



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
P L A N N I N G D E P A R T M E N T

Sandra Rivera
Agency Director

January 12, 2026 (revised)

Albert Lopez
Planning Director

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RE: Resolution PC-2026-01, Arroyo Lago Residential Subdivision, PLN2022-00193

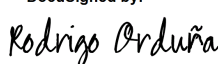
Dear Steve:

Enclosed is a copy of the resolution which was adopted by the Alameda County Planning Commission at the public hearing held Monday January 5, 2026, on your application for an Environmental Impact Report (EIR) SCH#2023050339 and Vesting Tentative Tract Map (TR-8423) for "Arroyo Lago Residential Project", PLN2022-00193. The project is approved subject to the attached Conditions of Approval and to the design shown on "Exhibit B" (August 17, 2022, January 19, 2023, and December 2025), on file with the Alameda County Planning Department.

The resolution is effective on the eleventh day following the action unless within that period there is an appeal filed with the Planning Department Alameda County Office Building, 224 West Winton Avenue, Suite #111, Hayward, California, 94544. If you choose to appeal this action, your appeal should make reference to the application number and the date of the hearing as well as the reasons for the appeal. We will continue to bill staff costs against your deposit until the appeal is resolved. If anyone other than you, the applicant, or your representative wishes to appeal this action, there is an appeal fee of \$250.00. In this case we will not continue to bill you for staff costs.

If you have any questions, please contact Aubrey Rose, AICP at (510) 670-5400 or by email at aubrey.rose@acgov.org.

Best Regards,

DocuSigned by:

9910F3E4D756423...

Rodrigo Orduña, Assistant Planning Director for
Albert Lopez, Planning Director

CC:

alanhansen@comcast.net; albert.chen68@yahoo.com; astukan@adamsbroadwell.com;
PlanningSupport@acgov.org; apember@adamsbroadwell.com;
asheikhholeslami@pleasantonusd.net; askbdr@wildlife.ca.gov; Ava.lazor@acwd.com;
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info@pleasantongarbage-service.com; info@stopwaste.org; info2@waterboards.ca.gov;
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Marco.Pacheco@waterboards.ca.gov; mbasu4@comcast.net; mbean@fcs-intl.com;
meridianironwood@gmail.com; michelle.walden@acwd.com; mikechar44@comcast.net;
mmclaughlin@lpfire.org; mnelson@cityofpleasantonca.gov; mstarr@fcs-intl.com;
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phardy94566@gmail.com; paul.sanftner@acgov.org; Jennifer.Pearce@acgov.org;
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yee@dsrsd.com; Yvonne.Heaney@waterboards.ca.gov

**THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA**

RESOLUTION NO. PC-26-01 – AT A MEETING HELD ON MONDAY, JANUARY 5, 2026

**Introduced by Chair Crawford
Seconded by Commissioner Nielsen**

ALAMEDA COUNTY PLANNING DEPARTMENT ADOPTED BY THE FOLLOWING VOTE:

AYES: Commissioners Crawford, Hernandez, Kelley, Nielsen, Rocha, and Zeisse

NOES: Silva

ABSENT: none

EXCUSED: none

ABSTAINED: none

**RESOLUTION NO. PC-26-01
THE ALAMEDA COUNTY PLANNING COMMISSION
ADOPTED AT THE HEARING OF JANUARY 5, 2026, CONCERNING
ENVIRONMENTAL IMPACT REPORT (EIR) AND VESTING TENTATIVE TRACT MAP
(TR-8423) FOR "ARROYO LAGO RESIDENTIAL PROJECT", PLN2022-00193**

WHEREAS PLN2022-00193, VESTING TENTATIVE TRACT MAP - STEVE REILLY / 330 LAND COMPANY LLC - Application for an Environmental Impact Report (EIR) and Vesting Tentative Tract Map, TR-8423, in the A, Agricultural zoning district, located at 3030 Mohr Ave, north side, intersection with Busch Ave, designated County Assessor's Parcel Number: 946-4634-001-00; and

WHEREAS the Alameda County Planning Commission is designated by the Alameda County Subdivision Ordinance Section 16.04.040(A) as the Advisory Agency for taking action on Tentative Tract Maps; and

WHEREAS the Alameda County Planning Commission did hold a public hearing on said application at the hour of 6:00 p.m. on the 15th day of September 2025, through a hybrid meeting, and continued this item to provide staff and the applicant time to provide more information on the proposed subdivision project and its potential CEQA impacts; and

WHEREAS the Alameda County Planning Commission did hold a second public hearing on said application at the hour of 6:00 p.m. on the 17th day of November 2025, through a hybrid meeting; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA) and the application is consistent with the project reviewed in Alameda County Planning Department's Environmental Impact Report, with State Clearinghouse Number 2023050339 dated July 03, 2025, and which can be reviewed online at <https://ceqanet.lci.ca.gov/2023050339/2>; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the Vesting Tentative Tract

Map (TR-8423) application be approved; and

WHEREAS the Applicant appeared at said public hearing and presented testimony in support of the application; and

WHEREAS the Planning Commission did hear and consider all said reports, recommendations, and public testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Planning Commission has determined that the Vesting Tentative Tract Map request should be granted in order to prepare by Subdivision for a future proposal to construct 190 market-rate single-family development project (with 48 Accessory Dwelling Units ("ADUs")), and hereby *cannot* make the following findings:

Findings to deny or approve a subdivision are required per California Government Code Section 66474.

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

This finding cannot be made, and the tentative map can therefore be approved; the proposed map is consistent with the East County Area Plan, in that it results in properties better conforming to land use designations in the MDR Medium Density Residential area which allows for densities of 4.1 to 8.0 units per acre. This designation provides for single family detached and attached homes.

- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

This finding cannot be made, and the tentative map can therefore be approved; the design of the proposed subdivision is consistent with the East County Area Plan, in that it results in properties better conforming to land use designations in the MDR Medium Density Residential area.

- (c) That the site is not physically suitable for the type of development.

This finding cannot be made, and the tentative map can therefore be approved; the site is physically suitable for single-family housing development in that it is a relatively flat expanse of land that will be engineered to provide utilities and services suitable for residential development.

- (d) That the site is not physically suitable for the proposed density of development.

This finding cannot be made, and the tentative map can therefore be approved; the site is physically suited for proposed density of approximately 7 dwelling units per acre where 4.1 to 8 are permitted under the East County General Plan land use designation of MDR Medium Density Residential.

- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

This finding cannot be made, and the tentative map can therefore be approved; environmental review has not determined any threatened or endangered plant or animal species to be located at the site.

- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

This finding cannot be made, and the tentative map can therefore be approved; environmental review has not determined any serious health threats to likely be generated as a result of the project.

- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

This finding cannot be made, and the tentative map can therefore be approved; the design of the subdivision does not conflict with any existing easements.

NOW THEREFORE

BE IT RESOLVED that this Planning Commission does hereby approve the Vesting Tentative Tract Map application TR-8423, as shown by materials labeled Exhibit "A" dated August 17, 2022, January 19, 2023, and December 2025, on file with the Alameda County Planning Department subject to the conditions of approval herein; and

BE IT FURTHER RESOLVED in approving the Vesting Tentative Tract Map TR-8423, this application has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA) and the application is consistent with the project reviewed in Alameda County Planning Department's Environmental Impact Report, with State Clearinghouse Number 2023050339 dated July 03, 2025, and which can be reviewed online at <https://ceqanet.lci.ca.gov/2023050339/2>; and

BE IT FURTHER RESOLVED that this Planning Commission does hereby Adopt the attached California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations, incorporated into this Resolution by reference; and

BE IT FURTHER RESOLVED that this Planning Commission does hereby make the following Findings and Certifies that:

1) The Final Environmental Impact Report has been completed in compliance with the requirements of the California Environmental Quality Act; and

2) The Final Environmental Impact Report was presented to the decision-making body of the lead agency, and that this Planning Commission, as the decision-making body of the lead agency, reviewed and considered the information contained in the final Environmental Impact Report prior to approving the project; and

3) The Final Environmental Impact Report reflects the lead agency's independent judgement and analysis, per CEQA Guidelines § 15090; and

BE IT FURTHER RESOLVED that this Planning Commission does hereby Certify the Final Environmental Impact Report for Vesting Tentative Tract Map application TR-8423, PLN2022-00193, with State

Clearinghouse Number 2023050339 dated July 03, 2025, and does hereby Adopt the Mitigation Monitoring and Reporting Program (MMRP) dated September 5, 2025, and incorporated into the conditions of approval herein.

GENERAL CONDITIONS

1. This permit certifies Environmental Impact Report (EIR) and approves Vesting Tentative Tract Map (TR - 8423) for "Arroyo Lago Residential Project", PLN2022-00193 in order to prepare by Subdivision for a future proposal to construct 190 market-rate single-family development project (with 48 Accessory Dwelling Units ("ADUs")), a 0.7-acre centrally located park, and approximately 0.5 mile of designated public walking trails, as consistent with the accompanying "Exhibit A" dated " dated August 17, 2022, January 19, 2023, and December 2025, on file with the Alameda County Planning Department.
2. The design and improvement of this land development permit shall be in substantial conformance with the design and improvement indicated graphically or by statement on "**Exhibit A**", as modified by these conditions (including the minor design changes resulting therefrom).
3. Prior to release of guarantees, all improvements as specified herein or shown on "**Exhibit A**" shall be installed in accordance with the improvement plans approved by the Director of Public Works. Inspections shall be certified by a registered Engineer or by Public Works Agency staff, at the option of the Director of Public Works.
4. The Permittee shall comply with all Federal, State and Local Laws and Regulations and Alameda County Ordinances.
5. Public Agency Approval. Maintain compliance with the requirements of the following agencies, to the extent such agencies have jurisdiction over the Project or component thereof:
 - A. Alameda County Public Works Agency, Development Engineering
 - B. Alameda County Fire Department
 - C. Alameda County Department of Environmental Health
 - D. Cal Water
 - E. Zone 7 Water Agency
 - F. Alameda County Water District
 - G. Dublin San Ramon Services District
6. During Construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.
7. The applicant, owner, or successor shall comply with all other local, state, or federal regulations, laws, and ordinances, during the life of this Permit. Failure to comply with all other local, state, or federal laws may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.
8. Indemnification. Applicant, property owner, and successor shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County and its agents, officers and employees to attack, set aside, void, or annul Vesting Tentative Tract Map, TR-8423, with case number PLN2022-00193, the CEQA Environmental Impact Report determination, or any subsequent Permit. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify owner or successor of any such challenge.

9. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.
10. Fire Department Approval. Applicant shall contact the Alameda County Fire Department to obtain a fire clearance certificate prior to issuance of Building Permits.

ACCESS/STREET IMPROVEMENTS

11. Site access and roadway improvements shall be subject to Planning Director, Director of Public Works, and Alameda County Fire Department review and approval, as shown on **“Exhibit A”**. Said improvements shall be guaranteed by a cash deposit or an instrument of credit at the option of the Director of Public Works.
12. Any right-of-way dedication, relocation of improvements or public facilities, or road improvement shall be accomplished at no expense to the County.

SITE IMPROVEMENTS

13. It is the responsibility of the applicant to comply with Federal, State, and local water standards and regulations. In order for the County and the Applicant to comply with Alameda County's National Pollution Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction. Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as rooftops, parking lots and roads. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing stormwater treatment is the "C.3 Technical Guidance Manual". This and other resources are available at no cost electronically at the ACCWP website, www.clearwaterprogram.org
14. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins at Your Front Door," available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining this literature.
15. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17.
16. No grading shall be permitted on this site until grading, drainage, erosion, and sedimentation control plans have been approved by the Director of Public Works.
17. Grading shall not augment rate of flow or concentrate runoff to adjacent properties, or block runoff from adjacent properties.
18. Grading operations and construction activities shall be limited to weekdays (Monday through Friday) and the hours of 7:00 a.m. to 6:00 p.m., unless otherwise authorized in writing by the Director of Public Works.
19. Dust shall be controlled and adjoining public street and private drives shall be kept clean of project

dirt, mud, materials, and debris, to the satisfaction of the Director of Public Works.

20. The following air pollution controls shall be implemented at the project construction site:
 - A. Water all active construction areas at least twice daily.
 - B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - C. Pave, apply water twice daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site.
 - D. Sweep daily (with water sweepers) all paved access roads, driveways, parking areas, and staging areas at the construction site.
 - E. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
21. All large, mature, natural, and introduced trees as defined by the Planning Director shall be preserved to the satisfaction of the Planning Director.

Alameda County Fire Department

The following Conditions of Approval recommended by the Alameda County Fire Department on October 16, 2023, shall apply:

22. Project must comply with all building and fire code requirements in effect at time of building permit submittal.
23. All units shall be equipped with applicable NFPA fire sprinkler systems.
24. Hydrants shall be installed throughout the development.

Alameda County Public Works Agency, Surveyor

The following Conditions of Approval recommended by the Public Works Agency on October 18, 2022, shall apply:

25. The Final Map shall comply with Government Code §66433 through §66443; §66495 through §66497;
26. The Final Map shall indicate the ownership of the access road, easements for emergency vehicle access, utilities, storm drain, and water lines as public or private;
27. The Owner's Statement shall include irrevocable offers for any public easements and shall note that all private easements shall not be publicly maintained;
28. The exterior boundary of the subdivision must be monumented in compliance with Alameda County Subdivision Ordinance 16.24.060; 16.24.070; 16.24.090; 16.24.120; and 16.24.130;
29. The Final Map for Tract TR-8423 shall show monuments set at the major angle points and the beginning and end of curves along the exterior boundary of the project;
30. The monuments along the centerlines or monument lines of interior streets shall be set in accordance with Alameda County Subdivision Ordinance 16.24.090; 16.24.100; 16.24.110; 16.24.120; and, 16.24.130. If interior monuments will not be set before the Final Map is recorded, the submitting

January 12, 2026 (*revised*)

surveyor will state the date by which the monuments will be set in the Surveyor's Statement on the face of the map. The developer will file with the County a Monument Bond in the amount determined by the County Surveyor to ensure construction of the interior monuments;

31. Well monuments should be set at the intersection of the centerlines of both access roads and the adjacent street (Street "A" and Street "B" at Busch Road);
32. The title of the map shall be: "FINAL MAP NO. XXXX, ARROYO LAGO, BEING A SUBDIVISION FOR RESIDENTIAL PURPOSES OF THE REAL PROPERTY DESCRIBED IN THE GRANT DEED RECORDED MARCH 15, 2022, AS INSTRUMENT #2022-054577, ALAMEDA COUNTY RECORDS";
33. A plan for installation of proposed survey monuments will be submitted to the County Surveyor for review and approval prior to or concurrent with submittal of first check print of Final Map for determination of monument bonds, if any;
34. A first Checkprint of the Final Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project;
35. Upon approval of the map for printing on Mylar, the surveyor will set the monuments shown on the map and will provide written notice to the County Survey that the monuments have been set and are ready for field inspection by County Survey Crews;
36. All required improvements bonds, 100% improvement plans, and any monumentation bonds will be submitted for review and approval prior to County Surveyor's signature of the Final Map.

Alameda County Public Works Agency.

The following Conditions of Approval recommended by the Public Works Agency on October 24, 2022, shall apply:

37. No grading work shall be permitted until a grading and erosion and sedimentation control plans have been reviewed by the County and a grading permit is obtained in accordance with the Alameda County Grading Ordinance.
38. A geotechnical/geologic investigation report shall accompany the grading permit application in accordance with the provisions of the Alameda County Grading Ordinance Chapter 15.36.320. The report shall contain all of the elements listed under the Alameda County Grading Ordinance Chapter 15.36.350 as they may be applicable to the project.
39. Any geotechnical/geological report submitted to the county may be subject to a technical in-depth geotechnical/geologic review by one of the County's consulting geotechnical/geologic firms. Funding for such review would be provided for by the developer.
40. No grading work would be allowed during the rainy season, from October 1 to April 30, except upon a clear demonstration, to the satisfaction of the director of the public works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.
41. Grading work associated with the construction of a fire access road must be reviewed and approved by the jurisdictional fire agency prior to issuance of a grading permit.

January 12, 2026 (*revised*)

42. A Building Permit shall be secured from the Building Inspection Department for the proposed retaining walls in accordance with the applicable building codes.
43. Sites with land disturbances greater than one acre must file a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit prior to land disturbance activities. Copies of the NOI & the SWPPP must be submitted to the Grading Department prior to issuance of a grading permit.

Alameda County, Department of Environmental Health

The following Conditions of Approval recommended by the Department of Environmental Health on October 26, 2022, shall apply:

44. Obtaining Permits, as required, from Zone 7 Water Agency, Regional Water Quality Control Board, and ACDEH for the proposed onsite wastewater treatment system.

The following Conditions of Approval recommended by the Department of Environmental Health on July 19, 2023, shall apply as applicable to the Arroyo Lago Residential Project site:

45. Submittal of a Final Soil Import Report to ACDEH for review and approval documenting soil imported to the parcel to restore the former quarry in accordance with the Reclamation Plan being implemented under the oversight of Alameda County Community Development Agency on the Former Aggregates Facility under Surface Mining Permit (SMP) 31 to facilitate closure of the open environmental cleanup case.
46. During site redevelopment, the Applicant shall implement corrective actions and soil management protocols identified in the Final Soil Report submitted to the Alameda County Department of Environmental Health (ACDEH) for review and approval.
47. Prior to the start of site grading, the Applicant shall submit the project schedule to the Alameda County Department of Environmental Health (ACDEH) for review and approval.
48. Prior to the import of soil to the project site, the Applicant shall submit soil import documentation to the Alameda County Department of Environmental Health (ACDEH) for review and approval.
49. Prior to the reuse of excavated stockpile material on the project site, the Applicant shall submit a Stockpile Characterization Sampling, Evaluation, and Reuse Plan to the Alameda County Department of Environmental Health (ACDEH) for review and approval.
50. Prior to the beginning of construction, the Applicant shall submit a soil excavation report to the Alameda County Department of Environmental Health (ACDEH) for review and approval.

Alameda County Water District

51. The project proponents shall share the treated effluent water quality data with ACWD at the same time it is shared with the San Francisco Bay Regional Water Quality Control Board as part of the permitting requirements.
52. During the life of the project, the project proponents shall regularly monitor surface water quality downstream to protect the Alameda Creek Watershed and, specifically, Alameda Creek. Quarterly

monitoring reports shall be provided to the County and shared with affected or interested agencies.

53. Project proponents shall coordinate with ACWD during the Project development with:

Michelle Walden, Groundwater Resources Manager at (510) 668-4454, or by email at michelle.walden@acwd.com, for coordination regarding ACWD's groundwater resources.

Leonard Ash, Water Supply Supervisor, at (510) 668-6580, or by email at leonard.ash@acwd.com, for coordination regarding Alameda Creek Watershed and water supply.

Alameda County Public Works Agency, Building Inspections Division

The following Conditions of Approval recommended by the Public Works Agency on November 3, 2022, shall apply:

General Conditions

54. The work will be required to comply with the 2019 California Building, Residential, Plumbing, Mechanical, Electrical, Energy, Green Building, Fire codes. All interior and outdoor public Areas and general path of travel shall be made ADA accessible, such as parking, walkways, stairs, ramps, etc. (Please note the 2022 California Building Codes will be effective on January 1, 2023.)

55. A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

Special Project Conditions for the Building Permit Application

56. Mandatory solar installation required for building permit applications on new single family residential construction.

57. Applying for new addresses will be required at building permit process proper addresses will be assigned according to the County address ordinance managed by the Building Department.

58. Water-efficient landscape ordinance (WELO) Provide water budget calculations for irrigation of outdoor landscaped areas for new residential construction in compliance with 2019 Cal Green 4.304.

59. Soils report and/or geological study will be required to identify any geological hazards on the site and to provide foundation recommendations.

60. New proposed structures shall comply with Alameda County Green Building Ordinance and Construction & Demolishing Debris Management program and California Green Building Code. A site plan shall be required for underground utilities, parking lot lighting, and accessible route.

Tentative Tract Map Expiration and Final Tract Map Conditions

61. Approval of the Vesting Tentative Tract Map (PLN2022-00193) shall be consistent with the accompanying "**Exhibit A**" on file with the Alameda County Planning Department, as modified by the subject conditions of approval (including minor design changes resulting therefrom). All conditions must be accomplished prior to or concurrent with filing the Final Tract Map unless a different timing of compliance is specified below. If conditions or improvements are permitted to be deferred, improvement plans, engineer's estimate and guarantees shall be submitted by the land

divider in a form and amount as approved by the Director of Public Works.

62. Per Section 16.08.120 of the Alameda County Subdivision Ordinance, this Vesting Tentative Tract Map approval shall be effective for three years. Upon application of the subdivider during the effective period, an extension of the effective period not exceeding three years may be granted by the Planning Director, upon the determination that circumstances under which the map was approved have not changed to the extent which would warrant a change in the design or improvement of the tentative map.
63. A Final Tract Map prepared by a Civil Engineer or Land Surveyor must be filed before the land division is completed. It will be necessary to comply with the conditions of approval shown on the Vesting Tentative Tract Map before the Final Tract Map can be filed. The Final Tract Map must be filed with the Alameda County Public Works Agency prior to the expiration date, or a new Tentative Tract Map will be required for this division. The filing of the Final Tract Map will only be accepted by the Alameda County Public Works Agency if it is submitted in a form that can be approved to conform to the Tentative Tract Map requirements.
64. Project proponent shall fully comply with the Mitigation Monitoring and Reporting Program for the Arroyo Lago Residential Project Environmental Impact Report, dated September 5, 2025, State Clearinghouse Number 2023050339, which is attached to these Conditions of Approval and made Conditions of Approval by reference.

Additional conditions of approval (COA) for the Arroyo Lago Project:

65. The Applicant shall prepare a declaration of covenants, conditions, and restrictions (CC&Rs) that shall be recorded and apply to each owner of a residential unit within the Project. The CC&Rs shall be recorded at, or prior to, the issuance of the approval of the first final map and shall include all applicable conditions of approval and requirements of the County. The CC&Rs shall notify future buyers of the existence and operation of the Pleasanton Garbage Service waste transfer station an industrial land use at 3110 Busch Road, Pleasanton, CA (PGS). Prior to the sale of any residential unit in the Project, the Applicant and its successors or assigns, shall apprise prospective purchasers of the Project's proximity to PGS, provided the station remains in operation at such time. Applicant may use the California Association of Realtor ("CAR") Form SPQ or similar disclosure statement to satisfy this requirement. Applicant shall also include the following disclaimer in the Project's CC&R's:

Pleasanton Garbage Service Transfer Station: The Pleasanton Garbage Service transfer station an industrial land use is located and operating directly south of the Property at 3110 Busch Road in Pleasanton. Noise, odor, and dust from vehicle and/or truck traffic along Bush Road, and from non-hazardous solid waste accepted at the facility, may occur.

66. The County understands that the City of Pleasanton approved a different project (commonly known as The Villages at the Quarry) via Resolution No. PC-2025-09 April 23, 2025. The Villages at the Quarry project is conditioned to construct certain traffic improvements along Busch Road pursuant to Vesting Tentative Map 8680, approved for that project, including but not limited to, a right queuing pocket allowing trucks to enter the Pleasanton Garbage Services, Inc.'s transfer station. If, at thirty six (36) months after the Project's final approval, substantial evidence indicates that The Villages at the Quarry project does not intend to be developed, Applicant must construct or cause to be constructed such traffic improvements along Busch Road as shown in The Villages at the Quarry tentative map or as otherwise modified as by the City of Pleasanton during the processing of the improvement plans for Busch Road, pursuant to a separate agreement entered into by and between the Applicant, the City of Pleasanton, and the builder of the Villages at the Quarry project. Applicant, the City of Pleasanton,

and builder of the Villages at the Quarry project will meet in good faith within twenty - four (24) months after Project approval to determine if such a separate agreement needs to be negotiated.

67. The proposed residences located along the western property line of the proposed project (Lots #133-162 of Sheets C2.1 and C2.2, dated December 2025) shall be limited to one-story. Additionally, the rear setback of Lots #133-162 of Sheets C2.1 and C2.2, dated December 2025, shall be a minimum of 15 feet. To support these minor design changes, the following additional design revisions are also required to meet this condition:
- A. The 5-ft. planter strips have been removed from both sides of Streets C and D and from the western side of Streets B and E
 - B. The lots on the western property line will be increased to approximately 5,771 sq. ft. (59.5 ft. x 97 ft.).
 - C. The introduction of two (2) new single story floor plans Plan 7 which will be 2,642 sq. ft. and Plan 8 which will be 2,660 sq. ft.
68. Prior to commencement of operation of the project's wastewater treatment plant (WWTP), the project applicant shall provide documentation to the Lead Agency that the project's Homeowner's Association (HOA) has retained a certified, registered contractor to operate the proposed WWTP.
69. Prior to commencement of operation of the proposed project's WWTP, the project applicant shall provide documentation to the Lead Agency to verify that the construction permit issued by the State Water Board has been secured by the WWTP as required under applicable laws and regulations.
70. Prior to commencement of operation of the proposed project's WWTP, the project application shall provide documentation to the Lead Agency that the proposed project has installed the smallest standard membrane bioreactor (MBR) capacity module from the selected manufacturer that is then available and of sufficient size to serve the proposed project's wastewater demand.
71. The Applicant shall relocate the agricultural spray fields to a location outside of the Federal Emergency Management Agency (FEMA) designated flood zone, west of El Charro Road and the proposed WWTP, within the Project Area established and analyzed by the Arroyo Lago Residential Project EIR. This new location for the agricultural spray fields is indicated on Sheets C5.1 and C5.2 dated December 2025.

-- END OF CONDITIONS OF APPROVAL -

**PLANNING COMMISSION
ALAMEDA COUNTY PLANNING DEPARTMENT**

EXHIBIT B, PLN2022-00193:

EIR SCH # 2023050339, VTM # TR-8423

SHEET INDEX

PLANNING SHEETS

P1 EXISTING CONDITIONS
P2 SITE PLAN

ARCHITECTURE

A0.0 SHEET SCENES
A0.0.1 STREET SCENES
A0.1 DEVELOPMENT STANDARDS: 50080
A0.2 DEVELOPMENT STANDARDS: 50070
A0.3 DEVELOPMENT STANDARDS: 59.5/97
A0.4 50080 PERSPECTIVE
A0.5 50070 PERSPECTIVE
A0.6 59.5/97 SINGLE STORY PERSPECTIVE

50080 PRODUCT
A1.0 PLAN 1 FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN A
A1.1.1 PLAN 1 FLOOR PLAN B & C
A1.2 PLAN 1 EXTERIOR ELEVATIONS - A
A1.3 PLAN 1 EXTERIOR ELEVATIONS - B
A1.4 PLAN 1 EXTERIOR ELEVATIONS - C
A2.0 PLAN 2 FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN A
A2.1.1 PLAN 2 FLOOR PLAN B & C
A2.2 PLAN 2 EXTERIOR ELEVATIONS - A
A2.3 PLAN 2 EXTERIOR ELEVATIONS - B
A2.4 PLAN 2 EXTERIOR ELEVATIONS - C
A3.0 PLAN 3 FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN A
A3.1.1 PLAN 3 FLOOR PLAN B & C
A3.2 PLAN 3 EXTERIOR ELEVATIONS - A
A3.3 PLAN 3 EXTERIOR ELEVATIONS - B
A3.4 PLAN 3 EXTERIOR ELEVATIONS - C

50070 PRODUCT
A4.0 PLAN 4 FRONT ELEVATIONS
A4.1 PLAN 4 FLOOR PLAN A
A4.1.1 PLAN 4 FLOOR PLAN B & C
A4.2 PLAN 4 EXTERIOR ELEVATIONS - A
A4.3 PLAN 4 EXTERIOR ELEVATIONS - B
A4.4 PLAN 4 EXTERIOR ELEVATIONS - C
A5.0 PLAN 5 FRONT ELEVATIONS
A5.1 PLAN 5 FLOOR PLAN A
A5.1.1 PLAN 5 FLOOR PLAN B & C
A5.2 PLAN 5 EXTERIOR ELEVATIONS - A
A5.3 PLAN 5 EXTERIOR ELEVATIONS - B
A5.4 PLAN 5 EXTERIOR ELEVATIONS - C
A6.0 PLAN 6 FRONT ELEVATIONS
A6.1 PLAN 6 FLOOR PLAN A
A6.1.1 PLAN 6 FLOOR PLAN B & C
A6.2 PLAN 6 EXTERIOR ELEVATIONS - A
A6.3 PLAN 6 EXTERIOR ELEVATIONS - B
A6.4 PLAN 6 EXTERIOR ELEVATIONS - C

59.5/97 PRODUCT
A7.0 PLAN 7 FRONT ELEVATIONS
A7.1 PLAN 7 FLOOR PLAN A
A7.1.1 PLAN 7 FLOOR PLAN B & C
A7.2 PLAN 7 EXTERIOR ELEVATIONS - A
A7.3 PLAN 7 EXTERIOR ELEVATIONS - B
A7.4 PLAN 7 EXTERIOR ELEVATIONS - C
A8.0 PLAN 8 FRONT ELEVATIONS
A8.1 PLAN 8 FLOOR PLAN A
A8.1.1 PLAN 8 FLOOR PLAN B & C
A8.2 PLAN 8 EXTERIOR ELEVATIONS - A
A8.3 PLAN 8 EXTERIOR ELEVATIONS - B
A8.4 PLAN 8 EXTERIOR ELEVATIONS - C

A10.0 COLOR MATERIAL BOARD

LANDSCAPE

L-1 CONCEPT PLAN
L-2 PARK DIMENSION PLAN
L-3 PLANT AND MATERIAL PALETTE

CIVIL

C0.0 TITLE SHEET
C1.0 EXISTING CONDITIONS
C2.1 SITE PLAN
C2.2 SITE PLAN
C3.1 GRADING PLAN
C3.2 GRADING PLAN
C4.1 UTILITY PLAN
C4.2 UTILITY PLAN
C5.1 OFFSITE UTILITY PLAN - SANITARY SEWER & WATER
C5.2 OFFSITE UTILITY PLAN - STORM DRAIN



DEVELOPER

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-3022
CONTACT: MEGAN ALFERNESS &
LEE ROSENBLATT

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1814 FRANKLIN STREET, SUITE 400
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(510) 463-2010
CONTACT: AMANDA MAZZEI

LANDSCAPE ARCHITECT

GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: ERIK GELLERMAN

DECEMBER 2025



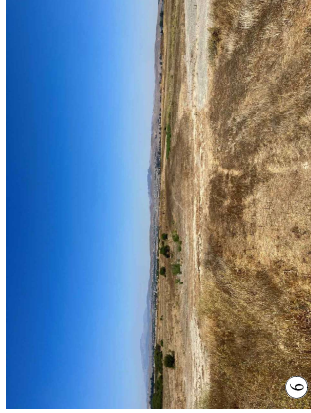
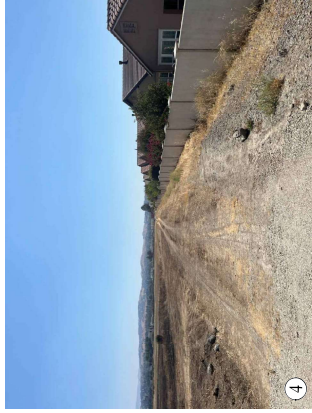
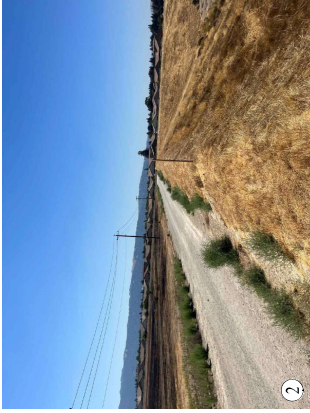
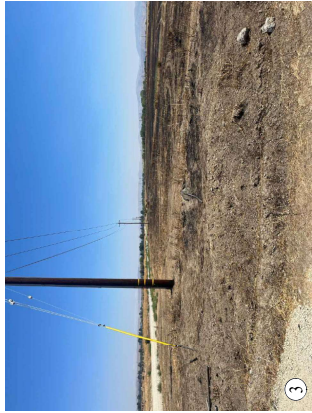
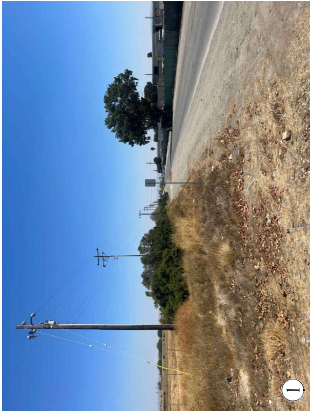
ARROYO LAGO

DEVELOPMENT PLAN & VESTING TENTATIVE MAP

TRACT 8423

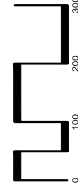
ALAMEDA COUNTY, CALIFORNIA





EXISTING CONDITIONS

ARROYO LAGO
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: DECEMBER 3025



SAN RAMON • (925) 860-0322
ROSEVILLE • (916) 788-4466
WWW.CBGARROW.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
P-1
OF 2 SHEETS

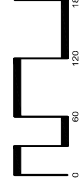
JOB NO.: 3435-000



SITE PLAN

ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: DECEMBER 2025



SAN RAMON • (925) 864-0322
ROSEVILLE • (916) 788-4466
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SHEET NO.
P-2
OF 3 SHEETS

JOB NO.: 3435-000



Elevation 4B(R) - Craftsman

Elevation 5XA - Farmhouse

Elevation 4C(R) - Contemporary Farmhouse

50x70 Lots



Elevation 2A(R) - Farmhouse

Elevation 3B - Craftsman

Elevation 1C - Contemporary Farmhouse

50x80 Lots

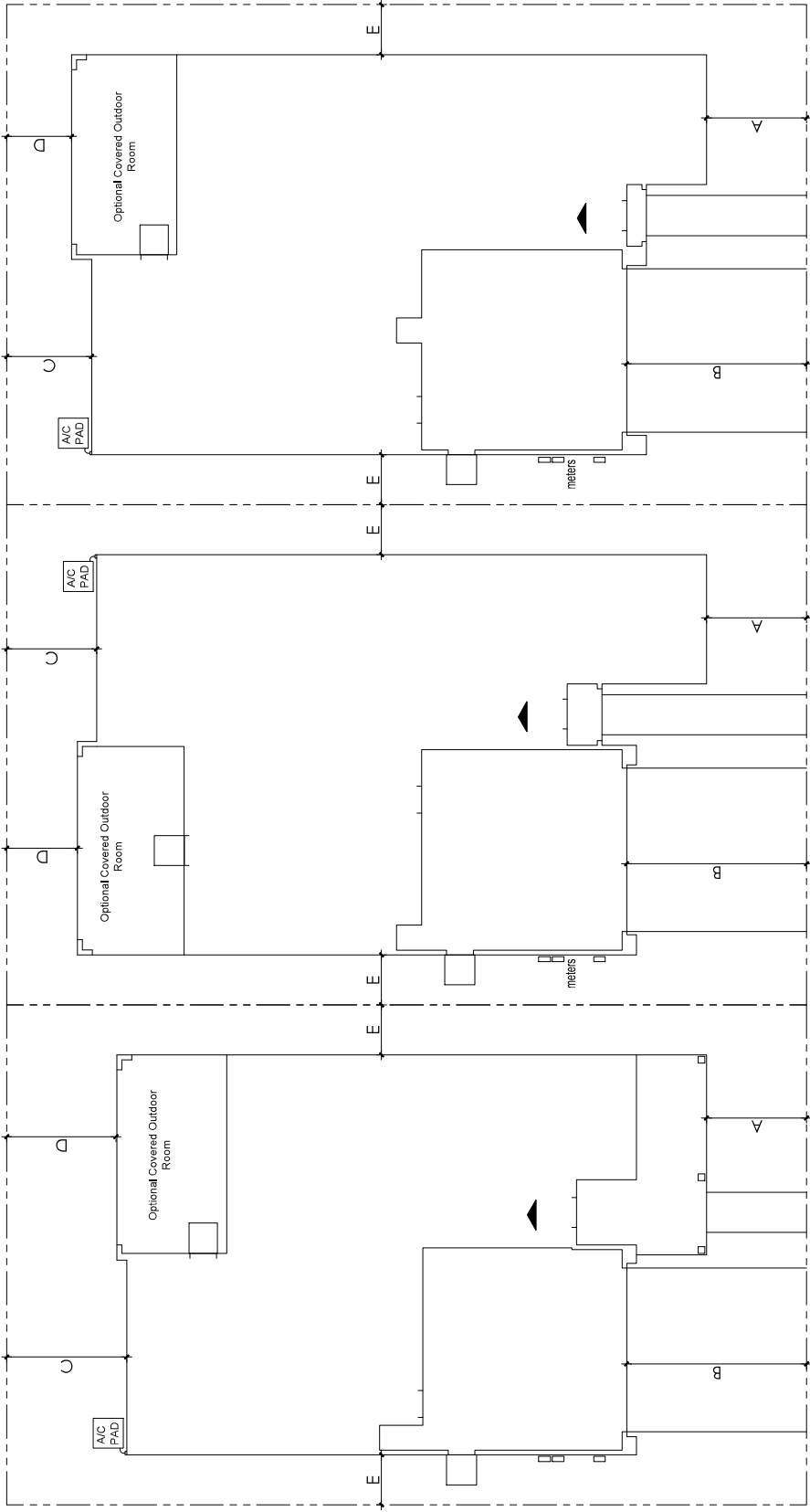


Front Elevation 8Dr-Modern Prairie

Front Elevation 7A - Farmhouse

Front Elevation 7B - Craftsman

59.5x97 Lots



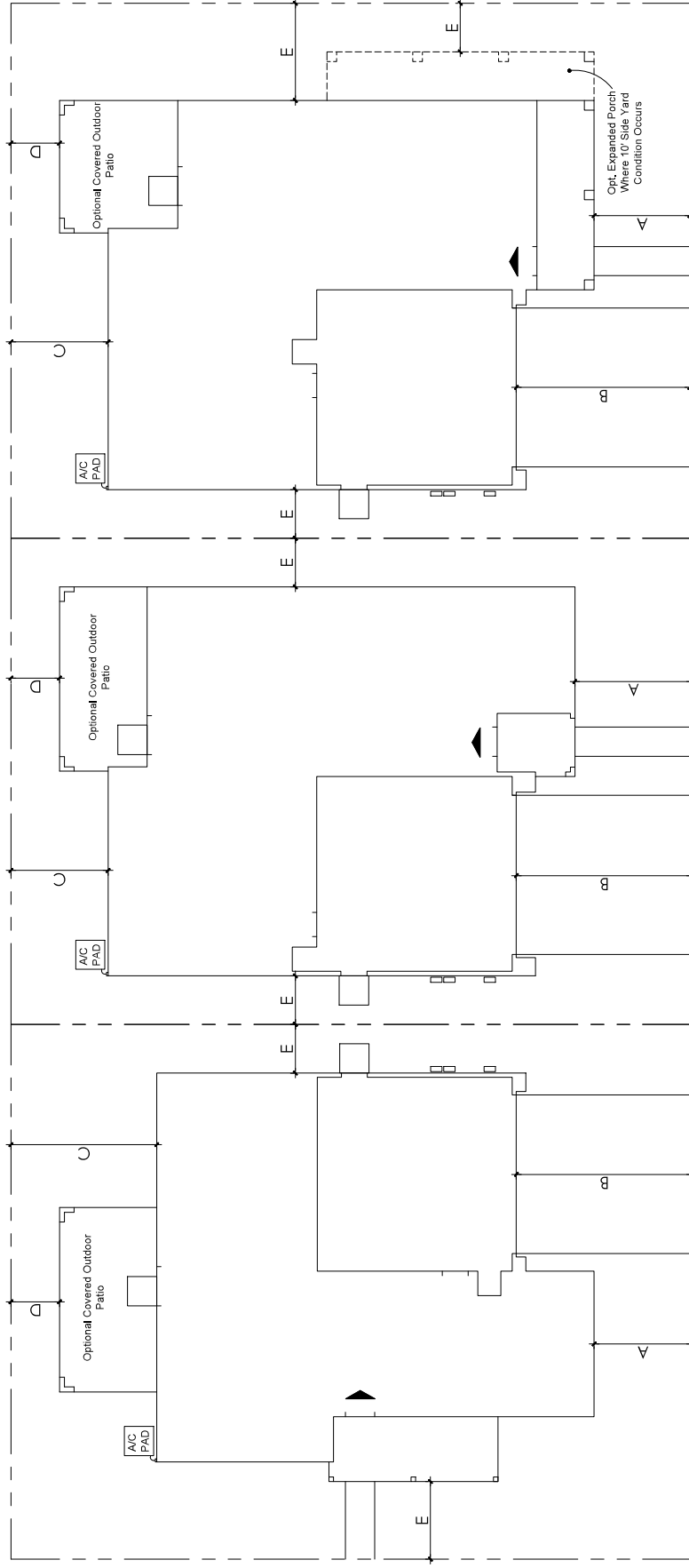
THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	TRADITIONAL
Min. Lot Size	4,000 S.F.
Min. Front Setback to Structure	10'
Min. Side Setback to Structure	5'
Min. Rear Setback to Structure	10'
Min. Rear Setback to Covered Outdoor Room	5'
Min. Lot Coverage	35%
Min. Lot Coverage	2,000 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE
INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (e.g. carport, garage, shed, etc.), and any other structure, including detached garages, that are located on the lot. (For coverage calculations, detached garages shall be measured from the rear property line.)

NOTE:
1. ANY DEVELOPMENT TRANSPARENTLY CALLED OUT IN THE PROPOSED DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALABAMA ZONING ORDINANCE FOR R-1 ZONING.
2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED DEVELOPMENT.





THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	COTTAGE
Min. Lot Size	3,500 S.F.
A Min. Front Setback to Structure	5'0" TO 7'0"
B Min. Front Setback to Garage	10'
C Min. Rear Setback to Living	10'
D Min. Rear Setback to Opt. Covered Outdoor ¹ Patio	5'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
	2,100 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (e.g., carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (e.g., chimneys, balconies, decks above 1st floor porches, stairs, etc.)

NOTE:

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA 2006BDC

DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING
ORDINANCE FOR R-1 ZONING

3. ECOTOMISTS SUSPEND THE MIND AND CONCEPTUAL AND ARE NOT NERVOUS OF

2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.

THE JOURNAL OF POST KEYNESIAN ECONOMICS

IGN

Signature _____

© 2000



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	FARMHOUSE
Min. Lot Size	5,652.5 S.F.
Min. Front Setback to Structure	10'
Min. Side Setback to Structure	10'
Min. Rear Setback to Structure	10'
Min. Front Setback to Living	15'
Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	3,391.5 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE
INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (e.g. garages, sheds, etc.), and any other structures on the lot (e.g. swimming pools, etc.).

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCES.
2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.





Architecture + Planning
888.436.5349
ktgy.com

333 LAND COMPANY, LLC

ARROYO LAGO

SCHEMATIC DESIGN



PERSPECTIVE RENDERING
50X70 LOTS

A0.5



NOTES:
Landscape show for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only, see color and material boards for specific selections.



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888.455.5849
ktgy.com

330 LAND COMPANY, LLC

ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

PERSPECTIVE RENDERING
59.5X97 LOTS
SINGLE-STORY

A0.6



Front Elevation 1A - Farmhouse

Scheme 1



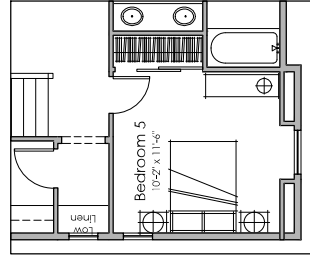
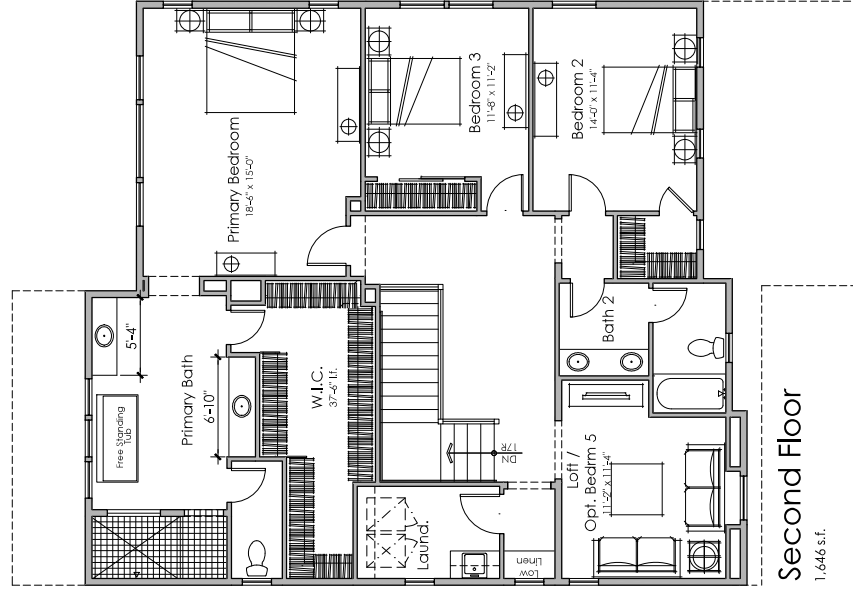
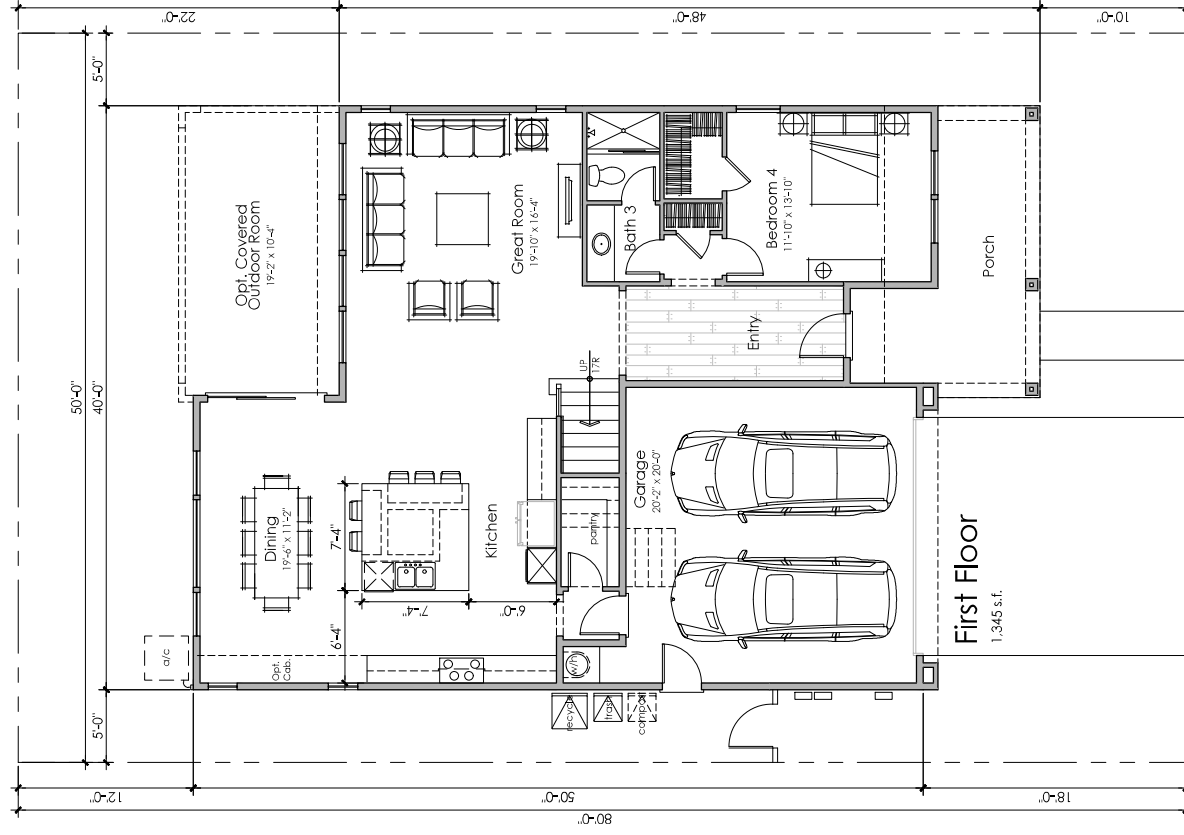
Front Elevation 1B - Craftsman

Scheme 7



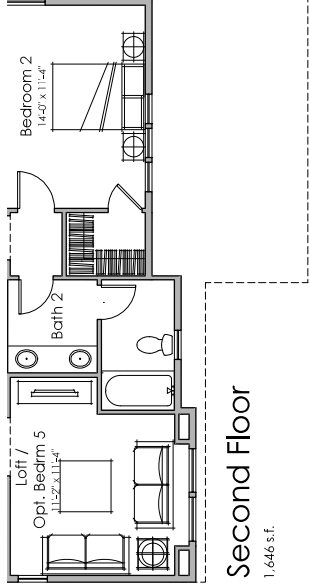
Front Elevation 1C - Contemporary Ranch

Scheme 13

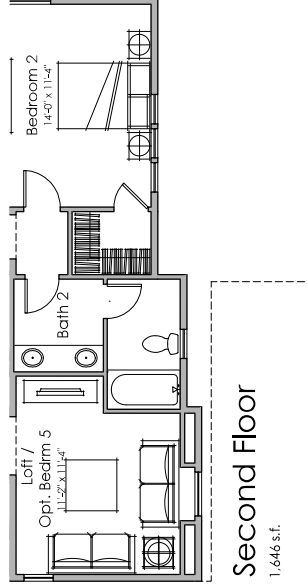
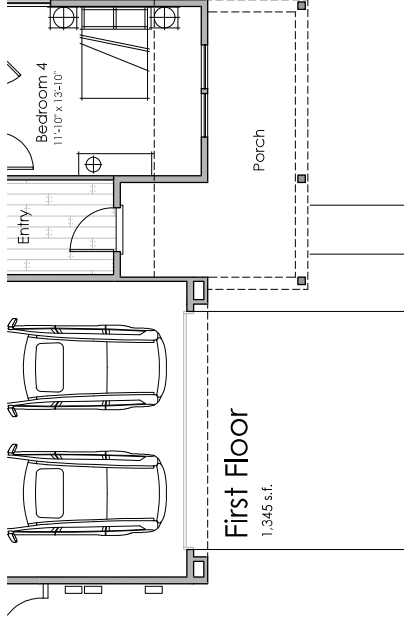


Opt. Bedroom 5

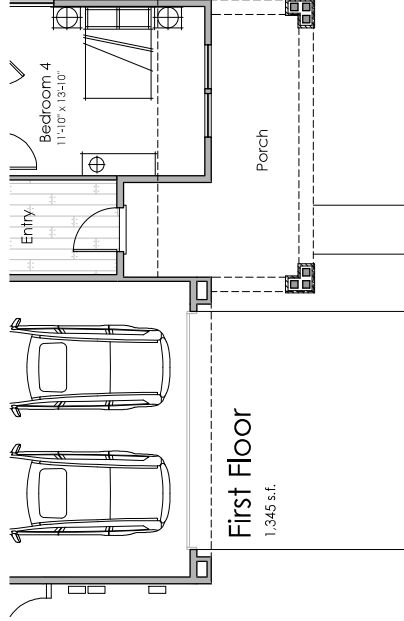
Second Floor
1,646 s.f.



PLAN 1C



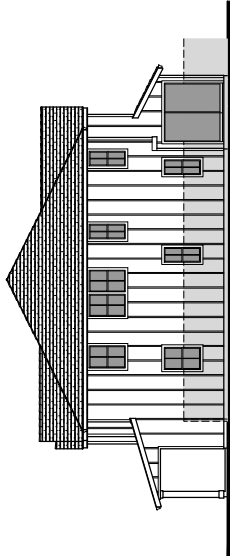
PLAN 1B



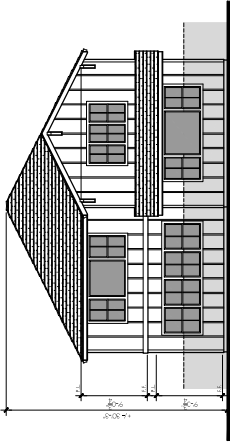
1A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



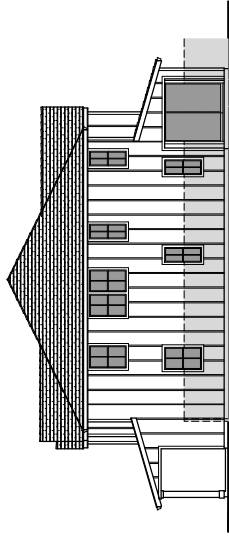
Front Elevation 1A - Farmhouse



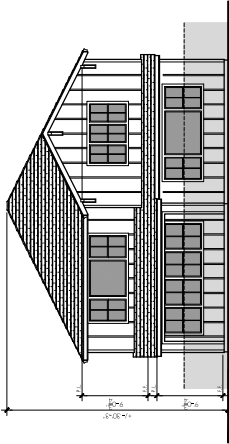
Right Elevation



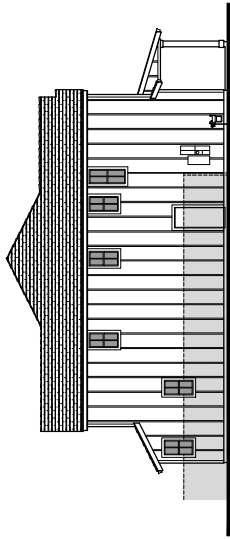
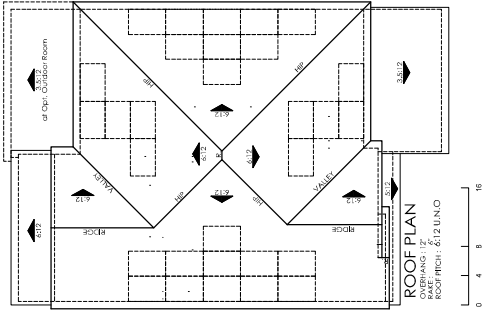
Rear Elevation



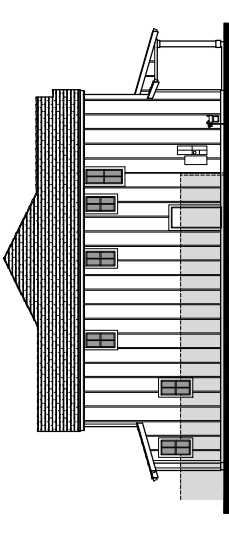
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room

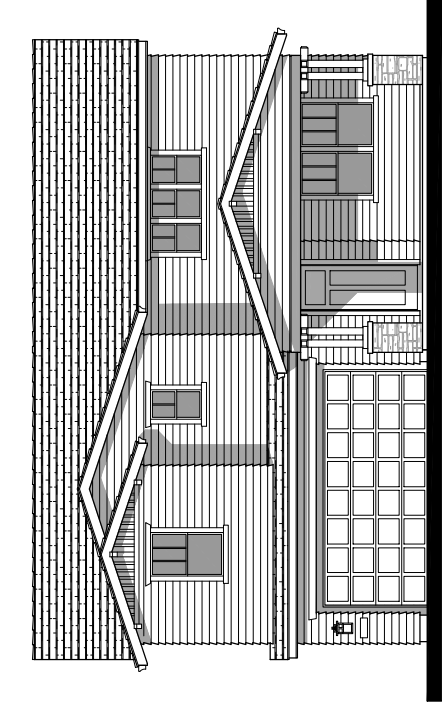


Left Elevation

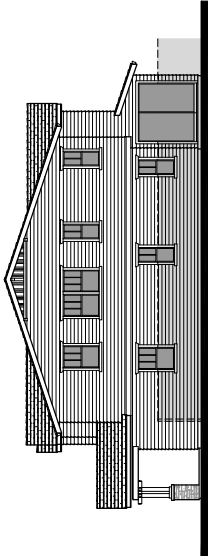
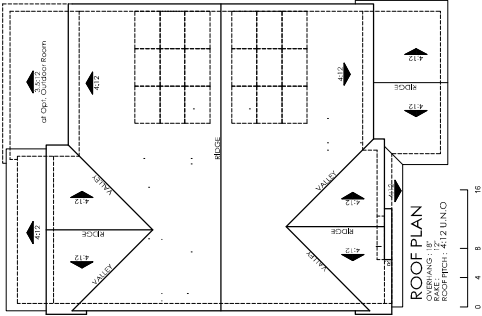


Left Elevation
Opt. Outdoor Room

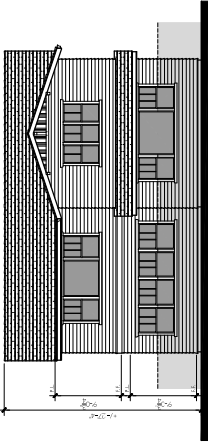
- 1B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Corbel
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



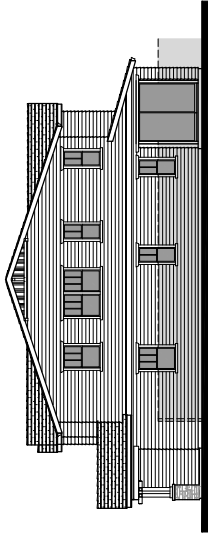
Front Elevation 1B - Craftsman



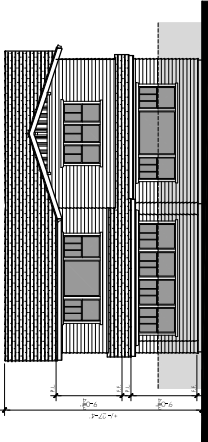
Right Elevation



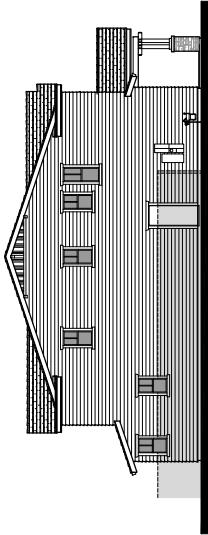
Rear Elevation



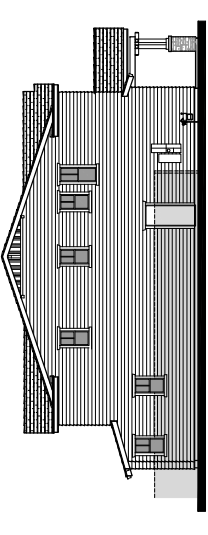
Right Elevation
Opt. Outdoor Room



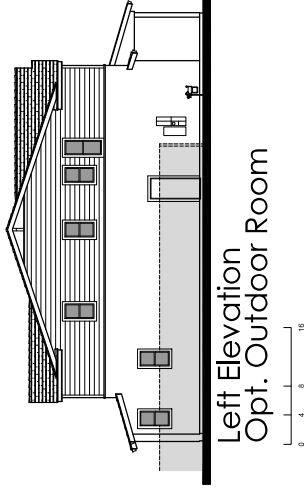
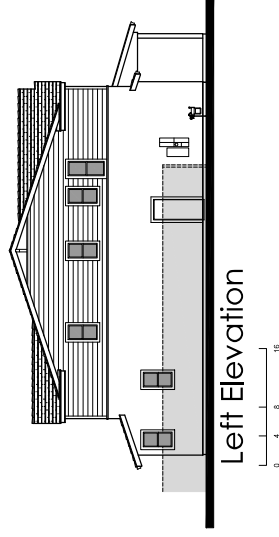
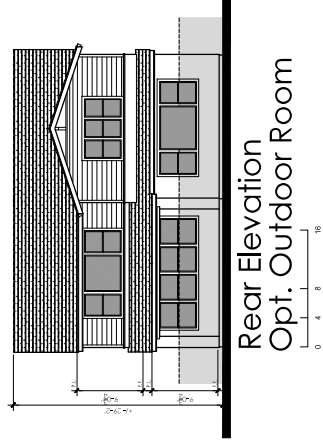
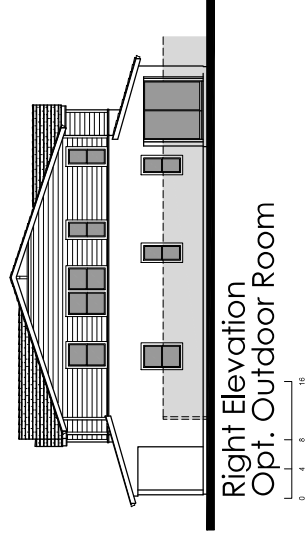
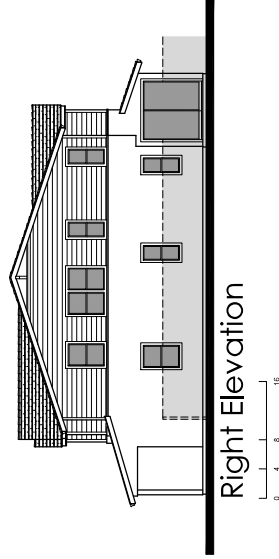
Rear Elevation
Opt. Outdoor Room



Left Elevation



Left Elevation
Opt. Outdoor Room





Front Elevation 2A - Farmhouse

Scheme 2



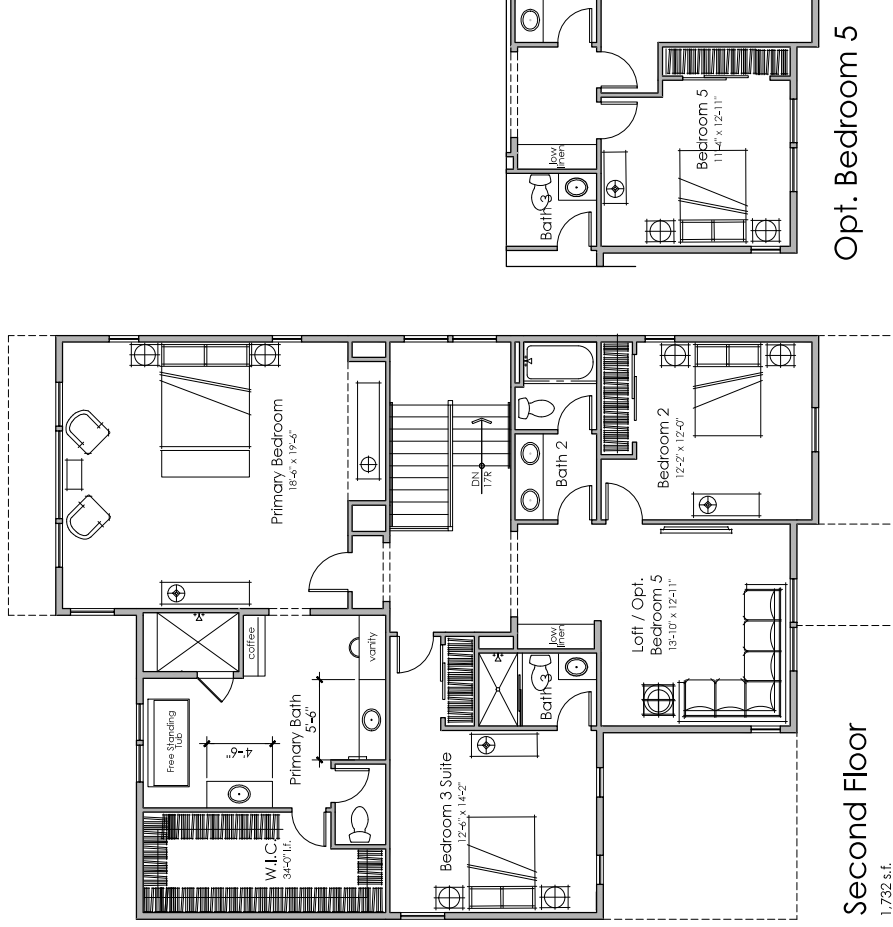
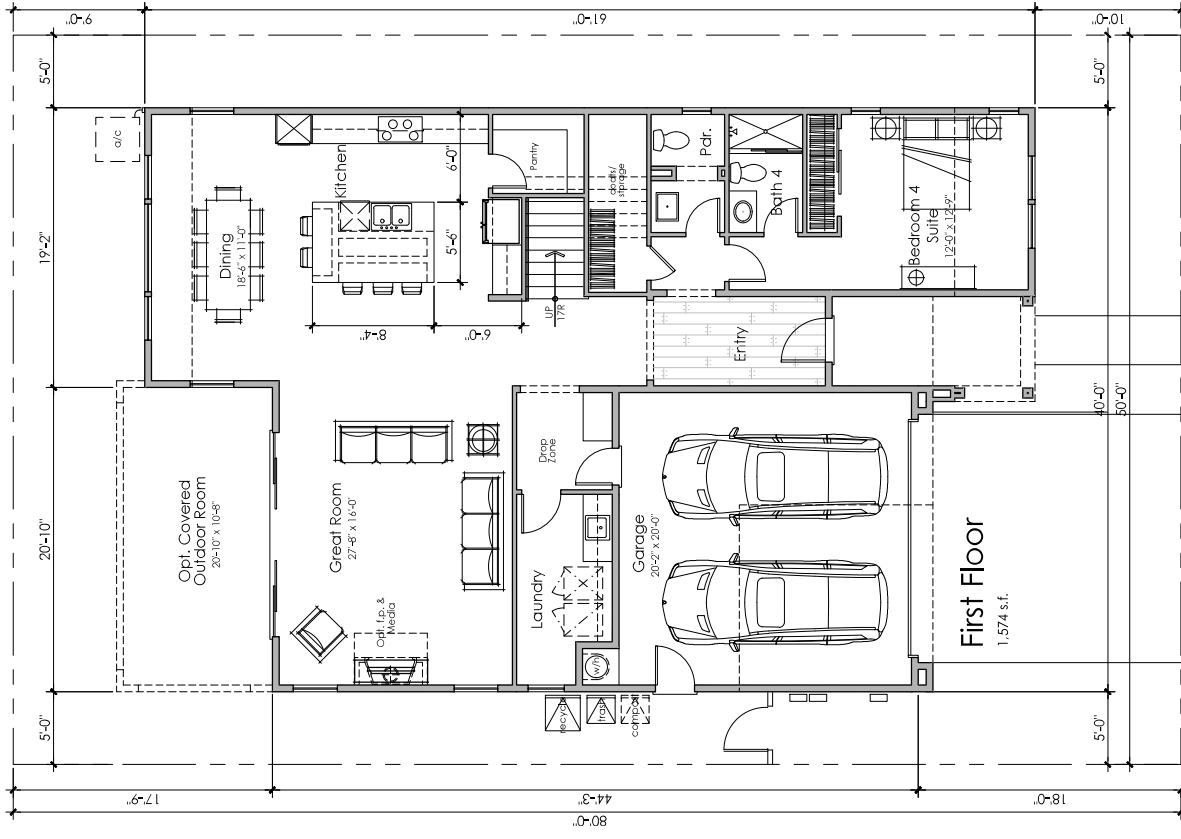
Front Elevation 2B - Craftsman

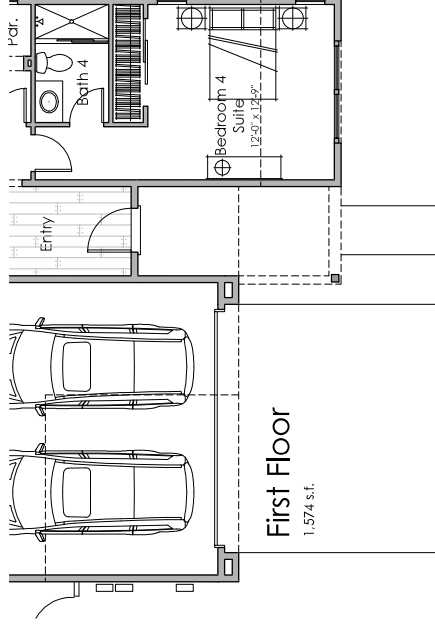
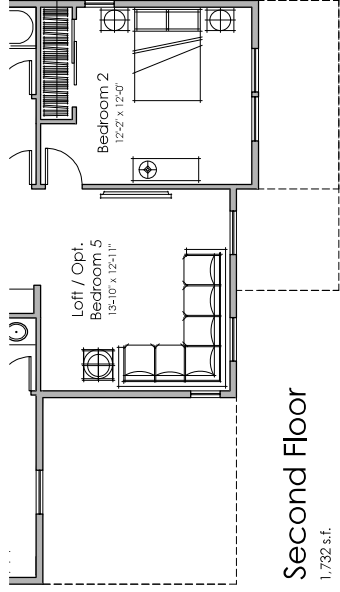
Scheme 8



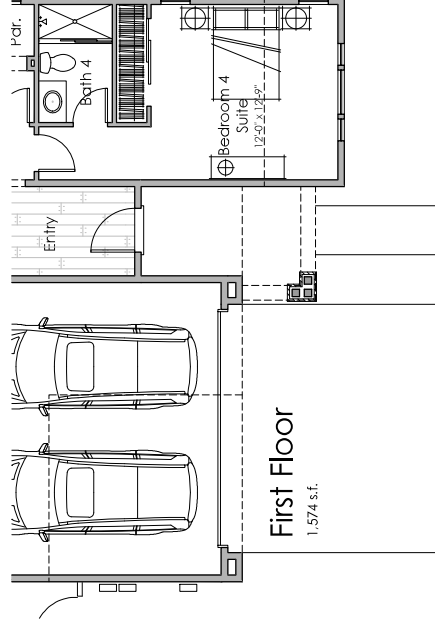
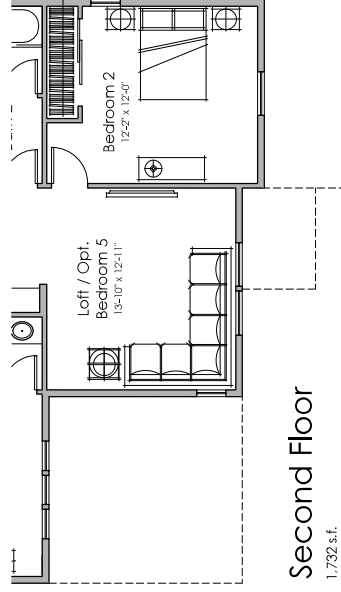
Front Elevation 2C - Contemporary Farmhouse

Scheme 14



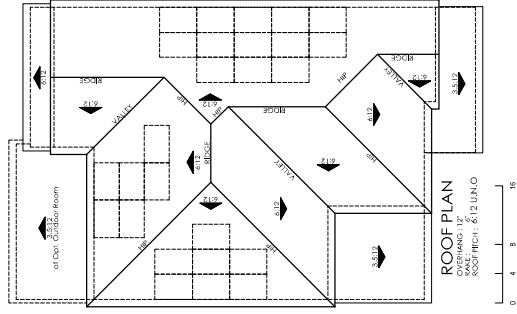


PLAN 2C

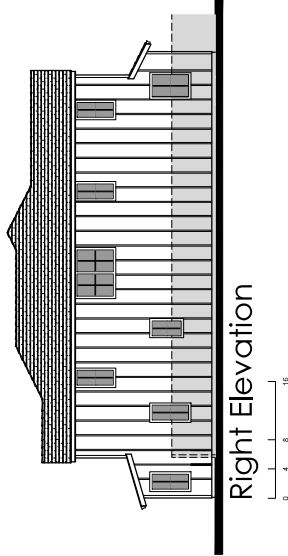


PLAN 2B

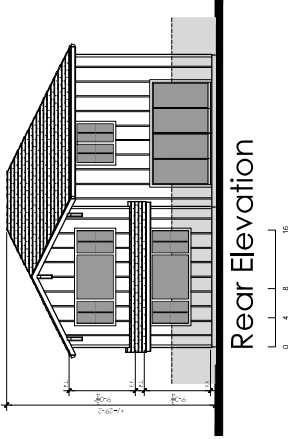
- 2A - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Board & Batt Siding
 - Decorative Shutters
 - Decorative Post and Trim
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim
 - Metal Roofing



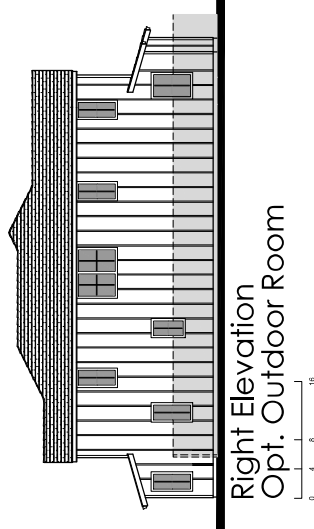
Front Elevation 2A - Farmhouse



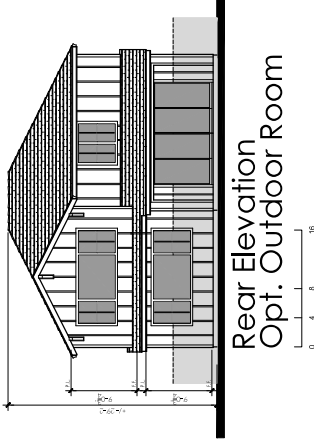
Right Elevation



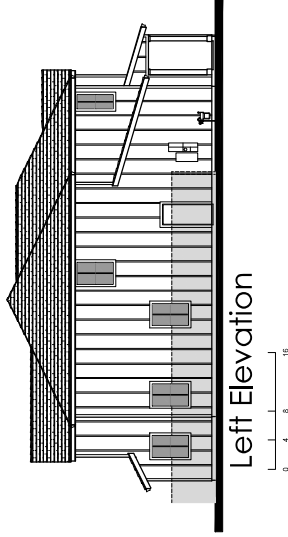
Rear Elevation



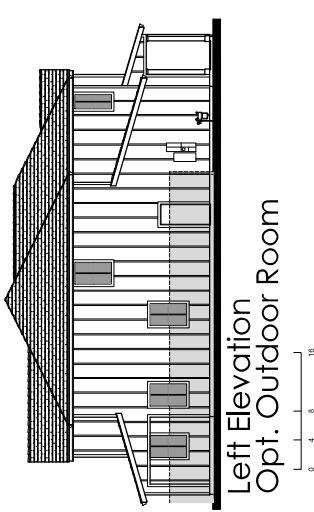
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room

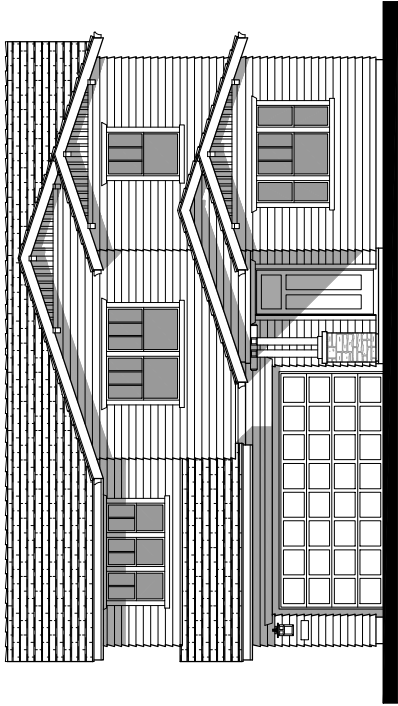


Left Elevation

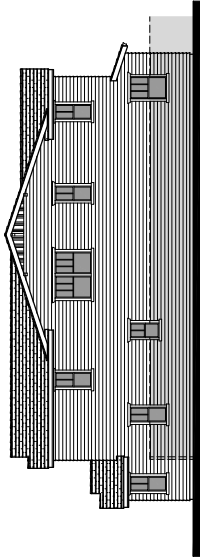


Left Elevation
Opt. Outdoor Room

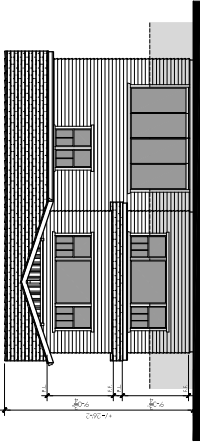
- 2B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Corbel
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



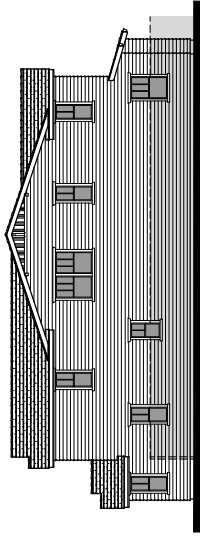
Front Elevation 2B - Craftsman



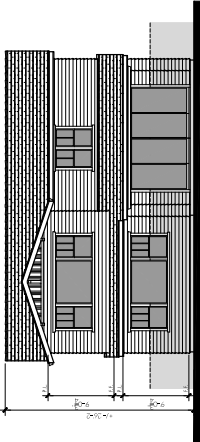
Right Elevation



Rear Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



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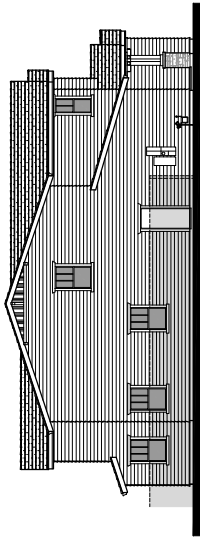
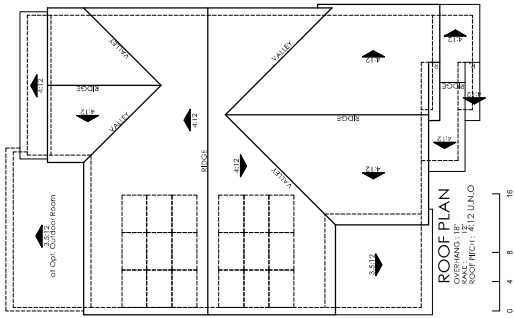
ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

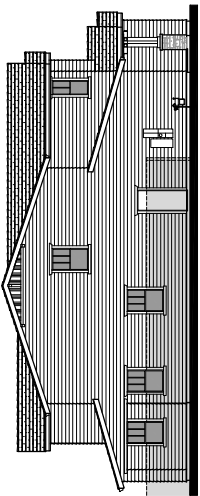
PLAN 2B - EXTERIOR ELEVATIONS



A2.3



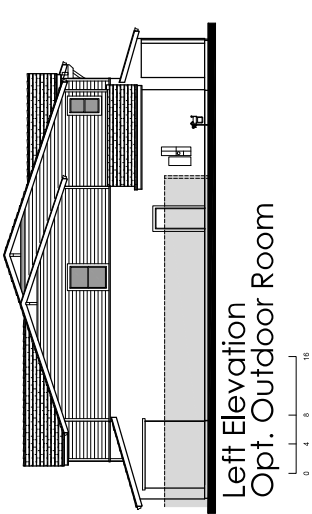
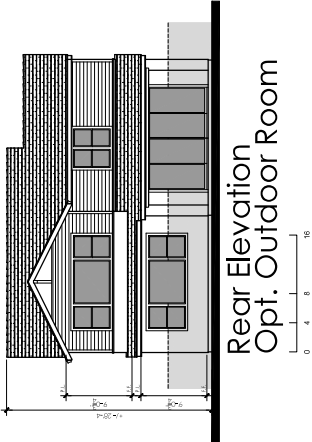
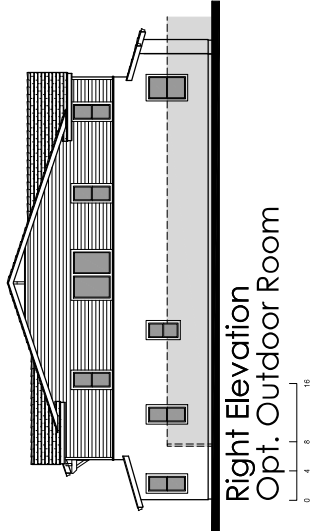
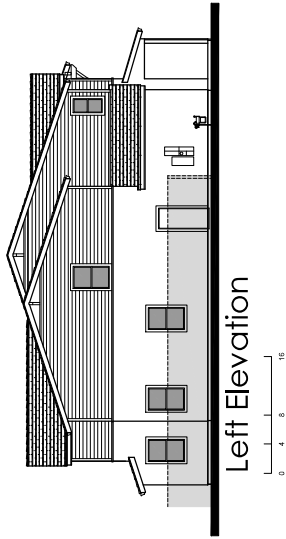
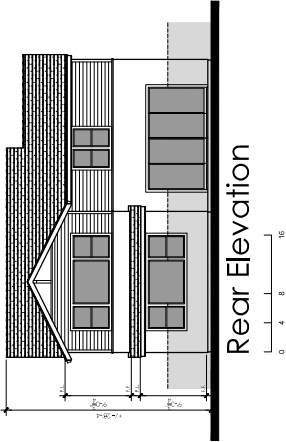
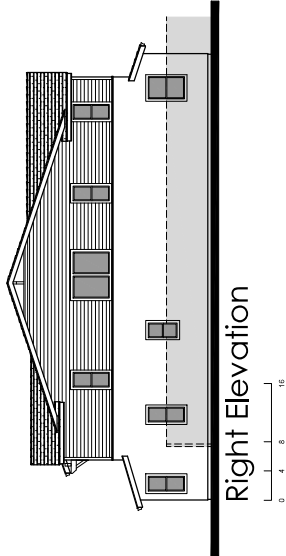
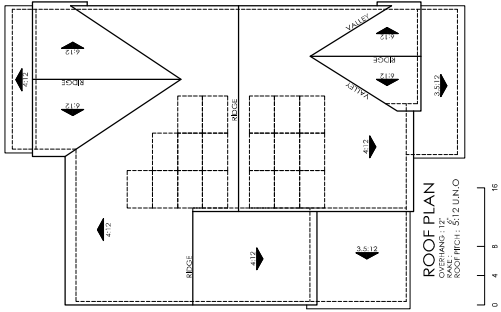
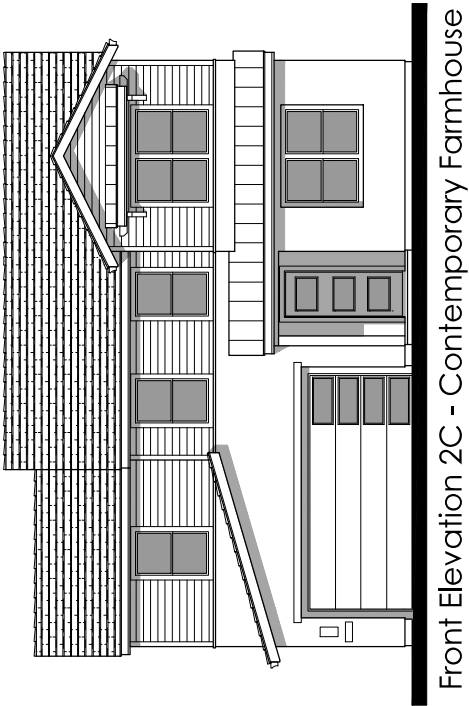
Left Elevation



Left Elevation
Opt. Outdoor Room



- 2C - Material Legend:
- Flat Concrete Tile Roofing
 - Stucco Finish
 - Cementitious Lap Siding
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim
 - Metal Roofing





Front Elevation 3A - Farmhouse

Scheme 3



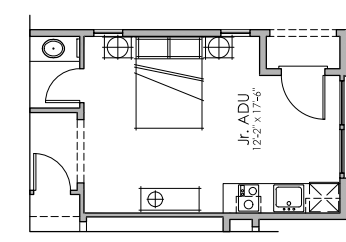
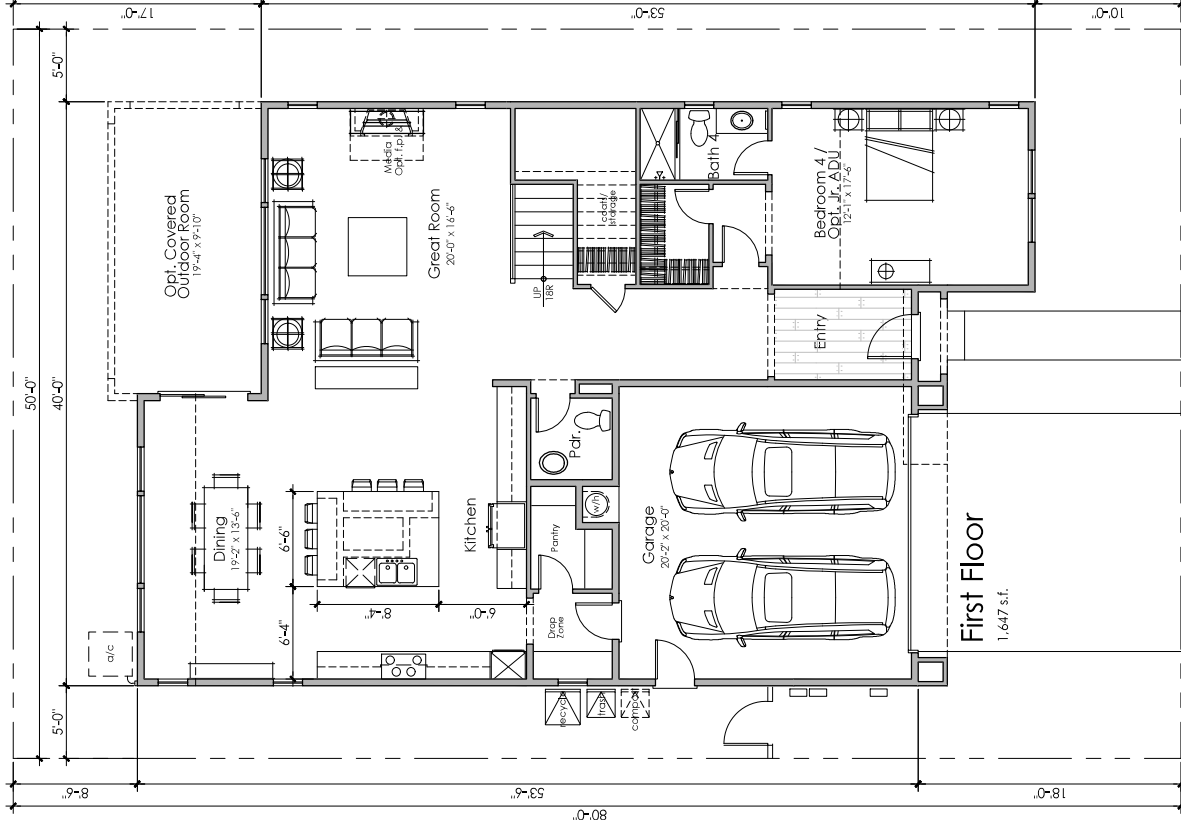
Front Elevation 3B - Craftsman

Scheme 9

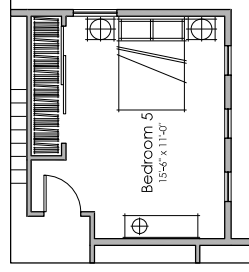


Front Elevation 3C - Contemporary Farmhouse

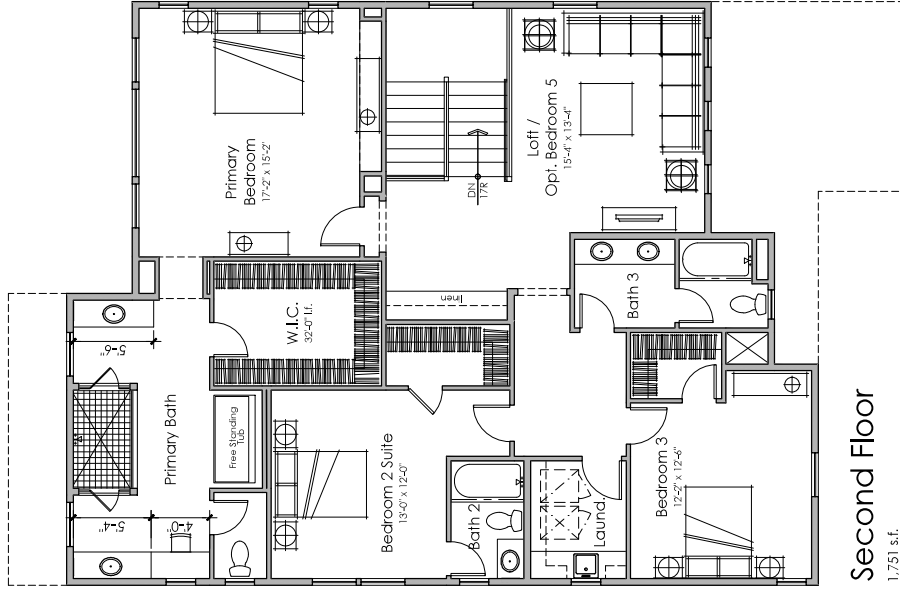
Scheme 15

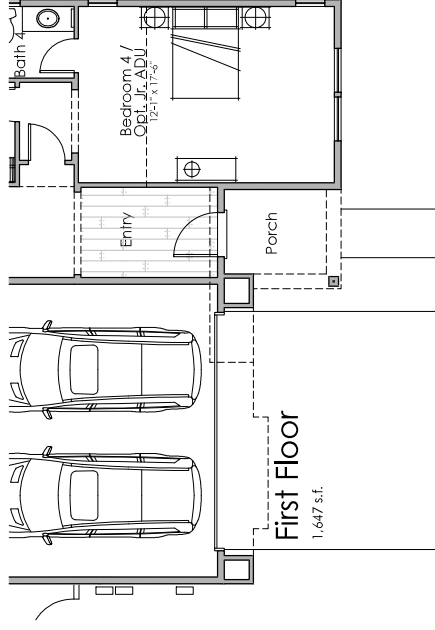
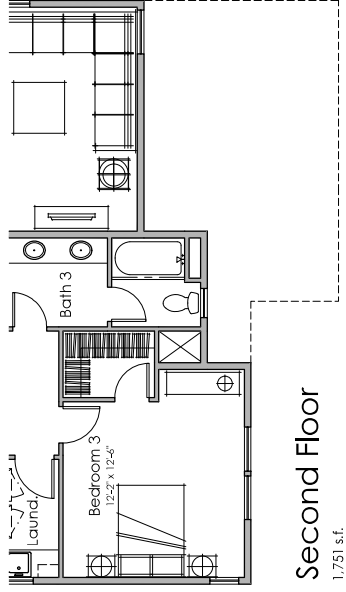


Opt. Jr. ADU

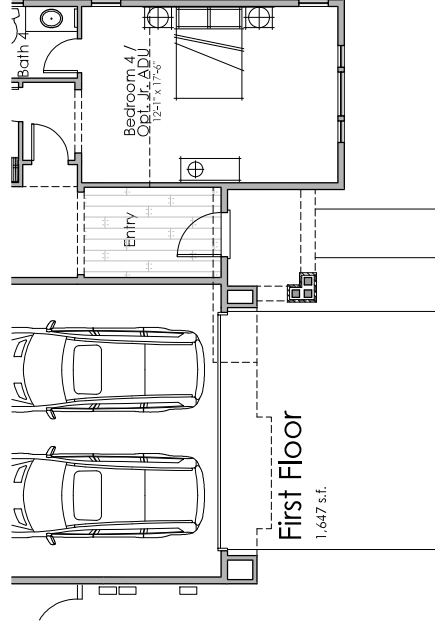
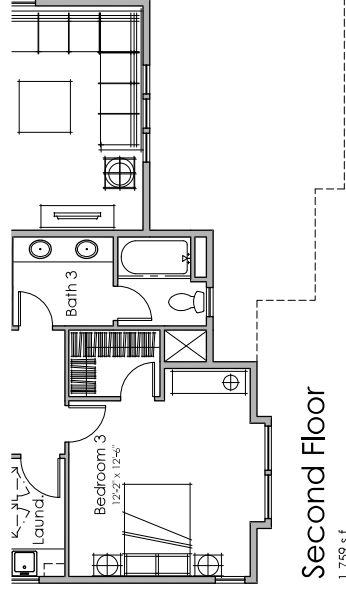


Opt. Bedroom 5



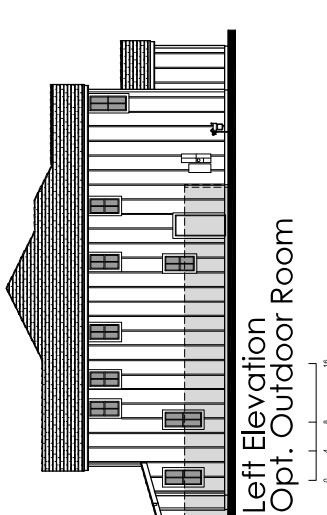
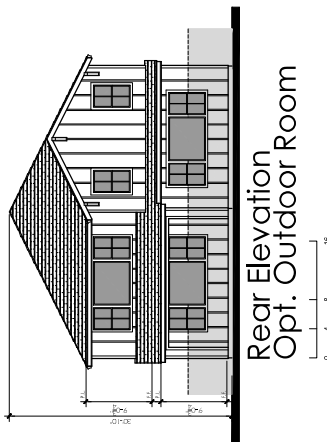
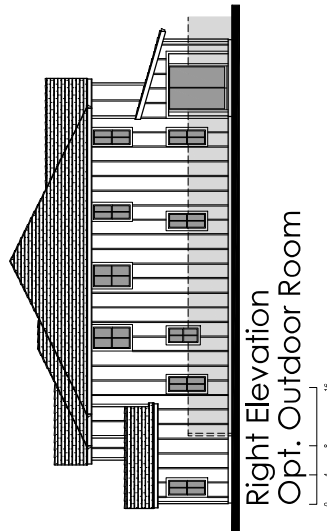
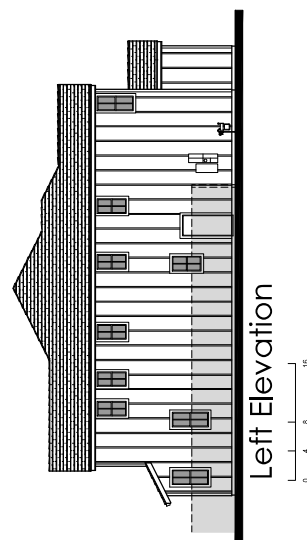
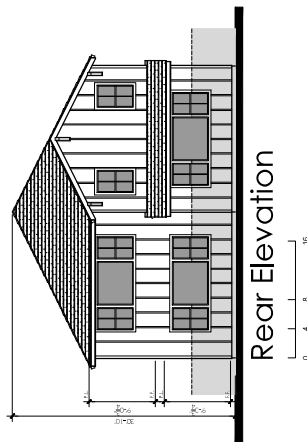
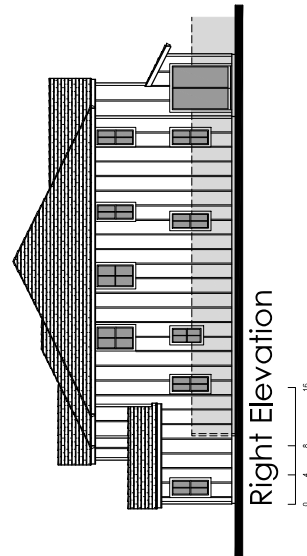
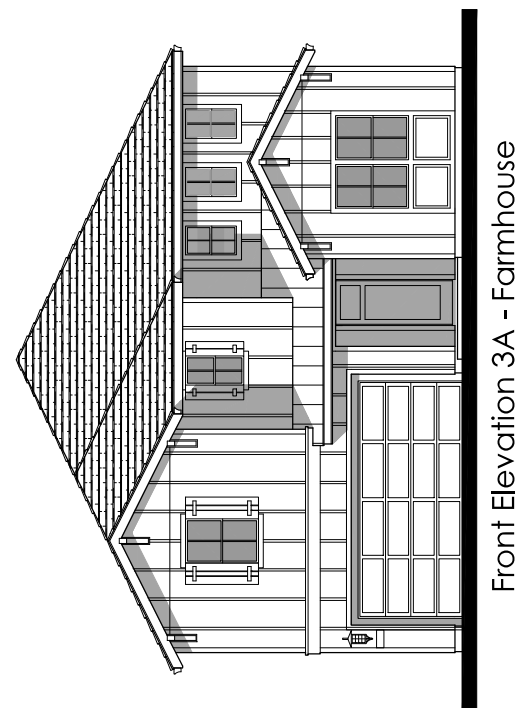
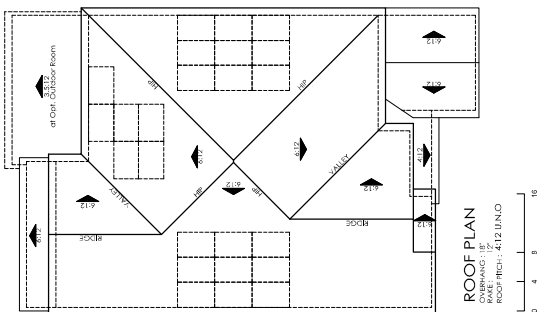


PLAN 3C

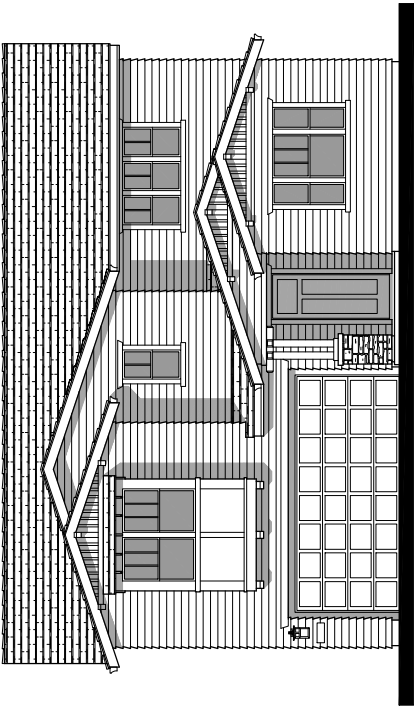


PLAN 3B

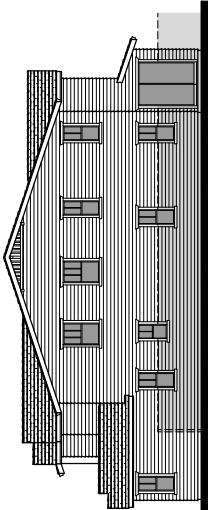
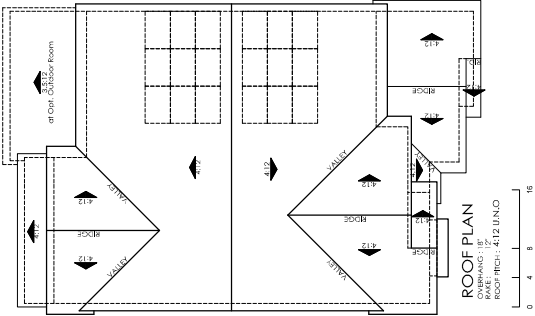
3A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Shutters
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



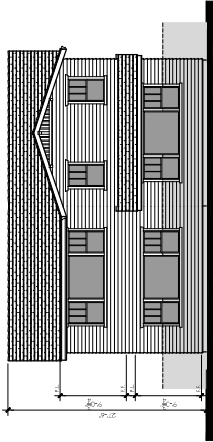
- 3B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Corbel
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



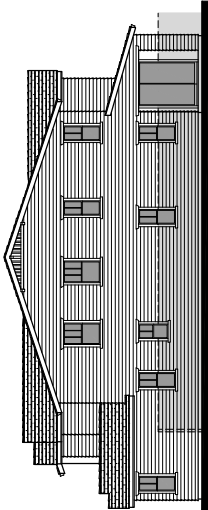
Front Elevation 3B - Craftsman



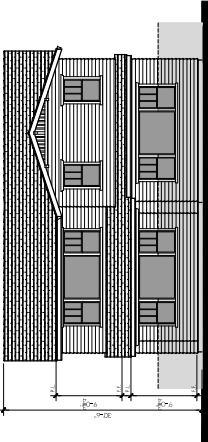
Right Elevation



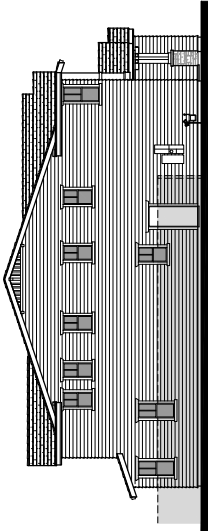
Rear Elevation



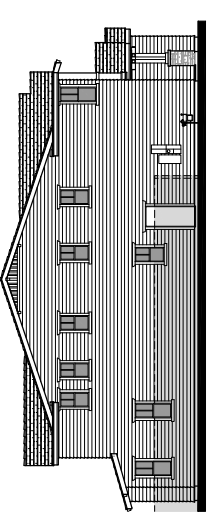
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room

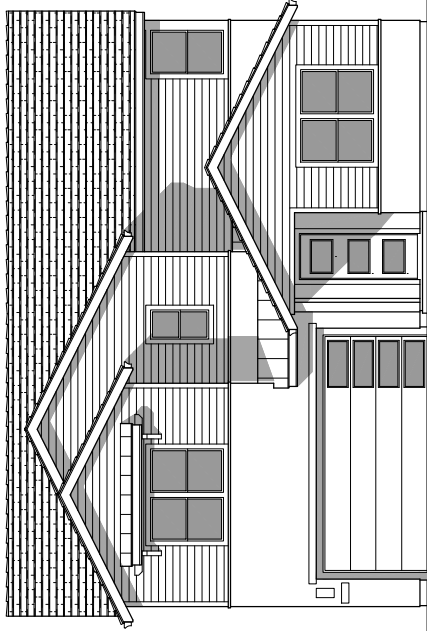


Left Elevation

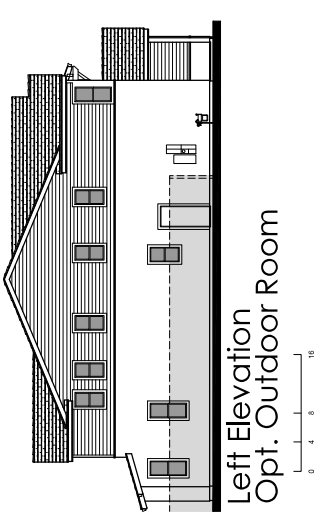
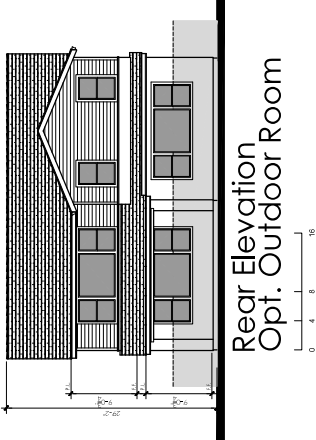
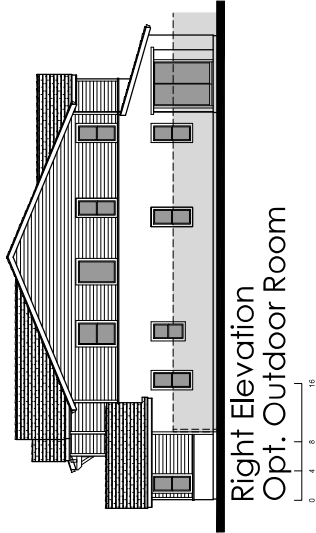
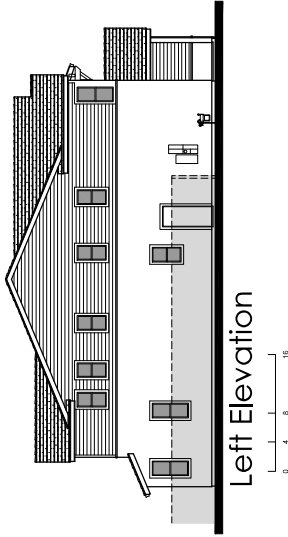
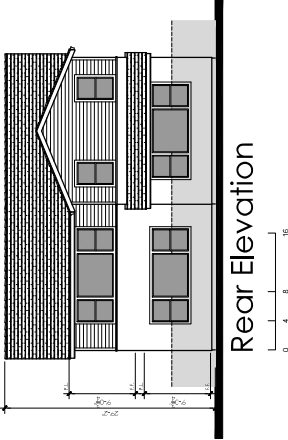
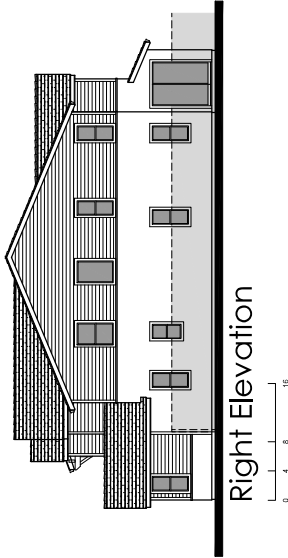
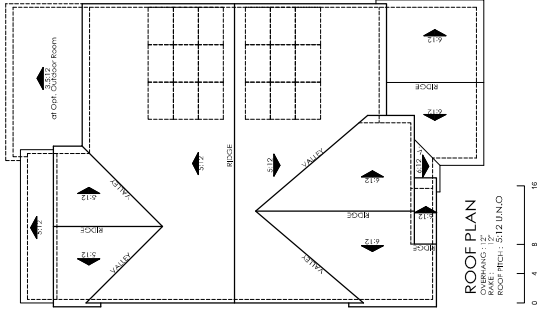


Left Elevation
Opt. Outdoor Room

3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 3C - Contemporary Farmhouse





Front Elevation 4A - Farmhouse
(Right Elevation)

Scheme 1



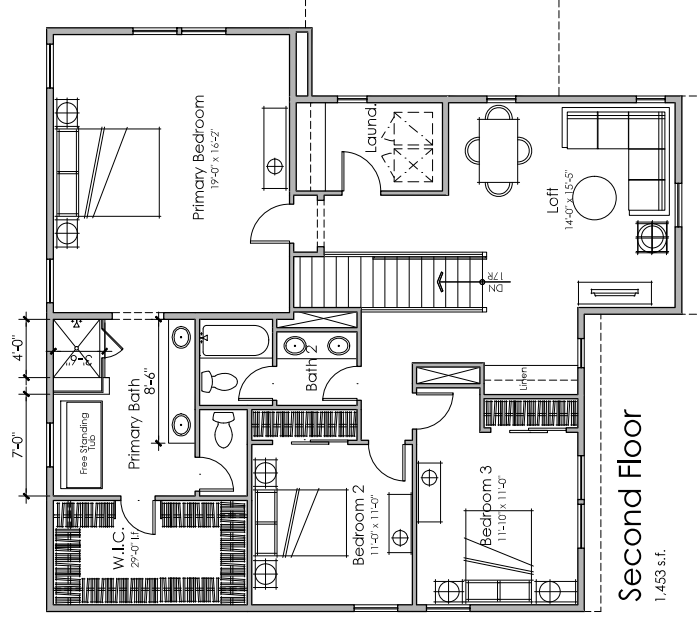
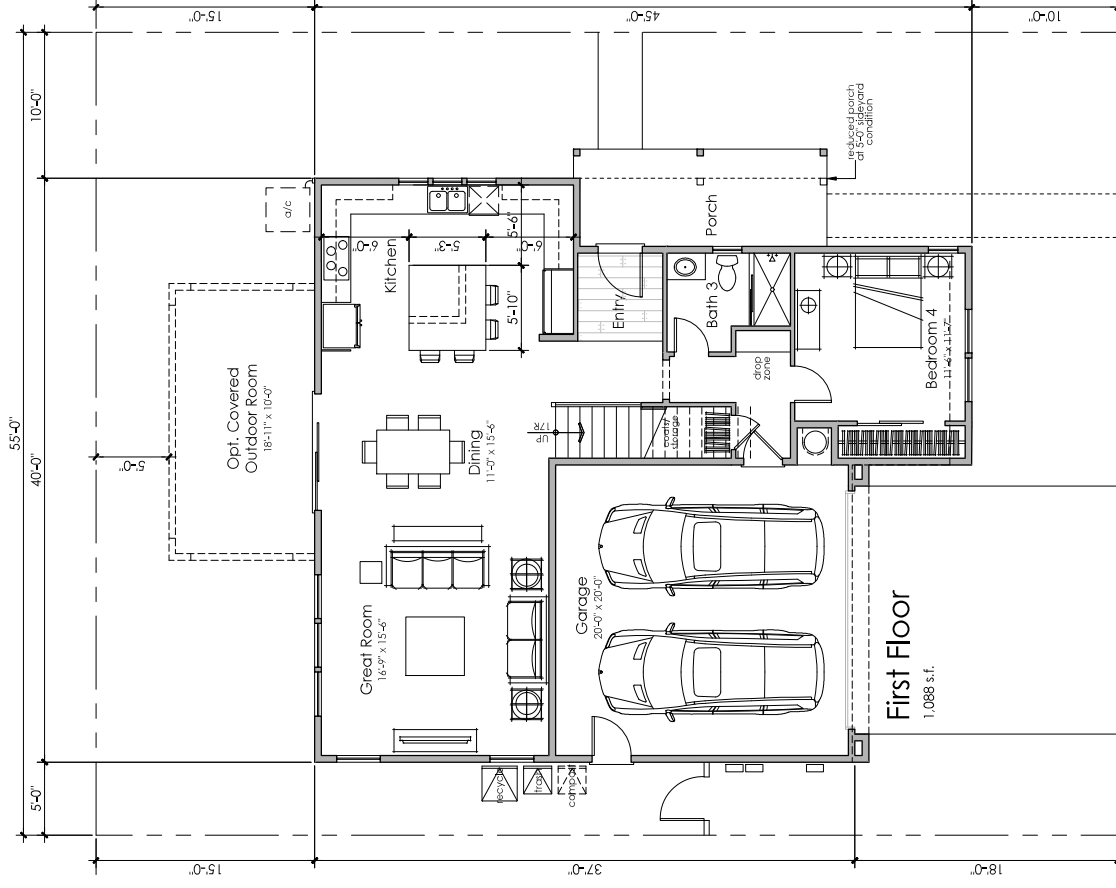
Front Elevation 4C - Contemporary Farmhouse
(Right Elevation)

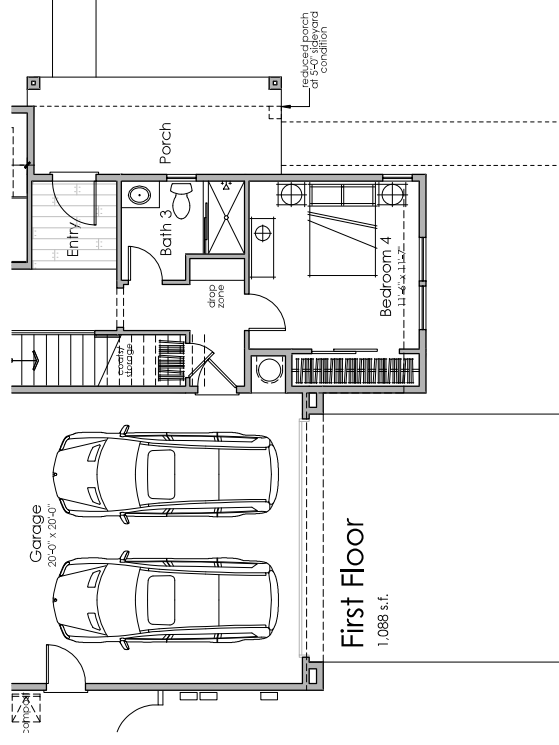
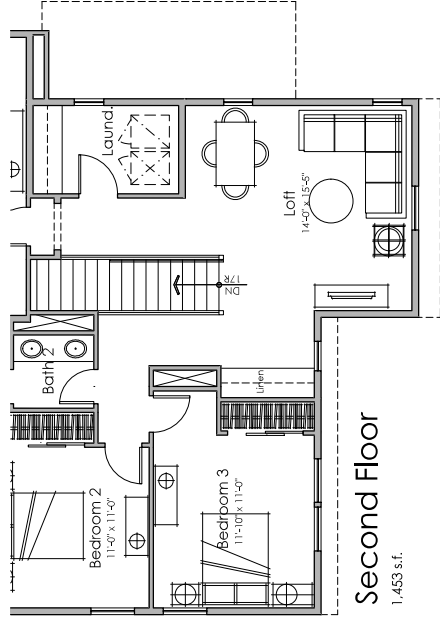
Scheme 16



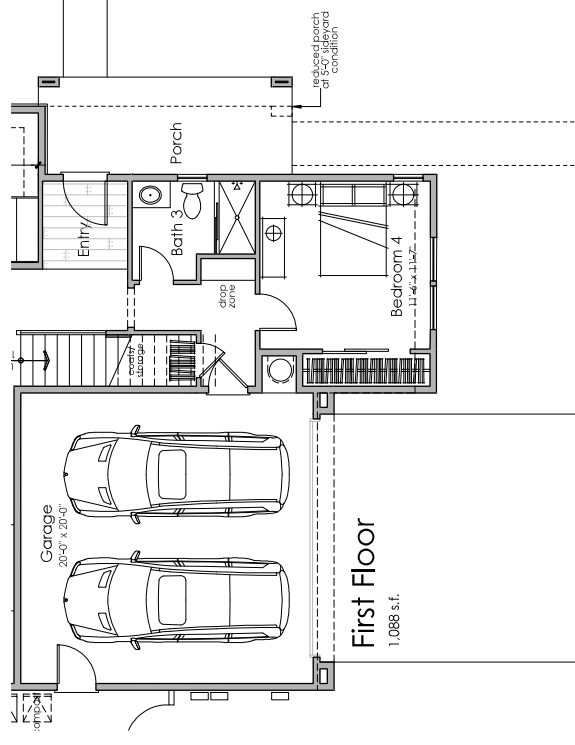
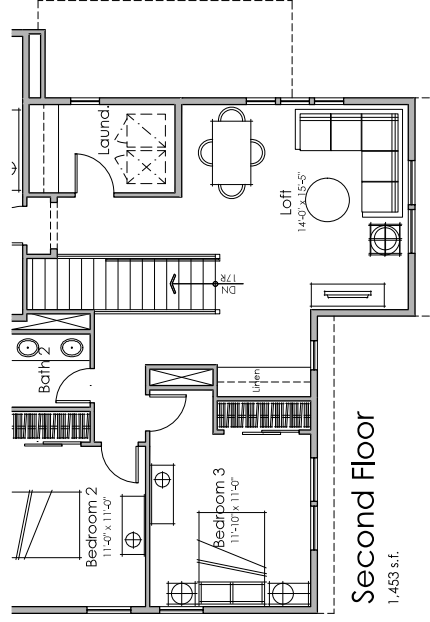
Front Elevation 4B - Craftsman
(Right Elevation)

Scheme 10



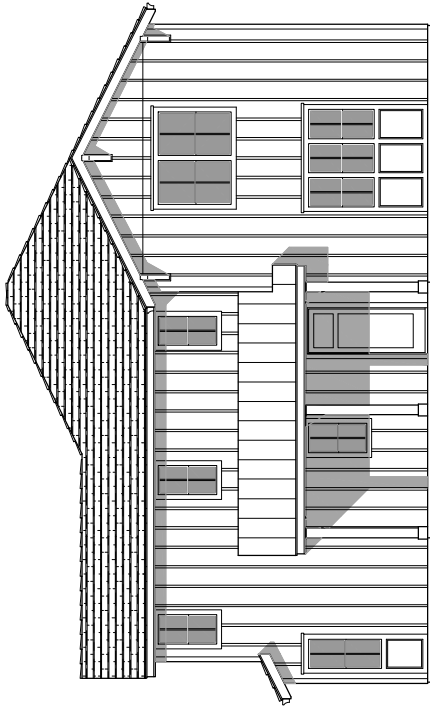


PLAN 4C

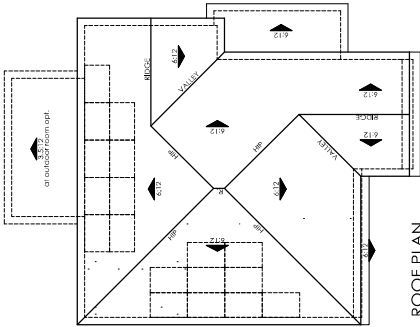


PLAN 4B

- 4A - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Board & Batt Siding
 - Decorative Post and Trim
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim
 - Metal Roofing

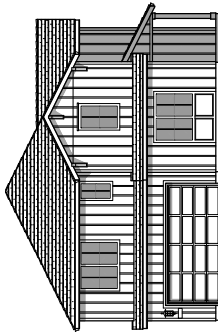


Front Elevation 4A - Farmhouse
(Right Elevation)



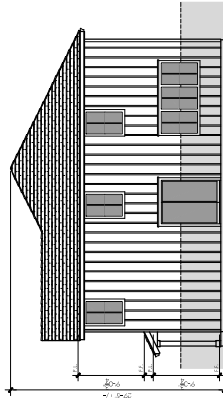
ROOF PLAN
OVERLAP: 1/2"
ROOF PITCH: 6/12 U.N.O.

0 4 8 16



Front Elevation 4A
(Garage Side)

0 4 8 16



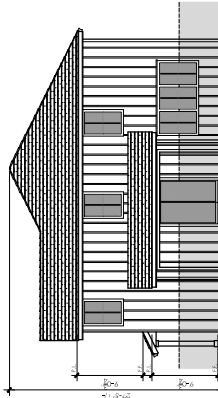
Rear Elevation

0 4 8 16



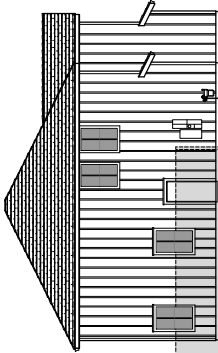
Front Elevation 4A - Farmhouse
Opt. Outdoor Rm. (Right Elevation)

0 4 8 16



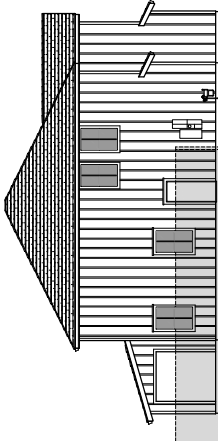
Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation

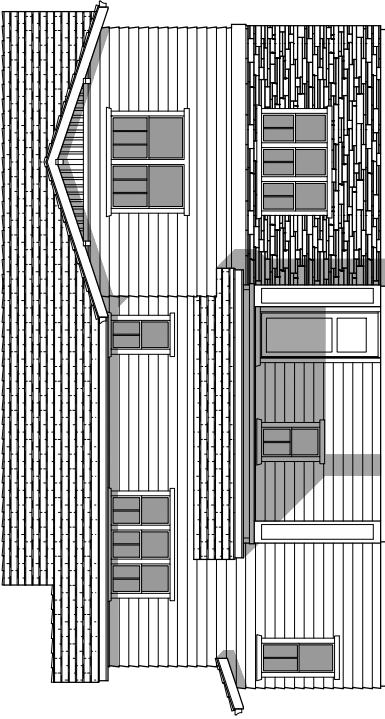
0 4 8 16



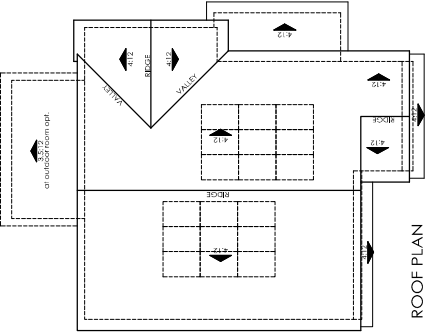
Left Elevation
Opt. Outdoor Room

0 4 8 16

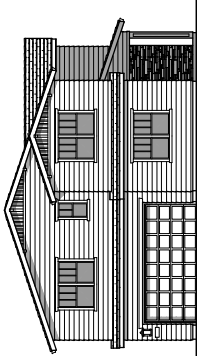
- 4B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Trim
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



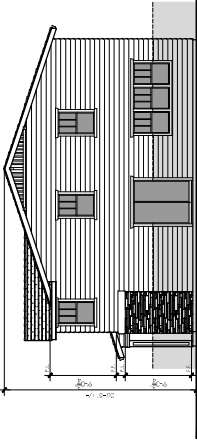
Front Elevation 4B - Craftsman
(Right Elevation)



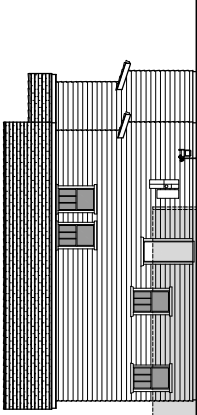
ROOF PLAN
OVERHANG: 16"
ROOF PITCH: 4:12 U.N.O.



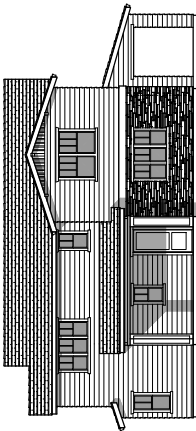
Front Elevation 4B
(Garage Side)



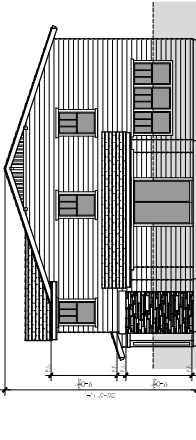
Rear Elevation



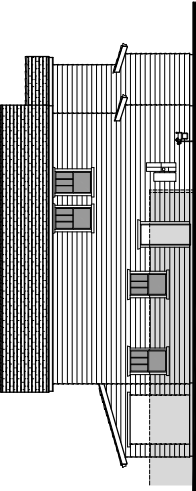
Left Elevation



Front Elevation 4B - Craftsman
Opt. Outdoor Rm. (Right Elevation)

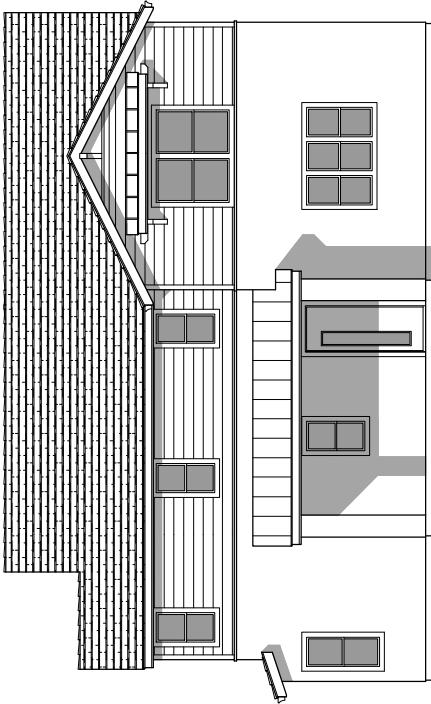


Rear Elevation
Opt. Outdoor Room

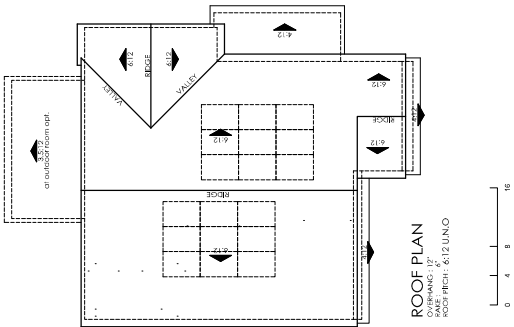


Left Elevation
Opt. Outdoor Room

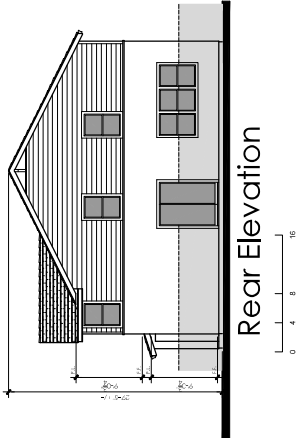
- 4C - Material Legend:
- Flat Concrete Tile Roofing
 - Metal Roofing
 - Stucco Finish
 - Cementitious Lap Siding
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



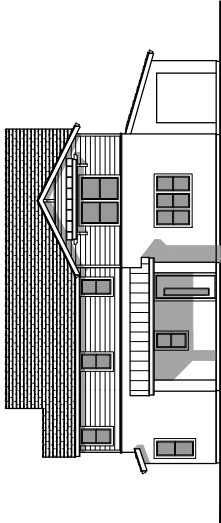
Front Elevation 4C - Contemporary Farmhouse
(Right Elevation)



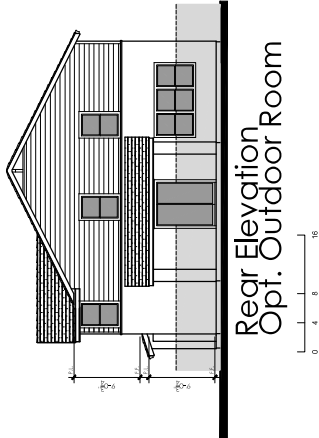
Front Elevation 4C
(Garage Side)



Rear Elevation

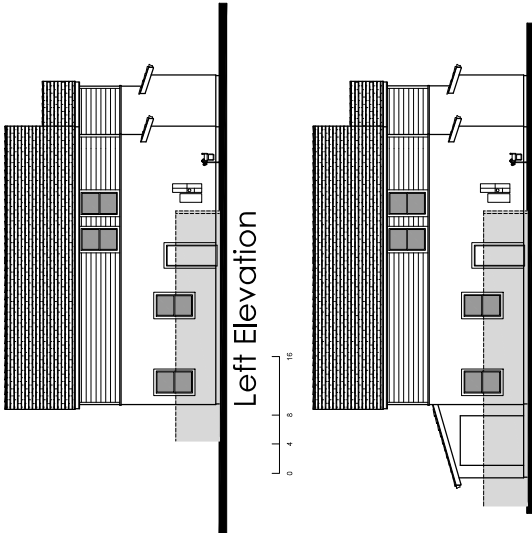


Front Elevation 4C -
Contemporary Farmhouse
Opt. Outdoor Rm. (Right Elevation)



Rear Elevation
Opt. Outdoor Room

Left Elevation



Left Elevation
Opt. Outdoor Room



Front Elevation 5A - Farmhouse

Scheme 5



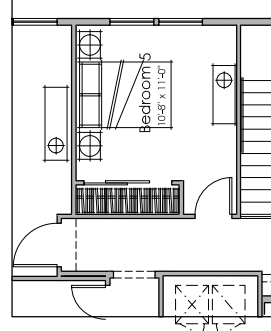
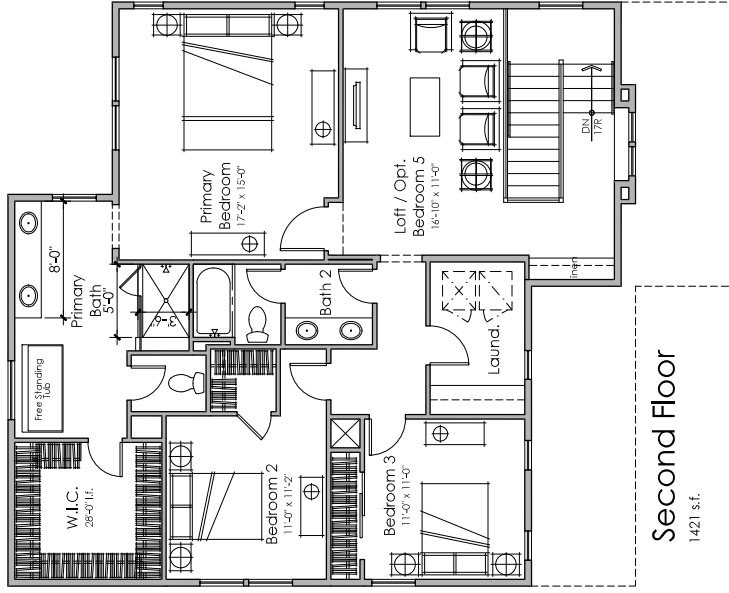
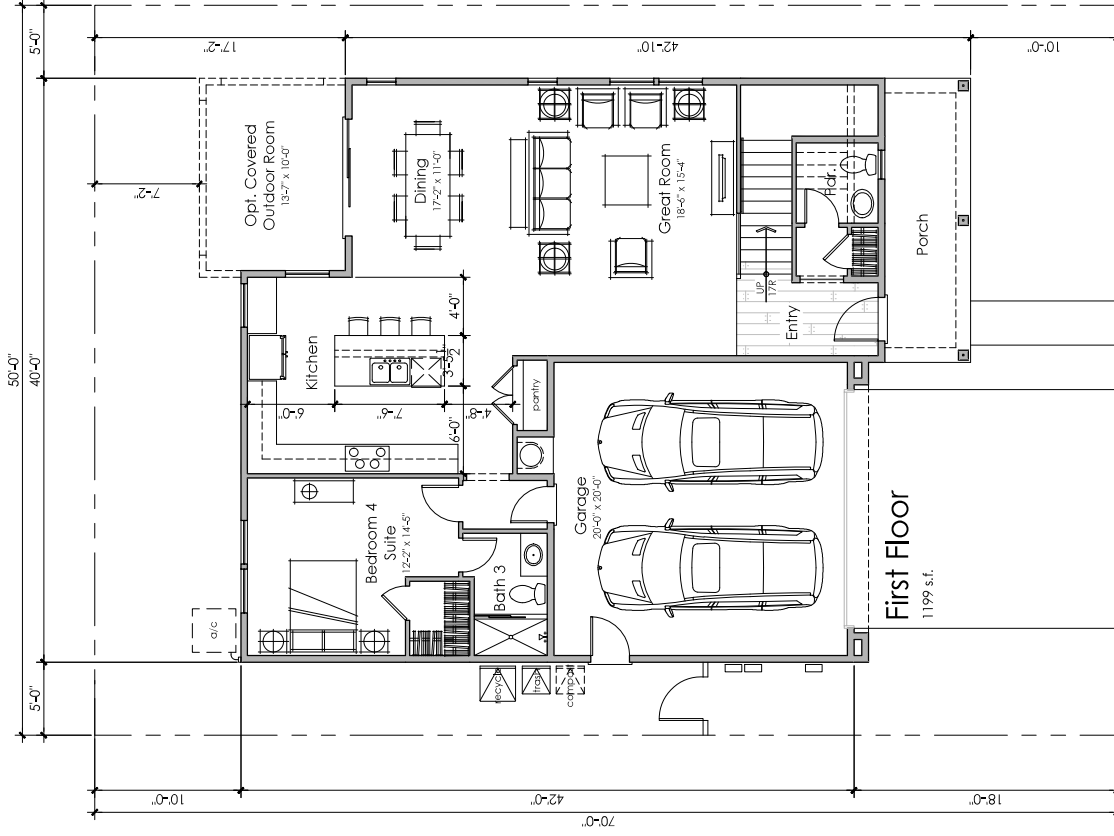
Front Elevation 5B - Craftsman

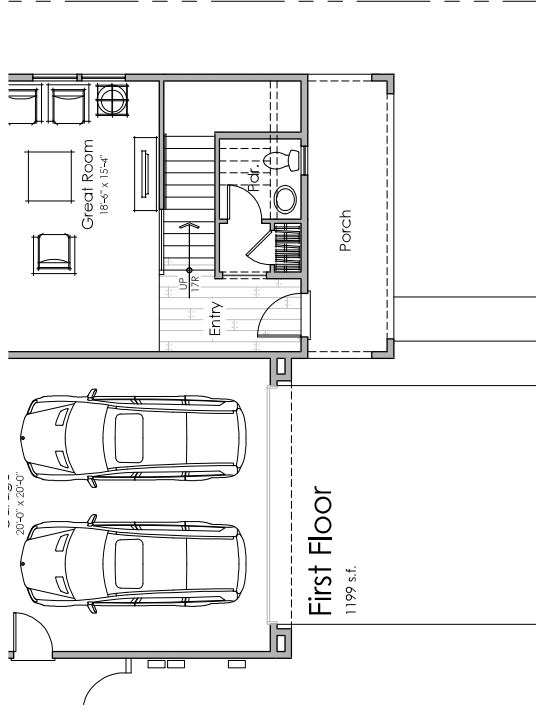
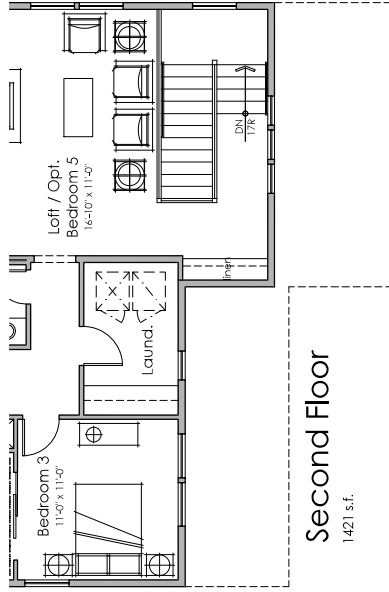
Scheme 11



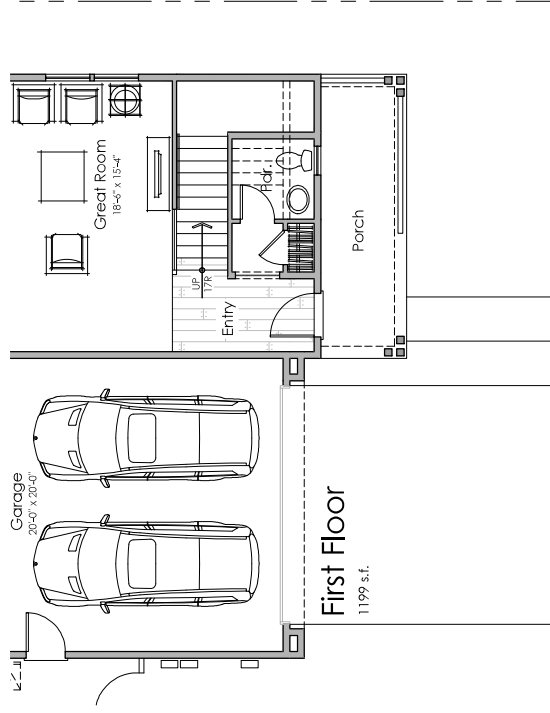
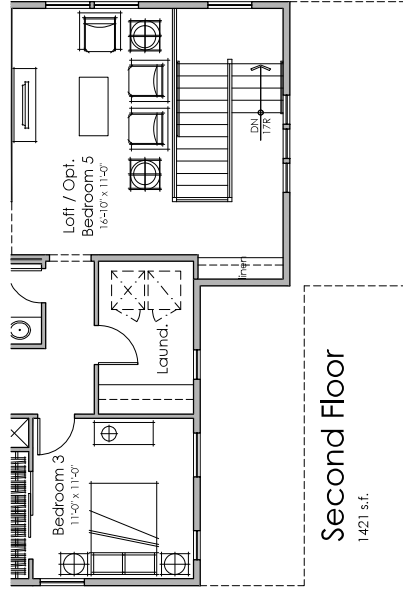
Front Elevation 5C - Contemporary Farmhouse

Scheme 17



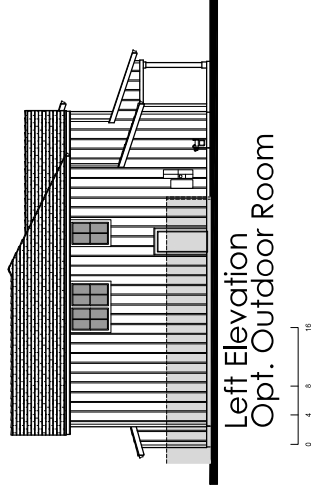
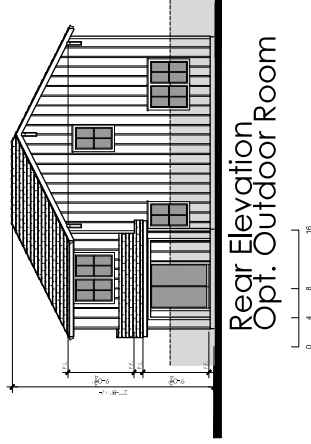
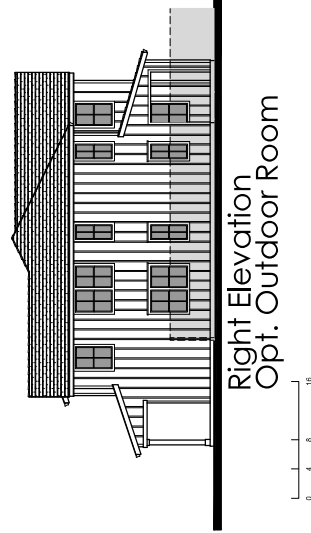
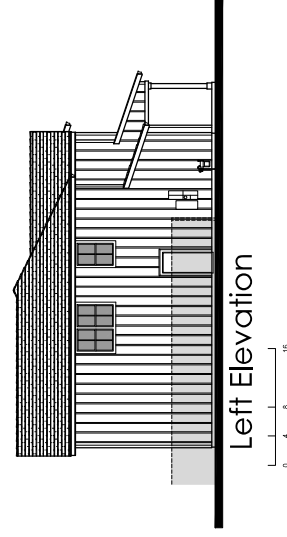
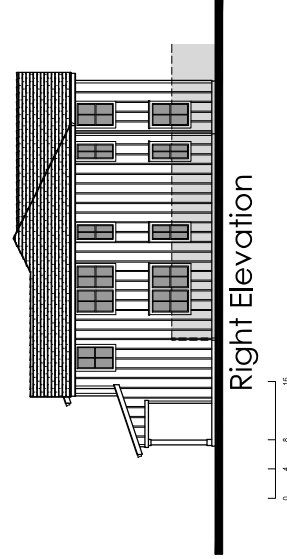


PLAN 5C

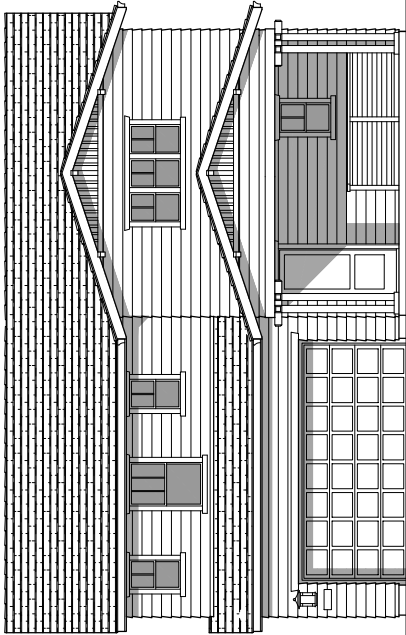


PLAN 5B

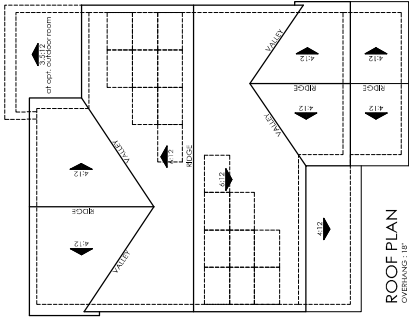
5A - Material Legend:
Flat Concrete Tile Roofing
Cementitious Board & Batt Siding
Decorative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing



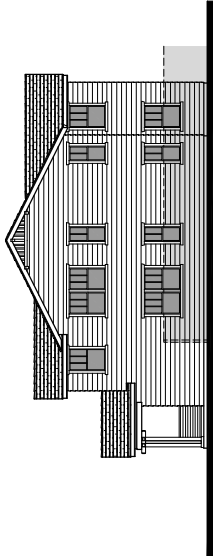
- 5B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Decorative Post and Corbel
 - Decorative Railing
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



Front Elevation 5B - Craftsman

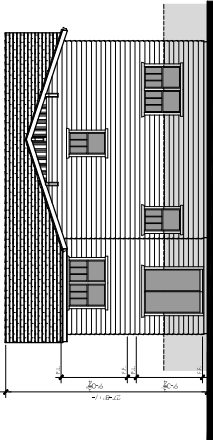


0 4 8 16



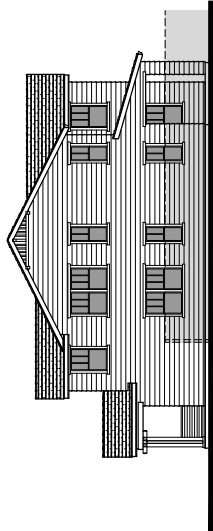
Right Elevation

0 4 8 16



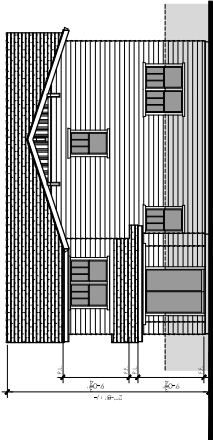
Rear Elevation

0 4 8 16



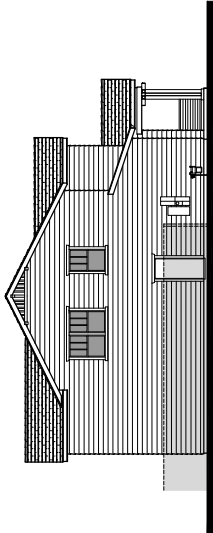
Right Elevation
Opt. Outdoor Room

0 4 8 16



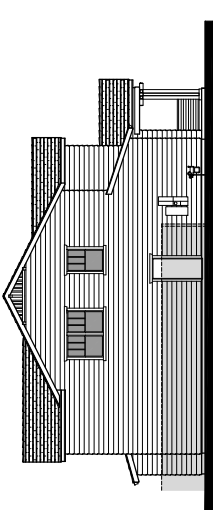
Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation

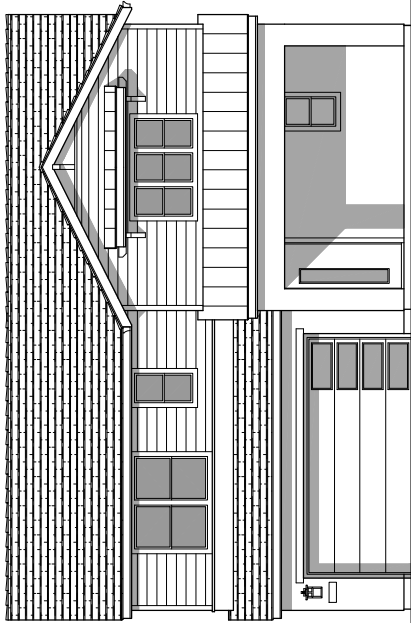
0 4 8 16



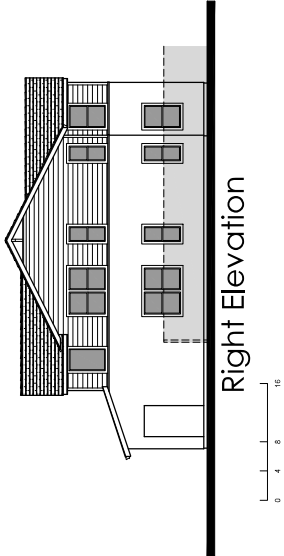
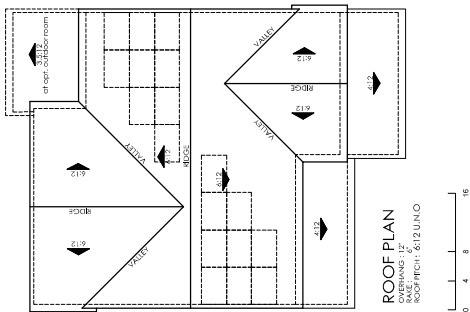
Left Elevation
Opt. Outdoor Room

0 4 8 16

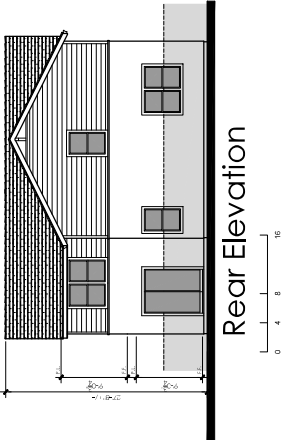
- 3C - Material Legend:
- Flat Concrete Tile Roofing
 - Stucco Finish
 - Cementitious Lap Siding
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim
 - Metal Roofing



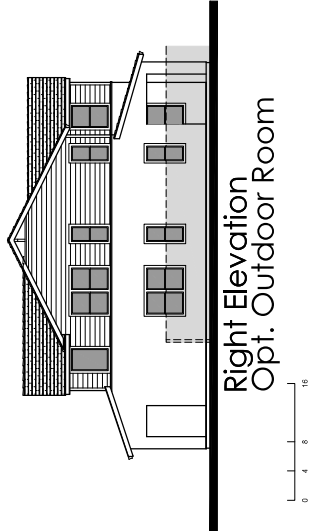
Front Elevation 5C - Contemporary Farmhouse



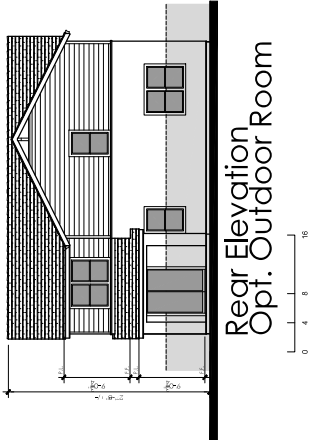
Right Elevation



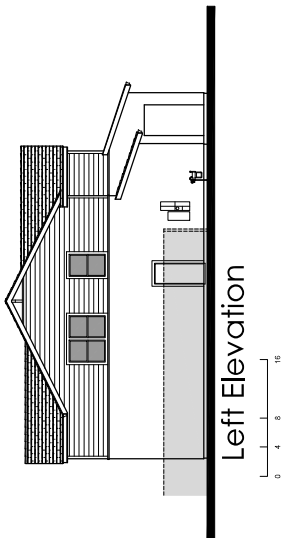
Rear Elevation



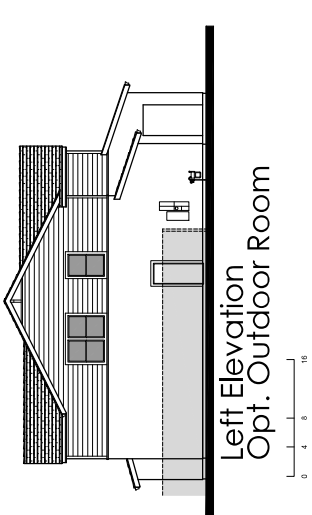
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



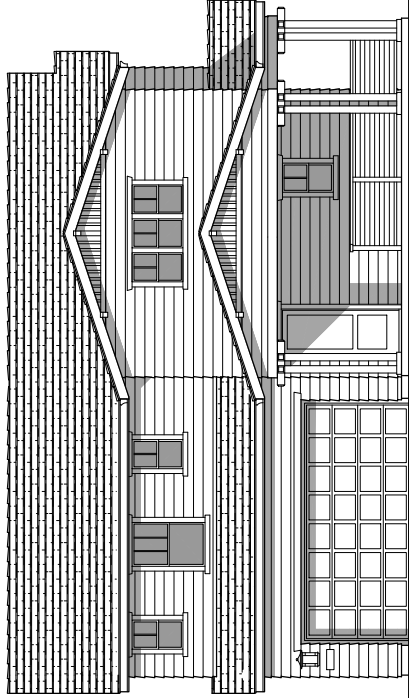
Left Elevation



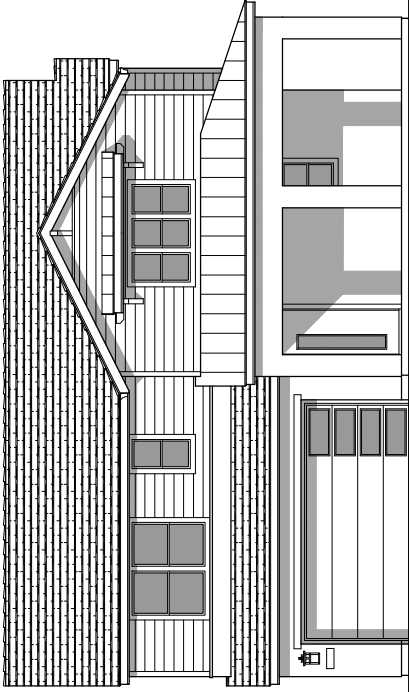
Left Elevation
Opt. Outdoor Room



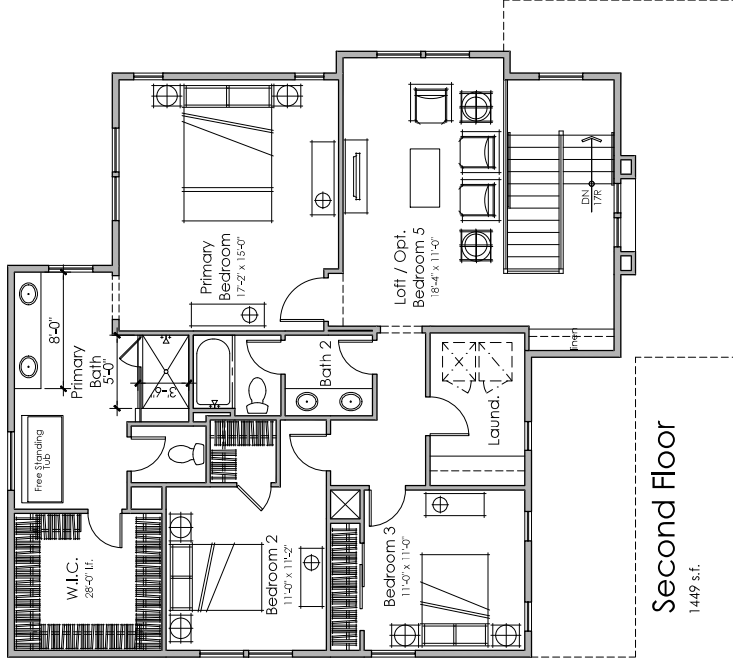
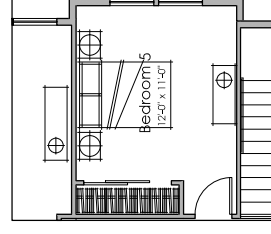
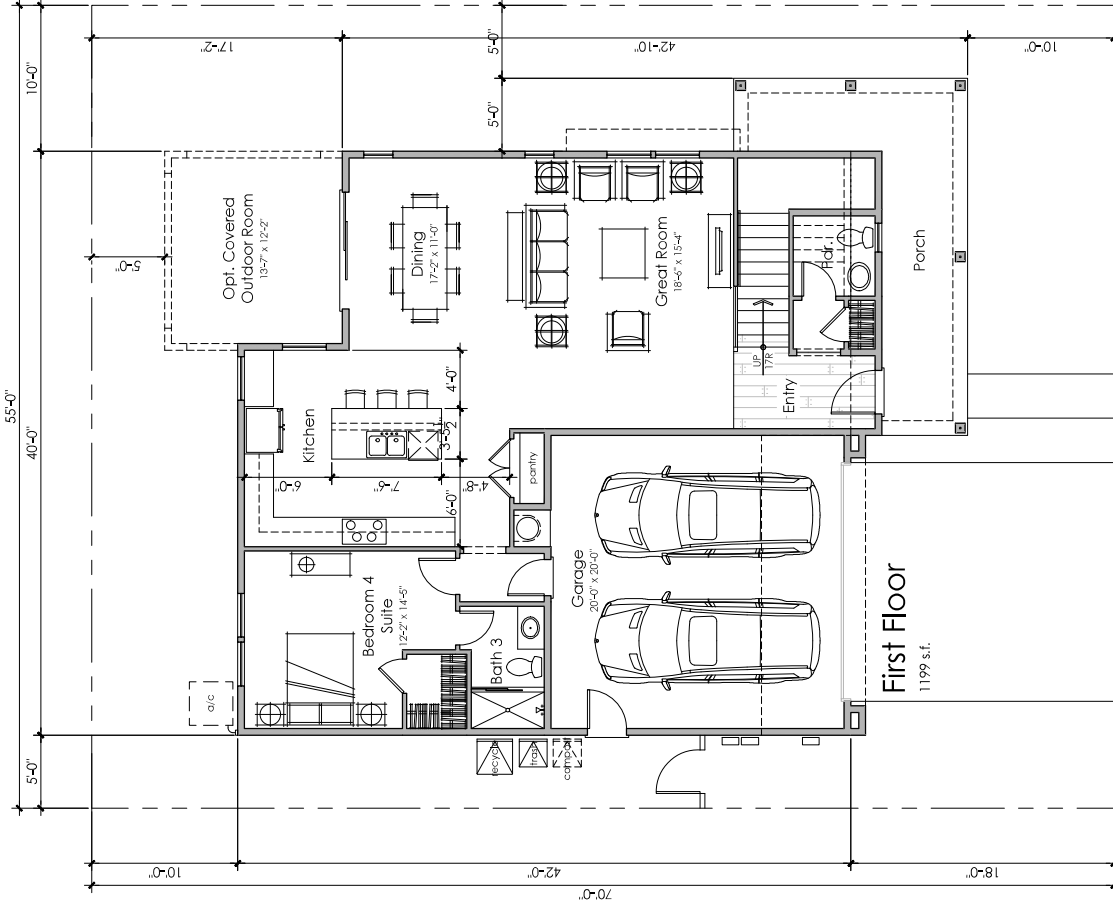
Front Elevation 5XA - Farmhouse



Front Elevation 5XB - Craftsman



Front Elevation 5XC - Contemporary Farmhouse



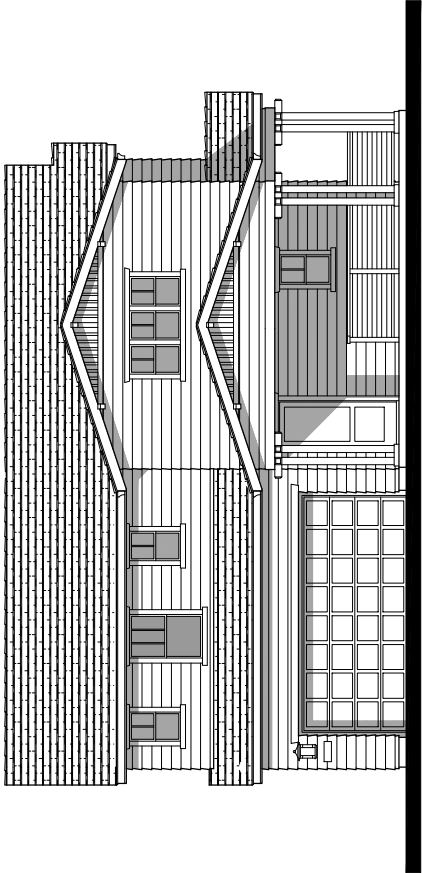


Right Elevation

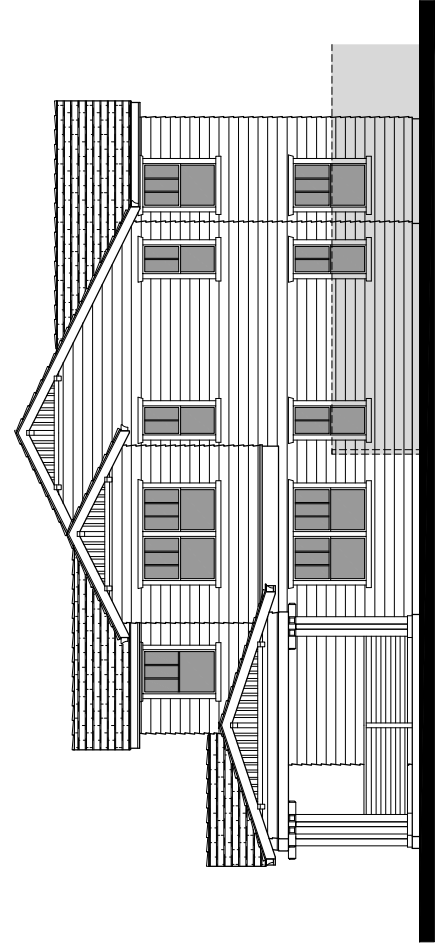


A5.7

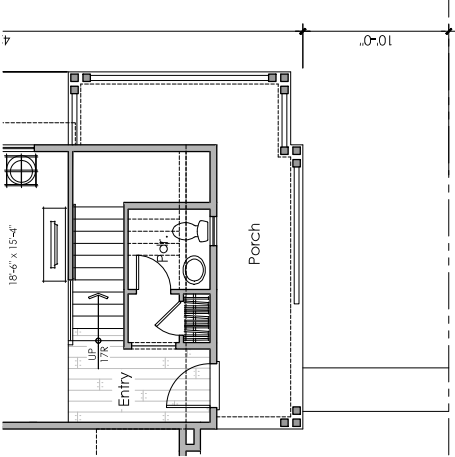
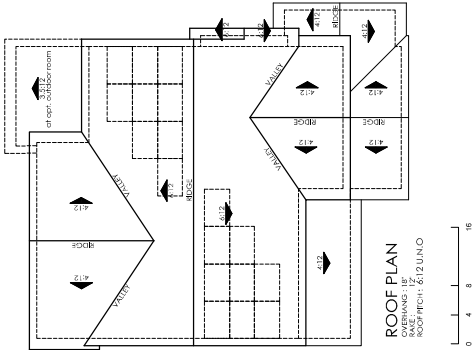
5B - Material Legend:
Flat Concrete Tile Roofing
Cementitious Lap Siding
Decorative Post and Corbel
Decorative Railing
Decorative Gable End Detail
Enhanced Head and Sill Trim



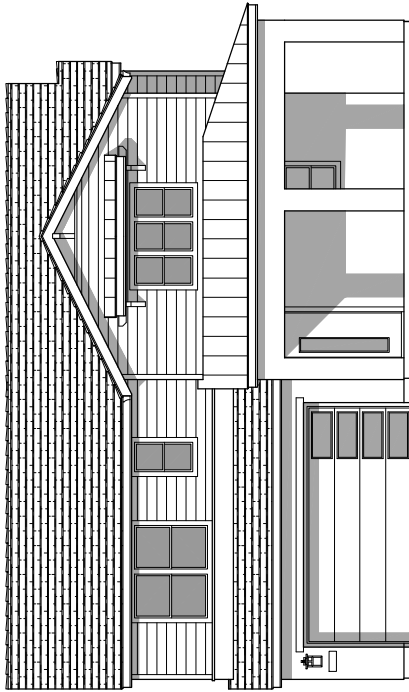
Front Elevation 5XB - Craftsman



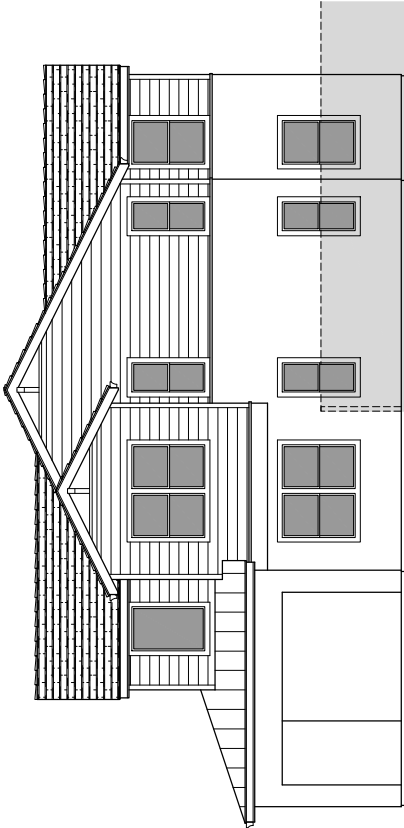
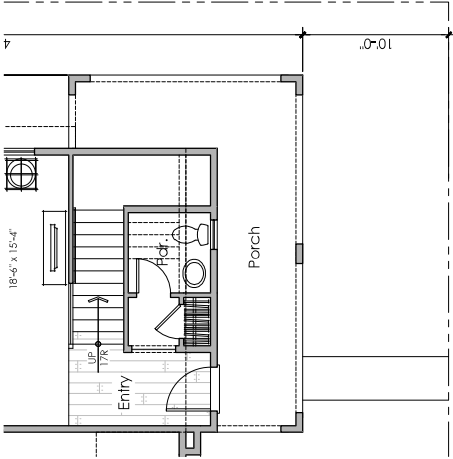
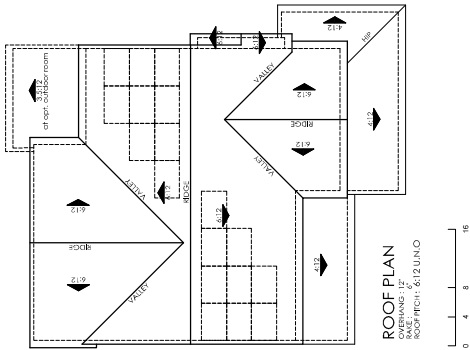
Right Elevation



3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 5XC - Contemporary Farmhouse



Right Elevation



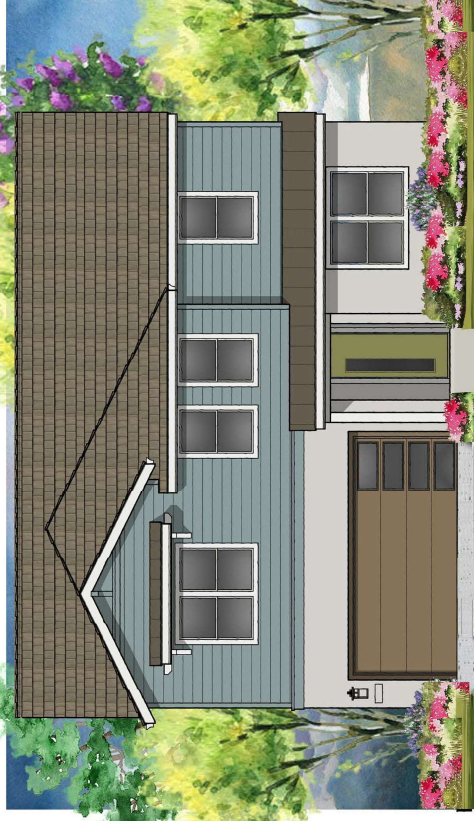
Front Elevation 6A - Farmhouse

Scheme 6



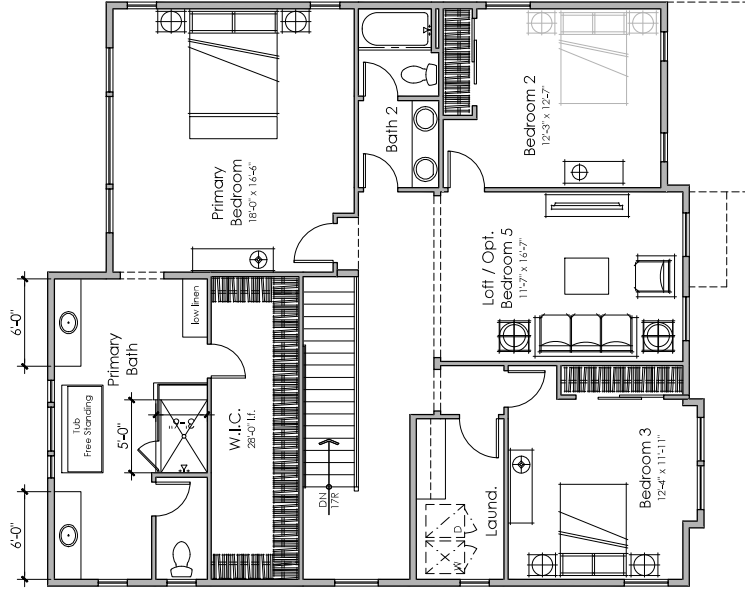
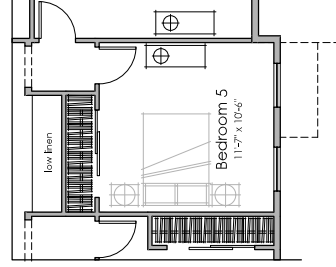
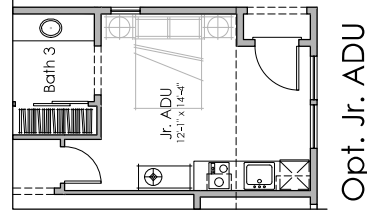
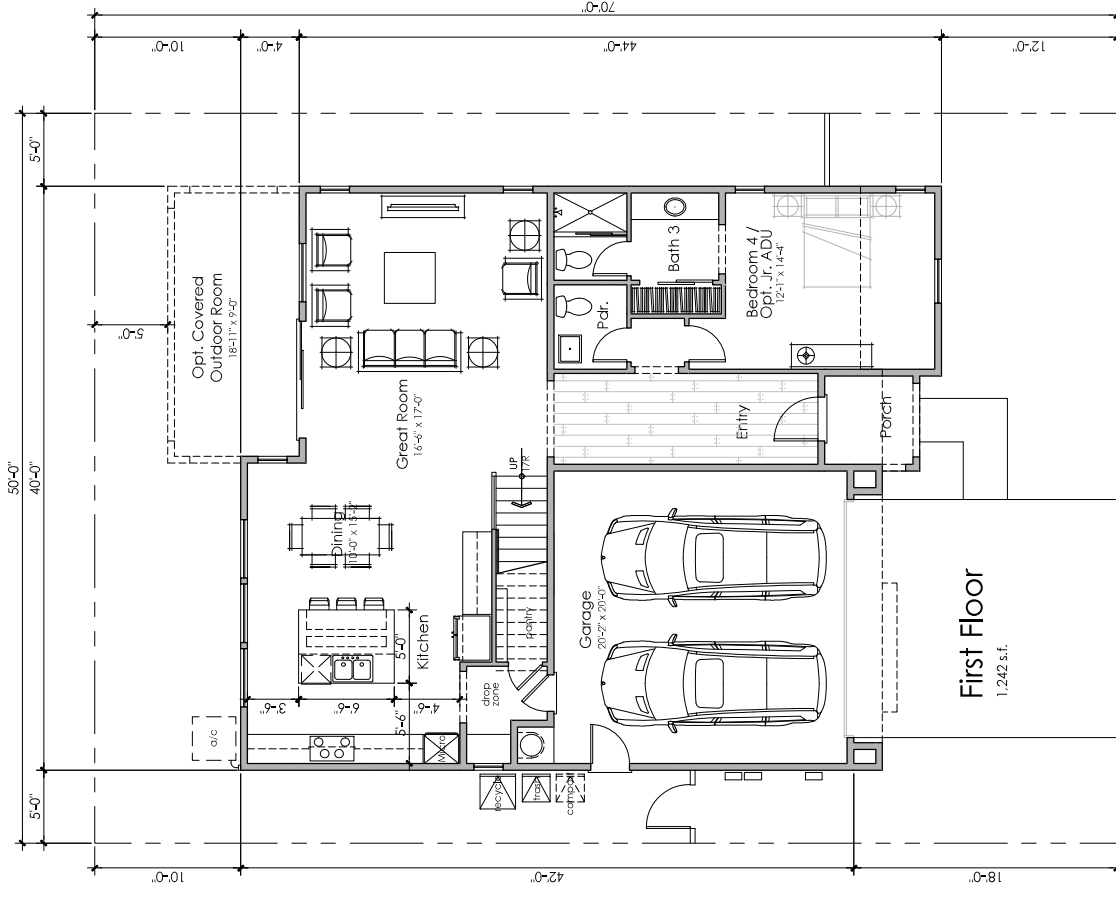
Front Elevation 6B - Craftsman

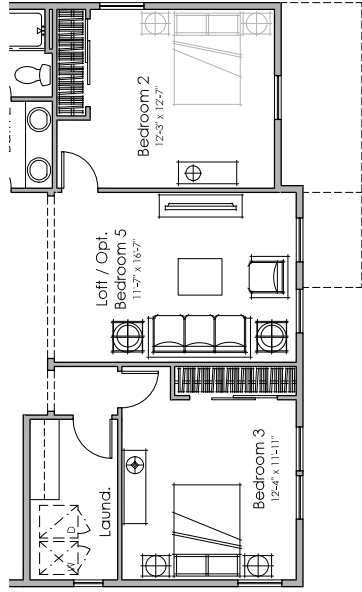
Scheme 12



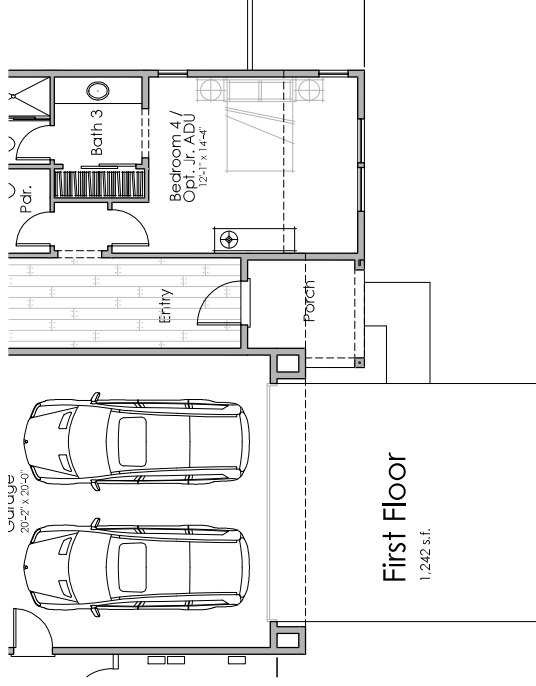
Front Elevation 6C - Contemporary Farmhouse

Scheme 18



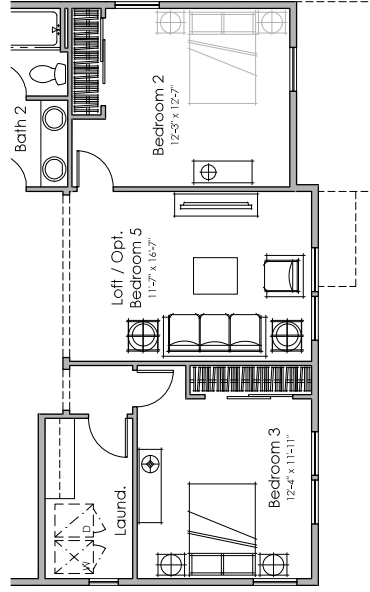


Second Floor
1,633 s.f.

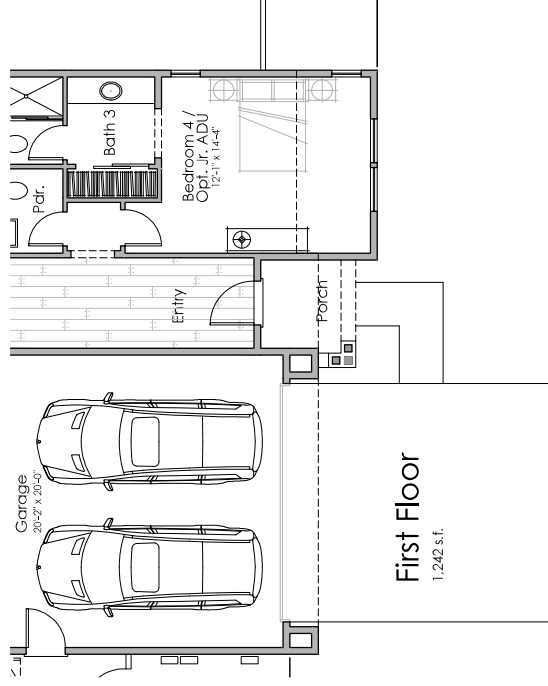


First Floor
1,242 s.f.

PLAN 6C



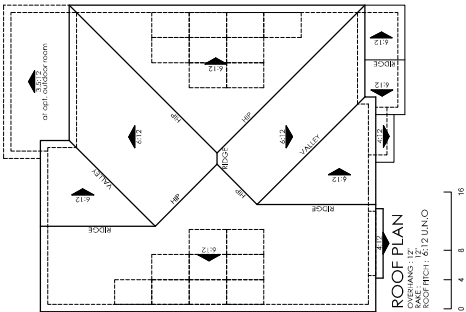
Second Floor
1,633 s.f.



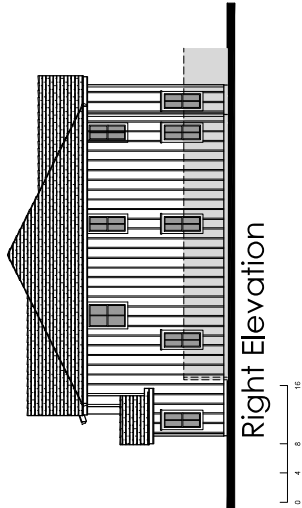
First Floor
1,242 s.f.

PLAN 6B

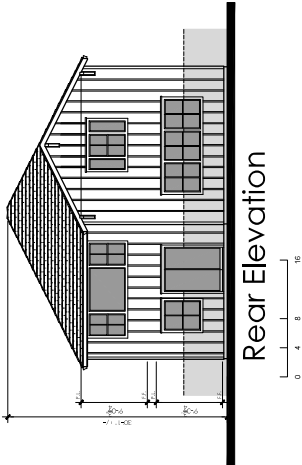
6A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



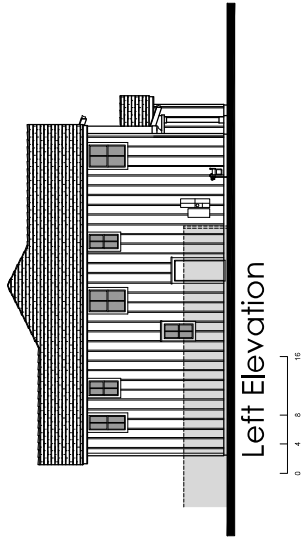
Front Elevation 6A - Farmhouse



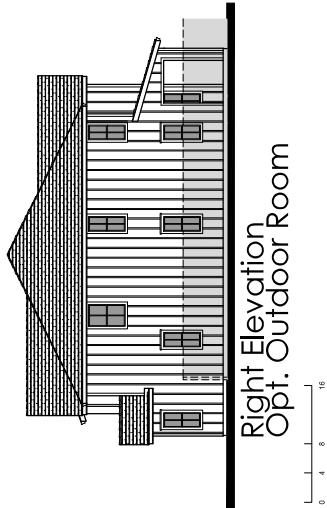
Right Elevation



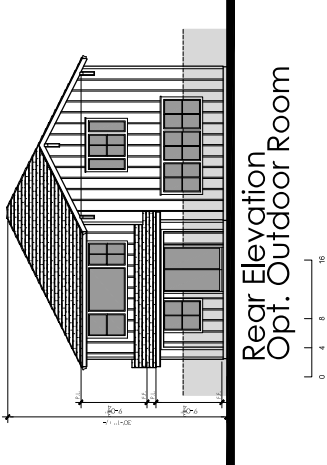
Rear Elevation



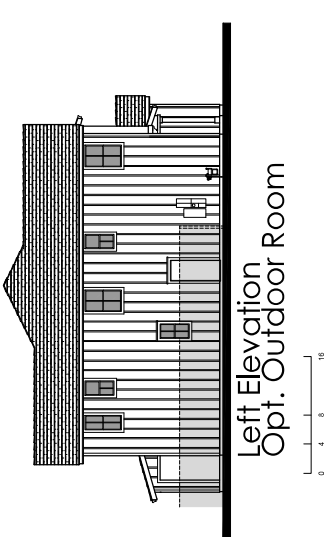
Left Elevation



Right Elevation
Opt. Outdoor Room

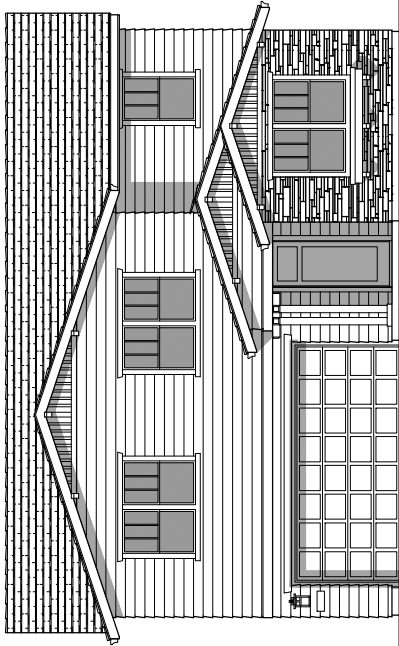
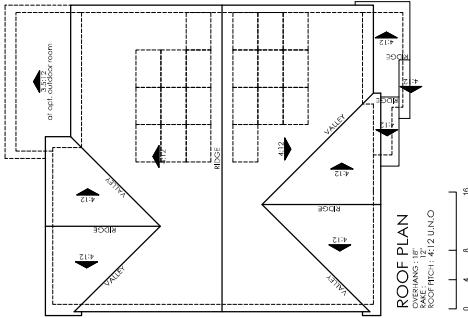


Rear Elevation
Opt. Outdoor Room

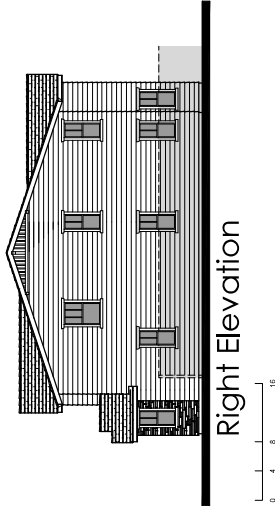


Left Elevation
Opt. Outdoor Room

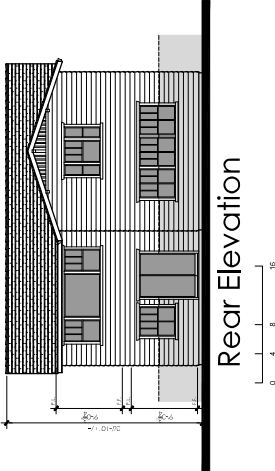
- 6B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Corbel
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



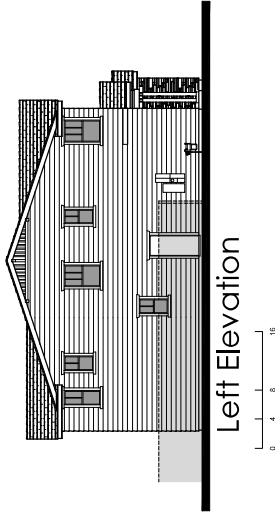
Front Elevation 6B - Craftsman



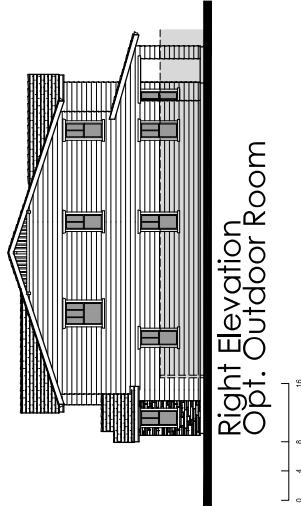
Right Elevation



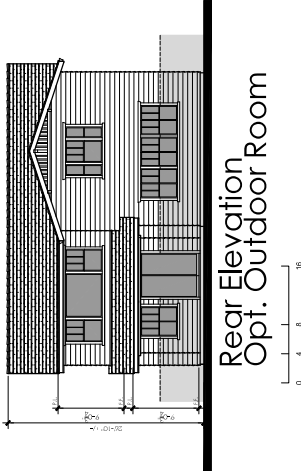
Rear Elevation



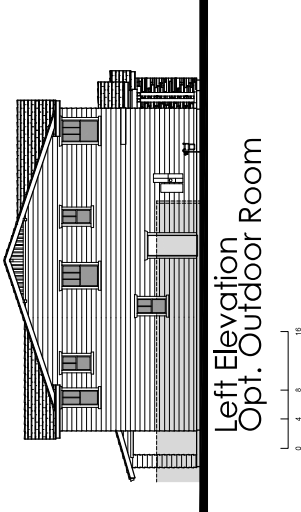
Left Elevation



Right Elevation
Opt. Outdoor Room

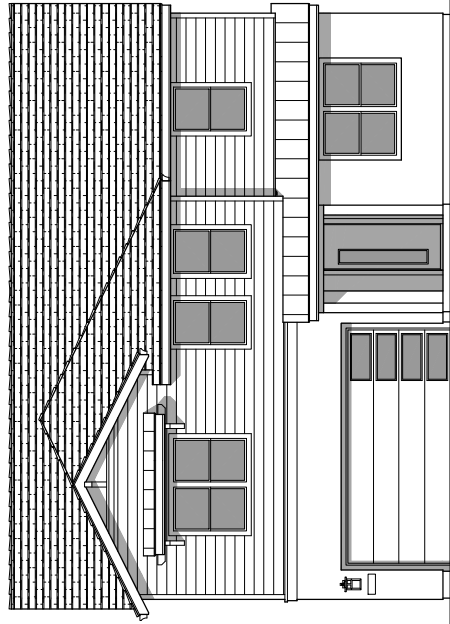


Rear Elevation
Opt. Outdoor Room

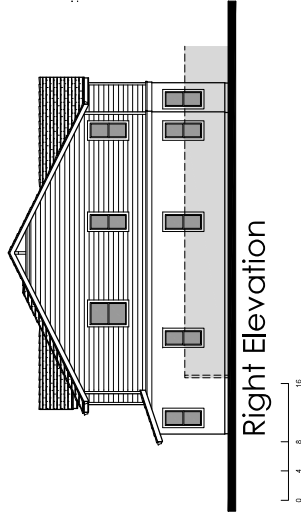
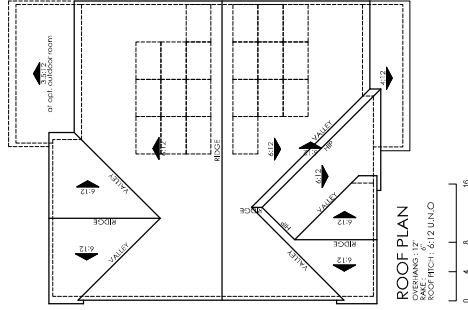


Left Elevation
Opt. Outdoor Room

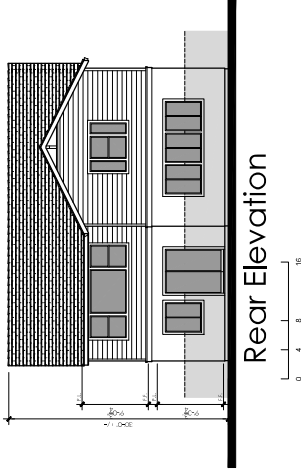
- 6C - Material Legend:
- Flat Concrete Tile Roofing
 - Metal Roofing
 - Stucco Finish
 - Cementitious Lap Siding
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim
 - Metal Roofing



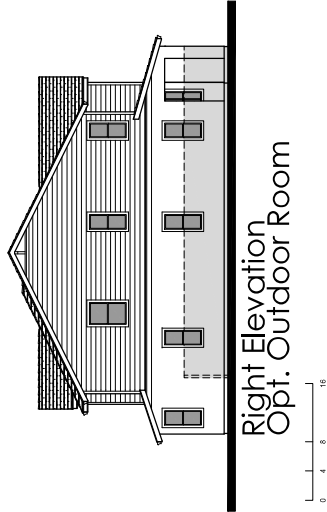
Front Elevation 6C - Contemporary Farmhouse



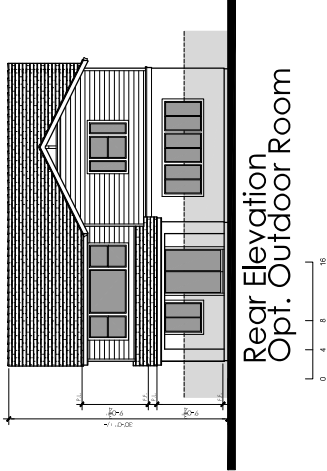
Right Elevation



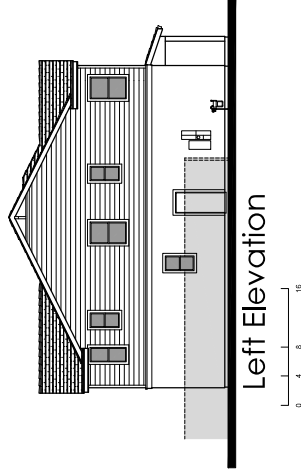
Rear Elevation



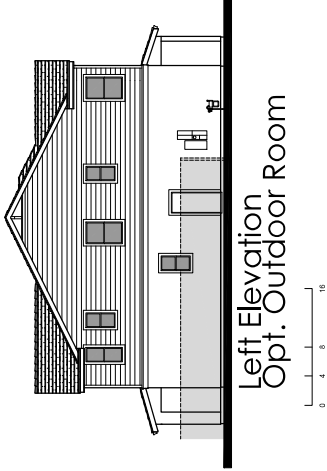
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation



Left Elevation
Opt. Outdoor Room



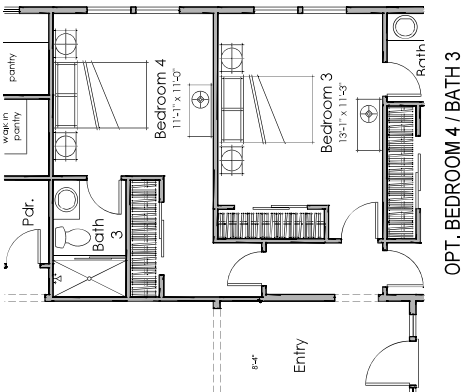
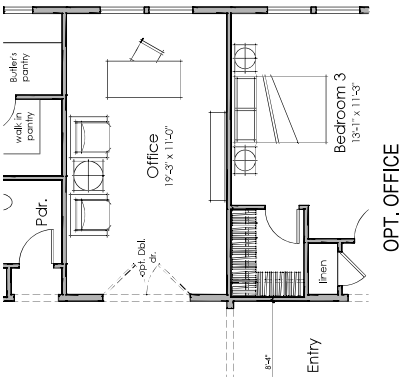
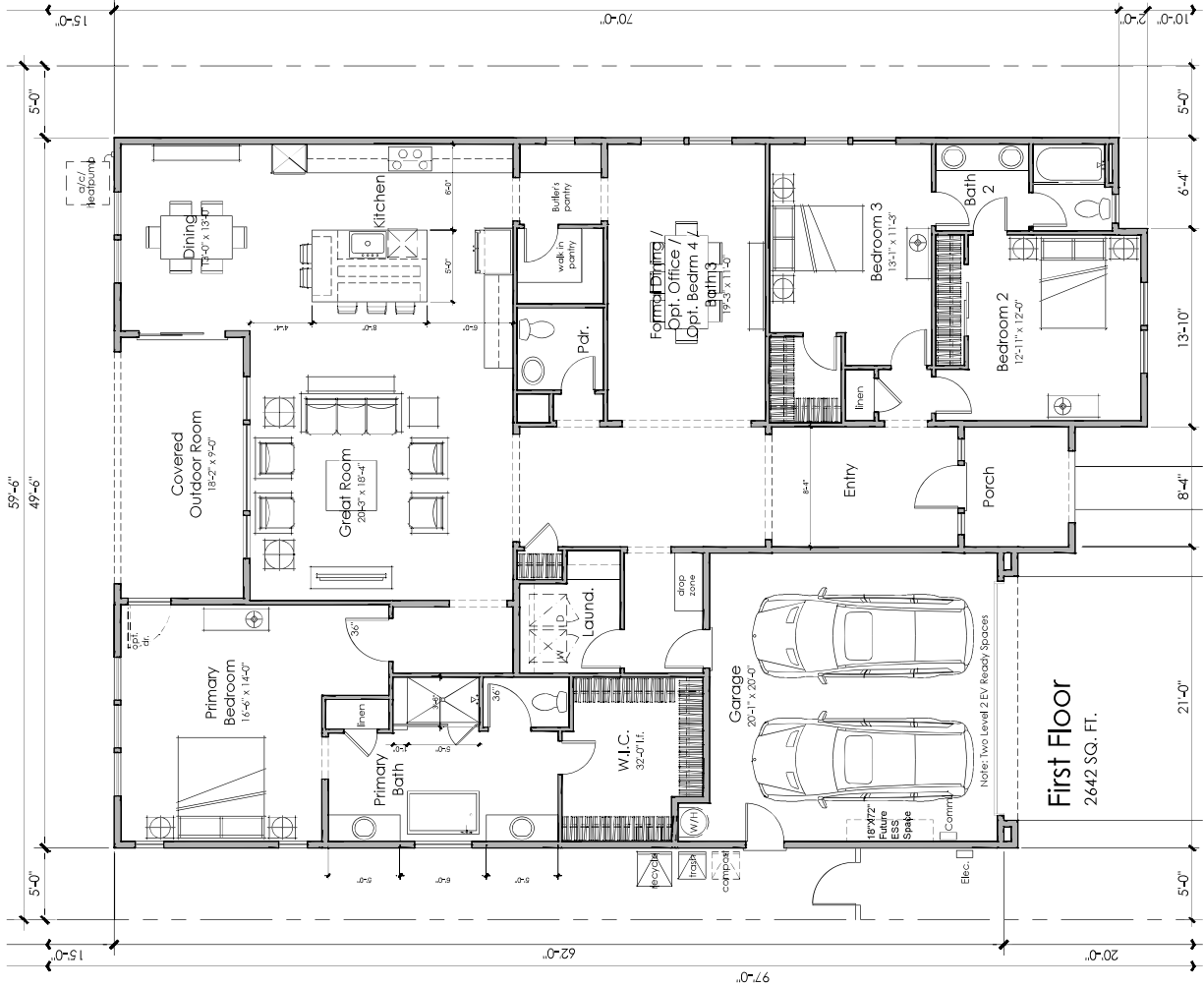
Front Elevation 7A - Farmhouse
Scheme 1



Front Elevation 7B - Craftsman
Scheme 7

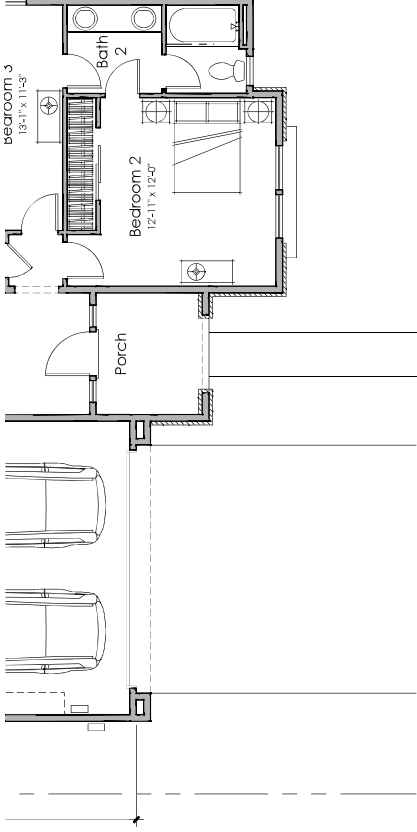


Front Elevation 7D - Modern Prairie
Scheme 13

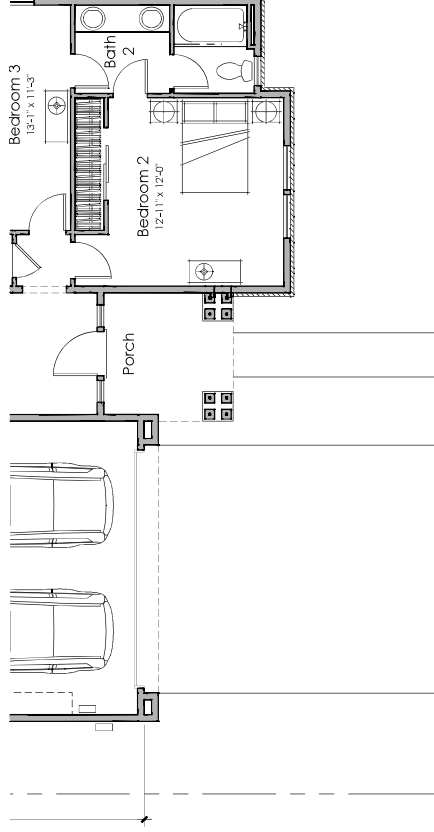


3 BEDROOMS + FORMAL DINING
OPT. OFFICE / OPT. BEDROOM 4
2.5 BATHS (3.5 BATH AT BEDRM OPT.)
2642 S.F.





PLAN 7D

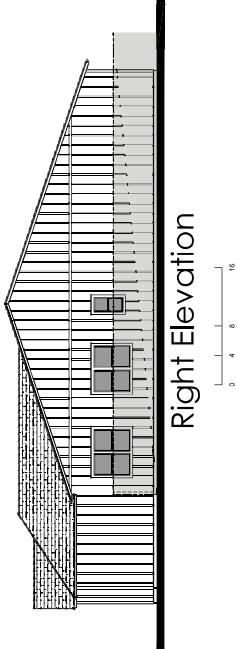
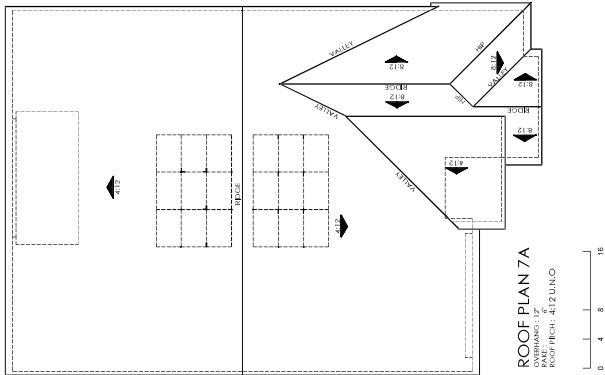


PLAN 7B

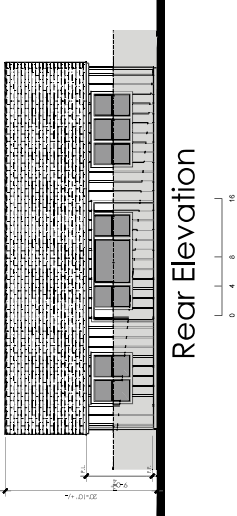
- 7A - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Board & Batt Siding
 - Cementitious Horizontal Siding
 - Enhanced Head and Sill Trim
 - Decorative Coach Light



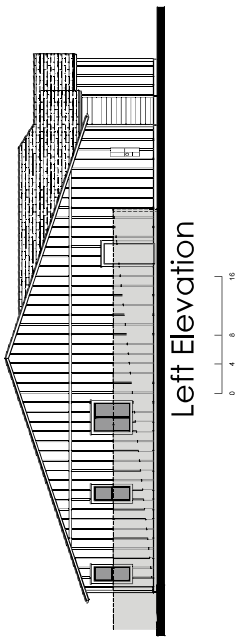
Front Elevation 7A - Farmhouse



Right Elevation

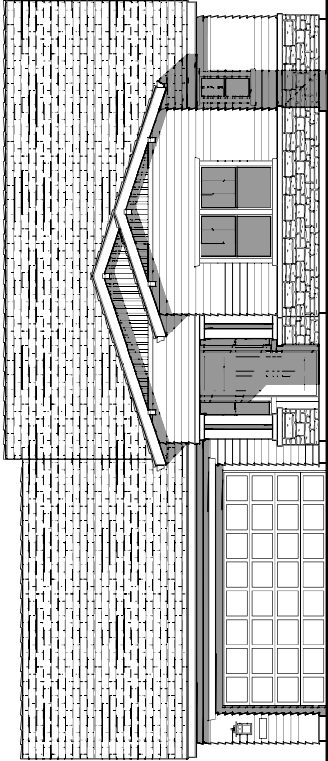


Rear Elevation

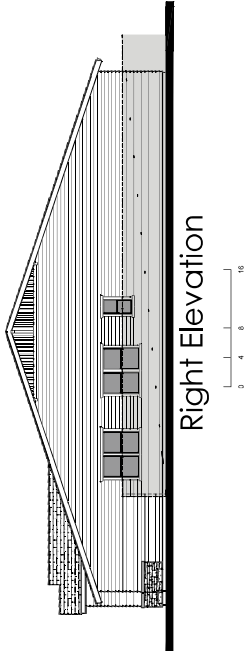
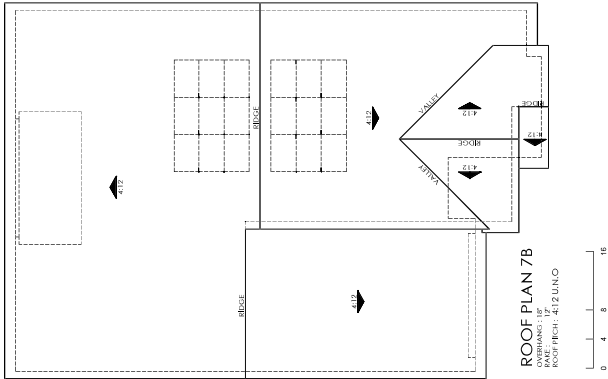


Left Elevation

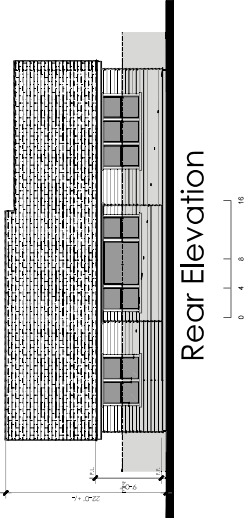
- 7B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Corbel
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



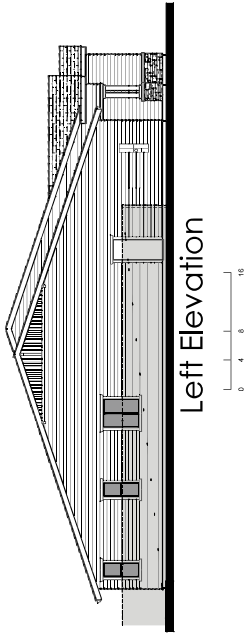
Front Elevation 7B - Craftsman



Right Elevation

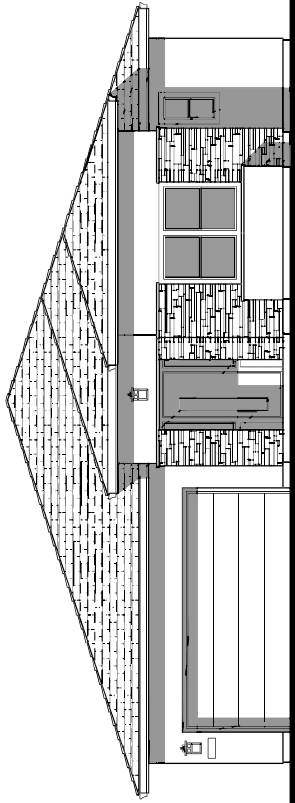


Rear Elevation

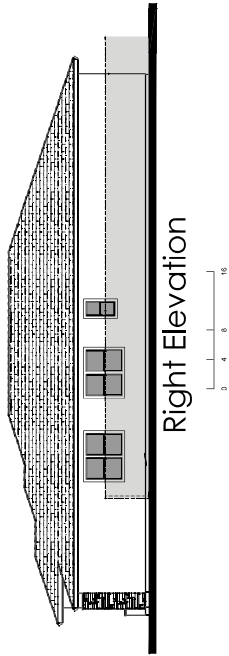
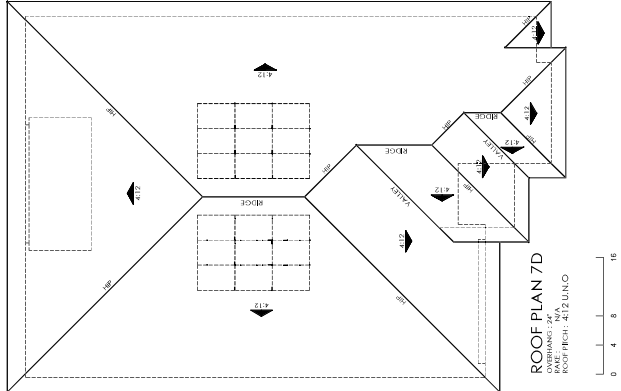


Left Elevation

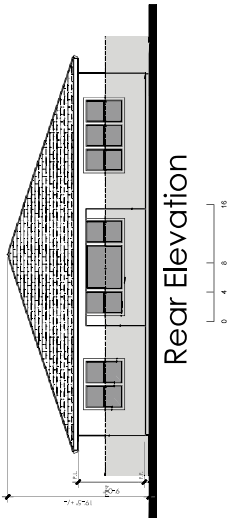
7D - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Enhanced Head and Sill Trim
Decorative Coach Light



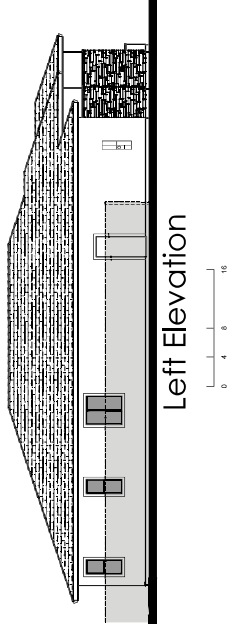
Front Elevation 7D - Modern Prairie



Right Elevation



Rear Elevation



Left Elevation





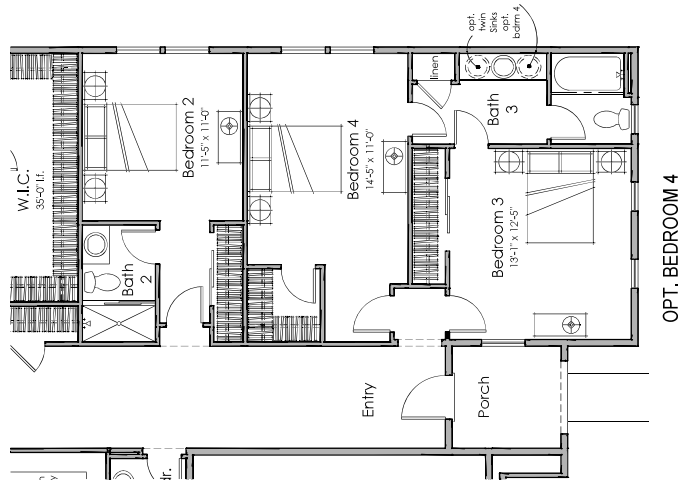
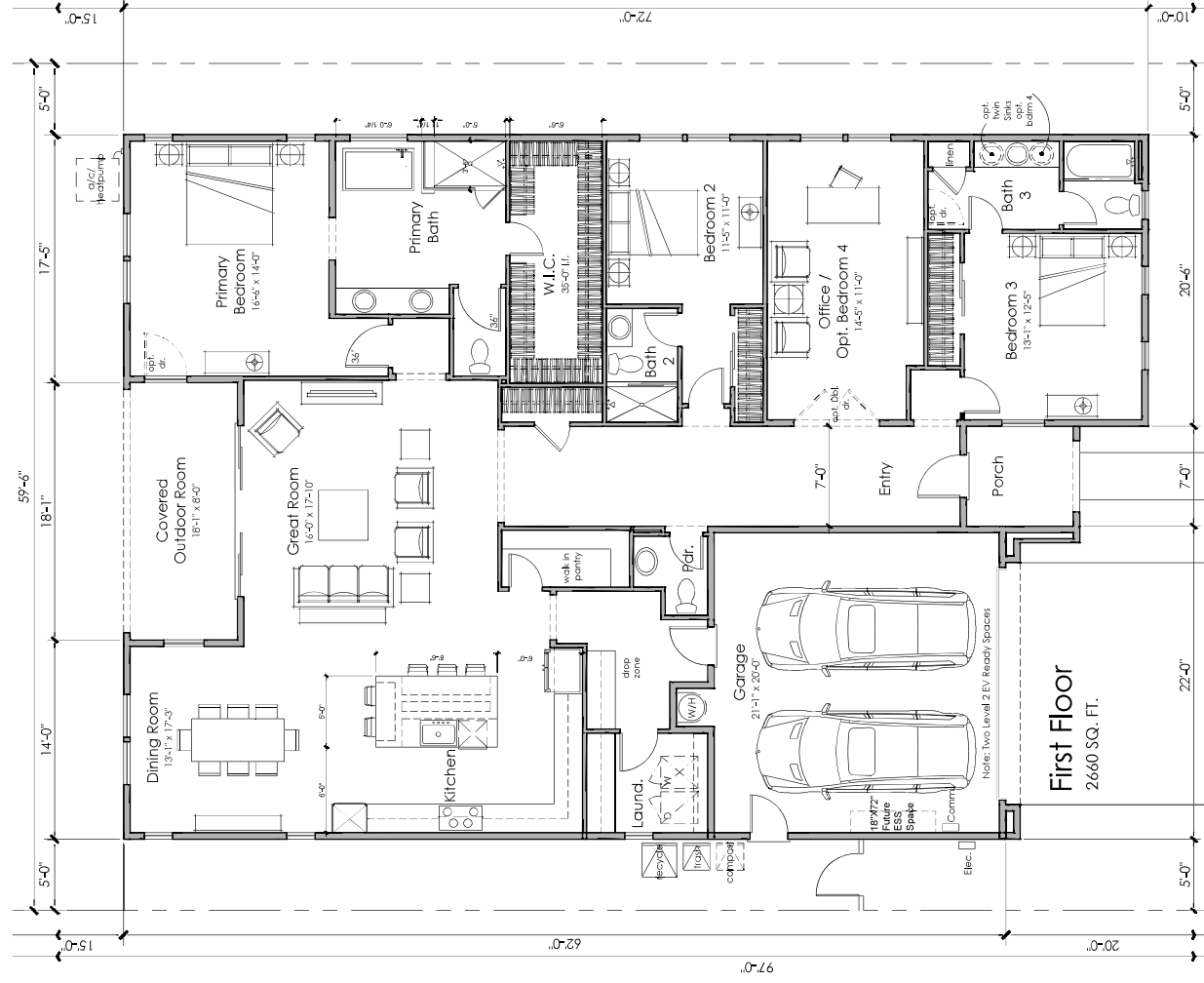
Front Elevation 8A - Farmhouse
Scheme 4



Front Elevation 8B - Craftsman
Scheme 9



Front Elevation 8D - Modern Prairie
Scheme 15



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ARROYO LAGO - 59.5X97 LOTS

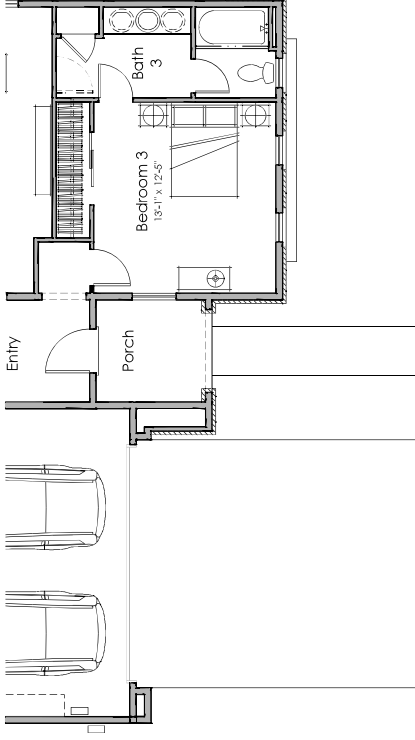
SCHEMATIC DESIGN

3 BEDROOMS + OFFICE
OPT. BEDROOM 4
3.5 BATHS
2660 S.F.

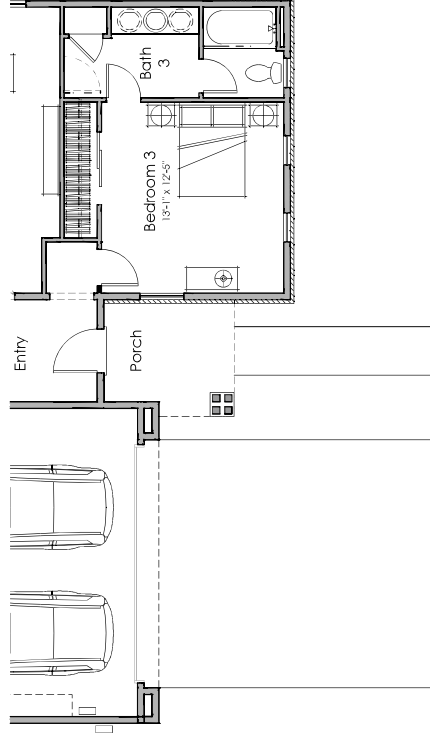


FLOOR PLAN 8

A8.1



PLAN 8D

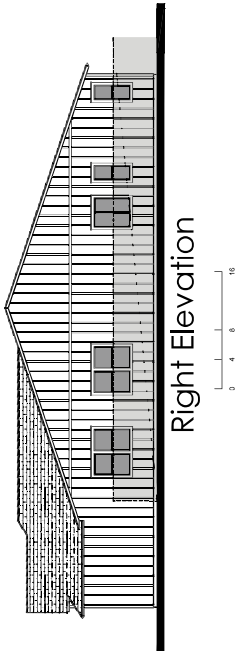
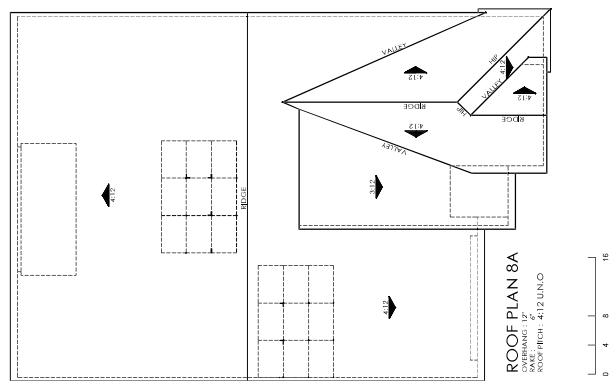


PLAN 8B

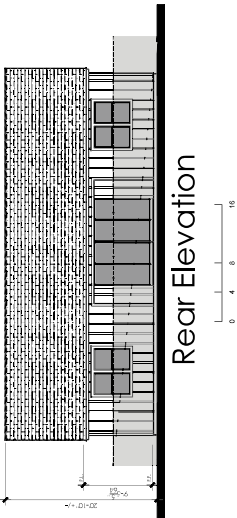
8A - Material Legend:
Flat Concrete Tile Roofing
Cementitious Board & Batt Siding
Cementitious Horizontal Siding
Enhanced Head and Sill Trim



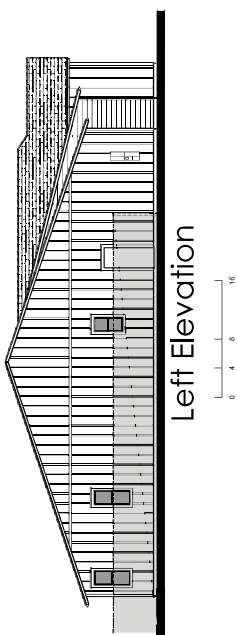
Front Elevation 8A - Farmhouse



Right Elevation

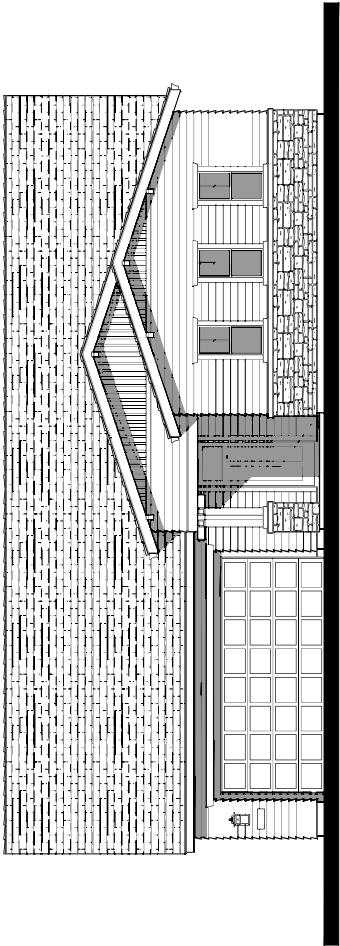


Rear Elevation

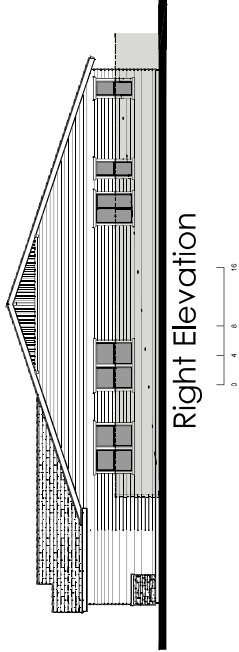
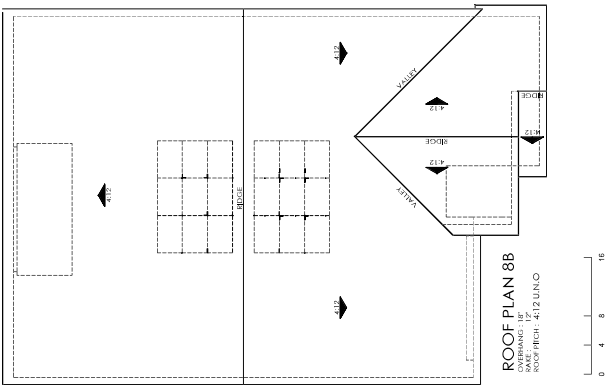


Left Elevation

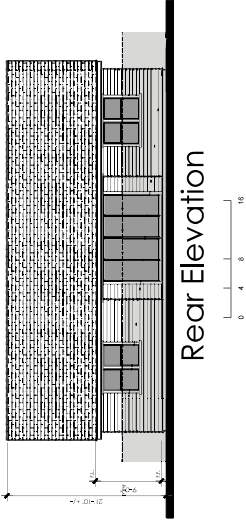
- 8B - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stone Veneer
 - Decorative Post and Corbel
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



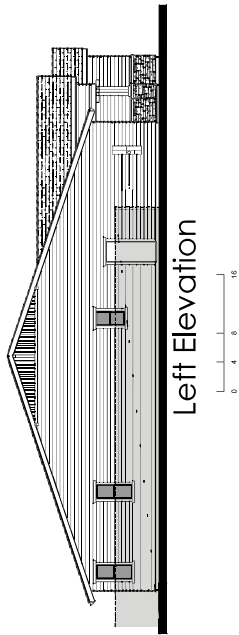
Front Elevation 8B - Craftsman



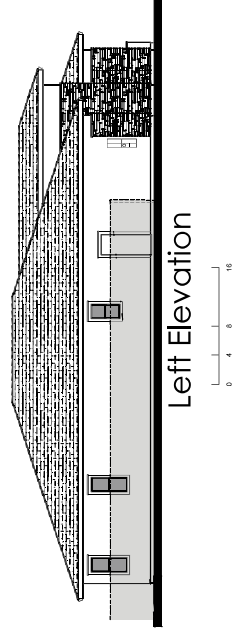
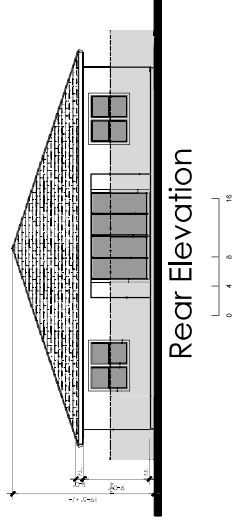
Right Elevation



Rear Elevation



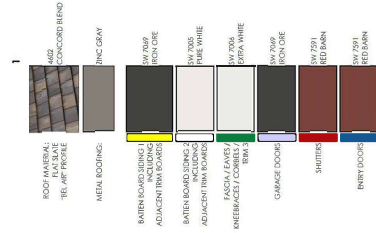
Left Elevation



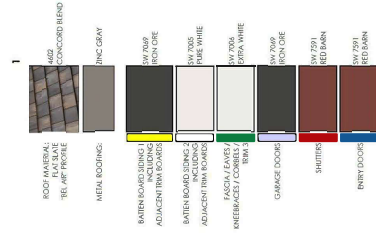
Arroyo Lago - Alameda County, CA

Exterior Color Palette

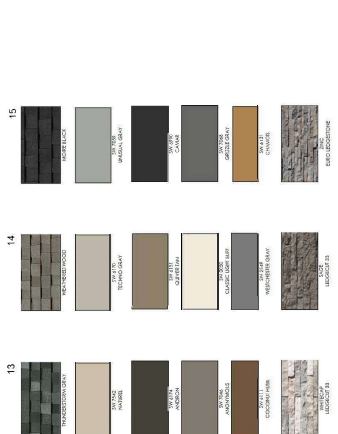
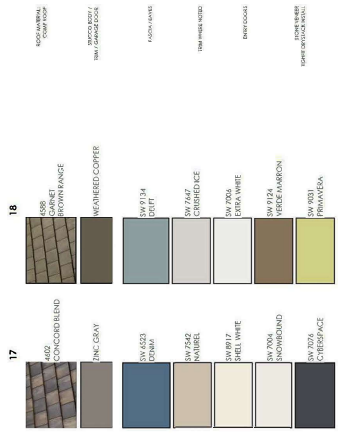
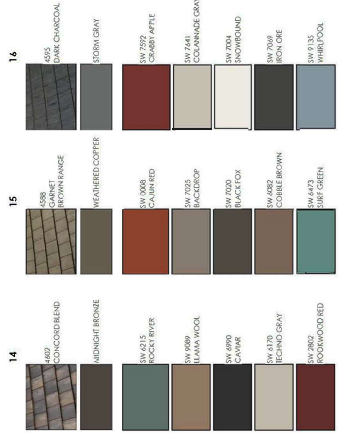
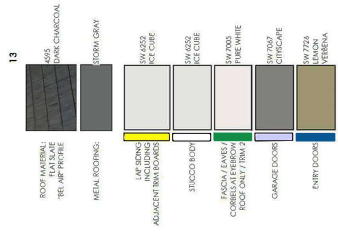
'A' - FARMHOUSE ELEVATIONS



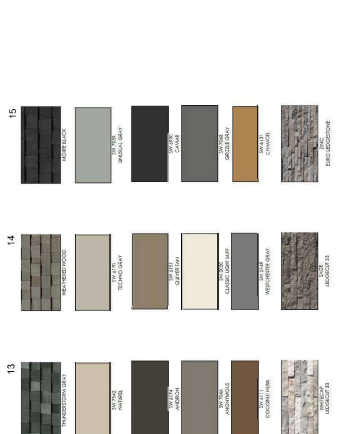
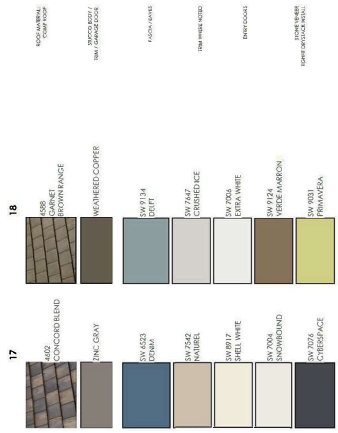
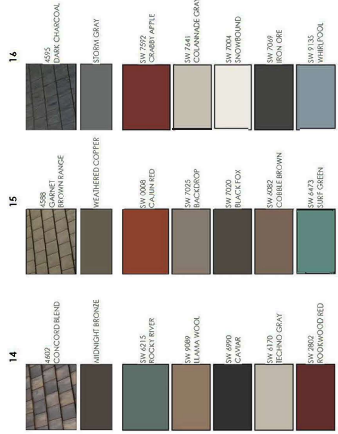
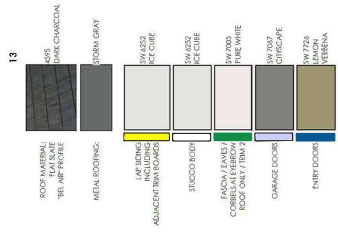
'B' - CRAFTSMAN ELEVATIONS



'C' - CONTEMPORARY FARMHOUSE ELEVATIONS



'D' - MODERN PRAIRIE ELEVATIONS



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ARROYO LAGO

SCHEMATIC DESIGN



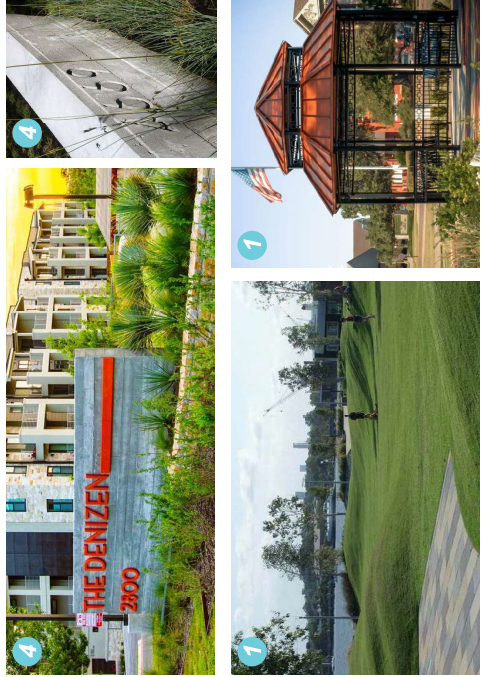
COLOR MATERIAL BOARD

A10.0



- Lagerstroemia 'Muskogee'
- Grape Myrtle
- Rhaphiolepis 'Majestic Beauty'
- Indian Hawthorn
- Cercis occidentalis
- Western Redbud
- Photinia fraseri
- Red Tip Photinia
- Pistachia chinensis
- Chinese Pistache
- Tilia cordata
- Littleleaf Linden
- Quercus spp.
- Native Oak Species
- Ulmus parvifolia
- Chinese Elm

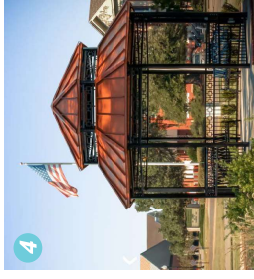
- 1** Park Enlargement see next page
- 2** Ornamental Fence at Trail Edge
- 3** Street Trees/ Front Yard Trees
- 4** Monument Sign
- 5** Hydroseed
- 6** Street Trees to Match Adjacent Property to Busch Rd.





- 1 Accent Paving
- 2 Entry Plaza
- 3 Bermed Lawn
- 4 Center Picnic Plaza with Shade Structure and Seating

- 5 Garden with Decomposed Granite Path and Seating
- 6 Natural Play Tot Lot



0 8' 16' 32'

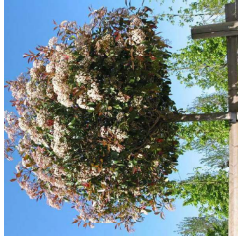
TREES



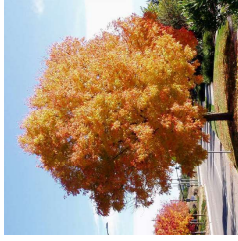
Cercis occidentalis
Western Redbud



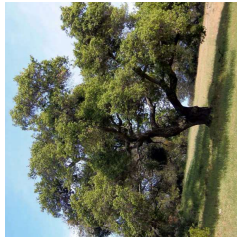
Lagerstroemia 'Muskogee'
Crape Myrtle



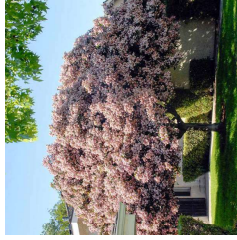
Photinia fraseri
Red Tip Photinia



Pistachia chinensis
Chinese Pistache



Quercus spp.
Native Oak Species



Raphiolepis 'Majestic Beauty'
Indian Hawthorn



Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS



Calamagrostis x a. 'Karl Forester'
Feather Reed Grass



Diets grandiflora 'Variegata'
Fornight Iris



Erigeron karvinskianus
Mexican Daisy



Festuca mairei
Atlas Fescue



Lavandula angustifolia
Lavender



Lomandra logifolia 'Breeze'
Breeze Dwarf Mat Rush



Rosmarinus spp.
Rosemary



Coprosma kirkii 'Variegata'
Striped Coprosma

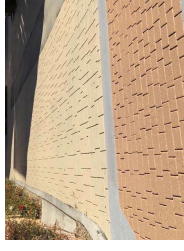


Muhlenbergia capillaris
Pink Cloud Muhly Grass



Salvia l. 'Santa Barbara'
Mexican Bush Sage

MATERIALS PALETTE



Accent Paving at Crossing



Concrete



Ornamental Fencing

FENCING



Decomposed Granite



Play Border

SITE FURNISHINGS



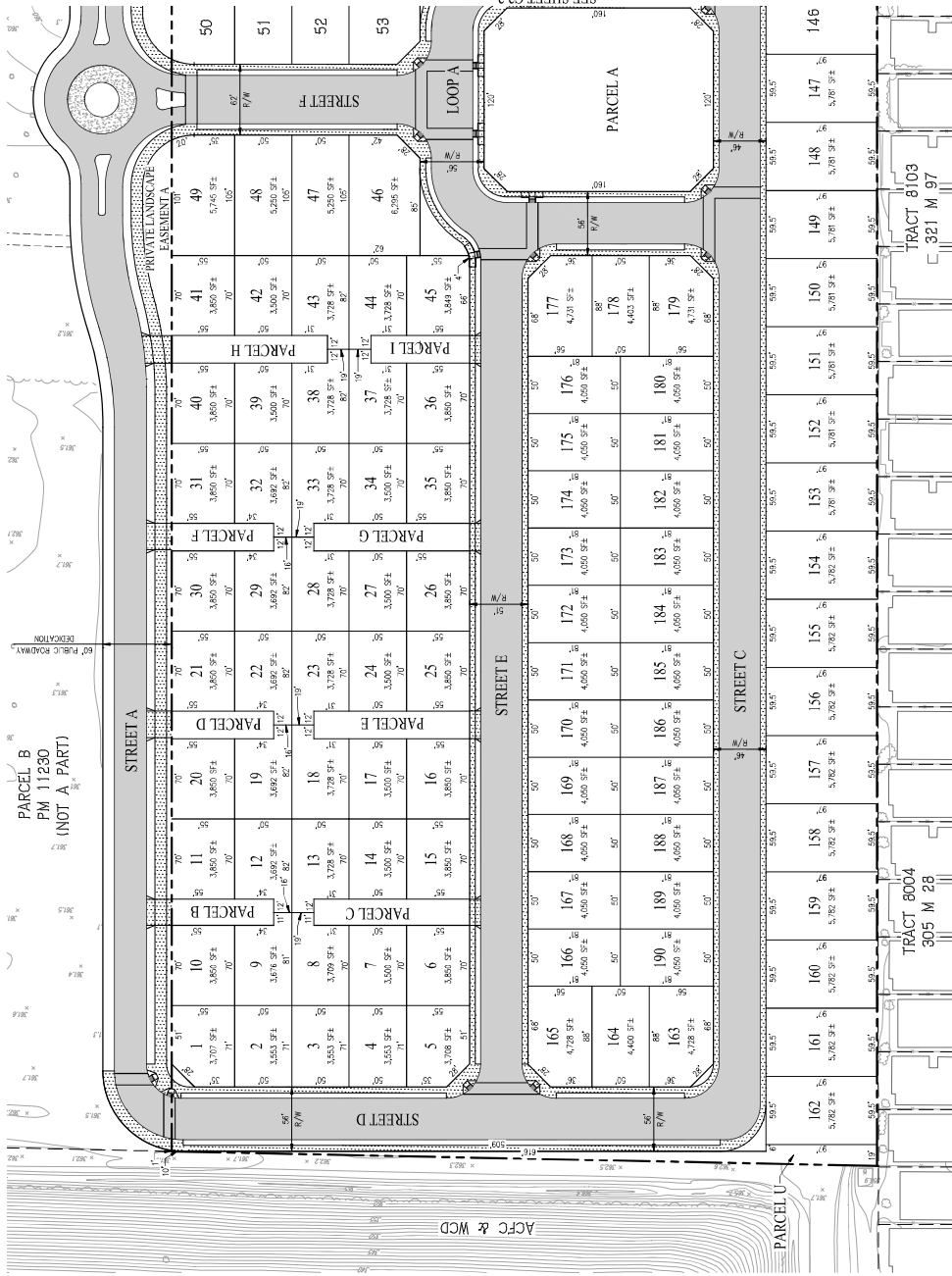
Backless Bench



Backed Bench



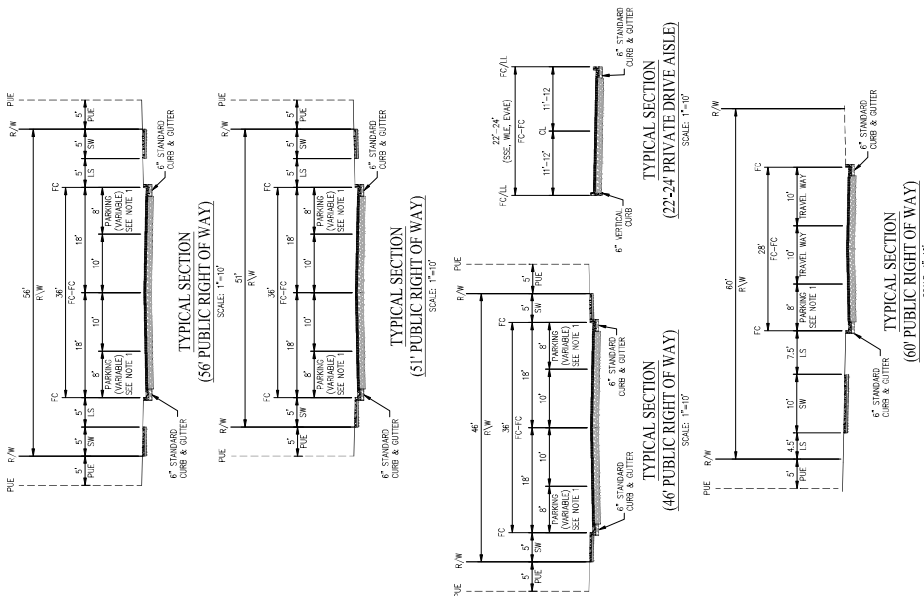
Picnic Table and Chairs



PARCEL AREA SUMMARY

PARCEL NAME	AREA (SF)
PARCEL A	21,724
PARCEL B	2,044
PARCEL C	2,044
PARCEL D	2,044
PARCEL E	2,044
PARCEL F	2,044
PARCEL G	2,044
PARCEL H	2,044
PARCEL I	2,044
PARCEL J	2,044
PARCEL K	2,044
PARCEL L	2,044
PARCEL M	2,044
PARCEL N	2,044
PARCEL O	2,044
PARCEL P	2,044
PARCEL Q	2,044
PARCEL R	2,044
PARCEL S	2,044
PARCEL T	2,044
PARCEL U	2,044

NOTES:
 1. SEE STREET SECTIONS FOR LOCATIONS OF PROPOSED STREET LIGHTS.
 2. ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.



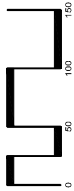
VESTING TENTATIVE MAP

SITE PLAN

ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: DECEMBER 2025



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 ROSEVILLE • (916) 788-4466
 WWW.CBG-ENGINEERS.COM

SHEET NO. **C2.1**
 OF SHEETS

JOB NO.: 1435-000

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PARCEL NAME	AREA (SF)
PARCEL A	31,232
PARCEL J	3,264
PARCEL K	2,064
PARCEL L	2,164
PARCEL M	3,264
PARCEL N	2,164
PARCEL O	3,264
PARCEL P	2,164
PARCEL Q	3,264
PARCEL R	2,164
PARCEL S	3,264
PARCEL T	1,172

VESTING TENTATIVE MAP SITE PLAN ARROYO LAGO CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: DECEMBER 2025



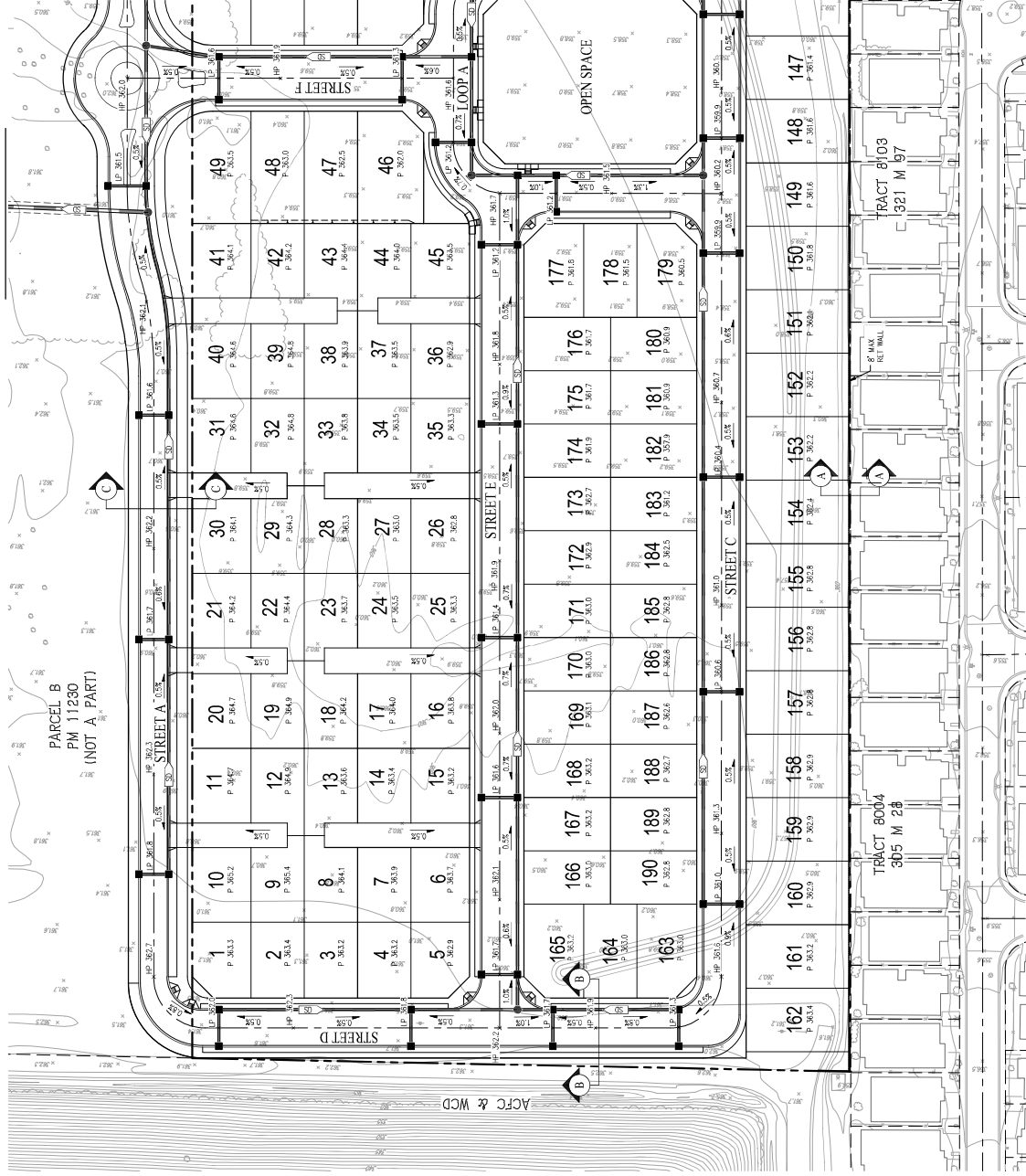
SAN RAMON • (925) 866-0322
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JOB NO.: 1435-000

- NOTES:
- SEE SHEET C2.1 FOR LOCATIONS OF PROPOSED STREET PAVING. PROPOSED PAVING SHALL NOT INTERFERE WITH EXISTING UTILITIES OR FIRE HYDRANTS.
 - ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.

SEE SHEET C2.1

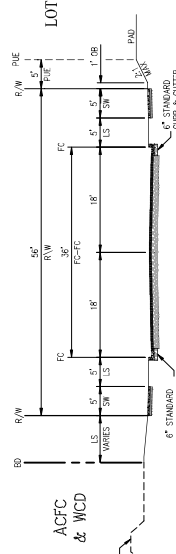
SEE SHEET CS.1 FOR
OFFSITE UTILITIES



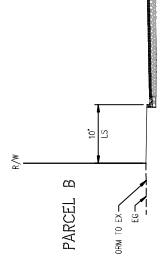
TRACT 8103
LOT

EXISTING GRADE
EX PERIMETER WALL
6" MAX RET WALL

SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

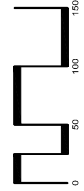


SECTION C-C
SCALE: 1"=10'

VESTING TENTATIVE MAP GRADING PLAN

ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: DECEMBER 2025

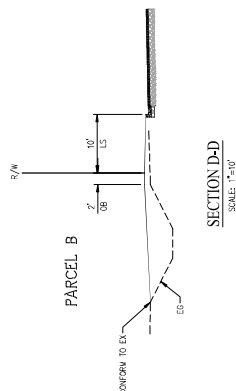
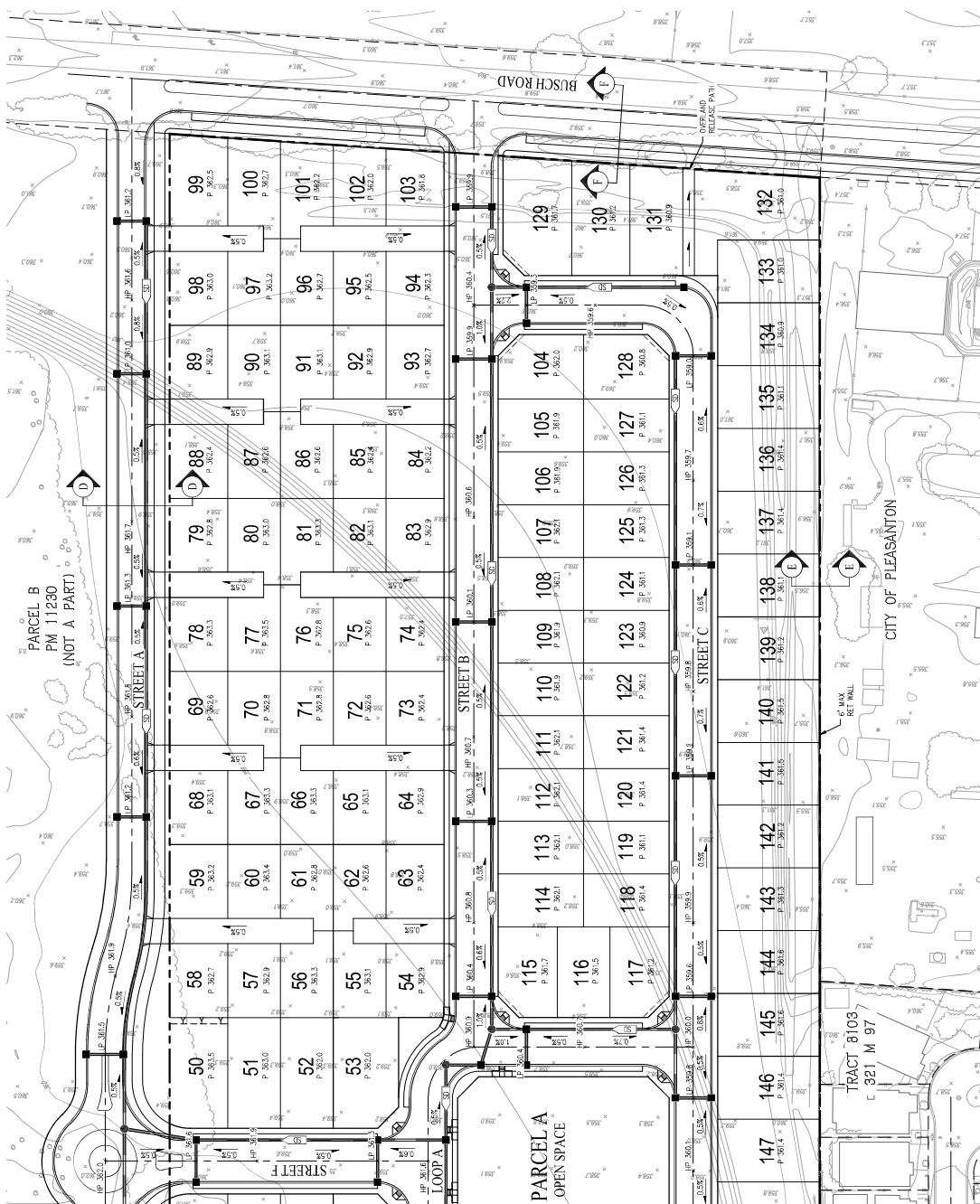


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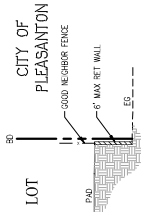
SHEET NO. **C3.1**
OF 15 SHEETS

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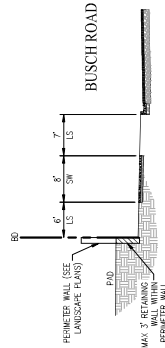
JOB NO.: 1435-000



SECTION D-D
SCALE 1"=10'



SECTION E-E
SCALE 1"=10'



SECTION F-F
SCALE 1"=10'

VESTING TENTATIVE MAP GRADING PLAN

ARROYO LAGO
ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: DECEMBER 2025



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SHEET NO.
C32
OF SHEETS

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JOB NO: 1435-000

PLANS/GRADING/2025/000



1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. RED CURB SHALL BE PROVIDED IN FRONT OF EACH FIRE HYDRANT.
2. MINIMUM PROPOSED SLOPE FOR 12" SS = 0.0020
3. MINIMUM PROPOSED SLOPE 8" SS = 0.0050

ALAMEDA COUNTY CALIFORNIA



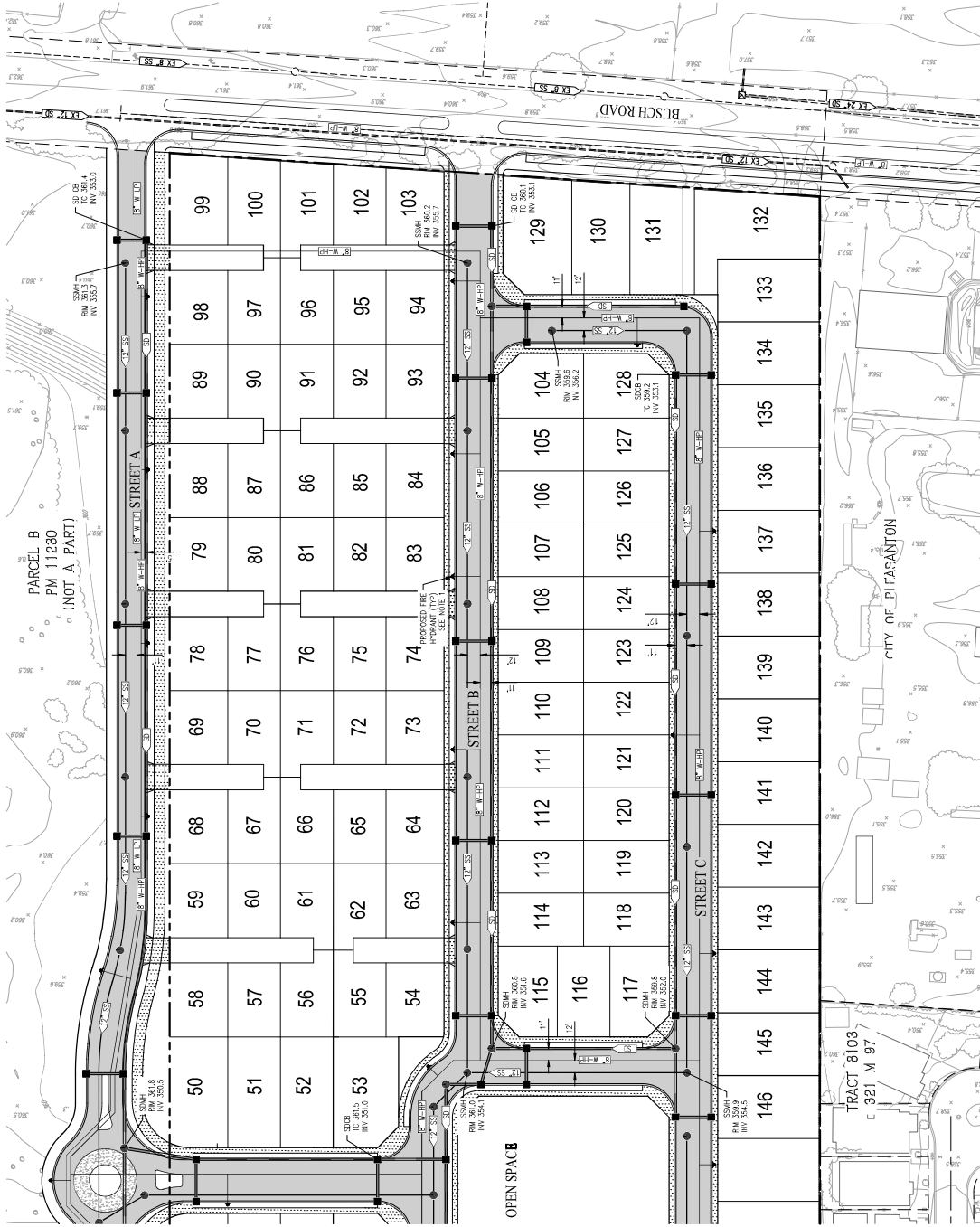
SHEET NO. C4.1

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150
100

JOB NO.: 3435-000

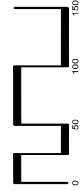


- NOTES:
1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. FIRE COPS SHALL BE PROVIDED IN FRONT OF PROPOSED FIRE HYDRANTS.
 2. MINIMUM PROPOSED SLOPE 1% 12" SS = 0.0020
 3. MINIMUM PROPOSED SLOPE 8" SS = 0.0050

VESTING TENTATIVE MAP UTILITY PLAN

ARROYO LAGO
ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: DECEMBER 2025



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SHEET NO. **C42**
OF 10 SHEETS

JOB NO: 1435-000

SEE SHEET C5.1 FOR
OFFSITE UTILITIES

SEE SHEET C4.1



