

**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
COVER SHEET**

**ECCSP - PLANNING AREA 4**

**CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

OCTOBER 1, 2020 SCALE: 1"=200'

**SHEET INDEX**

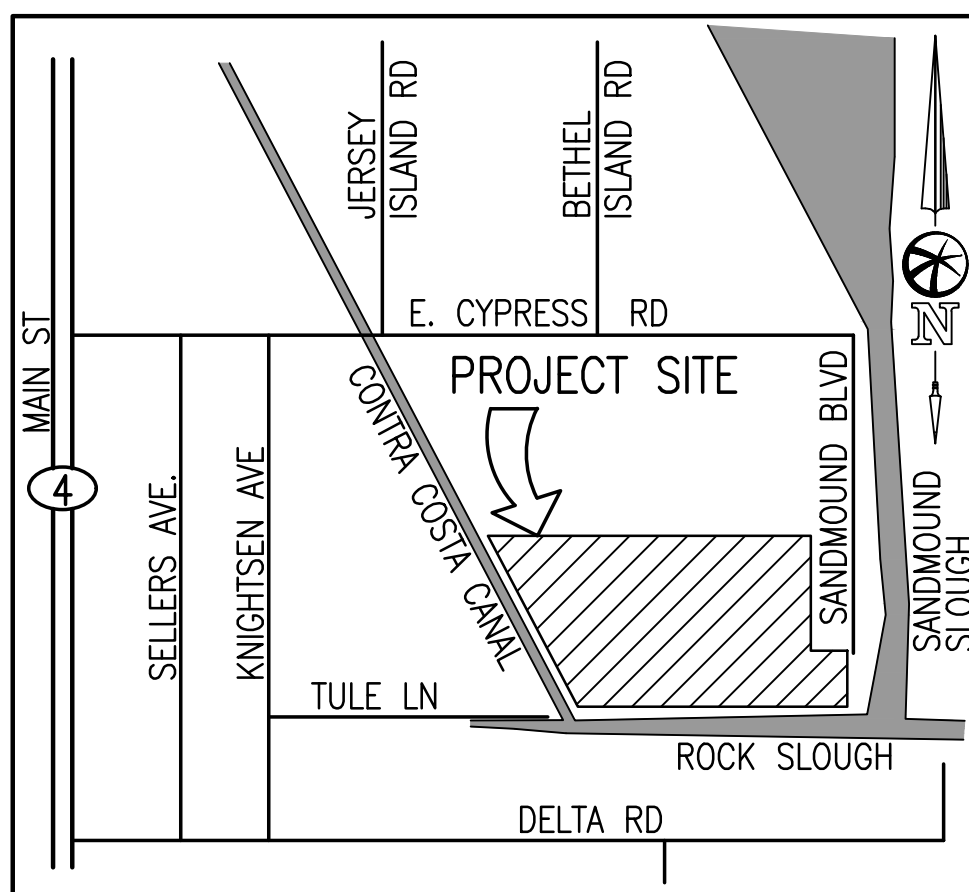
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2. EXISTING CONDITIONS AND CONSTRAINTS MAP
3. TYPICAL STREET SECTIONS
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20. PRELIMINARY GRADING SECTIONS

**NOTES:**

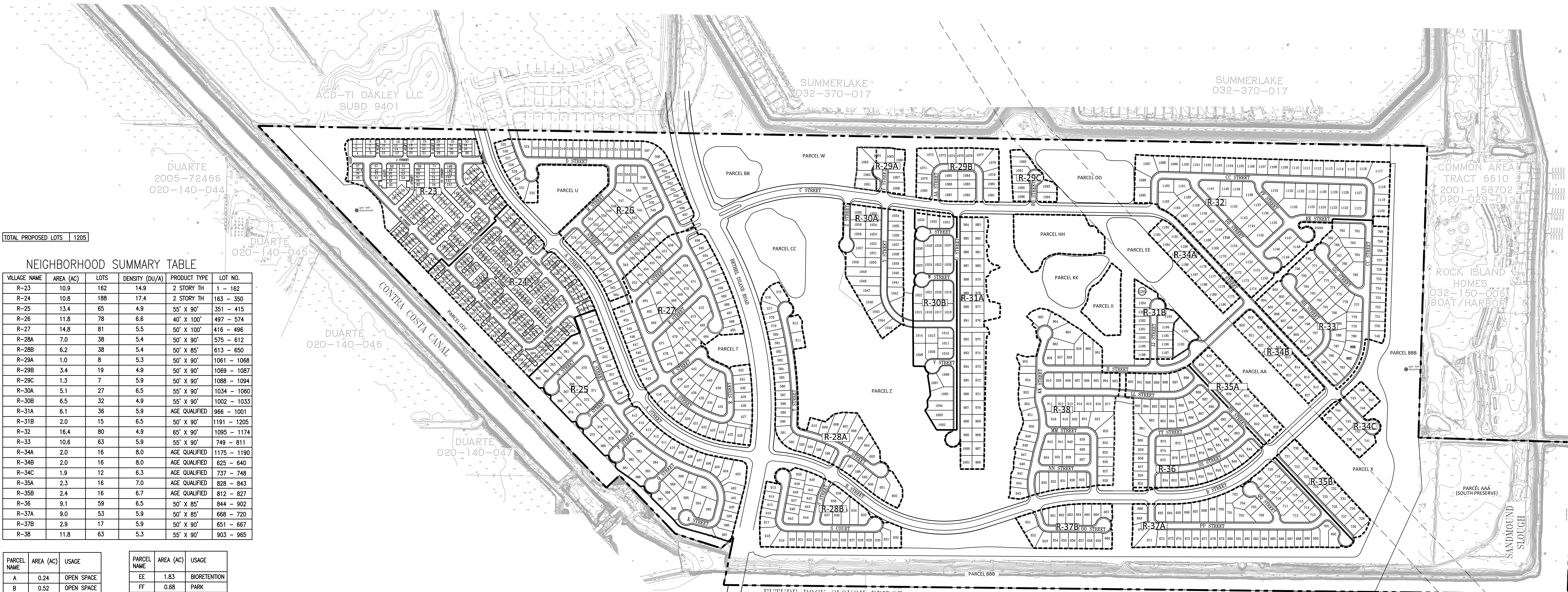
THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP

**GENERAL NOTES**

- OWNER: ACD-TI OAKLEY, LLC -  
A DELAWARE LIMITED LIABILITY COMPANY  
11611 SAN VINCENTE BLVD., STE. 610  
LOS ANGELES, CA 91149  
310-594-5334
- DEVELOPER: ACD-TI OAKLEY, LLC -  
A DELAWARE LIMITED LIABILITY COMPANY  
11611 SAN VINCENTE BLVD., STE. 610  
LOS ANGELES, CA 91149  
310-594-5334
- A.P.N.: 020-140-048-8, 020-150-003
- SITE AREA: 350± ACRES
- EXISTING ZONING: SP-1 (ECCSP) DISTRICT
- PROPOSED ZONING: SP-1 (ECCSP) DISTRICT
- EXISTING USE: AGRICULTURAL
- PROPOSED USE: RESIDENTIAL
- SERVICES:  
WATER SUPPLY -  
SANITARY SEWER -  
STORM DRAIN -  
GAS & ELECTRIC -  
FIRE -  
TELEPHONE -  
CABLE TV -  
LEVEE -
- DIABLO WATER DISTRICT  
IRONHOUSE SANITARY DISTRICT  
CITY OF OAKLEY  
PACIFIC GAS & ELECTRIC  
EAST CONTRA COSTA FIRE PROTECTION DISTRICT  
AT&T  
COMCAST  
RD 799/CITY OF OAKLEY
- FLOODING: SITE FALLS WITHIN FIRM PANEL NUMBERS 06013L 0360F,  
ZONE AE  
(EL 9, 1988NGVD) - DATED JULY 16, 2009  
NOTE: THE ENTIRE SITE FALLS WITHIN THE 100 YEAR  
FLOOD PLAN.
- TOPOGRAPHY: AERIAL TOPOGRAPHY PROVIDED BY  
KING & ASSOCIATES  
DATED OCTOBER 13, 2014
- BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED 1988 NAVD
- BASIS OF BEARINGS: CALIFORNIA COORDINATE SYSTEM, ZONE III (NAD 83).



**VICINITY MAP**  
NO SCALE



TOTAL PROPOSED LOTS | 1205

**NEIGHBORHOOD SUMMARY TABLE**

VILLAGE NAME	AREA (AC)	LOTS	DENSITY (DU/A)	PRODUCT TYPE	LOT NO.
R-23	10.9	162	14.9	2 STORY TH	1 - 162
R-24	10.8	188	17.4	2 STORY TH	163 - 350
R-25	13.4	65	4.9	55' X 90'	351 - 415
R-26	11.8	78	6.6	40' X 100'	497 - 574
R-27	14.8	81	5.5	50' X 100'	416 - 496
R-28A	7.0	38	5.4	50' X 90'	575 - 612
R-28B	6.2	38	5.4	50' X 85'	613 - 650
R-29A	1.0	8	5.3	50' X 90'	1061 - 1068
R-29B	3.4	19	4.9	50' X 90'	1069 - 1087
R-29C	1.3	7	5.9	50' X 90'	1088 - 1094
R-30A	5.1	27	6.5	55' X 90'	1034 - 1060
R-30B	6.5	32	4.9	55' X 90'	1002 - 1033
R-31A	6.1	36	5.9	AGE QUALIFIED	966 - 1001
R-31B	2.0	15	6.5	50' X 90'	1191 - 1205
R-32	16.4	80	4.9	65' X 90'	1095 - 1174
R-33	10.6	63	5.9	55' X 90'	749 - 811
R-34A	2.0	16	8.0	AGE QUALIFIED	1175 - 1190
R-34B	2.0	16	8.0	AGE QUALIFIED	625 - 640
R-34C	1.9	12	6.3	AGE QUALIFIED	737 - 748
R-35A	2.3	16	7.0	AGE QUALIFIED	828 - 843
R-35B	2.4	16	6.7	AGE QUALIFIED	812 - 827
R-36	9.1	59	6.5	50' X 85'	844 - 902
R-37A	9.0	53	5.9	50' X 85'	668 - 720
R-37B	2.9	17	5.9	50' X 90'	651 - 667
R-38	11.8	63	5.3	55' X 90'	903 - 965

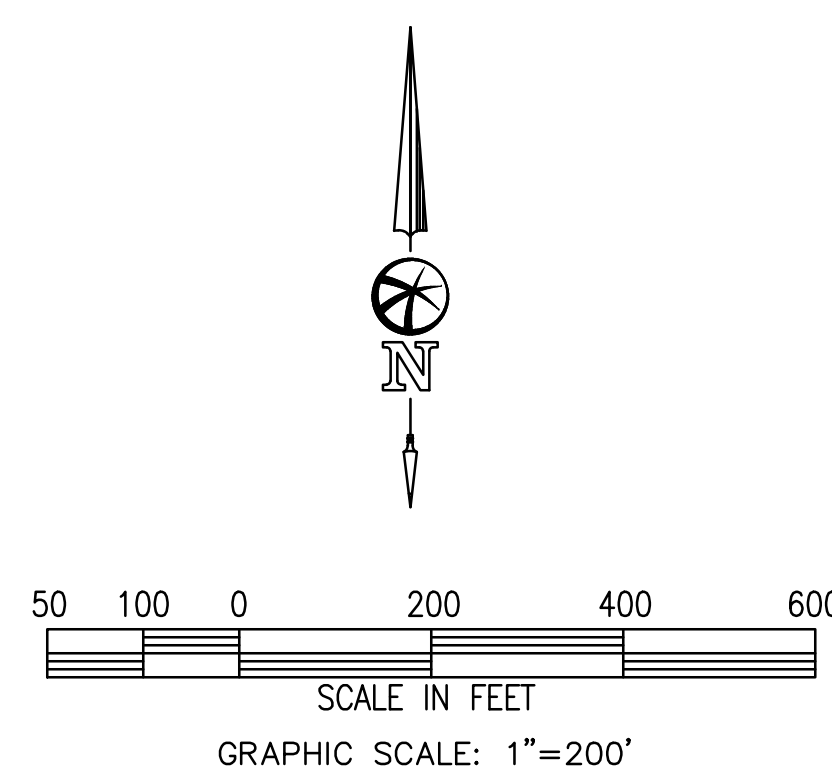
PARCEL NAME	AREA (AC)	USAGE
A	0.24	OPEN SPACE
B	0.52	OPEN SPACE
C	0.05	OPEN SPACE
D	0.05	OPEN SPACE
E	0.05	OPEN SPACE
F	0.11	OPEN SPACE
G	0.06	OPEN SPACE
H	0.09	OPEN SPACE
I	0.03	OPEN SPACE
J	0.03	OPEN SPACE
K	0.03	OPEN SPACE
L	0.03	OPEN SPACE
M	0.07	OPEN SPACE
N	0.03	OPEN SPACE
O	0.60	OPEN SPACE
P	0.08	OPEN SPACE
Q	0.04	OPEN SPACE
R	0.06	OPEN SPACE
S	0.12	PARK
T	0.89	PARK
U	2.79	OPEN SPACE
V	0.17	OPEN SPACE
W	11.90	OPEN SPACE
X	9.70	OPEN SPACE
Y	1.42	OPEN SPACE
Z	36.27	OPEN SPACE
AA	2.98	OPEN SPACE
BB	1.82	BIORETENTION
CC	2.68	BIORETENTION
DD	3.24	BIORETENTION
EE	1.83	BIORETENTION
FF	0.68	PARK
GG	0.12	OPEN SPACE
HH	2.86	CLUB-C AQ
II	1.47	CLUB-B AQ
JJ	0.08	OPEN SPACE
KK	1.92	CULTURAL R.
LL	5758	OPEN SPACE
MM	0.90	OPEN SPACE
NN	0.11	OPEN SPACE
OO	0.12	OPEN SPACE
PP	0.09	OPEN SPACE
QQ	0.07	OPEN SPACE
RR	0.18	OPEN SPACE
SS	1.85	OPEN SPACE
TT	0.24	OPEN SPACE
UU	0.22	OPEN SPACE
VV	0.42	OPEN SPACE
WW	0.70	OPEN SPACE
XX	0.11	OPEN SPACE
YY	0.09	OPEN SPACE
ZZ	2.61	OPEN SPACE
AAA	19.79	OPEN SPACE
BBB	26.70	LEVEE
CCC	9.31	LEVEE

FUTURE ROCK SLOUGH BRIDGE

ARNOLD ANDREWS 2004-406041 | 2000-254716 | 020-130-009 | 020-130-010

ROCK SLOUGH

FOLEY COLEMAN 2005-193712 | 020-160-015

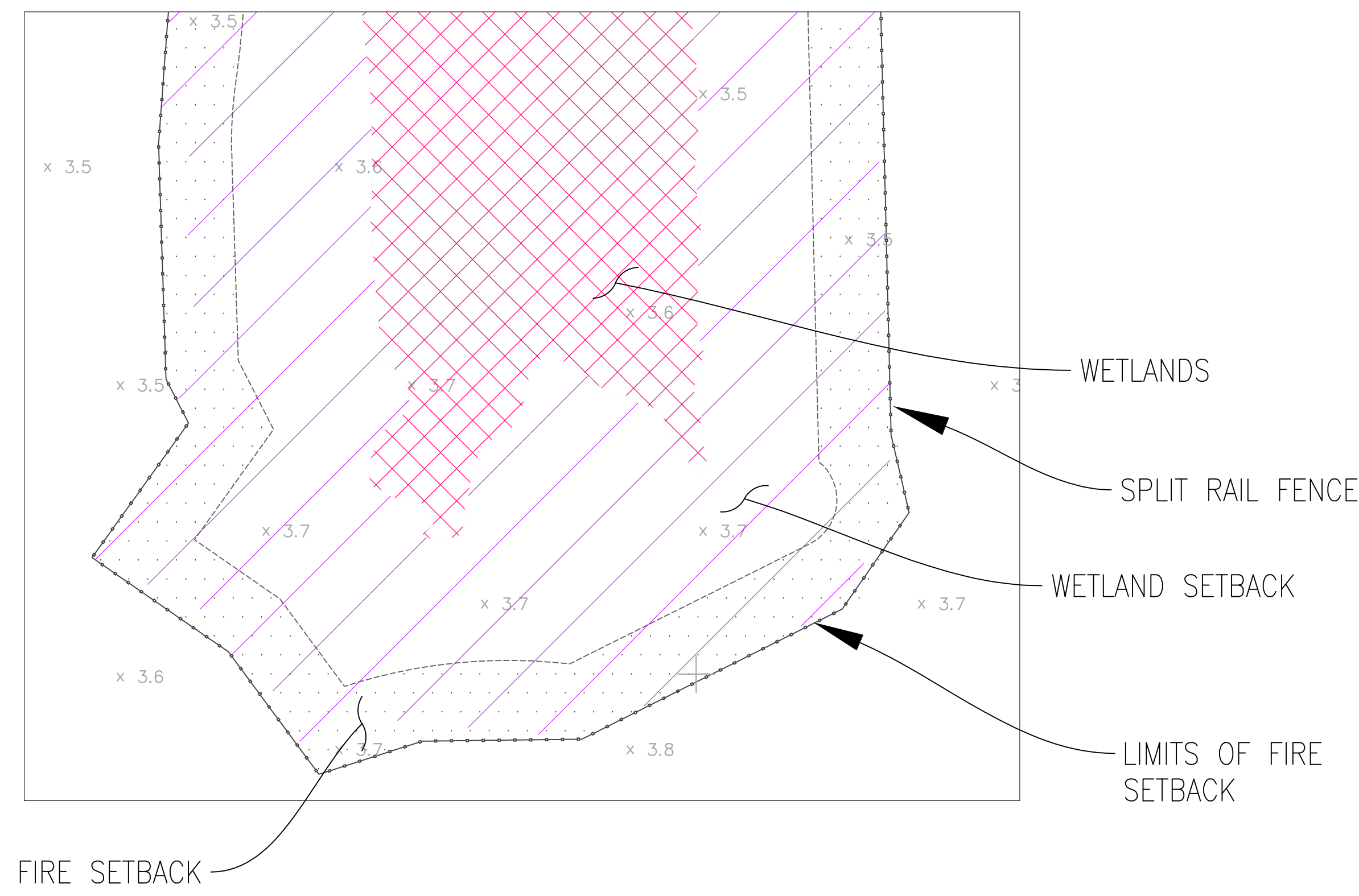


**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
EXISTING CONDITIONS AND CONSTRAINTS MAP**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1" = 200'

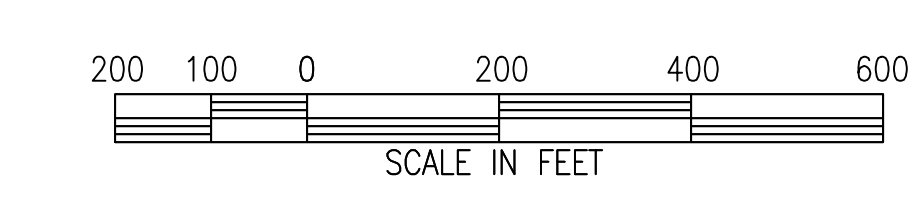
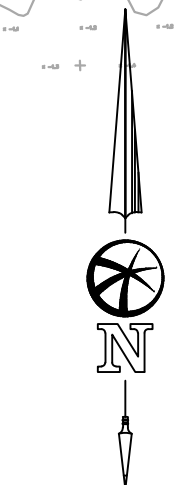


**WETLAND SETBACK & FIRE SETBACK DETAIL**

N.T.S.

**LEGEND**

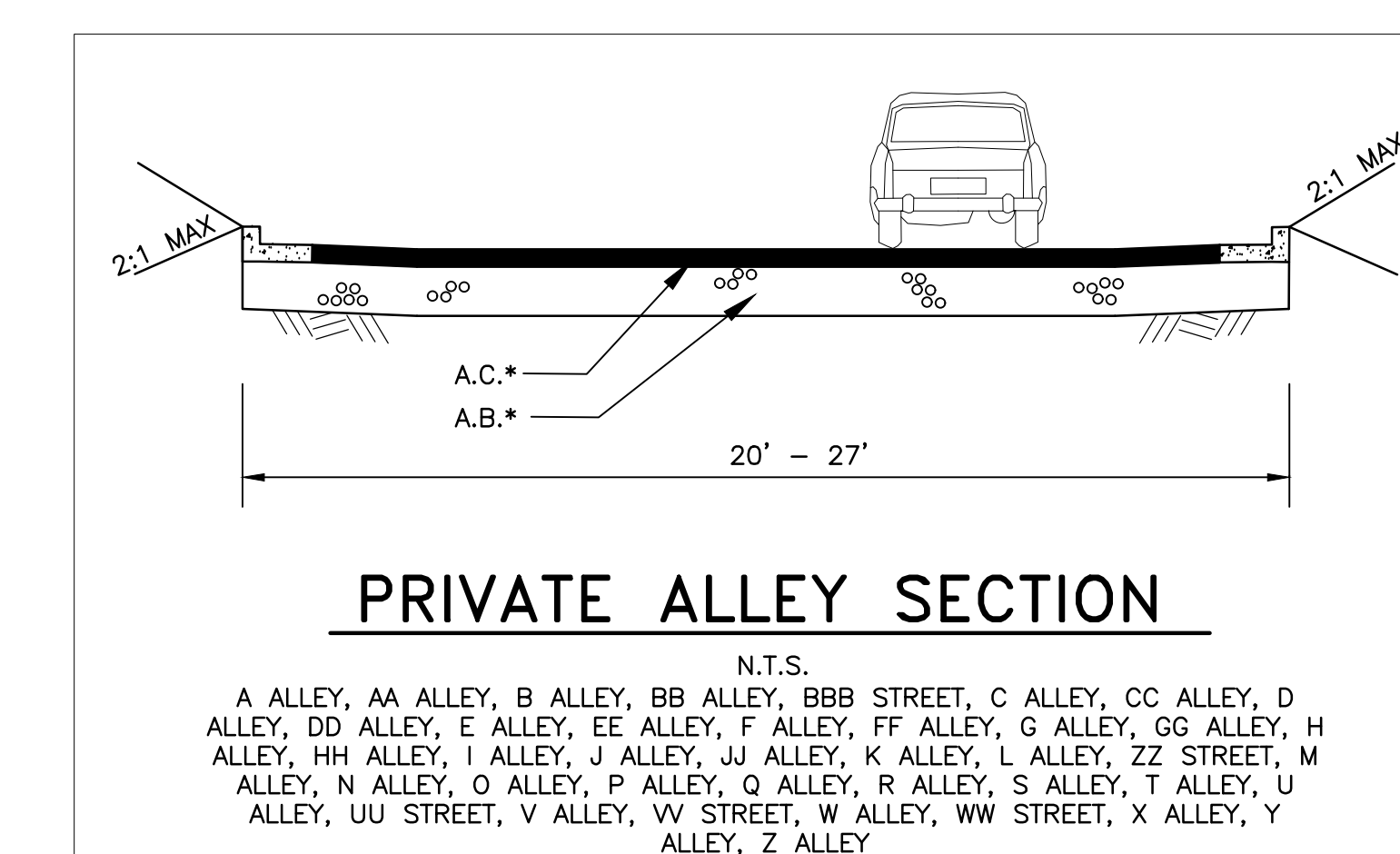
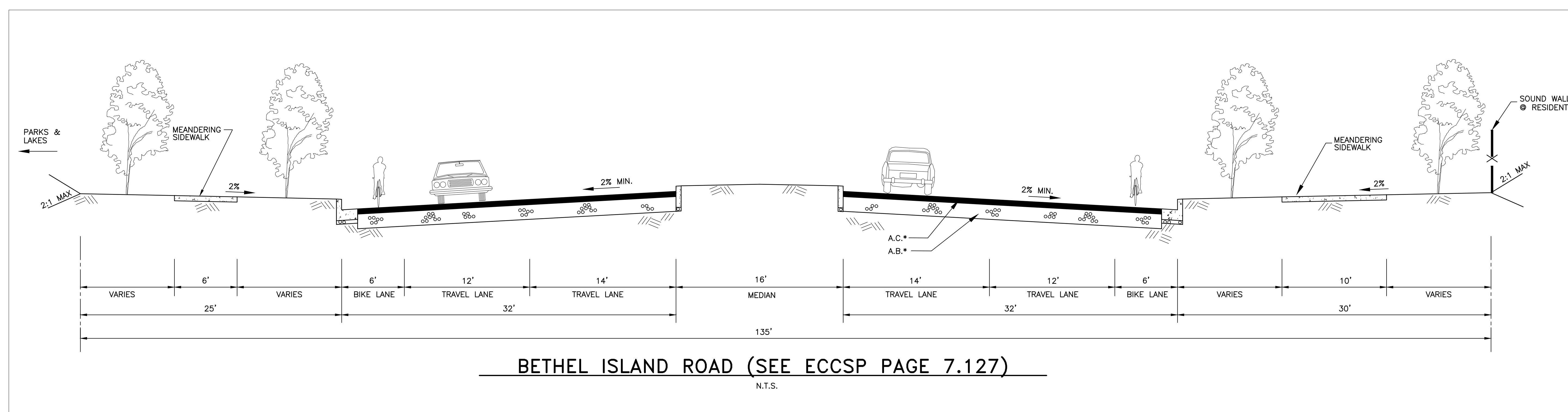
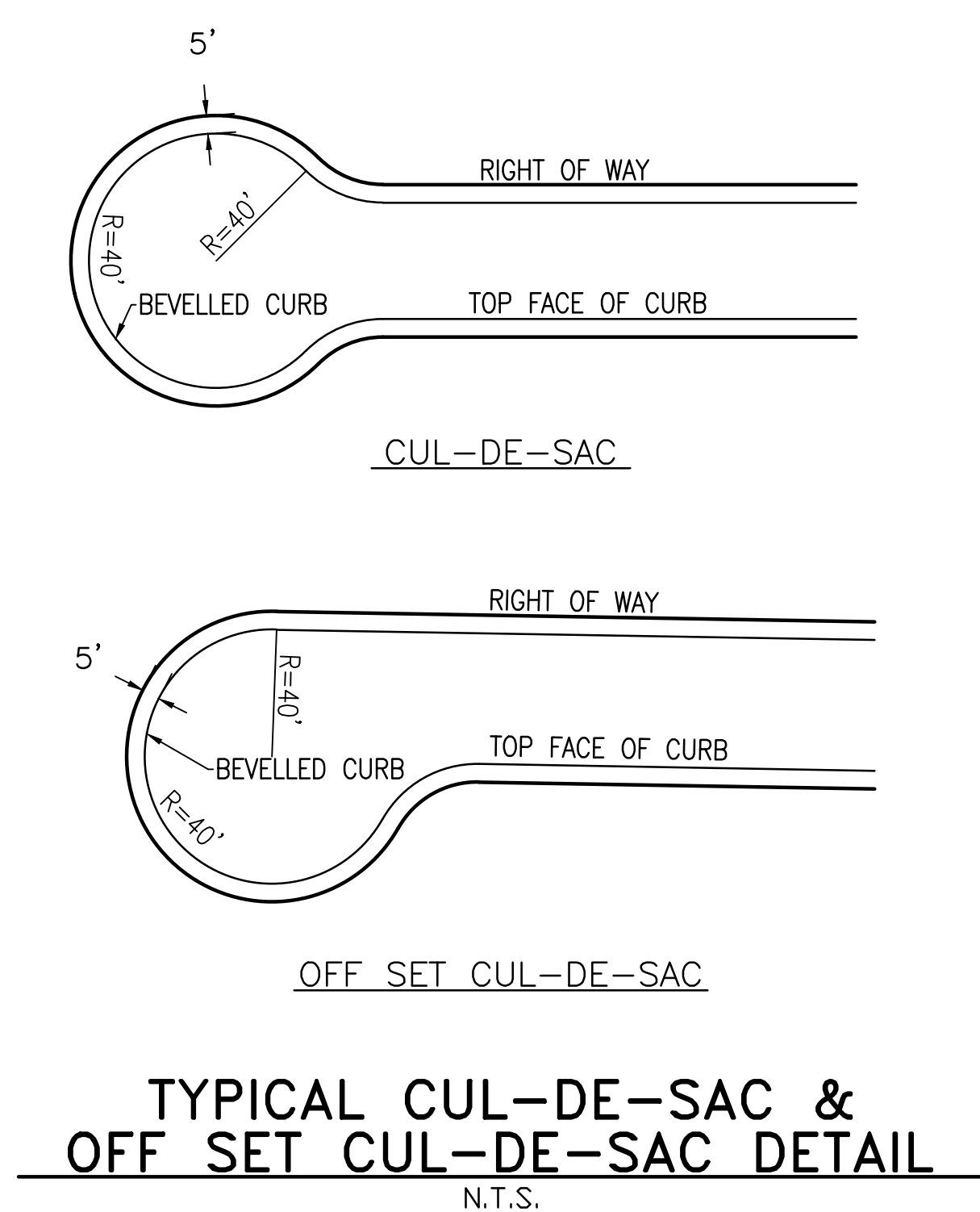
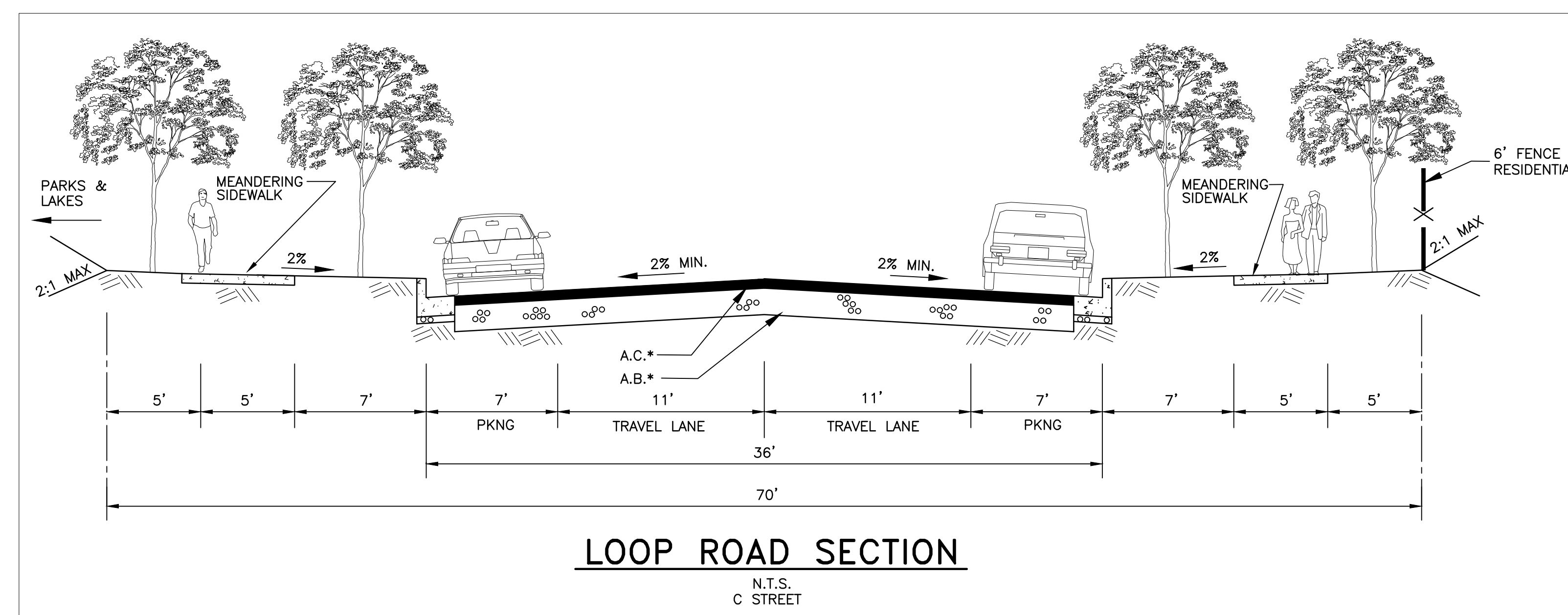
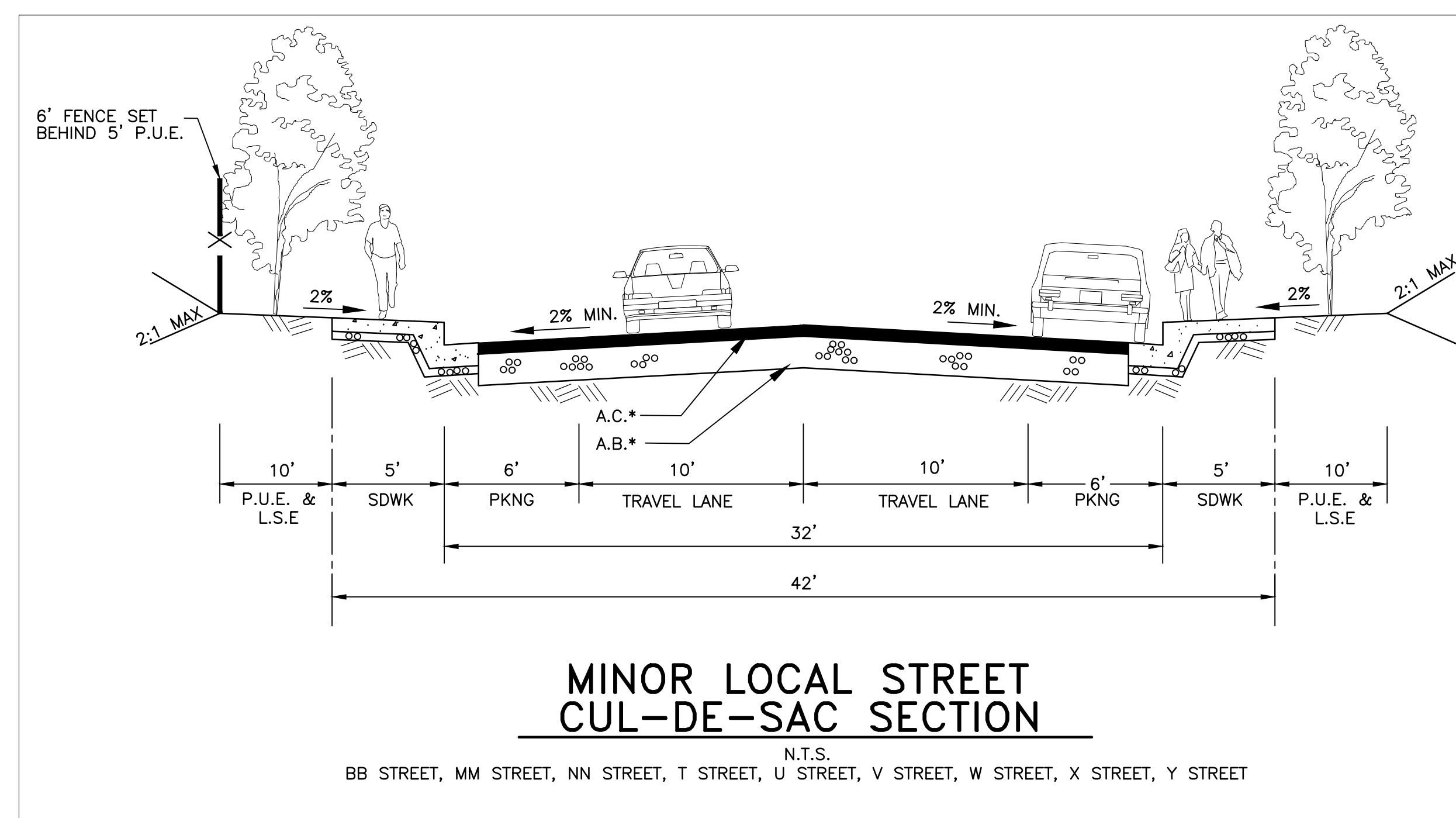
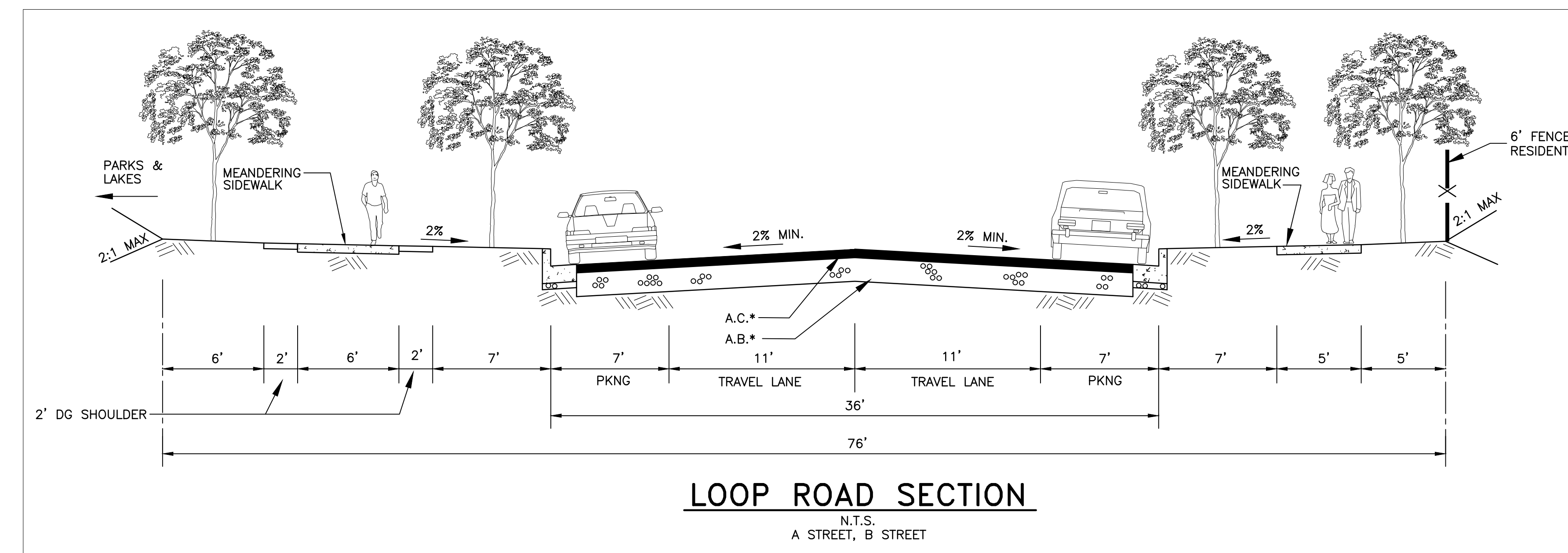
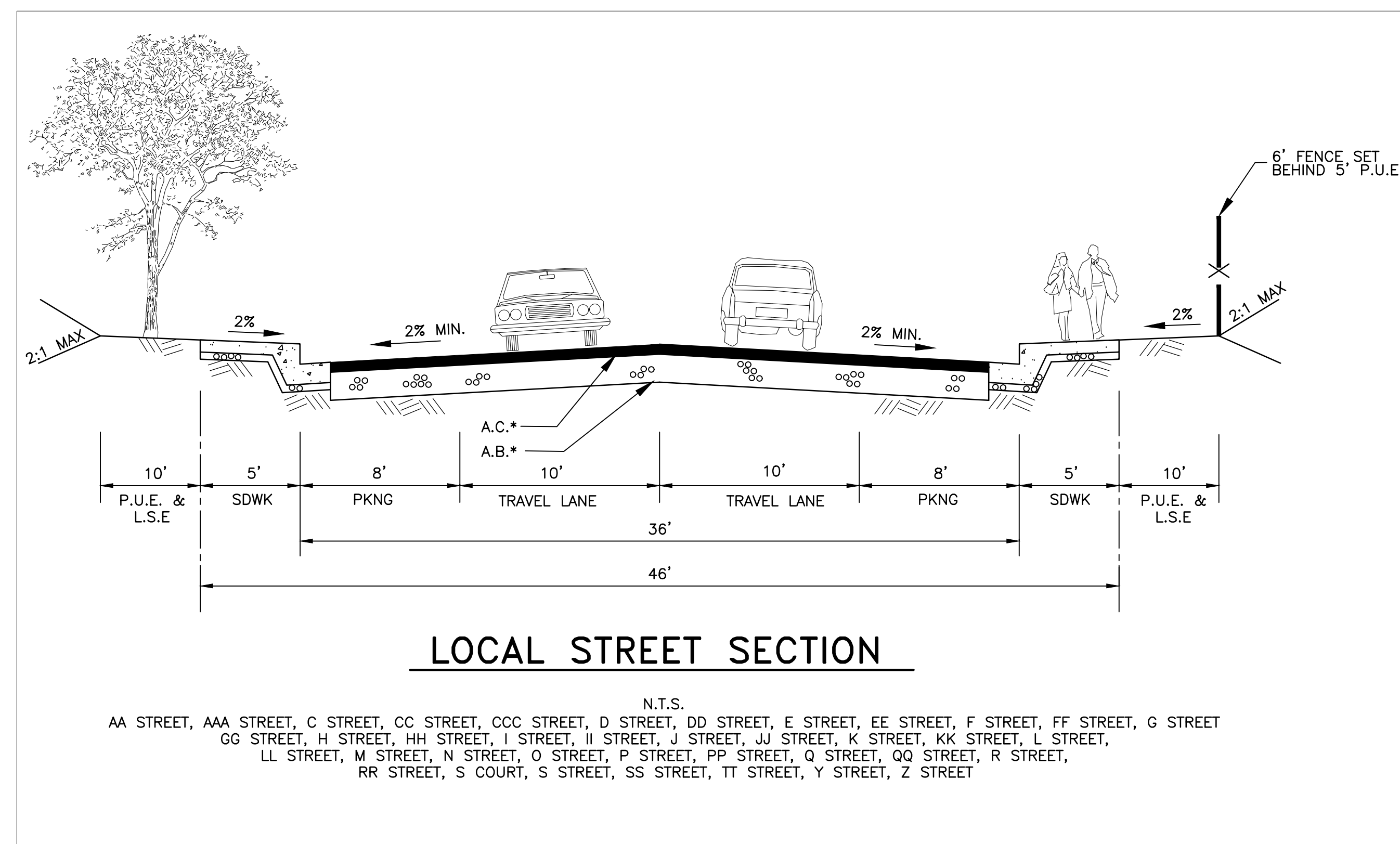
- |  |                          |  |                            |
|--|--------------------------|--|----------------------------|
|  | WETLANDS SETBACK         |  | SEASONAL WETLANDS          |
|  | FIRE MAINTENANCE SETBACK |  | IMPACTED SEASONAL WETLANDS |
|  | CONNECTED DRAINAGE DITCH |  | ARCHEOLOGICAL MOUND        |



**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
TYPICAL STREET SECTIONS**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
OCTOBER 1, 2020



- NOTES:**
- ALL ROAD WAY SECTIONS ARE PER EAST CYPRESS CORRIDOR SPECIFIC PLAN
  - ALL STREET SLOPES TO BE A MINIMUM OF 0.75% SLOPE

**SUBDIVISION 9156**  
**AMENDED VESTING TENTATIVE MAP**  
**PRELIMINARY SITE PLAN**  
 CITY OF OAKLEY  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 SEPTEMBER 17, 2020 SCALE: 1"=60'

ACD-TI OAKLEY LLC  
 SUBDIVISION 9401

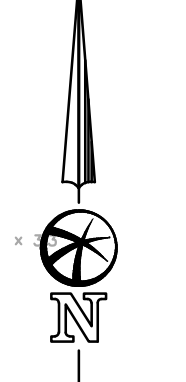
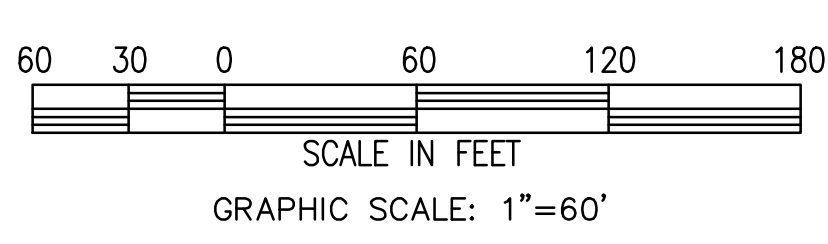


R-23  
 SEE SHEET 5  
 (LOTS 1-162)

R-24  
 SEE SHEET 6  
 (LOTS 163-350)

\* - PUBLIC STREET  
 \*\* - PRIVATE STREET

**NOTE:**  
 1. THE INTENT OF THIS SHEET IS TO SHOW LOT DIMENSIONS AND LOT SQUARE FOOTAGES. SEE SHEET 3 FOR TYPICAL STREET SECTIONS.  
 2. ALL STREET SECTIONS AND WIDTHS PER EAST CYPRESS CORRIDOR SPECIFIC PLAN GUIDE LINES. IF THERE IS ANY DISCREPANCIES BETWEEN THE SITE PLAN STREET DIMENSIONS, STREET SECTIONS AND WIDTHS WITH EAST CYPRESS CORRIDOR SPECIFIC PLAN, THE EAST CYPRESS CORRIDOR SPECIFIC PLAN STREET STANDARDS SHALL GOVERN.  
 3. ALL CUL-DE-SAC FACE OF CURB RADI TO BE 40'  
 4. SEE DETAIL ON SHEET 2 FOR WETLAND HATCH DESIGNATION, WETLANDS AND WETLAND SETBACKS ARE SHOWN ON THE PRELIMINARY GRADING AND UTILITY PLAN SHEETS 12 THROUGH 19 AND ARE SHOWN IN ACCORDANCE WITH THE APPROVED 404 PERMIT NUMBER SPK-2014-01048

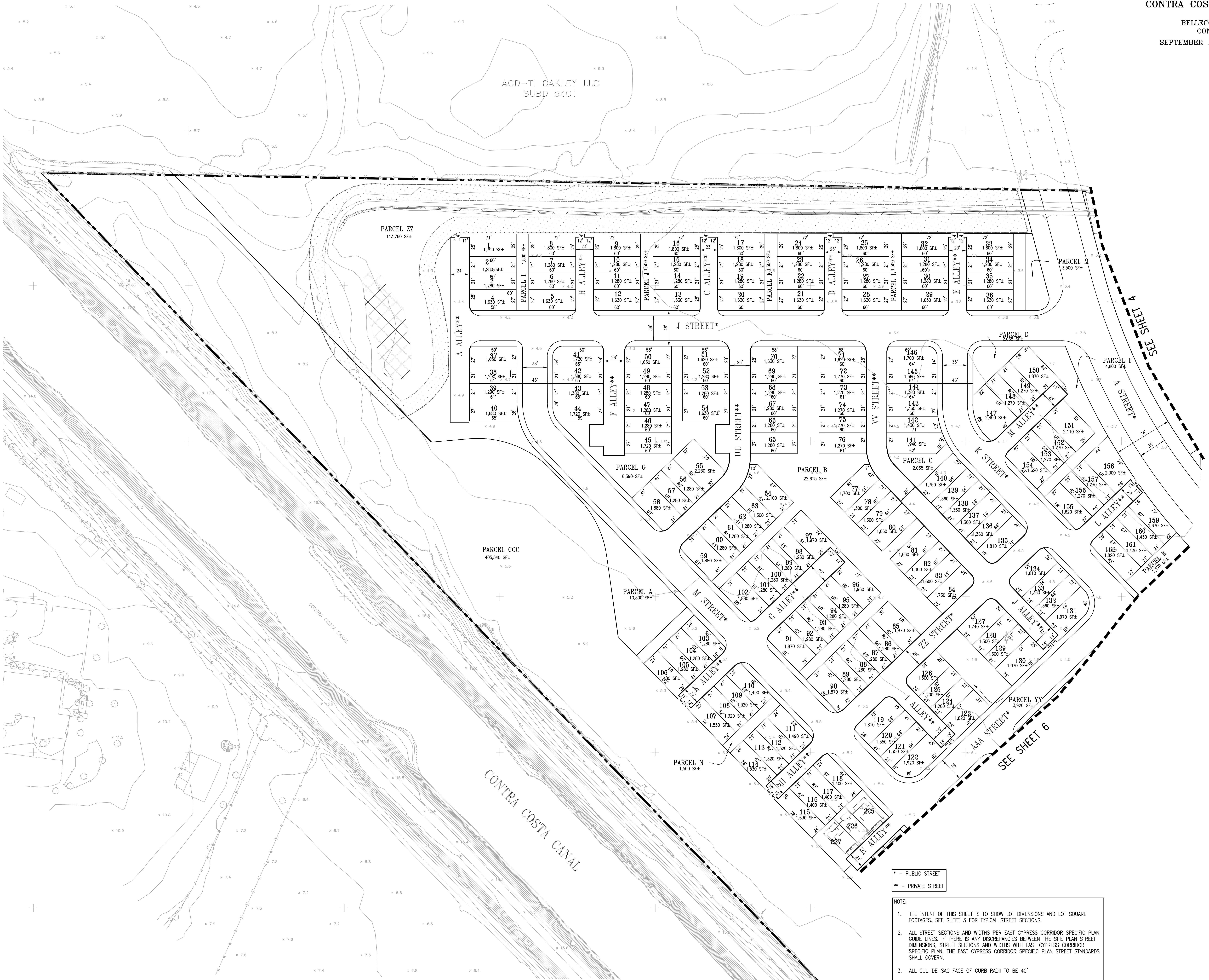


SEE SHEET 11

SEE SHEET 7

**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY SITE PLAN**  
CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

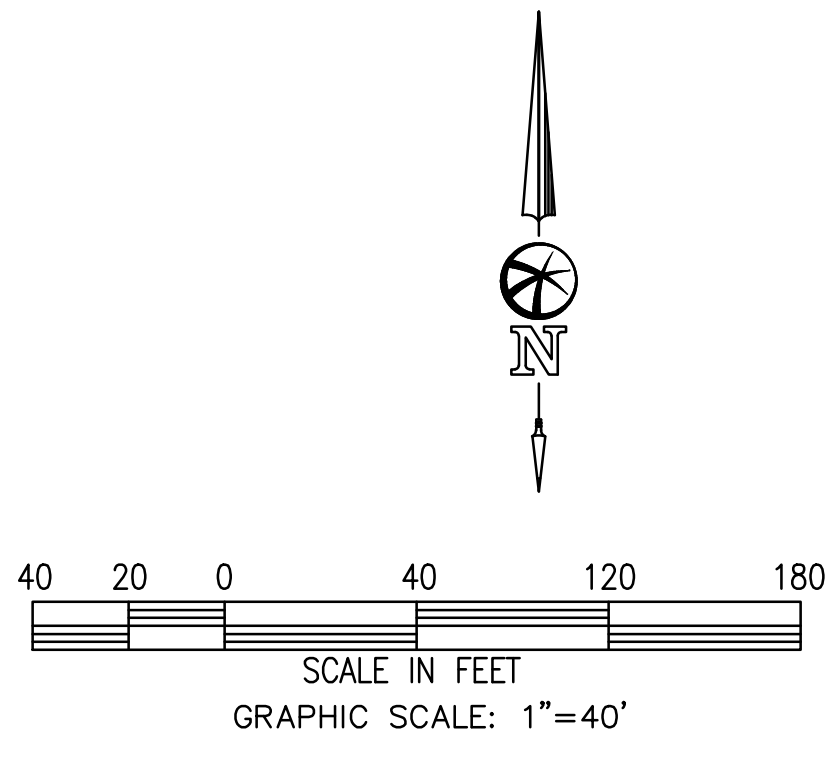
BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
SEPTEMBER 17, 2020 SCALE: 1"=40'



— PUBLIC STREET  
- - PRIVATE STREET

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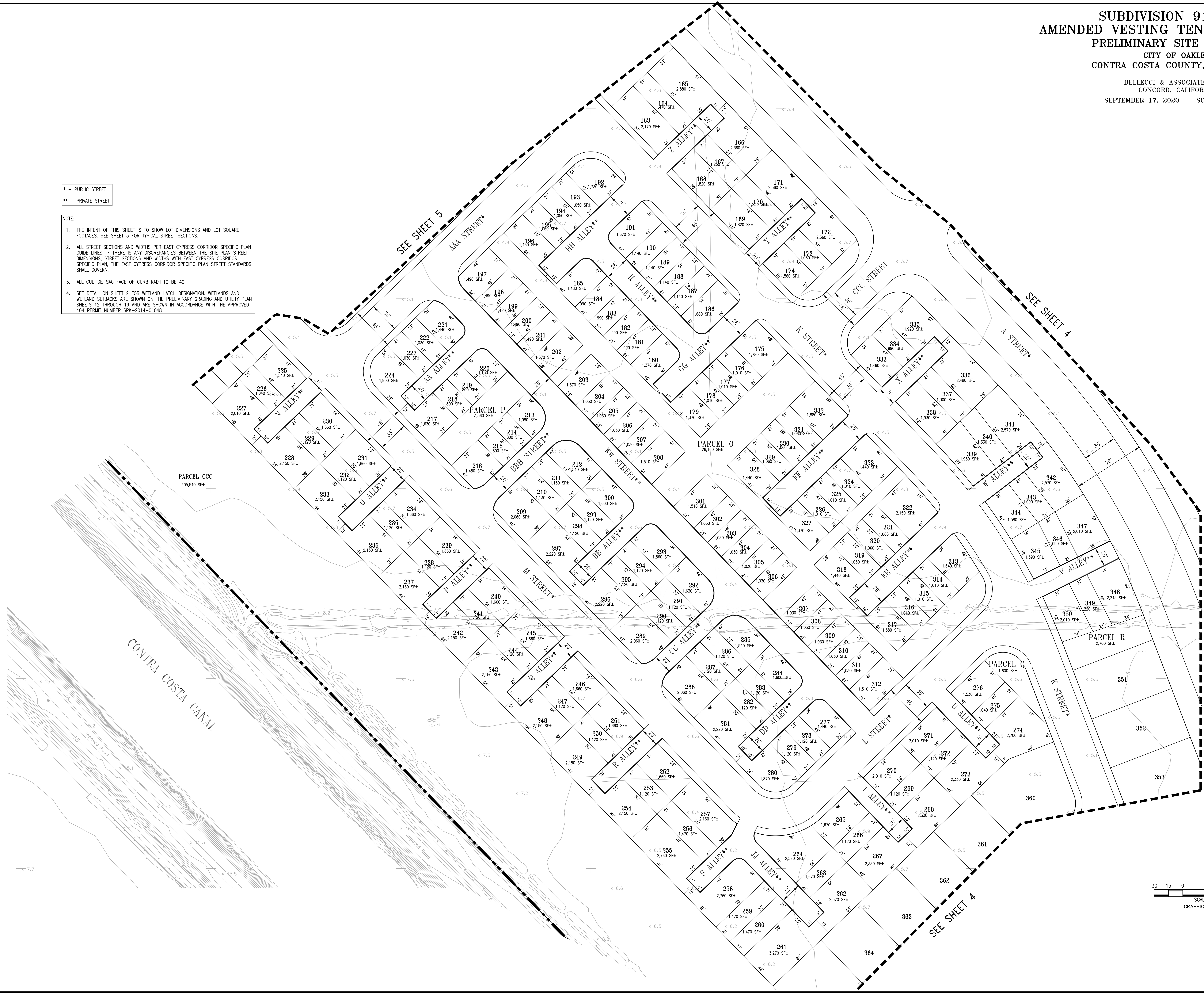
**SUBDIVISION 9156**  
**AMENDED VESTING TENTATIVE MAP**  
**PRELIMINARY SITE PLAN**  
 CITY OF OAKLEY  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 SEPTEMBER 17, 2020 SCALE: 1"=30'

— PUBLIC STREET  
 \*\* PRIVATE STREET

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**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY SITE PLAN**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

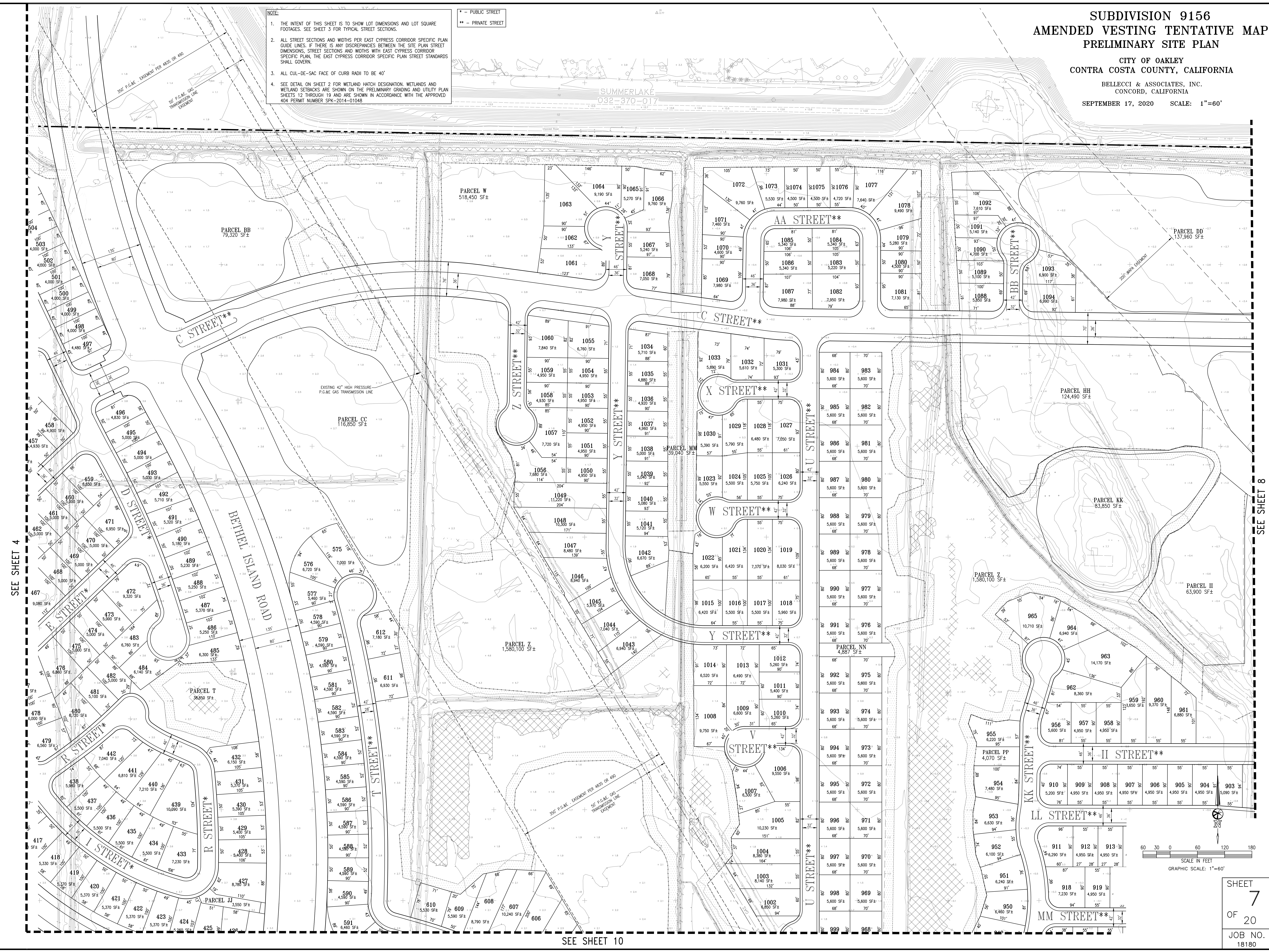
BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

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— PUBLIC STREET  
— PRIVATE STREET

SUMMERLAKE  
032-370-017



SEE SHEET 4

SEE SHEET 8

SEE SHEET 10

**SUBDIVISION 9156**  
**AMENDED VESTING TENTATIVE MAP**  
**PRELIMINARY SITE PLAN**  
 CITY OF OAKLEY  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
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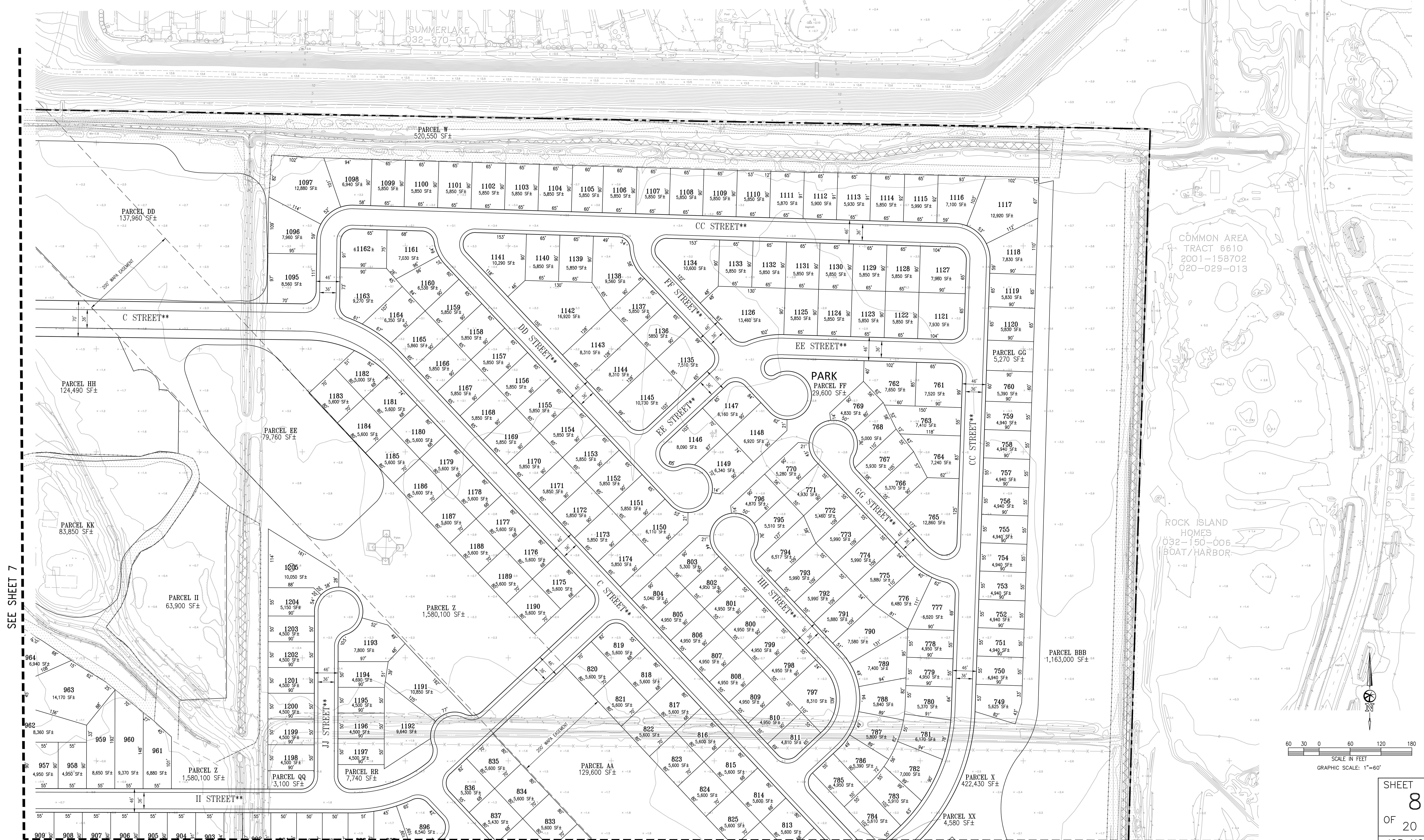
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 \*\* PRIVATE STREET

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SUMMERLAKE  
 032-370-017

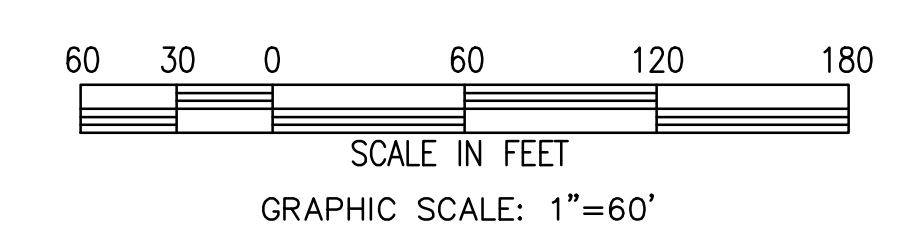
COMMON AREA  
 TRACT 6610  
 2001-158702  
 020-029-013

ROCK ISLAND  
 HOMES  
 032-150-006  
 BOAT/HARBOR



SEE SHEET 7

SEE SHEET 9



SHEET  
**8**  
 OF 20  
 JOB NO.  
 18180



SEE SHEET 8

SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY SITE PLAN  
CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

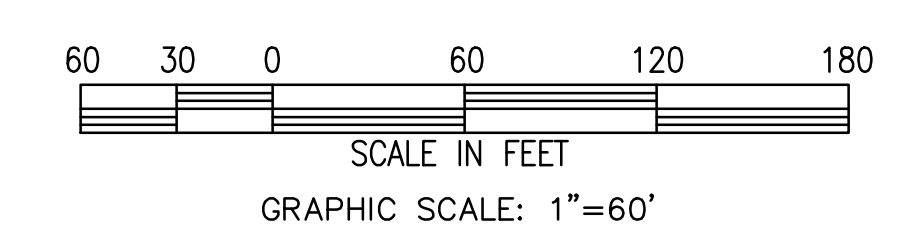
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SEE SHEET 10

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- - PUBLIC STREET  
- - PRIVATE STREET

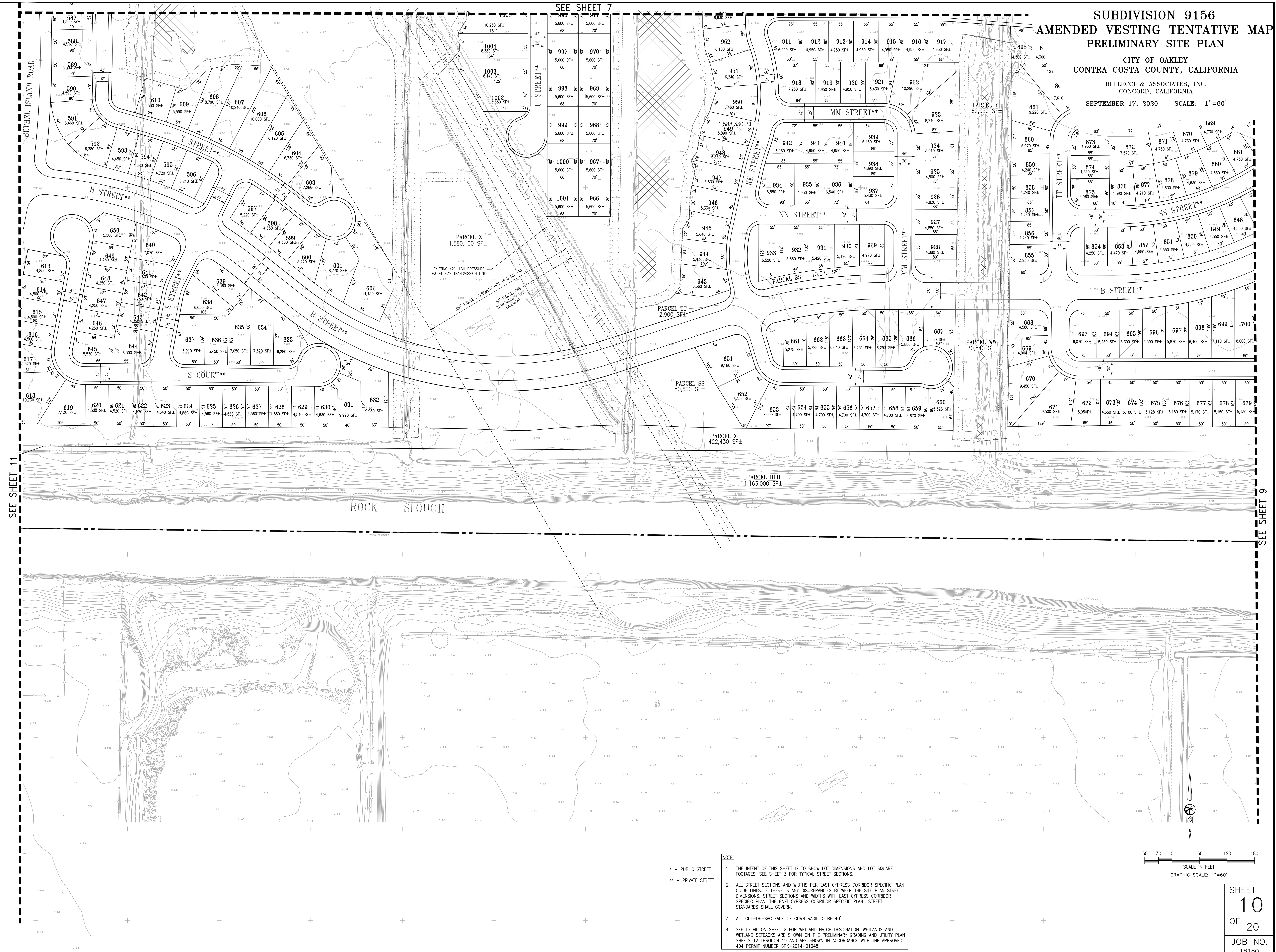


**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY SITE PLAN**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'



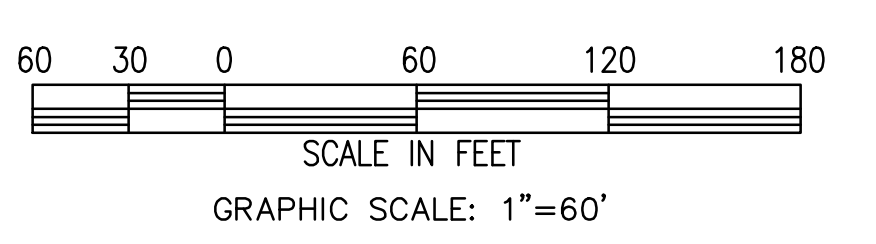
SEE SHEET 11

SEE SHEET 7

SEE SHEET 9

• - PUBLIC STREET  
\*\* - PRIVATE STREET

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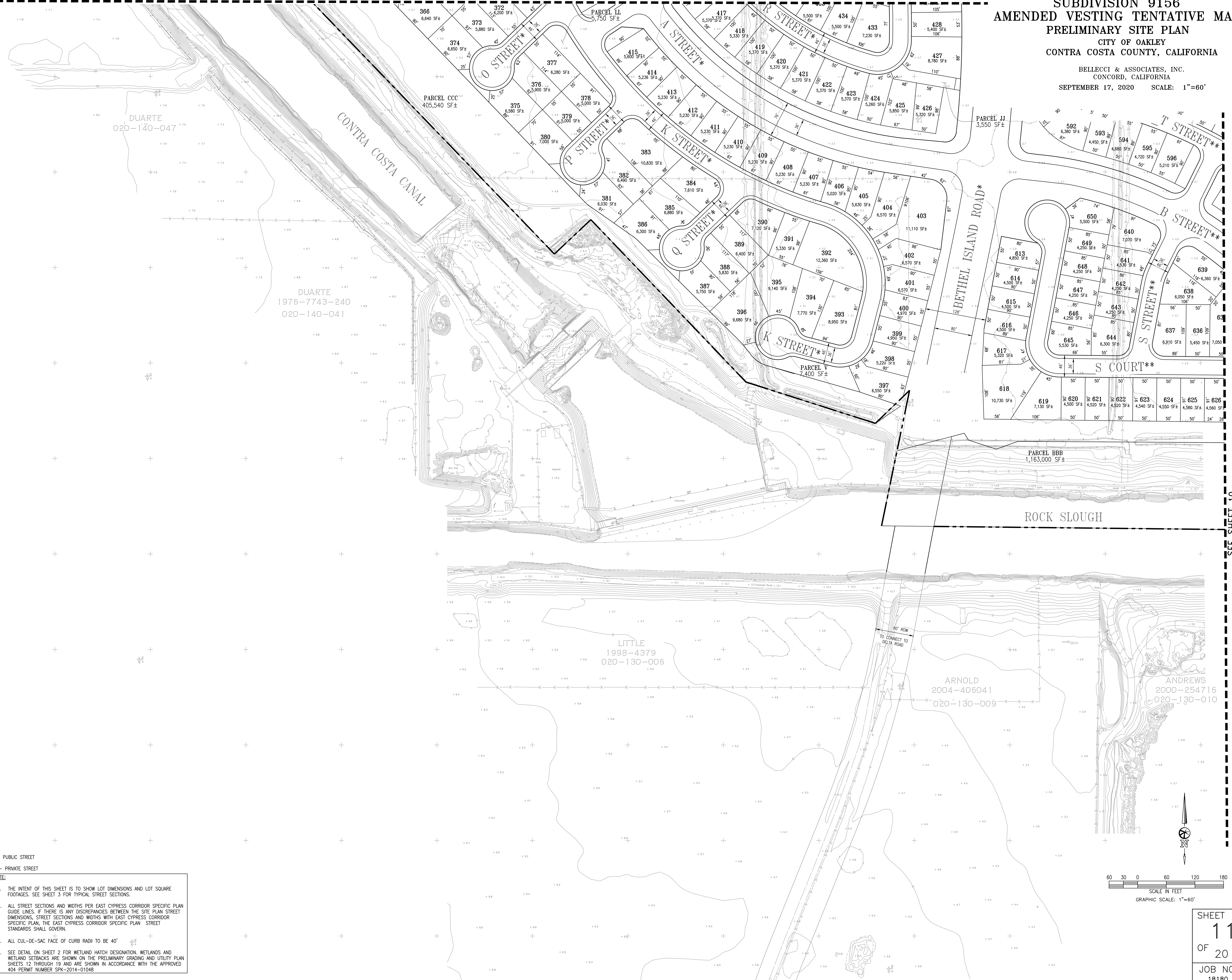


SHEET  
**10**  
OF  
20  
JOB NO.  
18180

SEE SHEET 4

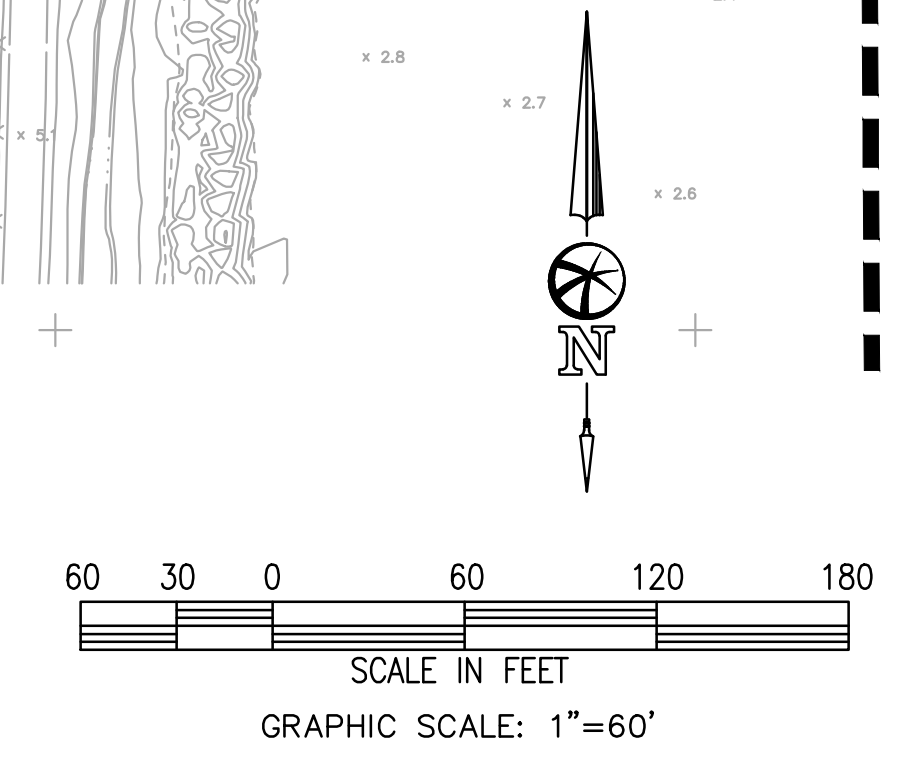
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- NOTE:
1. THE INTENT OF THIS SHEET IS TO SHOW LOT DIMENSIONS AND LOT SQUARE FOOTAGES. SEE SHEET 3 FOR TYPICAL STREET SECTIONS.
  2. ALL STREET SECTIONS AND WIDTHS PER EAST CYPRESS CORRIDOR SPECIFIC PLAN GUIDE LINES. IF THERE IS ANY DISCREPANCIES BETWEEN THE SITE PLAN STREET DIMENSIONS, STREET SECTIONS AND WIDTHS WITH EAST CYPRESS CORRIDOR SPECIFIC PLAN, THE EAST CYPRESS CORRIDOR SPECIFIC PLAN STREET STANDARDS SHALL GOVERN.
  3. ALL CUL-DE-SAC FACE OF CURB RADI TO BE 40'
  4. SEE DETAIL ON SHEET 2 FOR WETLAND HATCH DESIGNATION. WETLANDS AND WETLAND SETBACKS ARE SHOWN ON THE PRELIMINARY GRADING AND UTILITY PLAN SHEETS 12 THROUGH 19 AND ARE SHOWN IN ACCORDANCE WITH THE APPROVED 404 PERMIT NUMBER SPK-2014-01048



SEE SHEET 10

**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

**LEGEND**

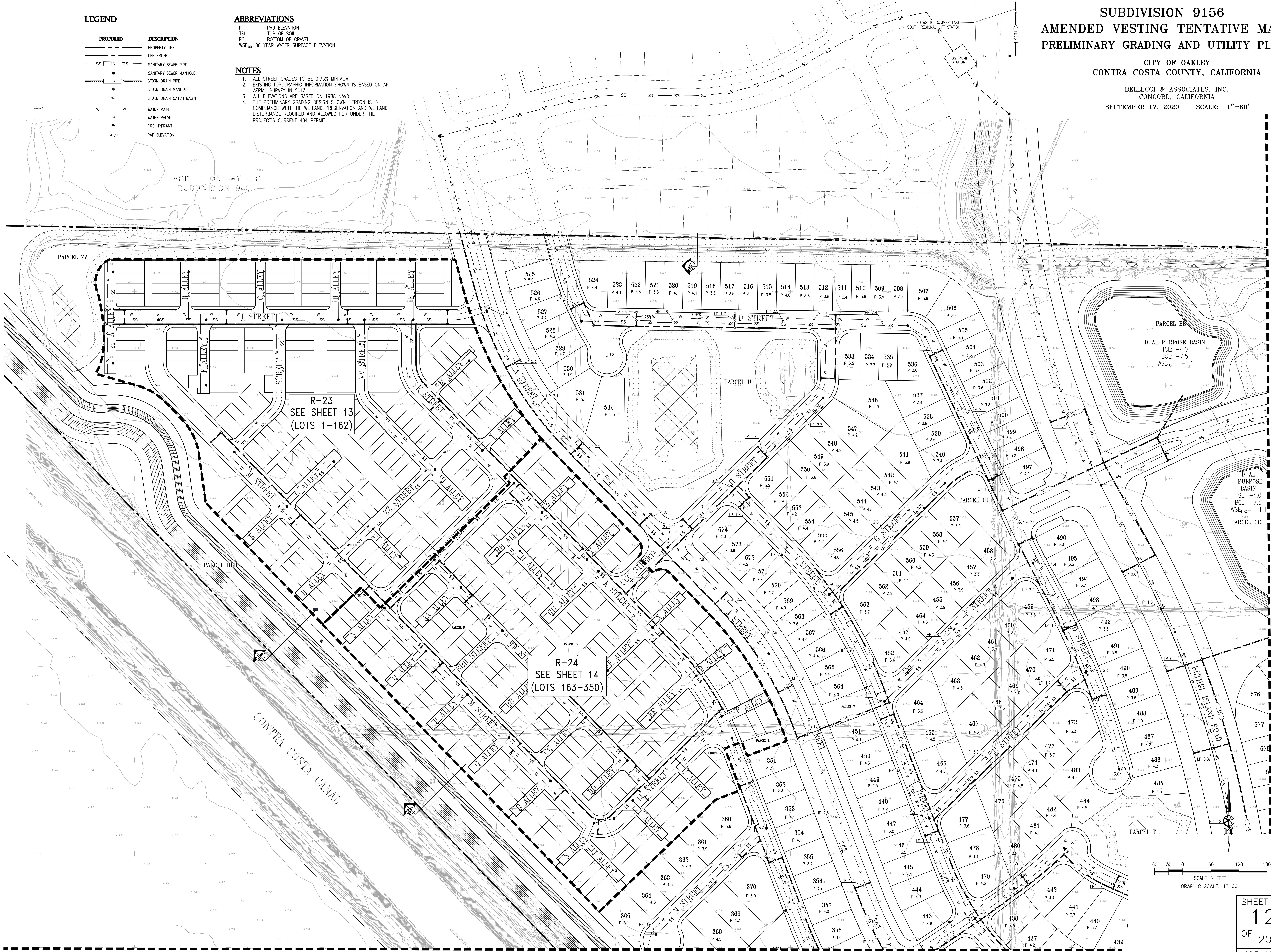
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS --- SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
---	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
---	STORM DRAIN CATCH BASIN
W --- W	WATER MAIN
▲	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

**ABBREVIATIONS**

P	PAD ELEVATION
TSL	TOP OF SOIL
BGL	BOTTOM OF GRAVEL
WSE <sub>100</sub>	100 YEAR WATER SURFACE ELEVATION

**NOTES**

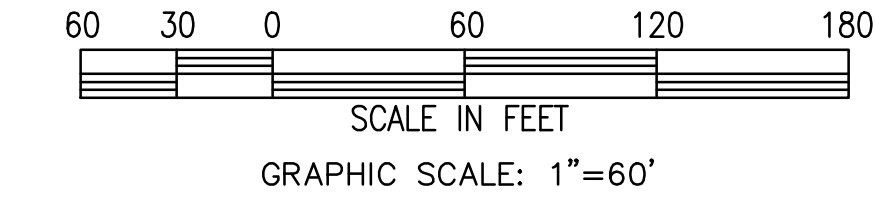
1. ALL STREET GRADES TO BE 0.75% MINIMUM
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY IN 2013
3. ALL ELEVATIONS ARE BASED ON 1988 NAVD
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ACD-T1 OAKLEY LLC  
SUBDIVISION 9401

R-23  
SEE SHEET 13  
(LOTS 1-162)

R-24  
SEE SHEET 14  
(LOTS 163-350)



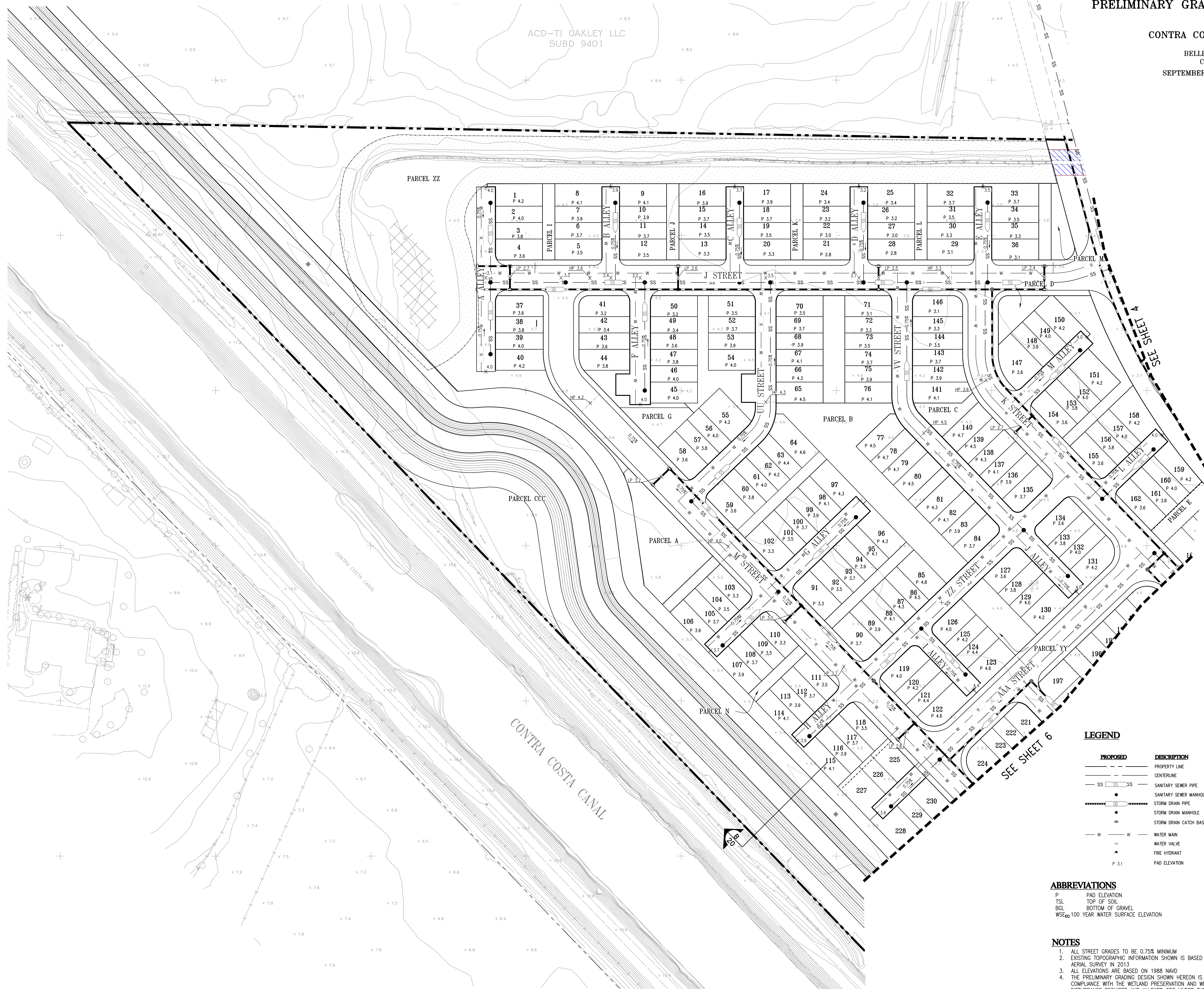
SEE SHEET 19

SEE SHEET 15

**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
SEPTEMBER 17, 2020 SCALE: 1"=40'



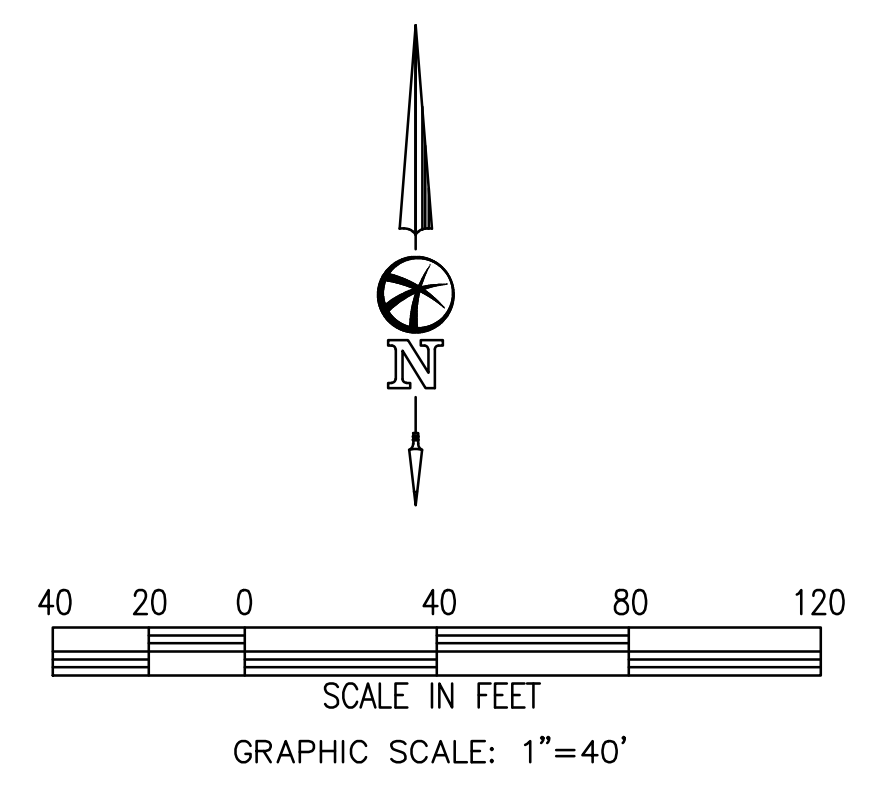
**LEGEND**

PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
---	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN
W	WATER MAIN
⊕	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

**ABBREVIATIONS**

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BGL	BOTTOM OF GRAVEL
WS <sub>100</sub>	100 YEAR WATER SURFACE ELEVATION

- NOTES**
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**SUBDIVISION 9156**  
**AMENDED VESTING TENTATIVE MAP**  
**PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 SEPTEMBER 17, 2020 SCALE: 1"=30'

**LEGEND**

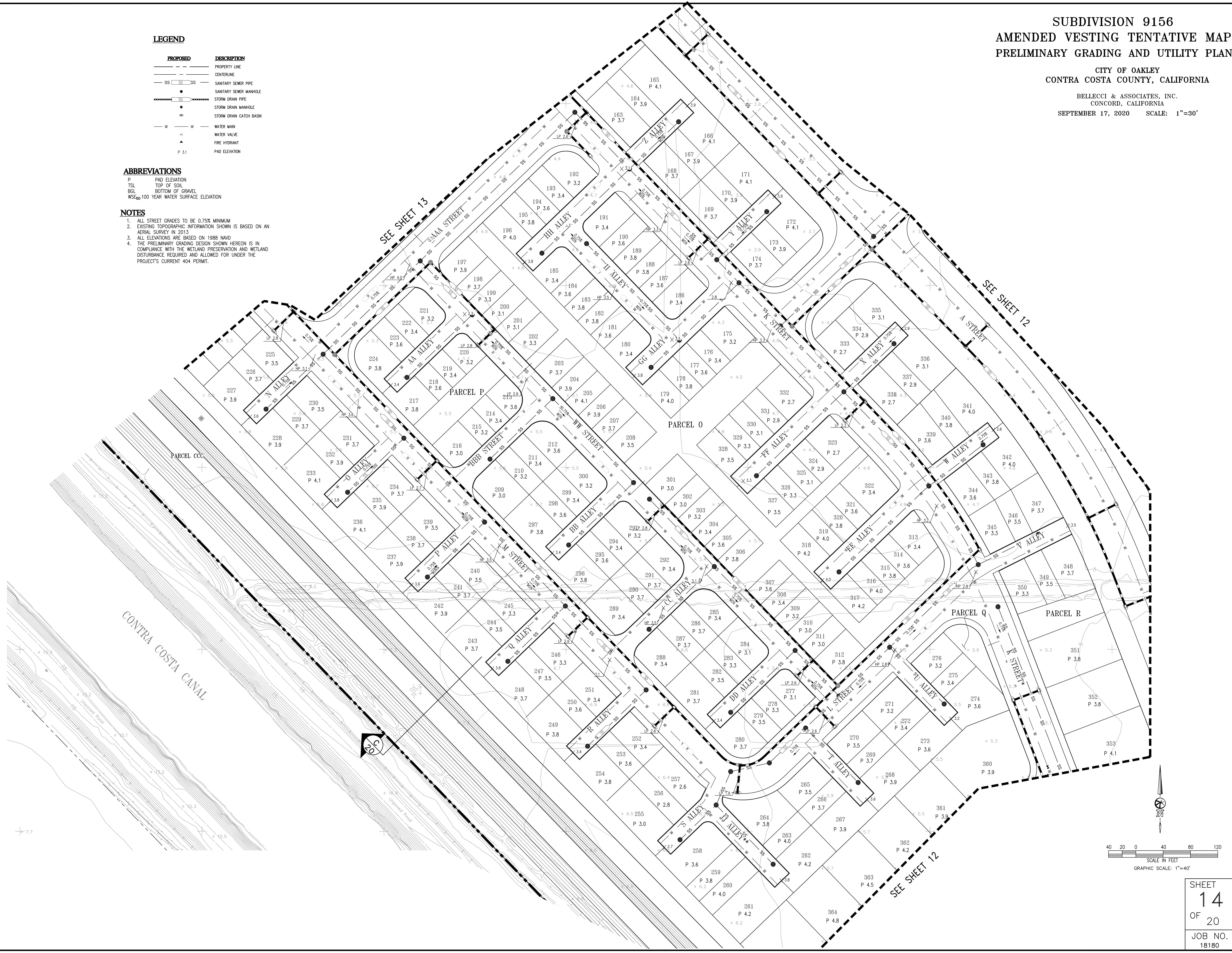
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN
W	WATER MAIN
⊕	WATER VALVE
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P 3.1	PAD ELEVATION

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**SUBDIVISION 9156**  
**AMENDED VESTING TENTATIVE MAP**  
**PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 SEPTEMBER 17, 2020 SCALE: 1"=60'

SUMMERLAKE  
 032-370-017

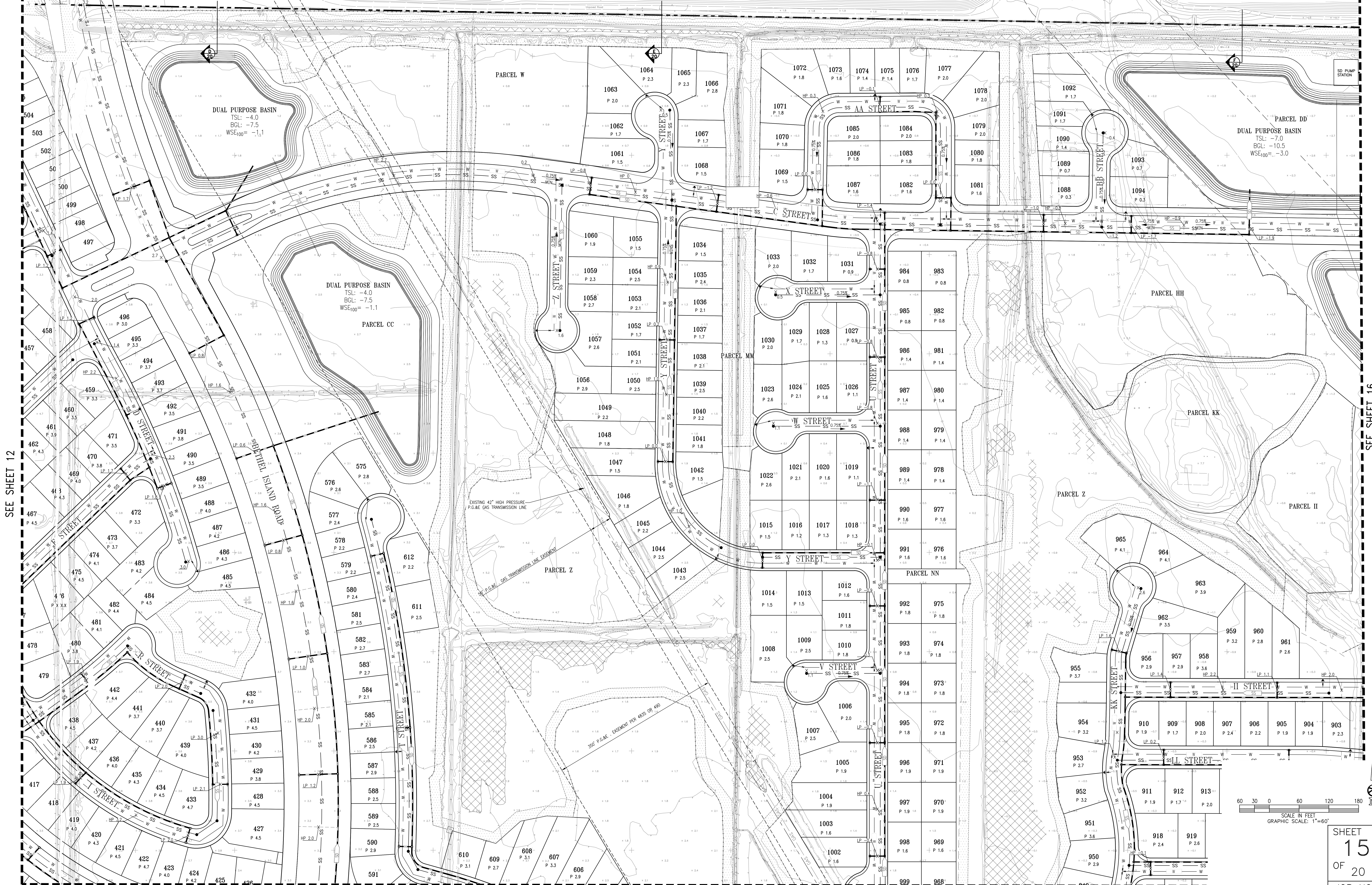
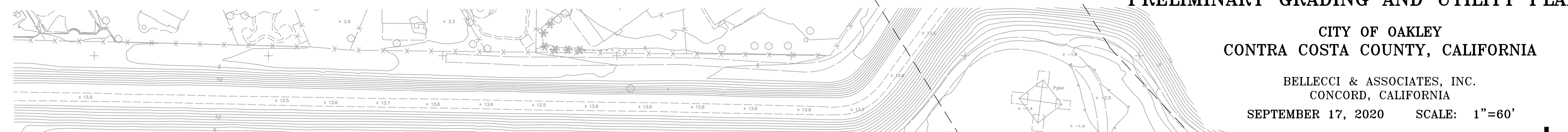
**LEGEND**

PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
---	STORM DRAIN PIPE
○	STORM DRAIN MANHOLE
○	STORM DRAIN CATCH BASIN
W	WATER MAIN
⊕	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

**ABBREVIATIONS**

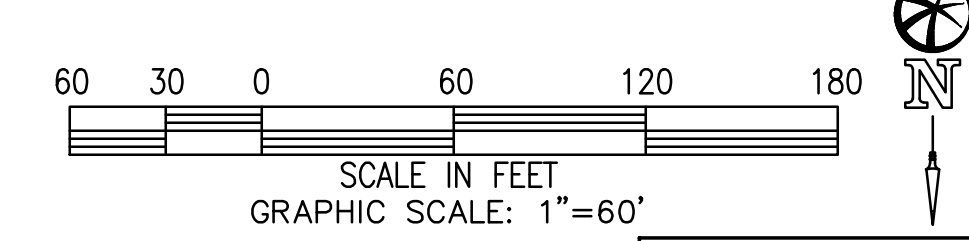
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SEE SHEET 12

SEE SHEET 16



SHEET  
**15**  
 OF 20  
 JOB NO.  
 18180

SEE SHEET 18

**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

**LEGEND**

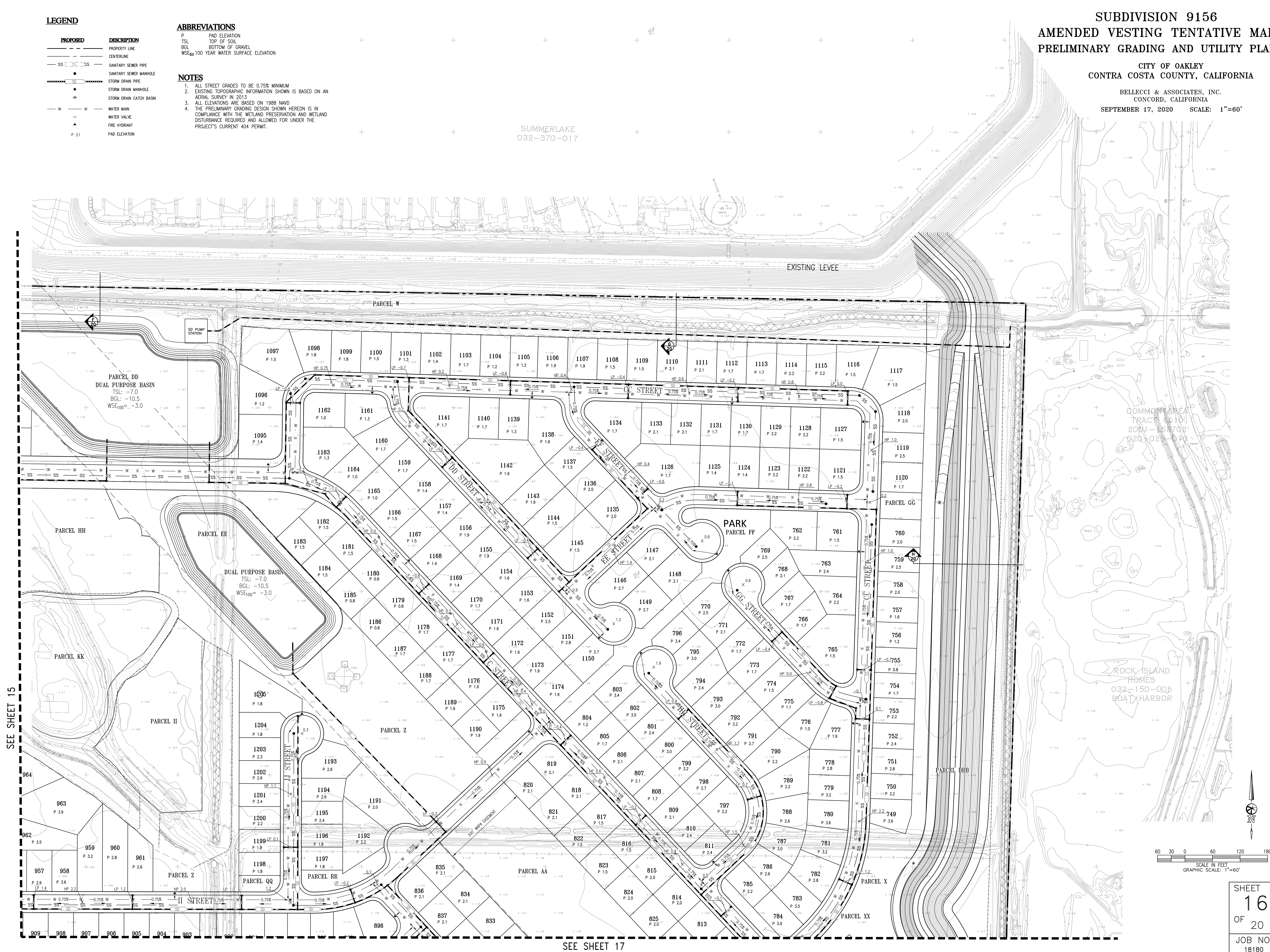
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
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SUMMERLAKE  
032-370-017



SEE SHEET 15

SEE SHEET 17

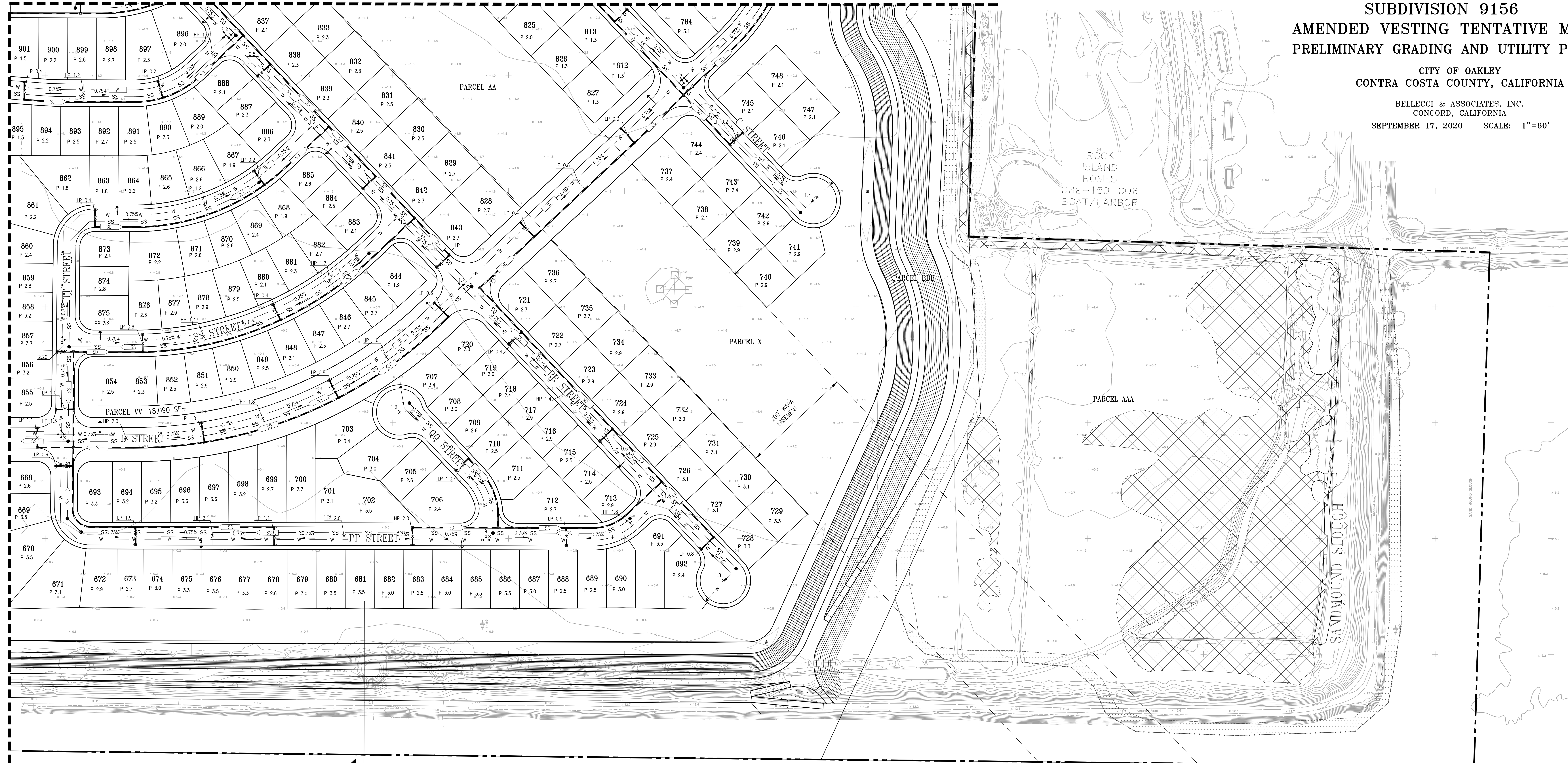


SEE SHEET 16

# SUBDIVISION 9156 AMENDED VESTING TENTATIVE MAP PRELIMINARY GRADING AND UTILITY PLAN

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
SEPTEMBER 17, 2020 SCALE: 1"=60'



ROCK ISLAND HOMES  
032-150-006  
BOAT/HARBOR

SANDMOUND SLOUGH

ROCK SLOUGH

FOLEY COLEMAN  
2005-193712  
020-160-015

### LEGEND

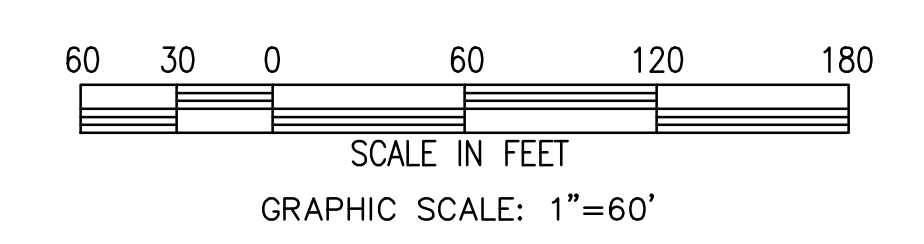
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
□	STORM DRAIN CATCH BASIN
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WV	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

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### ABBREVIATIONS

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BGL	BOTTOM OF GRAVEL
WSE <sub>100</sub>	100 YEAR WATER SURFACE ELEVATION



SHEET  
17  
OF  
20  
JOB NO.  
18180

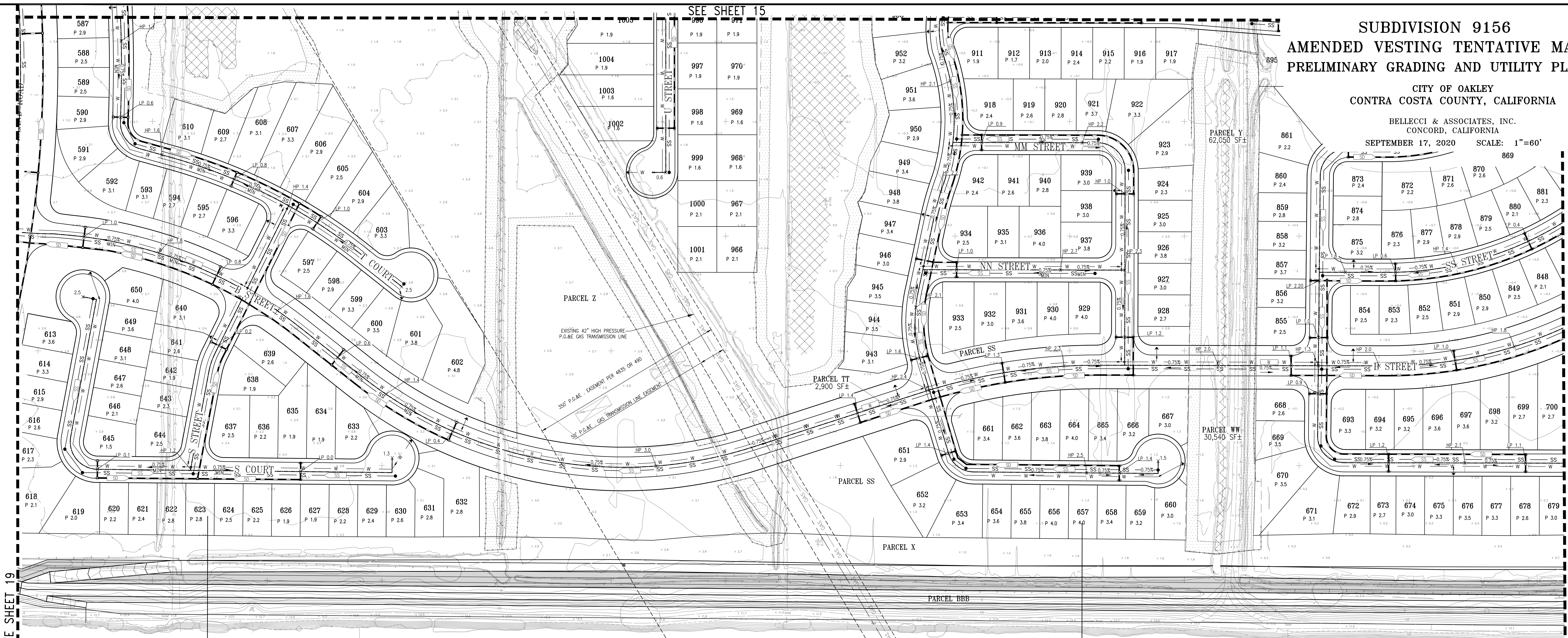
SEE SHEET 18

**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY GRADING AND UTILITY PLAN**

**CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA**

**BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA**

SEPTEMBER 17, 2020 SCALE: 1"=60'



SEE SHEET 19

SEE SHEET 17

ROCK SLOUGH

ANDREWS  
2000-254716  
020-130-010

FOLEY COLEMAN  
2005-193712  
020-160-015

**LEGEND**

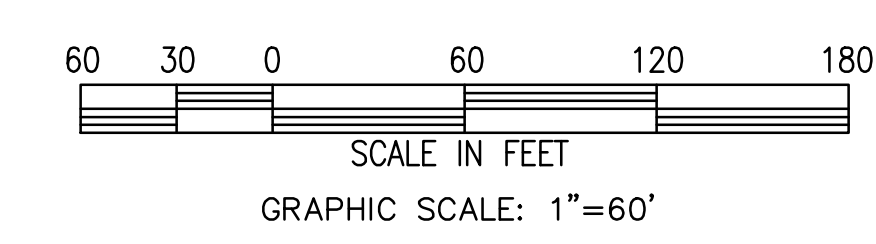
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS   SS   SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SS   SS   SS	STORM DRAIN PIPE
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**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
SEPTEMBER 17, 2020 SCALE: 1"=60'

SEE SHEET 12

SEE SHEET 18

**LEGEND**

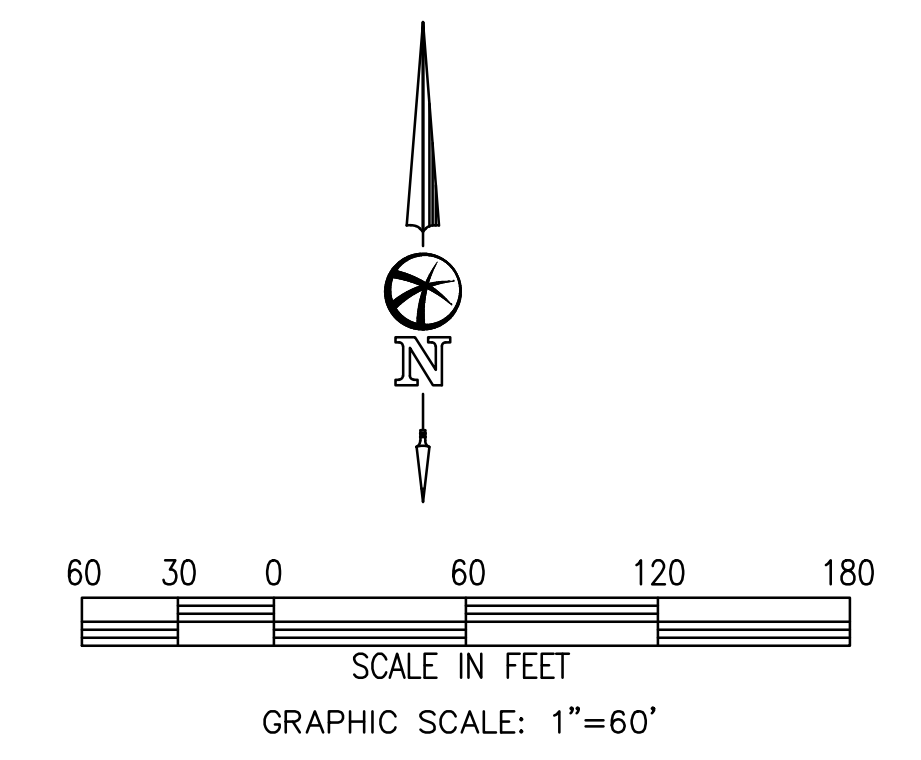
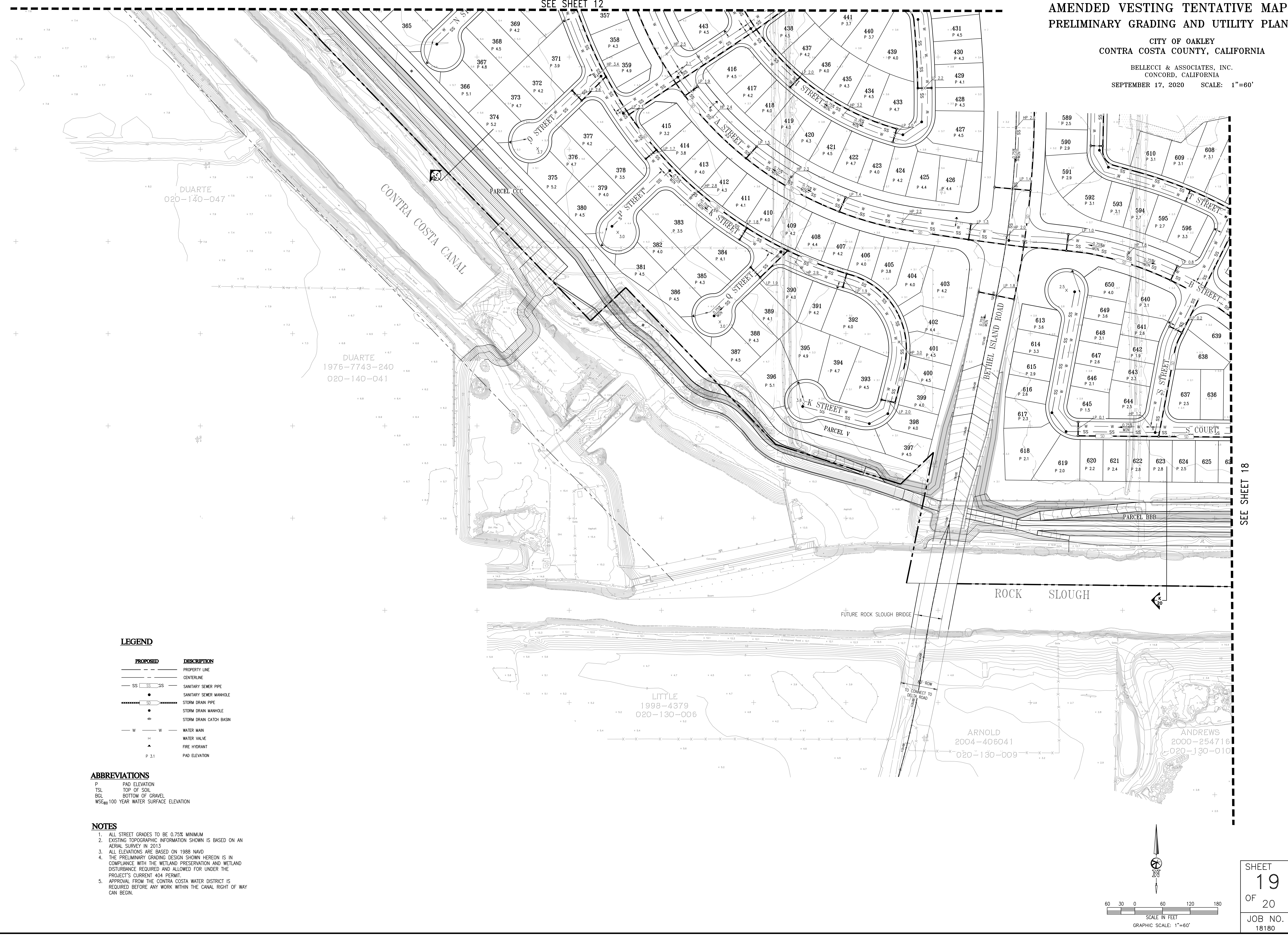
PROPOSED	DESCRIPTION
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SS   SS   SS	SANITARY SEWER PIPE
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5. APPROVAL FROM THE CONTRA COSTA WATER DISTRICT IS REQUIRED BEFORE ANY WORK WITHIN THE CANAL RIGHT OF WAY CAN BEGIN.



**SUBDIVISION 9156  
AMENDED VESTING TENTATIVE MAP  
PRELIMINARY GRADING SECTIONS**

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
SEPTEMBER 17, 2020

