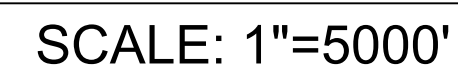


DOCKETED	
Docket Number:	24-OPT-04
Project Title:	Potentia-Viridi Battery Energy Storage System
TN #:	261411
Document Title:	DR Response 2 - Attachment 15 - Lease Area and Surrounding Features
Description:	Shows the project lease area and surrounding features.
Filer:	Ronelle Candia
Organization:	Dudek
Submitter Role:	Applicant Consultant
Submission Date:	1/29/2025 8:13:57 AM
Docketed Date:	1/29/2025

Attachment 15

Lease Area and Surrounding Features



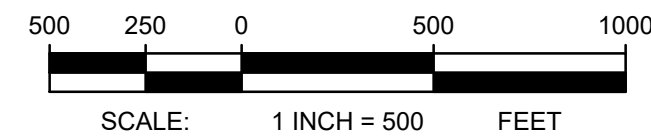
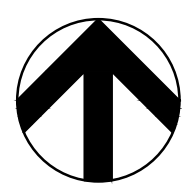
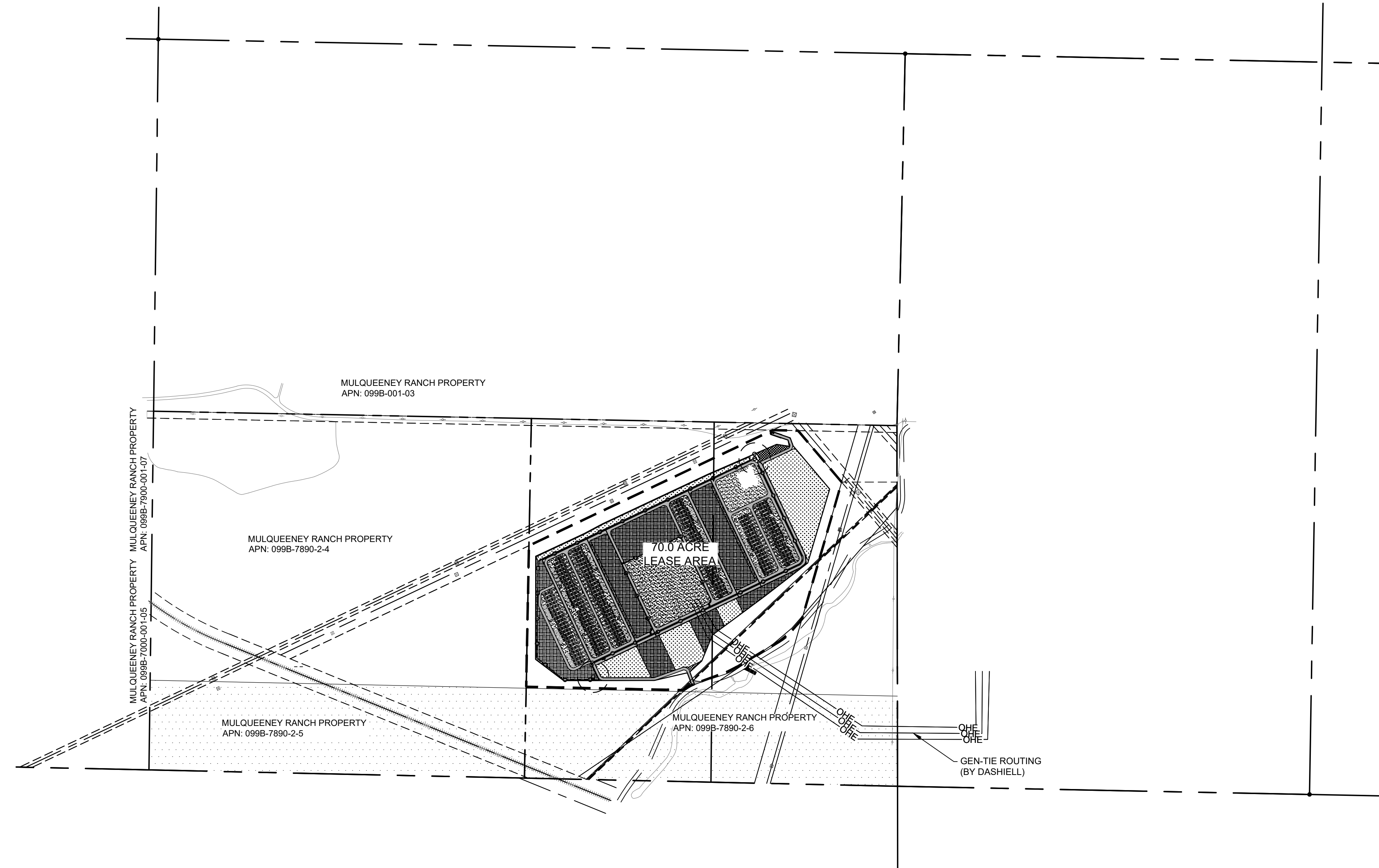
	CENTERLINE
	EASEMENT LINE
	PROPERTY LINE
	PROPOSED LEASE LINE
	PROJECT BOUNDARY
	EXISTING CHAIN LINK FENCE
	PROPOSED FENCE
	RAILROAD
	EXISTING UTILITY POLE

TOTAL AREA	321.2 ACRES
PARCEL AREA	70.0 ACRES (3,049,200 SF)
APN(S)	99B-7890-2-4
EXISTING ZONING	AGRICULTURE (A)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	INDUSTRIAL
FEMA FLOOD ZONE	ZONE X

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. THESE PLANS PREPARED BY COFFMAN ENGINEERING ARE FOR DEPICTING THE LOCATION OF STRUCTURAL WALLS ONLY. SEE PLANS AND CALCULATIONS BY OTHERS FOR ALL STRUCTURAL WORK. THE STABILITY OF WALL AND EARTH SYSTEMS ARE BY OTHERS AND ARE NOT INFERRED OR REPRESENTED BY THESE PLANS.

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA,
AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD
NOT BE USED AS SUCH.

THIS MAP IS BASED ON FIELD SURVEY INFORMATION BY TETRA TECH



LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



Know what's below.
Call before you dig.

[illegible]

1	1/2/25	REV 1
REV	DATE	DESCRIPTION

PROJ. NO.	232059
DRAWN	LB
CHECKED	RB
DATE	7/15/24

© COFFMAN ENGINEERS INC.

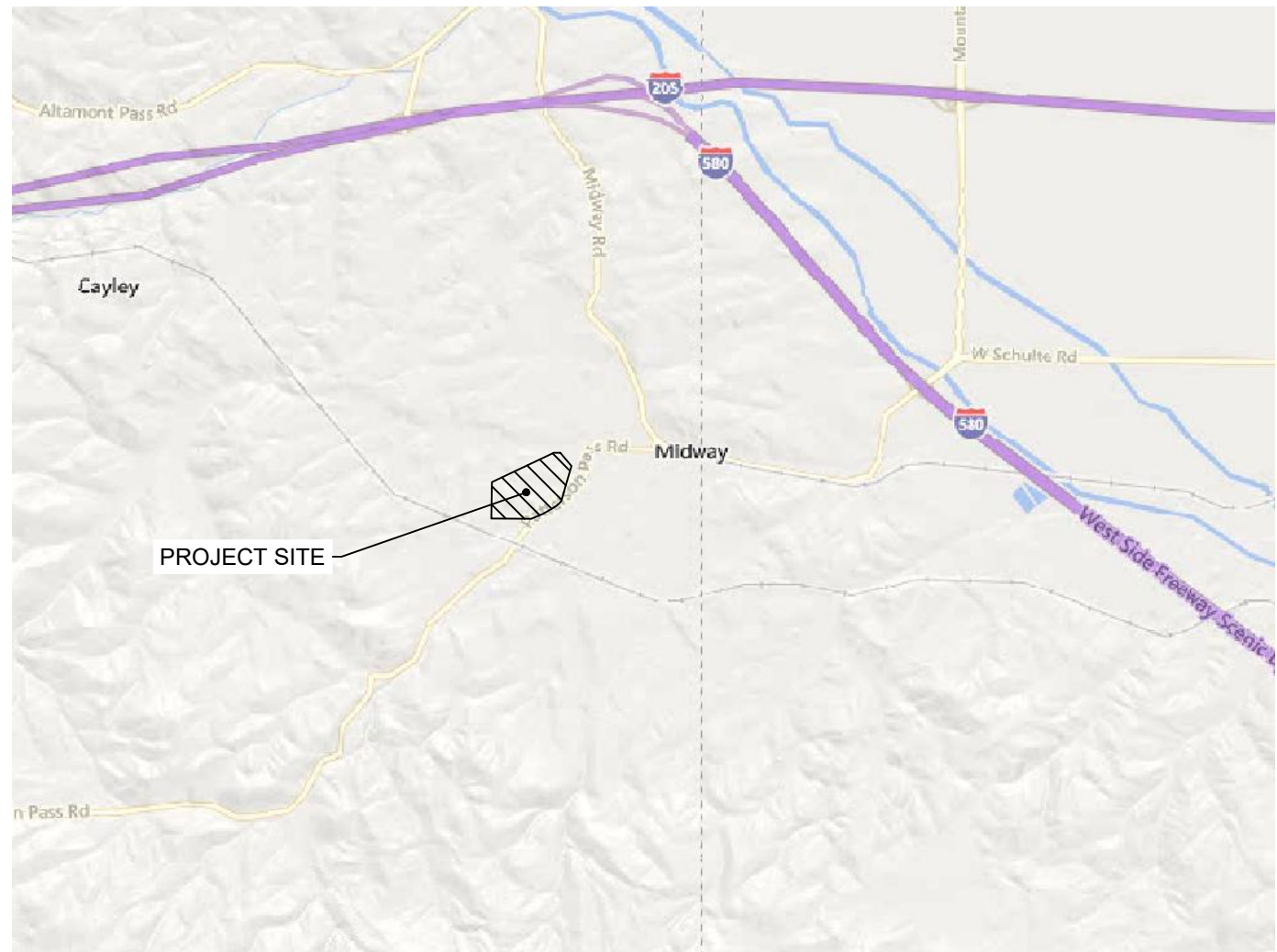
SHEET TITLE:

LEASE AREA & SURROUNDING FEATURES

SHEET NO:

G-1.0

SHEET 7 OF 7



VICINITY MAP
SCALE: 1"=5000'

LEGEND

- CENTERLINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED LEASE LINE
- PROJECT BOUNDARY
- EXISTING CHAIN LINK FENCE
- PROPOSED FENCE
- RAILROAD
- EXISTING UTILITY POLE

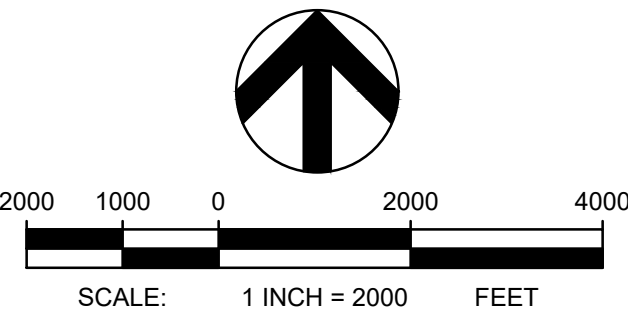
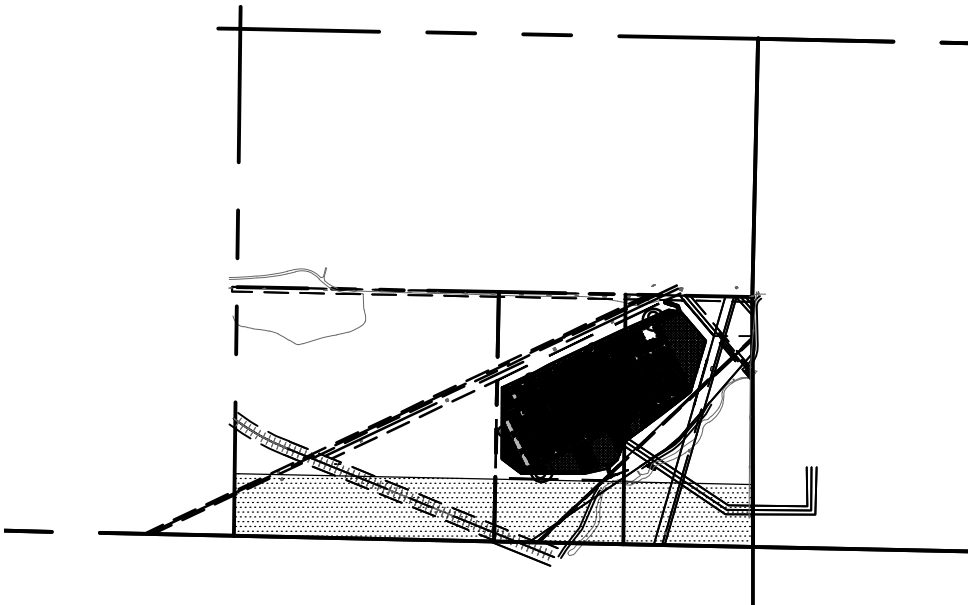
SITE INFORMATION

TOTAL AREA	321.2 ACRES
PARCEL AREA	70.0 ACRES (3,049,200 SF)
APN(S)	99B-7890-2-4
EXISTING ZONING	AGRICULTURE (A)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	INDUSTRIAL
FEMA FLOOD ZONE	ZONE X

UNAUTHORIZED CHANGES & USES
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. THESE PLANS PREPARED BY COFFMAN ENGINEERING ARE FOR DEPICTING THE LOCATION OF STRUCTURAL WALLS ONLY. SEE PLANS AND CALCULATIONS BY OTHERS FOR ALL STRUCTURAL WORK. THE STABILITY OF WALL AND EARTH SYSTEMS ARE BY OTHERS AND ARE NOT INFERRED OR REPRESENTED BY THESE PLANS.

PROPERTY LINES
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

HORIZONTAL & VERTICAL DATUM
THIS MAP IS BASED ON FIELD SURVEY INFORMATION BY TETRA TECH.



UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



POTENTIA-VIRIDI
BATTERY ENERGY
STORAGE SYSTEM

LEVY ALAMEDA, LLC

NOT FOR
CONSTRUCTION

1	1/2/25	REV 1
REV	DATE	DESCRIPTION

PROJ. NO.	232059
DRAWN	LB
CHECKED	RB
DATE	7/15/24

© COFFMAN ENGINEERS INC.

SHEET TITLE:

LEASE AREA &
SURROUNDING
FEATURES

SHEET NO:

G-1.0A