



MEMORANDUM

Date: May 19, 2021

To: Design Review Committee

From: Eduardo Hernández, Project Planner

Subject: File No. DRH21-0004 (part of PLP21-0002): First "Conceptual" Design Review

Address: 5015 Aviation Blvd., Santa Rosa, CA 95403

APNs: 059-271-073 & -090; 059-340-031 & -032; 059-430-001, -002, -003,

-004, -005 & -006

Project Proposal:

The proposed project is a request for a Design Review for construction of a new 181,500 sq. ft. delivery warehouse. The proposed building would consist of 161,300 sq. ft. of storage space, 20,000 sq. ft. of office space and 17 truck terminal docking stations. Other site improvements include paved parking and circulation areas, exterior lighting and landscaping of the 41± acres property.

Background:

The 41± acres property is zoned Industrial Park (MP), which allows wholesale and distribution storage facilities. The site is currently undeveloped, located on the north side of Airport Blvd, between Skylane and Brickway Boulevards. The property is located in the Airport Business Center within the Airport Industrial Area Specific Plan. The Specific Plan is in the process of being updated. Most of the neighboring parcels are either developed or planned to be developed in the near future with compatible industrial or commercial uses. The southern portion of the project site contains a County-identified riparian corridor, on which the applicants are proposing to not develop. The applicants are yet to provide some technical studies including: an archaeological survey report (requested by a local tribe), and a traffic impact study (requested by DTPW). Related applications to this project include (VMGs) the merge of existing parcels (listed above) which were created by a Major Subdivision (application #MJS00-0007), and modifications to previously recorded map easements (CMO).

Recommendation:

Provide comments on the design of the project; including architectural aspects of the proposed building, landscaping plan, parking, lighting, and other elements the Committee deemed adequate; in order for Staff to work with the applicants, and bring the item back to the DRC for a second review. There may be two or three total reviews from the DRC, depending on the comments during this first review. The DRC would provide a final sign-off on the project, at a later time, as the project does not require other entitlement such as a use permit or zone change.



Attachments:

- 1. Application & Proposal Statement
- 2. Architectural Plan Set; dated February 12, 2021
- 3. Landscape Plan Set; dated February 15, 2021
- 4. Arborist Report & Tree Inventory; dated May 3, 2021
- 5. Location Map & Aerial Imagery; produced on May 10, 2021





Attachment 1
Application & Proposal Statement

Planning Application PJR-001

										-
Application Type(s):					File #	DRH2	21-0004 (pai	t of PLP21	-0002)	-
Admin Cert. Compliance		= -	Review Admir	n.	☐ Mir	nor Subd	ivision		Use Per	mit
Ag. or Timber Preserve			Review Full			luntary M	-		Variance	
Conditional Cert, of Cor	npliance	=	I Plan Amendi	ment			nterpretation	L	Zone Ch	nange
Cert. of Modification Coastal Permit			Adjustment Subdivision		=	cond Unit			Other:	
Zoning Permit for:			UDGIVISION		□ Spi	ediic/Are	a Plan Amendi	neni _		
	4 5-8 4	•								
By placing my contact and submitting it to internet for public infor	Sonoma C	ounty PR	RMD, i unde	erst	and and autho	orize Pi	idress, etc.) RMD to pos	on this app st this app	pplication	on fort to th
			PRIN	VT C	LEARLY					
	APPLICAN				OW	NER (IF	OTHER THA	N APPLICA	NT)	
Name Seefried Indust	rial Properti	ies			Name Airpor	t Busines	ss Center			
Mailing Address 2201 E Ca	melback Ro	ad Suite 22	5B		Mailing Address 4	114 Avia	tion Blvd			
City Phoenix		State AZ	Zip 85016		City Santa Rosa	ı		State CA	Zip 954	03
Day Ph (602)300-3648		quintel@ <u>RIEDPROPE</u>	ERTIES.com		Day Ph (707)578-	5344	Emailpimbim	bo@airportl	ousinessc	enter.co
Signature	11		Date 2/8/2	и	Signature				Date	
Billing Responsible Party (At-Cost Only)			Ap	plica	ant Owner		Other:			
		OTHER PE	RSONS TO	REC	EIVE CORRES	PONDE	NCE			
Name/Title Preston Pruett/Development Manager			Name/Title							
Mailing Address 2201 E Camelback Road Suite 225B			25B	Mailing Address						
City Phoenix		State AZ	Zip 85016		City			State	Zip	
Day Ph (480)258-0414	Email presi	tonpruett@se	efriedproperties.c	com	Day Ph ()		Email			
			PROJEC	T IN	FORMATION					
Address(es) Aviation Blvd/	Brickway B	lvd/Jetway					City Santa F	tosa		
Assessor's Parcel Number(s)	059-340-031	&032, 059	-430-001, 002	, 003	, 004, 005, 006, 0	73, & 09	0			
Project Description The proj	ect applicant.	Seefried D	evelopment M	lana;	gement, proposes	the const	ruction of an a	pproximately		
				and related improvements including an approximately 161,300 square-foot office, and 17 dock doors.						
warenou	se, approxima	alely 20,200	square-1001 (DITICE	and 17 dock doc	ors.				
Acreage 41.54 acres				Nurr	ber of new lots prop	osed a	ll lots to be m	erged to 1 lo	t	
Site Served by Public Water?	X Yes	☐ No		Site	Served by Public Se	wer?	X Yes	□ No		
		ТО	BE COMPLE	313	BY PRMD ST	AFF				
Planning Area 5 - Santa F	losa Supe	rvisorial Distr	ict 4		Critical Habitat	Ur Ur	ban Service	Groundwate	r 🔽	1/2
Current Zoning MP 1 AC	AVG, VO	Н	,	V	NPDES	□ W	illiamson Act	Availability		3/4
				Spec	ific/Area Plan Air	port In	dustrial	Subject to		EX
General Plan Land Use LI				Parc	el Specific Policy	I/A		CEQA		YES
Application resolve planning vio	lation?	Yes 🔽	No	Viola	tion? Yes	No.	File N	lo.		
Previous Files MJS00-0	307			Pena	lty application?	Yes	No No			
Application accepted by Sco	tt Hunsper	rger		Date	February 4th	n, 2021				
Approved by				Date						



Letter of Transmittal

TO JOB NO. 4487.03

Gary Helfrich

PRMD Planning Department DATE February 17, 2021

SUBJECT: ROSCO Design Review Package-PLP21-0002

Seefried_Design Review Package.pdf

Number	Description			
1	PJR-001-Planning project application			
1	1 PJR-011-Indeminification Agreement 3 PJR-095-At Cost Project Reimbursement			
3				
7	Proposal Statement			
48	Design Review Plans which include the following items- Site plan, Preliminary Building Plans, Preliminary grading and utility plans, Preliminary landscaping plans, Tree protection plans, Preliminary lighting plans, Materials and colors plan.			
162	Preliminary SWLID Report			
70	Traffic Memorandum-Project Rosco trip generation validation			

REMARKS

Hi Gary,

Today we electronically uploaded the ROSCO Design Review Package (Seefried_Design Review Package.pdf) to County of Sonoma County website under project number PLP21-0002. All the required design review application materials listed above were merged into one PDF file following the PRMD Planning electronic submittal requirements. In addition to the required design review application materials, we have added a memorandum from the project traffic engineer Kimley & Horn about the projects trip generation validation. This memorandum was previously sent to Johannes Hoevertzs at the County of Sonoma Transportation & Public Works for review and to ask him to facilitate a meeting with applicable DTPW and PRMD staff to kick-off an initial discussion for the preparation of the traffic study. Johannes has not replied to our original request for a meeting yet to discuss this topic. Please let us know if this is possible.

	Via:	Tra		
	Next Day Delivery	x For Re		
COPY TO		SIGNED	Ryan Gle	ason
~			Ryan Glea	son

475 Aviation Blvd., Suite 120 • Santa Rosa, CA 95403 **Phone:** 707-576-1322 • **Fax:** 707-576-0469

www.brce.com



SEEFRIED DEVELOPMENT MANAGEMENT, INC.

Elected Officers Prepared on 04/15/2019

Name	Officers	Address
Ferdinand C. Seefried	Executive Chairman of the Board	3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339
Robert S. Rakusin	President and CEO	3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339
James M. Condon	Chief Development Officer	3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339
Gregory F. Herren	Chief Operating Officer	3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339
W. Douglas Smith	Senior Vice President and Secretary	3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339
Jason J. Quintel	Senior Vice President	2201 E. Camelback Road; Suite 225B; Phoenix, AZ 85016

PROJECT ROSCO E-Commerce Delivery Station Airport Business Center Sonoma County, CA

PROJECT DESCRIPTION

(Design Review Permit)

1.1 - Project Location

The project site is located in unincorporated County of Sonoma, California. The approximately 41.03 gross-acre (39.88 net developed acres) project site is located south of Aviation Blvd., West of Brickyard Blvd., and north of Airport Blvd., and consists of Assessor's Parcel Numbers (APNs) 059-340-031, 059-340-032, 059-430-001, 059-430-002, 059-430-003, 059-430-004, 059-430-005, 059-430-006, 059-271-073, 059-271-090 (Exhibit 2). The project site is located Township 8N, Range 8W, in the northwest quarter of section 30 of the Healdsburg, California USGS 7.5-minute Topographic Quadrangle Map.

The project site is surrounded by existing industrial/flex/office buildings to the west and southeast and roadways to the north, east and south.

1.2.1 - Existing Uses

This approximately 41.03-acre project site is currently vacant, with Redwood Creek running thru the southern portion of the site. Table 1 below shows the breakdown of existing uses within the project site.

Table 1: Project Site Existing Land Uses

APN	Existing Land Uses	Gross Acres (approx.)
059-340-031	Vacant land	7.10
059-340-032	Vacant land	3.53
059-430-001	Vacant land	3.32
059-430-002	Vacant land	3.41
059-430-003	Vacant land	2.73
059-430-004	Vacant land	2.79
059-430-005	Vacant land	3.02
059-430-006	Vacant land	3.05
059-271-073	Vacant land	6.05
059-271-090	Vacant land	5.57

Table 2 below shows the breakdown of neighboring uses adjacent to the project site.

Table 2: Project Site Neighboring Land Uses

APN	Existing Land Uses	Gross Acres (approx.)
059-340-011	Vacant land	1.84
059-340-012	Vacant land	1.00
059-340-040	Existing Industrial/Office/R&D Building	1.65
059-340-054	Existing Office/R&D Building	0.79
059-340-035	Existing Office/R&D Building	1.48
059-340-048	Existing Office/R&D Building	6.05
059-340-055	Existing Industrial/Office/R&D Building	1.60
059-271-106	Existing Office/R&D Building	2.25
059-271-107	Existing Office/R&D Building	1.85
059-271-070	Existing Industrial/Office/R&D Building	6.13
059-271-071	Existing Industrial/Office/R&D Building	3.87
059-430-007	Vacant Land	4.92

1.2.2 - Historic Uses

Historical aerials indicate that all portions of the project site, except APN 059-340-031, have been vacant or utilized for agricultural purposes since 1993. APN 059-340-031 previously had one residential structure on site and several miscellaneous structures, that have since been demolished. The majority of the surrounding area appears to be used as agricultural land or has been developed into industrial/flex/office product.

1.2.3 - Land Use and Zoning

The project site is designated as Limited Industrial (LI) by the Sonoma County General Plan (Exhibit 3), and zoned as Industrial Park (MP) according to the Sonoma County Airport Industrial Area Specific Plan (Exhibit 4).

The Industrial Park zoning designation allows for a range of light industrial uses, including limited manufacturing and processing, fabrication, research and development, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small scale retail and ancillary uses are also permitted. The maximum floor-to-area (FAR) ratio allowed under the MP zoning is 0.5.

The zoning of parcels adjacent to the project site have the following General Plan Land Use designations:

• North: Industrial Park

• South: Industrial Park/Airport Blvd.

• East: Industrial Park

West: Industrial Park

In addition, the project site is served by the Sonoma County Water Agency Airport-Larkfield-Wikiup Sanitation Zone for sanitary sewer and the Windsor Water District for water supply.

1.2.4 - Avigation Easements

The project site has all avigation easements in place per the requirements of the Sonoma County Airport Authority.

The project applicant, Seefried Development Management, proposes the construction of an approximately 181,500-square-foot delivery station building and related improvements including an approximately 161,300 square-foot warehouse, approximately 20,200 square-foot office, and 17 dock doors (Exhibit 5). Project features including building and design, site access, parking and loading, roadway improvements, lighting, signage, and landscaping are discussed below.

1.3.1 - Building and Design

The proposed delivery station building would be primarily composed of tilt wall concrete panels with prefinished metal components on the exterior marking access to the building as well as providing an aesthetically appealing overall look and feel of the building. Other materials used would include wood, plastics, composites, and glass. Project design would adhere to the applicable design standards as well as those determined appropriate to serve the anticipated light industrial and ancillary uses.

We have made the following site plan design modifications to accommodate tenant design/use;

Storm Water Treatment

- Van Yard Areas
 - We placed the locations of the bioretention areas in the van yard to take into consideration the grading and water flow throughout the site and to maximize clustered Van parking for Tenants use.

Landscape

- Lawn/Berming
 - We modeled the lawn and berming to be consistent with recently submitted Airport Specific Plan projects that considered irrigation WELO requirements. This was based on the understanding that the County has evolved and pursued more water tolerant landscaping options, which has not specifically been updated in the current Airport Specific Plan.
- Associate parking area
 - We are providing continuous planters at head-to-head stalls with tree planting at approx.
 every 8 stalls
 - this design exceeds the landscaping requirements for "finger island" design per the Specific Plan and accommodates the Tenant's needed parking stalls count and traffic flow design. We have provided a SF comparison to show that the continuous planter exceeds landscaping area compared to the "finger island" design.

- Van Yard Areas
 - We are providing landscaping that exceeds the Specific Plan requirement in the Van Yard.
 - We provided enlarged bioretention areas utilized to concentrate landscape locations due to the nature of the van yard use and traffic flow as well as to minimize planting and irrigation "sprawl".
- We have provided heavy landscaping along all sides of the property, not just the required setbacks per the Specific Plan.

1.3.2 - Site Access

Access to the project site would be available via two full-access unsignalized driveways along Aviation Blvd., two full-access unsignalized driveways along Brickway Blvd., and three full-access unsignalized driveways along Jet Way. Regional Access to the site is provided via US-101 at the Airport Blvd. exit. Local access to the project site would be provided via Brickway Blvd, Aviation Blvd. and Jet Way. The project would provide a minimum 25-foot fire lane around the delivery station building to allow for emergency access.

1.3.3 - Parking and Loading

Total parking on-site would consist of approximately 1,203 parking spaces, which is broken down into 280 automobile parking spaces, including 9 American with Disabilities Act (ADA) accessible spaces, and 923 delivery van spaces.

Furthermore, the project would include approximately 13 trailer spaces, 90 UTR/ van loading spaces, and 90 UTR/van staging spaces. Van loading and staging areas would be located on either side of the delivery station building to the north and south. In addition, designated van parking would be located within the areas west of the delivery station building, and associate parking would be located east of the building along Brickway Blvd.

1.3.4 - Electrical Vehicle Charging Stations

Per California green design requirements, the appropriate number of auto stalls will have conduit installed to accommodate the potential installation of electrical charging stations for electrical passenger vehicles.

In addition, approximately 30% of the delivery van spaces will have electrical charging stations installed at project completion for future electric van use. The remaining delivery van spaces will have conduit run to each of these stalls to accommodate the potential addition of future charging stations. These electrical vehicle charging stations will be served by a separate electrical service and the electricity managed by a load management software to help reduce the amount of electrical consumption associated with the vehicle charging.

1.3.5 - Solar Capabilities

The roof of the building and the roofs of the exterior loading canopies will be designed to accommodate the loads required for future solar panel installation. In addition, the building's electrical design will provide for the needed flexibility (transfer switch, panels, etc.) to accommodate future solar

connections. Any future design and installation of solar panels will be facilitated thru a 3rd party solar company.

1.3.6 - Offsite Roadway Improvements

Current Offsite Roadway Improvements

Along Aviation Blvd, roadway improvements are underway and are currently being completed by the property owner pursuant to a separate agreement with the County of Sonoma (ABC Phase VII Improvement Plans, County project number SUR20-0108).

Along Brickway Blvd., anticipated roadway improvements are currently being pursued by the property owner (with construction permit application pending); once the County issues the necessary ministerial construction permits, the property owner would complete the contemplated roadway improvements along Brickway Blvd. pursuant to separate agreement with the County of Sonoma. (ABC Phase VII Improvement Plans, County project number SUR20-0108).

Project Specific Offsite Roadway Improvements

The project intends to dedicate the approximate areas below to Sonoma County for public right of way;

Jet Way: 22,254 square feet abandonment of Right of Way

Jet Way: 9,306 square feet new right of way dedication

These modifications will be completed as part of the ABC Phase VI plan revisions.

Airport Blvd: 2,108 square feet

The following are the anticipated offsite improvements to be constructed as part of the Project.

Aviation Blvd.- Two commercial driveways would be constructed for access to/from Aviation Blvd. Sidewalk and streetlight improvements along APN 059-340-032.

Brickway Blvd.- Two commercial driveways would be constructed for access to/from Brickway Blvd. Will both of these be done by revising plans for ABC Phase VII plans?

Airport Blvd.- Construction of ±750 linear feet of limited asphalt (extension of existing asphalt), curb, gutter, sidewalk and landscape improvements along the northside of Airport Blvd. fronting the Property.

Jet Way- Construction of a cul-de-sac bulb at the end of the existing roadway consisting of asphalt, curb, gutter, sidewalk, and landscape improvements as part of the ABC VI revised improvements. Three commercial driveways would be constructed, one off the cul-de-sac and two off existing Jet Way, for access to/from Jet Way.

1.3.7 - Lighting

Project lighting would be designed to appropriately illuminate the project site, taking into due consideration the security and safety of the project's employees and visitors and the proposed uses.

Exterior lighting would be designed to meet applicable Sonoma County Code (SCC) requirements. Given that the proposed project would operate 24 hours a day, 7 days a week (24/7) and would store consumer goods on-site, lighting would be designed to maximize employee safety and site security and comply with applicable County requirements and standards, particularly those addressing adjacency issues.

1.3.8 - Signage

Signage within the site would be specific to the proposed tenant and would comply with all applicable Sonoma County Airport Industrial Area Specific Plan and Sonoma County Code requirements.

1.3.9 - Landscaping

The project would include approximately 283,340 square feet of landscaped areas. The project landscaping would consist of grass, groundcover, shrubs, and trees. Details of the project's Landscape design and plant selection would be determined taking into consideration the desire to incorporate low-maintenance installation and water conservation features, and irrigation would comply with the applicable Water Efficient Landscape Standards, of the Windsor Water District code. Landscaping would be included throughout the project site to visually break up parking areas, enhance aesthetic aspects of the project, and reduce heat absorption on-site.

1.3.10 - Utilities

The project site is currently served by the following utility providers:

• **Electricity:** Pacific Gas and Electric (PG&E)

Natural Gas: PG&E

• Sewer: Sonoma County Water Agency Airport-Larkfield-Wikiup Sanitation Zone

• **Stormwater:** County of Sonoma

Potable & Irrigation Water: Windsor Water District (WWD)

Trash Disposal and Recycling: Recology Sonoma County

Telecommunications: AT&T

The project would be served by the above-referenced providers. It is anticipated that the above utility improvements would be necessary to serve the project.

1.3.11 - Phasing, Demolition, and Construction

Construction of the proposed project is estimated to commence in January 2022. Grading of the project would take place for approximately 20 days. Construction would be completed in one phase, beginning in January 2022, and concluding in September 2022. The project is expected to be operational in 2022.

1.3.12 - Operation

Delivery stations are package handling facilities that support the "last mile" of Tenants fulfillment logistics network. Generally, the last stop before orders reach the customer, Delivery Stations provide a location from which we receive shipments in bulk from the Fulfillment Centers or Sort Centers, sort them by route and dispatch a fleet of delivery vehicles to get the orders to our customers. Packages arrive at the site from line haul trucks and are sorted based on zip codes, and then transferred over to a local courier or delivery service provide or to Flex drivers. The site operates 24/7 with most of the sortation activity being done in the middle of the night when the line haul trucks arrive at the site.

Employment

Delivery stations create hundreds of mostly full time and part time jobs. Tenant provides all associates at least \$15.00 per hour in wages, and a variety of benefits packages from day one. Full time associates receive benefits including medical, dental and vision insurance, 401k match, and life and disability insurance – the same benefits as our senior executives. Part time opportunities are great for parents seeking flexibility in schedule, college students, those seeking second jobs, and retirees.

Three types of jobs are available in delivery stations:

- 1. <u>Sortation</u> These associates are directly employed by Amazon. They help with sorting packages inside the delivery station.
- 2. <u>Delivery Service Partners (DSP)</u> DSPs are entrepreneurs who have launched their own small business delivering packages on behalf of Tenant. DSPs operate out of delivery stations and employ delivery van drivers who deliver packages. They adhere to the \$15.00 per hour wage requirement for their employees.
- 3. <u>Managers</u> Managers are employed by Tenant for managing the sortation process, and by DSP owners for managing the delivery process.

Operations

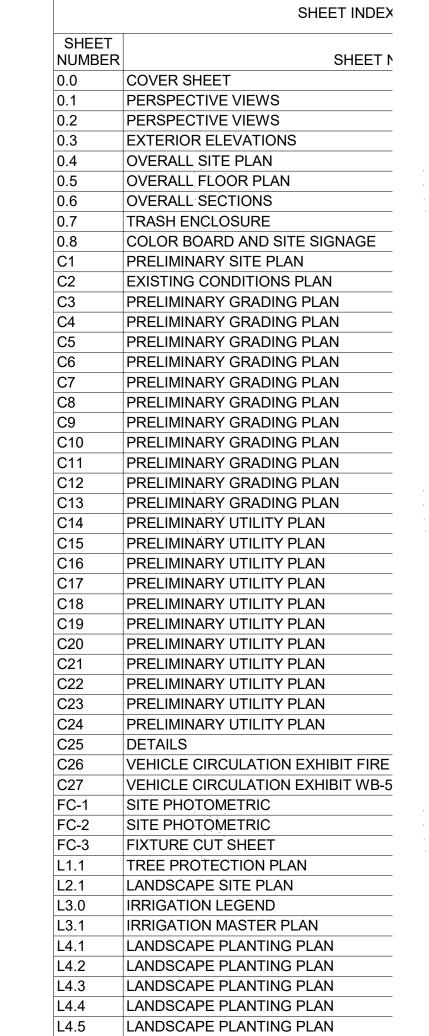
Delivery stations power the last mile of our order fulfillment process and help speed up deliveries for customers. Packages are transported to delivery stations via trailer trucks (18 wheelers) from neighboring Amazon fulfillment and sortation centers and are sorted, picked and loaded into delivery vehicles.

Delivery stations operate 24/7 to support delivery of packages to customer locations between 11:00 AM and 9:00 PM. At the proposed facility, Tenant anticipates approximately 25 line-haul trucks delivering packages to the delivery station each day over a 24-hour period. The customer packages are sorted, picked to the delivery routes, placed onto movable racks and staged for dispatch. Approximately 225 associates and managers support this operation over a 24-hour period, over four separate shift structures.

The DSP delivery associates arrive at a delivery station starting at approximately 9:20 AM. Starting at 9:50 AM and ending at 10:50 AM, approximately 249 delivery vans will load and depart from the delivery station at an average rate of 90 vans every 20 minutes to facilitate a regulated traffic flow into the surrounding area. The departure window is designed to lessen the impact on rush hour periods and improve delivery efficiencies. Approximately 8-10 hours after dispatch, delivery routes are completed, and the vans return to the station between 7:00 PM and 9:00 PM. The drivers park the delivery van onsite and leave using a personal vehicle, transit or active transportation.

Attachment 2 Architectural Plan Set; dated February 12, 2021







SOUTHWEST EYE LEVEL - 3D VIEW



NORTHWEST EYE LEVEL - 3D VIEW



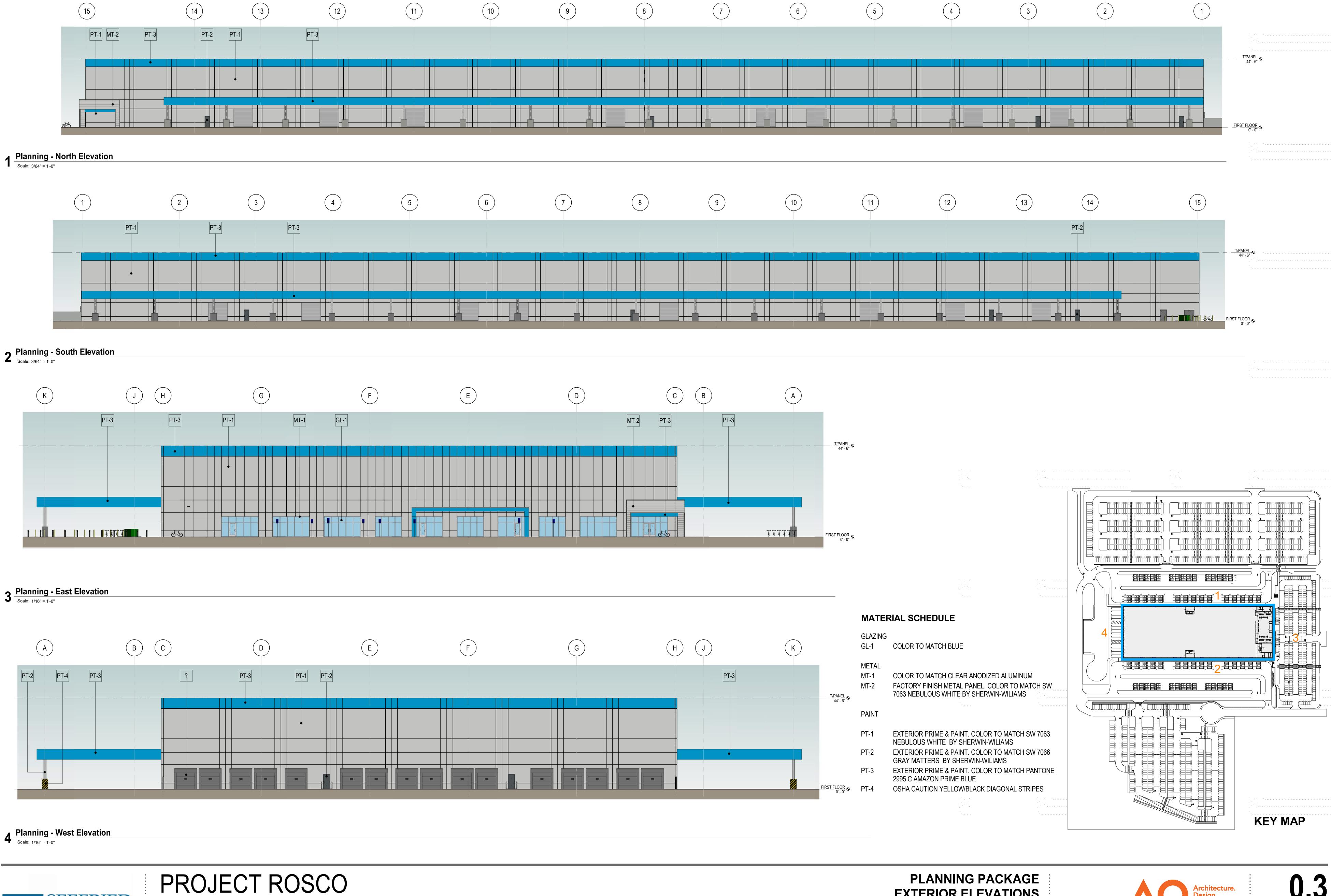


NORTHEAST EYE LEVEL - 3D VIEW

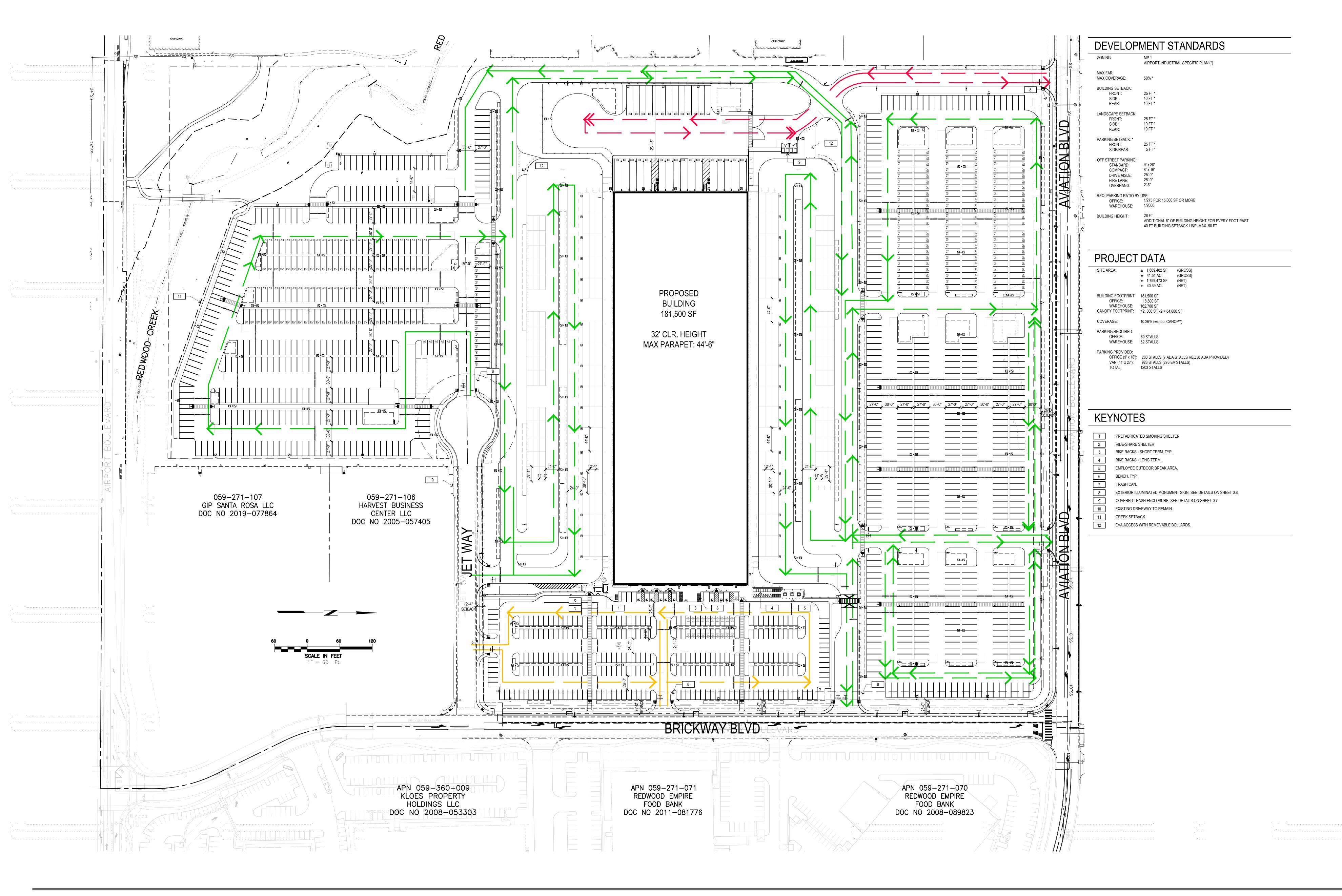


NORTHWEST EYE LEVEL - 3D VIEW



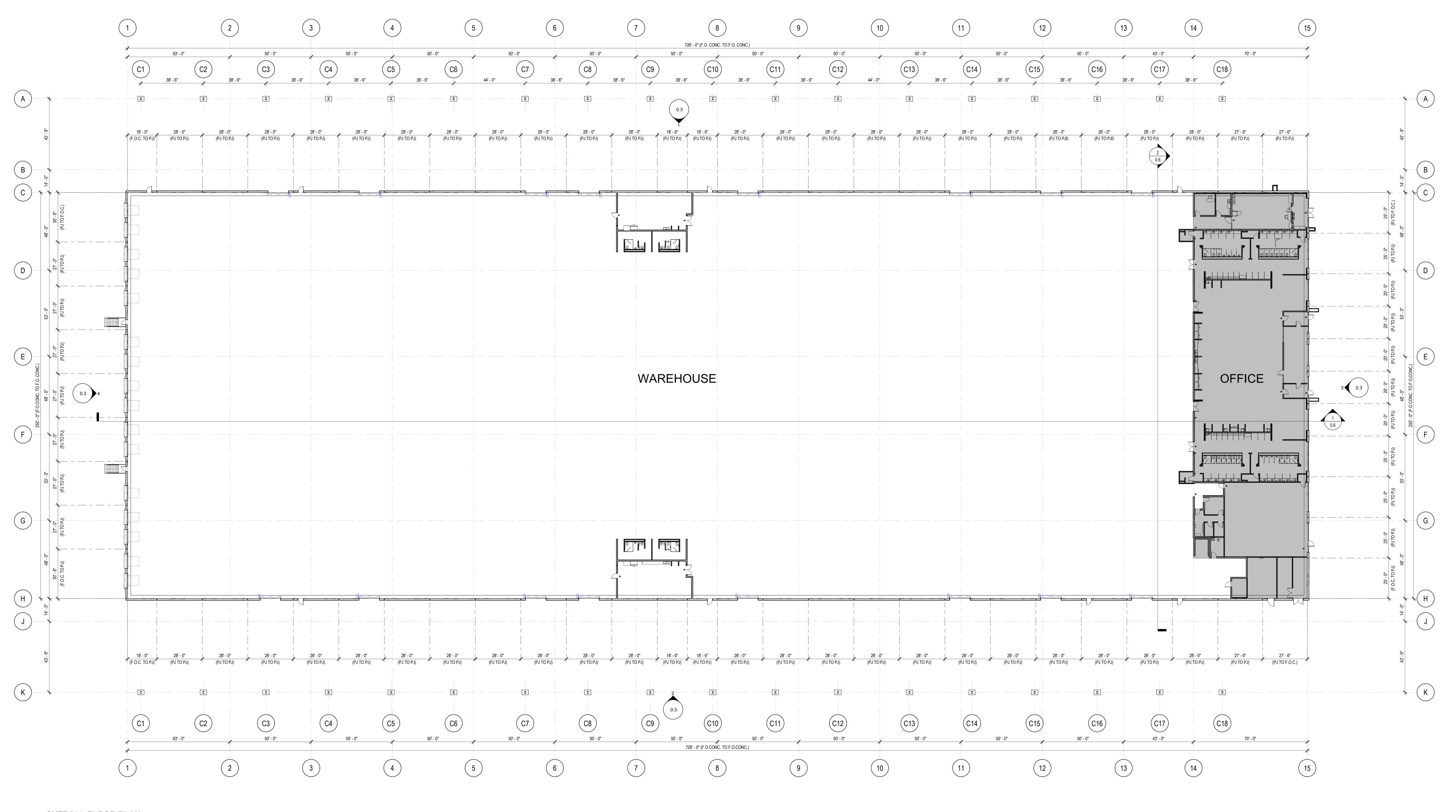


2020-447 02/12/21





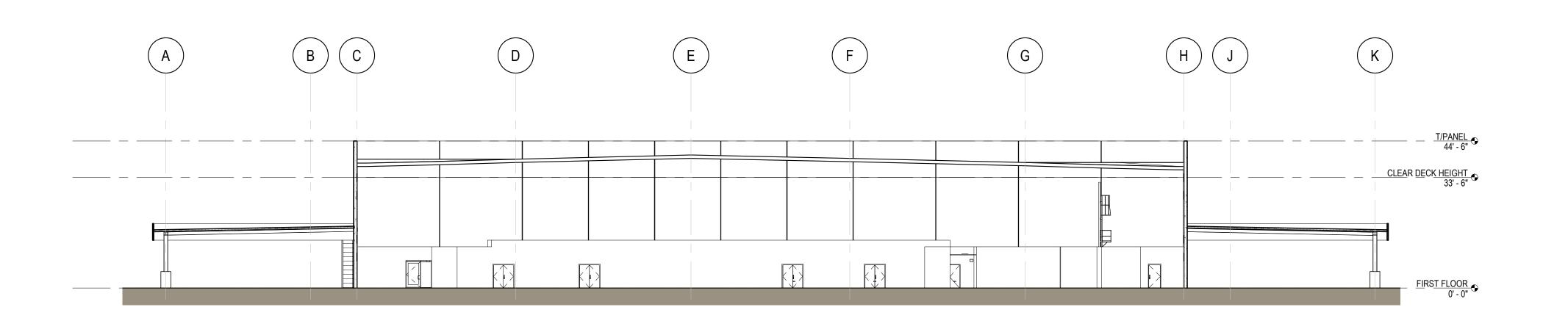
2020-447 02/12/21



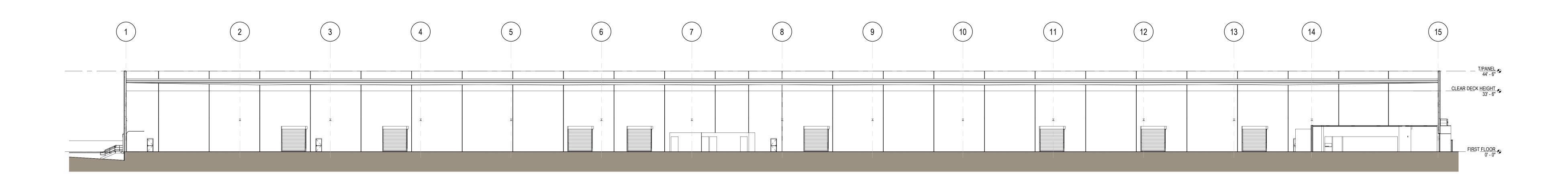
OVERALL FLOOR PLAN



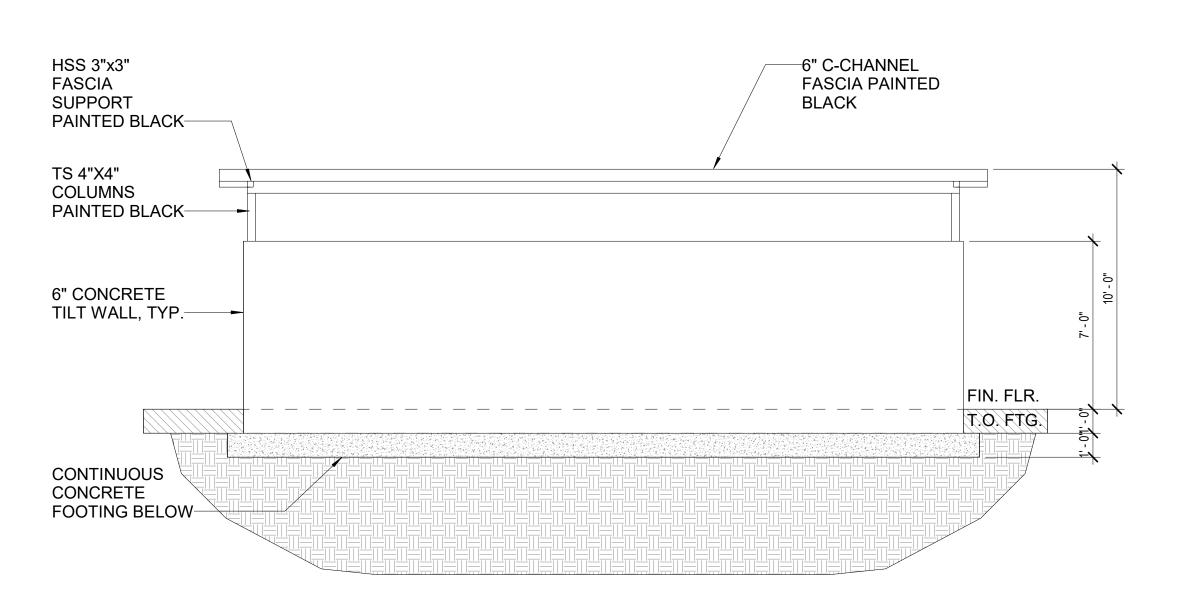
SANTA ROSA, CA 95403



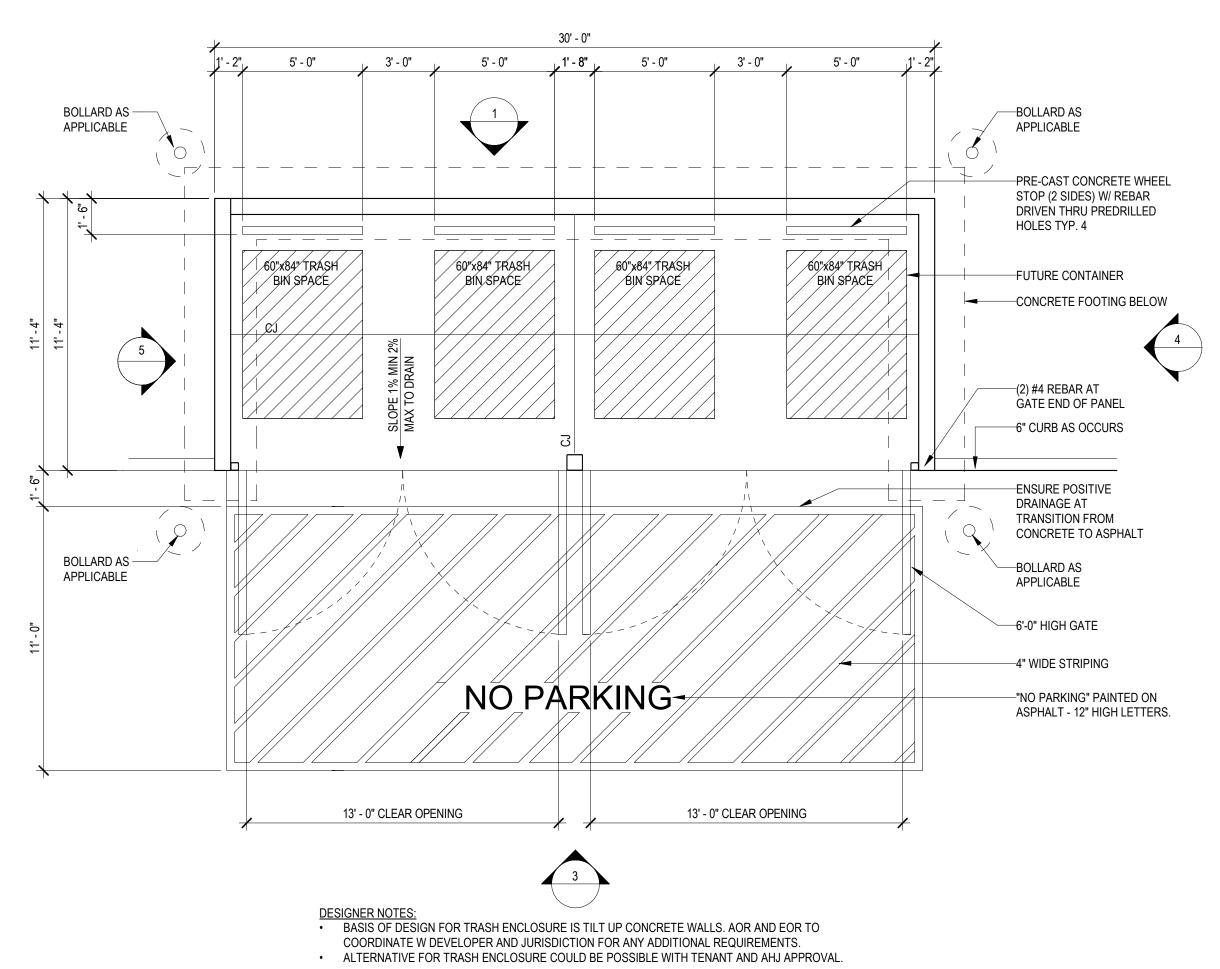
Building Section 02Scale: 3/64" = 1'-0"



1 Building Section 01
Scale: 3/64" = 1'-0"

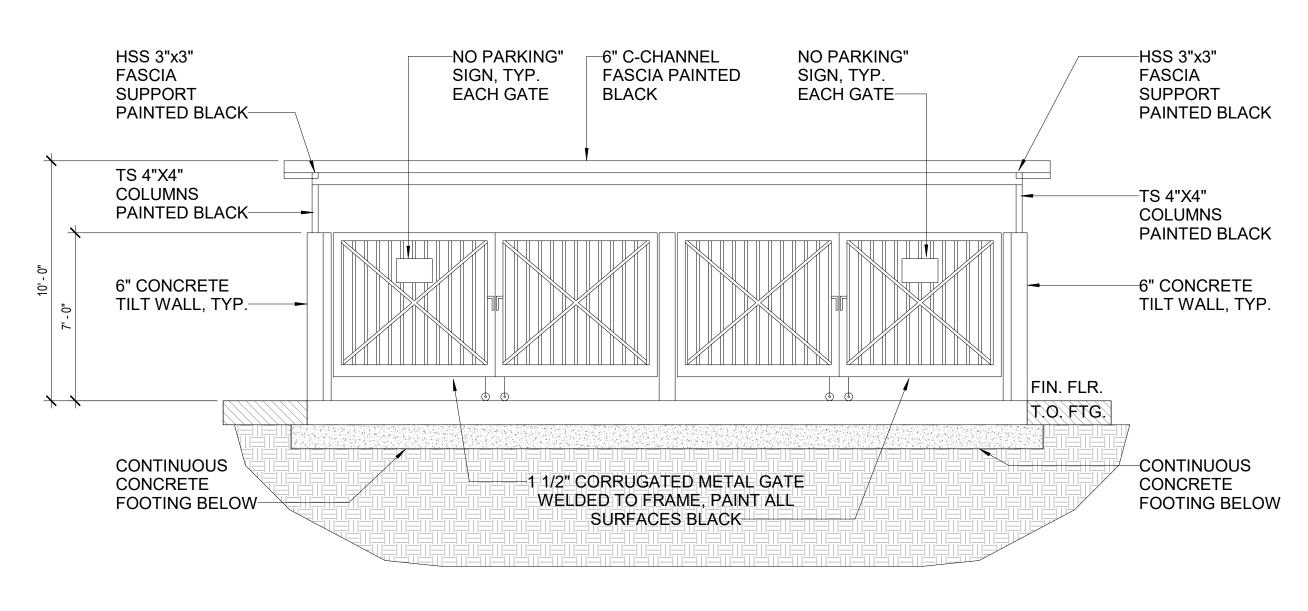


1 TRASH ENCLOSURE REAR ELEVATION Scale: 1/4" = 1'-0"



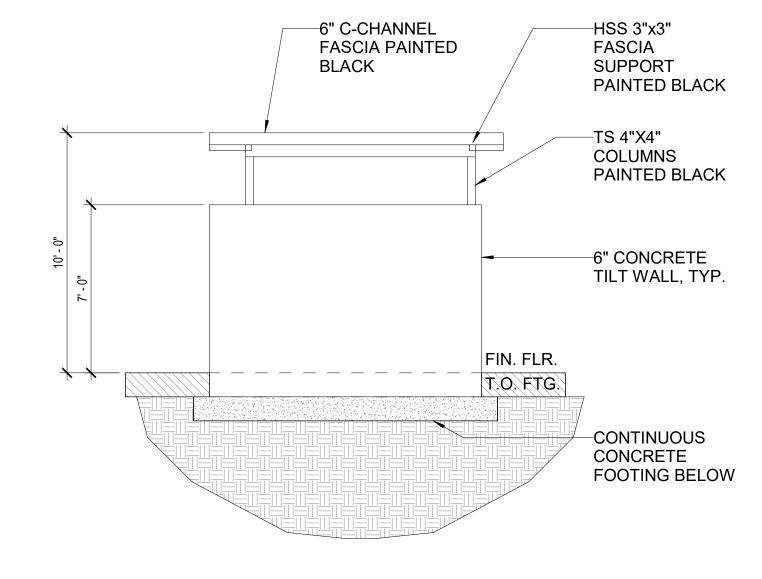
ALTERNATIVE FOR TRASH ENCLOSURE COULD BE POSSIBLE WITH TENAN

2 TYP TRASH ENCLOSURE FLOOR PLAN | Scale: 1/4" = 1'-0"



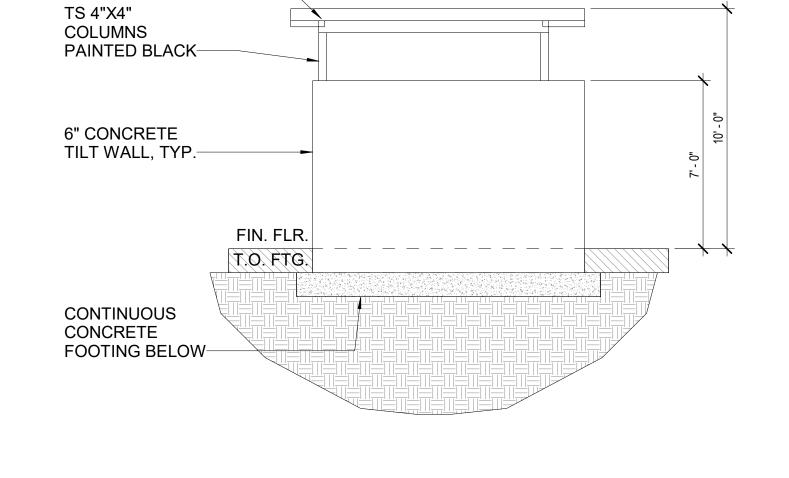
TRASH ENCLOSURE FRONT ELEVATION

Scale: 1/4" = 1'-0"



4 TRASH ENCLOSURE RIGHT ELEVATION

| Scale: 1/4" = 1'-0"



5 TRASH ENCLOSURE LEFT ELEVATION

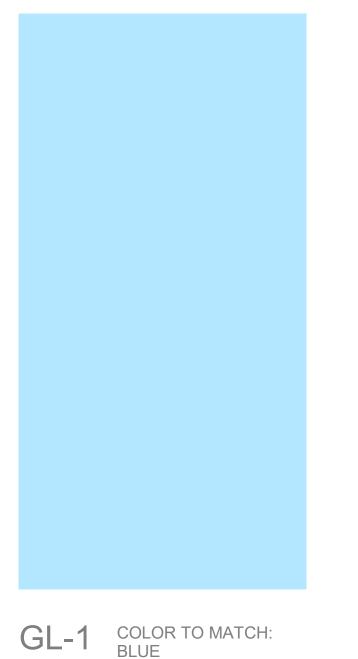
Scale: 1/4" = 1'-0"

SANTA ROSA, CA 95403

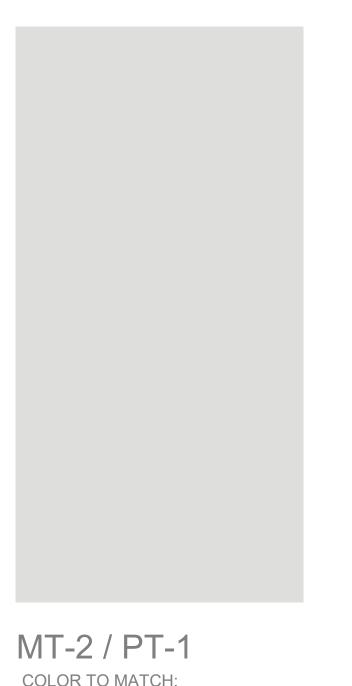
HSS 3"x3" FASCIA

SUPPORT

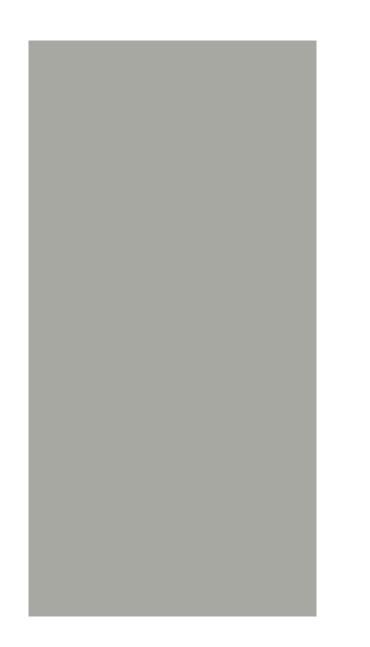
PAINTED BLACK-



COLOR TO MATCH: CLEAR ANODIZED ALUMINUM



COLOR TO MATCH: SW 7063 NEBULOUS WHITE BY SHERWIN WILLIAMS



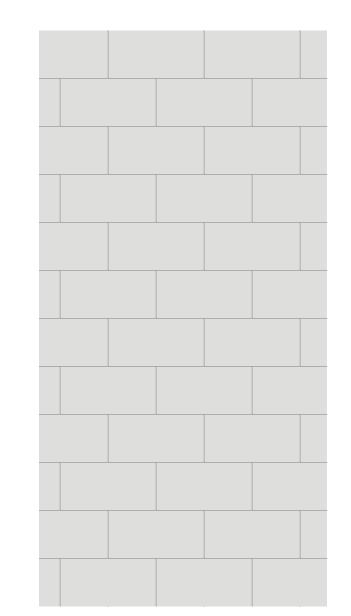
PT-2 COLOR TO MATCH: SW 7066 GRAY MATTERS
BY SHERWIN WILLIAMS



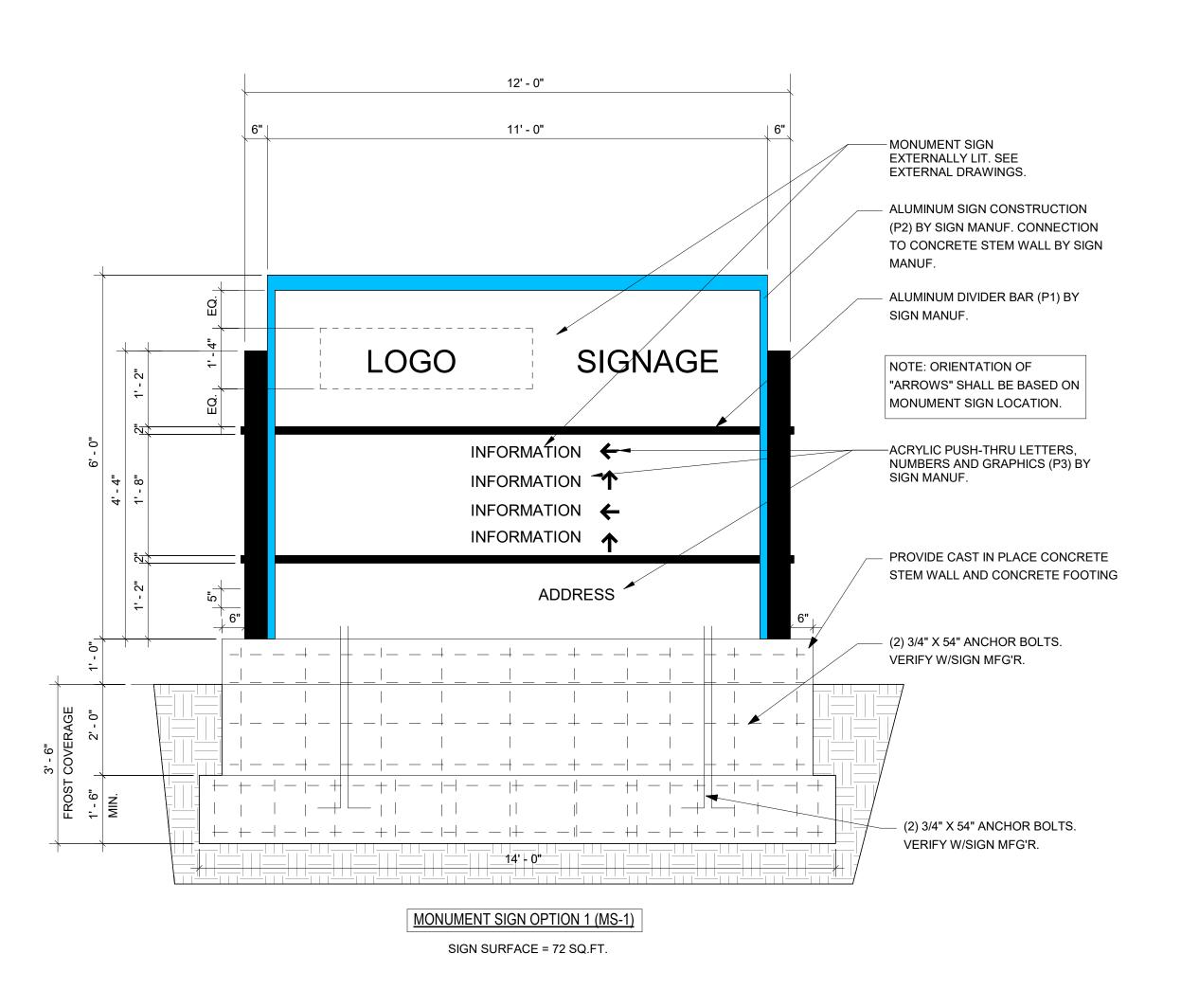
MT-3 / PT-3 COLOR TO MATCH: 2995 C AMAZON PRIME BLUE BY PANTONE

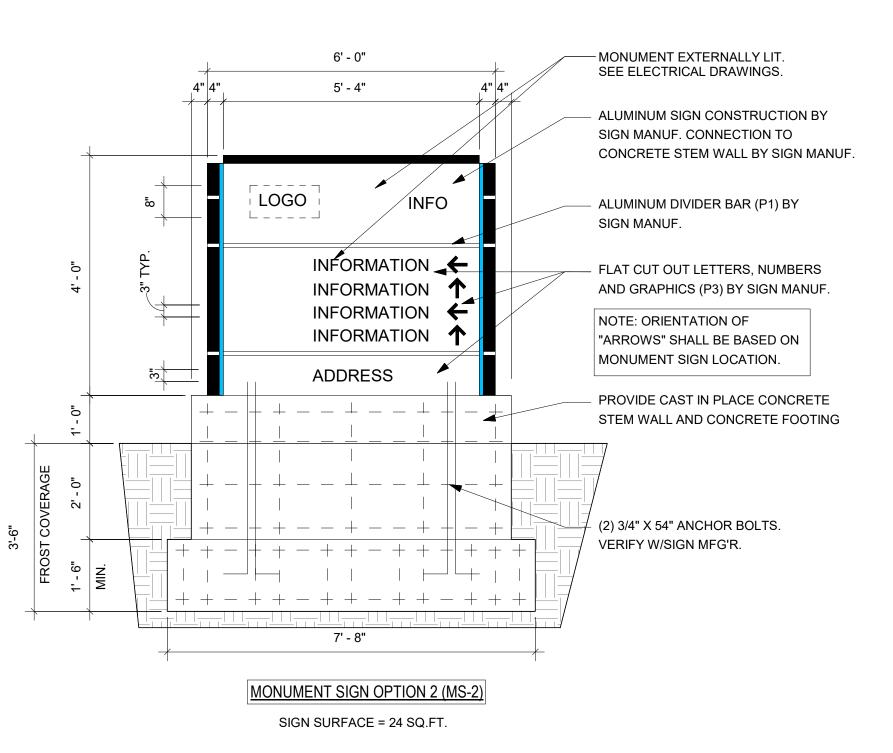


PT-4 COLOR TO MATCH: YELLOW/BLACK DIAGONAL STRIPES OSHA CAUTION



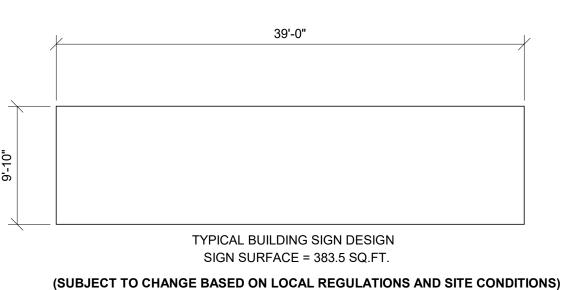
CMU-1 COLOR TO MATCH: SW 7063 NEBULOUS WHITE BY SHERWIN WILLIAMS





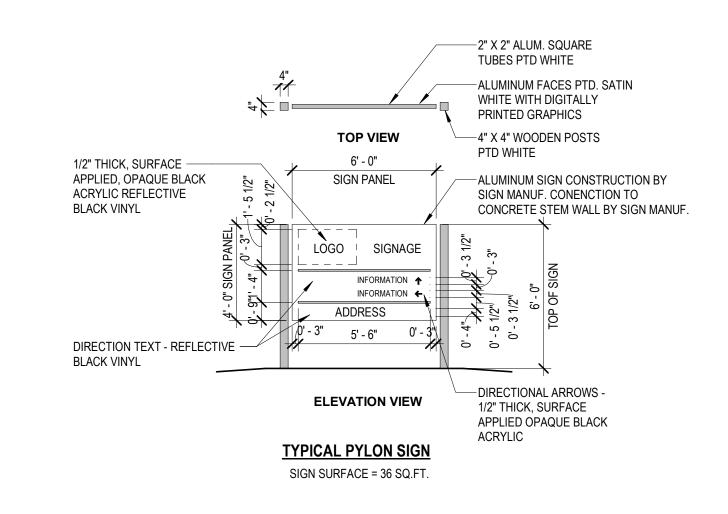
*NOTE: OPTION 2 TO BE USED ONLY WHERE MS-1 IS NOT COMPLIANT WITH LOCAL JURISDICTIONAL CODES

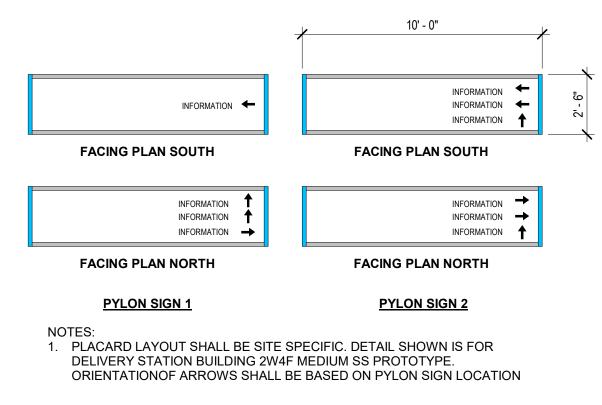
TYPICAL MONUMENT SIGN



LOGO SIGN BY SIGN MANUFACTURER. LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY

TYPICAL BUILDING SIGN





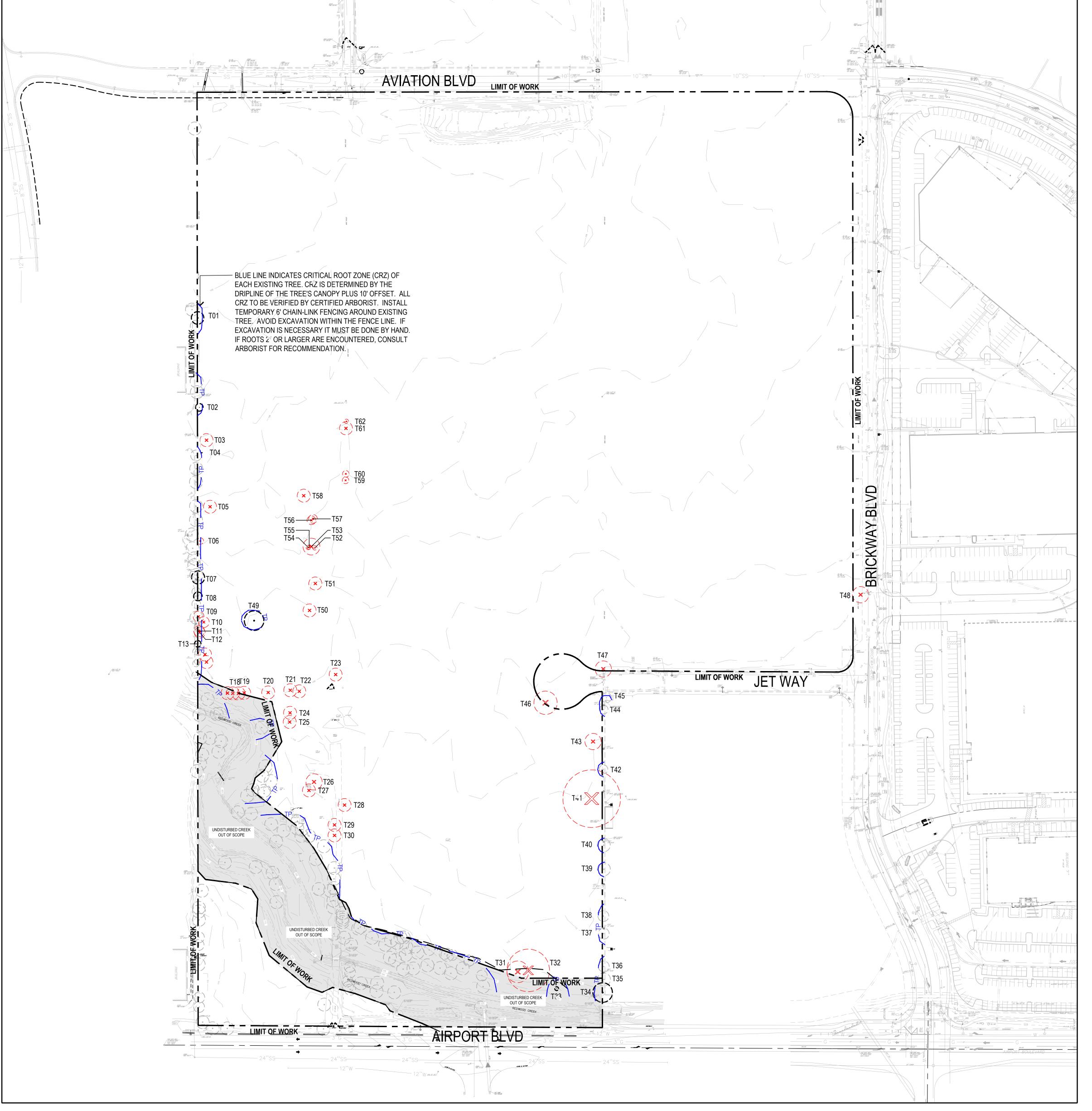
PLACARD DETAIL SIGN SURFACE = 25 SQ.FT

TYPICAL PYLON SIGN



2020-447 02/12/21

Attachment 3 Landscape Plan Set; dated February 15, 2021



TREE PROTECTION ORDINANCE

- TAKEN FROM SONOMA COUNTY TREE PROTECTION ORDINANCE SECTION
- 1. GENERAL PROVISIONS. PROJECTS SHALL BE DESIGNED TO MINIMIZE THE DESTRUCTION OF PROTECTED TREES. WITH DEVELOPMENT PERMITS, A SITE PLAN SHALL BE SUBMITTED THAT DEPICTS THE LOCATION OF ALL PROTECTED TREES GREATER THAN EIGHT INCHES (8") AND THEIR PROTECTED PERIMETERS IN AREAS THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT, SUCH AS THE BUILDING ENVELOPES, ACCESS ROADS, LEACHFIELDS, ETC. LOT LINE ADJUSTMENTS, ZONING PERMITS AND AGRICULTURAL USES ARE EXEMPT FROM THIS REQUIREMENT. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO TREES WHICH ARE THE SUBJECT OF VALID TIMBER HARVESTING PERMIT APPROVED BY THE STATE OF CALIFORNIA. THIS SECTION SHALL NOT BE APPLIED IN A MANNER THAT WOULD REDUCE ALLOWABLE DENSITY LOWER THAN THAT PERMITTED AS A RESULT OF C.E.Q.A. OR BY OTHER COUNTY ORDINANCES OR RENDER A PROPERTY UNDEVELOPABLE. TO ACHIEVE THIS END, ADJUSTMENTS MAY BE MADE. AGRICULTURAL USES EXEMPT FROM THE TREE PROTECTION ORDINANCE ARE AS FOLLOWS: THE RAISING, FEEDING, MAINTAINING AND BREEDING OF CONFINED AND UNCONFINED FARM ANIMALS. COMMERCIAL AGRICULTURE, COMMERCIAL MUSHROOM FARMING, WHOLESALE

EXISTING TREES

T01

T03

UNKNOWN

QUERCUS SPP.

QUERCUS SPP.

QUERCUS SPP.

QUERCUS SPP.

QUERCUS SPP.

BOTANICAL NAME

SIZE

COMMON NAME

DESCRIPTION

TO REMAIN

TO REMAIN

TO REMAIN

TO REMAIN

TO REMAIN

TO REMAIN

- NURSERIES, GREENHOUSES, WINERIES AND AGRICULTURAL CULTIVATION. . BEFORE THE START OF ANY CLEARING, EXCAVATION, CONSTRUCTION OR OTHER WORK ON THE SITE, EVERY TREE DESIGNATED FOR PROTECTION ON THE APPROVED SITE PLAN SHALL BE CLEARLY DELINEATED WITH A SUBSTANTIAL BARRIER (STEEL POSTS AND BARBED WIRE OR CHAIN-LINK FENCING) AT THE PROTECTED PERIMETER, OR LIMITS ESTABLISHED DURING THE PERMIT PROCESS. THE DELINEATION MARKERS SHALL REMAIN IN PLACE FOR THE DURATION OF ALL WORK. ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED.
- 3. NO CHANGES IN EXISTING GROUND LEVEL SHALL OCCUR WITHIN THE PROTECTED PERIMETER UNLESS DRAINAGE AND AERATION SCHEME APPROVED BY CERTIFIED ARBORIST IS UTILIZED. NO BURNING OR USE OF EQUIPMENT WITH OPEN FLAME SHALL OCCUR NEAR OR WITHIN THE PROTECTED PERIMETER (EXCEPT FOR AUTHORIZED CONTROLLED BURNS).
- 4. NO STORAGE, OR DUMPING OF OIL, GASOLINE, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL OCCUR WITHIN THE DRIP LINE OF ANY TREE, OR ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE DRIP LINE.
- 5. IF ANY DAMAGE TO A PROTECTED TREE SHOULD OCCUR DURING OR AS A RESULT OF WORK ON THE SITE, THE COUNTY SHALL BE PROMPTLY NOTIFIED OF SUCH DAMAGE. IF A PRTECTED TREE IS DAMAGED SO THAT IT CANNOT BE PRESERVED IN A HEALTHY STATE, THE PLANNING DIRECTOR SHALL REQUIRE REPLACEMENT IN ACCORDANCE WITH THE ARBOREAL VALUE CHART. IF ON-SITE REPLACEMENT IS NOT FEASIBLE, THE APPLICANT SHALL PAY THE IN-LIEU FEE TO THE TREE REPLACEMENT FUND.
- 6. THE FOLLOWING DESIGN STANDARDS FOR PROTECTED TREES SHALL BE ADHERED TO:
- 6.1. UNDERGROUND TRENCHING FOR UTILITIES SHOULD AVOID TREE ROOTS WITHIN THE PROTECTED PERIMETER. IF AVOIDANCE IS IMPRACTICAL, TUNNELS SHOULD BE MADE BELOW MAJOR ROOTS. IF TUNNELS ARE IMPRACTICAL AND CUTTING ROOTS IS REQUIRED, IT SHALL BE DONE BY HAND-SAWN CUTS AFTER HAND DIGGING TRENCHES. TRENCHES SHOULD BE CONSOLIDATED TO SERVE AS MANY UNITS AS POSSIBLE
- 6.2. COMPACTION WITHIN THE DRIP LINE OR PROTECTED PERIMETER SHOULD BE
- 6.3. PAVING WITH EITHER CONCRETE OR ASPHALT OVER THE PROTECTED PERIMETER SHOULD BE AVOIDED. IF PAVING OVER THE PROTECTED
- LOCATED ON THE UPHILL SIDE OF A PROTECTED TREE.
- REQUIREMENTS, INCLUDING PLANTING REPLACEMENT TREES, AND ANY LONG DISCHARGED. THE INITIAL BOND AMOUNT MAY BE REDUCED TO COVER ONLY THE MAINTENANCE AND REPLACEMENT OF TREES AFTER CONSTRUCTION IS

UNDISTURBED CREEK. NOT A PART

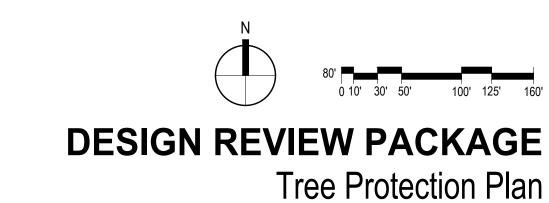
TREE PROTECTION / ROOT ZONE

EXISTING TREE NOT IN PROJECT SCOPE

EXISTING TREE TO REMAIN.

EXISTING TREE TO BE REMOVED

CONSTRUCTION IS SUBJECT TO REQUIREMENTS ESTABLISHED BY SONOMA COUNTY TO PROTECT CERTAIN TREES. (SEC. 26-88-010(M1))



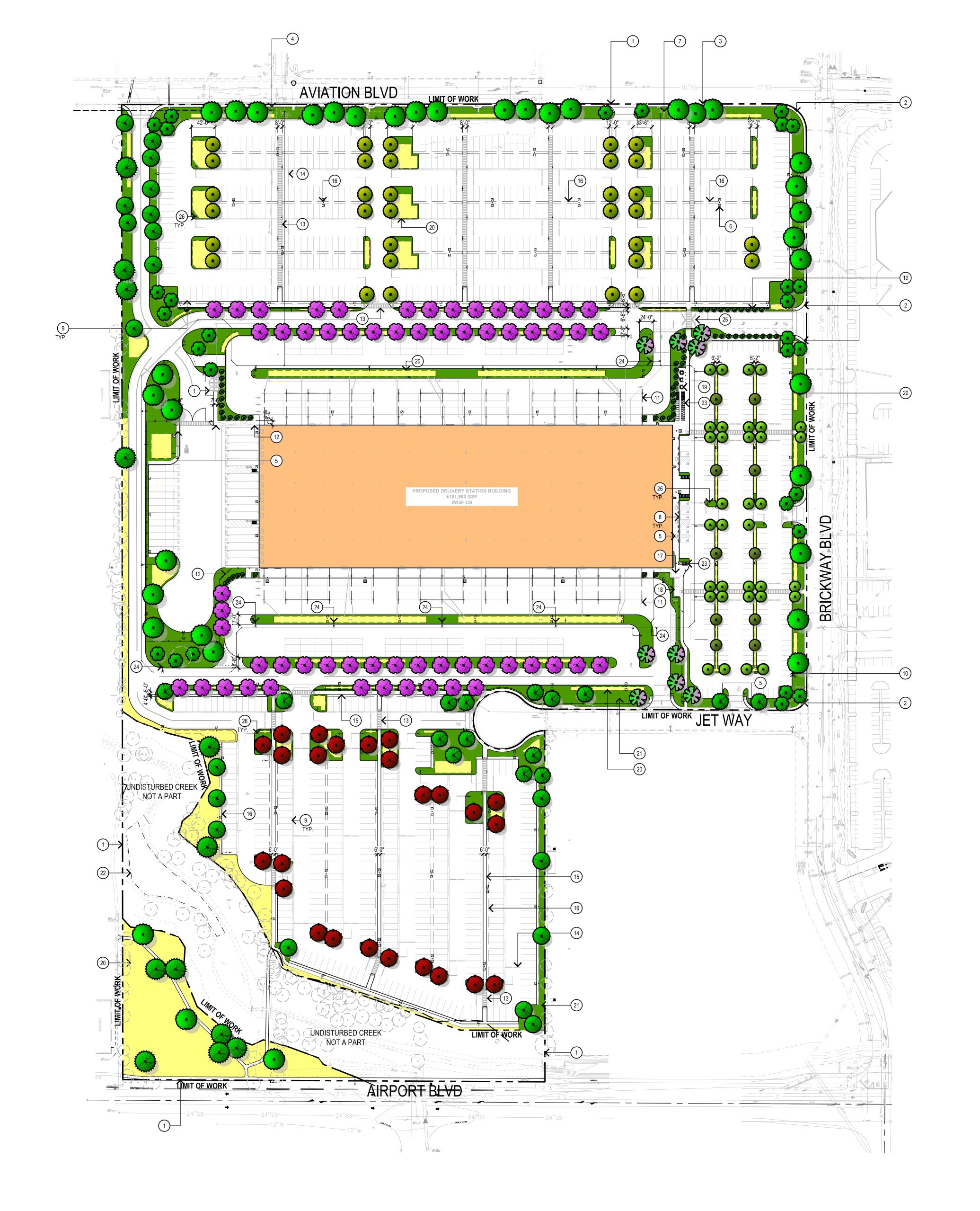




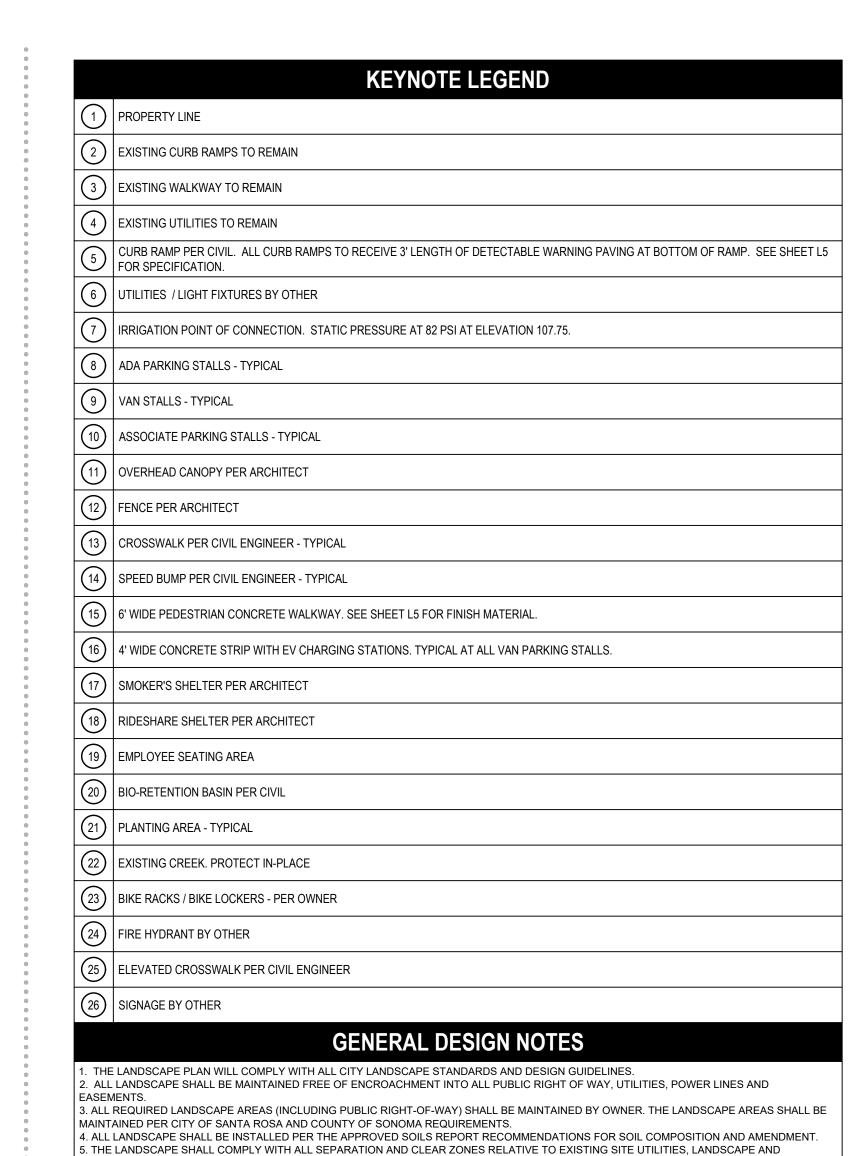




PROJECT ROSCO







POSED UTILITIES.	
PR	OJECT SUMMARY
RALL SITE AREA	1,595,081 S.F. (36.62 AC)
RALL LANDSCAPE AREA	318,744 S.F.
DSCAPE COVERAGE	20%

02/15/21

PROJECT ROSCO

PLACE VALVE BOXES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. SCREEN ALL IRRIGATION EQUIPMENT USING APPROPRIATE SIZED SHRUBS. 3. THE IRRIGATION SYSTEM DESIGN IS BASED THE FOLLOWING ASSUMPTIONS:THE REQUIRED PRESSURE FOR THE IRRIGATION SYSTEM IS 100 PSI. THE ESTIMATED MAXIMUM FLOW FOR THE IRRIGATION SYSTEM IS 100 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO

CONSTRUCTION REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY 4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN

OBSTRUCTIONS GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY

5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL IRRIGATION DRIPLINE AND VALVES FOR OPTIMUM COVERAGE. THIS SHALL INCLUDE ADJUSTING THE PRESSURE CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. 6. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE

RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLERS. 7. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF

8. ALL PIPE SHALL BE PURPLE ON COLOR DESIGNATING THEM AS PART OF A RECLAIMED WATER SYSTEM AND SHALL CONFORM TO THOSE SIZES SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

9. ALL VALVE BOXES SHALL HAVE PURPLE LIDS DESIGNATING THEM AS PART OF A RECLAIMED WATER SYSTEM AND SHALL BE HEAT STAMPED WITH CONTROLLER AND STATION DESIGNATION, OR WITH AN INDICATION OF THE EQUIPMENT WITHIN THE BOX.

WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE

RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

ASSURE COVERAGE IS ATTAINED.

10. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED

11. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN

12. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND 13. THE INTENT OF THE IRRIGATION DESIGN IS TO PROVIDE 100% COVERAGE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS, WHERE NECESSARY TO

CONTROLLER SPECIFICATIONS



Specification Summary

Job information Job Name Sales Region Santa Rosa, CA Sales Representative Nick Manfre **Phone Number** (925) 558-5695

Assembly Spec

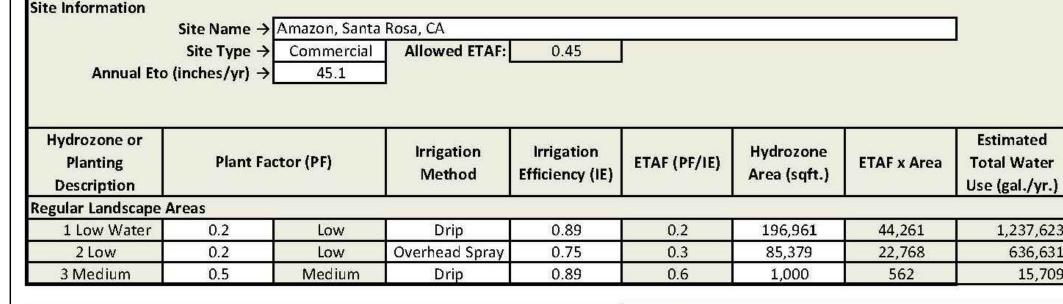
Controller Created

CA6-RB05-200 / LPP / NCCGP-1/ RSE / GR-K / EMP-16 / (xx) RFD101 / (xx) RFD202 / (xx) RFD401 / (1) RSD-210 / (xx) RBLA / (xx) GR-K / (xxxx) CAB14-Number B / POC1-G5D25-CC25C20A3

Controller Assembly **Enclosure** Heavy Duty Top Entry **Controller** Rain Bird ESP-LXMEF

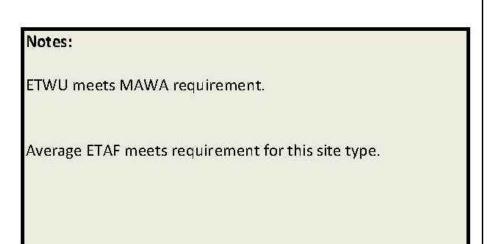
- Rain Bird IQ Cellular Communication w/ 1 year service
- Line Primary Protection Rain Sensor Enclosure Mounted
- Grounding Rod Kit (for assembly) Enclosure Mounting Pad – Top Entry
- Field Decoders 1, 2, or 4 station as needed
- Sensor Decoder
- Lightning Arrestors every 500' or 8 decoders
- Grounding Rod Kit (one per RBLA) • 14-Gauge 2-wire Cable
- Point of Connection Assembly Carson 24"W X 36"L valve box
 - o 2-1/2" NO Griswold Master Valve, Reclaimed
- o 2-1/2" Nibco Gate Vales 2" CST Flow Sensor
- 2-1/2" Keckley Stariner

WATER EFFICIENT WORKSHEET



				The state of the s		
			SUBTOTAL →	283,340	67,029	1,889,964
Special Landscape Areas	PERLIM	IINARY				
			SUBTOTAL →	0	0	0
				Total Water	Use (ETWU) →	1,889,964
		Ma	aximum Allowed	Water Allowar	nce (MAWA) →	3,565,239

TAF Calcula	tions		
Regular Land	scape Areas		
	Total ETAF x Area	67,029	
	Total Area	283,340	
	Average ETAF	0.24	
All Landscape	e Areas		
	Total ETAF x Area	67,029	
	Total Area	283,340	
	Sitewide ETAF	0.24	



BOOSTER PUMP SPECIFICATIONS

PROJECT: AMAZON DISTRIBUTION – SANTA ROSA

SYSTEM DESIGN PARAMETERS IBPCO-3-2-2.5/VFD-F 102 PSI 2 ½ INCH System Design Flow Rate | System Design Pressure | System Piping Size System Model Number 82 PSI 208/230 or 460 VAC 1 or 3 PHASE 60 Hz System Electrical Voltage System Electrical Phase and Frequency Minimum Suction Pressure PACO 1550-7 100 GPM 70 FEET Pump Model Number Pump Total Head (Feet) Pump Capacity (GPM) 3500 RPM Undetermined Voltage/Phase

January 22, 2021

BOOSTER PUMP ASSEMBLY

Pump RPM

1.1 A simplex water pressure booster system as designed and fabricated by Barrett Engineered Pumps (619) 232-7867. The system shall be a completely prefabricated system with pump, piping, electrical and structural elements. The entire booster pump assembly shall be UL Listed and Approved.

System Full Load Amperage

1.2 Pump shall be:

- 1.2.1 (PACO Series) Single stage end suction close coupled centrifugal, cast iron bronze fitted construction, equipped with mechanical shaft seal, back pullout design. Impeller shall be threaded directly to the end of the shaft. Pump shaft shall be stainless steel with no sleeve. Pump shall be directly coupled to a C-face electric motor.
- 1.3 Electric motor shall be of the squirrel cage induction type suitable for full voltage starting. Motor shall be ODP to aid in cooling. Electric motor shall be rated for continuous service. The motor shall have horsepower ratings such that the motor will carry the maximum possible load to be developed under the designed pumping conditions and not overload the motor beyond the nameplate rating of the motor. Motor shall have a 1.15 service factor. The motor shall conform to the latest NEMA Standards for motor design and construction.
- 1.4 Pump Control Panel shall have a NEMA3R plain front non-metallic enclosure with padlock latches. This Includes power and control re-settable thermal circuit breakers, heavy duty magnetic starter with adjustable overload protection. Hand-Off-Auto switch to select mode of operation, and heavy duty numbered terminal strips for power and control wiring lead terminations.
- 1.5 **24V control started**; a Metal oxide varistor protected pump start relay shall be
- incorporated in panel to start pump with signal from an irrigation controller. 1.6 All system piping shall be Schedule 10S 304 stainless steel. All major fittings shall be 304 stainless steel with flanges to allow for system disassembly or major component removal. All instrumentation fittings shall be 304SS. System shall incorporate an integral full pipe size bypass line with isolation valve to allow for pump removal and repair without disrupting water supply to system.
- 1.7 Isolation valves shall be all stainless guarter turn ball valves with hard chrome ball on lines 2" and less. Isolation valves shall be lug style butterfly valves with Buna-N elastomeric seats, ductile iron nickel coated disc, and stainless steel stem with handle and 10 position galvanized memory plate on lines 21/2" and greater.
- 1.8 Gauges shall be 21/2" diameter face, glycerin filled with stainless casing and brass
- 1.9 Flow switch shall be a 316 stainless steel and solid state thermal sensor designed to measure change in flow velocity and in temperature. The flow switch shall include an integrated bar graph with 10 LED lights and shall be capable of providing indication of flow (green), closed (orange), and open (red) conditions.
- 1.10 Pump system shall be mounted on a structural aluminum skid with mounting flanges on front and back to allow for mounting of skid to concrete pad. Skid equipped with pipe support on suction and discharge piping. All nuts and bolts and washers shall be stainless steel on skid and piping. Skid shall include mounting hardware for integral aluminum enclosure.

FOR ADDITIONAL INFORMATION CONTACT DARYL GREEN, GREEN PRODUCT SALES. (949) 584-7311

POINT OF CONNECTION NOTES:

1. STATIC WATER PRESSURE AT THE SITE IS APPROXIMATELY 82 PSI AS DETERMINED BY INFORMATION FROM RYAN GLEASON, BRELJE & RACE CONSULTING ENGINEERS. 2. MINIMUM WATER PRESSURE FOR THE IRRIGATION SYSTEM IS 100 PSI WITH A MAXIMUM FLOW OF 100 GPM.

. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.

MASTER PLAN IRRIGATION LEGEND:

AMAZON, SANTA ROSA, CA

2" IRRIGATION WATER METER CONTROLLER SEE CONTROLLER SPECIFICATIONS THIS SHEET

APPROVED

SYMBOL: MFR / SUPPLIER MODEL:

EXISTING BACK FLOW DEVIC. SEE CIVIL PLANS. MASTER VALVE, FILTER & FLOW SENSOR

IRRIGATION BOOSTER PUMP

RAIN BIRE 33DNP QUICK COUPLING VALVE 3" BALL VALVE 2-1/2" BALL VALVE 1-1/2" BALL VALVE **GRAINGER** ID-SIGN-4X8 RECLAIMED WATER IDENTIFICATION SIGN CHRISTY

PROVIDED AS PART OF THE CONTROLLER ASSEMBLY NUMBER

1. SCH 40 PVC SLEEVES. TWICE THE DIAMETER OF THE PIPE ENCLOSED. 2. CONDUIT WITH SWEEPS FOR CONTROL AND COMMON WIRE. SLEEVES SHALL BE SIZED SO THAT WIRE WILL NOT BIND WHILE BEING PULLED. 3. FLOW SENSING CABLE AND MASTER VALVE CABLE SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.

PRESSURE SUPPLY LINE - PURPLE IN COLOR

1. SCH 40 PVC FOR 1-1/2", CL315 PVC FOR 2" AND LARGER. 2. 1-1/2" PRESSURE MAIN LINE TO PARKING LOT PLANTERS. TYPICAL.

3. ALL MAIN LINE SHALL BE PURPLE IN COLOR DESIGNATING IT AS PART OF A RECYCLED WATER SYSTEM.

SCH 40

TREE WATERING CHART QTY PER TREE SIZE RAIN BIRD 1402 1.0 RAIN BIRD 1402

THOROUGHLY FLUSH ALL LATERALS PRIOR TO AND AFTER INSTALLING BUBBLERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL LOST DUE TO BUBBLERS CLOGGING DURING THE CONSTRUCTION AND MAINTENANCE PERIOD AT NO COST TO THE OWNER.

VALVE BOX HEAT STAMP ABBREVIATIONS: REMOTE CONTROL VALVE - CONTROLLER IDENTIFICATION AND VALVE NUMBER MASTER VALVE - MV - FS FLOW SENSOR GATE VALVE - GV QUICK COUPLING VALVE - QC FLUSH VALVE - FV AIR RELIEF VALVE - AV - PB WIRE PULL BOX

AUDIT SCHEDULE: 1. AN IRRIGATION AUDIT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. AN AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY OF HOLLISTER PLANNING DEPARTMENT WITHIN 30 DAYS OF THE COMPLETED LANDSCAPE PROJECT INSTALLATION.

MAINTENANCE SCHEDULE:

1. IRRIGATION SYSTEMS SHALL BE INSPECTED FOR DAMAGED EQUIPMENT

DURING NORMAL LANDSCAPE MAINTENANCE. 2. THE SYSTEM SHALL BE OPERATED EVERY SIX (6) MONTHS TO MAKE SURE THE CONTROLLER AND ALL OTHER EQUIPMENT IS FUNCTIONING PROPERLY. 3. SHOULD ANY EQUIPMENT BE OBSERVED NOT TO BE FUNCTIONING PROPERLY, THE EQUIPMENT SHALL BE REPAIRED OR REPLACED WITHIN THE NEXT IRRIGATION CYCLE IF PRACTICAL.

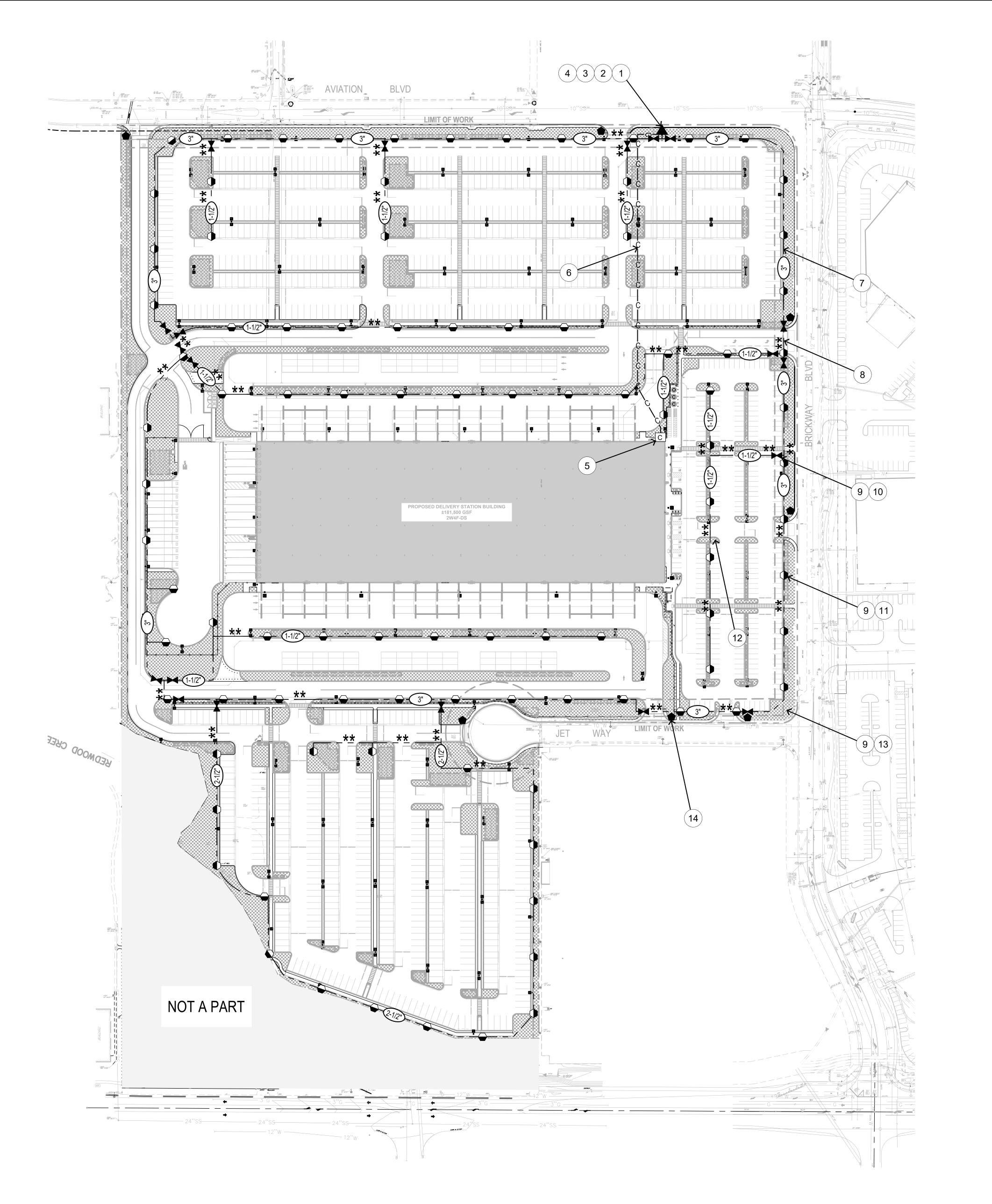
4. SHOULD THE REPAIR OR REPLACEMENT NOT BE ABLE TO TAKE PLACE WITHIN TWO IRRIGATION CYCLES, THE MAINTENANCE CONTRACTOR SHALL MAKE PROVISIONS TO HAND WATER THE PLANT MATERIAL AS NECESSARY UNTIL THE PROPER REPAIRS OR REPLACEMENT CAN TAKE PLACE.

MASTER PLAN IRRIGATION CONSTRUCTION NOTES:

- (1) EXISTING 2" IRRIGATION METER BY OTHERS. SEE CIVIL DRAWINGS.
- APPROXIMATE LOCATION OF AN EXISTING REDUCED PRESSURE BACK FLOW DEVICE BY OTHERS UNDER SEPARATE PERMIT. SEE CIVIL DRAWINGS.
- LOCATION OF IRRIGATION BOOSTER PUMP BY THE LANDSCAPE CONTRACTOR.
- LOCATION OF POINT OF CONNECTION EQUIPMENT INCLUDING MASTER VALVE, FILTER AND FLOW SENSOR BY THE LANDSCAPE CONTRACTOR.
- 5 PRELIMINARY LOCATION OF IRRIGATION CONTROLLER. FINAL LOCATION TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT, THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE ELECTRICAL CONTRACTOR.
- (6) 2 1" CONDUITS, WITH SWEEPS FOR COMMUNICATION WIRE. (1) FOR MASTER VALVE TO CONTROLLER, (1) FOR FLOW SENSOR TO CONTROLLER.
- 7) 3" CL315 PVC PRESSURE MAINLINE, PURPLE IN COLOR, BY THE LANDSCAPE CONTRACTOR. PLACE MAIN LINE 18" BACK OF CURBS, WALKWAYS AND OTHER HARDSCAPE.
- WHERE MAINLINES CROSS BENEATH PAVED AREAS THEY SHALL BE ENCLOSED IN A SCH 40 PVC SLEEVE TWICE THE DIAMETER OF THE PIPE ENCLOSED. EXTEND 18" ON EACH SIDE OF PAVEMENT.
- 9 ALL VALVE BOXES WITH PURPLE LIDS SHALL BE PLACED WITHIN THE NEAREST PLANTER, AND PERPENDICULAR TO THE WALKS OR CURBS. DO NOT PLACE VALVE BOXES WITHIN HEDGE ROWS.
- (10) LINE SIZE BALL VALVE
- (11) QUICK COUPLING VALVES WITH PURPLE CAPS SHALL BE LOCATED EVERY 100' O.C. ALONG THE ENTIRE LENGTH OF MAIN LINE OR AS INDICATED.
- 12) TREES SHALL BE IRRIGATED USING PRESSURE COMPENSATING BUBBLERS AS INDICATED IN THE FINAL DESIGN.
- (13) PARKING LOT PLANTERS SHALL BE IRRIGATED USING DRIPLINE. SHRUB IRRIGATION ON THE MAIN SITE SHALL BE A COMBINATION OF ROTORS AND OVERHEAD SPRAYS OR DRIPLINE AS SHOWN IN THE FINAL DESIGN.
- (14) RECYCLED WATER SIGNS. THESE SIGNS SHALL BE INSTALLED ONCE THE IRRIGATION SYSTEM IS SWITCHED OVER TO RECYCLED WATER.



2020-447 02/15/21





3/4" THROUGH 1-1/2" PVC PIPE SHALL BE SC 40 PVC

2" AND LARGER SHALL BE CL315 PVC FUTURE WATER SOURCE WILL BE CHANGED OVER TO RECYCLED WATER. ALL PVC PIPE, MAIN LINE AND LATERALS SHALL BE PURPLE IN COLOR AND SHALL BE MARKED AS PART OF A RECYCLED WATER SYSTEM.

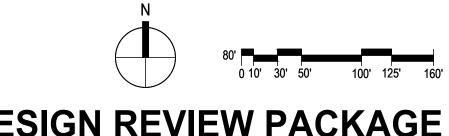
POINT OF CONNECTION NOTES:

1. STATIC WATER PRESSURE AT THE SITE IS APPROXIMATELY 82 PSI AS DETERMINED BY INFORMATION FROM RYAN GLEASON, BRELJE & RACE CONSULTING ENGINEERS. 2. MINIMUM WATER PRESSURE FOR THE IRRIGATION SYSTEM IS 100 PSI WITH A MAXIMUM

FLOW OF 100 GPM.

3. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.









SYMBOL: MFR / SUPPLIER MODEL:

DESCRIPTION:

2" IRRIGATION WATER METER

AMAZON, SANTA ROSA, CA

2.0

CONTROLLER SEE CONTROLLER SPECIFICATIONS THIS SHEET

EXISTING BACK FLOW DEVIC. SEE CIVIL PLANS.

MASTER VALVE, FILTER & FLOW SENSOR PROVIDED AS PART OF THE CONTROLLER ASSEMBLY NUMBER

IRRIGATION BOOSTER PUMP

QUICK COUPLING VALVE RAIN BIRD GRAINGER 3" BALL VALVE 2-1/2" BALL VALVE 1-1/2" BALL VALVE

RECLAIMED WATER IDENTIFICATION SIGN SCH 40 **APPROVED** 1. SCH 40 PVC SLEEVES. TWICE THE DIAMETER OF THE PIPE ENCLOSED.

> 2. CONDUIT WITH SWEEPS FOR CONTROL AND COMMON WIRE. SLEEVES SHALL BE SIZED SO THAT WIRE WILL NOT BIND WHILE BEING PULLED 3. FLOW SENSING CABLE AND MASTER VALVE CABLE SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.

—— - - — APPROVED PRESSURE SUPPLY LINE - PURPLE IN COLOR

> 1. SCH 40 PVC FOR 1-1/2", CL315 PVC FOR 2" AND LARGER. 2. 1-1/2" PRESSURE MAIN LINE TO PARKING LOT PLANTERS, TYPICAL.

3. ALL MAIN LINE SHALL BE PURPLE IN COLOR DESIGNATING IT AS PART OF A RECYCLED WATER SYSTEM.

REE WATERING CHART						
BOX SIZE	BUBBLER	QTY PER TREE	GPM PER TREE			
24"	RAIN BIRD 1402	2	1.0			
36"	1	2	1.0			
48"		3	1.5			
60"	1	4	2.0			

THOROUGHLY FLUSH ALL LATERALS PRIOR TO AND AFTER INSTALLING BUBBLERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL LOST DUE TO BUBBLERS CLOGGING DURING THE CONSTRUCTION AND MAINTENANCE PERIOD AT NO

VALVE BOX HEAT STAMP ABBREVIATIONS:

RAIN BIRD 1402

REMOTE CONTROL VALVE - CONTROLLER IDENTIFICATION AND VALVE NUMBER MASTER VALVE FLOW SENSOR - FS GATE VALVE - GV

QUICK COUPLING VALVE FLUSH VALVE - FV AIR RELIEF VALVE - AV WIRE PULL BOX - PB

AUDIT SCHEDULE:

COST TO THE OWNER.

1. AN IRRIGATION AUDIT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. AN AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY OF HOLLISTER PLANNING DEPARTMENT WITHIN 30 DAYS OF THE COMPLETED LANDSCAPE PROJECT INSTALLATION.

MAINTENANCE SCHEDULE: 1. IRRIGATION SYSTEMS SHALL BE INSPECTED FOR DAMAGED EQUIPMENT

DURING NORMAL LANDSCAPE MAINTENANCE.

2. THE SYSTEM SHALL BE OPERATED EVERY SIX (6) MONTHS TO MAKE SURE THE CONTROLLER AND ALL OTHER EQUIPMENT IS FUNCTIONING PROPERLY. 3. SHOULD ANY EQUIPMENT BE OBSERVED NOT TO BE FUNCTIONING

PROPERLY, THE EQUIPMENT SHALL BE REPAIRED OR REPLACED WITHIN THE NEXT IRRIGATION CYCLE IF PRACTICAL. 4. SHOULD THE REPAIR OR REPLACEMENT NOT BE ABLE TO TAKE PLACE WITHIN

TWO IRRIGATION CYCLES, THE MAINTENANCE CONTRACTOR SHALL MAKE PROVISIONS TO HAND WATER THE PLANT MATERIAL AS NECESSARY UNTIL THE PROPER REPAIRS OR REPLACEMENT CAN TAKE PLACE.

EXISTING 2" IRRIGATION METER BY OTHERS. SEE CIVIL DRAWINGS.

MASTER PLAN IRRIGATION CONSTRUCTION NOTES:

APPROXIMATE LOCATION OF AN EXISTING REDUCED PRESSURE BACK FLOW DEVICE BY OTHERS UNDER SEPARATE PERMIT. SEE CIVIL DRAWINGS.

LOCATION OF IRRIGATION BOOSTER PUMP BY THE LANDSCAPE CONTRACTOR.

LOCATION OF POINT OF CONNECTION EQUIPMENT INCLUDING MASTER VALVE, FILTER AND FLOW SENSOR BY THE LANDSCAPE CONTRACTOR.

PRELIMINARY LOCATION OF IRRIGATION CONTROLLER. FINAL LOCATION TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT, THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE ELECTRICAL CONTRACTOR.

(6) 2 - 1" CONDUITS, WITH SWEEPS FOR COMMUNICATION WIRE. (1) FOR MASTER VALVE TO CONTROLLER, (1) FOR FLOW SENSOR TO CONTROLLER.

7 3" CL315 PVC PRESSURE MAINLINE, PURPLE IN COLOR, BY THE LANDSCAPE CONTRACTOR. PLACE MAIN LINE 18" BACK OF CURBS, WALKWAYS AND OTHER HARDSCAPE.

WHERE MAINLINES CROSS BENEATH PAVED AREAS THEY SHALL BE ENCLOSED IN A SCH 40 PVC SLEEVE TWICE THE DIAMETER OF THE PIPE ENCLOSED. EXTEND 18" ON EACH SIDE OF PAVEMENT.

(9) ALL VALVE BOXES WITH PURPLE LIDS SHALL BE PLACED WITHIN THE NEAREST PLANTER, AND PERPENDICULAR TO THE WALKS OR CURBS. DO NOT PLACE VALVE BOXES WITHIN HEDGE ROWS.

(10) LINE SIZE BALL VALVE

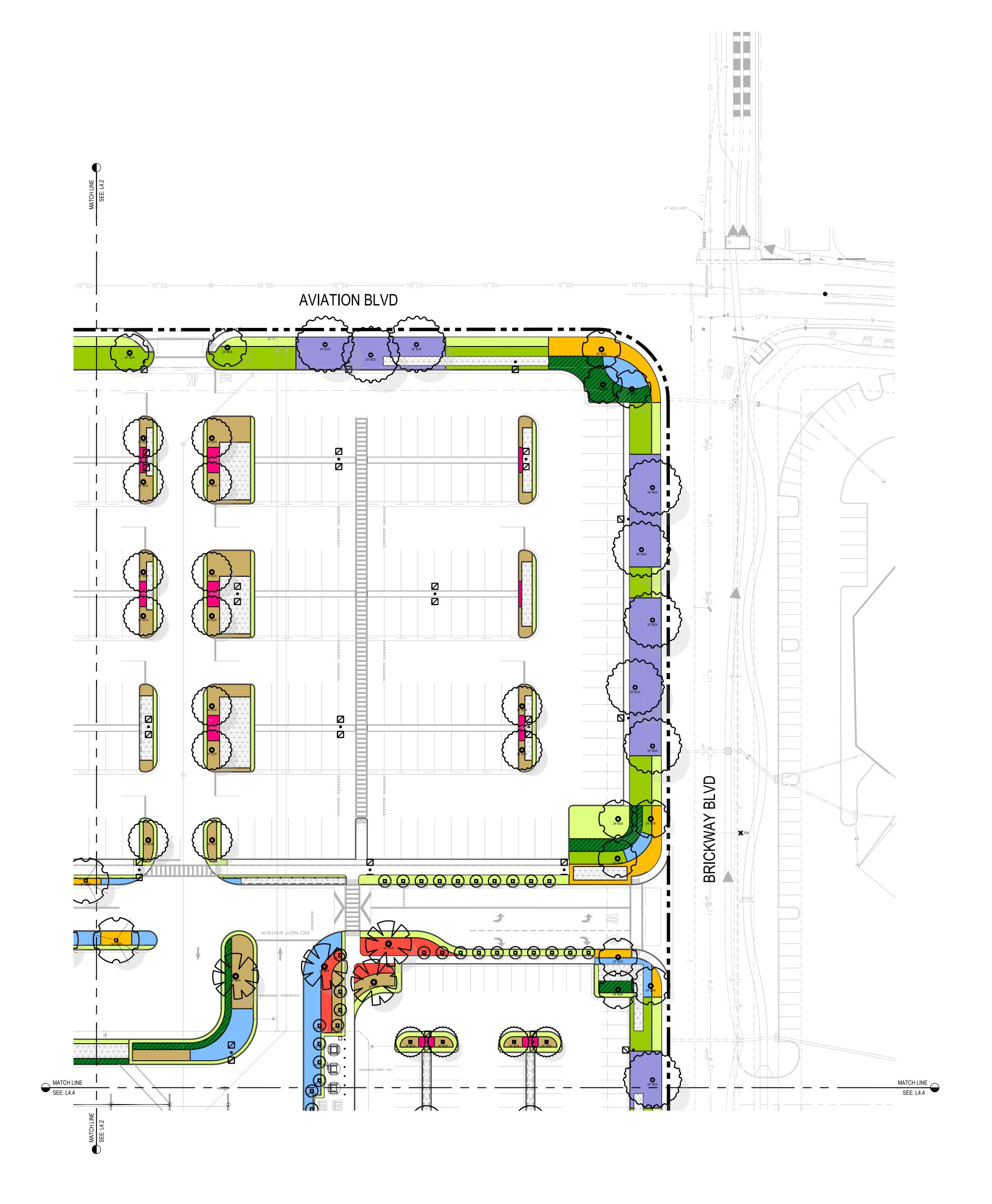
(11) QUICK COUPLING VALVES WITH PURPLE CAPS SHALL BE LOCATED EVERY 100' O.C.

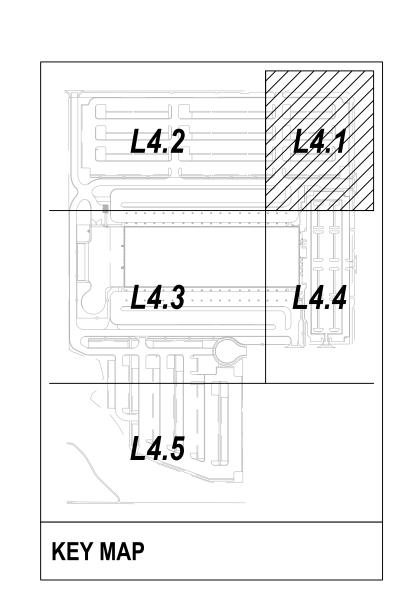
(12) TREES SHALL BE IRRIGATED USING PRESSURE COMPENSATING BUBBLERS AS

13) PARKING LOT PLANTERS SHALL BE IRRIGATED USING DRIPLINE. SHRUB IRRIGATION ON THE MAIN SITE SHALL BE A COMBINATION OF ROTORS AND OVERHEAD SPRAYS OR DRIPLINE AS SHOWN IN THE FINAL DESIGN.

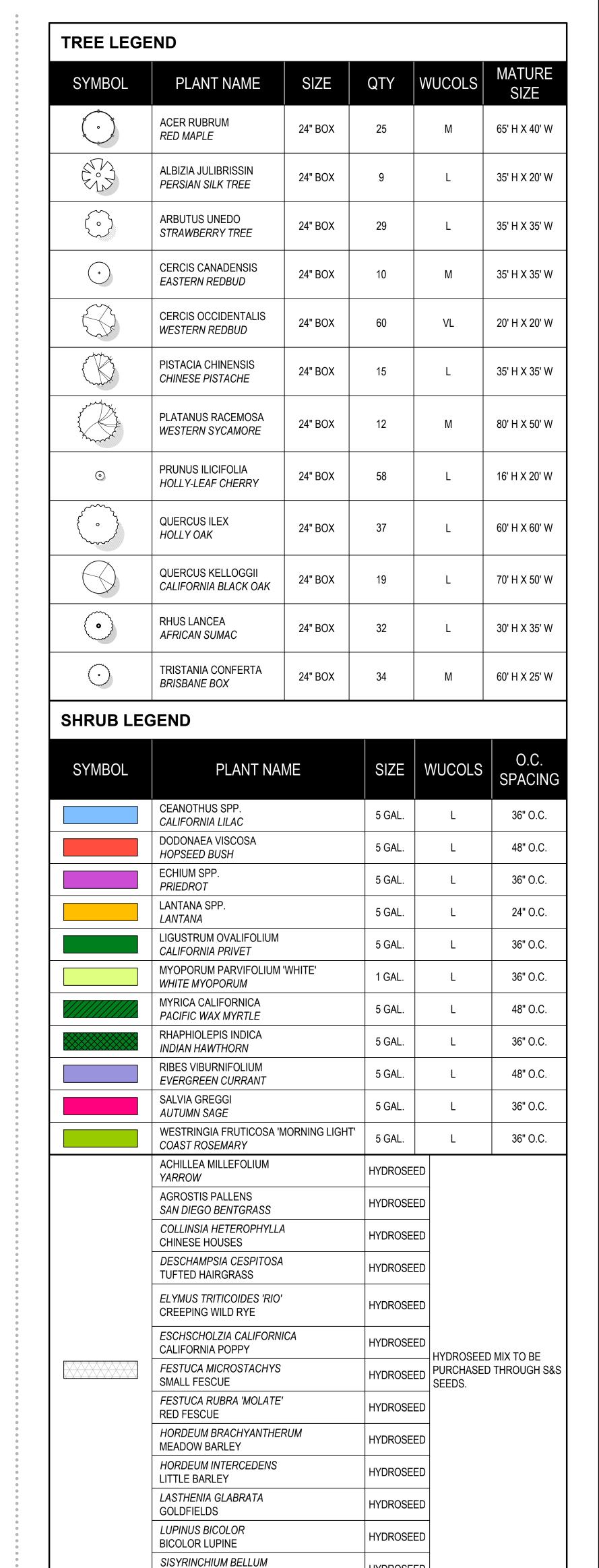
RECYCLED WATER SIGNS. THESE SIGNS SHALL BE INSTALLED ONCE THE IRRIGATION SYSTEM IS SWITCHED OVER TO RECYCLED WATER.

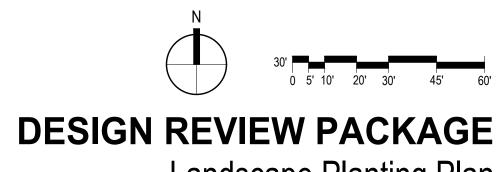










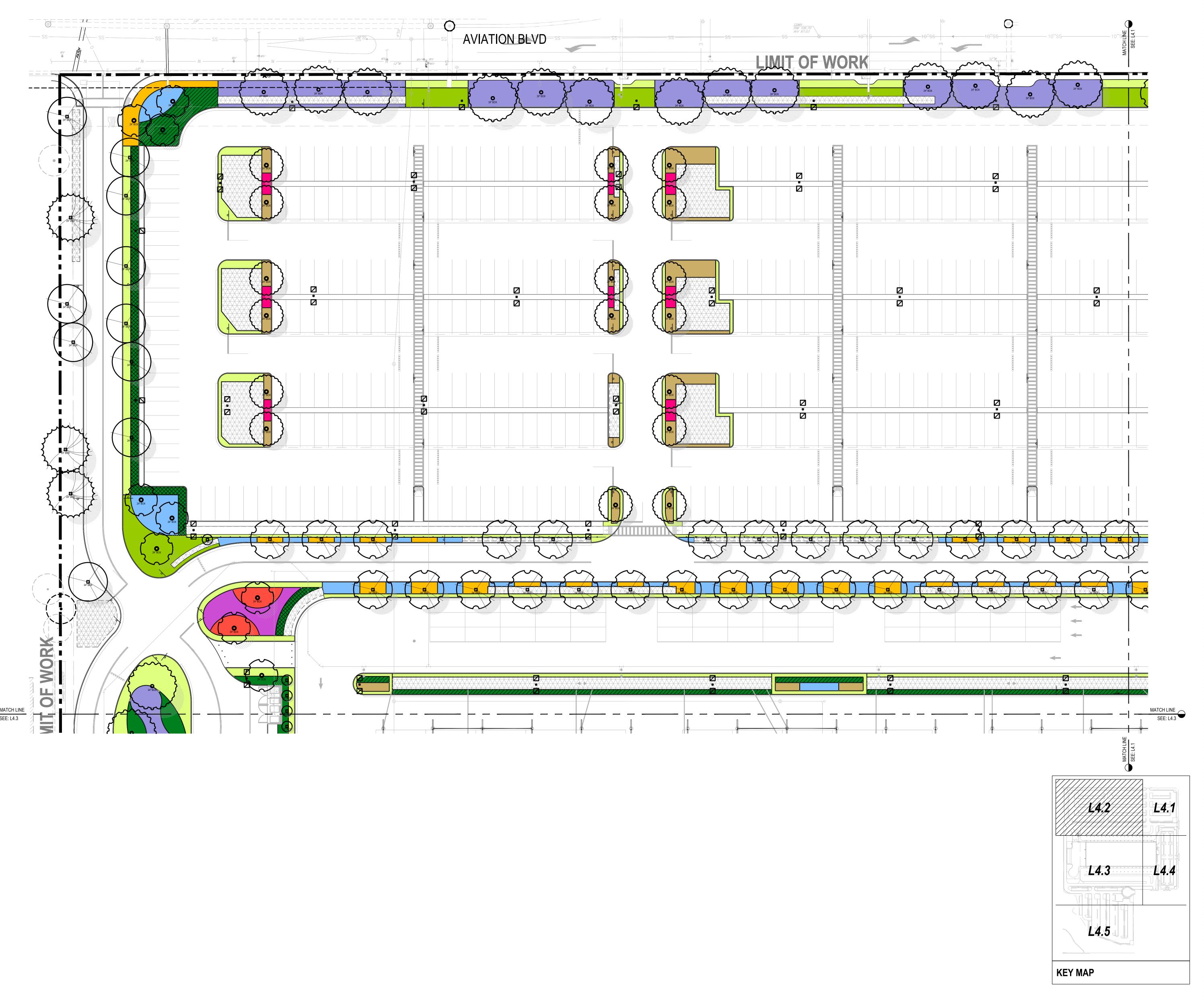


BLUE-EYED GRASS

2020-447 02/15/21

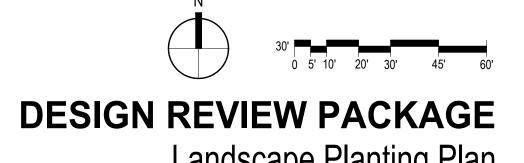
PROJECT ROSCO

HYDROSEED











COLLINSIA HETEROPHYLLA

DESCHAMPSIA CESPITOSA

ELYMUS TRITICOIDES 'RIO'

ESCHSCHOLZIA CALIFORNICA

FESTUCA MICROSTACHYS

FESTUCA RUBRA 'MOLATE'

HORDEUM INTERCEDENS

LASTHENIA GLABRATA

SISYRINCHIUM BELLUM

LUPINUS BICOLOR

BICOLOR LUPINE

BLUE-EYED GRASS

HORDEUM BRACHYANTHERUM

CHINESE HOUSES

TUFTED HAIRGRASS

CREEPING WILD RYE

CALIFORNIA POPPY

SMALL FESCUE

MEADOW BARLEY

LITTLE BARLEY

GOLDFIELDS

RED FESCUE

HYDROSEED

HYDROSEED

HYDROSEED

HYDROSEED

HYDROSEED

HYDROSEED

HYDROSEED

HYDROSEED

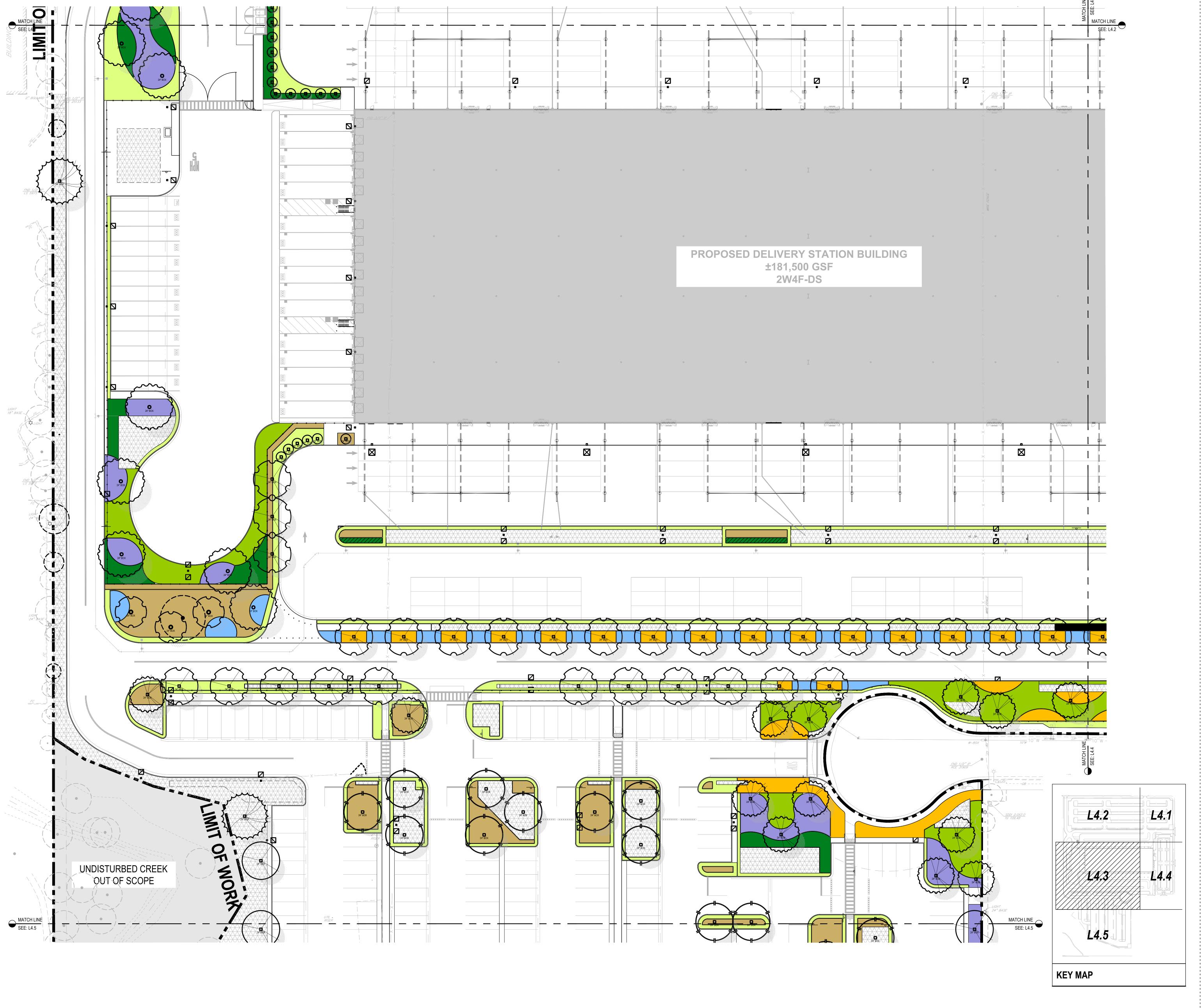
HYDROSEED

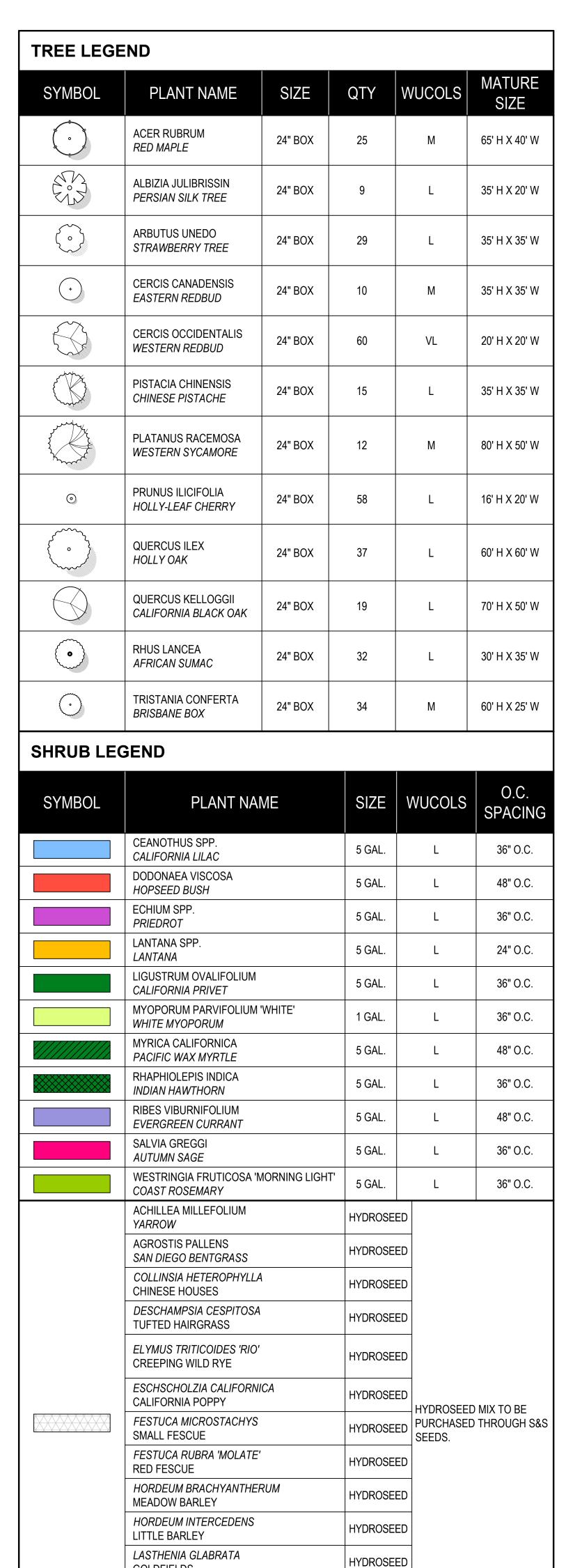
HYDROSEED

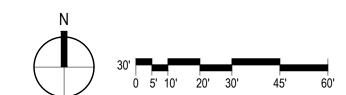
HYDROSEED MIX TO BE

HYDROSEED PURCHASED THROUGH S&S SEEDS.

2020-447 02/15/21







GOLDFIELDS

LUPINUS BICOLOR

BLUE-EYED GRASS

SISYRINCHIUM BELLUM

BICOLOR LUPINE

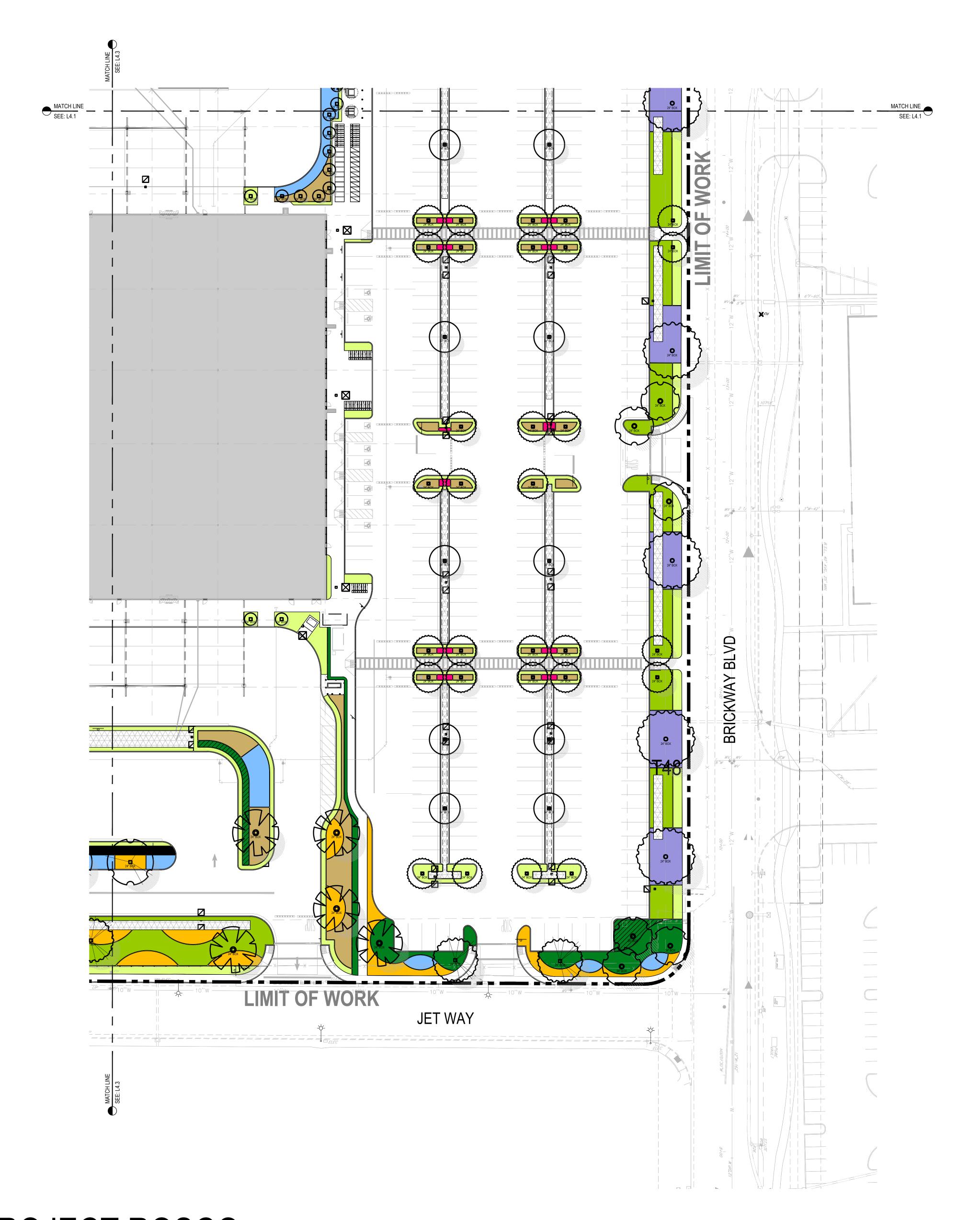


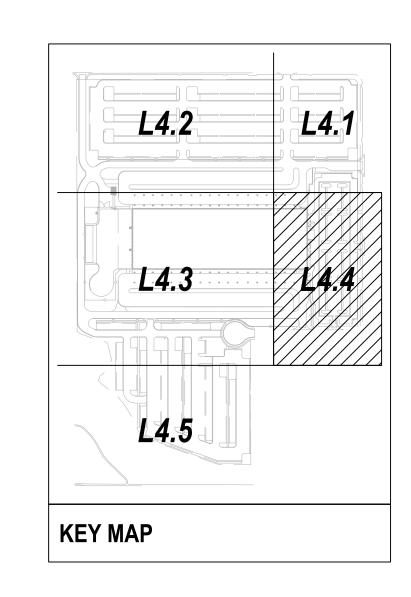


HYDROSEED

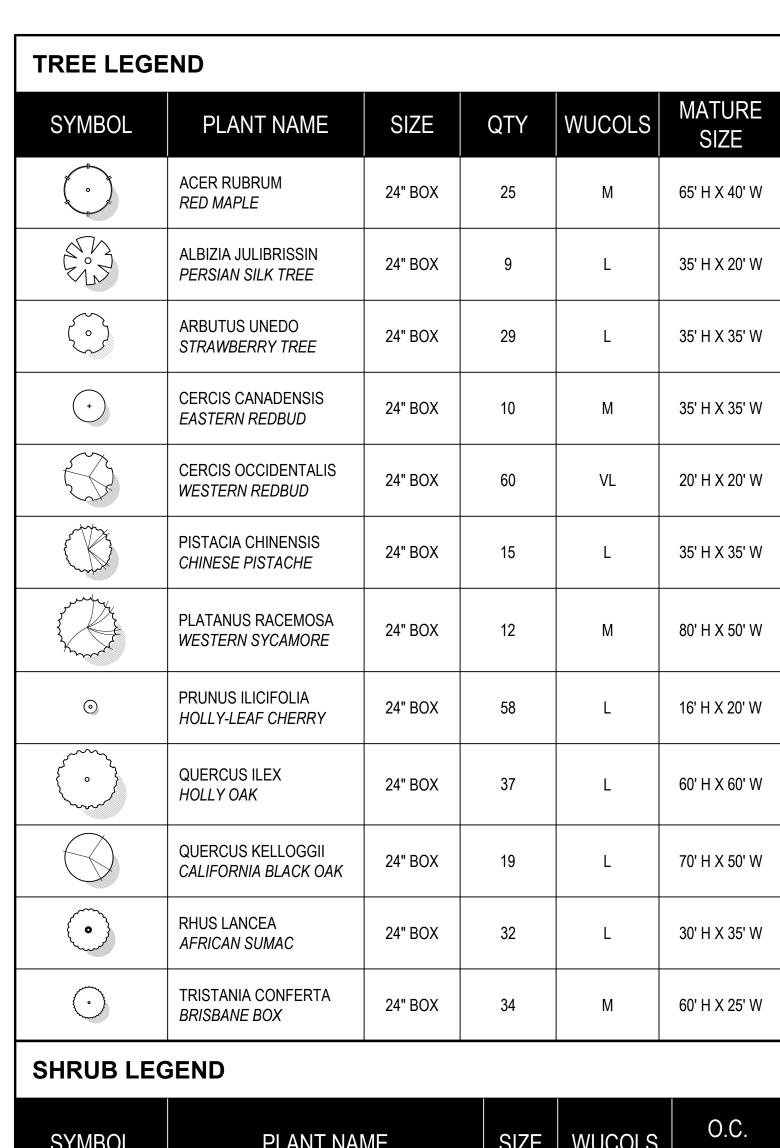
HYDROSEED

SANTA ROSA CA 95403

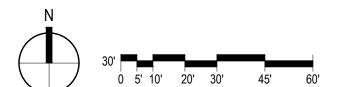




DESIGN REVIEW PACKAGE Landscape Planting Plan



SYMBOL	PLANT NAME	SIZE	WUCOLS	SPACING
	CEANOTHUS SPP. CALIFORNIA LILAC	5 GAL.	L	36" O.C.
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	L	48" O.C.
	ECHIUM SPP. PRIEDROT	5 GAL.	L	36" O.C.
	LANTANA SPP. LANTANA	5 GAL.	L	24" O.C.
	LIGUSTRUM OVALIFOLIUM CALIFORNIA PRIVET	5 GAL.	L	36" O.C.
	MYOPORUM PARVIFOLIUM 'WHITE' WHITE MYOPORUM	1 GAL.	L	36" O.C.
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	L	48" O.C.
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL.	L	36" O.C.
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT	5 GAL.	L	48" O.C.
	SALVIA GREGGI AUTUMN SAGE	5 GAL.	L	36" O.C.
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.	L	36" O.C.
	ACHILLEA MILLEFOLIUM YARROW	HYDROSE	ED	
	AGROSTIS PALLENS SAN DIEGO BENTGRASS	HYDROSE	ĒD	
	COLLINSIA HETEROPHYLLA CHINESE HOUSES	HYDROSE	ĒD	
	DESCHAMPSIA CESPITOSA TUFTED HAIRGRASS	HYDROSE	ĒD	
	ELYMUS TRITICOIDES 'RIO' CREEPING WILD RYE	HYDROSE	ΞD	
	ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	HYDROSE	ED HYDROSEED	MIX TO BE
	FESTUCA MICROSTACHYS SMALL FESCUE	HYDROSE	DUDCHACED	THROUGH S&S
	FESTUCA RUBRA 'MOLATE' RED FESCUE	HYDROSE	ĒD	
	HORDEUM BRACHYANTHERUM MEADOW BARLEY	HYDROSE	ĒD	
	HORDEUM INTERCEDENS LITTLE BARLEY	HYDROSE	ED	
	LASTHENIA GLABRATA GOLDFIELDS	HYDROSE	ED	
	LUPINUS BICOLOR BICOLOR LUPINE	HYDROSE	ΞD	
	SISYRINCHIUM BELLUM BLUE-EYED GRASS	HYDROSE	ED	



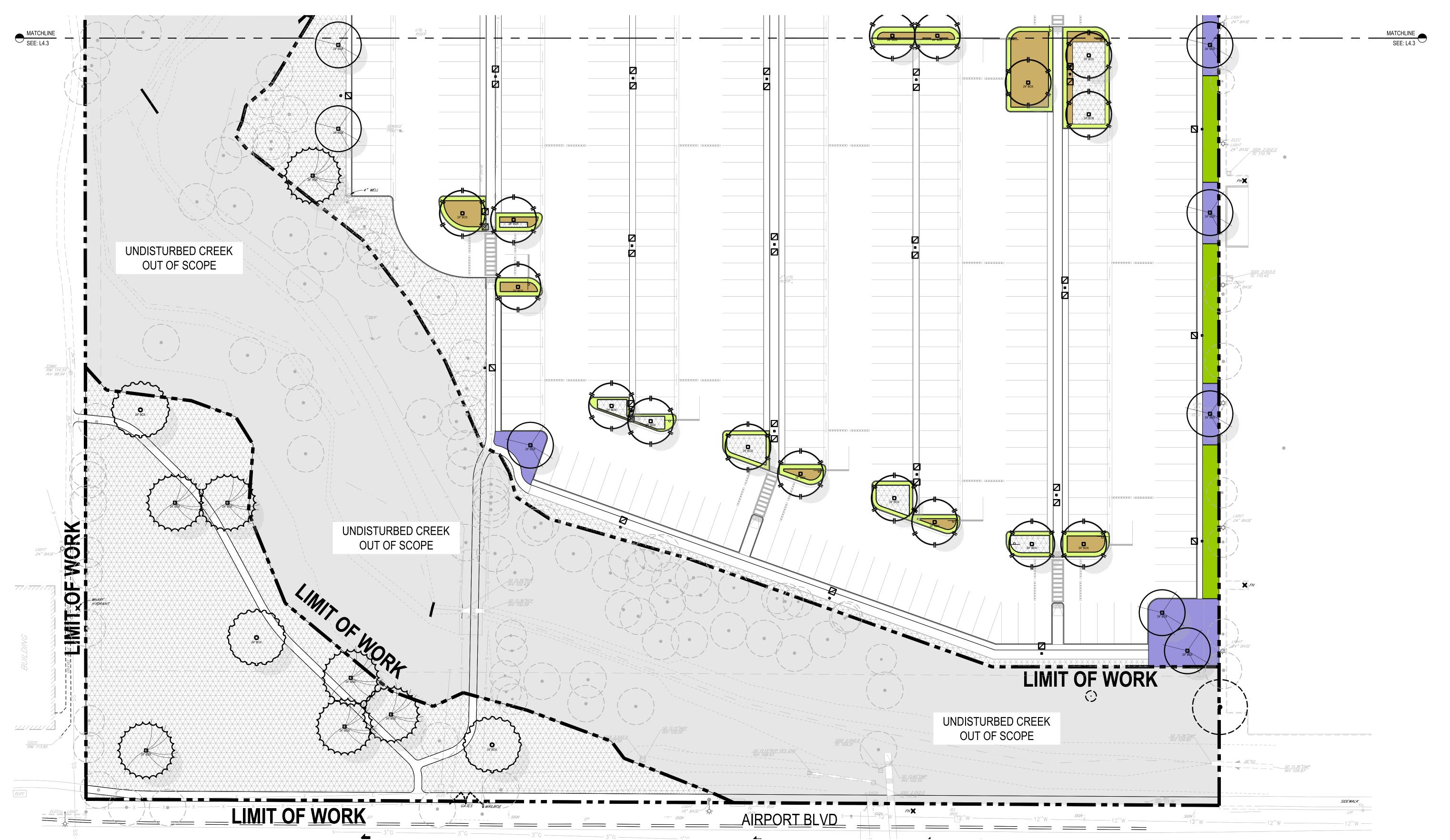


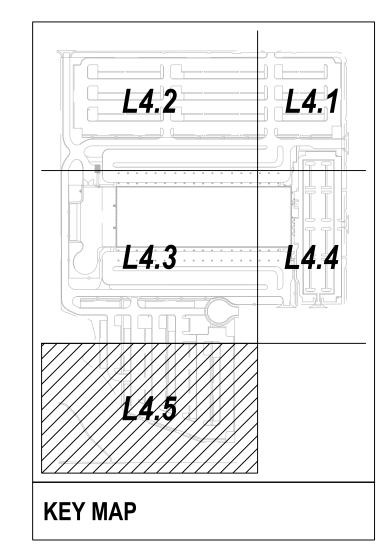


As indicated 2020-447

02/15/21







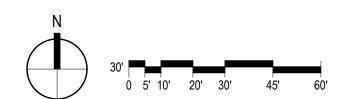
DESIGN REVIEW PACKAGE

Landscape Planting Plan



TREE LEGEND

SYMBOL	PLANT NAME	SIZE	WUCOLS	O.C. SPACING		
	CEANOTHUS SPP. CALIFORNIA LILAC	5 GAL.	L	36" O.C.		
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	L	48" O.C.		
	ECHIUM SPP. PRIEDROT	5 GAL.	L	36" O.C.		
	LANTANA SPP. <i>LANTANA</i>	5 GAL.	L	24" O.C.		
	LIGUSTRUM OVALIFOLIUM CALIFORNIA PRIVET	5 GAL.	L	36" O.C.		
	MYOPORUM PARVIFOLIUM 'WHITE' WHITE MYOPORUM	1 GAL.	L	36" O.C.		
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	L	48" O.C.		
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL.	L	36" O.C.		
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT	5 GAL.	L	48" O.C.		
	SALVIA GREGGI AUTUMN SAGE	5 GAL.	L	36" O.C.		
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.	L	36" O.C.		
	ACHILLEA MILLEFOLIUM YARROW	HYDROSE	ED			
	AGROSTIS PALLENS SAN DIEGO BENTGRASS	HYDROSE	ĒD			
	COLLINSIA HETEROPHYLLA CHINESE HOUSES	HYDROSE	ĒD			
	DESCHAMPSIA CESPITOSA TUFTED HAIRGRASS	HYDROSE	ĒD			
	ELYMUS TRITICOIDES 'RIO' CREEPING WILD RYE	HYDROSE	ED			
	ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	HYDROSE	ED HYDROSEED			
	FESTUCA MICROSTACHYS SMALL FESCUE	HYDROSE	DUDCHACED	THROUGH S&S		
	FESTUCA RUBRA 'MOLATE' RED FESCUE	HYDROSE	ĒD			
	HORDEUM BRACHYANTHERUM MEADOW BARLEY	HYDROSE	ΞD			
	HORDEUM INTERCEDENS LITTLE BARLEY	HYDROSE	ΞD			
	LASTHENIA GLABRATA GOLDFIELDS	HYDROSE	ΞD			
	LUPINUS BICOLOR BICOLOR LUPINE	HYDROSE	ΞD			
	SISYRINCHIUM BELLUM BLUE-EYED GRASS	HYDROSE	ED			





PRELIMINARY
STORM WATER
LOW IMPACT
SUBMITTAL
(SWLID)

PROJECT ROSCO
DRD6 – SANTA
ROSA DELIVERY
STATION

BRICKWAY BLVD. & AVIATION BLVD.

APN's: 059-340-031, 059-340-032, 059-430-001, 059-430-002, 059-430-003, 059-430-004, 059-430-005, 059-430-006, 059-271-073, & 059-271-090

SEEFRIED INDUSTRIAL PROPERTIES, INC.

B&R Project #4487.03

February 16, 2021



Prepared By:

Brelje & Race Consulting Engineers 475 Aviation Blvd. Suite 120, Santa Rosa, CA 95403 v. 707.576.1322 f. 707.576.0469

www.brce.com

Attachment 4
Arborist Report & Tree Inventory;
dated May 3, 2021

ROSCO PROJECT

WINDSOR, SONOMA COUNTY, CA.

ARBORIST'S REPORT & TREE INVENTORY

May 3, 2021

Prepared for First Carbon Solutions

Submitted By:

Becky Duckles, ISA Certified Arborist #WE-0796A 8876 Occidental Rd. Sebastopol, CA., 95472 707.829.0555 PH

CONSULTING ARBORIST & LANDSCAPE ADVISOR SEBASTOPOL, CA.

707.829.0555 PH

ROSCO Project – Sonoma County

ARBORIST'S REPORT

May 3, 2021

SUMMARY AND FORMAT

This relatively flat site is bordered by a creek on the south side (where no development or improvements are planned), with a mixture of native oaks and ornamental trees from an old ranch/residence, and a few property line screening trees in planters on adjacent commercial building sites. All trees that are near, or may be impacted by proposed development and construction have been included on this inventory.

The site improvements will include continuing a gravel pedestrian path connecting to the existing one near the creek on the west side behind the commercial property on Concourse at Airport Boulevard. New sidewalks will be required along Airport Blvd., Concourse, Aviation and Brickway which will necessitate the removal of some existing street and native trees. Some oaks in the middle of the property will have to be removed for construction. Property line trees or trees on adjacent properties are being preserved and protected.

No construction activities will occur within the creek setback which was surveyed and established by the survey crew at Brelje & Race. A few native trees within the creek setback were included in my inventory if construction was planned within their driplines, requiring clearance pruning or special consideration of rootzones. No significant impact is expected on any of those trees.

Mitigation calculations as per Sonoma County ordinance for protected trees to be removed are included in a separate list, enclosed.

I will work closely with the project engineers to develop construction parameters and details that will best protect the trees to be preserved. Enclosed are site specific Tree Protection Measures to be observed during grading and construction.

The format of the Arborist's Report & Tree Evaluation is as follows:

<u>Tree Location Map</u> - The existing trees that have been identified and evaluated by our office are shown by number (eg. TT-15) on the plans by Brelje & Race Engineers, who completed a survey to locate all site trees, including those within the creek setback. Those tagged trees are referenced for discussion in the Tree Evaluation spreadsheet.

CONSULTING ARBORIST & LANDSCAPE ADVISOR SEBASTOPOL, CA.

707.829.0555 PH

<u>Tree Evaluation</u> - A listing and discussion in spreadsheet format of the trees as they are numbered on the Improvement Plans by Brelje & Race, including the following information:

Common Name

Botanical Name

<u>Condition</u> - General and specific comments about tree's present condition <u>Recommendations</u> - Specific comments regarding proposed plans and potential impact from proposed construction

<u>Tree Protection Measures</u> - To be included on Improvement Plans

Please contact me if more information or clarification is needed. If plans are revised tree impacts may change and I will revise the inventory and recommendations accordingly.

Respectfully submitted,

Becky Duckles
Becky Duckles
Project Arborist
ISA Certified Consulting Arborist #WE-0796A

CONSULTING ARBORIST & LANDSCAPE ADVISOR SEBASTOPOL, CA.

707.829.0555 PH

ROSCO PROJECT

TREE PROTECTION MEASURES

GENERAL:

No operation of equipment or vehicles, or storage of materials, or disposal of waste materials shall occur within the driplines of protected trees.

Site clearing/stripping shall be limited to areas outside protected tree driplines wherever possible, and as shallow as possible where necessary within driplines.

PROTECTIVE FENCING:

Temporary protective fencing shall be installed to restrict construction activity within the driplines of protected trees. It shall be placed at the driplines of trees, or as shown on the Improvement Plans. (In some cases, grading or other operations must occur within the driplines, and the fencing is placed as far as possible from the trunks at the limit of required access.)

PRUNING:

Any pruning shall be the minimum necessary to achieve hazard reduction and public safety, construction clearance, and to improve tree health.

All pruning shall be done according to ISA and/or ANSI standards, by qualified personnel. Pruning shall be done by ISA certified tree workers or certified arborists, or under the direct supervision of a certified arborist.

Pruning for hazard reduction shall include: the removal of dead branches or stems 2" diameter and larger (unless noted otherwise), broken, weakly-attached or crossing branches. Stubs of broken branches shall be recut.

Pruning for construction or vehicular clearance shall be the minimum necessary for the safe operation of equipment and construction activities. Branches shall be cut back to appropriate sized laterals or the parent stem. No stubs, broken ends, flush cuts, or wounds on trunks or branches are acceptable. When access must occur for construction within Tree Protection Zones a monitoring arborist shall be present to observe the work and make recommendations.

ROOT PROTECTION:

If roots larger than 1" diameter which cannot be preserved are encountered during grading or trenching, they should be cut cleanly across the face of the root with a sharp saw, past any damaged portion.

In areas where roots are encountered and backfill will be placed, roots should be left exposed as short a time as possible to avoid drying out.

MITIGATION:

CONSULTING ARBORIST & LANDSCAPE ADVISOR SEBASTOPOL, CA.

707.829.0555 PH

At the completion of construction activities there may be areas around protected trees that require treatment to ensure future tree health.

Areas where soil has become compacted shall be loosened.

In disturbed areas, a 4-6" deep layer of arbormulch (chipped fresh bark, foliage and wood) shall be placed within protected tree driplines to serve as a permanent top dressing.

TREE #	SPECIES	TDI INIV DIAMETED	GENERAL CONDITION	STRUCTURAL INTEGRITY	COMMENTS/RECOMMENDATIONS	
1	Valley Oak/Quercus lobata	19"	Good/Excellent	Good/Excellent	To be removed for new entry; protected tree	
2	Valley Oak/Quercus lobata	13,12,15"	Good	Good	To be removed for new entry; protected tree	
3	Holly Oak/Quercus ilex	7"	Good/Excellent	Good/Excellent	Young tree on adjacent property at PL; to be preserved	
4	Red Oak/Quercus rubra	6"	Good/Excellent	Good/Excellent	Young tree on adjacent property at PL; to be preserved	
5	Valley Oak/Quercus lobata	13"	Good/Excellent	Excellent	To be removed for parking area; protected tree	
6	Valley Oak/Quercus lobata	13,14"	Good/Excellent	Excellent	To be removed for parking area; protected tree	
7	Red Oak/Quercus rubra	5"	Excellent	Excellent	Young tree on adjacent property at PL; to be preserved	
8	Red Oak/Quercus rubra	5"	Excellent	Excellent	Young tree on adjacent property at PL; to be preserved	
9	Red Oak/Quercus rubra	7"	Excellent	Excellent	Young tree on adjacent property at PL; to be preserved	
10	Red Oak/Quercus rubra	7"	Excellent	Excellent	Young tree on adjacent property at PL; to be preserved	
11	Red Oak/Quercus rubra	6"	Good/Excellent	Good/Excellent	Young tree on adjacent property at PL; to be preserved	
12	Red Oak/Quercus rubra	5"	Excellent	Excellent	Young tree on adjacent property at PL; to be preserved	
13	Valley Oak/Quercus lobata	19"	Good/Excellent	Excellent	Protected tree. To be preserved; no impact from construction	
14	Valley Oak/Quercus lobata	6"	Good	Good	Not a protected size. To be preserved. No impact from construction	
15	London Plane Sycamore/Platanus x acerifolia	30"	Good/Excellent	Good	Not a protected tree. To be preserved; no impact from construction	
16	Douglas Fir/Pseudotsuga menziesii	47"	Poor/Dying	Marginal	Not a protected species. Should be removed	
17	Valley Oak/Quercus lobata	6"	Good/Excellent	Good	Not a protected size. To be preserved. Minimize fill within rootzone; small retaining wall at toe?	
18	Valley Oak/Quercus lobata	5,6"	Good/Excellent	Good	Not a protected size. To be preserved. Minimize fill within rootzone; small retaining wall at toe?	
19	Valley Oak/Quercus lobata	8"	Good/Excellent	Good/Excellent	Not a protected size. To be preserved. Minimize fill within rootzone; small retaining wall at base?	
20	Valley Oak/Quercus lobata	8"	Good/Excellent	Good	Not a protected size. To be preserved; no impact from construction	
21	Valley Oak/Quercus lobata	6"	Good	Good	Not a protected size. To be preserved; no impact from construction	
22	Valley Oak/Quercus lobata	6"	Good	Good	Not a protected size. To be preserved; no impact from construction	
23	Walnut/Juglans nigra	16"	Fair	Fair	Not a protected species; to be removed	
24	Valley Oak/Quercus lobata	5"	Good	Fair	Not a protected size. To be preserved; no impact from construction	
25	Valley Oak/Quercus lobata	5"	Fair/Good	Fair/Good	Not a protected size. To be preserved; no impact from construction	
26	Valley Oak/Quercus lobata	7"	Good	Good	Not a protected size. To be preserved; no impact from construction	
27	Coast Live Oak/Quercus agrifolia	8"	Good	Good	Not a protected size. To be preserved; no impact from construction. Suppressed from competition.	
28	Valley Oak/Quercus lobata	6"	Good	Good	Not a protected size. To be preserved; no impact from construction. Suppressed from competition.	

29	Valley Oak/Quercus lobata	3,4,6,9,12"	Fair/Good	Fair/Good	Protected tree. To be preserved. Minimize fill within rootzone. Clearance pruning will be required; moderate impact from construction	
30	Valley Oak/Quercus lobata	6"	Fair	Fair	Not a protected size. To be preserved; no impact from construction. Suppressed from competition.	
31	Valley Oak/Quercus lobata	6"	Fair/Good	Fair/Good	Protected tree. To be preserved; no impact from construction. Suppressed from competit	
32	Valley Oak/Quercus lobata	9"	Good	Good	Protected tree. To be preserved; minor impact from construction. Suppressed from competition; high-branched	
33	Valley Oak/Quercus lobata	10"	Fair/Good	Good	Protected tree. To be preserved; no impact from construction. Suppressed from competition; high-branched	
34	Valley Oak/Quercus lobata	11"	Good	Good	Protected tree. To be preserved; minor impact from construction. Suppressed from competition; high-branched	
35	Valley Oak/Quercus lobata	7"	Fair	Fair	Protected tree. To be preserved; no impact from construction. Suppressed from competition.	
36	Valley Oak/Quercus lobata	18"	Good	Good	Protected tree. To be preserved; minor impact from construction	
37	Valley Oak/Quercus lobata	6"	Good	Good	Not a protected size. To be preserved; minor impact from construction	
38	Valley Oak/Quercus lobata	9"	Good	Good	Protected tree. To be removed for construction	
39	Valley Oak/Quercus lobata	22"	Good/Excellent	Good/Excellent	Protected tree. To be removed for construction	
40	Eucalyptus/Eucalyptus globulus	44"	Good	Good	Not a protected species. To be preserved. No impact from construction	
41	Valley Oak/Quercus lobata	18"	Good	Good	Protected tree. To be preserved. Minimize grading within rootzone Clearance pruning will be required; moderate impact from construction	
42	Valley Oak/Quercus lobata	6"	Fair/Good	Good	Not a protected size. To be preserved; no impact from construction.	
43	Valley Oak/Quercus lobata	6"	Fair/Good	Fair/Good	Not a protected size. To be preserved; no impact from construction. Suppressed from competition.	
44	Walnut/Juglans nigra	18"@3'	Good/Excellent	Good	Not a protected species. To be preserved. Slight impact from construction	
45	Apple/Malus	9"@3'	Fair	Fair/Good	Not a protected species. To be preserved. No impact from construction	
46	Walnut/Juglans nigra	9"	Good	Fair/Good	Not a protected species. To be preserved. No impact from construction	
47	Fruit tree	6"	Fair	Fair	Not a protected species. To be preserved. No impact from construction	
48	Valley Oak/Quercus lobata	40"	Good/Excellent	Good/Excellent	Protected tree. To be preserved; no impact from construction.	
49	Apple/Malus	6"	Good/Excellent	Good/Excellent	Not a protected species. To be preserved. No impact from construction	
50	Walnut/Juglans nigra	8"	Good	Good	Not a protected species. To be removed	
51	Walnut/Juglans nigra	12"	Good	Fair/Good	Not a protected species. To be removed	
52	Valley Oak/Quercus lobata	11,9"	Good/Excellent	Good	Protected tree. To be removed for construction	
53	Valley Oak/Quercus lobata	16"	Good	Good	Protected tree. To be preserved; no impact from construction.	
54	Valley Oak/Quercus lobata	9"	Fair	Fair	Protected tree. To be preserved; no impact from construction.	
55	Valley Oak/Quercus lobata	22"	Good/Excellent	Good/Excellent	Protected tree. To be preserved; slight impact from construction.	
56	Valley Oak/Quercus lobata	15"	Good	Good	Protected tree. To be preserved; slight impact from construction.	

Prepared by B Duckles May 3, 2021

F 7	Valley Oak/Overeus lebets	11"	Cood	Fair/Good	Drotacted tree. To be presented no impact from construction	
57	Valley Oak/Quercus lobata		Good		Protected tree. To be preserved; no impact from construction.	
58	Valley Oak/Quercus lobata	32"	Good/Excellent		Protected tree. To be preserved; no impact from construction.	
59	Valley Oak/Quercus lobata	13"	Good/Excellent	Good	Protected tree. To be preserved; no impact from construction.	
60	Valley Oak/Quercus lobata	10"	Good	Good	Protected tree. To be preserved; no impact from construction.	
61	Valley Oak/Quercus lobata	13"	Good/Excellent	Good	Protected tree. To be preserved; no impact from construction.	
62	Locust/Robinia	6,6,9,4"	Fair	Fair	Not a protected species. To be preserved. No impact from construction	
63	Loquat/Eriobotrya	12"@2'	Good/Excellent	Good/Excellent	Not a protected species. To be preserved. No impact from construction	
64	Valley Oak/Quercus lobata	11,11"	Good	Good	Protected tree. To be preserved; no impact from construction.	
65	Cherry/Prunus	10,5,7"@3'	Good/Excellent	Good	Not a protected species. To be removed	
66	Coast Live Oak/Quercus agrifolia	7"	Good/Excellent	Good/Excellent	Not a protected size. To be removed for construction	
67	Valley Oak/Quercus lobata	12"	Good/Excellent	Good/Excellent	Protected tree. To be removed for construction	
68	Valley Oak/Quercus lobata	7"	Good	Good	Not a protected size. To be removed for construction	
69	Valley Oak/Quercus lobata	18"	Good/Excellent	Good/Excellent	Protected tree. To be removed for construction	
70	Valley Oak/Quercus lobata	13"	Good/Excellent	Good/Excellent	Protected tree. To be removed for construction	
71	Ponderosa Pine/Pinus ponderosa	30"	Good	Fair	Not a protected species. To be removed	
72	Ponderosa Pine/Pinus ponderosa	33"	Good	Good	Not a protected species. To be removed	
73	Ponderosa Pine/Pinus ponderosa	33"	Good	Good	Not a protected species. To be removed	
74	Ponderosa Pine/Pinus ponderosa	33"	Good/Excellent	Fair/Good	Not a protected species. To be removed	
75	Valley Oak/Quercus lobata	50"	Good/Excellent	Good/Excellent	Beautiful heritage oak. Protected tree. To be preserved	
76	Coast Live Oak/Quercus agrifolia	18"	Good/Excellent	Good/Excellent	Protected tree. To be preserved; will need clearance pruning	
77	Valley Oak/Quercus lobata	7"	Good	Fair	Protected tree. To be preserved; no impact from construction. Suppressed from competition.	
78	Coast Live Oak/Quercus agrifolia	6"	Fair/Good	Fair/Good	Not a protected size. To be preserved; no impact from construction. Suppressed from competition.	
79	London Plane Sycamore/Platanus x acerifolia	9"	Good	Good	Not a protected species. On adjacent property. To be preserved. No impact from construction	
80	Valley Oak/Quercus lobata	5,6"	Good	Good	Not a protected size. On adjacent property. To be preserved. No impact from construction	
81	Valley Oak/Quercus lobata	16"	Good/Excellent	Good/Excellent	Protected tree. On adjacent property. To be preserved. Moderate impact from construction; may need clearance pruning	
82	London Plane Sycamore/Platanus x acerifolia	10"	Good	Good	Not a protected species. On adjacent property. To be preserved. No impact from construction	
83	Valley Oak/Quercus lobata	5,3"	Good	Fair/Good	Not a protected size. To be preserved; no impact from construction. Suppressed from competition.	
84	Coast Live Oak/Quercus agrifolia	9,4"	Good	Good	Protected tree. To be preserved; some impact from construction. Suppressed from competition.	

Prepared by B Duckles May 3, 2021

85	Valley Oak/Quercus lobata	6,7"	Fair/Good	Fair/Good	Not a protected size. On adjacent property. To be preserved. No impact from construction	
		•			Property line tree. To be preserved. Minimize grading within rootzone. Some impact from	
86	Valley Oak/Quercus lobata	16"	Good/Excellent	Good/Excellent	construction	
87	Valley Oak/Quercus lobata	8"	Good/Excellent	Good/Excellent	Not a protected size. To be removed for construction	
88	London Plane Sycamore/Platanus x acerifolia	11"	Good	Good	Not a protected species. On adjacent property. To be preserved. No impact from construction	
89	Coast Live Oak/Quercus agrifolia	5,4,4,10"	Good/Excellent	Good	Protected tree. To be preserved. Minimize grading within rootzone Clearance pruning will be required; moderate impact from construction	
90	London Plane Sycamore/Platanus x acerifolia	11"	Good	Good	Not a protected species. On adjacent property. To be preserved. No impact from construction	
91	Coast Live Oak/Quercus agrifolia	10"	Good/Excellent	Good/Excellent	Property line tree. To be preserved. Minimize grading within rootzone. Slight impact from construction	
92	London Plane Sycamore/Platanus x acerifolia	11"	Good	Good	On adjacent property. Not a protected species. To be preserved. No impact from construction	
93	Coast Live Oak/Quercus agrifolia	10"	Good	Good	Protected property line tree. To be preserved. Minimize grading within rootzone. Slight impact from construction	
94	London Plane Sycamore/Platanus x acerifolia	11"	Good	Good	On adjacent property. Not a protected species. To be preserved. No impact from construction	
95	Coast Live Oak/Quercus agrifolia	12"	Good/Excellent	Good	On adjacent property. Protected tree. To be preserved. No impact from construction	
96	Coast Live Oak/Quercus agrifolia	13"	Good/Excellent	Good/Excellent	On adjacent property. Protected tree. To be preserved. No impact from construction	
97	Valley Oak/Quercus lobata	6,6,4	Good/Excellent	Good/Excellent	Not a protected size. To be removed for construction	
98	Valley Oak/Quercus lobata	7,9,5,10"	Good/Excellent	Good	Protected tree. To be removed for construction	
99	Oak/Quercus sp.	10"	Good/Excellent	Good/Excellent	On adjacent property. To be preserved. No impact from construction	
100	Oak/Quercus sp.	10"	Good/Excellent	Good/Excellent	On adjacent property. To be preserved. No impact from construction	
101	Oak/Quercus sp.	7"	Good	Good	On adjacent property. To be preserved. No impact from construction	
102	Valley Oak/Quercus lobata	7,7,7,8"	Good/Excellent	Good	Not a protected size. To be removed for construction	
103	Valley Oak/Quercus lobata	10"	Good/Excellent	Good/Excellent	Protected tree. To be removed for construction	
104	Valley Oak/Quercus lobata	6"	Good	Good	Not a protected size. To be preserved; no impact from construction	
105	Coast Redwood/Sequoia sempervirens	21"	Good/Excellent	Good/Excellent	Property line tree. To be preserved. Minimize grading within rootzone. Slight impact from construction	
106	Coast Redwood/Sequoia sempervirens	18"	Good/Excellent	Good/Excellent	Property line tree. To be preserved. Minimize grading within rootzone. Slight impact from construction	
107	Valley Oak/Quercus lobata	24"	Good	Good/Excellent	Protected tree. To be removed for construction	
108	Valley Oak/Quercus lobata	24"	Good/Excellent	Good/Excellent	Protected tree. To be removed for construction	
109	Valley Oak/Quercus lobata	15,14"	Good/Excellent	Good	Protected tree. To be removed for construction	
110	Valley Oak/Quercus lobata	11"	Good	Good	Protected tree. To be removed for construction	

111	Valley Oak/Quercus lobata	12"	Good/Excellent	Good	Protected tree. To be removed for construction
112	Valley Oak/Quercus lobata	7,9"	Fair/Good	Fair	Protected tree. To be removed for construction
113	Valley Oak/Quercus lobata	21,10"	Good	Good	Protected tree. To be removed for construction
114	Valley Oak/Quercus lobata	6"	Fair/Good	Fair	Not a protected size. To be removed for construction
115	Valley Oak/Quercus lobata	11,14"	Good/Excellent	Good	Protected tree. To be removed for construction
116	Valley Oak/Quercus lobata	8"	Good	Good	Not a protected size. To be removed for construction
117	Valley Oak/Quercus lobata	26"@3'	Good/Excellent	Good	Protected tree. To be removed for construction
118	Valley Oak/Quercus lobata	9"	Good/Excellent	Good/Excellent	Near tree #52. Protected tree. To be removed for construction
119	Valley Oak/Quercus lobata	16"	Excellent	Good	Near tree #52. Protected tree. To be removed for construction
120	Coast Live Oak/Quercus agrifolia	28"	Good/Excellent	Good/Excellent	Near walking path. Minimize excavation for new path connection. Protected tree. To be preserved
121	Valley Oak/Quercus lobata	8"	Good/Excellent	Good/Excellent	Near walking path. Minimize excavation for new path connection. To be preserved. Other trees to the south along this west property line not inventoried since it appeared no construction anticipated within root zones.
122	Cork Oak/Quercus suber	6"	Good	Good	Not a protected tree but no impact expected from construction
123	Camphor tree/Cinnamomum camphora	12"	Good	Good/Excellent	On adjacent property. Not a protected species. To be preserved. No impact from construction
124	Chinese Pistache/Pistacia chinensis	9"	Good	Good	On adjacent property. Not a protected species. Minimize excavation for path connection. To be preserved.
125	Chinese Pistache/Pistacia chinensis	11"	Good	Good	On adjacent property. Not a protected species. To be preserved. No impact from construction
126	Plum/Prunus sp.	5 tr. 2-5"	Good	Poor	Suckers from old fruit tree. Not protected. To be removed for construction
127	Valley Oak/Quercus lobata	10"	Good	Good	Protected tree. To be removed for construction
128	Valley Oak/Quercus lobata	10"	Good	Good	Protected tree. To be removed for construction
129	Valley Oak/Quercus lobata	5"	Good	Good	Near tree #107. Not a protected size. To be removed for construction
130	Valley Oak/Quercus lobata	6"	Good/Excellent	Good/Excellent	Near tree #108. Not a protected size. To be removed for construction
131	Flowering Pear/Pyrus calleryana	11"	Fair/Good	Fair	Multi-trunk & low-branched. Not a protected species. To be removed for construction

Windsor, Sonoma County, CA May 3, 2021

PROTECTED TREE REMOVAL - MITIGATION CALCULATIONS

TREE # SPECIES		DIAMETER (Inches at 4'-6")	WEIGHTED VALUE (AV Pts.)	
1	Valley oak	19"	2 Pts.	
2	Valley oak	12,13,15	5	
5	Valley oak	13	1	
6	Valley oak	13,14	3	
38	Valley oak	9	1	
39	Valley oak	22	3	
52	Valley oak	9,11	2	
67	Valley oak	12	1	
69	Valley oak	18	2	
70	Valley oak	13	1	
98	Valley oak	5,7,9,10	4	
103	Valley oak	10	1	
107	Valley oak	24	3	
108	Valley oak	24	3	
109	Valley oak	14,15	4	
110	Valley oak	11	1	
111	Valley oak	12	1	
112	Valley oak	7,9	2	
113	Valley oak	10,21	4	
115	Valley oak	11,14	3	
117	Valley oak	26	3	
118	Valley oak	9	1	
119	Valley oak	16	2	
127	Valley oak	10	1	
<u>128</u>	Valley oak	10	<u> </u>	
		Total Weighted Arboreal Value Poin	ts 55	

1 Point AV (Arboreal Value) = \$200 in lieu fee or two 15 gal. trees

Prepared by Becky Duckles, Project Arborist

Becky Duckles

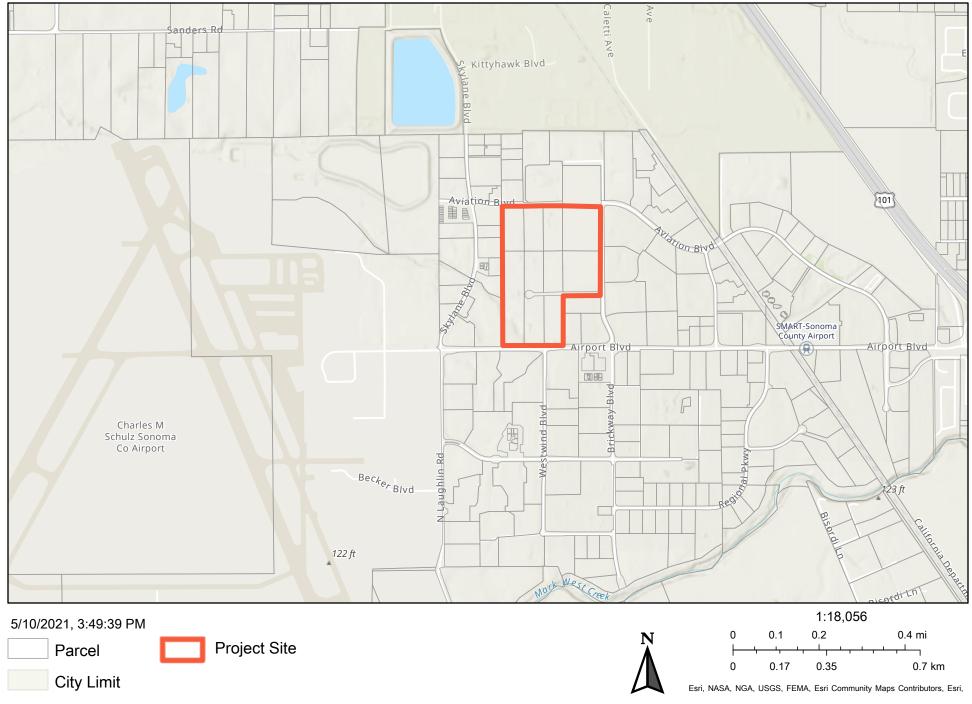
International Society of Arboriculture Western Chapter Certified Consulting Arborist #WE-0796A

² Points AV = \$400 in lieu fee or 1 24" box tree

⁵⁵ AV points = \$11,000 in-lieu fee or combination of 15 gal and 24" box replacement trees and fee

Attachment 5 Location Map & Aerial Imagery; produced May 10, 2021

Location Map



Aerial Imagery



5/10/2021, 3:53:14 PM

Parcel

Project Site



