Public Hearing Item #3

File: 11471-18ASA-18G (Los Altos Country Club)
Architecture and Site Approval, Grading Approval

Summary: Architecture and Site Approval (ASA) and Grading Approval (G) for the development of an approximate 15,000 square-foot Proshop. Grading of approximately 2,400 cubic yards of cut and 100 cubic yards of fill. Three (3) protected trees are proposed for removal, including two (2) 23” Olive trees and (1) 35” Deodar Cedar tree.

Owner: Los Altos Country Club
Applicant: Craig Almaleh, ArtTec
Lot Size: 6 acres
APN: 331-11-125
Supervisory District: #5

Gen. Plan Designation: USA (Los Altos)
Zoning: R1-E-20-n1/A
Address: 1560 Country Club Dr, Los Altos
Present Land Use: Golf Course & Club

RECOMMENDED ACTIONS
A. Accept Categorical Exemptions, under Section 15302 (b) of the CEQA Guidelines, Attachment A.
B. Grant Architectural & Site Approval (ASA) and Grading Approval (G), subject to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED
Attachment A – Proposed CEQA Determination – Categorical Exemption
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
Attachment E – Proshop Exterior color

PROJECT DESCRIPTION
The proposed project includes the demolition of an existing 8,500 square-foot pro-shop, and the construction of a new 15,000 square-foot pro-shop with additional cart storage in the same general location. The footprint of the building follows the existing grade and building placement. The height of the proposed building at the north entrance is 21 feet, as measured from finished grade. As the grade slopes downward, the height increases to approximately 30 feet facing west towards the fairway.

The property is a developed with a golf course and country club the proposed grading for underground golf cart storage and the building footprint includes 2,400 (c.y.) of cut and 100 (c.y.) of fill.

Three (3) protected trees are proposed for removal including two (2) 23” Olive trees and (1) 35” Deodar Cedar tree. In order to facilitate an indoor practice golf simulator, a larger area was needed which resulted in the need to remove trees within the footprint of the new Proshop. To assess tree removal impacts, an Arborist Report, prepared by Ned Patchett, was submitted, along with recommendations for replacement (discussed in ASA finding #3).

Setting/Location Information
The property is located over 800 feet south of the City of Los Altos boundary, within the unincorporated area of Santa Clara County. Surrounded by residential properties that are at least .25 acres in size, the site is served by the City of Los Altos for sewer connection and California Water Service Company for potable water service.

This project will not affect current use of the site as a Golf Course Country Club. No changes to parking, employees, traffic, or on-site capacity is proposed with this project.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
The proposed project qualifies for a Categorical Exemption, pursuant to Section 15302(b) of the California Environmental Quality Act (CEQA) for “Replacement or Reconstruction” of existing structures and facilities. The new structure will be located on the same site as the existing structure and will have substantially the same purpose and capacity. The proposed Proshop will be located in the same footprint as the existing structure and will be increased slightly to accommodate the proposed indoor golf simulators. Grading associated with this development will follow the existing footprint and contours of the property. No additional activities are proposed with this development, and no additional memberships are requested with this project.
It should be noted that the project was originally noticed with “Use of Prior CEQA” as the form of meeting CEQA requirements. However, after the public notices were sent and the Agenda was published, Staff determined that the project qualifies as an exemption instead. This is due to the fact that the initial Mitigated Negative Declaration did not anticipate demolition of the subject structure.

B. Architectural and Site Approval (ASA)
The subject proposal requires an ASA as a building will be modified under the approved use permit. The Zoning Administrator may approve an Architecture and Site Approval application if able to make all applicable findings listed in §5.40.040 of the County Zoning Ordinance. Listed below are the individual findings in bold, with a discussion following in plain text.

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

   Traffic will not increase with this proposal. No increase in the number of visitor, member, or employee trips are proposed. Pursuant to the existing Use Permit, a total of 255 parking spaces are permitted on-site and no changes to personnel are proposed as part of this project. Adequate parking is provided on-site, and as required with the 2011 expansion project and Use Permit. As such, the project will not impact traffic levels beyond what was analyzed in the adopted Mitigated Negative Declaration. Temporary construction traffic will be conditioned to occur during permissible days and times, with construction parking only permitted on-site. (See Attachment B)

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

   The surrounding neighborhood is developed with rural residential properties. The existing Proshop is situated to southern-most area of the Country Club, approximately 200 feet from the main clubhouse, and over 30 feet from Loyola Drive. The overall height of the new Proshop is 21 feet, and the footprint is not proposed to change as a result of the proposed project.

   The existing Proshop is visible along Loyola Drive heading east. The view of the Proshop will be substantially the same, except for a slightly taller pitched roof. Existing vegetation along Loyola Drive, heading east, screens the majority of the building from view, and this vantage point will remain the same. The applicant is also proposing additional landscaping along Loyola Drive in order to further screen the building and provide for replacement of trees proposed for removal (See Finding #3 below).

   The existing Proshop is a Spanish Colonial Revival style structure with Spanish tile roofing, as were many of the other structures of the Country Club when they were built between 1924-1925. The Proshop is the last structure to be redeveloped and is proposed
to be re-built to emulate the original building. The original application proposed an exterior to be painted “High Reflective White”. Due to the buildings location along Loyola Drive staff had concerns that the color was too bright. In response to staffs concerns, the applicant agreed to modify their proposal to “Divine White” which is more subtle white (See Attachment E).

After working with staff, the applicant provided additional features along the south elevation facing Loyola Drive to include wood windows, canvas awning and recessed building siding features to further break-up the aesthetic of the wall facing Loyola Drive. Existing hand carved wood pilasters are also proposed to be integrated along the new entry.

No new signs are proposed with this project.

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

Additional landscaping is proposed along Loyola Drive and the east portion of the Proshop to further screen the new Proshop building. To assess protection and/removal impacts, the applicant submitted an Arborist Report. The report concluded that removal of a total of three (3) protected trees are necessary for the development of the Proshop, including one (1) 23” Olive; one (1) 35” Deodar Cedar; one (1) 20” Olive and one (1) unprotected 10” Crepe Myrtle. These trees are situated along the north portion of the proposed building. The Arborist recommended the following for tree replacement, which was found to be acceptable and compliant with County Ordinances:

<table>
<thead>
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<th>Tree diameter (in inches)</th>
<th>Replacement</th>
<th>Tree to be Removed</th>
<th>Replacement</th>
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<tbody>
<tr>
<td>5-18</td>
<td>(3) 15 gallon or (2) 24-inch box trees</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>18-24</td>
<td>(4) 15 gallon or (3) 24-inch box trees</td>
<td>2 – (1-23” Olive tree &amp; 1-20” Olive tree)</td>
<td>(6) – 24” box trees</td>
</tr>
<tr>
<td>24+</td>
<td>(5) 15 gallon or (4) 24-inch box trees</td>
<td>1-35” Deodar Cedar</td>
<td>(4) – 24” box trees</td>
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<tr>
<td>TOTAL TREE REPLACEMENT:</td>
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<td>(10) – 24” box trees</td>
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As a condition of approval, and consistent with the Arborist Report, final landscaping plans will be required to indicate the exact location of tree replacement, at a minimum of ten (10) 24” box trees or larger native trees. Therefore, staff finds the proposal to be consistent with the character and surrounding area.

4. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;
No additional members or operational changes are proposed with this project. The proposed structure will be situated in the same location as the existing and will conform to the applicable zoning standards. Proposed improvements would not result in new environmental impacts to traffic, noise, construction noise or air quality. The project was reviewed by County’s Land Development Engineering Division, Department of Environmental Health, the Fire Marshalls’ Office, and Roads and Airports and no issues related to health, safety or environmental effects were found to exist. The proposed structure will serve the same use as the existing and will have the same capacity.

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

The proposed project will not have any significant impact to flood control, storm drainage, and surface water drainage. The project has been reviewed by the County’s Land Development Engineering Division. Site runoff is controlled by a bio retention area located adjacent to Loyola Drive. Runoff from the additional impervious surface is conditioned to be adequately managed and treated as required through the conditions of approval. Additionally, the project will incorporate required Best Management Practices (BMPs) during the construction process.

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

The proposed project was reviewed by the County Fire Marshal and further conditioned to clearly show fire access to accommodate emergency vehicles. The parking lot to the northeast of the Proshop will provide emergency access for fire vehicles, with a new 26’ access gate with safety knox box, and new curb to accommodate a fire turnaround. Prior to issuance of building permits for the Proshop, the applicant will be required to demonstrate fire protection measures and improvements are met, outlined in the Conditions of Approval (see Attachment B).

7. **No significant increase in noise levels;**

The Driving range, which is used for golfers to practice, is situated along Loyola Drive. Noise from golfers hitting balls generate noise, however the noise is considered nominal. The proposed Proshop would bring driving range simulators indoors, which would eliminate the outdoor practice area for golfers hitting balls outside, near Loyola Drive. Furthermore, it is not anticipated that there would be any increase in the ambient noise levels that exist with the exiting Proshop, as a result of the newly constructed Proshop.

In compliance with the County Noise Ordinance, construction will be limited to daytime hours. As an ongoing Condition of Approval, the project will be required to comply with County Noise Ordinance. As proposed, the project will not result in a significant increase in noise levels in the area.
8. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;

The proposed project satisfies all of the required zoning standards, as stipulated in the County Zoning Ordinance. The zoning district for the subject golf course and country club parcel is R1-E-20-n1/A, and the area of the Proshop is zoned A, which requires minimum front, side and rear setbacks of 30, 30, and 30, respectively. The new Proshop will be situated 30 feet from the side property line along Loyola Drive. The maximum height for structures is 35 feet. As noted in the project description section of this report, the height of the new building will be 21 feet as measured from finished grade at the north entrance and increases to approximately 30 feet west towards the fairway. The project complies with the minimum required setbacks and is within the allowed height limits established for the zoning district. No proposed modification to these standards are requested.

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

The property is located within the Urban Service Area of the City of Los Altos. The city’s General Plan governs the subject site for use and density. Within the City of Los Altos this property’s General Plan designation is Open Space with a pre-zoning of Public and Community Facilities (PCF). The project is in conformance with the County’s General Plan as the property is approved to operate as a golf course and country club through an approved Use Permit. The site has operated as a country club and golf course since 1923.

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

The proposal will be required to adhere to all Conditions of Approval required by other agencies and the Zoning Administrator. The intent of the “Guidelines for Architecture and Site Approval” is to “secure the general purposes of the zoning ordinance and the General Plan and to maintain the character and integrity of the neighborhood by promoting excellence of development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the neighborhood.” The proposal is in harmony with the existing neighborhood as the building location and general scale is not changing. There would be no significant environmental effects on traffic, or congestion, or noise the proposal secures such general purposes.

C. Grading Approval Findings:
As the project includes a total of 2,400 c.y. of cut and 100 c.y. of fill, Grading Approval is required. Pursuant to Section C12-433, all Grading Approvals are subject to specific
findings. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below:

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

The project includes 2,400 (c.y.) of cut and 100 (c.y.) of fill to primarily accommodate the underground golf cart storage, with a small portion for building improvements. The amount, design, location and the nature of proposed grading is necessary and appropriate to establish maintain adequate storage of equipment, which is a permissible in accordance with the existing use permit (County File # 4P66.2 and 1427).

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

All proposed grading will be located on-site and will be engineered to ensure that the construction of the project will not endanger public and/or private property, and will maintain the public health and safety of nearby residences and property. No excessive grading will be conducted, as all grading will be associated with the construction of the new Proshop that is replacing the existing structure. No unnecessary cuts or fills will occur. The project will not impair any spring or existing watercourse as the development is located more than 2,800 feet south from any sensitive habitat.

(c) **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

As the project is utilizing an existing building footprint and the topography of the property gently slopes in this area, grading quantities are minimal. The proposed grading has been designed to follow contours of the natural topography to the maximum extent possible. The majority of the proposed grading is for the storage of golf cart storage below the Proshop. Trees and landscaping have been added as part of the project conditions in Attachment B to enhance existing landscaping on the property.

(d) **For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**
The project is located within the existing footprint of the Proshop which will be increased in order to accommodate a new indoor practice simulator. The overall location and siting of the project is optimal, and grading will not create any unnecessary grading into hillsides or other areas on the property.

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

The proposed grading is designed to conform with natural terrain and will remain a single-story with a sublevel basement for underground golf cart storage. The development is utilizing existing cut and will expand this underground area slightly to accommodate storage. Any other location would require additional grading and would significantly increase the area of disturbance. In order to accommodate an indoor practice golf simlulator, the existing Proshop building will be expanded. All grading area the exterior of the building will blend with the natural terrain and existing topography.

(f) Grading conforms with any applicable general plan or specific plan policies;

The proposed grading is in conformance with specific findings and policies identified in the County General Plan policies R-GD 20 and R-GD 22 as the proposed grading within the property’s natural slope and is the minimum neccesary to locate the new building within the same footprint. The applicant worked carefully so as not to disturb additional use areas such as existing walkways and the adjacent fairway. The proposed grading minimizes grading by utilizing the existing building pad for development of the Proshop.

(g) Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed development is minimizing grading as much as possible by utilizing and current building pad and flat pad areas on the property. The development is not in a hillside area. No new driveways or parking areas are being expanded. For these reasons, the project substantially conforms with the County’s "Guidelines for Grading and Hillside Development."

BACKGROUND

The Los Altos Golf (Golf Course) and Country Club (Country Club) was originally founded in 1923 on a 110-acre site. In 1966, the Planning Commission granted a Use Permit to allow the construction of a new dining room, pro-shop and snack shop within the existing structures of the Country Club. Between 1981 and 2006, the Planning Commission approved expansions and renovations to the Golf Course and the clubhouse areas. A major renovation of the Golf Course was approved by the Planning Commission in 2008. In 2011, a major modification to the Use Permit, ASA and Grading Approval was approved by the Planning Commission for a clubhouse remodel, expanded patio areas, lounge areas, yoga studios, expanded parking area and golf course.
The Applicant applied for an ASA and Grading Approval on November 20, 2018. The application was subsequently deemed incomplete on December 20, 2018. The applicant resubmitted the additional information and/or corrections on two occasions: January 9, 2019, and March 1, 2019. The application was officially deemed complete for further processing on March 26, 2019.

Given the interest of the project, staff assisted in holding a Community Meeting for the project on February 6, 2019. At this meeting a few community members had questions about the length and timing of construction. A public notice was mailed to all properties within a 300-foot radius on April 22, 2019. Staff has not received any public correspondence at the time this report was generated.

STAFF REPORT REVIEW

Prepared by: Valerie Negrete, Associate Planner
Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator
# Statement of Exemption from the California Environmental Quality Act (CEQA)

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<tr>
<th>File Number</th>
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<td>331-11-125</td>
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## Project Name
Los Altos Country Club

## Project Type
Commercial

## Owner
Los Altos Country Club

## Applicant
Craig Almaleh, ArtTec

## Project Location
1560 Country Club Dr, Los Altos

## Project Description
ASA and Grading Approval for 15,000 square foot ProShop

All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.

## CEQA (Guidelines) Exemption Section:
15302 (b), “Replacement or Reconstruction”

## Comments:
Qualifies for exemption. Project includes no significant environmental impacts to replace an existing ProShop and construct a new ProShop in the same location.

## Prepared by:
Valerie Negrete, Associate Planner

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ATTACHMENT B
Conditions of Approval

ARCHITECTURE SITE APPROVAL AND GRADING APPROVAL

Date: May 2, 2019
Owner/Applicant: Los Altos Country Club.
Location: 1560 Country Club Drive, Los Altos (APN: 331-11-125)
File Number: PLN11471-18A-18G
CEQA: Use of Prior CEQA

Project Description: Architecture and Site Approval (ASA) and Grading Approval (G) for the demolition of an existing structure and construction of a new 15,000 square-foot Proshop. Grading quantities of 2,400 cubic yards of cut and 100 cubic yards of fill are approved. Three (3) protected trees are proposed for removal, including two (2) 23” Olive trees and (1) 35” Deodar Cedar tree.

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

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<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
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</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Valerie Negrete</td>
<td>(408) 299-5791</td>
<td><a href="mailto:Valerie.negrete@pln.sccgov.org">Valerie.negrete@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299 - 5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
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<tr>
<td>Land Development Engineering</td>
<td>Ed Duazo</td>
<td>(408) 299 – 5733</td>
<td><a href="mailto:Ed.duazo@pln.sccgov.org">Ed.duazo@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Fire Department</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:Alex.goff@sccfd.org">Alex.goff@sccfd.org</a></td>
</tr>
</tbody>
</table>

STANDARD CONDITIONS OF APPROVAL

Planning
1. All conditions of approval from County File Use Permit No. 1427-11P-11A-11G dated December 1, 2011 shall remain in full force and effect and are applicable with this approval.

2. Development and maintenance of the project shall take place in accordance with approved plans, received by the Planning Department on February 19, 2019. The plans show the demolition of an existing approximate 8,500 square foot Proshop to build a new 15,000 square foot Proshop in the same general location.
3. The approximate 15,000 square foot Proshop shall be colored in the approved color, Divine White, as shown in the approved plans, received by the Planning Department on February 19, 2019.

4. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of the applicant shall assess the significance of the find and make mitigation recommendations.

5. If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.

6. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Department of Environmental Health

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

8. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Fire Marshal’s Office

9. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13 because addition exceeds 500 sq. ft. and total floor area exceeds 3,600 sq. ft. Fire sprinklers may also be required by the Building Code for your project.

10. Should the Fire Marshal standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.

11. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
   a. Width: Clear width of drivable surface of 20-ft.
   b. Vertical Clearance: 15-ft.
   d. Grade: Maximum grade shall not exceed 15%.
   e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
   f. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
   g. All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified, and the required clearance maintained as per CFC 503.3.
h. Driveways (fire apparatus access roads within the property) shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:

A) Width: Clear width of drivable surface of 20 ft.

B) Vertical Clearance: 13-ft. 6-in.

C) Curve radius, grade, surface, bridges and gates shall comply with the provisions listed for Access Roads.

F) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.

I) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch approved by the responding fire department to allow for fire department access. Installation shall comply with CFMO-A3.

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

K) A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property. [REF: CFC §505.1]

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING OR BUILDING PERMIT ISSUANCE

Planning

12. Prior to issuance of any permits, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

13. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, prior to issuance of any grading permits, that clearly identifies the elements listed below:

A. The location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.

B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction
equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.

C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating "No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted."

D. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.

14. Verification of adequate signs shall be posted along Loyola Drive and in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate person the public may contact to register a complaint about construction noise. The applicant shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.

15. Prior to issuance of building permit, the applicant shall submit a copy of the approved landscape and irrigation system plan, prepared and stamped by a licensed landscape architect or contractor to Planning Office. Plan shall include tree replacement as recommended by the Arborist Report dated November 20, 2018, prepared by Ned Patchett. At minimum there shall be no less than ten (10) 24” boxed native trees to replace the three (3) trees proposed for removal.

16. Applicant shall adhere to tree protection measures described in the Arborist Report dated November 20, 2018, prepared by Ned Patchett. This includes but is not limited to protective fencing around existing trees adjacent to construction during any grading or building activity.

Fire Marshal’s Office

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

18. Fire protection water system shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. System shall be maintained in good working order and accessible throughout construction. A Stop-Work Order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

19. Minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours based on 15,898 type V-A construction with a reduction for the installation of a NFPA 13 fire sprinkler system. NOTE: The fire-flow
may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

20. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). The number of hydrants shall be determined by Table C105.1 and the number needed to meet the distance requirement. Hydrant placement shall be approved by this office. NOTE: a listed fire pump may be required. [REF: 2007 CFC §508.5.1]

21. At the time of plan submittal for building permit, provide written verification from the water company that these condition can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi. More than one hydrant may be used to satisfy this requirement if spacing does not exceed spacing per CFC Table C105.1.

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

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

23. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13, to be verified prior to issuance of building permit issuance.

Department of Environmental Health

24. Prior to issuance of a building permit, provide a sewer connection permit from the City of Los Altos Engineering Department (ph. 650-947-2780)

25. Prior to issuance of a building permit, provide a water connection letter from the water purveyor, California Water Service Company. Call 650-917-0152 for information.

Land Development Engineering

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

www.sccplanning.org > I Want to.. > Apply for a Permit > Grading Permit
If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

Please contact LDE at (299-5734) for additional information and timelines.

27. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

28. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual
www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

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

30. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
31. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

32. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

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

34. Provide a Storm Water Management Plan. The Storm Water Management Plan shall incorporate site design measures, source control measures, and show drainage management areas, treatment measures, and hydromodification features, as applicable. Sizing calculations for the treatment measures and hydraulic analysis of the hydromodification will be required. Please see the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). Information is available at www.scvurppp.org.

35. Submit one copy of the signed and stamped of the geotechnical report for the project.

36. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

37. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the final improvement plans. The SWRCB website is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT FINAL

Planning

38. A certified arborist shall monitor the construction and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review and a construction-observation letter prior to the issuance of
**final occupancy** summarizing implementation of these mitigation measures.

**Environmental Health**

39. **Prior to final occupancy**, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

**Land Development Engineering**

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

41. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

**Fire Marshall’s Office**

42. The fire sprinkler system shall be installed and finaled by this office **prior to occupancy**. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

These conditions, approved on May 2, 2019 by the Zoning Administrator, are valid for a period of four (4) years.

THE CONDITIONS OF APPROVAL MUST BE COMPLETED, AND A BUILDING PERMIT ISSUED BY MAY 2, 2023, UNLESS AN EXTENSION OF TIME APPLICATION IS MADE AND GRANTED, OR THIS SINGLE BUILDING SITE APPROVAL SHALL BECOME VOID.

This approval is based upon information submitted on the application form and approved plans. Erroneous information, omission of relevant information or substantial changes will void this approval.

____________________________________
Valerie Negrete, Associate Planner
This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability regarding its accuracy. v.8.8.8-120\_g\_mxd\_map.exe

File: 11471
APN: 331-11-125

Vicinity Map

Area of Interest
Attachment D

An Architectural and Site Approval Application for:

LOS ALTOS GOLF AND COUNTRY CLUB
1560 Country Club Drive
Los Altos, California

PROJECT DATA

OWNER: LOS ALTOS GOLF AND COUNTRY CLUB
PROJECT ADDRESS: 1560 Country Club Drive, Los Altos, CA 94024

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 6)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A NEW PRO SHOP BUILDING TOTALING 15,898 S.F. OVER 2 LEVELS. SCOPE OF WORK INCLUDES CONSTRUCTION OF THE BUILDING SHELL AND INTERIORS AS WELL AS SITE IMPROVEMENTS WHICH INCLUDE LANDSCAPING AND HARDSCAPE.

VICINITY MAP

PROJECT TEAM

ARCHITECT: ARC TEC INC.
1731 Technology Drive, Suite 750
San Jose, CA 95113
408.496.1121

CIVIL: KIER & WRIGHT
3350 Scott Blvd., Building 22
Santa Clara, CA 95054
408.496.0676

ARCHITECTURAL: ARC TEC INC.
1560 Country Club Drive, Los Altos, CA 94024
86.4 AC / 3,764,199 S.F.

SITE AREA:

This project consists of a new pro shop building totaling 15,898 S.F. over 2 levels.

SCOPE OF WORK INCLUDES CONSTRUCTION OF THE BUILDING SHELL AND INTERIORS AS WELL AS SITE IMPROVEMENTS WHICH INCLUDE LANDSCAPING AND HARDSCAPE.

OCCUPANCY TYPE:

NO

FIRE SPRINKLERS:

YES

NUMBER OF STORIES:

2

CONSTRUCTION TYPE:

15,898 S.F. OVER 2 LEVELS.

BUILDING AREA:

THIS PROJECT CONSISTS OF A NEW PRO SHOP BUILDING TOTALING 15,898 S.F.

PROJECT ADDRESS:

OWNER NAME:

OWNER: LOS ALTOS GOLF & COUNTRY CLUB

LANDSCAPE:

CIVIL ENGINEER:

KIER & WRIGHT
3350 Scott Blvd., Building 22
Santa Clara, CA 95054
408.496.0676
Rob Wood
RobW@arctecinc.com

ARCHITECT:

ARC TEC INC.
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An Architectural and Site Approval Application for:

LOS ALTOS GOLF AND COUNTRY CLUB
1560 Country Club Drive
Los Altos, California

11.20.2018
COUNTY ASA SUBMITTAL
01.07.2019
COUNTY ASA RESUBMITTAL
02.19.2019
COUNTY ASA RESUBMITTAL

NEIGHBORHOOD CONTEXT
PHOTOS

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028  602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA  95113   408.496.1121
KEY NOTES

1. EXISTING PROPERTY LINE = FRONT OF WAY

2. EXISTING DRIVEWAY AND TAXIWAYS TO REMAIN

3. EXISTING PROPERTY LINE = RIGHT OF WAY

4. WALKWAY AND HARDSCAPES TO REMAIN

5. EXISTING OUTDOOR DRIVING RANGE TO BE REMOVED

6. NOT USED

7. EXISTING SITE IMPROVEMENTS AFFECTS TO ARCHITECTURAL, SITE, AND LANDSCAPING SPECIFIC AREAS OF IMPROVEMENTS

8. EXISTING PRO SHOP TO BE REMOVED

9. EXISTING PRO SHOP TO BE DEMOLISHED

EXISTING PRO SHOP/ CART STORAGE BELOW

EXISTING OUTDOOR DRIVING RANGE

LOTOLA DRIVE

30' BUILDING SETBACK

(E) LANDSCAPE AREA TO REMAIN

(E) WALKWAY AND HARDSCAPES TO REMAIN

(E) PAVED PARKING AND DRIVES TO REMAIN

(E) FENCE TO REMAIN

EXISTING PROPERTY LINE = RIGHT OF WAY

EXISTING OUTDOOR DRIVING RANGE

EXISTING PRO SHOP/ CART STORAGE BELOW
KEY NOTES

1. DECORATIVE WOOD TRELLIS, PAINT: KELLY MOORE 417 OXFORD BROWN TO MATCH EXISTING CLUB HOUSE TRELLISES
2. SINGLE PLY ADHERED MEMBRANE ROOFING SYSTEM
3. 4:12 SLOPED ROOF WITH SPANISH TILE TO MATCH EXISTING (E) CLUBHOUSE BORAL ROOFING: EL CAMINO BLEND
4. ROOF DRAIN & OVERFLOW

NOTE: ALL CLAIRANTE ROOF DETAILING IS SHOWN IN PLTS TO MAKE CONTINUOUS ROOF DRAINAGE & DROSSAGE AS REQUIRED

NOTE: SEE SHEETS A4.01 AND A4.02 FOR REFERENCE DETAILS TO MATCH (E) CLUBHOUSE
An Architectural and Site Approval Application for:

LOS ALTOS GOLF AND COUNTRY CLUB

1560 Country Club Drive
Los Altos, California

11.20.2018

COUNTY ASA SUBMITTAL
01.07.2019
COUNTY ASA RESUBMITTAL
02.19.2019
COUNTY ASA RESUBMITTAL

CURRENT VIEW FROM FIRST TEE

FUTURE VIEW FROM FIRST TEE

CURRENT VIEW FROM FIRST FAIRWAY

FUTURE VIEW FROM FIRST FAIRWAY

REFERENCE SITE PLAN

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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road        Phone (925) 245-8788
Livermore, California 94551         Fax (925) 245-8796
www.kierwright.com

1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA

LOS ALTOS GOLF & COUNTRY CLUB

11.20.2018
COUNTY ASA SUBMITTAL

01.07.2019
COUNTY ASA RESUBMITTAL

02.13.2019
PRICING PACKAGE SUBMITTAL

02.19.2019
COUNTY ASA RESUBMITTAL
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COUNTY ASA RESUBMITTAL

02.13.2019
PRICING PACKAGE SUBMITTAL

02.19.2019
COUNTY ASA RESUBMITTAL

75.114± ACRES

1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA
LOS ALTOS GOLF & COUNTRY CLUB

TOPOGRAPHIC SURVEY
C1.1
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PARCEL ONE
LOTS 31, 88 & 89
("R" M 50-53)
30' BUILDING SETBACK

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.

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Los Altos Golf & Country Club
1560 Country Club Drive
Los Altos, CA

C4

COUNTY ASA SUBMITTAL
AN ARCHITECTURAL AND SITE APPROVAL APPLICATION FOR:

01.07.2019
COUNTY ASA RESUBMITTAL
02.13.2019
PRICING PACKAGE SUBMITTAL
02.19.2019
COUNTY ASA RESUBMITTAL
Existing fence to remain -

New vines planted to grow on existing fence and practice tee in order to create a larger pedestrian area and allow for future use of the space.

Existing trees to remain

LOYOLA DRIVE

Large overhang space

Cart maneuvering to cart barn understory

Existing cart path

Approximate limit of new cart path

Proposed practice tee

Proposed cart path

Existing slope

Limit of existing to remain concrete

An Architectural and Site Approval Application for:

Los Altos Golf and Country Club

1560 Country Club Drive

Los Altos, California

Landscape Concept

The landscape design concept for the Los Altos Golf and Country Club is to provide an accessible and enjoyable outdoor space for Members and Visitors that fits within the landscape framework of the facility as well as the users. Clear and secure view corridors have been provided to ensure safety of those entering and moving around the site. The landscape (and associated irrigation) has been designed to be compliant with the Irrigation design which demonstrates this requirement.

The landscape area with vines planted on existing fence and practice tee will create a larger pedestrian area and allow for future use of the space.

New vines planted to grow on existing fence

Proposed cart path

Proposed practice tee

Location for bag storage

Pull cart housing

Location for bag storage

Indoor practice area

Outdoor practice area

Pro Shop

First Floor

Cart Barn

Existing slope

Limit of new cart path

Possible cart staging area

Low retaining wall to create steps to lower practice tee

Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the existing trees to provide further screening and enhance planting at the base of the trees. Special considerations have been provided in selection of plant materials, trees and plants to create a space that is aesthetically pleasing and provides privacy for the users of the facility. The existing groundcover area - revised to accommodate new curb location.

Landscape Concept

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Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the existing trees to provide further screening and enhance planting at the base of the trees. Special considerations have been provided in selection of plant materials, trees and plants to create a space that is aesthetically pleasing and provides privacy for the users of the facility. The existing groundcover area - revised to accommodate new curb location.

Landscape Concept

The landscape design concept for the Los Altos Golf and Country Club is to provide an accessible and enjoyable outdoor space for Members and Visitors that fits within the landscape framework of the facility as well as the users. Clear and secure view corridors have been provided to ensure safety of those entering and moving around the site. The landscape (and associated irrigation) has been designed to be compliant with the Irrigation design which demonstrates this requirement.
Existing Tree Inventory - Removal

1. Site Trees

   An Architectural and Site Approval Application for: Los Altos Golf and Country Club

   PRELIMINARY PLANTING PLAN

   GENERAL PLANTING NOTES

   1. All site trees to be removed shall have proper notice to the owner(s) and shall be marked with the following:

      a. A sign indicating the owner(s) and the date of removal.

      b. A sign indicating the type of tree to be removed.

   2. The owner(s) shall be notified of the removal of any trees that are located on or near the property boundaries.

   3. The owner(s) shall be notified of the removal of any trees that are located in a right-of-way.

   4. The owner(s) shall be notified of the removal of any trees that are located in a public park.

   5. The owner(s) shall be notified of the removal of any trees that are located in a residential area.

   6. The owner(s) shall be notified of the removal of any trees that are located in a commercial area.

   7. The owner(s) shall be notified of the removal of any trees that are located in an industrial area.

   8. The owner(s) shall be notified of the removal of any trees that are located in a government area.

   9. The owner(s) shall be notified of the removal of any trees that are located in a private area.

   10. The owner(s) shall be notified of the removal of any trees that are located in a public area.

   11. The owner(s) shall be notified of the removal of any trees that are located in a natural area.

   12. The owner(s) shall be notified of the removal of any trees that are located in a historic area.

   13. The owner(s) shall be notified of the removal of any trees that are located in a cultural area.

   14. The owner(s) shall be notified of the removal of any trees that are located in a scenic area.

   15. The owner(s) shall be notified of the removal of any trees that are located in a recreational area.

   16. The owner(s) shall be notified of the removal of any trees that are located in a educational area.

   17. The owner(s) shall be notified of the removal of any trees that are located in a health area.

   18. The owner(s) shall be notified of the removal of any trees that are located in a safety area.

   19. The owner(s) shall be notified of the removal of any trees that are located in a transportation area.

   20. The owner(s) shall be notified of the removal of any trees that are located in a utility area.

   21. The owner(s) shall be notified of the removal of any trees that are located in a service area.

   22. The owner(s) shall be notified of the removal of any trees that are located in a maintenance area.

   23. The owner(s) shall be notified of the removal of any trees that are located in a cleaning area.

   24. The owner(s) shall be notified of the removal of any trees that are located in a sanitary area.

   25. The owner(s) shall be notified of the removal of any trees that are located in a drainage area.

   26. The owner(s) shall be notified of the removal of any trees that are located in a utility area.

   27. The owner(s) shall be notified of the removal of any trees that are located in a service area.

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   29. The owner(s) shall be notified of the removal of any trees that are located in a cleaning area.

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   31. The owner(s) shall be notified of the removal of any trees that are located in a drainage area.

   32. The owner(s) shall be notified of the removal of any trees that are located in a utility area.

   33. The owner(s) shall be notified of the removal of any trees that are located in a service area.

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   36. The owner(s) shall be notified of the removal of any trees that are located in a sanitary area.

   37. The owner(s) shall be notified of the removal of any trees that are located in a drainage area.

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   40. The owner(s) shall be notified of the removal of any trees that are located in a maintenance area.

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   44. The owner(s) shall be notified of the removal of any trees that are located in a utility area.

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   57. The owner(s) shall be notified of the removal of any trees that are located in a service area.

   58. The owner(s) shall be notified of the removal of any trees that are located in a maintenance area.

   59. The owner(s) shall be notified of the removal of any trees that are located in a cleaning area.

   60. The owner(s) shall be notified of the removal of any trees that are located in a sanitary area.
IRRIGATION DESIGN NOTES:
1. All lines to be placed underground. The lines should be properly marked and protected. All sprinklers and heads shall be installed in accordance with the irrigation system layout shown on the plan. Wherever possible, lines shall be separated from other utilities, such as gas, electric, and telephone. If necessary, conflicts may be resolved by giving priority to the utilities, as noted in the legend.
2. All sprinklers and heads shall be properly marked with the manufacturer's name, model number, and part number. The sprinkler head size shall be selected based on the size of the valve to which it is connected. The sprinkler head size shall be selected based on the size of the valve to which it is connected. The sprinkler head size shall be selected based on the size of the valve to which it is connected.
3. All sprinkler heads shall be properly supported to prevent any damage to the valve or fitting. The sprinkler head size shall be selected based on the size of the valve to which it is connected.
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Attachment E

A PRELIMINARY DESIGN CONCEPT FOR
LOS ALTOS GOLF and COUNTRY CLUB
LOS ALTOS, CALIFORNIA

DATE: 02.12.19
ELEVATION
PROJECT #: 154085