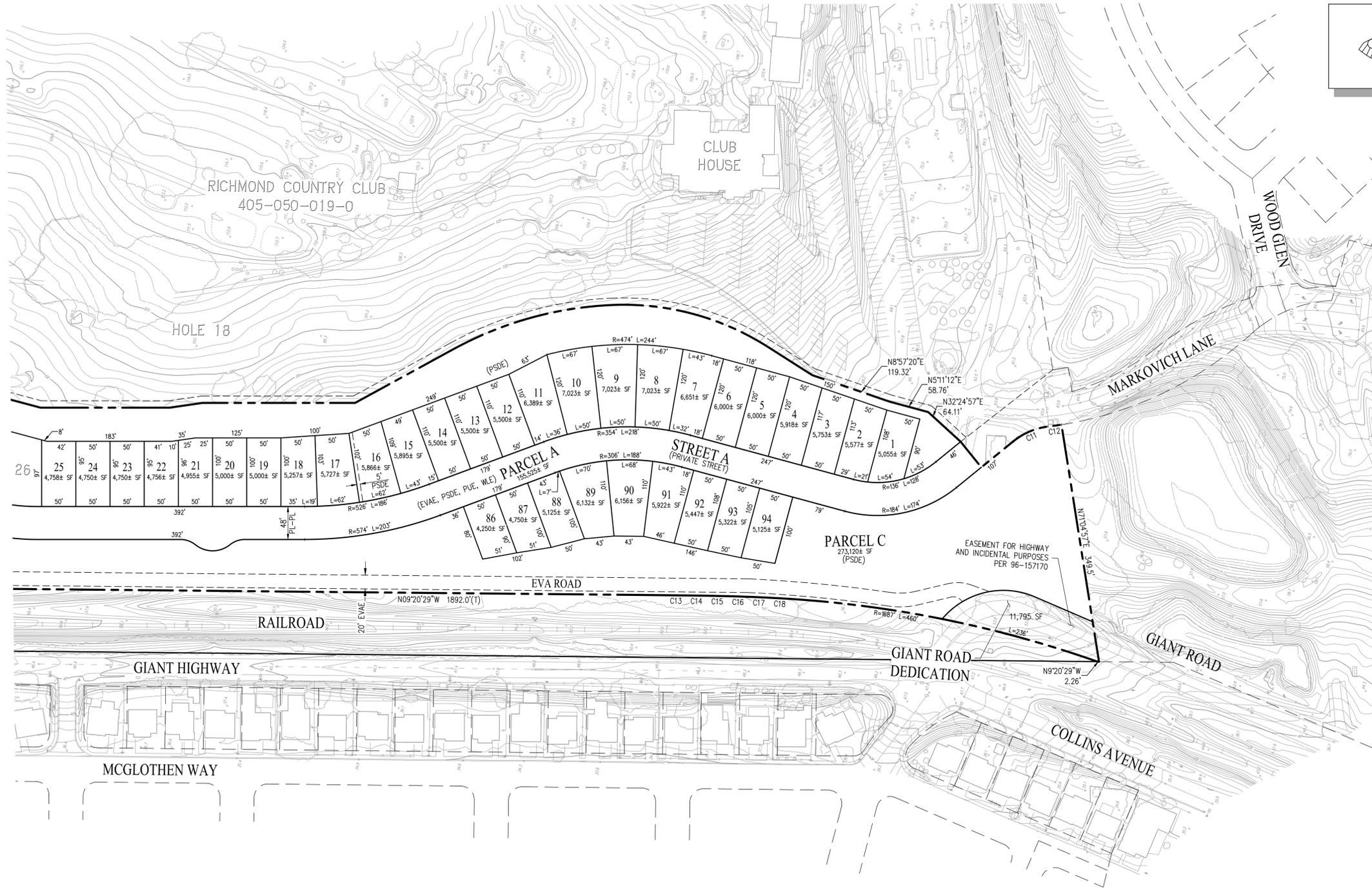
CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
C2.1
OF 13 SHEETS



KEY MAP
NOT TO SCALE

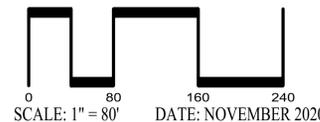


SEE SHEET C2.1

| CURVE TABLE | | | |
|-------------|-----------|-----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 32°08'44" | 56.10' |
| C12 | 540.00' | 2°05'23" | 19.69' |
| C13 | 11509.93' | 0°09'00" | 30.13' |
| C14 | 5779.99' | 0°18'00" | 30.26' |
| C15 | 3870.00' | 0°27'00" | 30.39' |
| C16 | 2915.03' | 0°36'00" | 30.53' |
| C17 | 2342.04' | 0°45'00" | 30.66' |
| C18 | 1960.04' | 0°54'00" | 30.79' |

VESTING TENTATIVE MAP - SUBDIVISION 9528
LOTING PLAN
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



DATE: NOVEMBER 2020

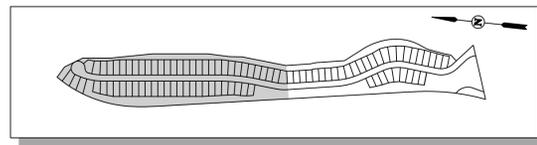


CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM

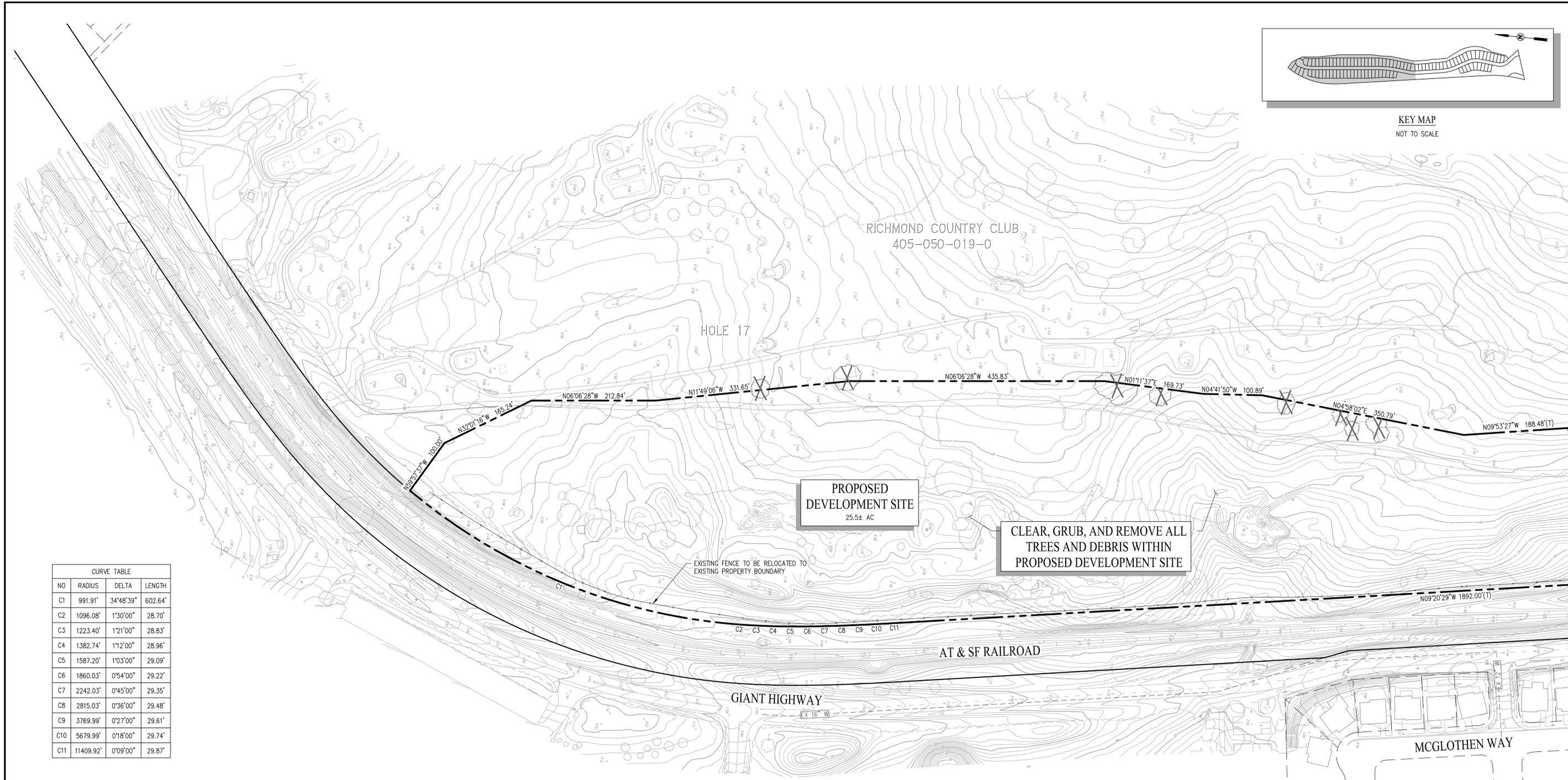
SHEET NO.
C2.2
 OF 13 SHEETS

F:\2824-010ACAD\TM\C2.2.DWG 11/20/20 2:57 PM



KEY MAP
NOT TO SCALE

| CURVE TABLE | | | |
|-------------|-----------|-----------|---------|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 991.91' | 34°48'39" | 602.64' |
| C2 | 1096.08' | 1°30'00" | 28.70' |
| C3 | 1223.40' | 1°21'00" | 28.83' |
| C4 | 1382.74' | 1°12'00" | 28.96' |
| C5 | 1587.20' | 1°03'00" | 29.09' |
| C6 | 1860.03' | 0°54'00" | 29.22' |
| C7 | 2242.03' | 0°45'00" | 29.35' |
| C8 | 2815.03' | 0°36'00" | 29.48' |
| C9 | 3769.99' | 0°27'00" | 29.61' |
| C10 | 5679.99' | 0°18'00" | 29.74' |
| C11 | 11409.92' | 0°09'00" | 29.87' |



SEE SHEET C3.2

FLOOD ZONE:

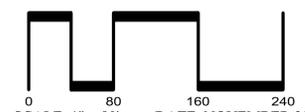
ZONE X: AREAS OF MINIMAL FLOOD HAZARD
 SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0226G
 DATED: SEPTEMBER 30, 2015

LEGEND

-  EXISTING STRUCTURE TO BE REMOVED/DEMOLISHED
-  EXISTING GOLF FACILITY TO BE RELOCATED
-  EXISTING GOLF COURSE TREE TO BE REMOVED

VESTING TENTATIVE MAP - SUBDIVISION 9528
 EXISTING CONDITIONS
 RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

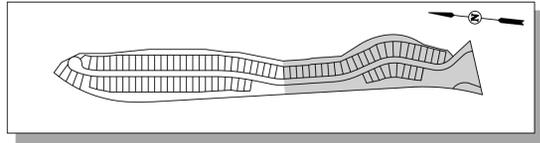
  SCALE: 1" = 80' DATE: NOVEMBER 2020

 CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM

SHEET NO.
C3.1
 OF 13 SHEETS

F:\2624-010ACAD\TMC3.1.DWG



KEY MAP
NOT TO SCALE

RICHMOND COUNTRY CLUB
405-050-019-0

CLUB HOUSE

EXISTING GOLF PRACTICE FACILITY TO BE REMOVED OFF PROPOSED DEVELOPMENT SITE

HOLE 18

PROPOSED DEVELOPMENT SITE
25.5± AC

CLEAR, GRUB, AND REMOVE ALL TREES AND DEBRIS WITHIN PROPOSED DEVELOPMENT SITE

REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION

EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES PER 96-157170

EXISTING FENCE TO BE RELOCATED TO EXISTING PROPERTY BOUNDARY

DETENTION BASIN

405-050-006-7

AT & SF RAILROAD

GIANT HIGHWAY

MCGLOTHEN WAY

GIANT ROAD

COLLINES AVENUE

MARKOVICH LANE

RICHMOND PARKWAY

| CURVE TABLE | | | |
|-------------|-----------|----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C12 | 11509.93' | 0°09'00" | 30.13' |
| C13 | 5779.99' | 0°18'00" | 30.26' |
| C14 | 3870.00' | 0°27'00" | 30.39' |
| C15 | 2915.03' | 0°36'00" | 30.53' |
| C16 | 2342.04' | 0°45'00" | 30.66' |
| C17 | 1960.04' | 0°54'00" | 30.79' |

FLOOD ZONE:

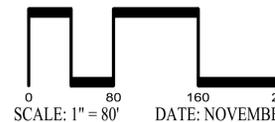
ZONE X: AREAS OF MINIMAL FLOOD HAZARD
SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0226G
DATED: SEPTEMBER 30, 2015

LEGEND

-  EXISTING STRUCTURE TO BE REMOVED/DEMOLISHED
-  EXISTING GOLF FACILITY TO BE RELOCATED
-  EXISTING GOLF COURSE TREE TO BE REMOVED

VESTING TENTATIVE MAP - SUBDIVISION 9528
EXISTING CONDITIONS
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



DATE: NOVEMBER 2020



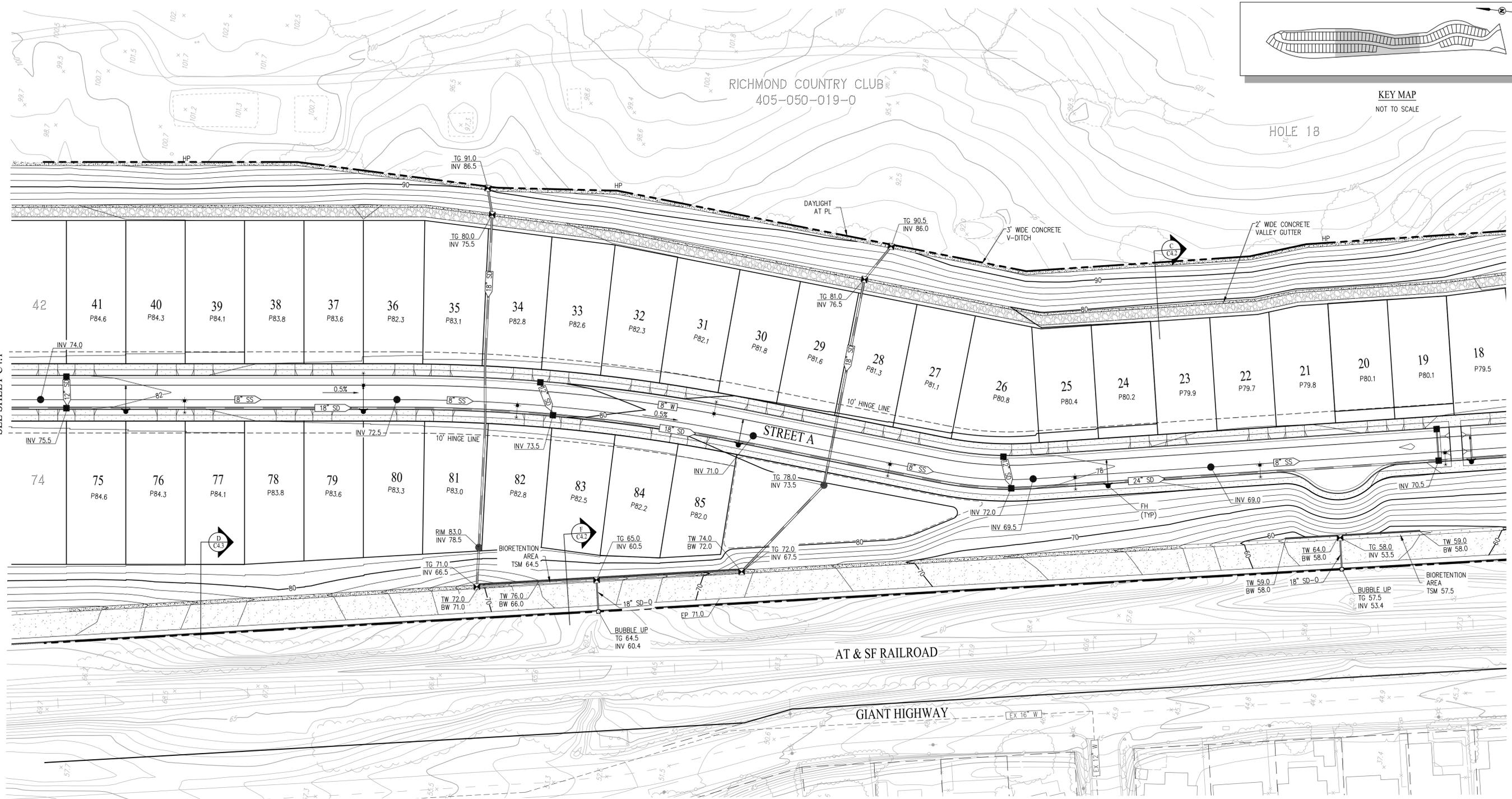
CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

SHEET NO.

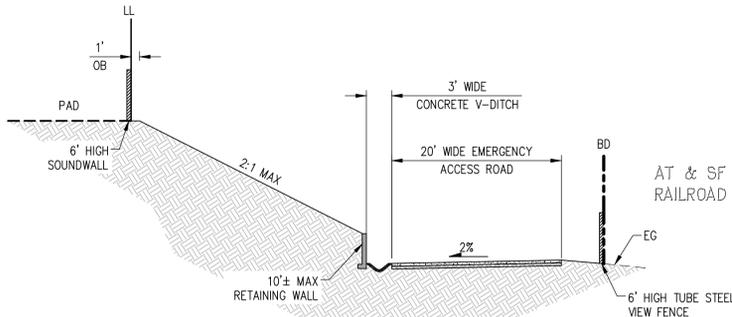
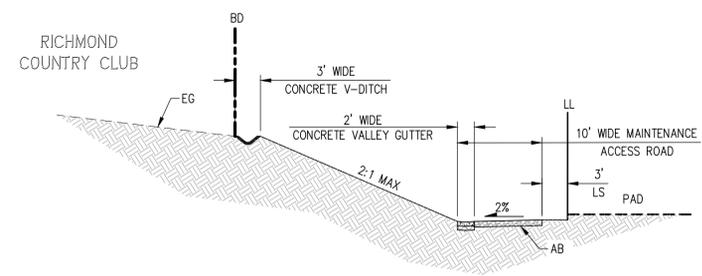
C3.2

OF 13 SHEETS



SEE SHEET C4.1

SEE SHEET C4.3



VESTING TENTATIVE MAP - SUBDIVISION 9528 PRELIMINARY GRADING & UTILITY PLAN RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

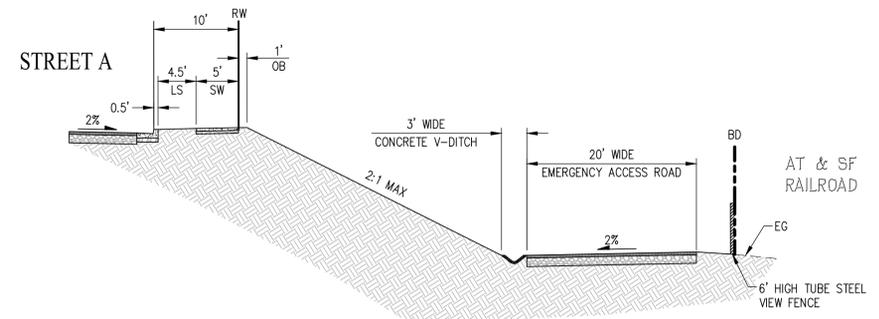
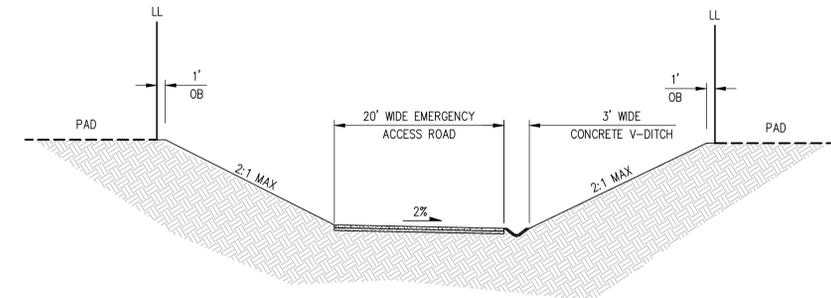
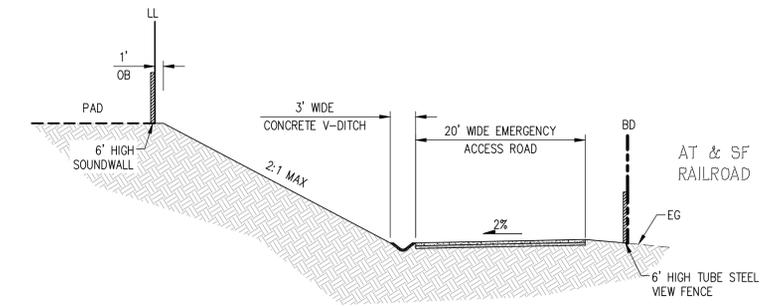
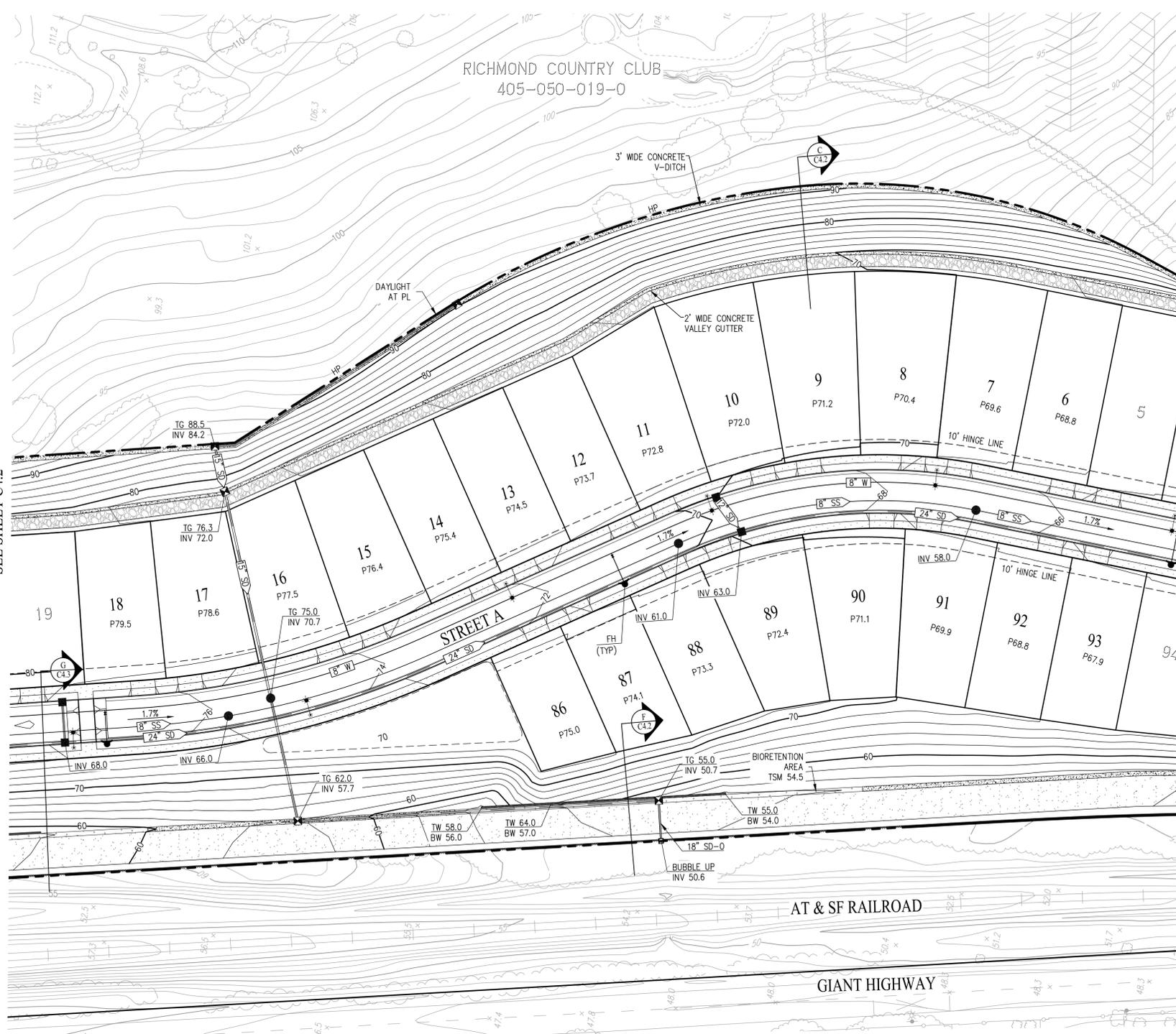
SCALE: 1" = 40' DATE: NOVEMBER 2020

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

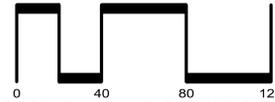
SHEET NO.
C4.2
OF 13 SHEETS

F:\2024-10\ACAD\TM\C4.2.DWG



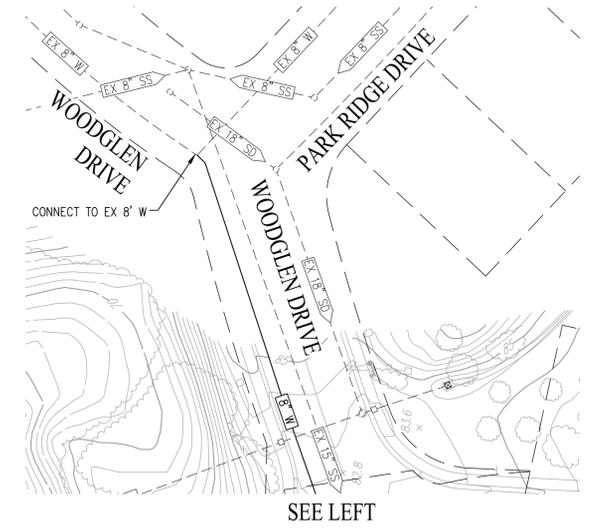
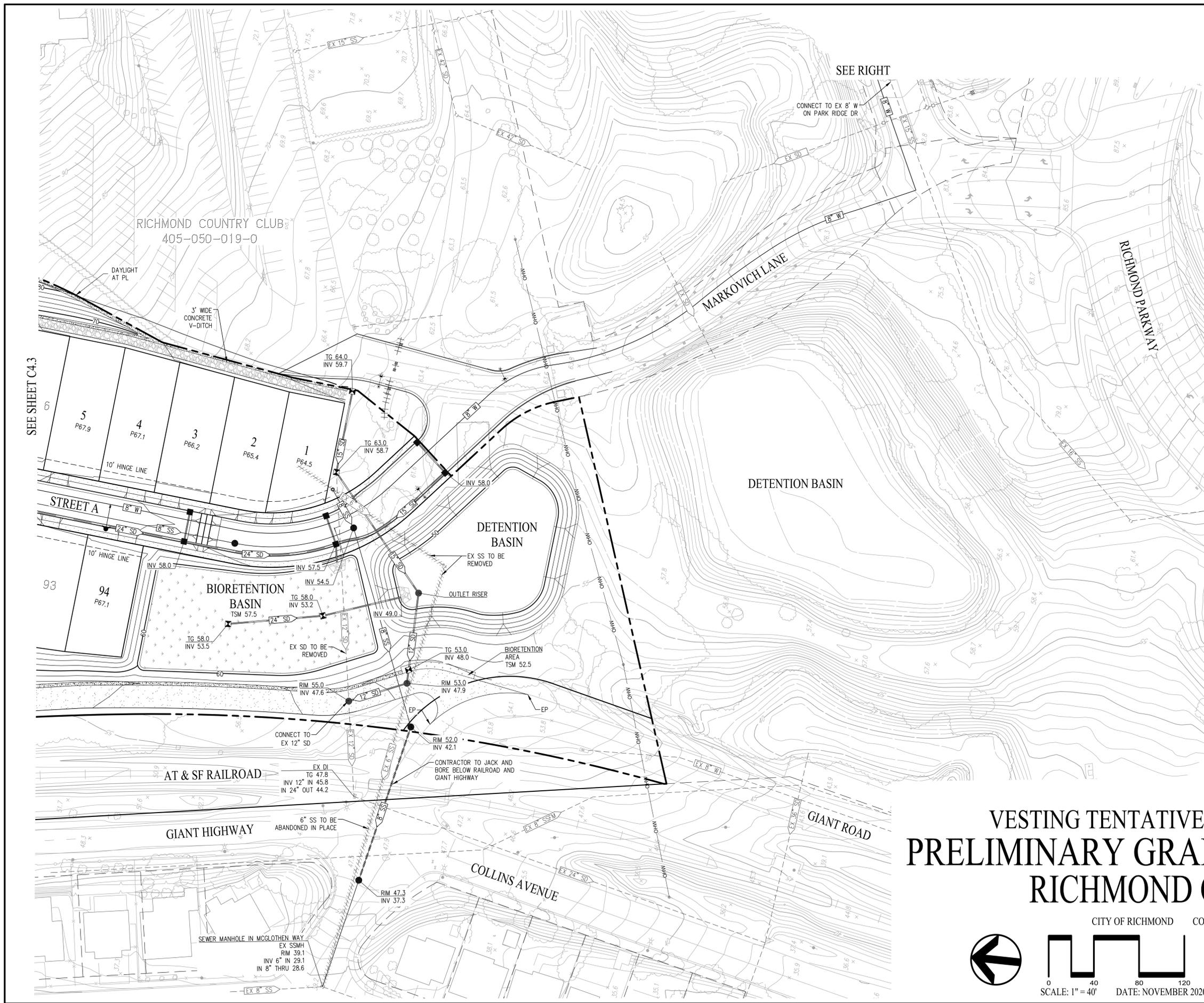
VESTING TENTATIVE MAP - SUBDIVISION 9528 PRELIMINARY GRADING & UTILITY PLAN RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

   SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C4.3
OF 13 SHEETS

F:\2824-010\CAD\TMC4.3.DWG 11/23/2020 3:18 PM



VESTING TENTATIVE MAP - SUBDIVISION 9528
PRELIMINARY GRADING & UTILITY PLAN
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

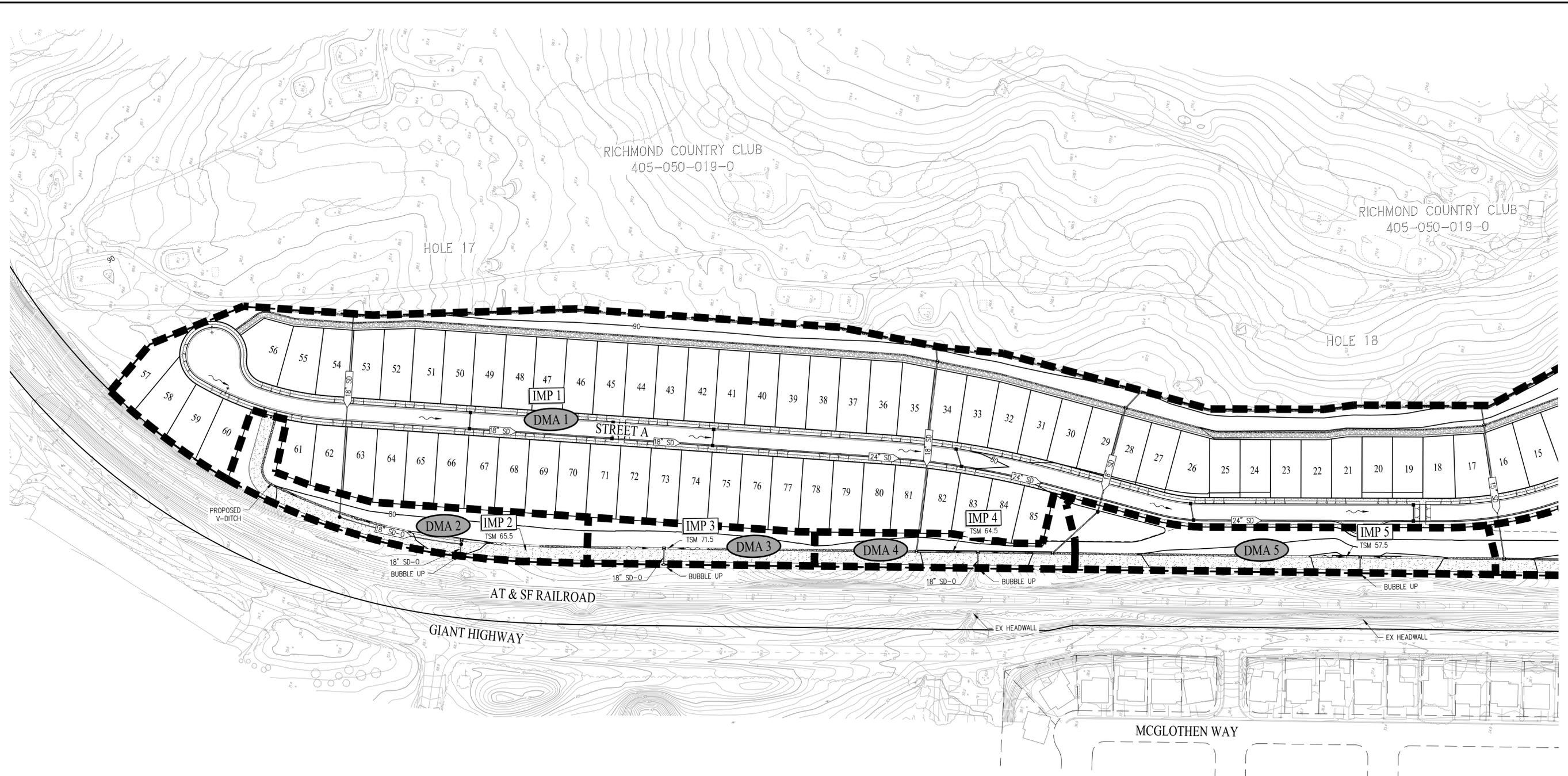
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM

SCALE: 1" = 40' DATE: NOVEMBER 2020

SHEET NO. **C4.4**
 OF 13 SHEETS

F:\2924-010\ACAD\TM\C4.4.DWG



SEE SHEET C5.2

LEGEND

- 25 LOT NUMBER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1 DRAINAGE MANAGEMENT AREA
- IMP 1 INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA
- 18" SD-0 PROPOSED STORM DRAIN
- 18" SD-OFF PROPOSED STORM DRAIN (OFFSITE DRAINAGE)

| DRAINAGE MANAGEMENT AREA SUMMARY | | | | | |
|----------------------------------|----------------------|--------------------|---------------|---------------|------------------|
| AREA ID | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | REQUIRED (SF) | PROVIDED (SF) | TREATMENT METHOD |
| DMA 1 | 343,281 | 355,277 | 15,152 | 16,837 | BIORETENTION |
| DMA 2 | 14,645 | 29,558 | 704 | 770 | BIORETENTION |
| DMA 3 | 8,154 | 16,234 | 391 | 426 | BIORETENTION |
| DMA 4 | 9,356 | 15,570 | 437 | 468 | BIORETENTION |
| DMA 5 | 15,041 | 40,499 | 764 | 825 | BIORETENTION |
| DMA 6 | 15,048 | 38,987 | 758 | 804 | BIORETENTION |
| DMA 7 | 5,695 | 34,067 | 364 | 397 | BIORETENTION |

VESTING TENTATIVE MAP - SUBDIVISION 9528
PRELIMINARY STORMWATER CONTROL PLAN
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

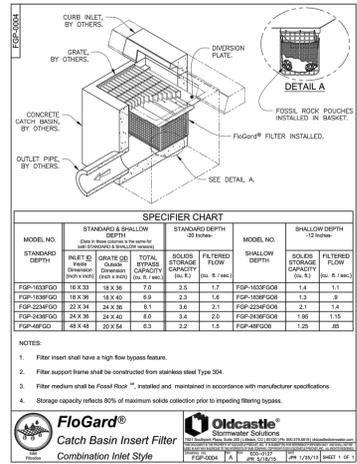
cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 SACRAMENTO • (916) 375-1877
 WWW.CBANDG.COM

SCALE: 1" = 80' DATE: NOVEMBER 2020

SHEET NO.
C5.1
 OF 13 SHEETS

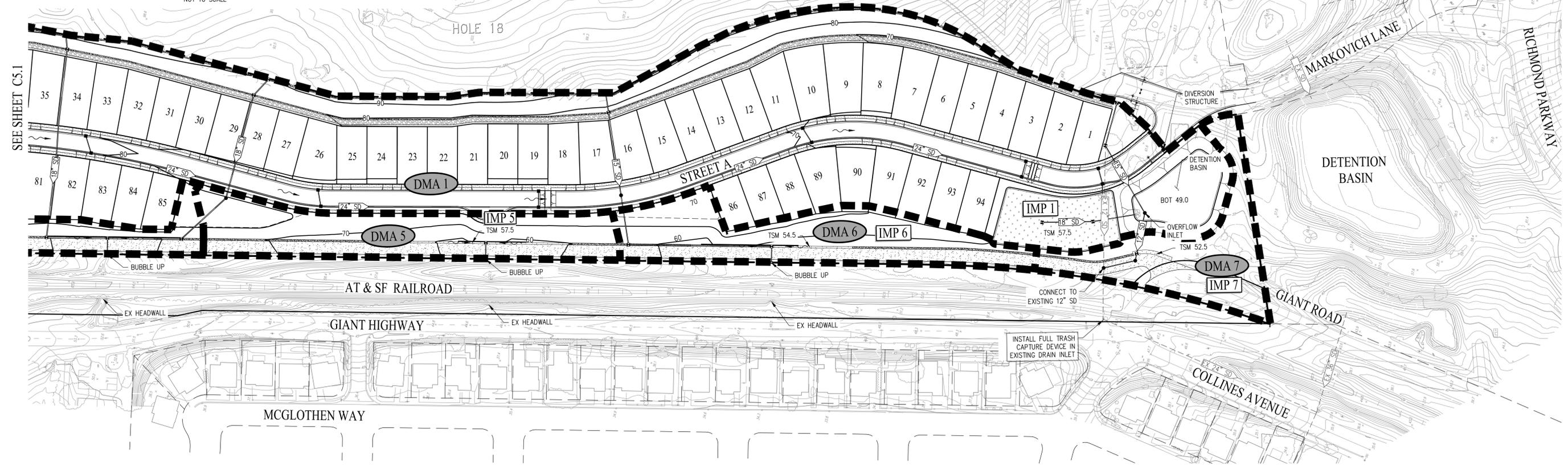
F:\2924-010\ACAD\TMC5.1.DWG 11/20/2020 3:18 PM



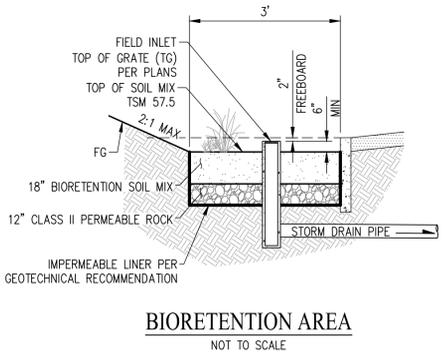
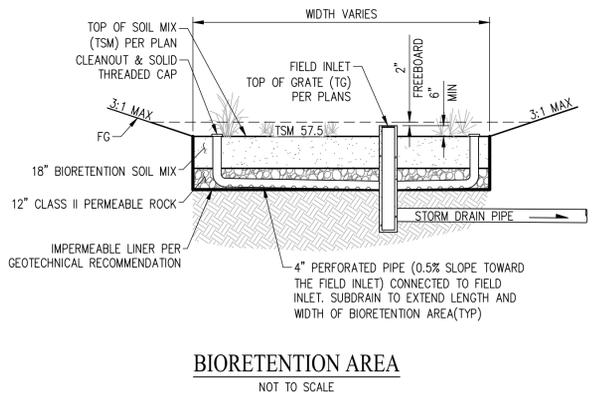
| SPECIFIER CHART | | | |
|-----------------|--------------------------|------------------|------------------|
| MODEL NO. | STANDARD & SHALLOW DEPTH | STANDARD DEPTH | SHALLOW DEPTH |
| FGP-18SD | 18" X 30" X 1.5" | 18" X 30" X 2.5" | 18" X 30" X 1.5" |
| FGP-24SD | 24" X 36" X 1.5" | 24" X 36" X 2.5" | 24" X 36" X 1.5" |
| FGP-30SD | 30" X 42" X 1.5" | 30" X 42" X 2.5" | 30" X 42" X 1.5" |
| FGP-36SD | 36" X 48" X 1.5" | 36" X 48" X 2.5" | 36" X 48" X 1.5" |
| FGP-42SD | 42" X 54" X 1.5" | 42" X 54" X 2.5" | 42" X 54" X 1.5" |
| FGP-48SD | 48" X 60" X 1.5" | 48" X 60" X 2.5" | 48" X 60" X 1.5" |

NOTE: ALL ONSITE CATCH BASINS AND DRAIN INLETS SHALL BE EQUIPPED WITH A OLDCASTLE FLOGARD INSERT FILTER. SEE PLAN BELOW FOR OFFSITE INSERT FILTER LOCATIONS.

FULL TRASH CAPTURE DEVICE
NOT TO SCALE



- LEGEND**
- 25 LOT NUMBER
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED FACE OF CURB
 - DMA BOUNDARY
 - BIORETENTION AREA
 - DMA 1 DRAINAGE MANAGEMENT AREA
 - IMP 1 INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA
 - 18" SD PROPOSED STORM DRAIN
 - 18" SD-OFF PROPOSED STORM DRAIN (OFFSITE DRAINAGE)



VESTING TENTATIVE MAP - SUBDIVISION 9528
PRELIMINARY STORMWATER CONTROL PLAN
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

SCALE: 1" = 80' DATE: NOVEMBER 2020

SHEET NO. **C5.2**
OF 13 SHEETS

F:\2824-010\CADD\TMC5.2.DWG



SHEET INDEX

- 1. COVER SHEET - INDEX SHEET
- 2. P-1.1 PRELIMINARY DEVELOPMENT PLAN
- 3. P-1.2 PRELIMINARY DEVELOPMENT PLAN
- 4. P-2.1 GENERAL PLAN AMENDMENT
- 5. P-2.2 ZONING CHANGE

CIVIL SHEETS (VESTING TENTATIVE MAP)

- 6. C-1.0 SITE PLAN & CONTEXTUAL MAP
- 7. C-2.1 LOTTING PLAN
- 8. C-2.2 LOTTING PLAN
- 9. C-3.1 EXISTING CONDITIONS
- 10. C-3.2 EXISTING CONDITIONS
- 11. C-4.1 PRELIMINARY GRADING & UTILITY PLAN
- 12. C-4.2 PRELIMINARY GRADING & UTILITY PLAN
- 13. C-4.3 PRELIMINARY GRADING & UTILITY PLAN
- 14. C-4.4 PRELIMINARY GRADING & UTILITY PLAN
- 15. C-5.1 PRELIMINARY STORMWATER CONTROL PLAN
- 16. C-5.2 PRELIMINARY STORMWATER CONTROL PLAN

LANDSCAPE SHEETS

- 17. L-1 OVERALL LANDSCAPE PLAN
- 18. L-2 OVERALL LANDSCAPE PLAN
- 19. L-3 OVERALL LANDSCAPE PLAN
- 20. L-4 OVERALL LANDSCAPE PLAN
- 21. L-5 TYPICAL FRONT YARD PLAN

- 22. L-6 ENTRY PLAN
- 23. L-7 BIoretention PLAN
- 24. L-8 BIoretention PLAN
- 25. L-9 PLANTING PALETTE
- 26. L-10 HYDROZONE PLAN
- 27. L-11 HYDROZONE PLAN
- 28. L-12 HYDROZONE PLAN
- 29. L-13 HYDROZONE PLAN
- 30. L-14 PEDESTRIAN CONNECTIONS
- 31. L-15 GOLF BALL LANDING ANALYSIS
- 32. L-16 VINES AND SOUND WALL EXHIBIT

ARCHITECTURE SHEETS

- 33. A-1 STREET SCENE
- 34. A-2 STREET SCENE
- 35. A-3 PLAN 2-4015 - FLOOR PLANS
- 36. A-4 PLAN 2-4015 - "B" SANTA BARBARA ELEVATION
- 37. A-5 PLAN 2-4015 - "C" COASTAL ELEVATION
- 38. A-6 PLAN 2-4015 - "E" FARMHOUSE ELEVATION
- 39. A-7 PLAN 2-4015 - ROOF PLANS
- 40. A-8 PLAN 3-4022 - FLOOR PLANS
- 41. A-9 PLAN 3-4022 - "B" SANTA BARBARA ELEVATION
- 42. A-10 PLAN 3-4022 - "B" SANTA BARBARA ENHANCED ELEVATION
- 43. A-11 PLAN 3-4022 - "C" COASTAL ELEVATION
- 44. A-12 PLAN 3-4022 - "C" COASTAL ENHANCED ELEVATION

- 45. A-13 PLAN 3-4022 - "E" FARMHOUSE ELEVATION
- 46. A-14 PLAN 3-4022 - "E" FARMHOUSE ENHANCED ELEVATION
- 47. A-15 PLAN 3-4022 - ROOF PLANS
- 48. A-16 PLAN 4-4024 - FLOOR PLANS
- 49. A-17 PLAN 4-4024 - "B" SANTA BARBARA ELEVATION
- 50. A-18 PLAN 4-4024 - "B" SANTA BARBARA ENHANCED ELEVATION
- 51. A-19 PLAN 4-4024 - "C" COASTAL ELEVATION
- 52. A-20 PLAN 4-4024 - "C" COASTAL ENHANCED ELEVATION
- 53. A-21 PLAN 4-4024 - "E" FARMHOUSE ELEVATION
- 54. A-22 PLAN 4-4024 - "E" FARMHOUSE ENHANCED ELEVATION
- 55. A-23 PLAN 4-4024 - ROOF PLANS
- 56. A-24 PLAN 5-4026 - FLOOR PLANS
- 57. A-25 PLAN 5-4026 - "B" SANTA BARBARA ELEVATION
- 58. A-26 PLAN 5-4026 - "B" SANTA BARBARA ENHANCED ELEVATION
- 59. A-27 PLAN 5-4026 - "C" COASTAL ELEVATION
- 60. A-28 PLAN 5-4026 - "C" COASTAL ENHANCED ELEVATION
- 61. A-29 PLAN 5-4026 - "E" FARMHOUSE ELEVATION
- 62. A-30 PLAN 5-4026 - "E" FARMHOUSE ENHANCED ELEVATION
- 63. A-31 PLAN 5-4026 - ROOF PLANS
- 64. A-32 ARCHITECTURE DETAILS
- 65. A-33 ARCHITECTURE DETAILS
- 66. A-34 WRITTEN COLOR SCHEMES
- 67. A-35 COLOR BOARDS - SANTA BARBARA
- 68. A-36 COLOR BOARDS - COASTAL
- 69. A-37 COLOR BOARDS - FARMHOUSE

PUBLIC STREET LIGHTING SHEETS

- 70. PuSL1 PUBLIC STREET LIGHTING TITLE SHEET
- 71. PuSL2 PUBLIC STREET LIGHTING DETAIL SHEET
- 72. PuSL3 PUBLIC STREET LIGHTING PLAN
- 73. PuSL4 PUBLIC STREET LIGHTING PLAN
- 74. PuSL5 PUBLIC STREET LIGHTING PLAN
- 75. PuSL6 PUBLIC STREET LIGHTING PLAN
- 76. PuSL7 PUBLIC STREET LIGHTING PLAN
- 77. PH-1 PHOTOMETRIC PLAN
- 78. PH-2 PHOTOMETRIC PLAN

SOLAR SHADE ANALYSIS SHEETS

- 79. PVA-1 SOLAR SITE PLAN - LOT 1-16, 86-94
- 80. PVA-2 SOLAR SITE PLAN - LOT 17-32, 84, 85
- 81. PVA-3 SOLAR SITE PLAN - LOT 33-49, 67-83
- 82. PVA-4 SOLAR SITE PLAN - LOT 45-71

DEVELOPER

MLC HOLDINGS, INC
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
(925) 543-4012
CONTACT: PAUL MANYISHA

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-3022
CONTACT: COLT ALVERNAZ

LANDSCAPE ARCHITECT

VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299
CONTACT: KATY GALLAGHER

ARCHITECT

KEVIN L. CROOK ARCHITECT, INC. 1360
REYNOLDS AVENUE, SUITE 110 IRVINE,
CA 92614
(949) 660-1587
CONTACT: KEVIN L. CROOK

SOILS ENGINEER

ENGEO INC.
CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
CONTACT: ROBERT BOECHE

NOVEMBER 2020

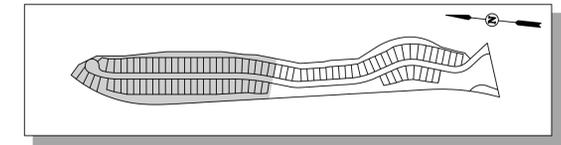
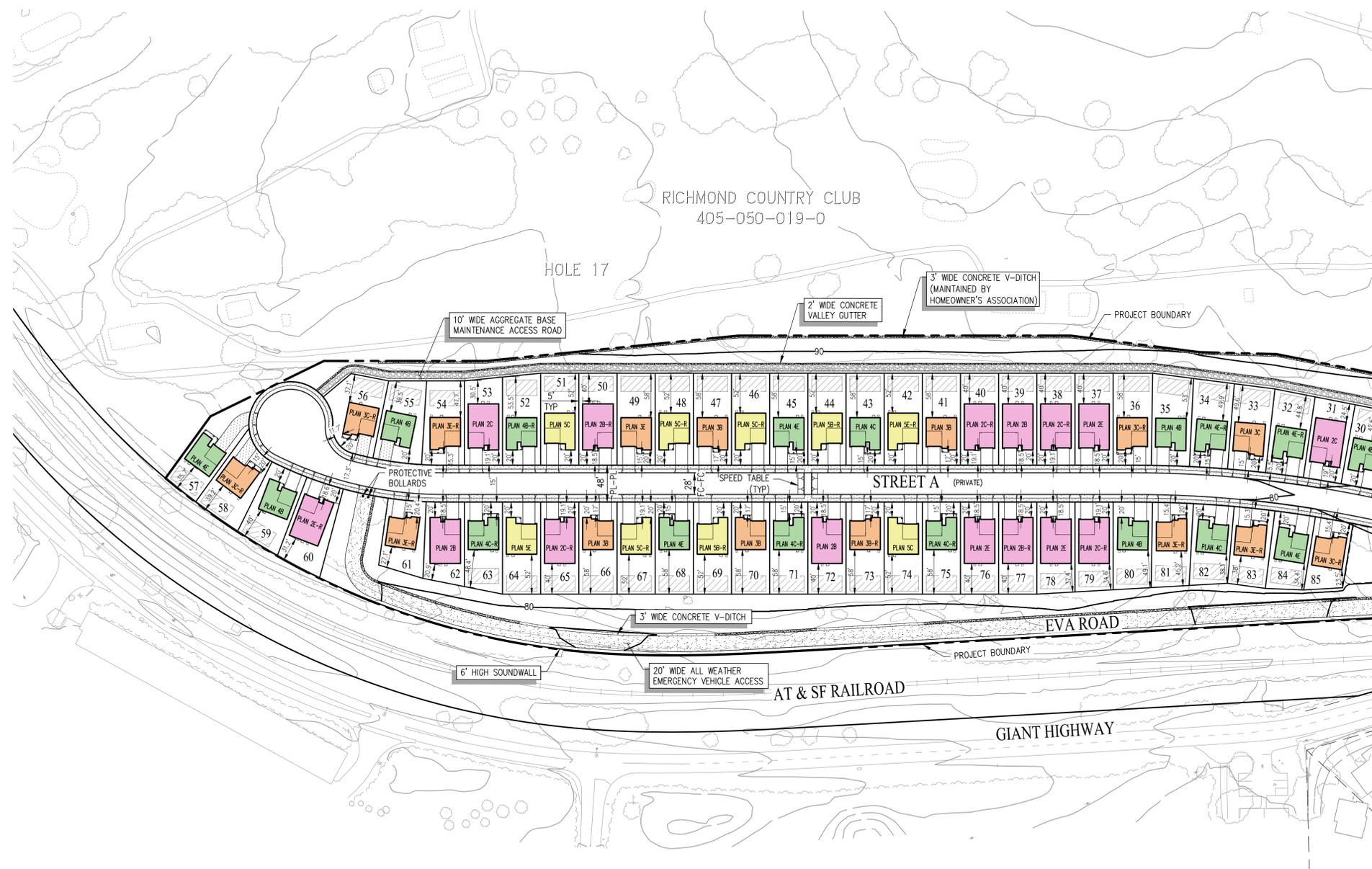
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

MLC Holdings, Inc.

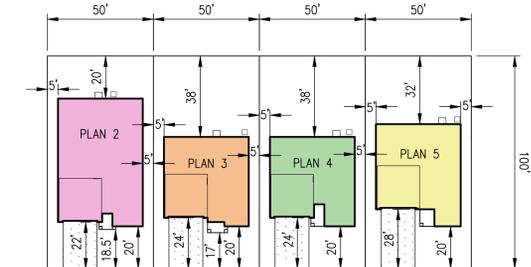
DESIGN REVIEW & VESTING TENTATIVE MAP
RICHMOND COUNTRY CLUB
SUBDIVISION 9528
RICHMOND, CALIFORNIA



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS



KEY MAP
NOT TO SCALE



TYPICAL LOT SETBACKS

| MINIMUM SETBACKS | |
|------------------|-----|
| FRONT | 15' |
| GARAGE | 20' |
| SIDE | 5' |
| REAR | 20' |

| STORY SUMMARY | | |
|---------------|----|-------|
| SINGLE STORY | 27 | 28.7% |
| TWO STORY | 67 | 71.3% |

ACCESSORY DWELLING UNIT
800 SF MAX (20'X40')

SEE SHEET P1.2

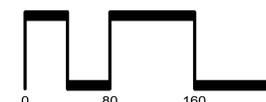
| UNIT MIX SUMMARY | | | | | |
|------------------|-------------|-------------|-------------|------------|-------|
| PLAN | ELEVATION B | ELEVATION C | ELEVATION E | UNIT COUNT | % MIX |
| PLAN 2 | 7 | 8 | 8 | 23 | 24% |
| PLAN 3 | 9 | 10 | 8 | 27 | 29% |
| PLAN 4 | 12 | 10 | 7 | 29 | 31% |
| PLAN 5 | 3 | 6 | 6 | 15 | 16% |
| TOTAL | 31 | 34 | 29 | 94 | 100% |

| LOT COVERAGE | | |
|--------------|---------------------|---------------------|
| PLAN NUMBER | BUILDING FOOTPRINT* | ** TYP LOT COVERAGE |
| PLAN 2 | 2,329 SF | 46.6% |
| PLAN 3 | 1,581 SF | 31.6% |
| PLAN 4 | 1,547 SF | 30.9% |
| PLAN 5 | 1,699 SF | 34.0% |

* DOES NOT INCLUDE PORCH AREA
** PERCENT COVERAGE IS BASED ON TYPICAL LOT SIZE OF 50' X 100'

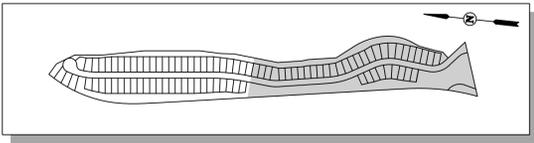
PRELIMINARY DEVELOPMENT PLAN RICHMOND COUNTRY CLUB SUBDIVISION 9528

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: NOVEMBER 2020



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
P1.1
OF 15 SHEETS



KEY MAP
NOT TO SCALE

RICHMOND COUNTRY CLUB
405-050-019-0

CLUB HOUSE

HOLE 18

3' WIDE CONCRETE V-DITCH
(MAINTAINED BY HOMEOWNER'S ASSOCIATION)

3' WIDE CONCRETE V-DITCH

10' WIDE AGGREGATE BASE
MAINTENANCE ACCESS ROAD

WOOD GLEN DRIVE
MARKOVICH LANE

RICHMOND PARKWAY

SEE SHEET P1.1



RELOCATE EX COUNTRY CLUB
ENTRY GATE

DETENTION

BIORETENTION

EVA ROAD

20' WIDE ALL WEATHER
EMERGENCY VEHICLE ACCESS

6' HIGH SOUNDWALL

EMERGENCY VEHICLE ACCESS
GATE WITH KNOX BOX

AT & SF RAILROAD

GIANT HIGHWAY

GIANT ROAD

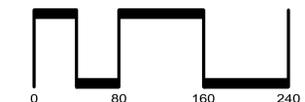
COLLINS AVENUE

MCGLOTHEN WAY

PRELIMINARY DEVELOPMENT PLAN RICHMOND COUNTRY CLUB SUBDIVISION 9528

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

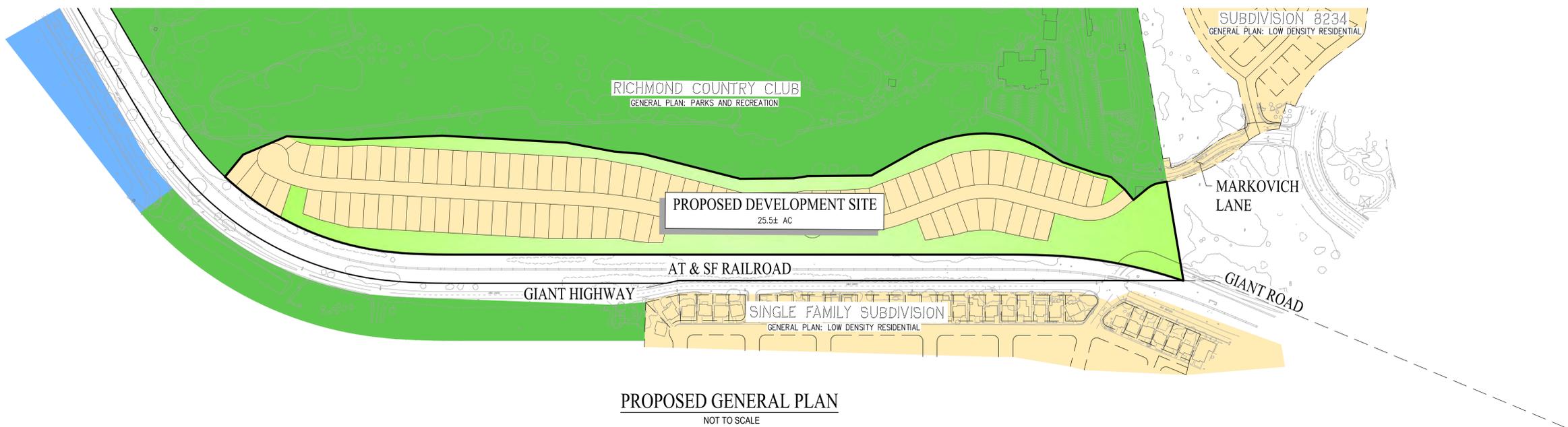
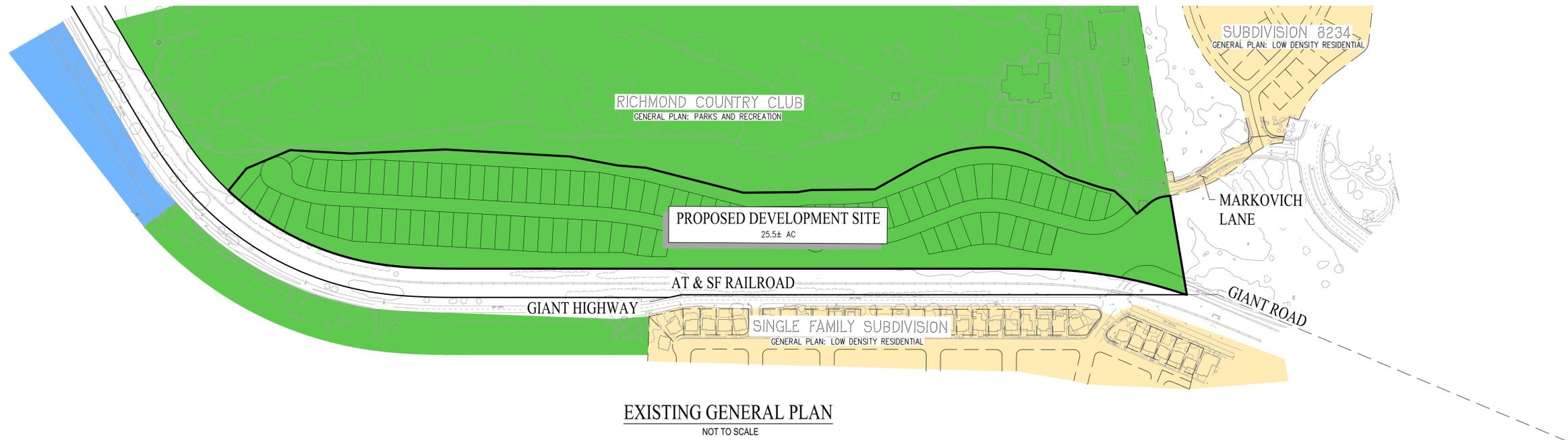
SCALE: 1" = 80' DATE: NOVEMBER 2020



SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
P1.2
OF 15 SHEETS

F:\2024-010\ACAD\TMP\1.1 & P1.2.DWG
11/23/2020 3:15 PM



PROPOSED DEVELOPMENT SITE SUMMARY

| GENERAL PLAN DESIGNATION | EXISTING AREA (AC) | PROPOSED AREA (AC) |
|--------------------------|--------------------|--------------------|
| PARKS AND RECREATION | 25.5 | - |
| OPEN SPACE | - | 9.5 |
| LOW DENSITY RESIDENTIAL | - | 16.0 |

LEGEND

| | |
|--|-------------------------------------|
| | PARKS AND RECREATION |
| | OPEN SPACE |
| | LOW DENSITY RESIDENTIAL |
| | PUBLIC, CULTURAL, AND INSTITUTIONAL |

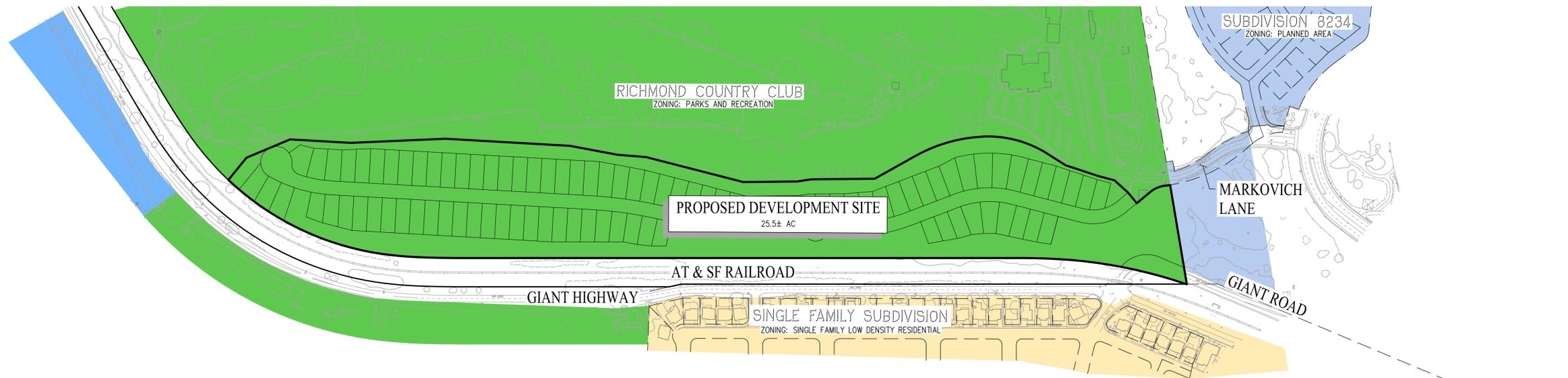
**GENERAL PLAN AMENDMENT
RICHMOND COUNTRY CLUB
SUBDIVISION 9528**

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA
DATE: NOVEMBER 2020

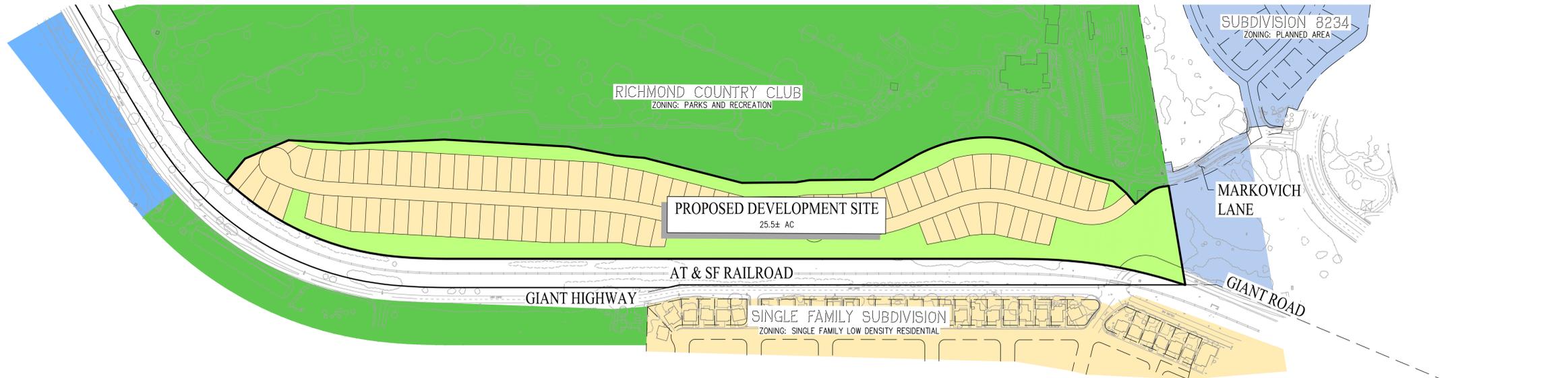


SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
P2.1
OF 15 SHEETS



EXISTING ZONING MAP
NOT TO SCALE



PROPOSED ZONING MAP
NOT TO SCALE

| PROPOSED DEVELOPMENT SITE SUMMARY | | |
|-----------------------------------|--------------------|--------------------|
| ZONING DESIGNATION | EXISTING AREA (AC) | PROPOSED AREA (AC) |
| PR: PARKS AND RECREATION | 25.5 | - |
| OS: OPEN SPACE | - | 9.5 |
| RL2: LOW DENSITY RESIDENTIAL | - | 16.0 |

LEGEND

- PARKS AND RECREATION
- OPEN SPACE
- SINGLE FAMILY/LOW DENSITY RESIDENTIAL (RL2)
- PUBLIC, CULTURAL, AND INSTITUTIONAL
- PLANNED AREA

ZONING CHANGE RICHMOND COUNTRY CLUB SUBDIVISION 9528

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA
DATE: NOVEMBER 2020

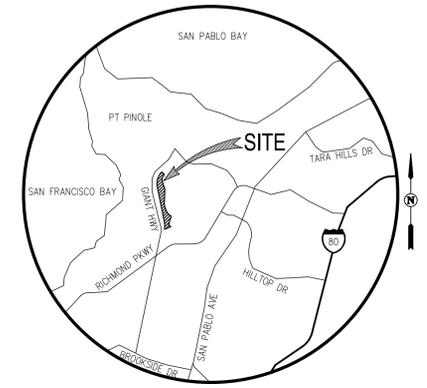


SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
P2.2
OF 15 SHEETS

CONTACTS

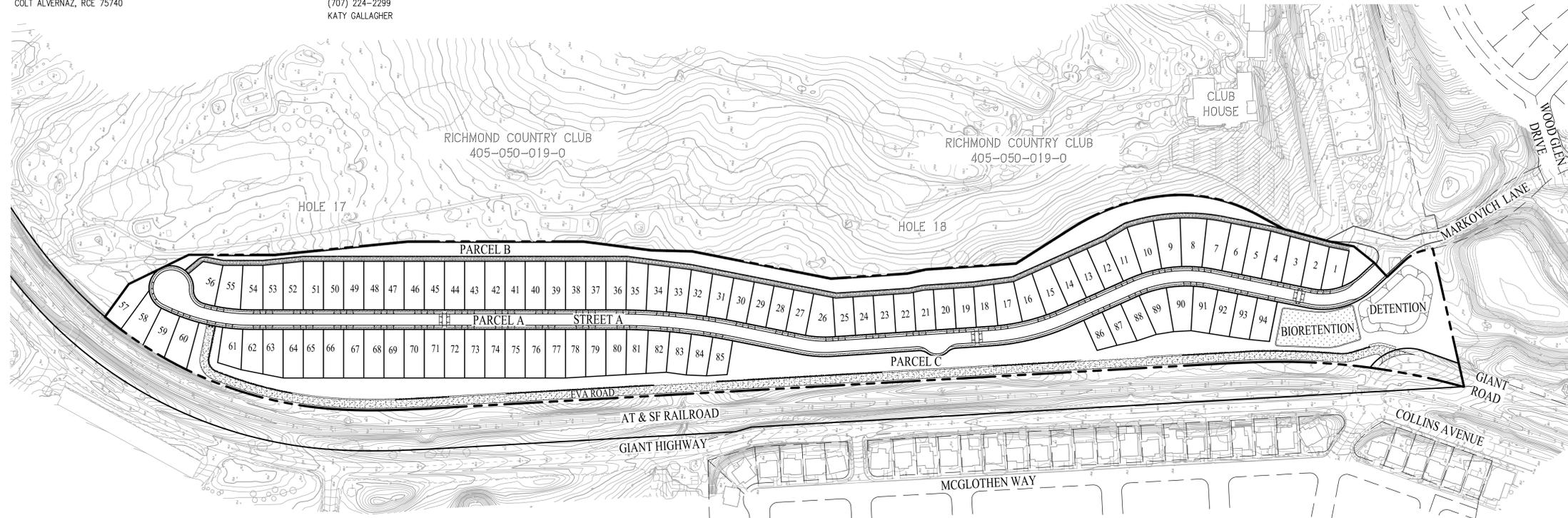
- 1. OWNER: RICHMOND GOLF & COUNTRY CLUB
A CALIFORNIA NON PROFIT CORPORATION
C/O MLC HOLDINGS, INC.
- 2. SUBDIVIDER: MLC HOLDINGS, INC.
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
(925) 543-4004
PAUL MANYISHA
- 3. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740
- 4. SOIL ENGINEER: ENGeo INC.
CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
ROBERT BOECHE
- 5. ARCHITECT: KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
(949) 660-1587
KEVIN L. CROOK
- 6. LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299
KATY GALLAGHER



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ASSESSORS PARCEL NO. 405-050-006-07 (PORTION), 405-050-019-0 (PORTION)
2. SITE AREA: 25.5± ACRES
3. EXISTING GENERAL PLAN: PARKS AND RECREATION
PROPOSED GENERAL PLAN: LOW DENSITY RESIDENTIAL (5 TO 15 DU/AC) - 16.2 AC
OPEN SPACE - 9.3 AC
4. EXISTING ZONING: PARKS AND RECREATION (PR)
PROPOSED ZONING: LOW DENSITY RESIDENTIAL (RL2)
5. EXISTING LAND USE: VACANT LAND/GOLF COURSE
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL/OPEN SPACE
6. DWELLING UNITS: 94
7. SITE DENSITY: 5.8 DU/AC
(LDR GP DESIGNATED AREA)
8. BENCHMARK: CITY OF RICHMOND BENCHMARK NO. 3799, BEING A BRASS TAG & FASTENER AT THE INTERSECTION OF GIANT HIGHWAY AND S.F.R.R. OPPOSITE GRIFFIN DRIVE IN CITY OF RICHMOND PUBLISHED ELEVATION OF 45.301 FEET.
9. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF ATLAS ROAD, BEING N41°39'14"W AS SHOWN ON SUBDIVISION 8667 (467 M 40).
10. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 0601300226G
DATE: SEPTEMBER 30, 2015
11. UTILITIES:
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWER: WEST COUNTY WASTEWATER DISTRICT (WCWD)
STORM DRAIN: CITY OF RICHMOND/PRIVATE
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T



SITE PLAN & CONTEXTUAL MAP

SCALE: 1"=150'

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-----------------------------|
| --- | --- | BOUNDARY |
| --- | --- | CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | LOT LINE |
| --- | --- | RIGHT-OF-WAY |
| --- | --- | CURB, GUTTER AND SIDEWALK |
| --- | --- | ASPHALT PAVEMENT |
| --- | --- | CONCRETE DITCH |
| --- | --- | RETAINING WALL |
| --- | --- | STORM DRAIN LINE |
| --- | --- | STORM DRAIN LINE (OFF-SITE) |
| ○ | ○ | STORM DRAIN MANHOLE |
| □ | □ | CATCH BASIN |
| ○ | ○ | SANITARY SEWER MANHOLE |
| ○ | ○ | SANITARY SEWER CLEANOUT |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | WATER LINE |
| --- | --- | WATER VALVE |
| --- | --- | BLOW OFF |
| --- | --- | OVERHEAD WIRE |
| --- | --- | FIRE HYDRANT |
| --- | --- | APPROXIMATE PAD ELEVATION |

ABBREVIATIONS

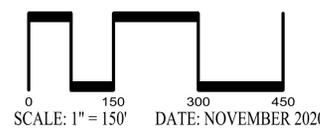
| | | | |
|-------|-------------------------------------|------|----------------------------|
| AC | ACRES | SD | STORM DRAIN |
| BD | SUBDIVISION BOUNDARY | SDMH | STORM DRAIN MANHOLE |
| CB | CATCH BASIN | SS | SANITARY SEWER |
| CC | CURB CUT | SSMH | SANITARY SEWER MANHOLE |
| CL | CENTERLINE | SW | SIDEWALK |
| DU | DWELLING UNIT | TC | TOP OF CURB |
| EBMUD | EAST BAY MUNICIPAL UTILITY DISTRICT | TG | TOP OF GRATE |
| EC | ELECTROLIER | TW | TOP OF WALL |
| EL | ELEVATION | TYP | TYPICAL |
| EP | EDGE OF PAVEMENT | WLE | WATERLINE EASEMENT (EBMUD) |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | W | WATER |
| EX | EXISTING | | |
| FC | FACE OF CURB | | |
| FF | FINISHED FLOOR | | |
| FH | FIRE HYDRANT | | |
| FI | FIELD INLET | | |
| GP | GENERAL PLAN | | |
| H | HANDICAP | | |
| HL | HINGE LINE | | |
| HOA | HOMEOWNERS ASSOCIATION | | |
| HP | HIGH POINT | | |
| INV | INVERT | | |
| JT | JOINT TRENCH | | |
| LDR | LOW DENSITY RESIDENTIAL | | |
| LF | LINEAR FEET | | |
| LS | LANDSCAPE | | |
| MAE | MAINTENANCE ACCESS EASEMENT | | |
| MAX | MAXIMUM | | |
| MH | MANHOLE | | |
| MIN | MINIMUM | | |
| OB | OVERBUILD | | |
| P | PAD | | |
| PL | PROPERTY LINE | | |
| PSDE | PRIVATE STORM DRAIN EASEMENT | | |
| PVAE | PRIVATE VEHICLE ACCESS EASEMENT | | |
| PRPAE | PRIVATE PEDESTRIAN ACCESS EASEMENT | | |
| PUE | PUBLIC UTILITY EASEMENT | | |
| R | RADIUS | | |
| RET | RET WALL | | |
| RW | RIGHT-OF-WAY | | |
| S | SLOPE | | |
| SF | SQUARE FEET | | |

SHEET INDEX

| SHEET NO. | SHEET TITLE |
|-----------|-------------------------------------|
| C1.0 | SITE PLAN & CONTEXTUAL MAP |
| C2.1 | LOTING PLAN |
| C2.2 | LOTING PLAN |
| C3.1 | EXISTING CONDITIONS |
| C3.2 | EXISTING CONDITIONS |
| C4.1 | PRELIMINARY GRADING & UTILITY PLAN |
| C4.2 | PRELIMINARY GRADING & UTILITY PLAN |
| C4.3 | PRELIMINARY GRADING & UTILITY PLAN |
| C4.4 | PRELIMINARY GRADING & UTILITY PLAN |
| C5.1 | PRELIMINARY STORMWATER CONTROL PLAN |
| C5.2 | PRELIMINARY STORMWATER CONTROL PLAN |

**VESTING TENTATIVE MAP - SUBDIVISION 9528
SITE PLAN & CONTEXTUAL MAP
RICHMOND COUNTRY CLUB**

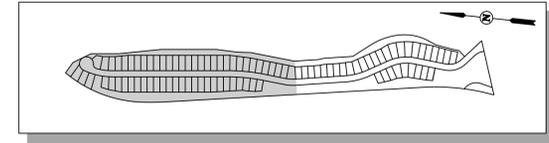
CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C1.0
OF 13 SHEETS

F:\2924-010\ACAD\TM\C1.0.DWG

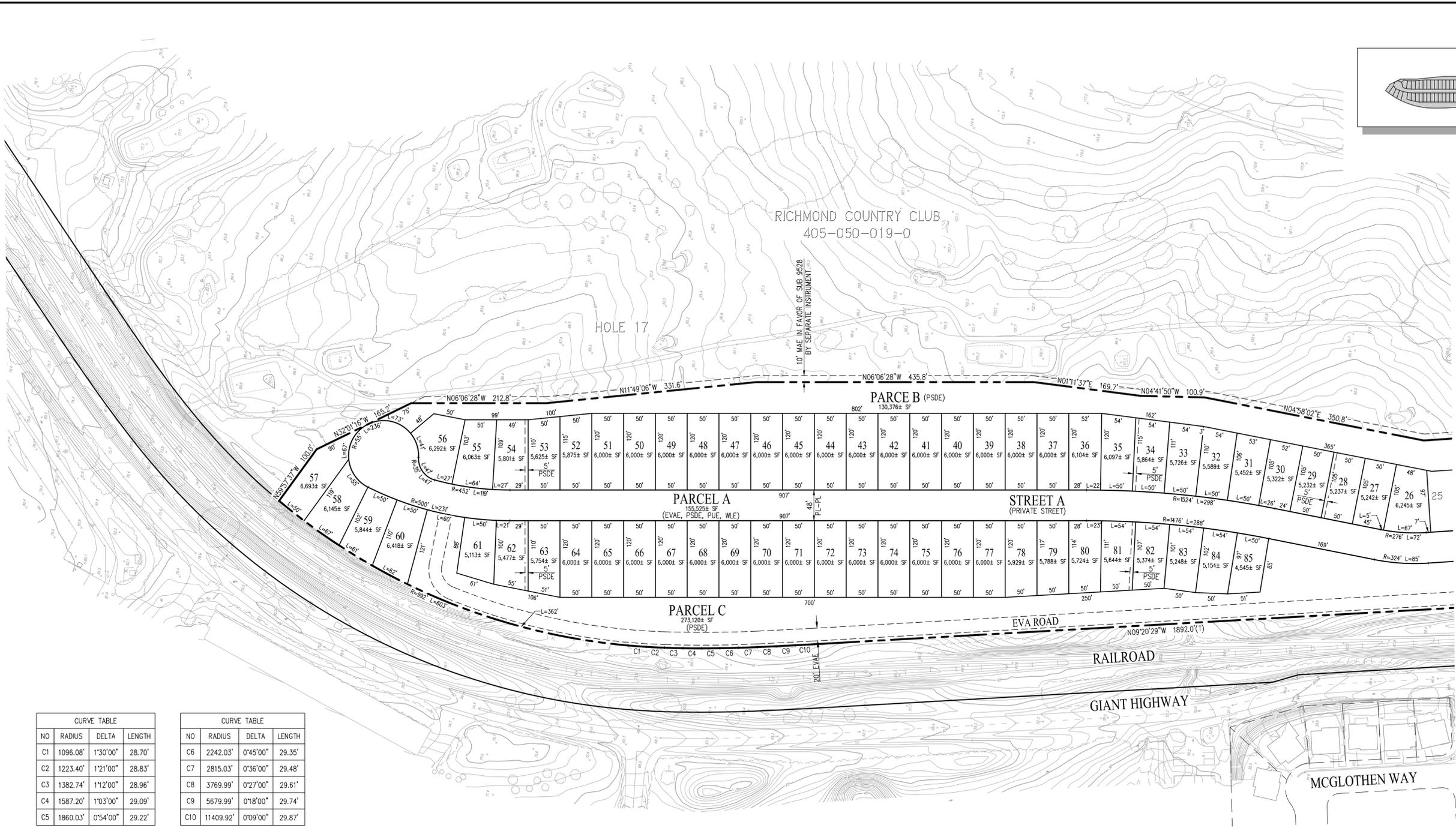


KEY MAP
NOT TO SCALE

RICHMOND COUNTRY CLUB
405-050-019-0

HOLE 17

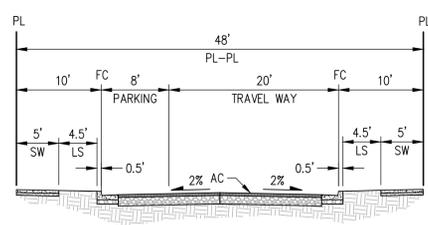
10' MAE IN FAVOR OF SUB 9528
BY SEPARATE INSTRUMENT



SEE SHEET C2.2

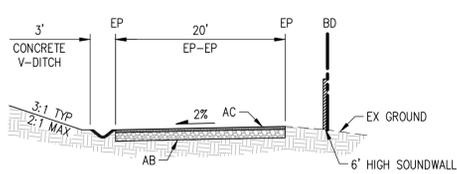
| NO | RADIUS | DELTA | LENGTH |
|----|----------|----------|--------|
| C1 | 1096.08' | 1°30'00" | 28.70' |
| C2 | 1223.40' | 1°21'00" | 28.83' |
| C3 | 1382.74' | 1°12'00" | 28.96' |
| C4 | 1587.20' | 1°03'00" | 29.09' |
| C5 | 1860.03' | 0°54'00" | 29.22' |

| NO | RADIUS | DELTA | LENGTH |
|-----|-----------|----------|--------|
| C6 | 2242.03' | 0°45'00" | 29.35' |
| C7 | 2815.03' | 0°36'00" | 29.48' |
| C8 | 3769.99' | 0°27'00" | 29.61' |
| C9 | 5679.99' | 0°18'00" | 29.74' |
| C10 | 11409.92' | 0°09'00" | 29.87' |



* NO STREET PARKING ALONG WESTERN CURB

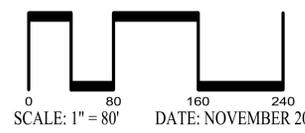
TYPICAL STREET SECTION
NOT TO SCALE



TYPICAL EVA ROAD
NOT TO SCALE

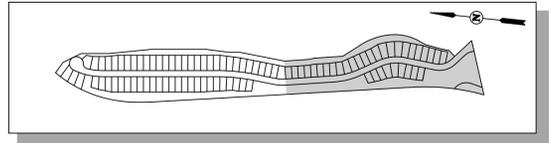
VESTING TENTATIVE MAP - SUBDIVISION 9528 LOTTING PLAN RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

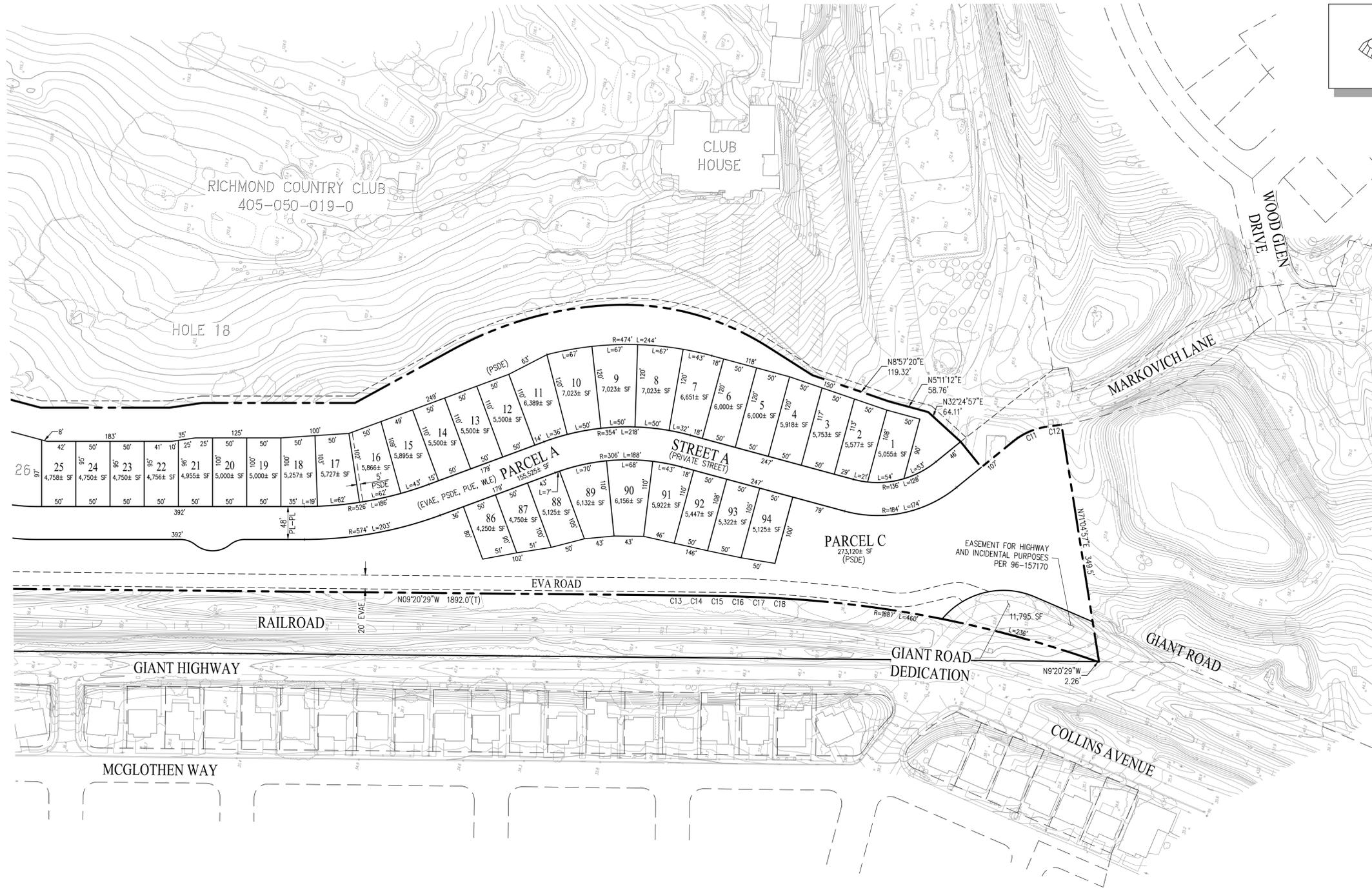


SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C2.1
OF 13 SHEETS



KEY MAP
NOT TO SCALE

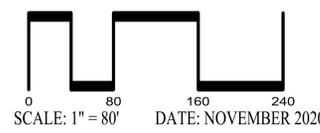


SEE SHEET C2.1

| CURVE TABLE | | | |
|-------------|-----------|-----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 32°08'44" | 56.10' |
| C12 | 540.00' | 2°05'23" | 19.69' |
| C13 | 11509.93' | 0°09'00" | 30.13' |
| C14 | 5779.99' | 0°18'00" | 30.26' |
| C15 | 3870.00' | 0°27'00" | 30.39' |
| C16 | 2915.03' | 0°36'00" | 30.53' |
| C17 | 2342.04' | 0°45'00" | 30.66' |
| C18 | 1960.04' | 0°54'00" | 30.79' |

VESTING TENTATIVE MAP - SUBDIVISION 9528
LOTING PLAN
RICHMOND COUNTRY CLUB

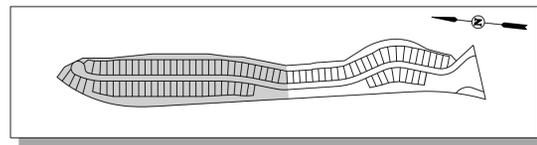
CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM
 CIVIL ENGINEERS SURVEYORS PLANNERS

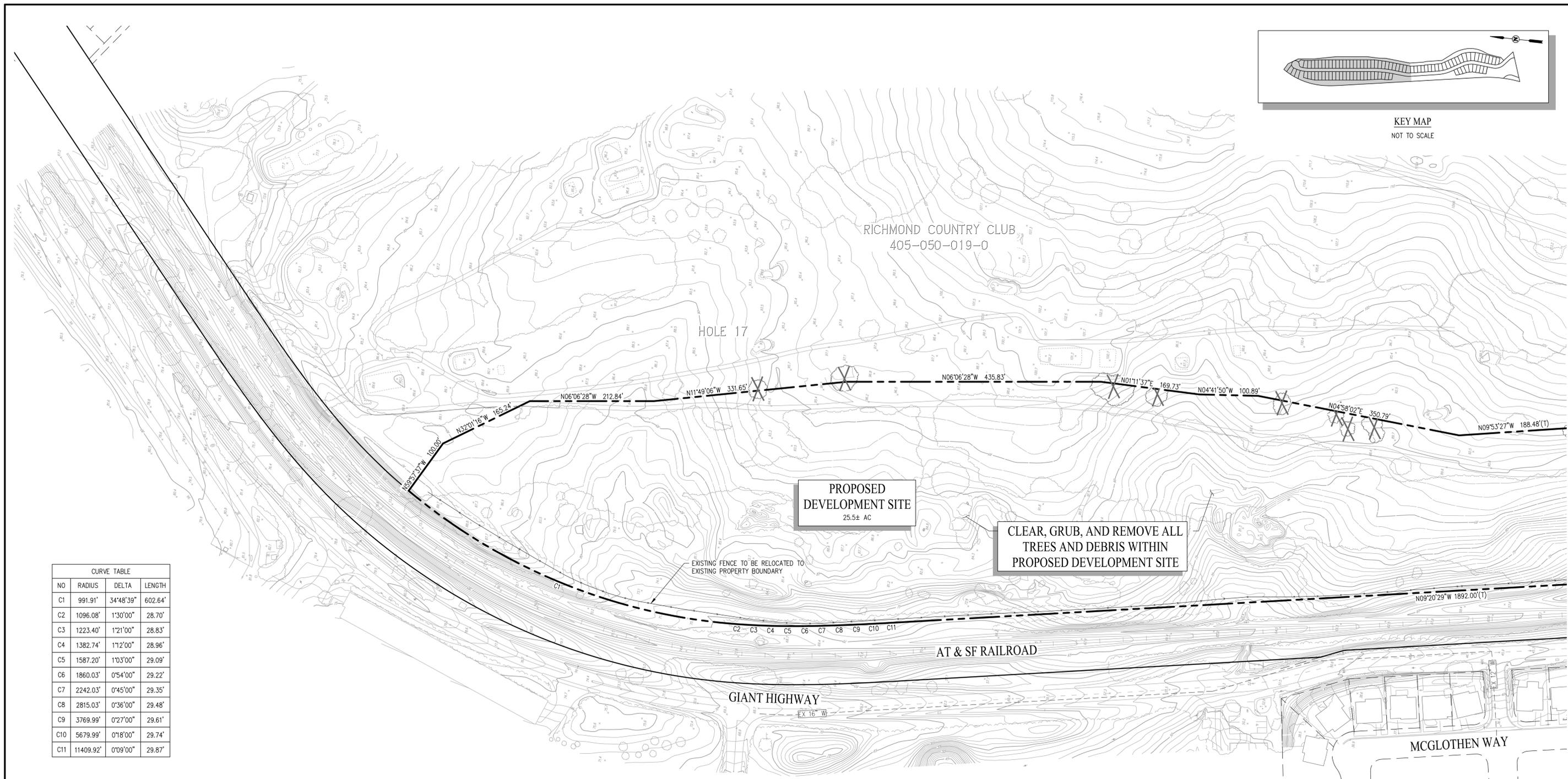
SHEET NO.
C2.2
 OF 13 SHEETS

F:\2824-010ACAD\TM\C2.2.DWG 11/20/20 2:57 PM



KEY MAP
NOT TO SCALE

| CURVE TABLE | | | |
|-------------|-----------|-----------|---------|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 991.91' | 34°48'39" | 602.64' |
| C2 | 1096.08' | 1°30'00" | 28.70' |
| C3 | 1223.40' | 1°21'00" | 28.83' |
| C4 | 1382.74' | 1°12'00" | 28.96' |
| C5 | 1587.20' | 1°03'00" | 29.09' |
| C6 | 1860.03' | 0°54'00" | 29.22' |
| C7 | 2242.03' | 0°45'00" | 29.35' |
| C8 | 2815.03' | 0°36'00" | 29.48' |
| C9 | 3769.99' | 0°27'00" | 29.61' |
| C10 | 5679.99' | 0°18'00" | 29.74' |
| C11 | 11409.92' | 0°09'00" | 29.87' |



SEE SHEET C3.2

FLOOD ZONE:

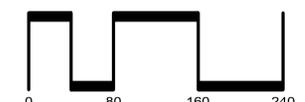
ZONE X: AREAS OF MINIMAL FLOOD HAZARD
SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0226G
DATED: SEPTEMBER 30, 2015

LEGEND

-  EXISTING STRUCTURE TO BE REMOVED/DEMOLISHED
-  EXISTING GOLF FACILITY TO BE RELOCATED
-  EXISTING GOLF COURSE TREE TO BE REMOVED

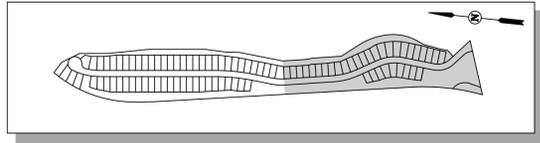
VESTING TENTATIVE MAP - SUBDIVISION 9528
EXISTING CONDITIONS
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

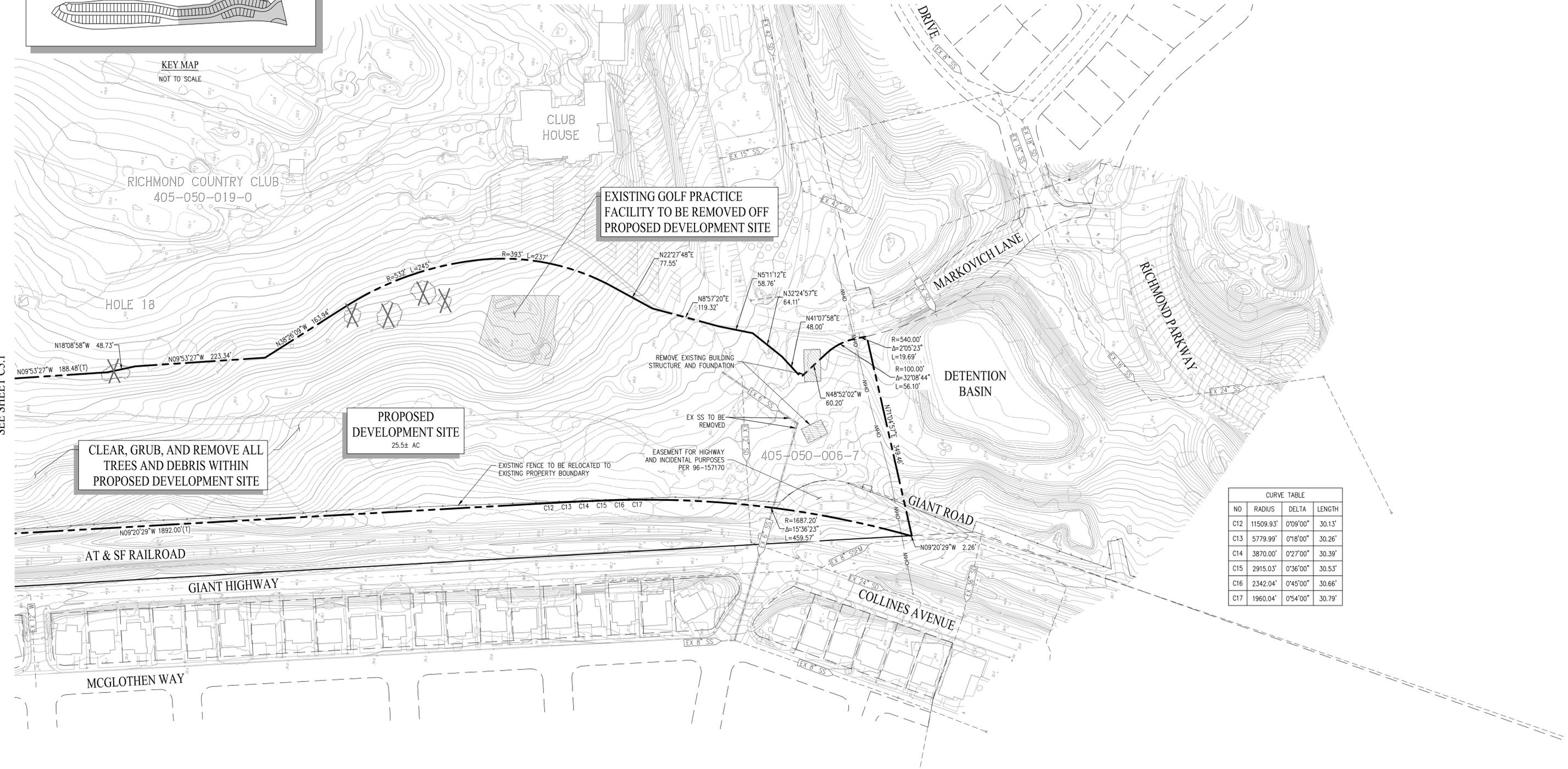
   SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C3.1
OF 13 SHEETS

F:\2624-010ACAD\TMC3.1.DWG



KEY MAP
NOT TO SCALE



EXISTING GOLF PRACTICE FACILITY TO BE REMOVED OFF PROPOSED DEVELOPMENT SITE

PROPOSED DEVELOPMENT SITE
25.5± AC

CLEAR, GRUB, AND REMOVE ALL TREES AND DEBRIS WITHIN PROPOSED DEVELOPMENT SITE

REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION

EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES PER 96-157170

EXISTING FENCE TO BE RELOCATED TO EXISTING PROPERTY BOUNDARY

| CURVE TABLE | | | |
|-------------|-----------|----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C12 | 11509.93' | 0°09'00" | 30.13' |
| C13 | 5779.99' | 0°18'00" | 30.26' |
| C14 | 3870.00' | 0°27'00" | 30.39' |
| C15 | 2915.03' | 0°36'00" | 30.53' |
| C16 | 2342.04' | 0°45'00" | 30.66' |
| C17 | 1960.04' | 0°54'00" | 30.79' |

FLOOD ZONE:

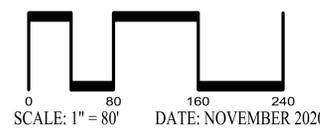
ZONE X: AREAS OF MINIMAL FLOOD HAZARD
SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0226G
DATED: SEPTEMBER 30, 2015

LEGEND

-  EXISTING STRUCTURE TO BE REMOVED/DEMOLISHED
-  EXISTING GOLF FACILITY TO BE RELOCATED
-  EXISTING GOLF COURSE TREE TO BE REMOVED

VESTING TENTATIVE MAP - SUBDIVISION 9528
EXISTING CONDITIONS
RICHMOND COUNTRY CLUB

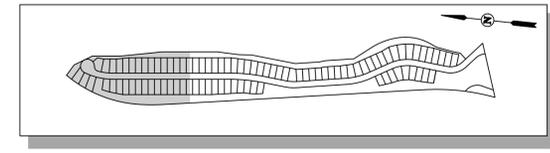
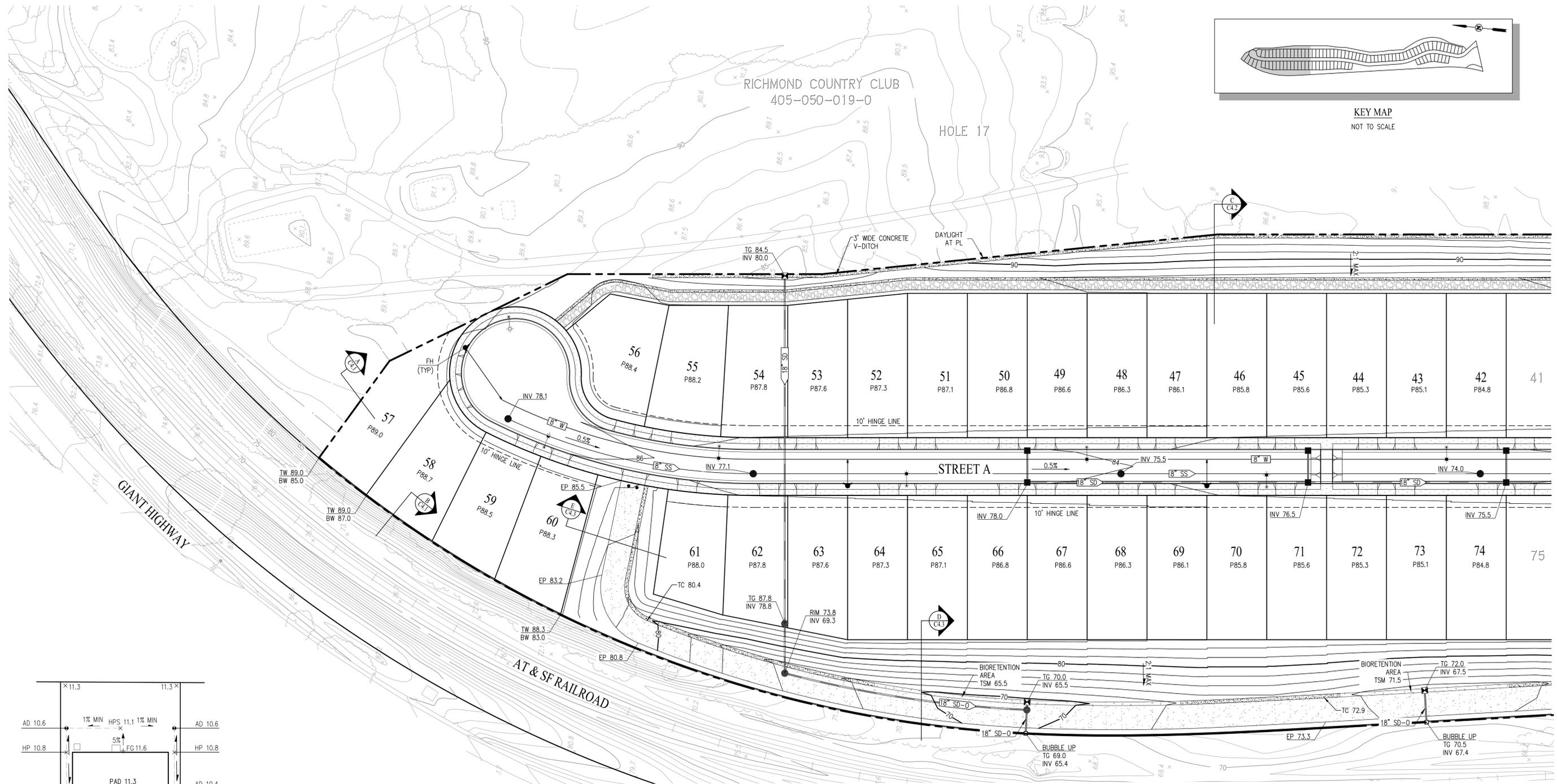
CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA



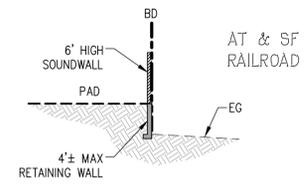
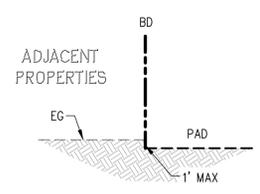
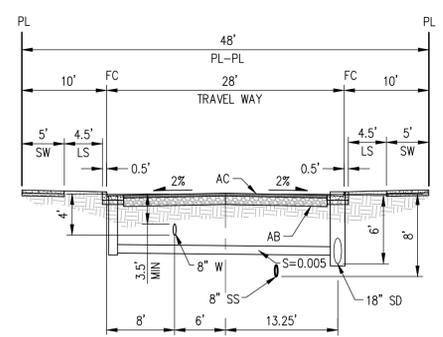
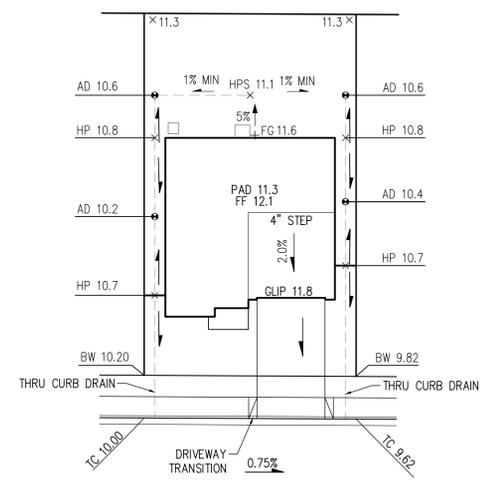
SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C3.2
OF 13 SHEETS

F:\2624-010ACAD\TM\C3.2.DWG 11/20/20 3:17 PM



SEE SHEET C4.2



VESTING TENTATIVE MAP - SUBDIVISION 9528 PRELIMINARY GRADING & UTILITY PLAN RICHMOND COUNTRY CLUB

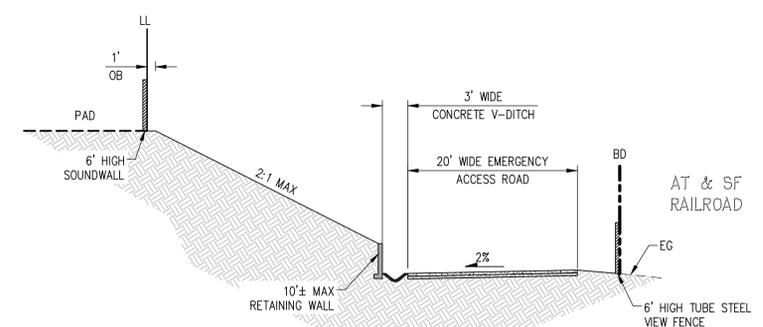
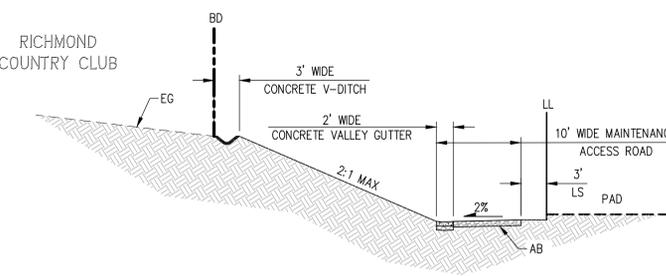
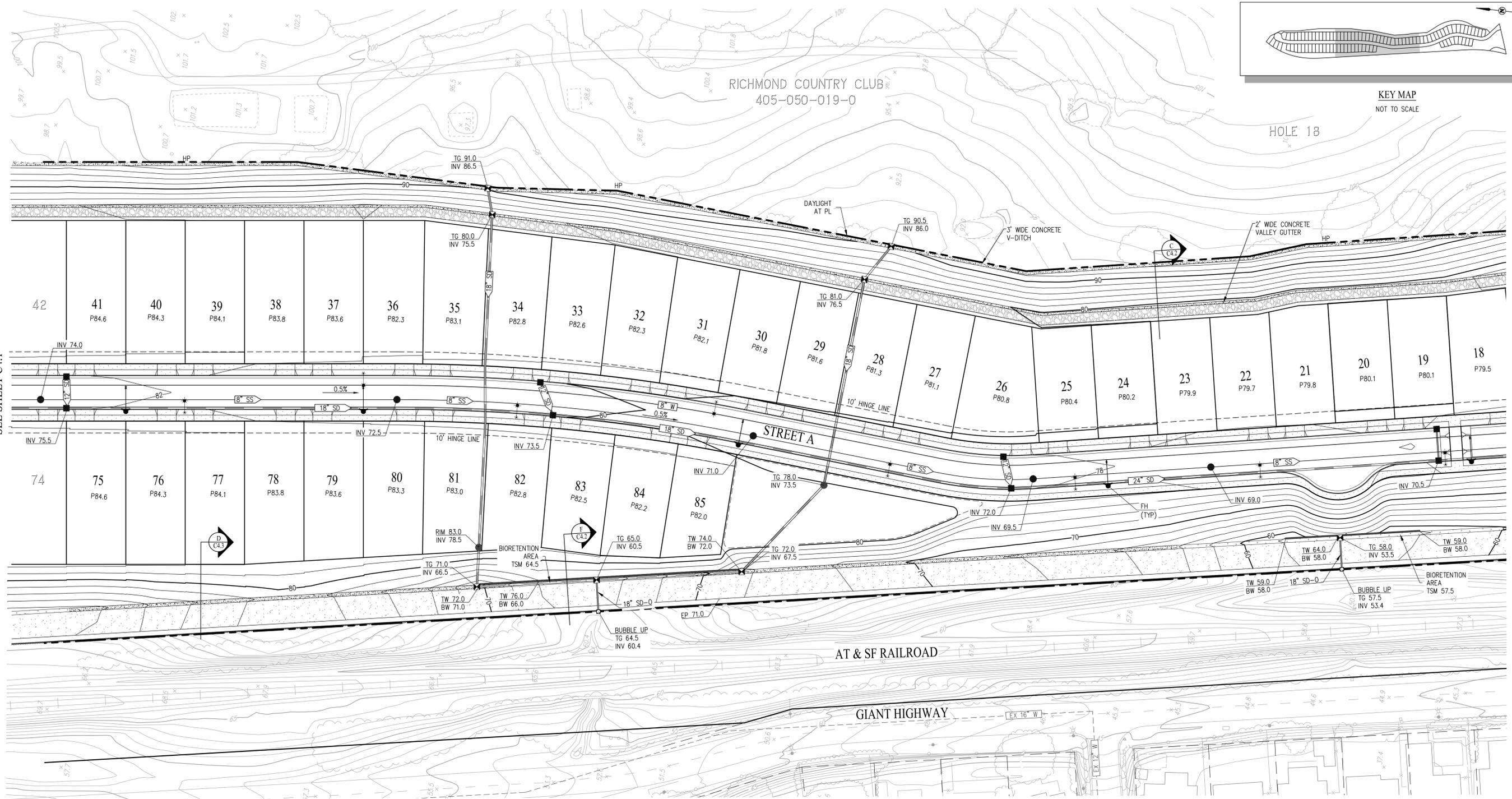
CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

SCALE: 1" = 40' DATE: NOVEMBER 2020

SHEET NO.
C4.1
OF 13 SHEETS



VESTING TENTATIVE MAP - SUBDIVISION 9528 PRELIMINARY GRADING & UTILITY PLAN RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

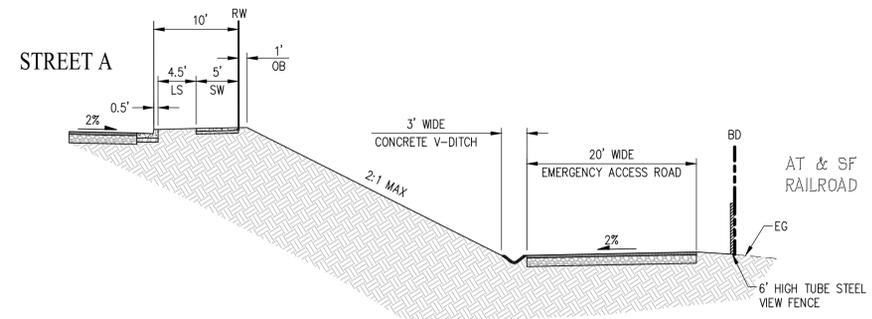
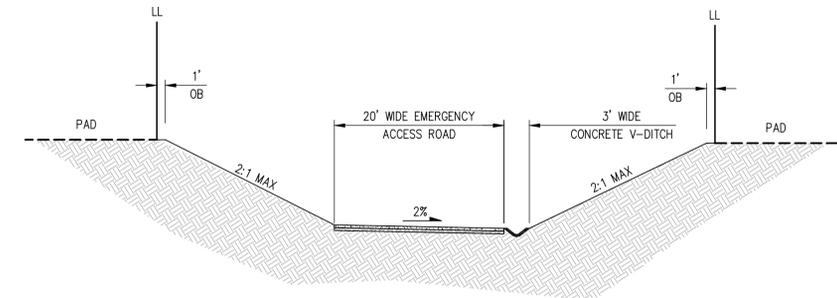
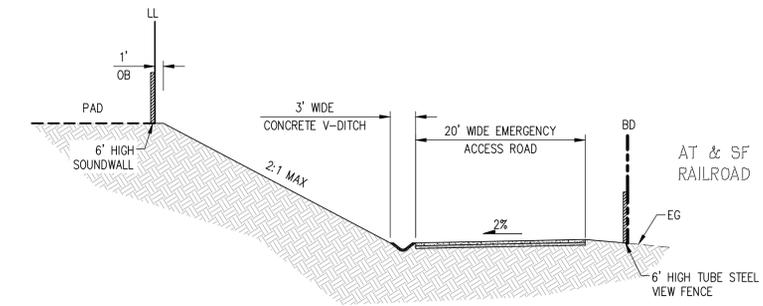
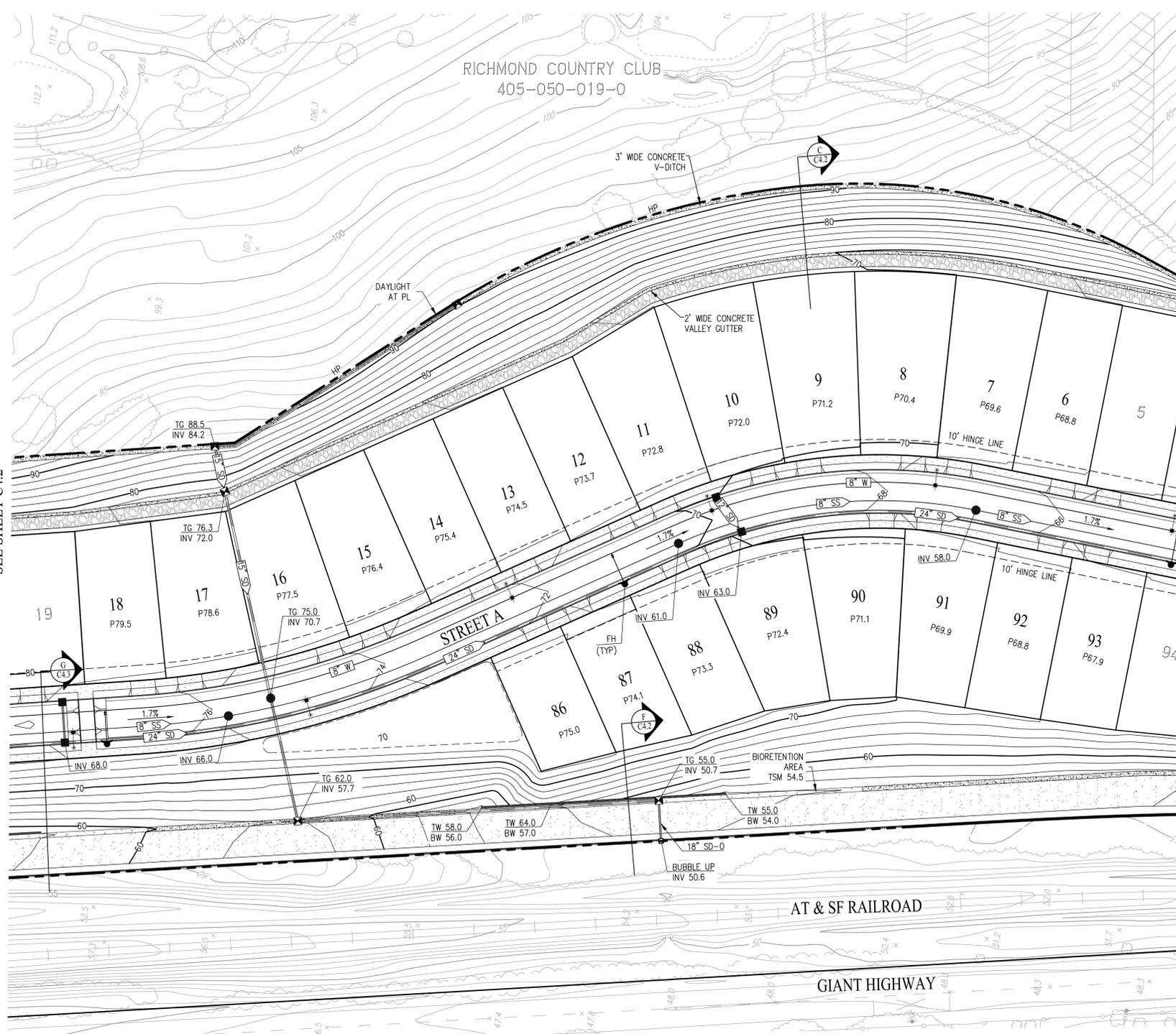
SCALE: 1" = 40' DATE: NOVEMBER 2020

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

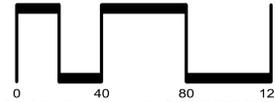
SHEET NO. **C4.2**
OF 13 SHEETS

F:\2024-10\ACAD\TM\C4.2.DWG



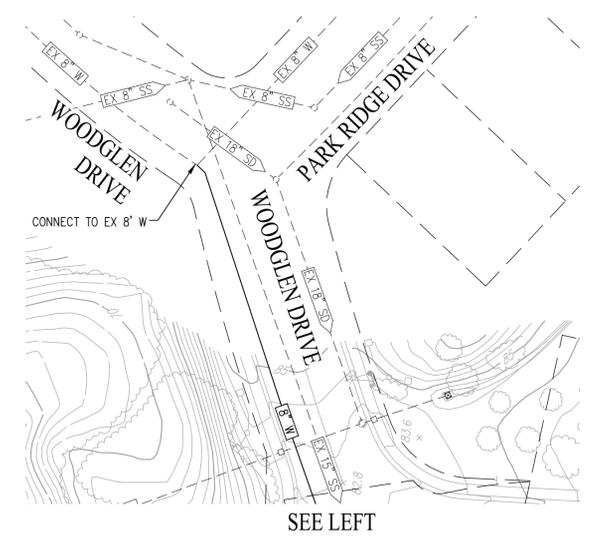
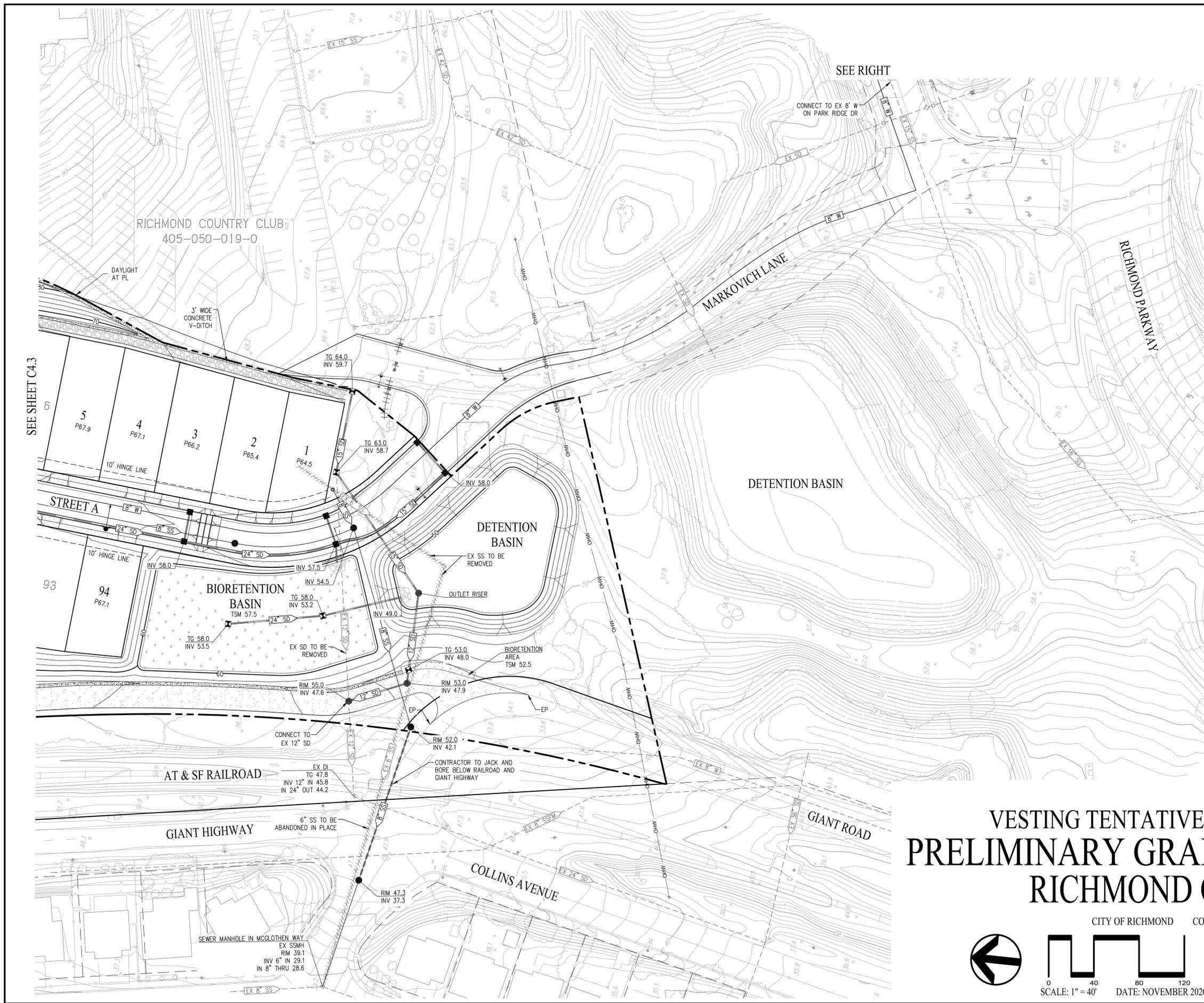
VESTING TENTATIVE MAP - SUBDIVISION 9528 PRELIMINARY GRADING & UTILITY PLAN RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

   SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C4.3
OF 13 SHEETS

F:\2824-010\CAD\TMC4.3.DWG 11/23/2020 3:18 PM



VESTING TENTATIVE MAP - SUBDIVISION 9528
PRELIMINARY GRADING & UTILITY PLAN
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

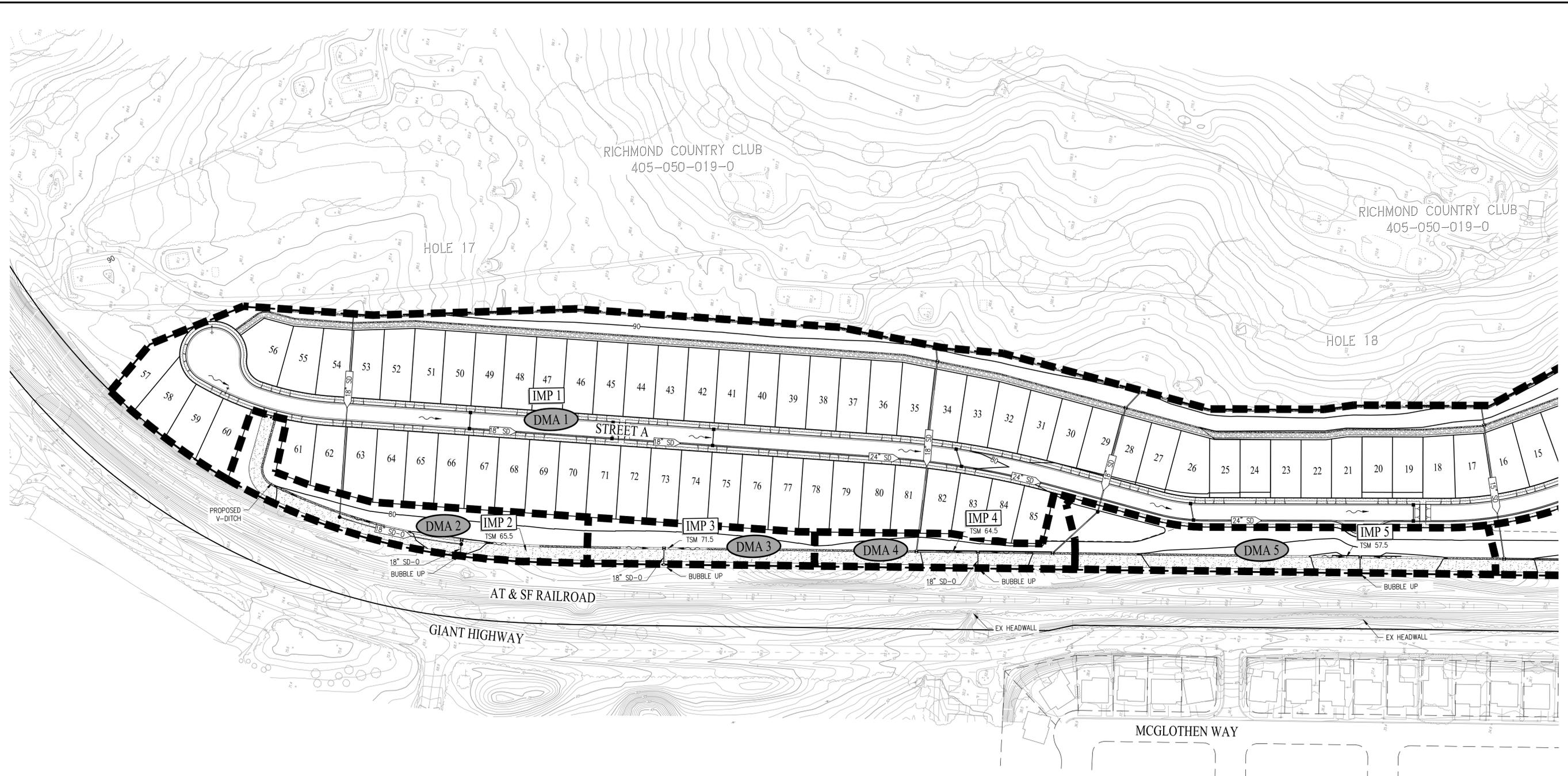
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM

SCALE: 1" = 40' DATE: NOVEMBER 2020

SHEET NO. **C4.4**
 OF 13 SHEETS

F:\2924-010\ACAD\TM\C4.4.DWG



SEE SHEET C5.2

LEGEND

- 25 LOT NUMBER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1 DRAINAGE MANAGEMENT AREA
- IMP 1 INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA
- 18" SD-0 PROPOSED STORM DRAIN
- 18" SD-OFF PROPOSED STORM DRAIN (OFFSITE DRAINAGE)

| DRAINAGE MANAGEMENT AREA SUMMARY | | | | | |
|----------------------------------|----------------------|--------------------|---------------|---------------|------------------|
| AREA ID | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | REQUIRED (SF) | PROVIDED (SF) | TREATMENT METHOD |
| DMA 1 | 343,281 | 355,277 | 15,152 | 16,837 | BIORETENTION |
| DMA 2 | 14,645 | 29,558 | 704 | 770 | BIORETENTION |
| DMA 3 | 8,154 | 16,234 | 391 | 426 | BIORETENTION |
| DMA 4 | 9,356 | 15,570 | 437 | 468 | BIORETENTION |
| DMA 5 | 15,041 | 40,499 | 764 | 825 | BIORETENTION |
| DMA 6 | 15,048 | 38,987 | 758 | 804 | BIORETENTION |
| DMA 7 | 5,695 | 34,067 | 364 | 397 | BIORETENTION |

VESTING TENTATIVE MAP - SUBDIVISION 9528
PRELIMINARY STORMWATER CONTROL PLAN
RICHMOND COUNTRY CLUB

CITY OF RICHMOND CONTRA COSTA COUNTY CALIFORNIA

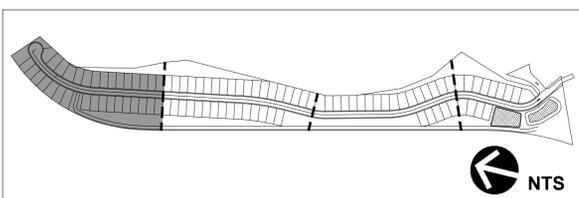
cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 SACRAMENTO • (916) 375-1877
 WWW.CBANDG.COM

SCALE: 1" = 80' DATE: NOVEMBER 2020

SHEET NO.
C5.1
OF 13 SHEETS

F:\2824-010\ACAD\TMC5.1.DWG 11/20/2020 3:18 PM

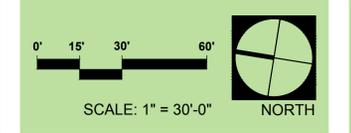


MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

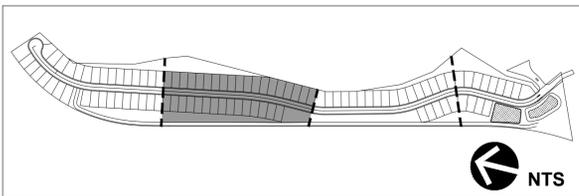
OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com

L-1
 Project No. 02519

Copyright 2020 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

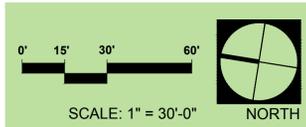


MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

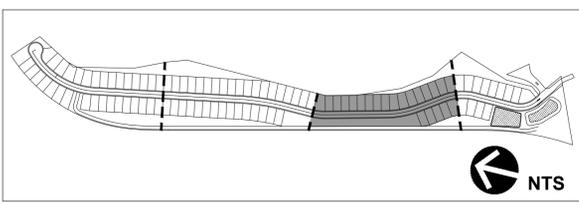
RICHMOND COUNTRY CLUB
 Richmond, California

OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com



L-2
 Project No. 02519

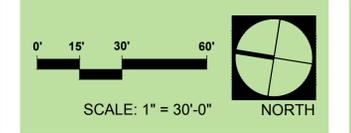



MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com

L-3
 Project No. 02519

Copyright 2020 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

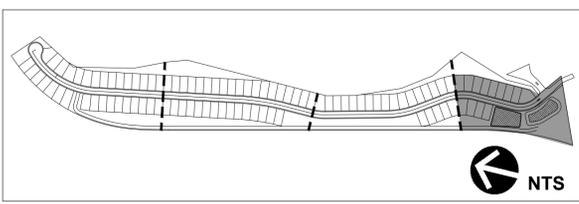


6' HIGH CMU WALL

PRELIMINARY PLANT PALETTE

| TREES | BOTANICAL NAME | COMMON NAME | CONT. | WUCOLS IV |
|--------|--|------------------------------|--------|-----------|
| | AESCULUS CALIFORNICA | CALIFORNIA BUCKEYE | 15 GAL | V. LOW |
| | ARBUTUS X 'MARINA' | ARBUTUS STANDARD | 24"BOX | LOW |
| | CERCIS OCCIDENTALIS | WESTERN REDBUD MULTI-TRUNK | 24"BOX | V. LOW |
| | LAGERSTROEMIA X 'TUSCARORA' | RED CRAPE MYRTLE | 15 GAL | LOW |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | KEITH DAVEY CHINESE PISTACHE | 15 GAL | LOW |
| | PRUNUS CERASIFERA 'KRAUTER VESUVIUS' | PURPLE LEAF PLUM | 15 GAL | LOW |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK | 24"BOX | V. LOW |
| | QUERCUS LOBATA | VALLEY OAK | 15 GAL | LOW |
| | QUERCUS SUBER | CORK OAK | 24"BOX | LOW |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS IV |
| AC | ACACIA COGNATA 'COUSIN ITT' | RIVER WATTLE | 5 GAL | LOW |
| AT | ACHILLEA MILLEFOLIUM 'TERRA COTTA' | TERRA COTTA YARROW | 1 GAL | LOW |
| AH2 | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA | 5 GAL | LOW |
| BT | BACCHARIS PILLULARIS 'TWIN PEAKS #2' | TWIN PEAKS COYOTE BRUSH | 5 GAL | LOW |
| BB | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLUE GRAMA | 1 GAL | LOW |
| CK | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL | MOD |
| CL | CALLISTEMON CITRINUS 'LITTLE JOHN' | DWARF BOTTLE BRUSH | 5 GAL | LOW |
| CD | CAREX DIVULSA* | BERKELEY SEDGE | 1 GAL | LOW |
| CC | CARPENTERIA CALIFORNICA* | BUSH ANEMONE | 5 GAL | LOW |
| CV | CEANOTHUS MARITIMUS 'VALLEY VIOLET' | MARITIME CEANOTHUS | 5 GAL | LOW |
| CR | CEANOTHUS RIGIDUS 'SNOWBALL' | CEANOTHUS SNOWBALL | 5 GAL | LOW |
| CT3 | CHONDRPETALUM TECTORUM | CAPE RUSH | 1 GAL | LOW |
| CS | CISTUS SALVIFOLIUS | ROCKROSE SAGELEAF | 5 GAL | LOW |
| DT | DESCHAMPSIA CESPITOSA* | TUFTED HAIR GRASS | 1 GAL | LOW |
| DV3 | DIETES VEGETA 'VARIEGATA' | VARIEGATED AFRICAN IRIS | 1 GAL | LOW |
| DP | DODONAEA VISCOSA 'PURPUREA' | PURPLE LEAFED HOPSEED BUSH | 5 GAL | LOW |
| EK | ERIGERON KARVINSKIANUS | FLEABANE | 1 GAL | LOW |
| EG | ERIOGONUM GRANDE RUBESCENS | RED BUCKWHEAT | 1 GAL | LOW |
| FS | FESTUCA IDAHOENSIS 'STONY CREEK' | IDAHO FESCUE | 1 GAL | V. LOW |
| FM | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL | LOW |
| GB2 | GALVEZIA SPECIOSA 'BOCA ROSA' | ISLAND SNAPDRAGON | 5 GAL | LOW |
| GN | GREVILLEA X 'NOELLII' | GREVILLEA | 5 GAL | LOW |
| HH2 | HELICANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT' | HENFIELD BRILLIANT ROCK ROSE | 1 GAL | LOW |
| HS | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | LOW |
| HA | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | LOW |
| KU | KNIPHOFIA UVARIA | TORCHLILY | 1 GAL | LOW |
| LT2 | LAVATERA MARITIMA | TREE MALLLOW | 5 GAL | LOW |
| LL | LEONOTIS LEONURUS | LION'S TAIL | 5 GAL | LOW |
| LC2 | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' | COMPACT TEXAS RANGER | 5 GAL | LOW |
| LC | LEYMUS CONDENSATUS 'CANYON PRINCE' | NATIVE BLUE RYE | 1 GAL | LOW |
| LP2 | LIMONIUM PERZII | STATICE | 1 GAL | LOW |
| LT4 | LOMANDRA HYSTRIX 'TROPIC BELLE' | TROPIC BELLE MAT RUSH | 1 GAL | LOW |
| LP | LOROPETALUM CHINENSE 'PURPLE DIAMOND' | FRINGE FLOWER | 5 GAL | LOW |
| LP4 | LOROPETALUM CHINENSE 'PURPLE PIXIE' | PURPLE PIXIE LOROPETALUM | 1 GAL | LOW |
| MA | MIMULUS AURANTIACUS* | STICKY MONKEY FLOWER | 5 GAL | V. LOW |
| MR | MUHLENBERGIA RIGENS* | DEER GRASS | 1 GAL | LOW |
| NL | NANDINA DOMESTICA 'LEMON LIME' | LEMON LIME NANDINA | 1 GAL | LOW |
| NS | NEPETA X FAASSENII 'SELECT BLUE' | CATMINT | 1 GAL | LOW |
| PM | PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' | BEARD TONGUE | 1 GAL | LOW |
| PF | PHORMIUM TENAX 'FIREBIRD' | FIRE BIRD FLAX | 5 GAL | LOW |
| PB | PHORMIUM X 'BLACK ADDER' | NEW ZEALAND FLAX | 5 GAL | LOW |
| PH | PHORMIUM X 'JESTER' | VARIEGATED MOUNTAIN FLAX | 5 GAL | LOW |
| PV3 | PITTOSPORUM TOBIRA 'VARIEGATA' | VARIEGATED MOCK ORANGE | 5 GAL | LOW |
| PI | PRUNUS ILICIFOLIA* | HOLLY LEAF CHERRY | 5 GAL | LOW |
| RE | RHAMNUS CALIFORNICA 'EVE CASE' | CALIFORNIA COFFEEBERRY | 5 GAL | LOW |
| RS2 | RHAMNUS CALIFORNICA 'SEAVIEW IMPROVED' | CALIFORNIA COFFEE BERRY | 5 GAL | LOW |
| RP | RHAPHIOLEPIS INDICA 'PINK LADY' | PINK LADY INDIAN HAWTHORN | 5 GAL | LOW |
| RO | RHUS OVATA | SUGAR BUSH | 5 GAL | LOW |
| RC | ROSA CALIFORNICA* | CALIFORNIA WILD ROSE | 5 GAL | LOW |
| RT | ROSAMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY | 5 GAL | LOW |
| SW | SALVIA CLEVELANDII 'WINIFRED GILLMAN' | CLEVELAND SAGE | 5 GAL | LOW |
| SL | SALVIA GREGGII 'LIPSTICK' | AUTUMN SAGE | 1 GAL | LOW |
| SP3 | SALVIA GREGGII 'PINK' | PINK AUTUMN SAGE | 1 GAL | LOW |
| SL2 | SALVIA LEUCANTHA | MEXICAN BUSH SAGE | 1 GAL | LOW |
| SB | SALVIA MICROPHYLLA 'BERZERKELEY' | BERZERKELEY SAGE | 1 GAL | LOW |
| SH | SALVIA MICROPHYLLA 'HOT LIPS' | BEY SAGE | 1 GAL | LOW |
| SS | SALVIA SONOMENSIS | CREeping SAGE | 1 GAL | LOW |
| SA2 | SISYRINCHIUM BELLUM 'ARROYO DE LA CRUZ' | BLUE EYED GRASS | 1 GAL | V. LOW |
| TC | TEUCRIUM FRUTICANS 'COMPACTA' | BUSH GERMANDER | 5 GAL | LOW |
| TW | TRICHOSTEMA LANATUM | WOOLLY BLUE CURLS | 5 GAL | V. LOW |
| VL | VERBENA LILACINA 'DE LA MINA' | LILAC VERBENA | 1 GAL | LOW |
| WF | WESTRINGIA FRUTICOSA* | COAST ROSEMARY | 5 GAL | LOW |
| ZS | ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE' | CALIFORNIA FUCHSIA | 1 GAL | LOW |
| VINES | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS IV |
| | FICUS PUMILA | CREeping FIG | 5 GAL | MOD |

* PLANTS THAT CAN BE USED FOR BIORETENTION FACILITIES PER THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM.



MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

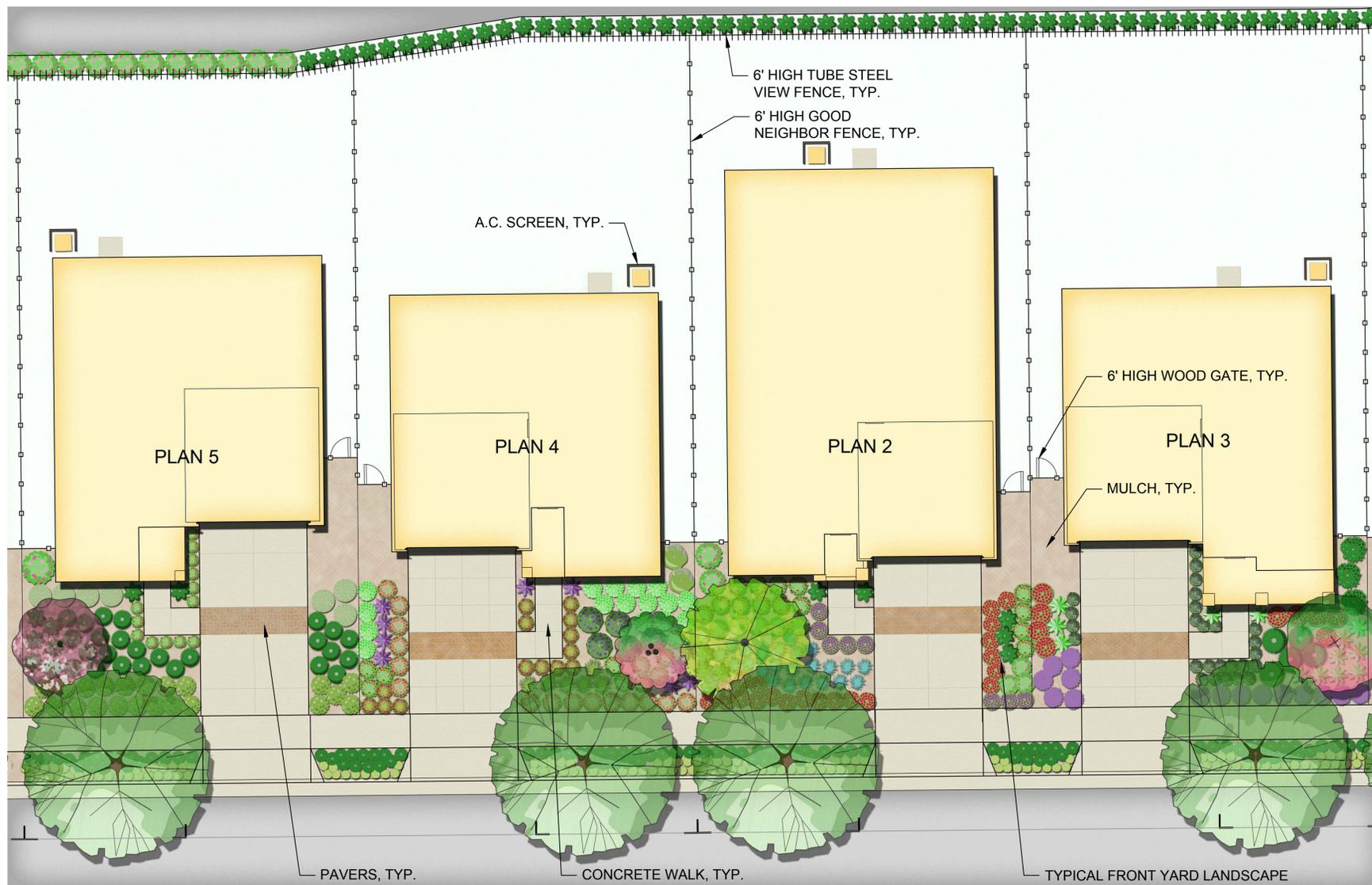
RICHMOND COUNTRY CLUB
 Richmond, California

OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com

0' 15' 30' 60'
 SCALE: 1" = 30'-0"
 NORTH

L-4
 Project No. 02519



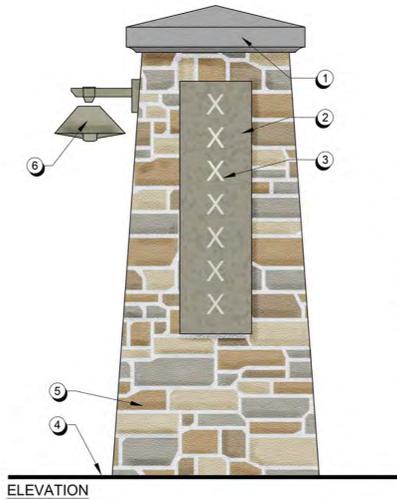
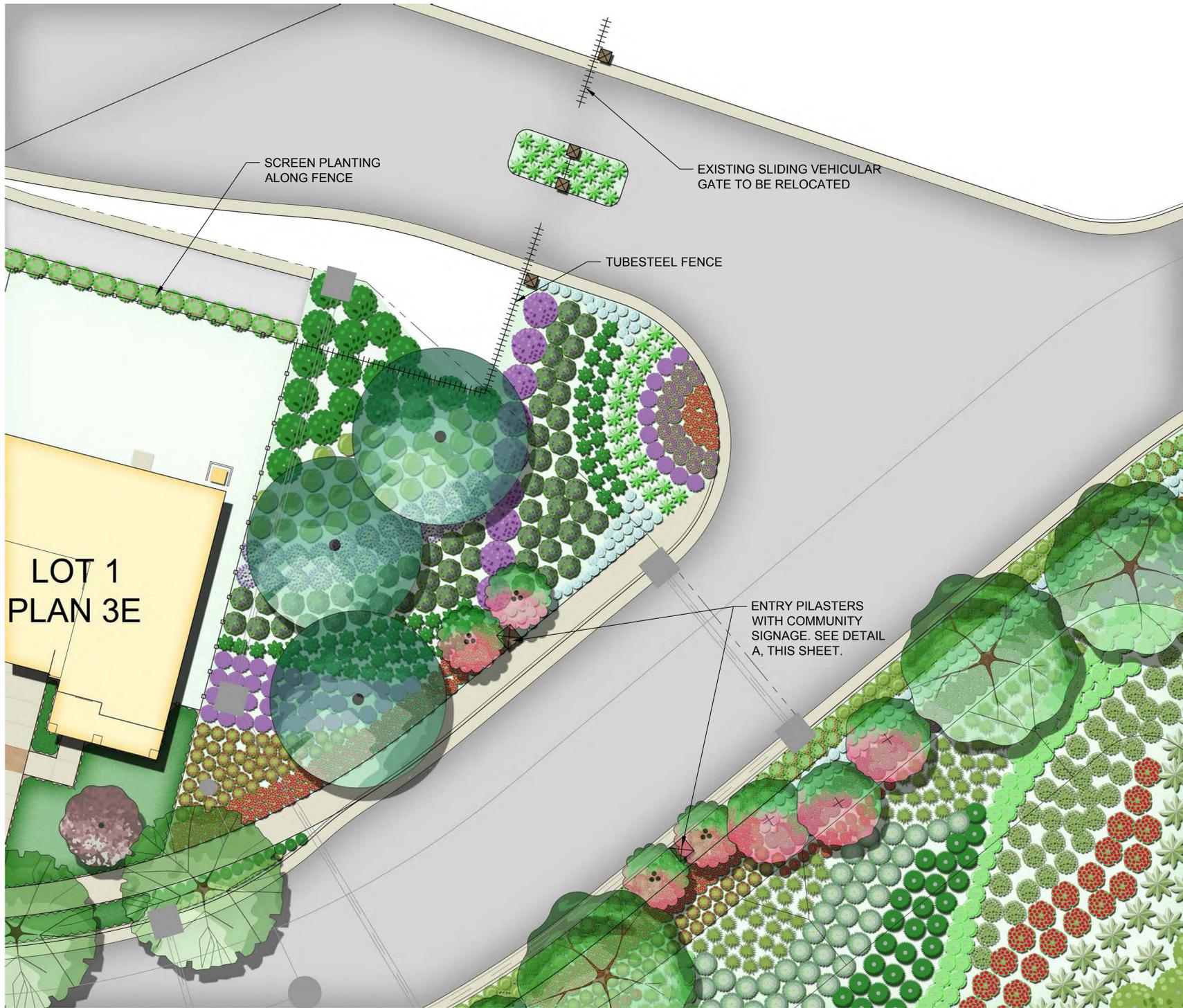
ENHANCED GOOD NEIGHBOR FENCE



TUBE STEEL VIEW FENCE



WOOD AC UNIT SCREEN



- ① PILASTER CAP.
 - ② CORTEN STEEL SIGN.
 - ③ STAINLESS STEEL LETTERING. ATTACH TO CORTEN STEEL.
 - ④ FINISH GRADE.
 - ⑤ STONE VENEER.
 - ⑥ LIGHT FIXTURE.
- NOTE:
SIGNAGE LETTERING, SIZING AND FONT WILL BE DETERMINED WITH FINAL NAME OF PROJECT.



A ENTRY PILASTERS



2603 CAMINO RAMON SUITE 140
SAN RAMON, CA 94583
925.543.4004

RICHMOND COUNTRY CLUB

Richmond, California

BIORETENTION PLAN

CONCEPTUAL LANDSCAPE PLAN
NOVEMBER 2020

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com



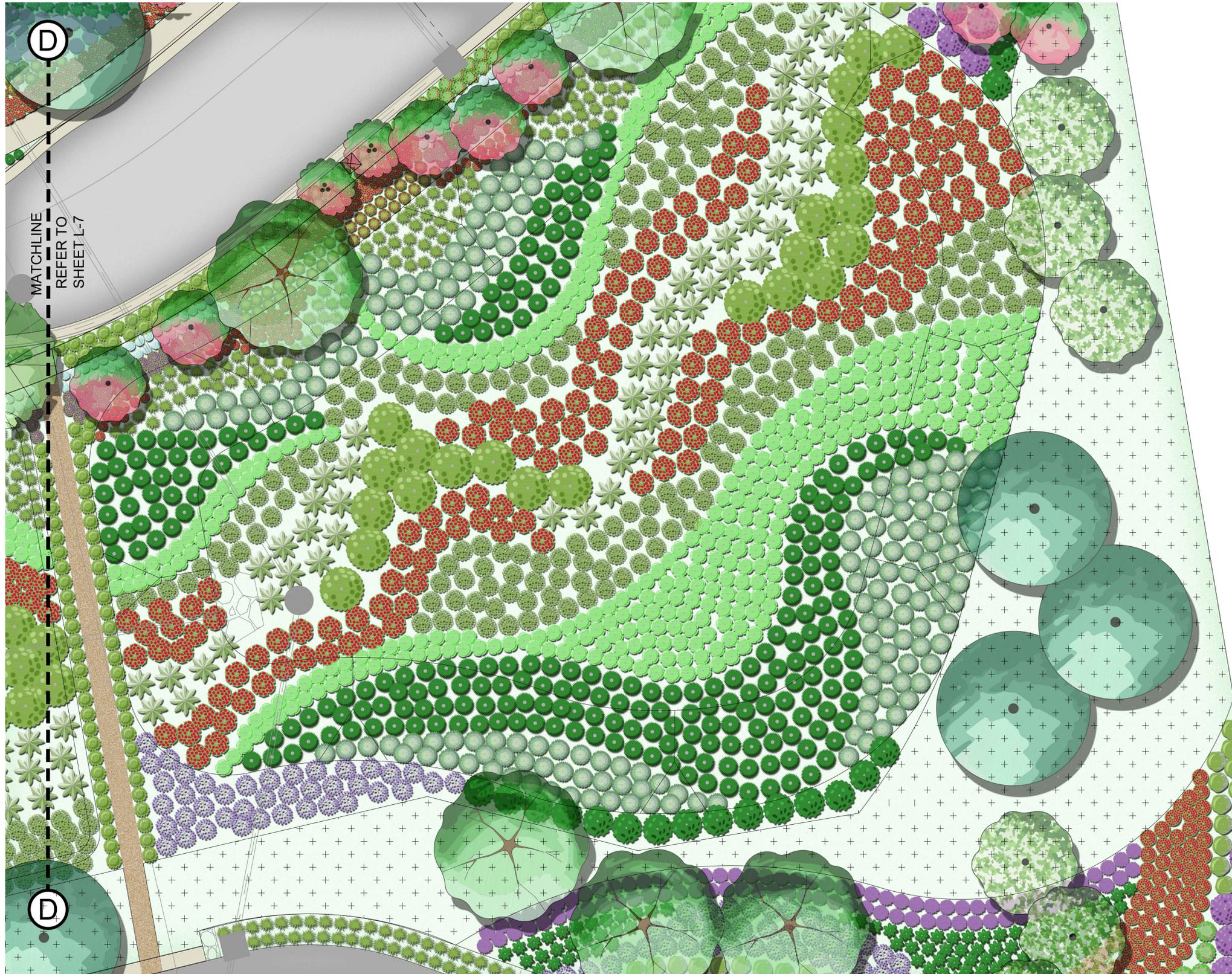
SCALE: 1" = 10'-0"



NORTH

L-7

Project No. 02519



TREES



SHRUBS



VINES



PRELIMINARY PLANT PALETTE

| TREES | BOTANICAL NAME | COMMON NAME | CONT | WUCOLS IV |
|--------|---|------------------------------|--------|-----------|
| | AESCLUSUS CALIFORNICA | CALIFORNIA BUCKEYE | 15 GAL | V. LOW |
| | ARBUTUS X 'MARINA' | ARBUTUS STANDARD | 24"BOX | LOW |
| | CERCIS OCCIDENTALIS | WESTERN REDBUD MULTI-TRUNK | 24"BOX | V. LOW |
| | LAGERSTROEMIA X 'TUSCARORA' | RED CRAPE MYRTLE | 15 GAL | LOW |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | KEITH DAVEY CHINESE PISTACHE | 15 GAL | LOW |
| | PRUNUS Cerasifera 'KRAUTER VESUVIUS' | PURPLE LEAF PLUM | 15 GAL | LOW |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK | 24"BOX | V. LOW |
| | QUERCUS LOBATA | VALLEY OAK | 15 GAL | LOW |
| | QUERCUS SUBER | CORK OAK | 24"BOX | LOW |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS IV |
| AC | ACACIA COGNATA 'COUSIN ITT' | RIVER WATTLE | 5 GAL | LOW |
| AT | ACHILLEA MILLEFOLIUM 'TERRA COTTA' | TERRA COTTA YARROW | 1 GAL | LOW |
| AH2 | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA | 5 GAL | LOW |
| BT | BACCHARIS PILLULARIS 'TWIN PEAKS #2' | TWIN PEAKS COYOTE BRUSH | 5 GAL | LOW |
| BB | BOUTELLOUA GRAECILIS 'BLONDE AMBITION' | BLUE GRAMA | 1 GAL | LOW |
| CK | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL | MOD |
| CL | CALLISTEMON CITRINUS 'LITTLE JOHN' | DWARF BOTTLE BRUSH | 5 GAL | LOW |
| CD | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL | LOW |
| CC | CARPENTERIA CALIFORNICA* | BUSH ANEMONE | 5 GAL | LOW |
| CV | CEANOTHUS MARITIMUS 'VALLEY VIOLET' | MARITIME CEANOTHUS | 5 GAL | LOW |
| CR | CEANOTHUS RIGIDUS 'SNOWBALL' | CEANOTHUS SNOWBALL | 5 GAL | LOW |
| CT3 | CHONDRPETALUM TECTORUM | CAPE RUSH | 1 GAL | LOW |
| CS | CISTUS SALVIFOLIUS | ROCKROSE SAGELEAF | 5 GAL | LOW |
| DT | DESCHAMPسيا CESPITOSA* | TUFTED HAIR GRASS | 1 GAL | LOW |
| DV3 | DIETES VEGETA 'VARIEGATA' | VARIEGATED AFRICAN IRIS | 1 GAL | LOW |
| DP | DODONAEA VISCOSA 'PURPUREA' | PURPLE LEAFED HOPSEED BUSH | 5 GAL | LOW |
| EK | ERIGERON KARVINSKIANUS | FLEABANE | 1 GAL | LOW |
| EG | ERIOGONUM GRANDE RUBESCENS | RED BUCKWHEAT | 1 GAL | LOW |
| FS | FESTUCA IDAHOENSIS 'STONY CREEK' | IDAHO FESCUE | 1 GAL | V. LOW |
| FM | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL | LOW |
| GB2 | GALVEZIA SPECIOSA 'BOCA ROSA' | ISLAND SNAPDRAGON | 5 GAL | LOW |
| GN | GREVILLEA X 'NOELLII' | GREVILLEA | 5 GAL | LOW |
| H#2 | HELIANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT' | HENFIELD BRILLIANT ROCK ROSE | 1 GAL | LOW |
| HS | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | LOW |
| HA | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | LOW |
| KU | KNIPHOFIA UVARIA | TORCHLILY | 1 GAL | LOW |
| LT2 | LAVATERA MARITIMA | TREE MALLOW | 5 GAL | LOW |
| LL | LEONOTIS LEONURUS | LION'S TAIL | 5 GAL | LOW |
| LC2 | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' | COMPACT TEXAS RANGER | 5 GAL | LOW |
| LC | LEYMUS CONDENSATUS 'CANYON PRINCE' | NATIVE BLUE RYE | 1 GAL | LOW |
| LP2 | LIMONIUM PEREZII | STATICE | 1 GAL | LOW |
| LT4 | LOMANDRA HYSTRIX 'TROPIC BELLE' | TROPIC BELLE MAT RUSH | 1 GAL | LOW |
| LP | LOROPETALUM CHINENSE 'PURPLE DIAMOND' | FRINGE FLOWER | 5 GAL | LOW |
| LP4 | LOROPETALUM CHINENSE 'PURPLE PIXIE' | PURPLE PIXIE LOROPETALUM | 1 GAL | LOW |
| MA | MIMULUS AURANTIACUS* | STICKY MONKEY FLOWER | 5 GAL | V. LOW |
| MR | MUHLENBERGIA RIGENS* | DEER GRASS | 1 GAL | LOW |
| NL | NANDINA DOMESTICA 'LEMON LIME' | LEMON LIME NANDINA | 1 GAL | LOW |
| NS | NEPETA X FAASSENII 'SELECT BLUE' | CATMINT | 1 GAL | LOW |
| PM | PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' | BEARD TONGUE | 1 GAL | LOW |
| PF | PHORMIUM TENAX 'FIREBIRD' | FIRE BIRD FLAX | 5 GAL | LOW |
| PB | PHORMIUM X 'BLACK ADDER' | NEW ZEALAND FLAX | 5 GAL | LOW |
| PH | PHORMIUM X 'JESTER' | VARIEGATED MOUNTAIN FLAX | 5 GAL | LOW |
| PP3 | PITOSPORIUM TOBIRA 'VARIEGATA' | VARIEGATED MOCK ORANGE | 5 GAL | LOW |
| PI | PRUNUS ILICIFOLIA* | HOLLY LEAF CHERRY | 5 GAL | LOW |
| RE | RHAMNUS CALIFORNICA 'EVE CASE' | CALIFORNIA COFFEEBERRY | 5 GAL | LOW |
| RS2 | RHAMNUS CALIFORNICA 'SEAVIEW IMPROVED' | CALIFORNIA COFFEE BERRY | 5 GAL | LOW |
| RP | RHAPHIOLEPIS INDICA 'PINK LADY' | PINK LADY INDIAN HAWTHORN | 5 GAL | LOW |
| RO | RHUS OVATA | SUGAR BUSH | 5 GAL | LOW |
| RC | ROSA CALIFORNICA* | CALIFORNIA WILD ROSE | 5 GAL | LOW |
| RT | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY | 5 GAL | LOW |
| SW | SALVIA CLEVELANDII 'WINIFRED GILLMAN' | CLEVELAND SAGE | 5 GAL | LOW |
| SL | SALVIA GREGGII 'LIPSTICK' | AUTUMN SAGE | 1 GAL | LOW |
| SP3 | SALVIA GREGGII 'PINK' | PINK AUTUMN SAGE | 1 GAL | LOW |
| SL2 | SALVIA LEUCANTHA | MEXICAN BUSH SAGE | 1 GAL | LOW |
| SB | SALVIA MICROPHYLLA 'BERZERKELEY' | BERZERKELEY SAGE | 1 GAL | LOW |
| SH | SALVIA MICROPHYLLA 'HOT LIPS' | BABY SAGE | 1 GAL | LOW |
| SS | SALVIA SONOMENSIS | CREEPING SAGE | 1 GAL | LOW |
| SA2 | SISYRINCHIUM BELLUM 'ARROYO DE LA CRUZ' | BLUE EYED GRASS | 1 GAL | V. LOW |
| TC | TEUCRIUM FRUTICANS 'COMPACTA' | BUSH GERMANDER | 5 GAL | LOW |
| TW | TRICHOSTEMA LANATUM | WOOLLY BLUE CURLS | 5 GAL | V. LOW |
| VL | VERBENA LILACINA 'DE LA MINA' | LILAC VERBENA | 1 GAL | LOW |
| WF | WESTRINGERIA FRUTICOSA* | COAST ROSEMARY | 5 GAL | LOW |
| ZS | ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE' | CALIFORNIA FUCHSIA | 1 GAL | LOW |
| VINES | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS IV |
| | FICUS PUMILA | CREEPING FIG | 5 GAL | MOD |

* PLANTS THAT CAN BE USED FOR BIORETENTION FACILITIES PER THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM.

IRRIGATION NOTES

- 1. IRRIGATION ZONES:** ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS / TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
- 2. DEPTH OF IRRIGATION LINES:** ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
- 3. BACKFLOW PREVENTER:** BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
- 4. IRRIGATION SPRINKLER TYPES:** ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
- 5. IRRIGATION CONTROLLERS:** CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
- 6. CLASS OF IRRIGATION PIPE:** ALL MAINLINE SHALL BE SCHEDULE 40 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
- 7. IRRIGATION EMITTERS:** ALL TURF AREAS SHALL BE IRRIGATED USING LOW FLOW IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
- 8. RECLAIMED WATER:** IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET PLEASANTON MUNICIPAL CODE REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE RICHMOND MUNICIPAL CODE LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS.

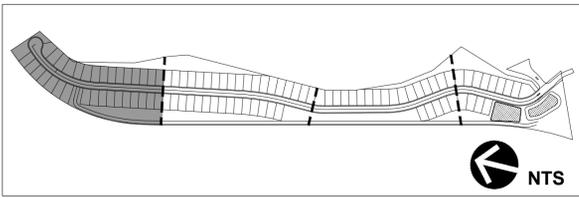
PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

HYDROZONE LEGEND

-  TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
-  TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
-  NATIVE SHRUBS & GROUNDCOVERS
-  TURF



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

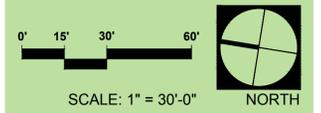
RICHMOND COUNTRY CLUB
 Richmond, California

HYDROZONE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com



0" 15" 30" 60"
 SCALE: 1" = 30'-0"
 NORTH



L-10
 Project No. 02519

HYDROZONE LEGEND

-  TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
-  TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
-  NATIVE SHRUBS & GROUNDCOVERS
-  TURF

IRRIGATION CONCEPT STATEMENT

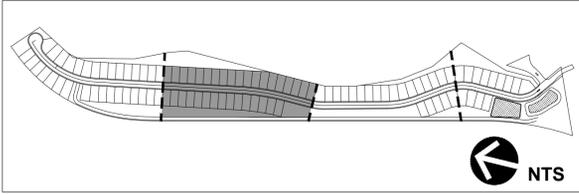
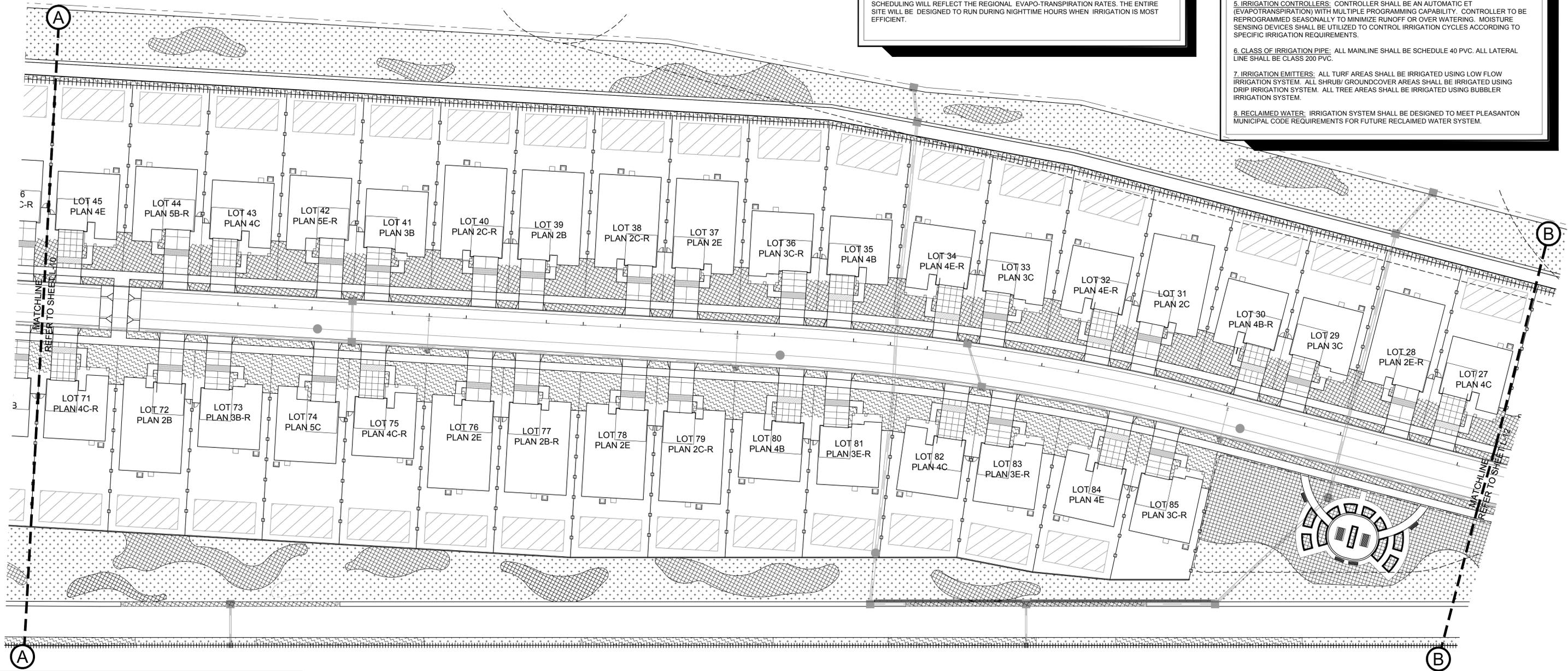
THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE RICHMOND MUNICIPAL CODE LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

- ### IRRIGATION NOTES
1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES" OR "TURF". NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
 2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
 3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
 4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
 5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
 6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE SCHEDULE 40 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
 7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING LOW FLOW IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
 8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET PLEASANTON MUNICIPAL CODE REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.



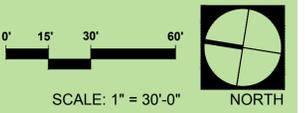
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

HYDROZONE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com

SCALE: 1" = 30'-0"
 NORTH

L-11
 Project No. 02519

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
- TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
- NATIVE SHRUBS & GROUNDCOVERS
- TURF

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE RICHMOND MUNICIPAL CODE LANDSCAPE STANDARDS.

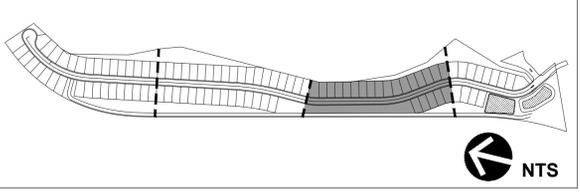
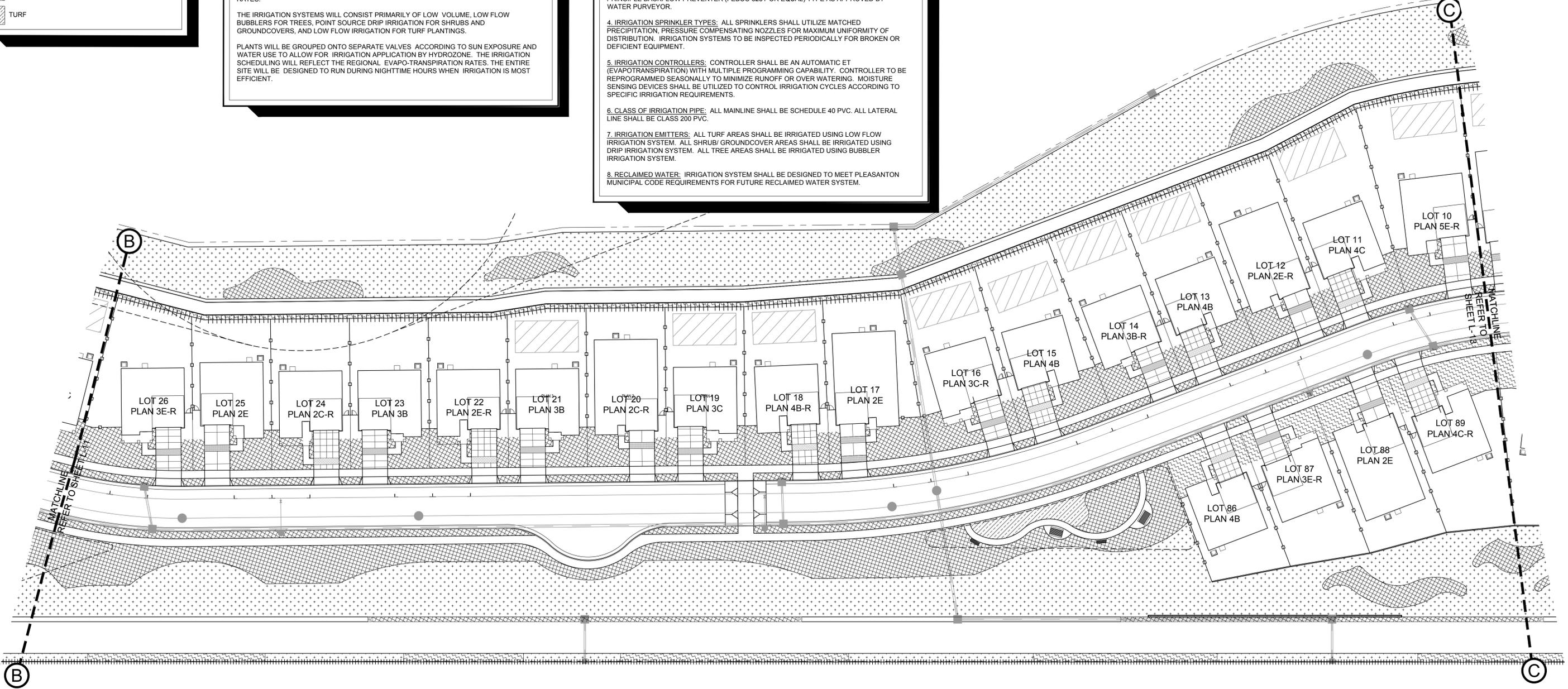
THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. **IRRIGATION ZONES:** ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
2. **DEPTH OF IRRIGATION LINES:** ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
3. **BACKFLOW PREVENTER:** BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
4. **IRRIGATION SPRINKLER TYPES:** ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
5. **IRRIGATION CONTROLLERS:** CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
6. **CLASS OF IRRIGATION PIPE:** ALL MAINLINE SHALL BE SCHEDULE 40 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
7. **IRRIGATION EMITTERS:** ALL TURF AREAS SHALL BE IRRIGATED USING LOW FLOW IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
8. **RECLAIMED WATER:** IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET PLEASANTON MUNICIPAL CODE REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

HYDROZONE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com

0" 15" 30" 60"
 SCALE: 1" = 30'-0"
 NORTH

L-12
 Project No. 02519

Copyright 2020 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
- TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
- NATIVE SHRUBS & GROUNDCOVERS
- TURF

IRRIGATION CONCEPT STATEMENT

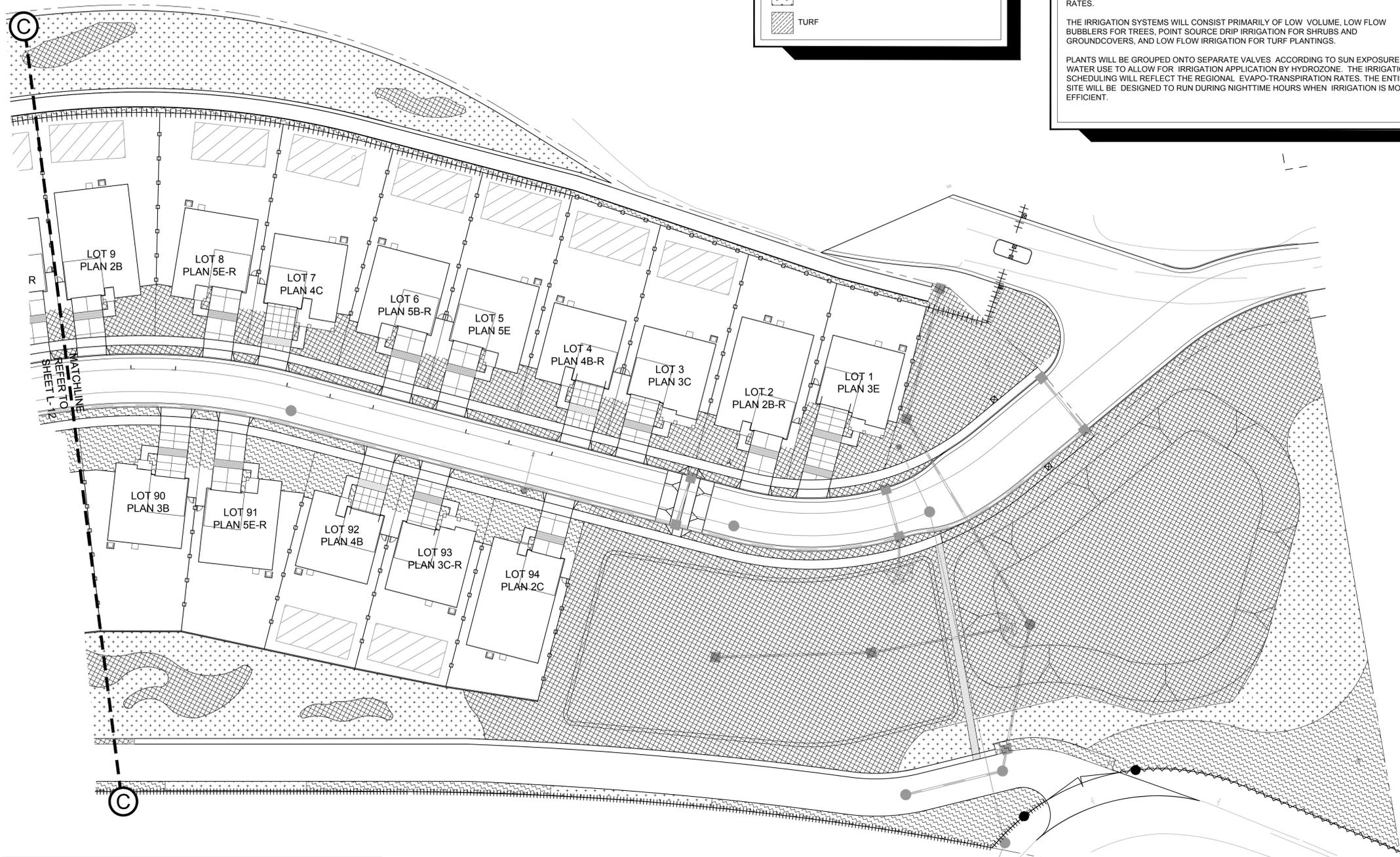
THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE RICHMOND MUNICIPAL CODE LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

- ### IRRIGATION NOTES
1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
 2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
 3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
 4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
 5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
 6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE SCHEDULE 40 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
 7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING LOW FLOW IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
 8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET PLEASANTON MUNICIPAL CODE REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.



Water Efficient Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

| Site Information | | | | | | |
|---------------------------------------|----------------------------------|-----------------------|--------------------------------|--------------|---|---------------------------------------|
| Site Name | Richmond Country Club - Richmond | | | | | |
| Site Type | Residential | | | | | |
| Annual Eto (inches/yr) | 57 | Allowed ETAF: | 0.55 | | | |
| Hydrozone or Planting Description (a) | Plant Factor (PF) | Irrigation Method (b) | Irrigation Efficiency (IE) (c) | ETAF (PF/IE) | Landscape Area (sqft) | *Estimated Total Water Use (gal./yr.) |
| Regular Landscape Areas | | | | | | |
| Low Water Use Planting | 0.3 | Low Drip | 0.81 | 0.4 | 380,454 | 140,909 |
| Low Water Use Trees | 0.09 | Very Low Drip | 0.81 | 0.1 | 1,281 | 209 |
| Low Water Use Trees | 0.3 | Low Drip | 0.81 | 0.4 | 2,043 | 757 |
| Turf | 0.7 | High Spray | 0.75 | 0.9 | 927 | 865 |
| | | | | | SUBTOTAL | 5,044,423 |
| Special Landscape Areas | | | | | | |
| 1 | | | | | 0 | 0 |
| 2 | | | | | 0 | 0 |
| 3 | | | | | 0 | 0 |
| | | | | | SUBTOTAL | 0 |
| | | | | | **Estimated Total Water Use (ETWU) | 5,044,423 |
| | | | | | Maximum Allowed Water Allowance (MAWA) | 7,489,173 |

(a) Hydrozone #/Planting Description
 1.) Front Lawn
 2.) Low water use planting
 3.) medium water use

(b) Irrigation Method
 Overhead Spray
 Drip
 Bubbler

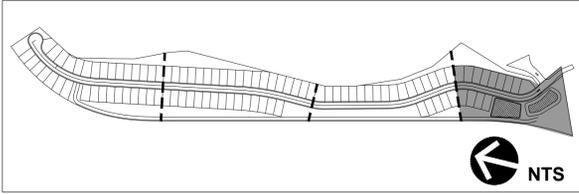
(c) Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

(*) ETWU (Annual Gallons Required)
 $Eto \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(**) MAWA (Annual Gallons Allowed)
 $(Eto) \times (0.62) \times [(ETAF \times LA) + (1-ETAF) \times SLA]$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

| ETAF Calculations | | | |
|--------------------------------|---------|--|--|
| Regular Landscape Areas | | | |
| Total ETAF x Area | 142,740 | | |
| Total Area | 385,305 | | |
| Average ETAF | 0.37 | | |
| All Landscape Areas | | | |
| Total ETAF x Area | 142,740 | | |
| Total Area | 385,305 | | |
| Site-wide ETAF | 0.37 | | |

Notes:
 Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
 Calculator developed to meet code effective Dec. 1, 2015
 This calculator is for estimating purposes only.



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

HYDROZONE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com

0' 15' 30' 60'
 SCALE: 1" = 30'-0"
 NORTH

L-13
 Project No. 02519



CONNECTIVITY LEGEND

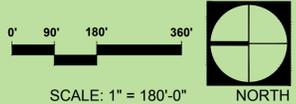
- PARCHESTER VILLAGE LINKAGE
- COUNTRY CLUB VISTA LINKAGE
- SAN FRANCISCO BAY TRAIL
- E.V.A. TRAIL
- PROPOSED SIDEWALK / E.V.A. TRAIL CONNECTER
- MAINTENANCE ACCESS ROAD


MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

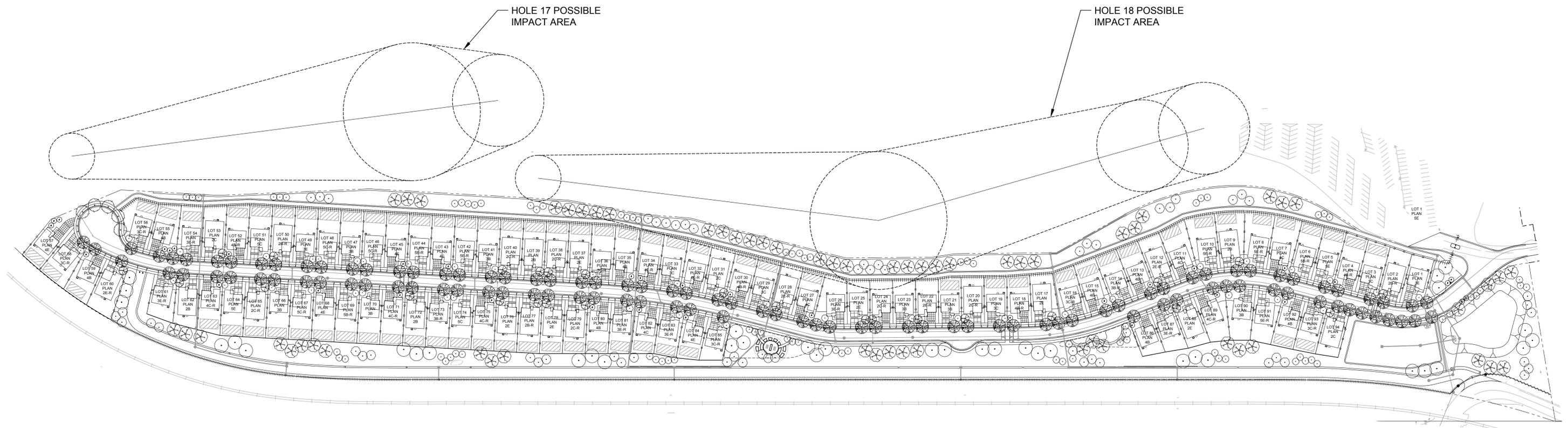
PEDESTRIAN CONNECTIONS
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com



L-14
 Project No. 02519

Copyright 2020 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

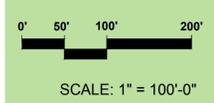



MLC Holdings, Inc.
 2603 CAMINO RAMON SUITE 140
 SAN RAMON, CA 94583
 925.543.4004

RICHMOND COUNTRY CLUB
 Richmond, California

GOLF BALL LANDING ANALYSIS
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2020

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com



L-15
 Project No. 02519



6' HIGH CMU WALL WITH VINES

CREEPING FIG VINES PLANTED AT 10' ON CENTER, TYP.

6' HIGH TUBE STEEL VIEW FENCE

E.V.A. ROAD/ PEDESTRIAN PATH

FICUS PUMILA / CREEPING FIG



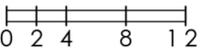
VINES AT SOUND WALL



6' HIGH CMU WALL

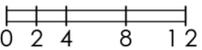


STREET SCENE





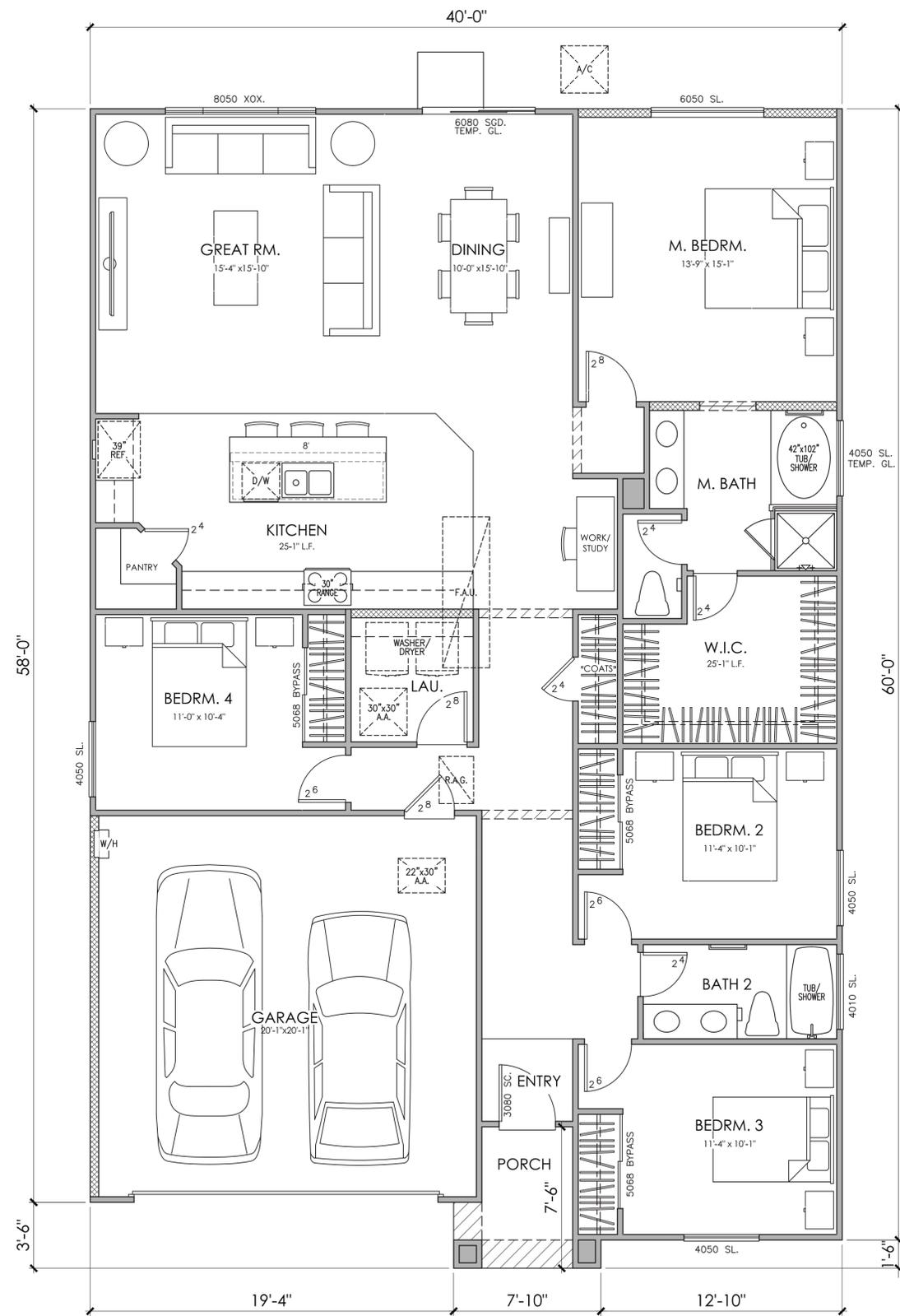
STREET SCENE



Richmond Country Club
Richmond, CA

10/26/2020
A-2

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009



FLOOR PLAN
 PLAN 2 (4015)
 4 BEDROOM, 2 BATH



Richmond Country Club
 Richmond, CA

10/26/2020
 A-3

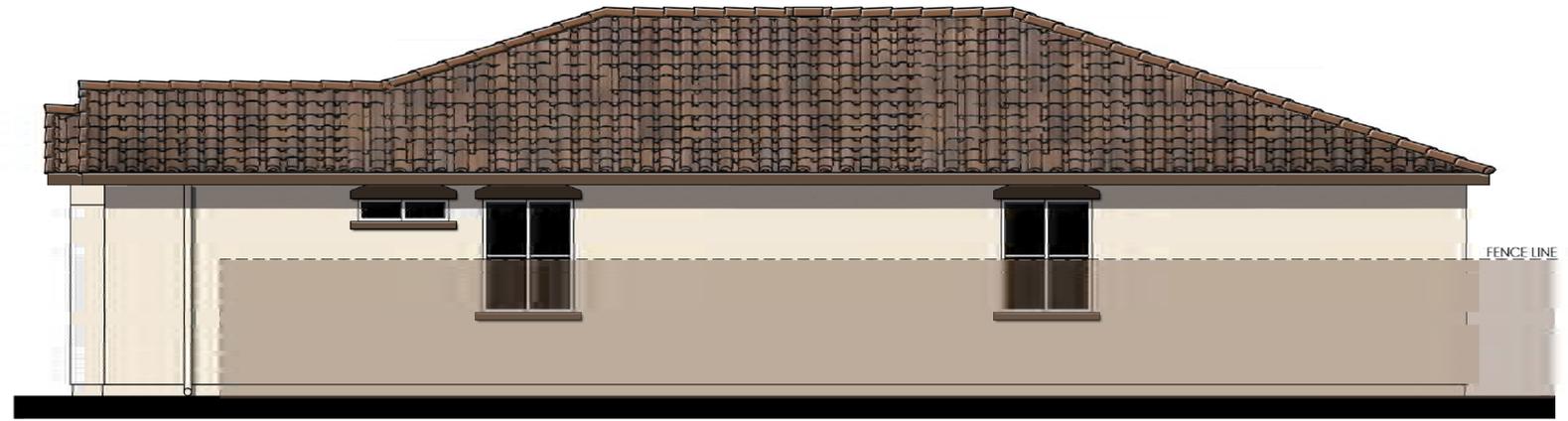
Kevin L. Crook
Architect
 Inc
 # 19009
 PLANNING + ARCHITECTURE



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 19
 PLAN 2 (4015) "B"
 SANTA BARBARA ELEVATION



Richmond Country Club
 Richmond, CA

10/26/2020
 A-4

Kevin L. Crook
 Architect
 Inc
 # 19009
 PLANNING + ARCHITECTURE



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 22
 PLAN 2 (4015) "C"
 COASTAL ELEVATION





© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



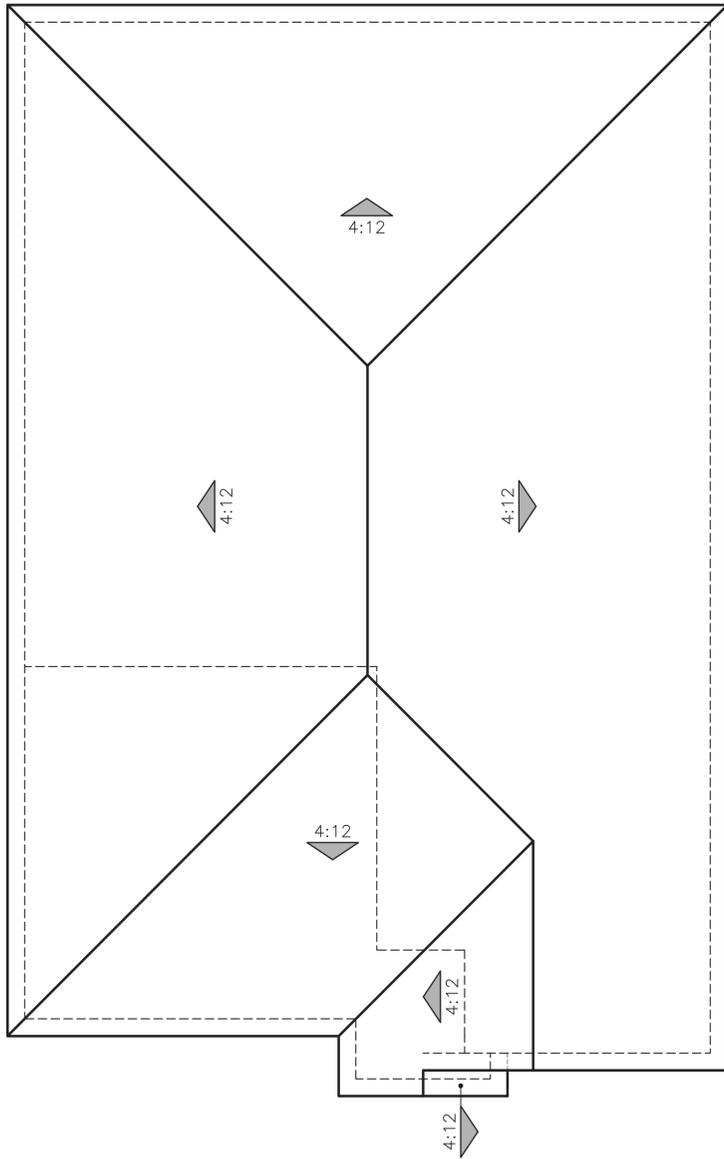
REAR



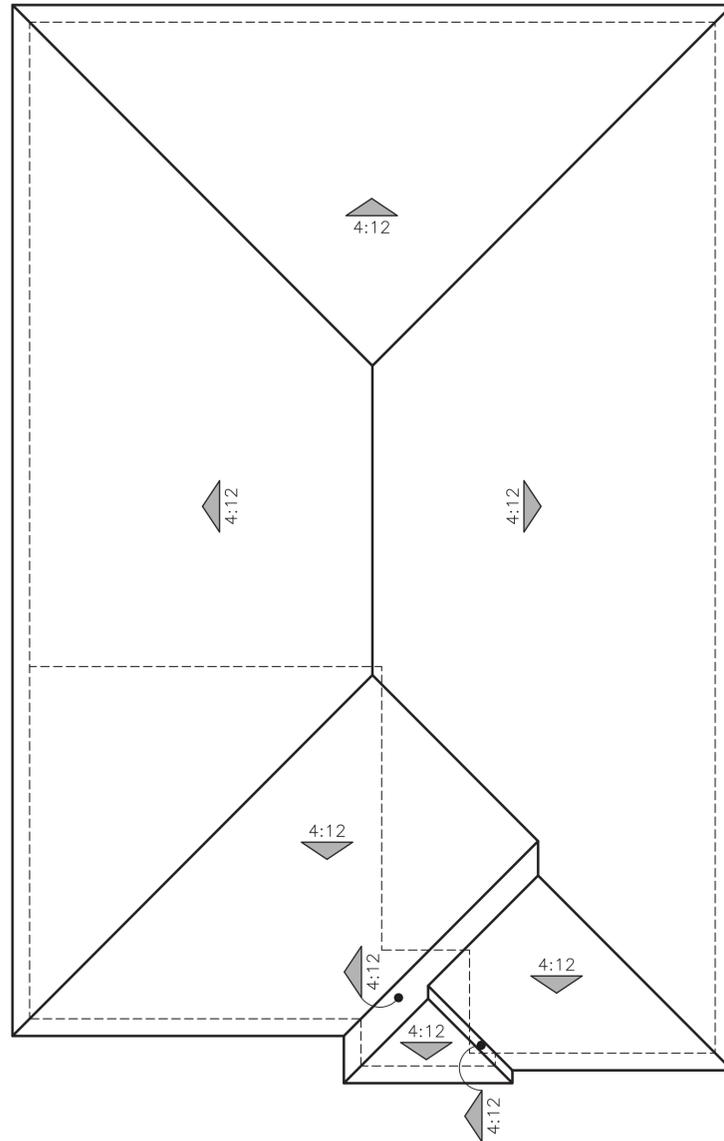
LEFT

COLOR SCHEME 28
PLAN 2 (4015) "E"
 FARMHOUSE ELEVATION

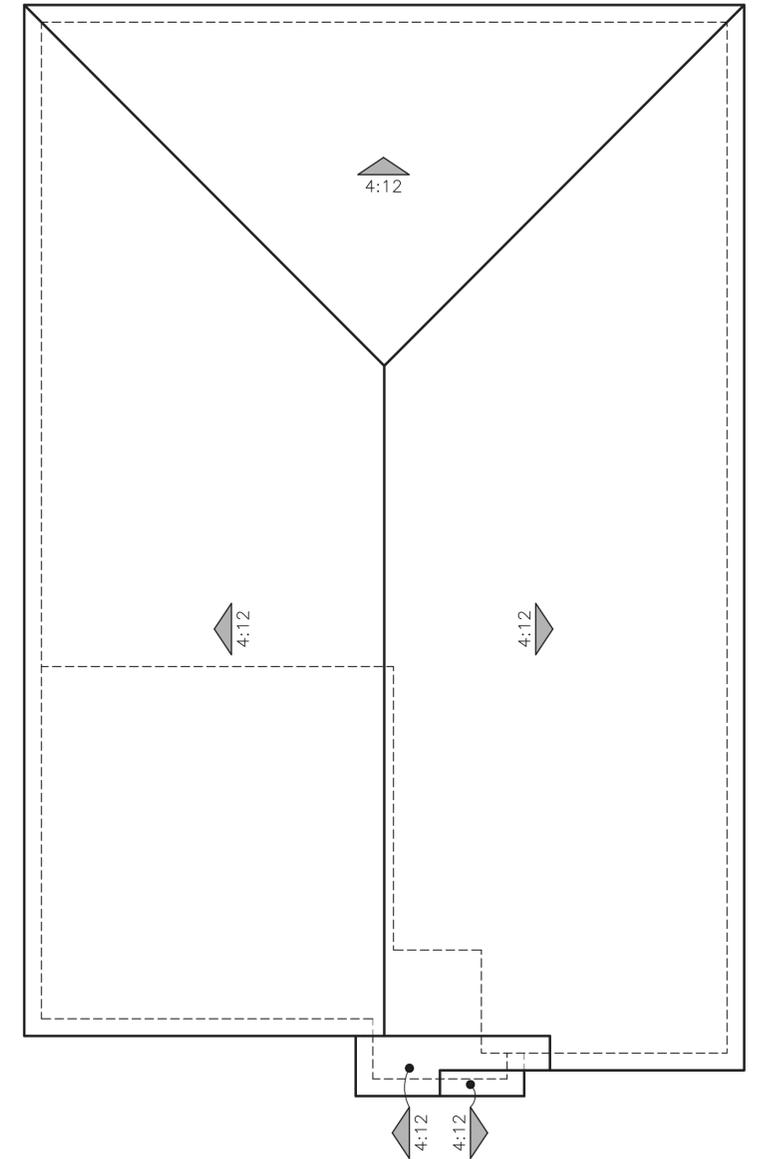




"B" - SANTA BARBARA



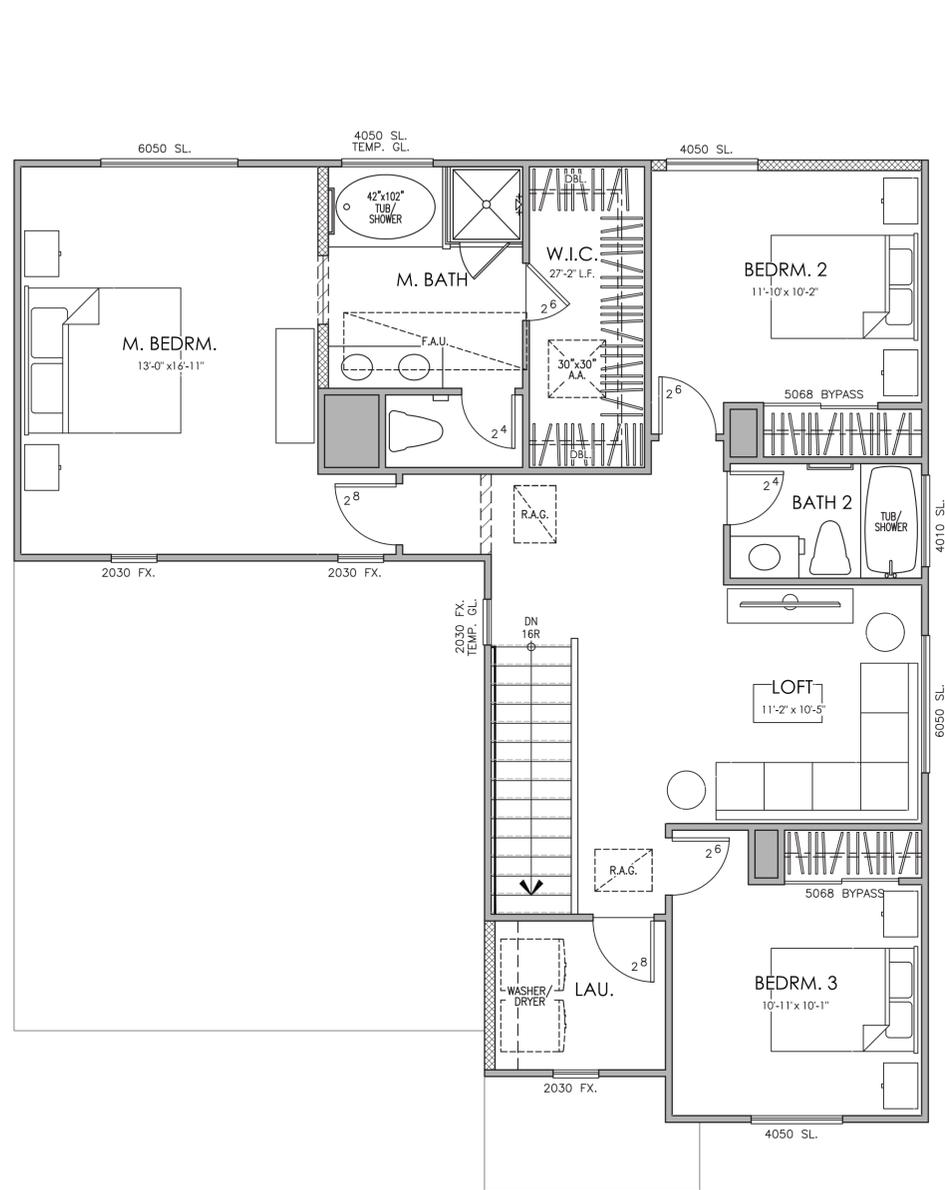
"C" - COASTAL



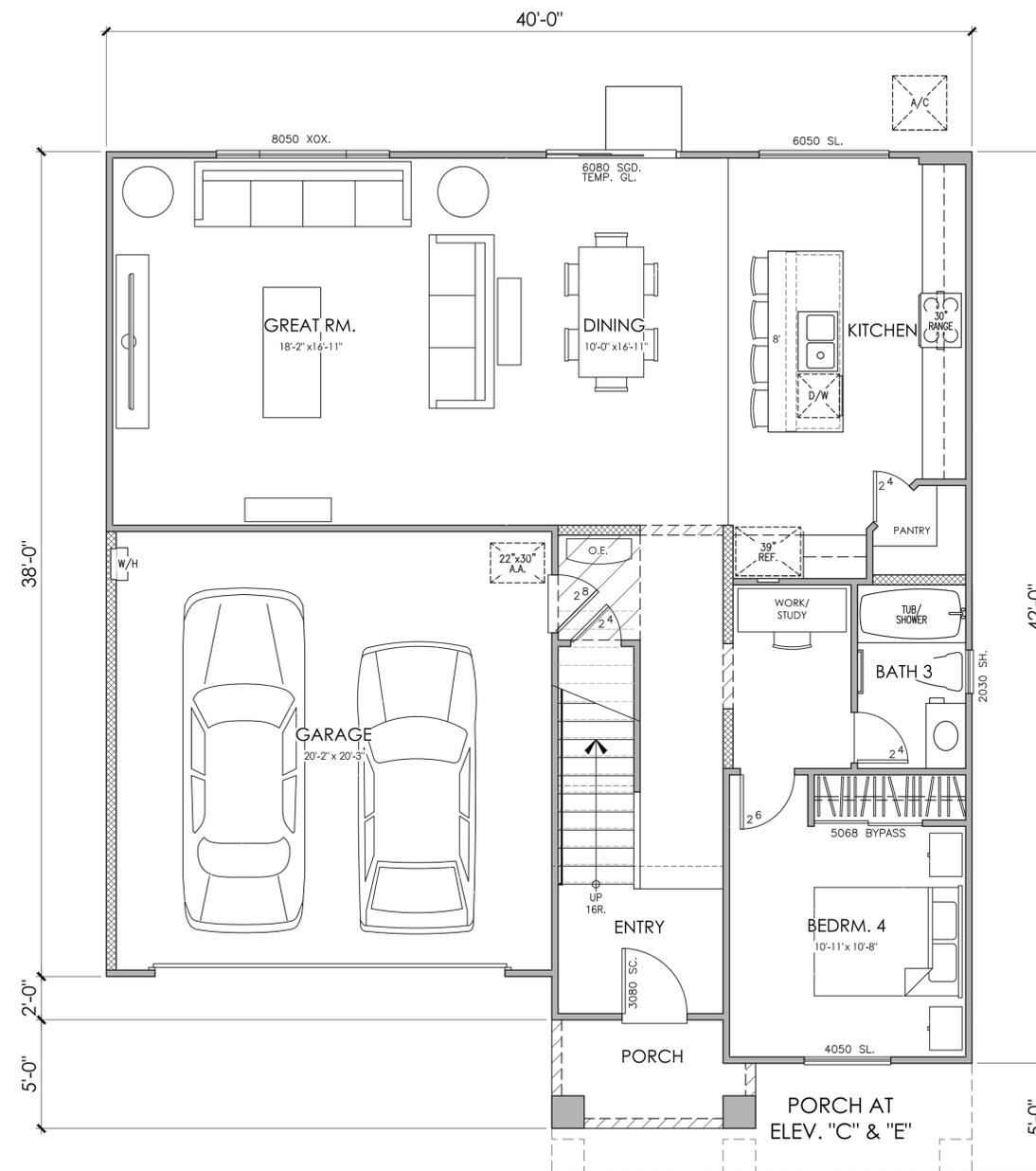
"E" - FARMHOUSE

ROOF PLANS
PLAN 2 (4015)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 (4022)
4 BEDROOM, 3 BATH, LOFT

PLAN 4022
AREA TABULATION

| CONDITIONED SPACE | |
|---------------------|---------------|
| FIRST FLOOR AREA | 1,160 SQ. FT. |
| SECOND FLOOR AREA | 1,160 SQ. FT. |
| TOTAL DWELLING | 2,320 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 421 SQ. FT. |
| PORCH | 44 SQ. FT. |





© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

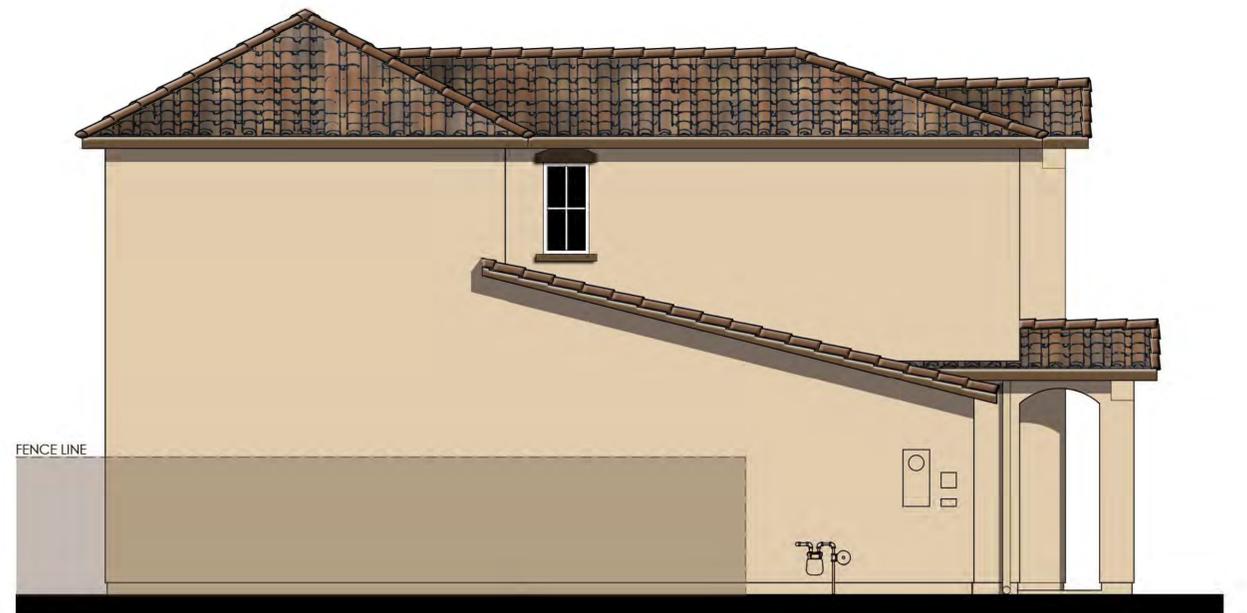
FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 20
PLAN 3 (4022) "B"
 SANTA BARBARA ELEVATION



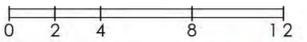


REAR

COLOR SCHEME 20

PLAN 3 (4022) " B "

SANTA BARBARA ENHANCED ELEVATION



Richmond Country Club
Richmond, CA

10/26/2020
A-10

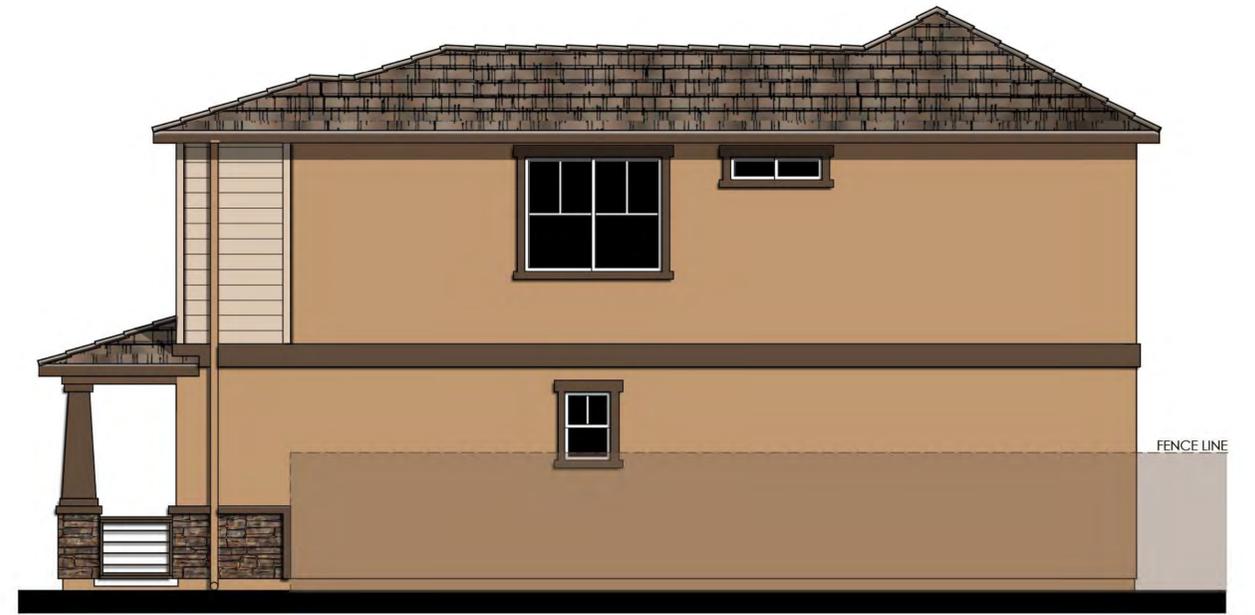
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009



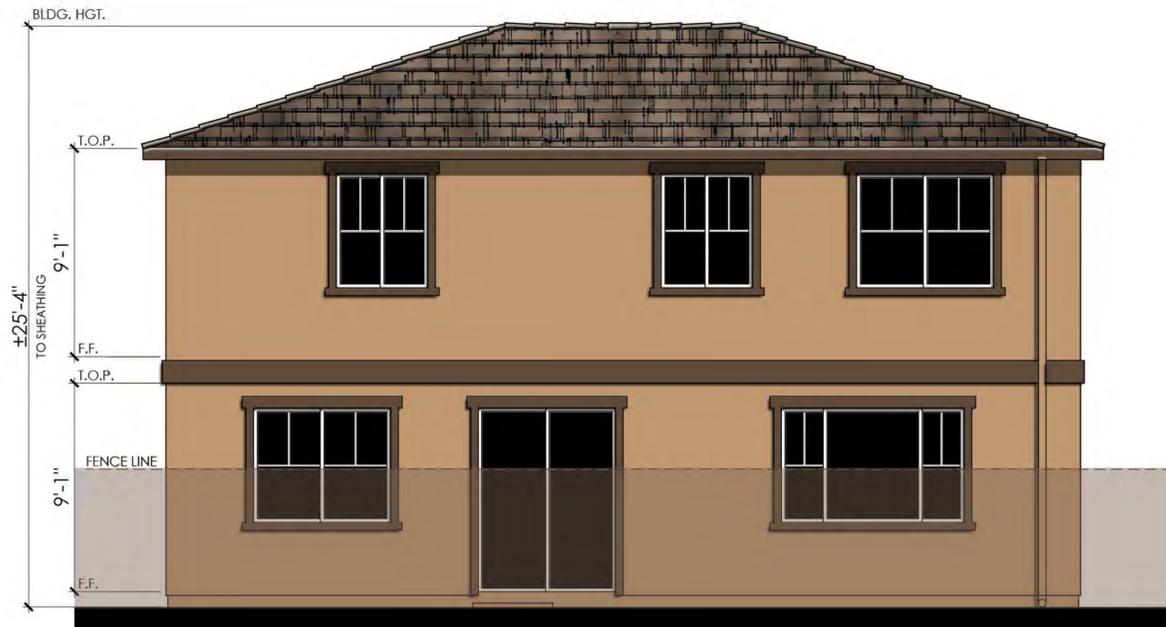
© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

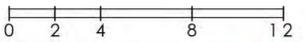
COLOR SCHEME 23
 PLAN 3 (4022) "C"
 COASTAL ELEVATION





REAR

COLOR SCHEME 23
PLAN 3 (4022) "C"
 COASTAL ENHANCED ELEVATION



Richmond Country Club
 Richmond, CA

10/26/2020
 A-12

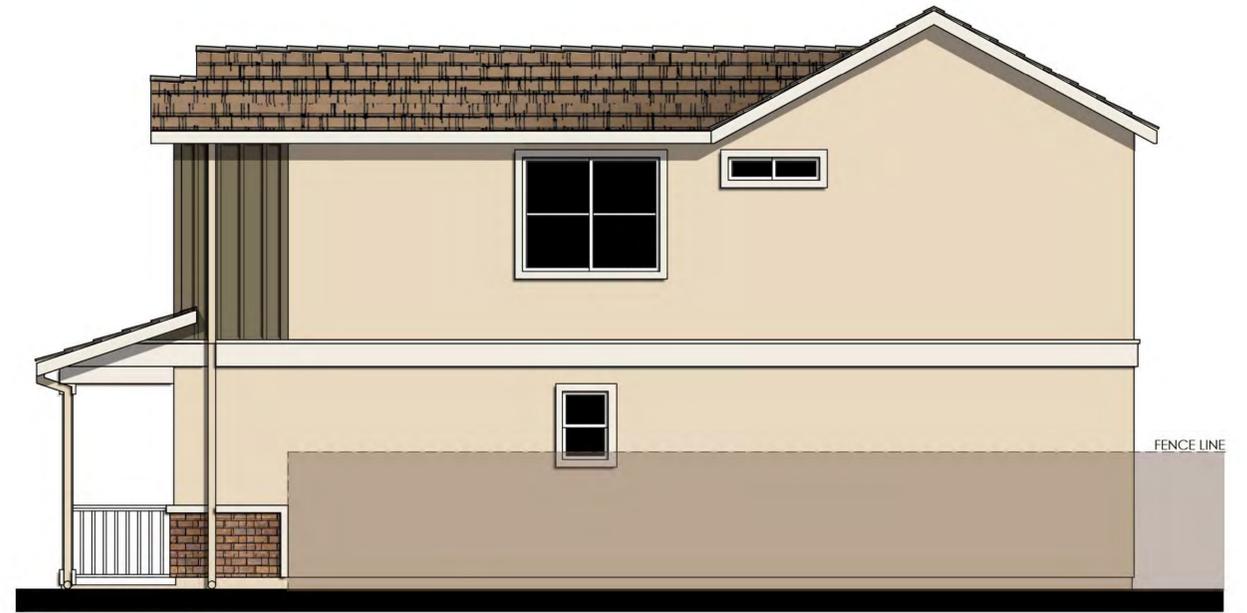
Kevin L. Crook
Architect
 Inc
 #19009
 PLANNING + ARCHITECTURE



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 29
PLAN 3 (4022) "E"
 FARMHOUSE ELEVATION





REAR

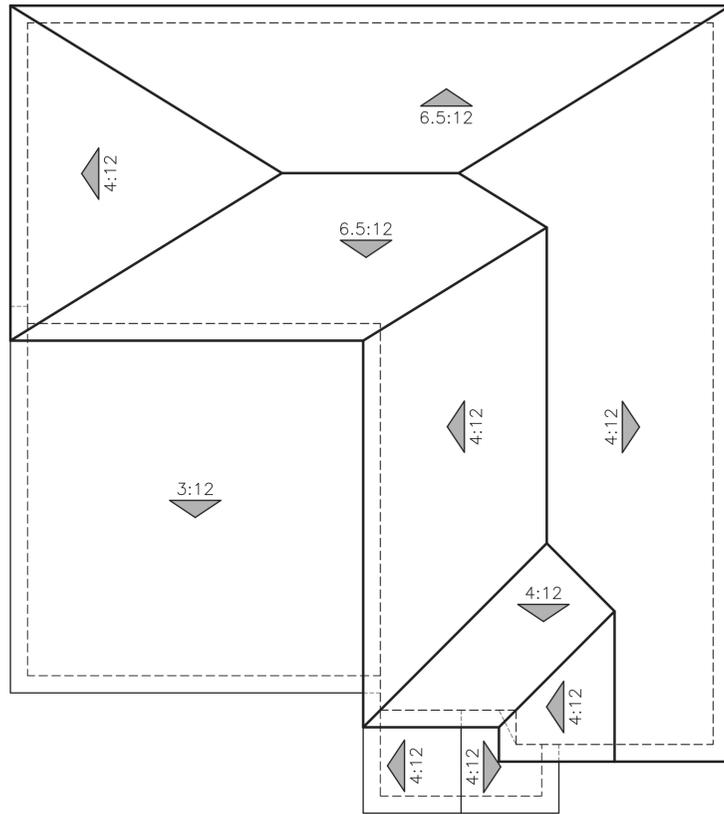
COLOR SCHEME 29
PLAN 3 (4022) "E"
 FARMHOUSE ENHANCED ELEVATION



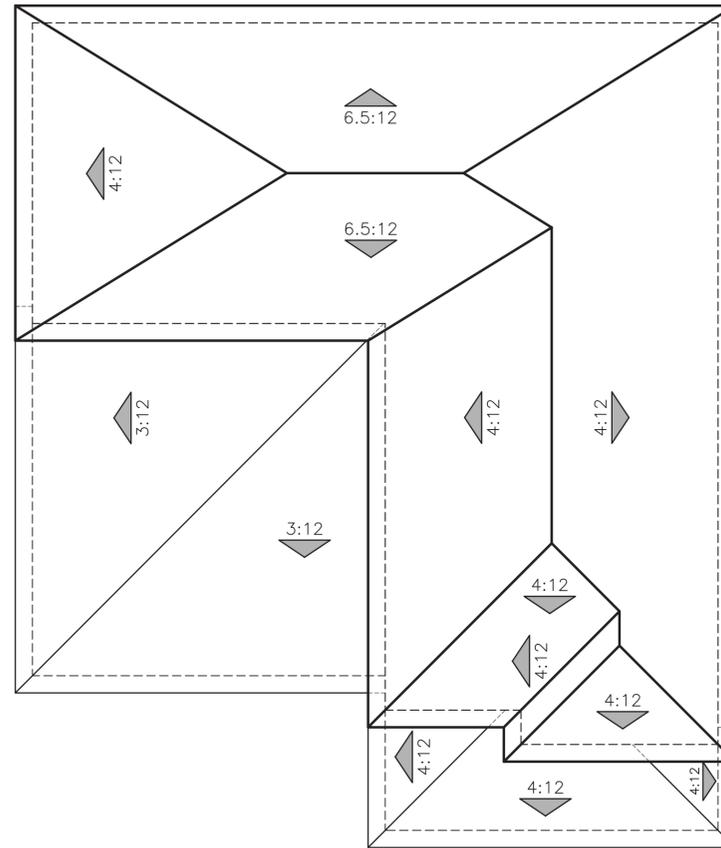
Richmond Country Club
 Richmond, CA

10/26/2020
 A-14

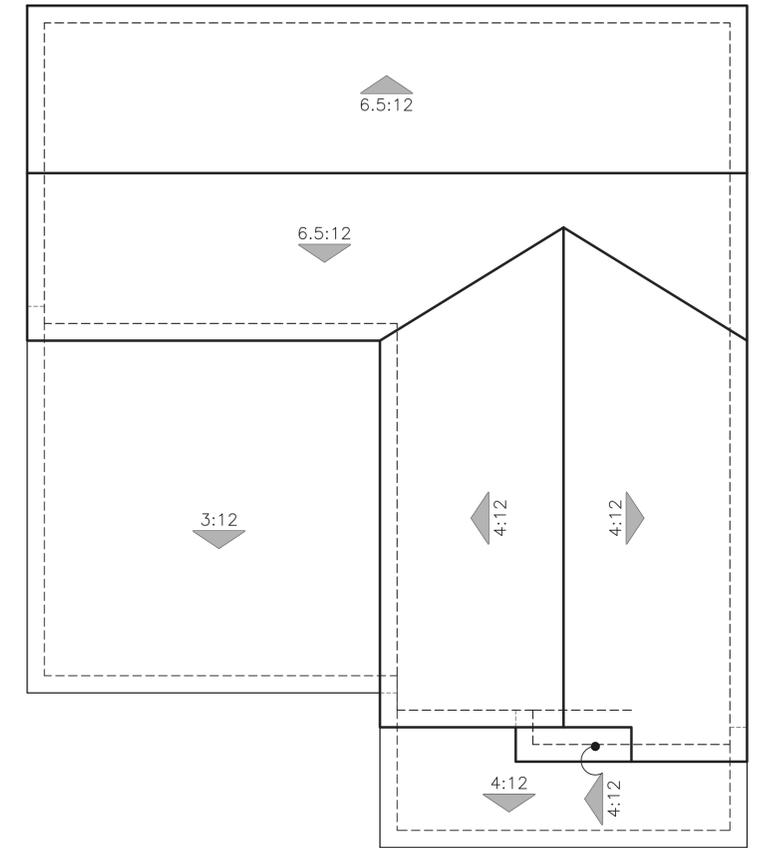
Kevin L. Crook
Architect
 Inc
 #19009
 PLANNING + ARCHITECTURE



"B" - SANTA BARBARA



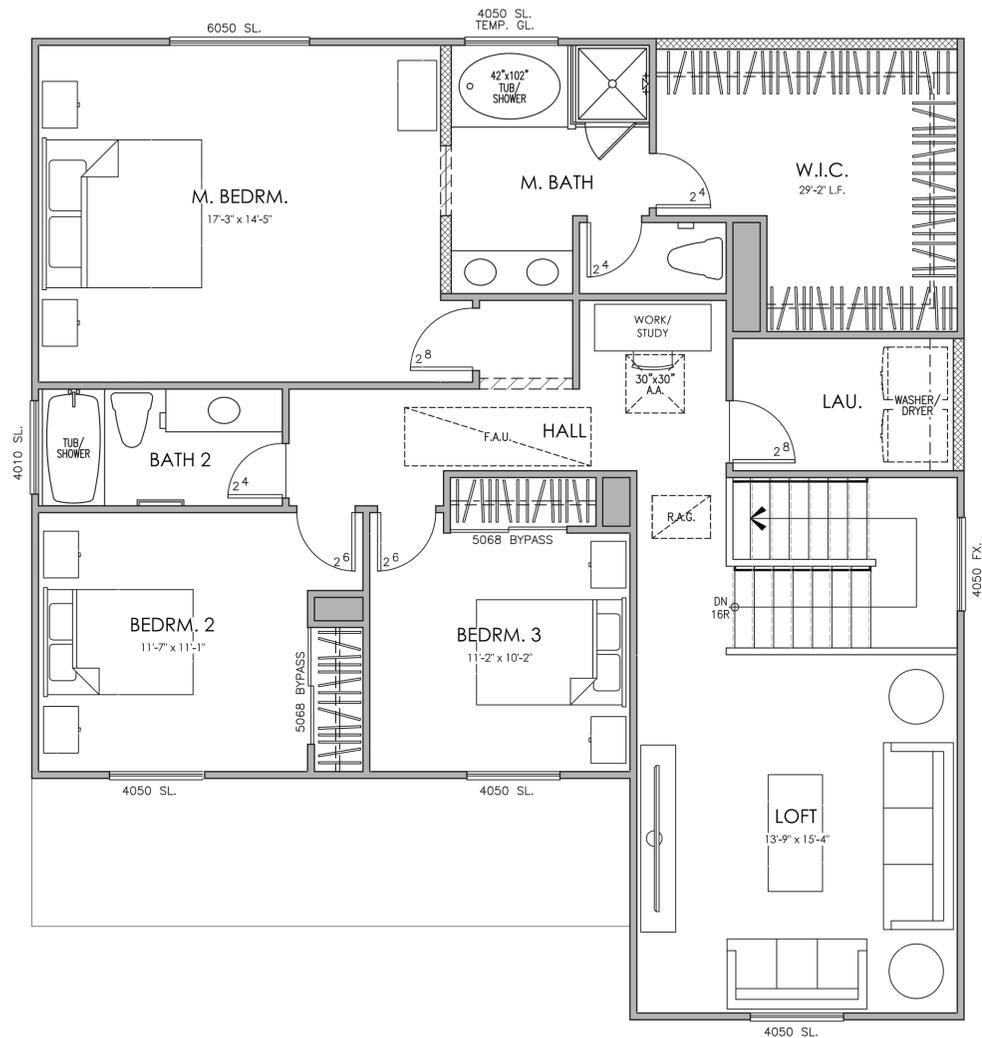
"C" - COASTAL



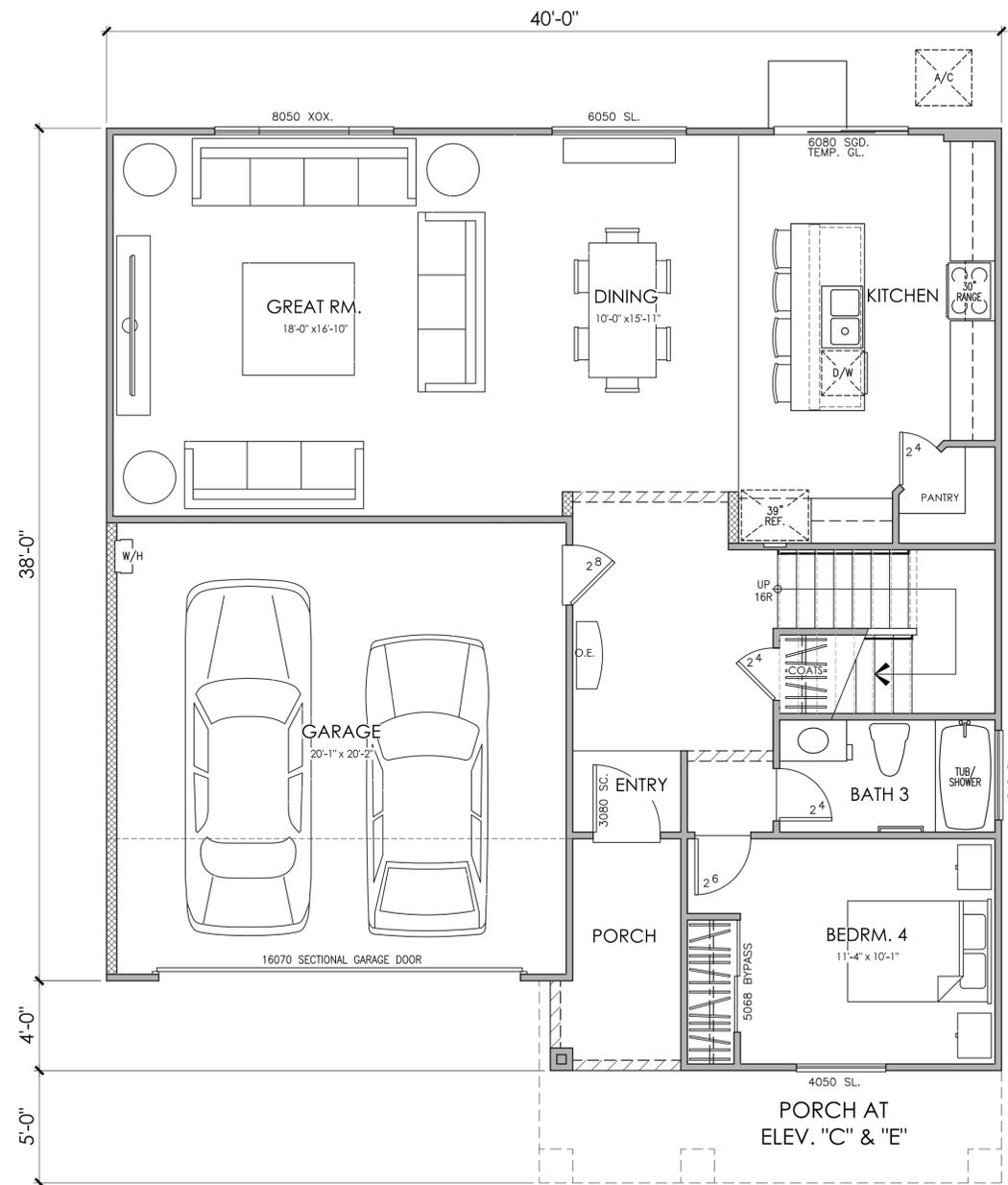
"E" - FARMHOUSE

ROOF PLANS
PLAN 3 (4022)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4 (4024)

PLAN 4024
AREA TABULATION

| CONDITIONED SPACE | |
|---------------------|---------------|
| FIRST FLOOR AREA | 1,126 SQ. FT. |
| SECOND FLOOR AREA | 1,415 SQ. FT. |
| TOTAL DWELLING | 2,541 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 421 SQ. FT. |
| PORCH | 31 SQ. FT. |



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 21
PLAN 4 (4024) "B"
 SANTA BARBARA ELEVATION





REAR

COLOR SCHEME 21

PLAN 4 (4024) " B "

SANTA BARBARA ENHANCED ELEVATION



Richmond Country Club
Richmond, CA

10/26/2020
A-18

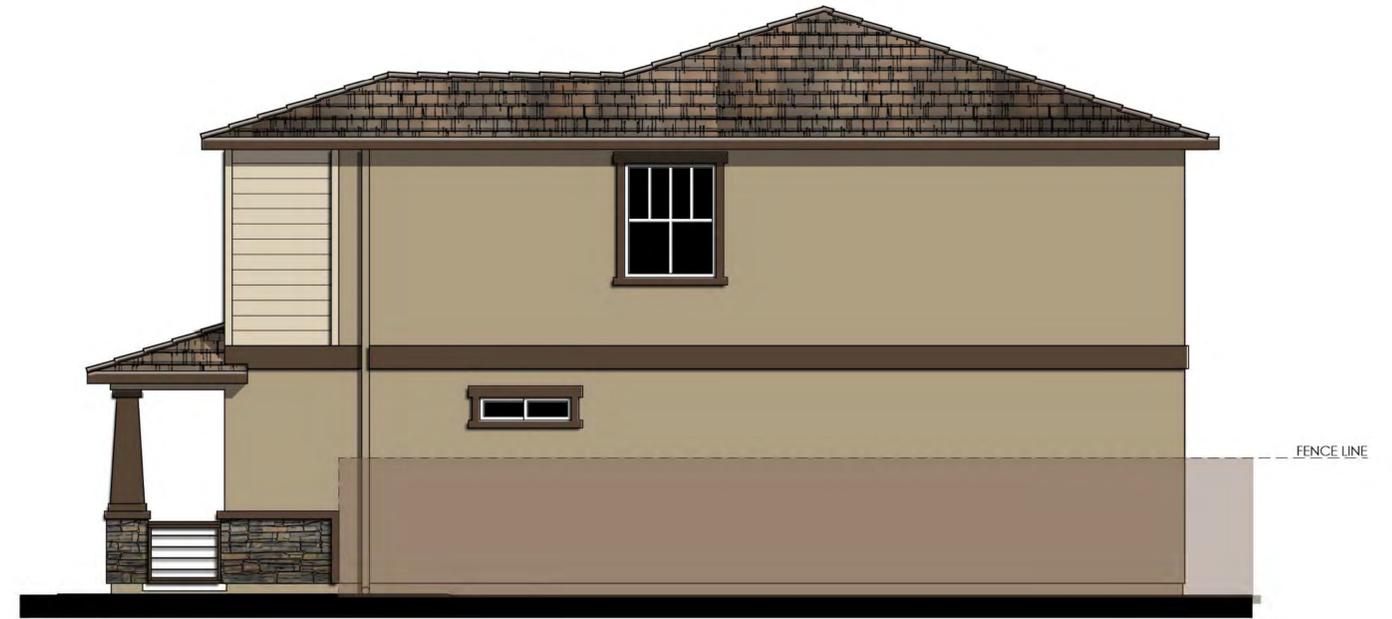
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009



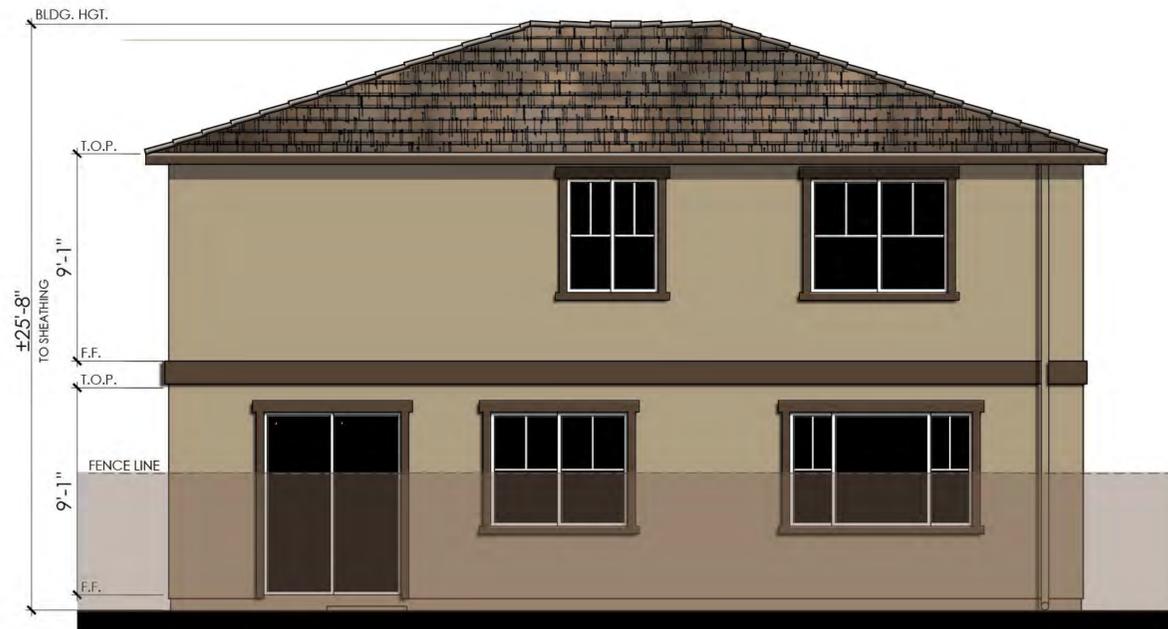
© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



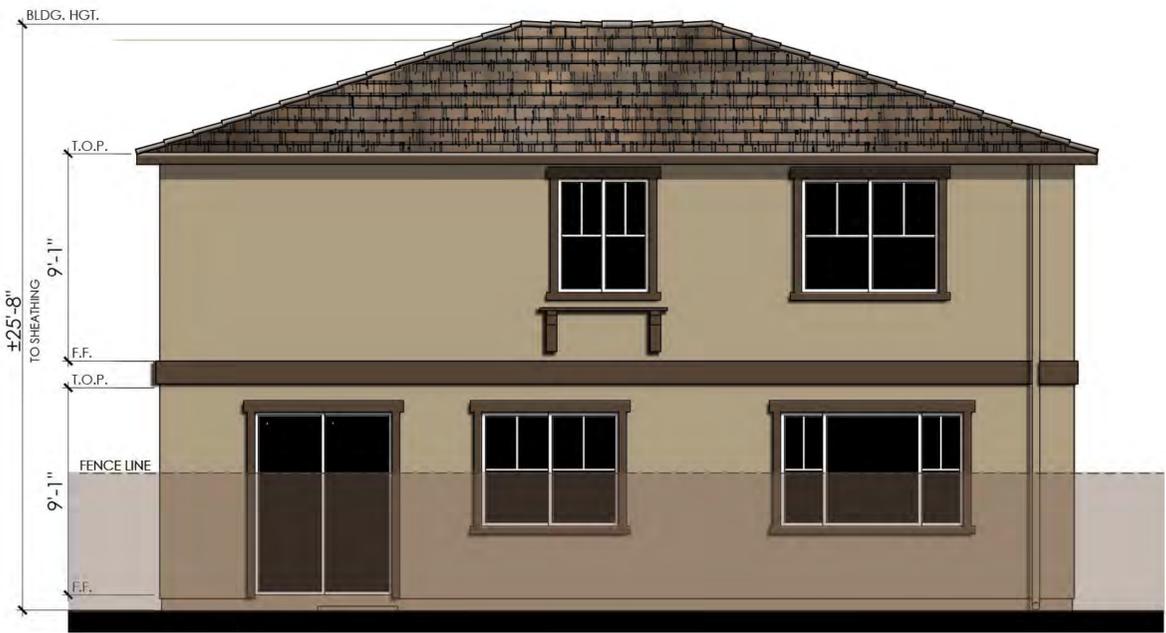
REAR



LEFT

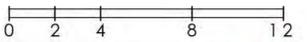
COLOR SCHEME 24
PLAN 4 (4024) "C"
 COASTAL ELEVATION





REAR

COLOR SCHEME 24
PLAN 4 (4024) "C"
 COASTAL ENHANCED ELEVATION



Richmond Country Club
 Richmond, CA

10/26/2020
 A-20

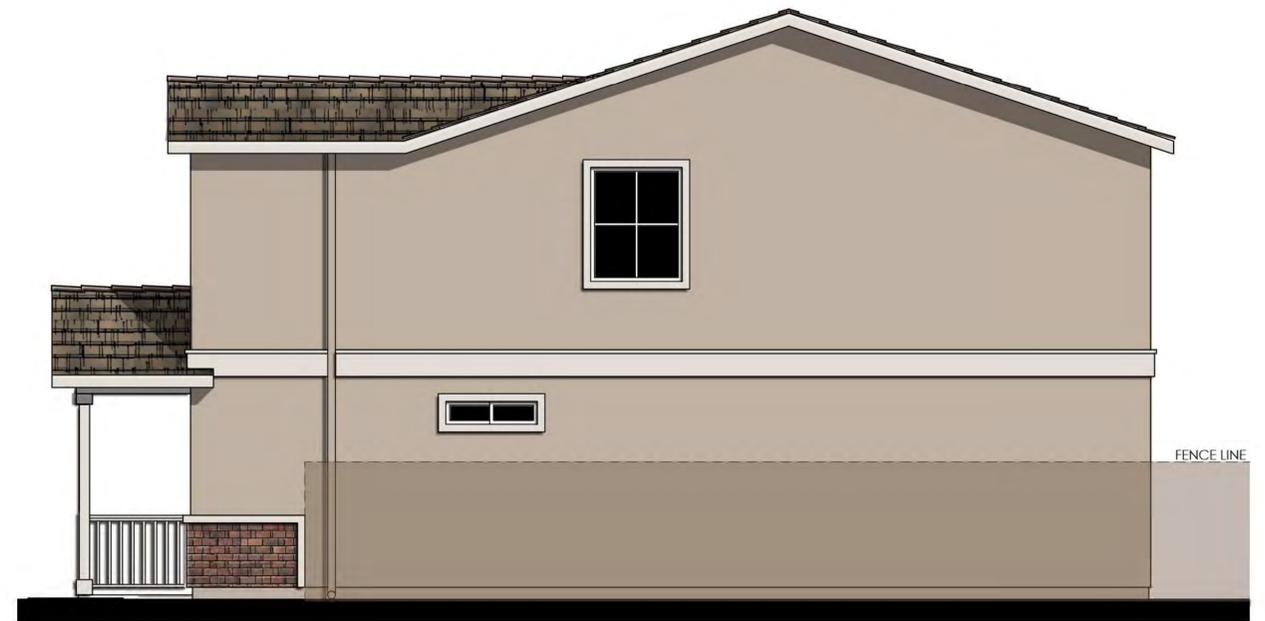
Kevin L. Crook
Architect
 Inc
 #19009
 PLANNING + ARCHITECTURE



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 30
PLAN 4 (4024) "E"
 FARMHOUSE ELEVATION





REAR

COLOR SCHEME 30

PLAN 4 (4024) "E"

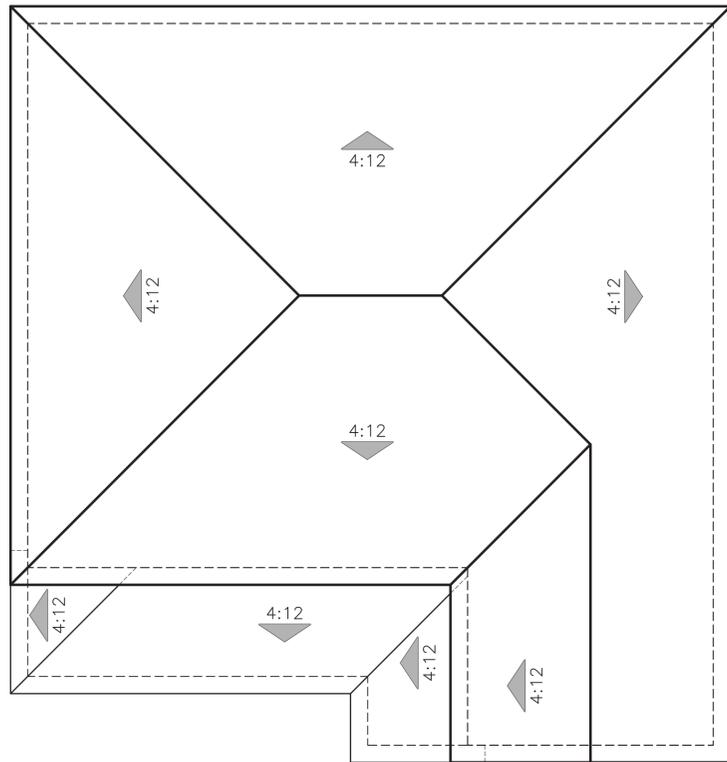
FARMHOUSE ENHANCED ELEVATION



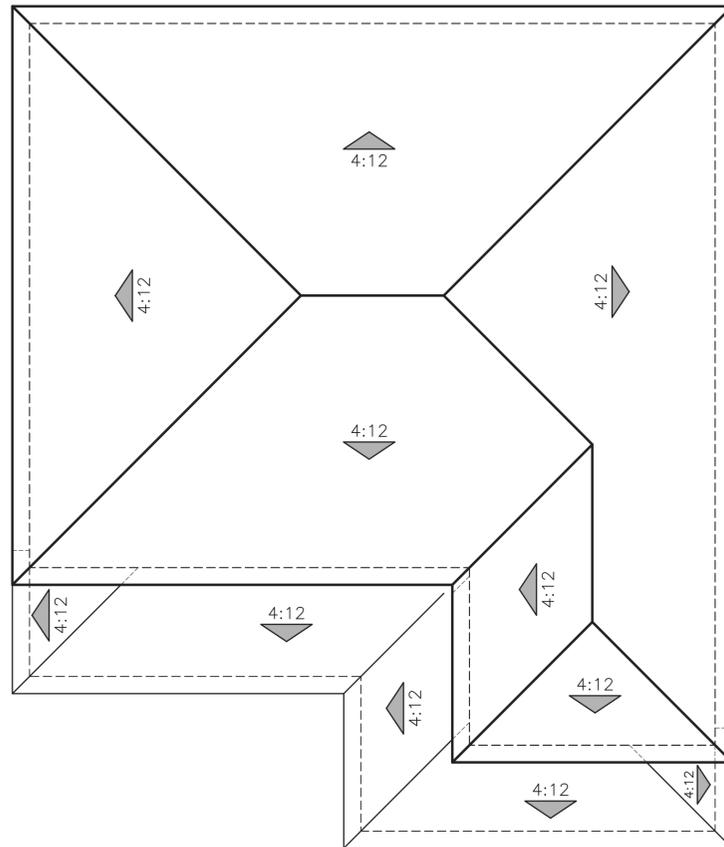
Richmond Country Club
Richmond, CA

10/26/2020
A-22

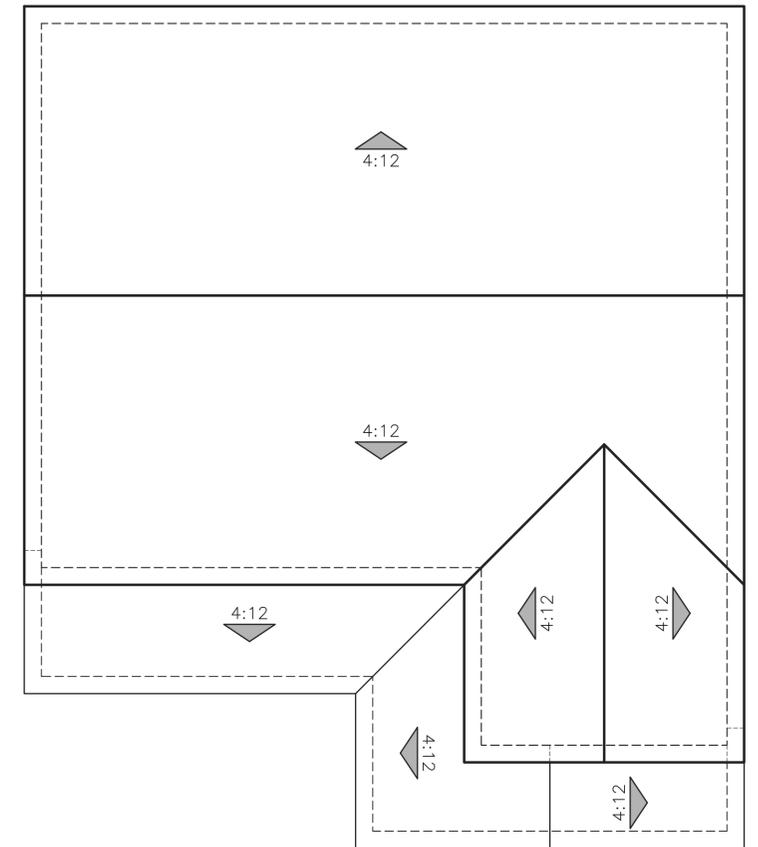
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009



"B" - SANTA BARBARA



"C" - COASTAL



"E" - FARMHOUSE

ROOF PLANS
PLAN 4 (4024)





© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

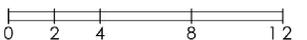


REAR



LEFT

COLOR SCHEME 19
PLAN 5 (4026) "B"
 SANTA BARBARA ELEVATION





REAR

COLOR SCHEME 19
PLAN 5 (4026) "B"

SANTA BARBARA ENHANCED ELEVATION



Richmond Country Club
Richmond, CA

10/26/2020
A-26

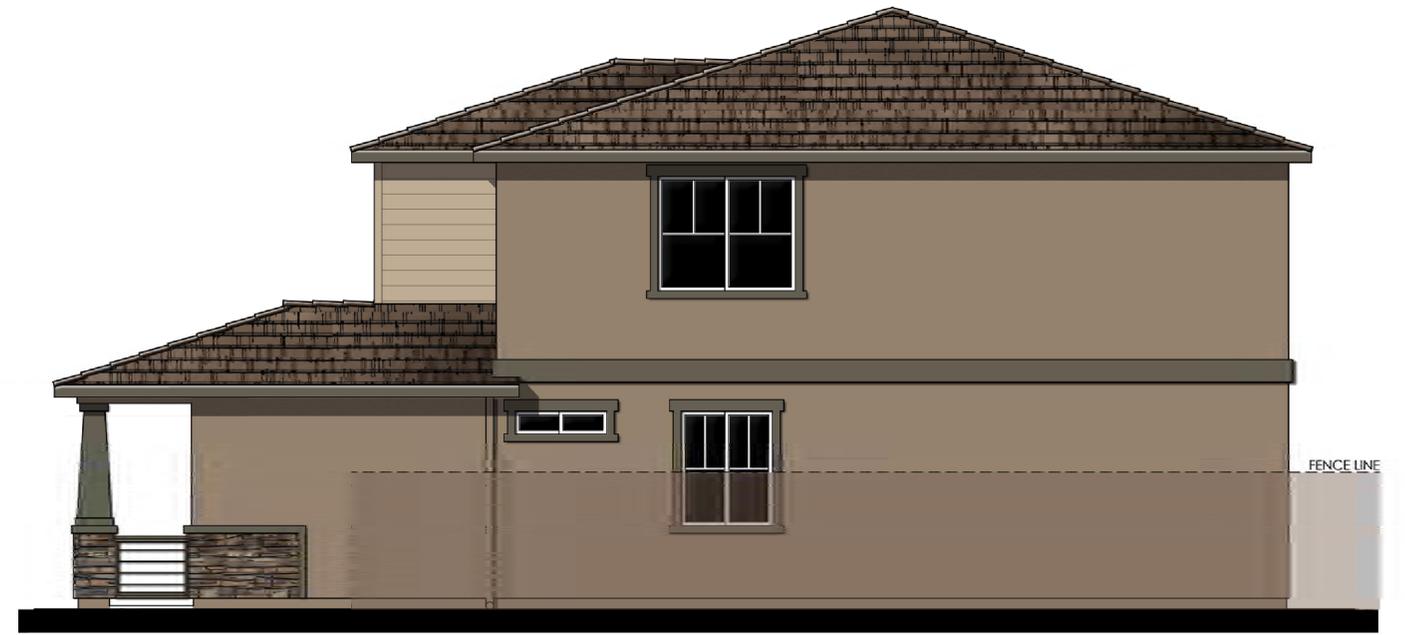
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

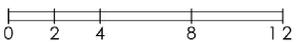


REAR



LEFT

COLOR SCHEME 22
 PLAN 5 (4026) "C"
 COASTAL ELEVATION





REAR

COLOR SCHEME 22
 PLAN 5 (4026) "C"
 COASTAL ENHANCED ELEVATION



Richmond Country Club
 Richmond, CA

10/26/2020
 A-28

Kevin L. Crook
Architect
 Inc
 #19009
 PLANNING + ARCHITECTURE



© 2018 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

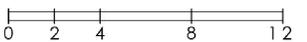


REAR



LEFT

COLOR SCHEME 28
PLAN 5 (4026) "E"
 FARMHOUSE ELEVATION





REAR

COLOR SCHEME 28
PLAN 5 (4026) "E"

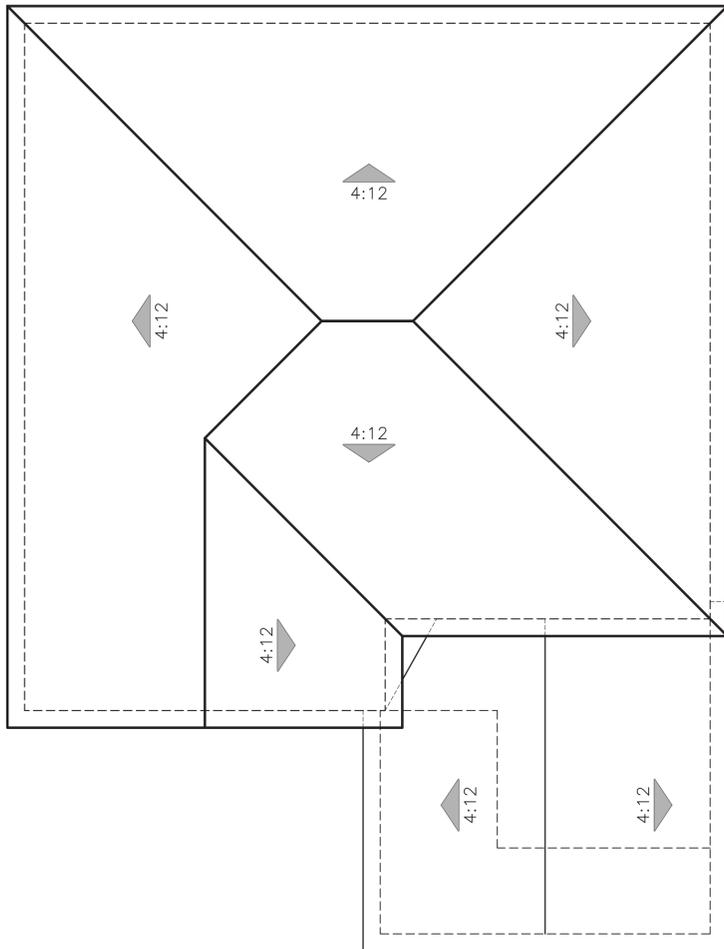
FARMHOUSE ENHANCED ELEVATION



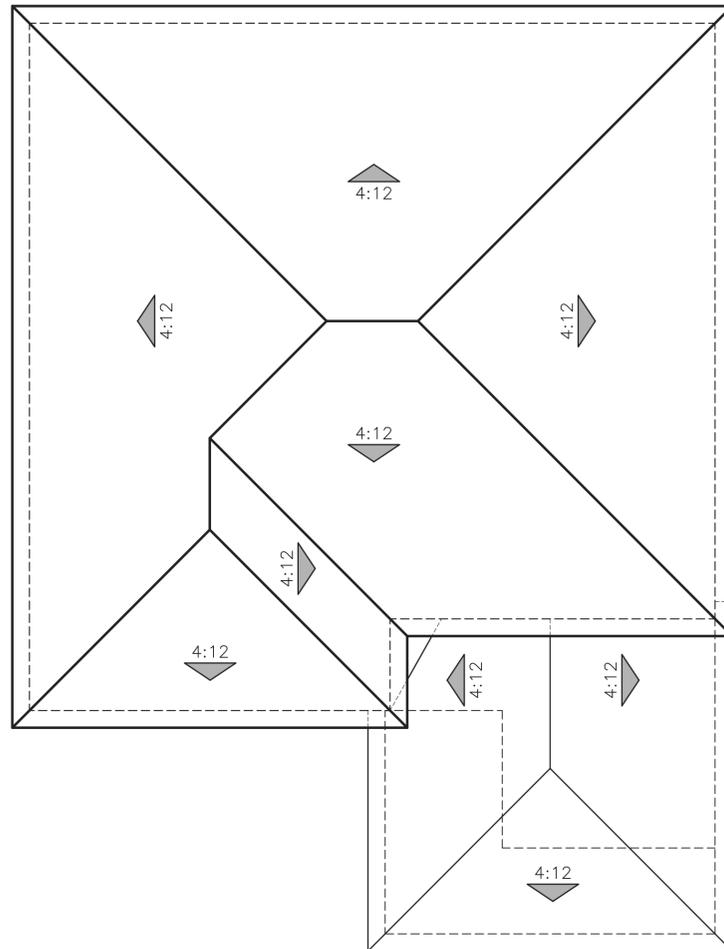
Richmond Country Club
Richmond, CA

10/26/2020
A-30

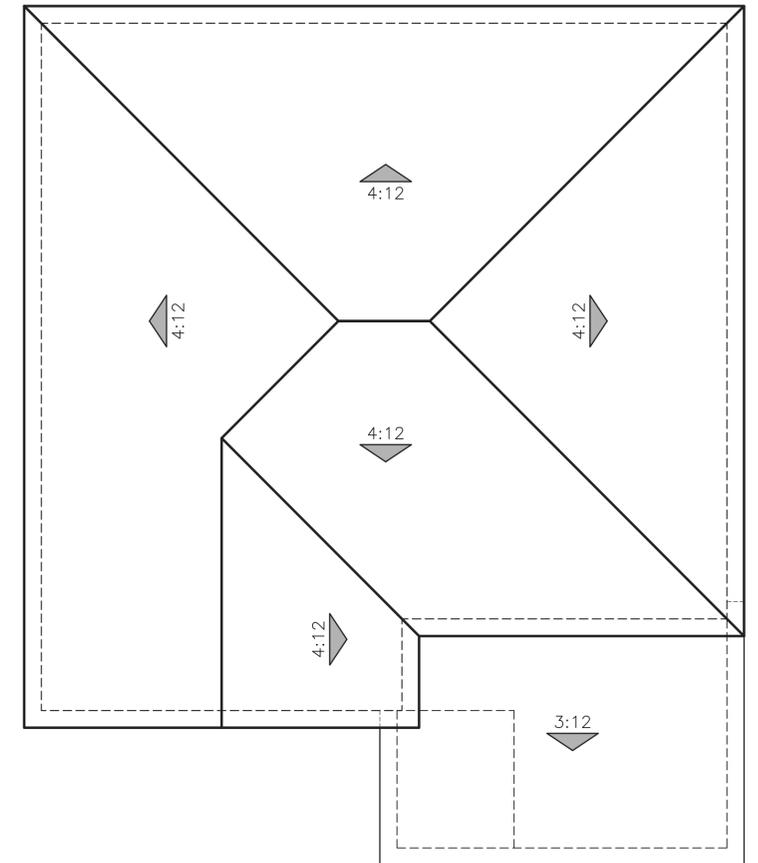
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009



"B" - SANTA BARBARA



"C" - COASTAL



"E" - FARMHOUSE

ROOF PLANS
PLAN 5 (4026)





ELEVATION "E"



ELEVATION "E"



ELEVATION "E"



ELEVATION "C"



ELEVATION "C"



ELEVATION "C"



ELEVATION "C"



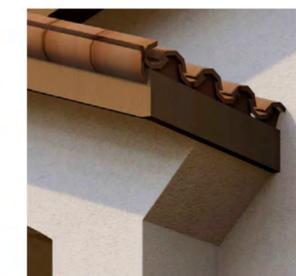
ELEVATION "B"
EXTERIOR LIGHTING



ELEVATION "B"
GARAGE DOORS



ELEVATION "B"
FRONT DOORS



ELEVATION "B"



ARCHITECTURE DETAILS

Richmond Country Club
Richmond, CA



10/26/2020
A-33

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE # 19009

RICHMOND COUNTRY CLUB

RICHMOND, CA

JOB # 19009

Client Revised
Schemes to
Master
Schemes
16-30
9/15/2020

| "B" ELEVATIONS SANTA BARBARA | SCHEME 19 | SCHEME 20 | SCHEME 21 |
|---------------------------------|-------------------------|--------------------------|--------------------------|
| STUCCO | 1512 | 1513 | 1533 |
| STUCCO PAINT MATCH*** | SW7558 MEDICI IVORY | SW7688 SUNDEW | SW6071 POPULAR GRAY |
| FASCIA / TRIM | SW9091 HALF-CAFF | SW9115 COWBOY BOOTS | SW7041 VAN DYKE BROWN |
| GARAGE DOOR | SW6068 BREVITY BROWN | SW2843 ROYCROFT BRASS | SW7040 SMOKEHOUSE |
| FRONT DOOR / SHUTTERS | SW2837 AURORA BROWN | SW0065 VOGUE GREEN | SW7076 CYBERSPACE |
| GABLE END DETAIL | SW6061 TANBARK | SW6061 TANBARK | SW6061 TANBARK |
| ROOF: LOW PROFILE | 1VICS3182 | 1VICS3940 | 1VICS3233 |
| "S" VILLA | GARNET BLEND | CLIFFSIDE | BROWN BLEND |

Planning Dept
Revisions 10/21/2020

STUCCO: OMEGA
PAINT: SHERWIN WILLIAMS
ROOF: BORAL
VENEER: BORAL / ELDORADO

| "C" ELEVATIONS COASTAL | SCHEME 22 | SCHEME 23 | SCHEME 24 |
|--|--------------------------|-------------------------------|-------------------------------|
| STUCCO | 1549 | 1570 | 1556 |
| STUCCO PAINT MATCH*** | SW7550 RESORT TAN | SW7680 LANYARD | SW7544 FENLAND |
| FASCIA / TRIM | SW7745 MUDDLED BASIL | SW9091 HALF-CAFF | SW7041 VAN DYKE BROWN |
| LAP SIDING / CORNER BOARDS / GARAGE DOOR | SW9111 ANTLER VELVET | SW9094 PLAYA ARENOSA | SW7569 STUCCO |
| FRONT DOOR / SHUTTERS | SW7679 GOLDEN GATE | SW2837 AURORA BROWN | SW7710 BRANDYWINE |
| STONE: COUNTRY LEDGE | GRAND MESA | WOLF CREEK | SKYLINE |
| ROOF: FLAT SLATE | 1FACS3233 BROWN BLEND | 1FECY3181 SMOKEY TOPAZ BLD | 1FECY4071 OCEAN JASPER BLD |

| "E" ELEVATIONS FARMHOUSE | SCHEME 28 | SCHEME 29 | SCHEME 30 |
|---|------------------------------|-------------------------|-------------------------------|
| STUCCO | 1572 | 1557 | 1528 |
| STUCCO PAINT MATCH*** | SW7757 HI REFLECTIVE WT | SW7573 EAGLET BEIGE | SW7632 MODERN GRAY |
| BOARD & BATTEN SIDING / GARAGE DR | SW7757 HIGH REFLECTIVE WT | SW7740 MESSENGER BAG | SW6074 SPALDING GRAY |
| FASCIA / TRIM | SW7069 IRON ORE | SW7551 GREEK VILLA | SW7628 WINDFRESH WHITE |
| FRONT DOOR / SHUTTERS | SW7069 IRON ORE | SW6373 HARVESTER | SW7625 MOUNT ETNA |
| TUNDRA BRICK | ASHLAND | RIVERBED | HARTFORD |
| ROOF: FLAT SHAKE | 1FBCJ4072 SAHARA QTZ BLD | 1FBCJ0198 DUNES TAN | 1FBCJ3181 SMOKEY TOPAZ BLD |



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

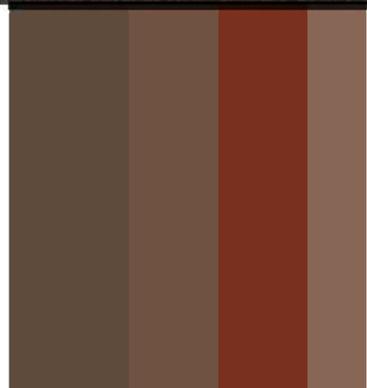
Written Color Schemes



10/26/2020
A-34



SANTA BARBARA
SCHEME #19



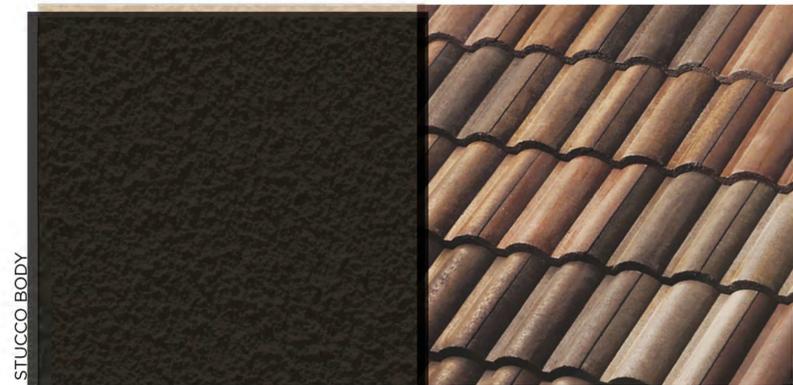
FASCIA / TRIM
GARAGE DOOR
FRONT DOOR / SHUTTERS
GABLE END DETAIL



RICHMOND COUNTRY CLUB
RICHMOND, CA



SANTA BARBARA
SCHEME #20



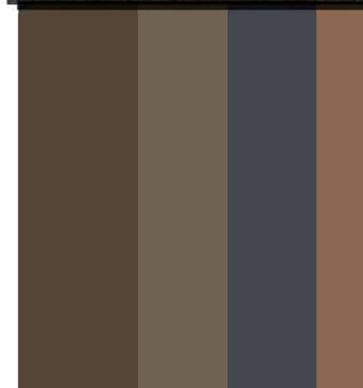
FASCIA / TRIM
GARAGE DOOR
FRONT DOOR / SHUTTERS
GABLE END DETAIL



RICHMOND COUNTRY CLUB
RICHMOND, CA



SANTA BARBARA
SCHEME #21



FASCIA / TRIM
GARAGE DOOR
FRONT DOOR / SHUTTERS
GABLE END DETAIL



RICHMOND COUNTRY CLUB
RICHMOND, CA



COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SANTA BARBARA



Richmond Country Club
Richmond, CA

10/26/2020
A-35



#19009

COASTAL
SCHEME #22



RICHMOND COUNTRY CLUB
RICHMOND, CA

Kevin L. Crook
Architect
Inc
#19009
OCT. 21, 2020
PLANNING + ARCHITECTURE

COASTAL
SCHEME #23



RICHMOND COUNTRY CLUB
RICHMOND, CA

Kevin L. Crook
Architect
Inc
#19009
OCT. 21, 2020
PLANNING + ARCHITECTURE

COASTAL
SCHEME #24



RICHMOND COUNTRY CLUB
RICHMOND, CA

Kevin L. Crook
Architect
Inc
#19009
OCT. 21, 2020
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - COASTAL

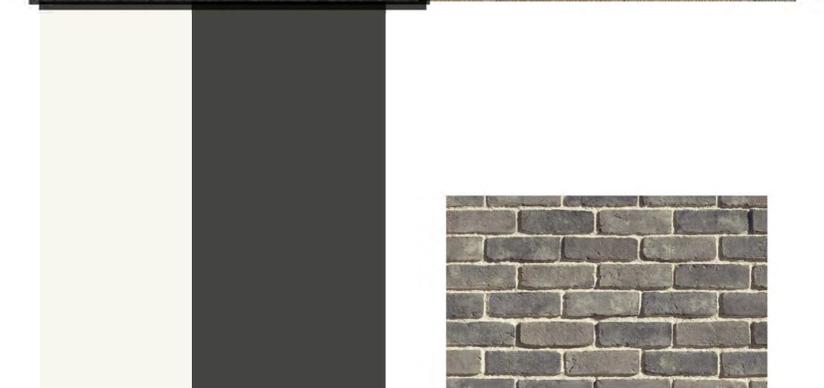
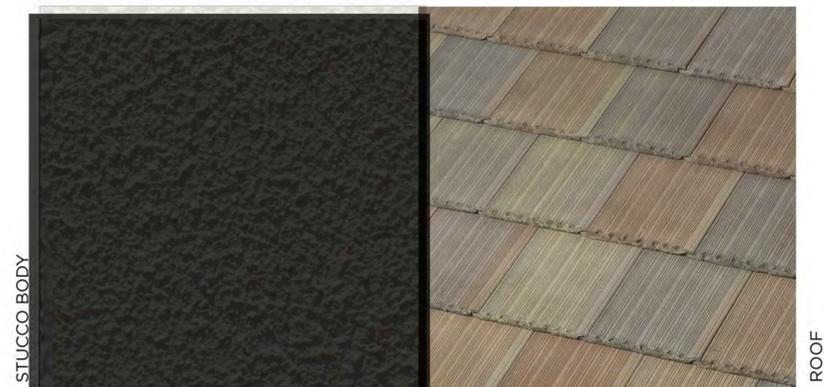


Richmond Country Club
Richmond, CA

10/26/2020
A-36

Kevin L. Crook
Architect
Inc
#19009
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #28



BOARD & BATTEN
SIDING /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

BRICK



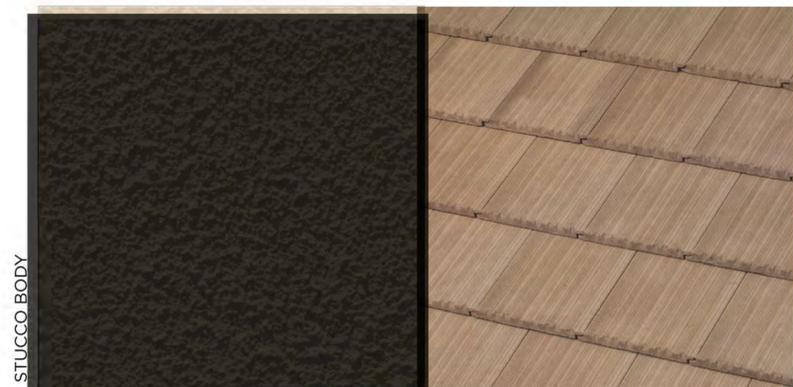
RICHMOND COUNTRY CLUB

RICHMOND, CA

#19009
OCT. 21, 2020



FARMHOUSE
SCHEME #29



BOARD & BATTEN
SIDING /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

BRICK



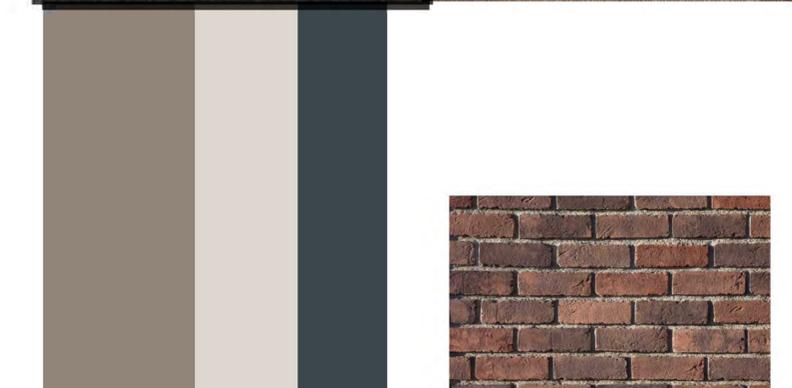
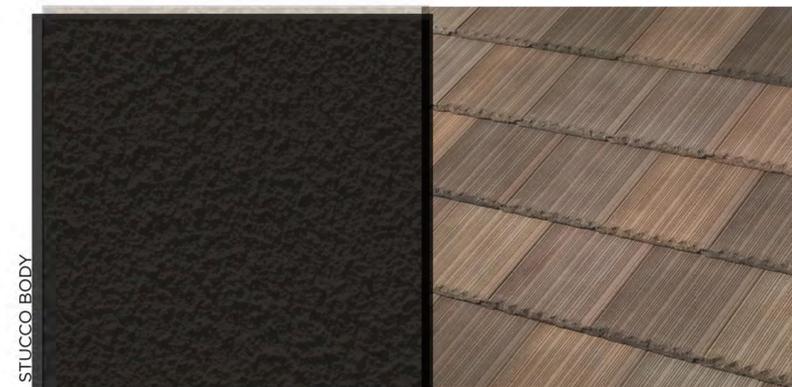
RICHMOND COUNTRY CLUB

RICHMOND, CA

#19009
OCT. 21, 2020



FARMHOUSE
SCHEME #30



BOARD & BATTEN
SIDING /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

BRICK



RICHMOND COUNTRY CLUB

RICHMOND, CA

#19009
OCT. 21, 2020



COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - FARMHOUSE



Richmond Country Club
Richmond, CA

10/26/2020
A-37



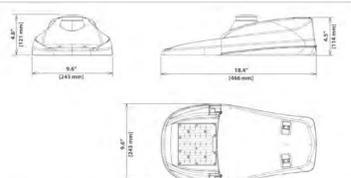
RICHMOND COUNTRY CLUB - PUBLIC STREET LIGHTING



"AA"

GreenCobra™ Jr. LED Street Light GCJ J-Series Specification Data Sheet

Luminaire Data
Weight 7 lbs (3.2 kg)
EPA 0.39 ft²



Ordering Information

| GCJ1 | 30J | MV | 30K | 2R | GY | 025 | FOC-PCR7-WL-HSS[GCJ] |
|--------|----------|-------------|-------------------|--------------|----------------|---|--|
| Model* | LED Code | Voltage | Color Temperature | Distribution | Finish | Output Code* | Options |
| GCJ1* | 30J | MV 120-277V | 27K 2700K | 2R Type 2 | GY Gray | Refer to Page 3 to select the performance code. | FOC Fixed Output Code Less Photocontrol. Receptacle. |
| GCJ2* | | HV 347-480V | 30K 3000K | 3R Type 3R | DB Dark Bronze | | LPCR Less Photocontrol. Receptacle. |
| GCJ3* | | | 40K 4000K | 3F Type 3F | BR Bronze | | PCR7 ANSI 7-wire Photo-control Receptacle. |
| | | | 50K 5000K | 4 Type 4 | BK Black | | PCR7-CR Control Ready 7-wire PC Receptacle. |
| | | | | 5 Type 5 | | | WL Utility Wattage Label |
| | | | | | | | 4B 4-Bolt Mounting Bracket |
| | | | | | | | RWG Rubber Wildlife Guard |
| | | | | | | | SWTB Straight Wire Terminal Block |
| | | | | | | | BBL Bubble Level |
| | | | | | | | DSC Door Safety Cable |
| | | | | | | | CP Coastal Paint Finish |
| | | | | | | | SP2 Extreme Surge Protection, 20kV/10KA, Fail-to-on |
| | | | | | | | LSSP2 Extreme Surge Protection, Fail-to-off |

* Refer to performance data table on page 3 for specific model with corresponding output code.

- Notes:**
- Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard Finishes.
 - Specified output code is the factory set lumen performance. Refer to performance data table on page 3 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FOC or PCR7-CR option. Consult factory if wattage limits require a special drive current).
 - Non-field adjustable. Fixed output code. Specify required output code. Not available with PCR7-CR option.
 - Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless rods by others.
 - Control-ready wired or factory for wireless node dimming (shade by others). Output selector not included in the fixture. Not able to adjust above specified output code.
 - Specify the CP Option for coastal installation. See warranty for details.
 - Standard surge protection, 10kV/10KA, fail-to-on, meets enhanced surge protection based on ANSI 136.25-2015 3 part test.
 - Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on other side of luminaire. Gray frame with black louvers.
 - Flush mounted front side shield cuts light off at approximately 15 mounting height in front of luminaire (street side). Gray frame with black louvers.
 - Flush mounted front side shield cuts light off at approximately 15 mounting height in front of luminaire (street side). Gray frame with black louvers.
 - Specify Color (DB, BK). Refer to Leotek web site for specific mounting details and drawings at <https://leotek.com/lighting/library/>
 - Specify MV (120-277V or HV 347-480V).

| Accessories* | |
|--------------|--|
| HSSJGCF | House Side Shield, Snap-On™ |
| CSJSGCF | Cul-De-Sac Side Shield, Snap-On™ |
| FSJSGCF | Front Side Shield, Snap-On™ |
| SPB | Square Pole Horizontal Arm Bracket |
| RPB | Round Pole Horizontal Arm Bracket |
| PTB | Pole Top Tenon Horizontal Arm Bracket |
| PTB2 | Pole Top Tenon Horizontal Arm Bracket (2@180°) |
| WB | Wall Horizontal Arm Bracket |
| BSK | Bird Deterrent Spider Kit |
| LLPC | Long-Life Twist Lock Photocontrol SC Twist Lock Shorting Cap |

*Accessories are ordered separately, and not to be included in the catalog number. For factory installed HSS, CS, and FS specify as option in luminaire catalog number.

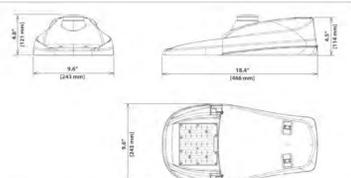
©2019 Leotek Electronics USA. GCJ_J-Series_Spec_Sheet_10-11-19. Specifications subject to change without notice.



"CC"

GreenCobra™ Jr. LED Street Light GCJ J-Series Specification Data Sheet

Luminaire Data
Weight 7 lbs (3.2 kg)
EPA 0.39 ft²



Ordering Information

| GCJ1 | 30J | MV | 30K | 3R | GY | 025 | FOC-PCR7-WL-HSS[GCJ] |
|--------|----------|-------------|-------------------|--------------|----------------|---|--|
| Model* | LED Code | Voltage | Color Temperature | Distribution | Finish | Output Code* | Options |
| GCJ1* | 30J | MV 120-277V | 27K 2700K | 2R Type 2 | GY Gray | Refer to Page 3 to select the performance code. | FOC Fixed Output Code Less Photocontrol. Receptacle. |
| GCJ2* | | HV 347-480V | 30K 3000K | 3R Type 3R | DB Dark Bronze | | LPCR Less Photocontrol. Receptacle. |
| GCJ3* | | | 40K 4000K | 3F Type 3F | BR Bronze | | PCR7 ANSI 7-wire Photo-control Receptacle. |
| | | | 50K 5000K | 4 Type 4 | BK Black | | PCR7-CR Control Ready 7-wire PC Receptacle. |
| | | | | 5 Type 5 | | | WL Utility Wattage Label |
| | | | | | | | 4B 4-Bolt Mounting Bracket |
| | | | | | | | RWG Rubber Wildlife Guard |
| | | | | | | | SWTB Straight Wire Terminal Block |
| | | | | | | | BBL Bubble Level |
| | | | | | | | DSC Door Safety Cable |
| | | | | | | | CP Coastal Paint Finish |
| | | | | | | | SP2 Extreme Surge Protection, 20kV/10KA, Fail-to-on |
| | | | | | | | LSSP2 Extreme Surge Protection, Fail-to-off |

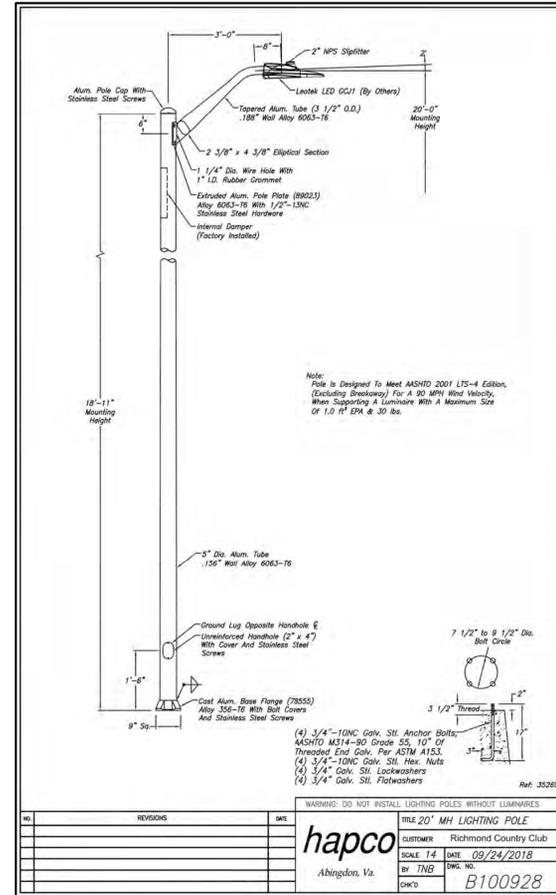
* Refer to performance data table on page 3 for specific model with corresponding output code.

- Notes:**
- Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard Finishes.
 - Specified output code is the factory set lumen performance. Refer to performance data table on page 3 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FOC or PCR7-CR option. Consult factory if wattage limits require a special drive current).
 - Non-field adjustable. Fixed output code. Specify required output code. Not available with PCR7-CR option.
 - Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless rods by others.
 - Control-ready wired or factory for wireless node dimming (shade by others). Output selector not included in the fixture. Not able to adjust above specified output code.
 - Specify the CP Option for coastal installation. See warranty for details.
 - Standard surge protection, 10kV/10KA, fail-to-on, meets enhanced surge protection based on ANSI 136.25-2015 3 part test.
 - Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on other side of luminaire. Gray frame with black louvers.
 - Flush mounted front side shield cuts light off at approximately 15 mounting height in front of luminaire (street side). Gray frame with black louvers.
 - Flush mounted front side shield cuts light off at approximately 15 mounting height in front of luminaire (street side). Gray frame with black louvers.
 - Specify Color (DB, BK). Refer to Leotek web site for specific mounting details and drawings at <https://leotek.com/lighting/library/>
 - Specify MV (120-277V or HV 347-480V).

| Accessories* | |
|--------------|--|
| HSSJGCF | House Side Shield, Snap-On™ |
| CSJSGCF | Cul-De-Sac Side Shield, Snap-On™ |
| FSJSGCF | Front Side Shield, Snap-On™ |
| SPB | Square Pole Horizontal Arm Bracket |
| RPB | Round Pole Horizontal Arm Bracket |
| PTB | Pole Top Tenon Horizontal Arm Bracket |
| PTB2 | Pole Top Tenon Horizontal Arm Bracket (2@180°) |
| WB | Wall Horizontal Arm Bracket |
| BSK | Bird Deterrent Spider Kit |
| LLPC | Long-Life Twist Lock Photocontrol SC Twist Lock Shorting Cap |

*Accessories are ordered separately, and not to be included in the catalog number. For factory installed HSS, CS, and FS specify as option in luminaire catalog number.

©2019 Leotek Electronics USA. GCJ_J-Series_Spec_Sheet_10-11-19. Specifications subject to change without notice.



STREET LIGHTING GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY, STATE AND LOCAL UTILITY COMPANY REGULATIONS, N.E.C., AND THE LATEST APPROVED STANDARDS OF I.E.E., A.S.A., N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE. ALSO, ALL SECTIONS OF STATE OF CALIFORNIA PUC G.O. 95 SHALL APPLY.
- MATERIALS FURNISHED UNDER THIS SECTION OF THESE SPECIFICATIONS FOR WHICH UL STANDARDS HAVE BEEN ESTABLISHED SHALL BE LISTED AND BEAR THE LABEL OF UNDERWRITER'S LABORATORIES, INC.
- WHERE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS CONFLICT WITH THE DRAWINGS OR THESE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY PG&E.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING & OBTAINING APPROVAL FROM CITY/COUNTY AGENCY & GIACALONE DESIGN SERVICES, INC.
- GIACALONE DESIGN SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
- LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER CITY/COUNTY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
- ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY/COUNTY AGENCY PRIOR TO INSTALLATION.
- OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
- CONDUIT CAN BE PLACED IN JOINT TRENCH. CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH LOCATION. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR TO INSTALL CIRCUIT GROUNDING AND GROUND WIRE IN CONDUIT AS PER PLANS.
- A LIST OF ALL MATERIALS & SUPPLIERS SHOULD BE PROVIDED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.
- DAY BURN FOR 24 HOURS FOR 5 CONSECUTIVE DAYS FOR CITY/COUNTY INSPECTOR APPROVAL, OR AS REQUIRED BY GOVERNING AGENCY.
- GROUNDING AND BONDING SHALL PROPERLY INTERCONNECT ALL METAL PARTS OF THE SYSTEM.
- ALL CONNECTIONS SHALL BE SECURED WITH LOCK NUTS AND INSULATED BUSHINGS.
- CONTRACTOR SHALL CONSULT LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE OPERATING SYSTEM.
- AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE STREET LIGHT ADMINISTRATION DEPT. OF THE CITY/COUNTY PRIOR TO ACCEPTANCE OF THE STREET LIGHTING SYSTEM.

CONTRACTORS NOTES

- CONDUIT AND FITTINGS:** ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED, UNLESS OTHERWISE NOTED OR REQUIRED. PROVIDE FULL ROPE IN ALL EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
- CONDUIT DEPTH:** 24" UNDER SIDEWALK; 30" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
- CABLE:** CABLE SHALL BE U.L. LISTED THW OR THWN WITH MINIMUM OF 3/64" (54 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED.
- SPLICE BOXES:** SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS.
- FUSES:** EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS (BUSHMAN HEB SERIES) AT EACH ADJACENT SPLICE BOX WITH 10 AMP FUSE.
- SPLICING:** ALL SPLICES SHALL BE MADE IN STREET LIGHT BOXES ONLY. SPLICES SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD METHOD 'B'. (SEE CALTRANS DETAIL ES-13A).
- WATERPROOF IN-LINE FUSES:** SHALL BE PROVIDED IN THE SPLICE BOX NEXT TO EACH NEW OR RELOCATED STREET LIGHT. THE DESIGN IS SUCH THAT NO BOXES WILL BE INSTALLED, THE SPLICE SHALL BE LOCATED IN THE HANDHOLE.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

PUBLIC/Private Lighting: PUBLIC
PG&E RATE SCHEDULE: LS-2A
INSTALL IN JOINT TRENCH:
INSTALL IN SEPARATE TRENCH:
CITY PERMIT REQUIRED:

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".



***NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SPECIFICATIONS PRIOR TO ORDERING.**

| LUMINAIRE SCHEDULE | | | | | | | | |
|--------------------|---------------|----------------|----------|--------|----------|---------|----------|-------------|
| TYPE | LUMINAIRE | DIST. | MTG. HT. | ARM | POLE HT. | COLOR | MATERIAL | QUANTITY |
| "AA" | LED COBRAHEAD | 17W, LED, 120V | TYPE 2R | 20'-0" | 3'-0" | 18'-11" | N.P. | ALUMINUM 21 |
| "BB" | LED COBRAHEAD | 17W, LED, 120V | TYPE 4 | 20'-0" | 3'-0" | 18'-11" | NATURAL | ALUMINUM 1 |
| "CC" | LED COBRAHEAD | 17W, LED, 120V | TYPE 3R | 20'-0" | 3'-0" | 18'-11" | PAINT | ALUMINUM 4 |

| APPROVED | REVISIONS | DESCRIPTION | DATE |
|----------|-----------|-------------|------|
| | | | |

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #545 | RICHMOND, CA 94588
888-677-1740 | WWW.GIACALONEDSG.COM

PUBLIC STREET LIGHTING TITLE SHEET

MIRAGE HOMES MLC
RICHMOND COUNTRY CLUB

CALIFORNIA

RICHMOND

PROJECT MANAGER:
DAVID CROWFOOT, P.E.

DRAWN BY:
CCP

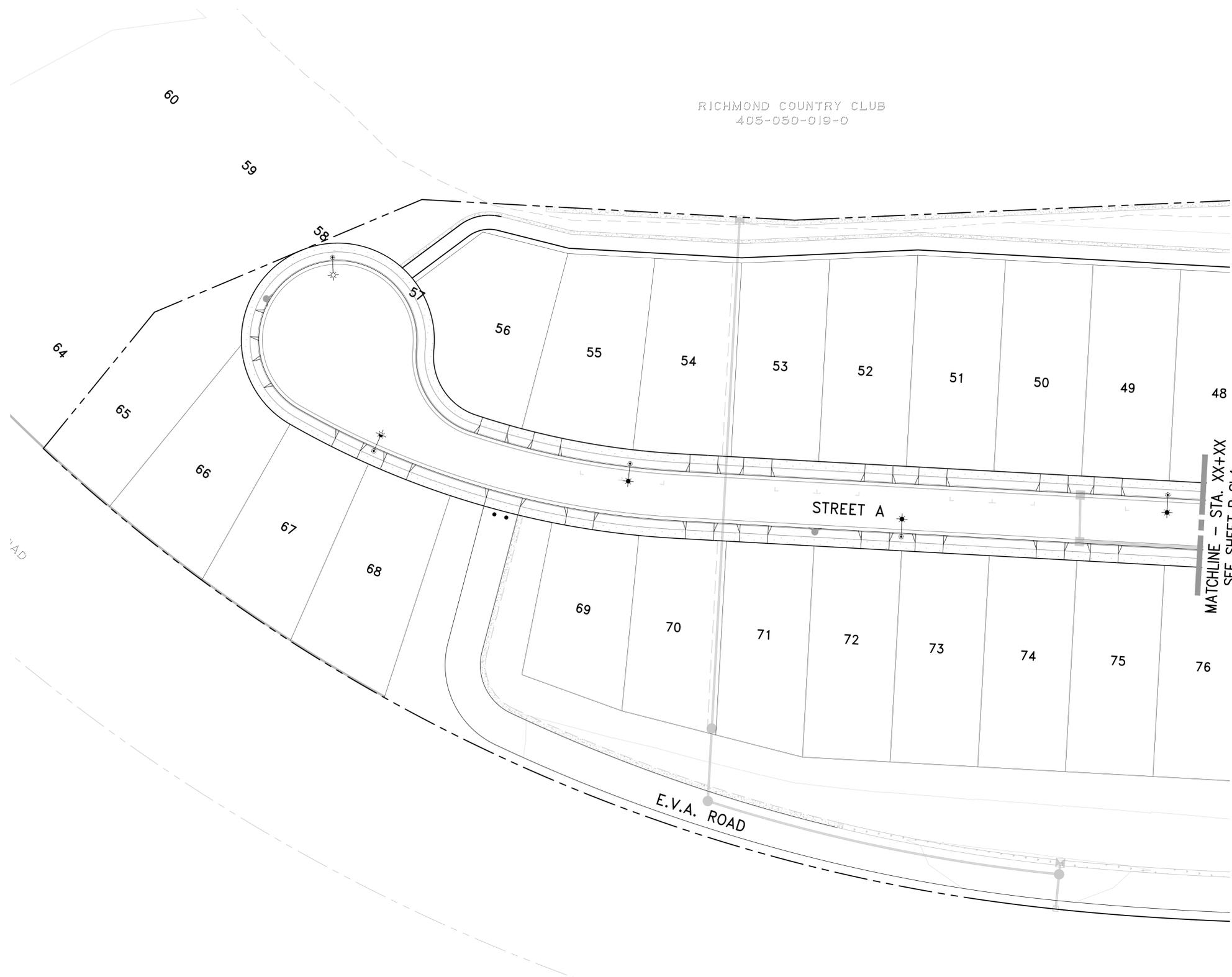
CHECKED BY:
DAVID CROWFOOT, P.E.

SCALE:
AS SHOWN

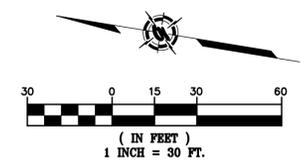
JOB NUMBER:
19-204

DATE LAST MODIFIED:
06-10-20

SHEET
PuSL1
OF 7 SHEETS



RICHMOND COUNTRY CLUB
405-050-019-0



LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (17W)("AA")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("CC")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("BB")
- FIRE HYDRANT (BY OTHERS)

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG



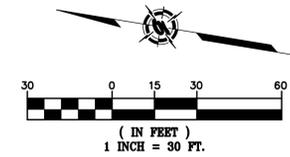
| SYMBOL | DATE | REVISIONS DESCRIPTION | APPROVED |
|--------|------|-----------------------|----------|
| | | | |
| | | | |

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #545 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDSIGN.COM

PUBLIC STREET LIGHTING PLAN
MERITAGE HOMES MLC
RICHMOND COUNTRY CLUB
RICHMOND CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.
DRAWN BY:
CCP
CHECKED BY:
DAVID CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
19-204
DATE LAST MODIFIED:
06-10-20
SHEET
PuSL3
OF 7 SHEETS

RICHMOND COUNTRY CLUB
405-050-019-0



LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (17W)("AA")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("CC")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("BB")
- FIRE HYDRANT (BY OTHERS)

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

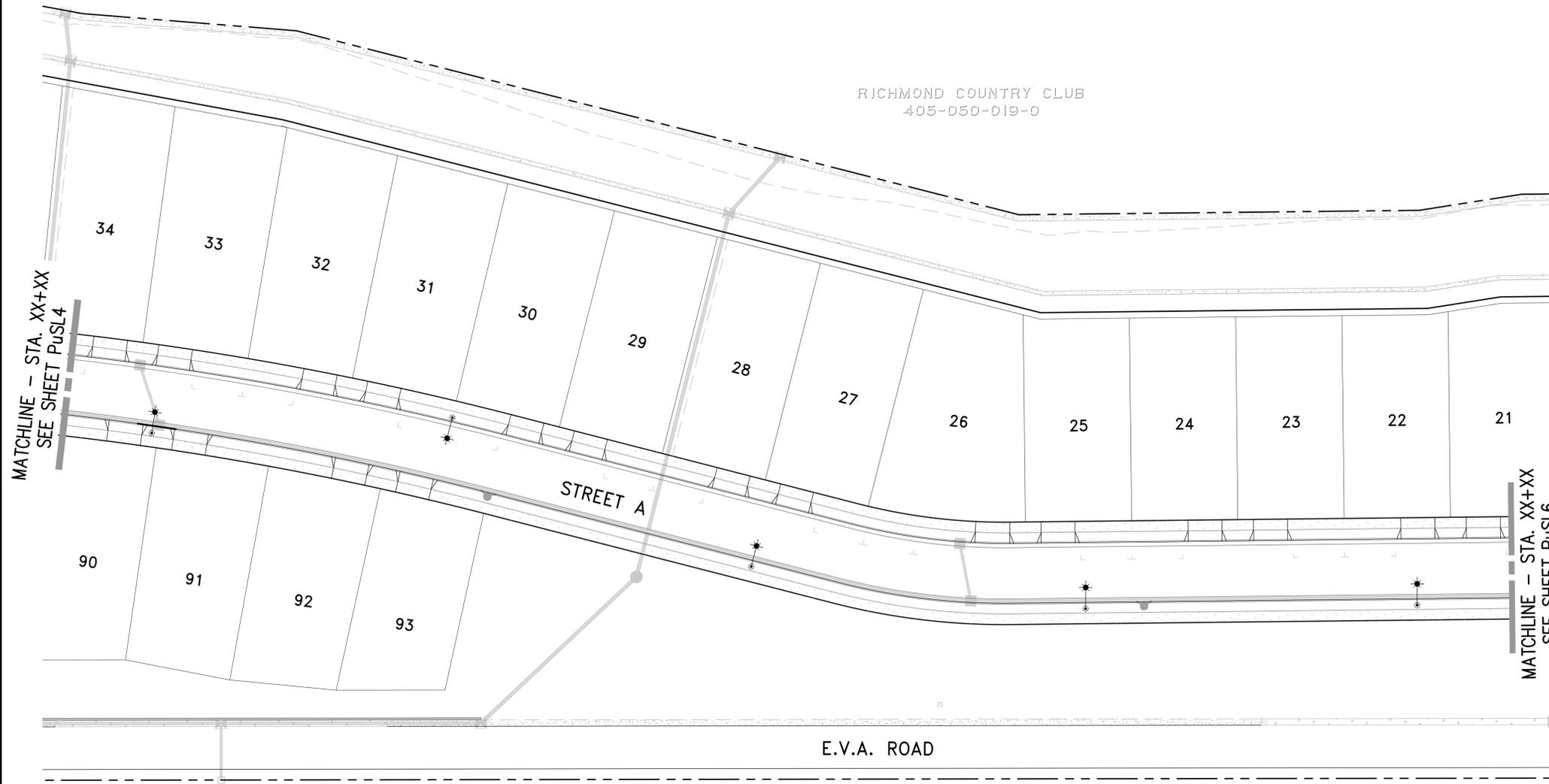
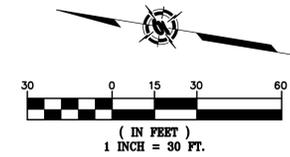


| SYMBOL | DATE | REVISIONS DESCRIPTION |
|--------|------|-----------------------|
| | | |
| | | |
| | | |
| | | |

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #545 | PLEASANTON, CA 94588
925-471-7140 | WWW.GIACALONEDSGN.COM

PUBLIC STREET LIGHTING PLAN
MERITAGE HOMES MLC
RICHMOND COUNTRY CLUB
RICHMOND CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.
DRAWN BY:
CCP
CHECKED BY:
DAVID CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
19-204
DATE LAST MODIFIED:
06-10-20
SHEET
PuSL4
OF 7 SHEETS



MATCHLINE - STA. XX+XX
SEE SHEET PuSL4

MATCHLINE - STA. XX+XX
SEE SHEET PuSL6

RICHMOND COUNTRY CLUB
405-050-019-0

STREET A

E.V.A. ROAD

LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (17W)("AA")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("CC")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("BB")
- FIRE HYDRANT (BY OTHERS)

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

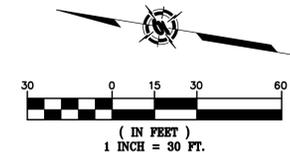


| SYMBOL | DATE | REVISIONS DESCRIPTION |
|--------|------|--------------------------|
| | | |
| | | |
| | | |
| | | |

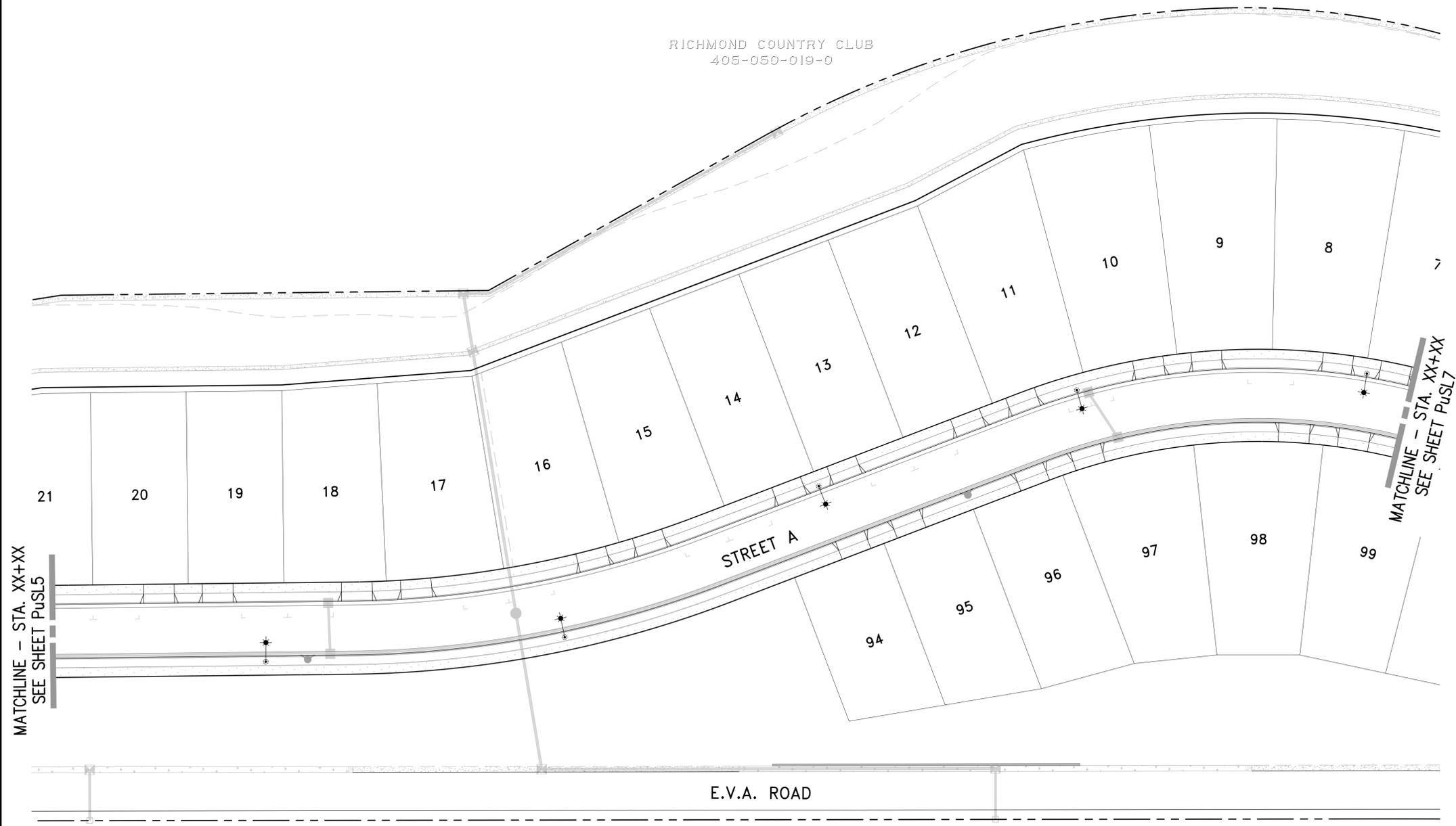
GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #545 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDSIGN.COM

PUBLIC STREET LIGHTING PLAN
MERITAGE HOMES MLC
RICHMOND COUNTRY CLUB
RICHMOND CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.
DRAWN BY:
CCP
CHECKED BY:
DAVID CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
19-204
DATE LAST MODIFIED:
06-10-20
SHEET
PuSL5
OF 7 SHEETS



RICHMOND COUNTRY CLUB
405-050-019-0



LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (17W)("AA")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("CC")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("BB")
- FIRE HYDRANT (BY OTHERS)

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

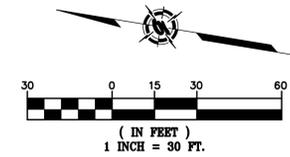


| SYMBOL | DATE | REVISIONS DESCRIPTION |
|--------|------|--------------------------|
| | | |
| | | |
| | | |
| | | |

GIACALONE
DESIGN SERVICES, INC.
5200 STONERIDGE MALL RD., #545 | PLEASANTON, CA 94688
925-471-7170 | WWW.GIACALONEDSIGN.COM

PUBLIC STREET LIGHTING PLAN
MERITAGE HOMES MLC
RICHMOND COUNTRY CLUB
RICHMOND CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.
DRAWN BY:
CCP
CHECKED BY:
DAVID CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
19-204
DATE LAST MODIFIED:
06-10-20
SHEET
PuSL6
OF 7 SHEETS



MATCHLINE - STA. XX+XX
SEE SHEET PuSL6

LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (17W)("AA")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("CC")
- PROPOSED SINGLE ARM STREET LIGHT (17W)("BB")
- FIRE HYDRANT (BY OTHERS)

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG



| SYMBOL | DATE | DESCRIPTION | APPROVED |
|--------|------|-------------|----------|
| | | | |
| | | | |
| | | | |

GIACALONE
DESIGN SERVICES, INC.
5200 STONERIDGE MALL, RD., #545 | PLEASANTON, CA 94588
925-467-1740 | WWW.GIACALONEDSIGN.COM

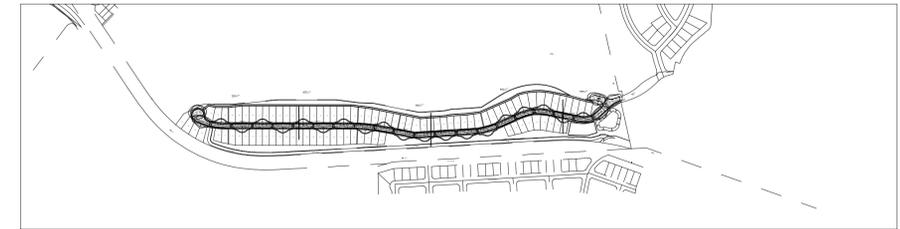
PUBLIC STREET LIGHTING PLAN
MERITAGE HOMES MLC
RICHMOND COUNTRY CLUB
RICHMOND CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.
DRAWN BY:
CCP
CHECKED BY:
DAVID CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
19-204
DATE LAST MODIFIED:
06-10-20
SHEET
PuSL7
OF 7 SHEETS

| Symbol | Qty | Label | Arrangement | Lum. Watts | Lum. Lumens | LLF | LLD | LDD | UDF | Description | Filename |
|--------|-----|-------|-------------|------------|-------------|-------|-------|-------|-------|---|--------------------------------|
| AA | 19 | AA | SINGLE | 17 | 2720 | 0.900 | 0.900 | 1.000 | 1.000 | LEOTEK GCJ1-30J-MV-30K-2R-XX-025 S @ 20' + 3' ARM | GCJ1-30J-MV-30K-2R-XX-025 S.ie |
| BB | 1 | BB | SINGLE | 17 | 2448 | 0.900 | 0.900 | 1.000 | 1.000 | LEOTEK GCJ1-30J-MV-30K-4-XX-025 S @ 20' + 3' ARM | GCJ1-30J-MV-30K-4-XX-025 S.ies |
| CC | 4 | CC | SINGLE | 17 | 2448 | 0.900 | 0.900 | 1.000 | 1.000 | LEOTEK GCJ1-30J-MV-30K-3R-XX-025 S @ 20' + 3' ARM | GCJ1-30J-MV-30K-3R-XX-025 S.ie |

| Calculation Summary | | | | | | | | | |
|---|-------------|-------|--------|------|------|------|---------|---------|--|
| Project: RICHMOND COUNTRY CLUB - SUBDIVISION 9528 | | | | | | | | | |
| Description | CalcType | Units | Grid Z | Avg | Max | Min | Avg/Min | Max/Min | |
| ALL POINTS AS SHOWN | Illuminance | Fc | 0 | 0.34 | 1.22 | 0.06 | 5.67 | 20.33 | |

RICHMOND COUNTY
405-050-019-0



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

ALR Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON

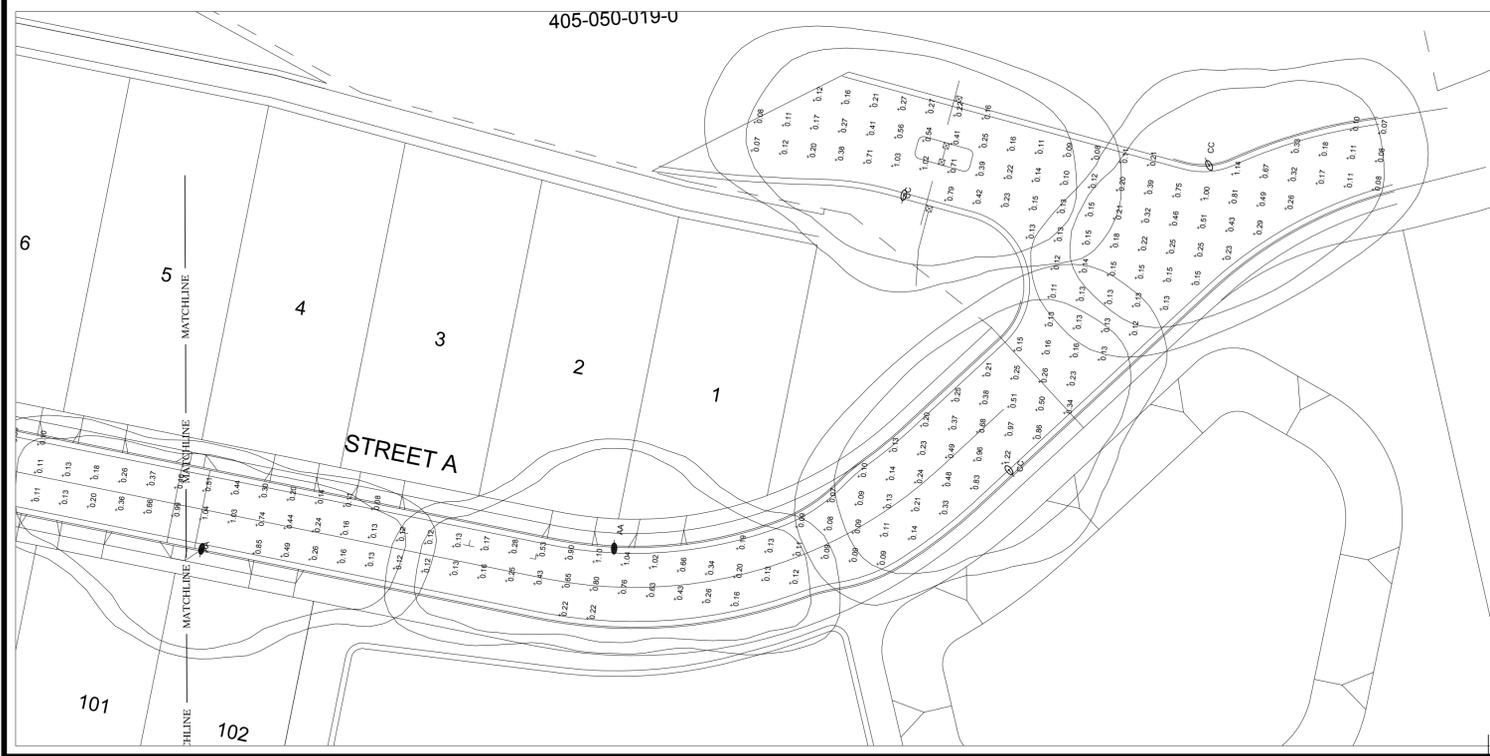
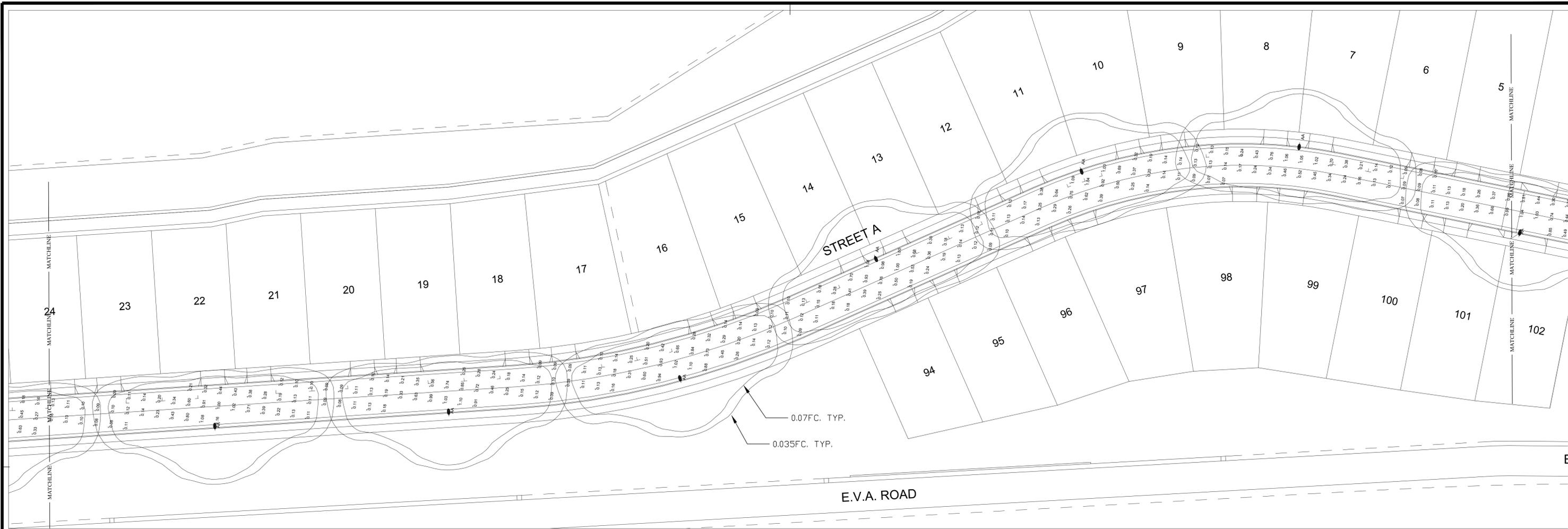


AGI32 VERSION 19.14
AGI (C) 2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
RICHMOND COUNTRY CLUB - SUBDIVISION 9528
CITY OF RICHMOND

DRAWING NO. / INPUT FILE
17715BEN-R1.DWG / 17715BEN-R1.A32

| SCALE | SHEET | DATE | REV |
|----------|--------|------------|-----|
| 1" = 30' | 1 OF 2 | 06.09.2020 | 1 |



| Luminaire Schedule - LED | | | | | | | | | | | |
|---|-----|-------|-------------|------------|-------------|-------|-------|-------|-------|---|---------------------------------|
| Project: RICHMOND COUNTRY CLUB - SUBDIVISION 9528 | | | | | | | | | | | |
| Symbol | Qty | Label | Arrangement | Lum. Watts | Lum. Lumens | LLF | LLD | LDD | UDF | Description | Filename |
| AA | 17 | AA | SINGLE | 2720 | 0.900 | 0.900 | 1.000 | 1.000 | 1.000 | LEOTEK GCJ1-30J-MV-30K-2R-XX-025 S @ 20' + 3' ARM | GCJ1-30J-MV-30K-2R-XX-025 S.lie |
| BB | 17 | BB | SINGLE | 2448 | 0.900 | 0.900 | 1.000 | 1.000 | 1.000 | LEOTEK GCJ1-30J-MV-30K-4-XX-025 S @ 20' + 3' ARM | GCJ1-30J-MV-30K-4-XX-025 S.lie |
| CC | 4 | CC | SINGLE | 2448 | 0.900 | 0.900 | 1.000 | 1.000 | 1.000 | LEOTEK GCJ1-30J-MV-30K-3R-XX-025 S @ 20' + 3' ARM | GCJ1-30J-MV-30K-3R-XX-025 S.lie |

| Calculation Summary | | | | | | | | | | |
|---|-------------|-------|--------|------|------|------|---------|---------|--|--|
| Project: RICHMOND COUNTRY CLUB - SUBDIVISION 9528 | | | | | | | | | | |
| Description | CalcType | Units | Grid Z | Avg | Max | Min | Avg/Min | Max/Min | | |
| ALL POINTS AS SHOWN | Illuminance | Fc | 0 | 0.34 | 1.22 | 0.06 | 5.67 | 20.33 | | |

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

ALR Associated Lighting Representatives, Inc.

ALR ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON

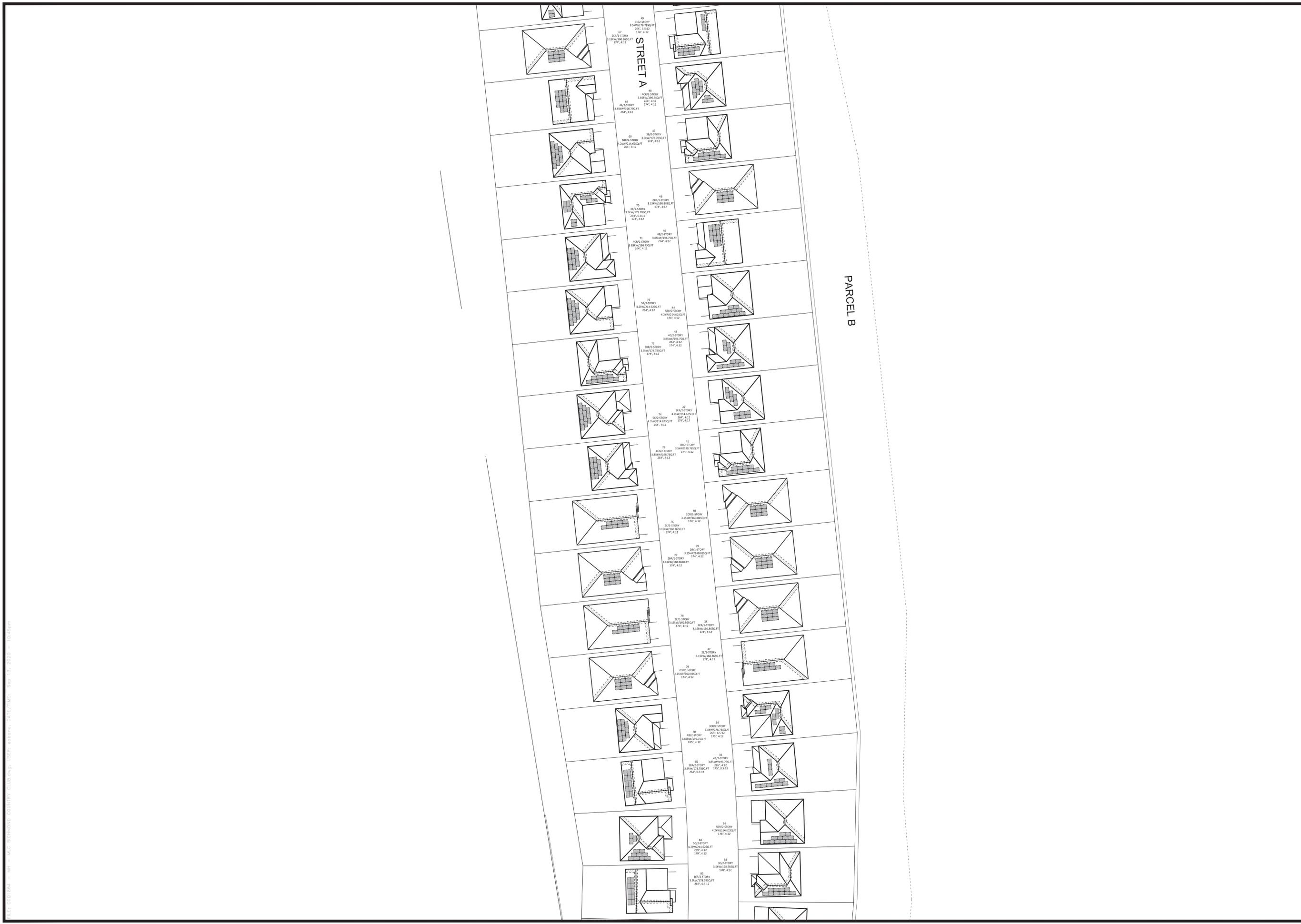
AGI32 Lighting Analysts
www.agi32.com

AGI32 VERSION 19.14
AGI (C) 2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
RICHMOND COUNTRY CLUB - SUBDIVISION 9528
CITY OF RICHMOND

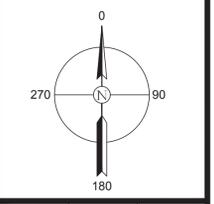
DRAWING NO. / INPUT FILE
17715BEN-R1.DWG / 17715BEN-R1.A32

| | | | |
|-------------------|-----------------|--------------------|----------|
| SCALE 1" = 30' | SHEET 2 OF 2 | DATE 06.09.2020 | REV 1 |
|-------------------|-----------------|--------------------|----------|



SUNPOWER®
 CORPORATION, SYSTEMS
 1414 HARBOUR WAY SOUTH
 RICHMOND, CA 94804
 (510) 540-0550
 CA LICENSE #: B90895

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. REPRODUCTION, DISCLOSURE, OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF THE SUNPOWER CORPORATION IS STRICTLY FORBIDDEN.



MLC - RICHMOND COUNTRY CLUB

MERITAGE HOMES - NOR CAL
 860 STILLWATER ROAD, #200A
 WEST SACRAMENTO, CA 95605
 RICHMOND, CA 94806

SOLAR SITE PLAN
 LOT 33-49, 67-83

| REV | DESCRIPTION | DATE | | BY | |
|-----|-------------|------|------|----|----|
| | | DATE | DATE | DB | CB |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| | |
|--------------|------------|
| COMMUNITY ID | C001864 |
| PROJECT NO. | D-0106956 |
| DATE DRAWN | 09/11/2020 |
| DRAWN BY | EABANO |
| DATE CHECKED | 09/11/2020 |
| CHECKED BY | EA - GBFS |

SHEET
PVA-3

