

Planning Application

PJR-001

Application Type(s):

- Admin Cert. Compliance
- Ag. Or Timber Preserve/Contract
- Conditional Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Zoning Permit for: _____

- Design Review Admin.
- Design Review Full
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision

File # DRH22-0004

- Minor Subdivision
- ~~Voluntary Merger~~
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY									
APPLICANT					OWNER (IF OTHER THAN APPLICANT)				
Name <u>Ken Cohan</u>					Name <u>Ralph Sandborn</u>				
Mailing Address <u>2120 Coffee Ln</u>					Mailing Address <u>119 Morris St</u>				
City <u>Sebastopol</u>		State <u>CA</u>	Zip <u>95472</u>		City <u>Sebastopol</u>		State <u>CA</u>	Zip <u>95472</u>	
Day Ph (707) <u>483 0447</u>		Email <u>kenitocmce@gmail.com</u>			Day Ph (707) <u>484-7953</u>		Email <u>smartsona30@aol.com</u>		
Signature <u>Ken Cohan</u>			Date <u>2/11/22</u>		Signature <u>R.E. Sandborn</u>			Date <u>2/15/22</u>	
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)									
Name/Title					Name/Title				
Mailing Address					Mailing Address				
City		State	Zip		City		State	Zip	
Day Ph ()		Email			Day Ph ()		Email		
Signature			Date		Signature			Date	
PROJECT INFORMATION									
Address(es) <u>1794 Gravenstein Hwy South / 26 Bloomfield Rd</u>					City <u>Sebastopol</u>				
Assessor's Parcel Number(s) <u>063-040-035 & 063-040-034</u>									
Project Description <u>Construct 59 ft retail, 59 ft warehouse and 59 ft garden supply. Install parking spaces, landscape and site lighting</u>									
Acreage <u>1.5 and 1.26 acres</u>					Number of new lots proposed <u>1 combined lot 2.76 acres</u>				
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
TO BE COMPLETED BY PRMD STAFF									
Planning Area <u>6 - Sebastopol</u>			Supervisory District <u>5</u>		Latitude <u>38.380893</u>			Longitude <u>-122.806878</u>	
Current Zoning <u>Limited Commercial (LC), Scenic Resources as Gravenstein Highway is a Scenic Corridor (SR)</u>									
General Plan Land Use <u>Rural Residential (RR 3)</u>					Specific/Area Plan <u>N/A</u>				
S.P. Land Use <u>N/A</u>					Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File No. <u>N/A</u>		
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Previous Files <u>None related to proposed use</u>									
Application accepted by <u>Scott Hunsperger</u>					Date <u>April 14, 2022</u>				
Approved by _____					Date _____				



HENDERSON ARCHITECT, INC.

Design Review Project Summary – Sebastopol Hardware Center

Date: 3/17/2022
Project: Sebastopol Hardware Center
Project Address: A.P.N: 063-040-035 & 063-040-034
1798 Gravenstein Hwy, Sebastopol CA
26 Bloomfield Road, Sebastopol, CA

The Sebastopol Hardware Center currently has a retail location at 660 Gravenstein Hwy. N. in Sebastopol. This proposed development will provide the same functions and operate the same as the existing retail location but will be at this new location South of Sebastopol to better serve this region of the County. The hours of operation will be 7am to 7pm Monday through Saturday and 8am to 6pm on Sunday. The anticipated trip generation is 180 trips/day. There will be 8 to 10 employees during business hours.

The site of the proposed development is currently two parcels; 1798 Gravenstein Hwy S. a 1.5 acre parcel and 26 Bloomfield Road a 1.26 acre parcel. These parcels will be merged in to one parcel. The parcels are located at the corner of the intersection of Gravenstein Hwy and Bloomfield Road. Both parcels are zoned LC, SR with a current land use of RR3.

The proposed development will consist of a retail building of 15,102 gross square feet with an adjacent open air roofed garden supply/nursery structure of 3,116 square feet, and a separate warehouse building of 4,000 gross square feet. In addition to the two building structures there will be a trash enclosure and two fire suppression water tanks located above ground. Both buildings are located outside of the Scenic Corridor setback. A new mound septic system is planned to be located to the North of the retail building. Water will be provided by an existing on-site well.

The buildings will be metal buildings with a four-foot-high board formed concrete wainscot with metal panels for walls and metal panel roofing. The windows will be bronze anodized frames with non-reflective glazing.

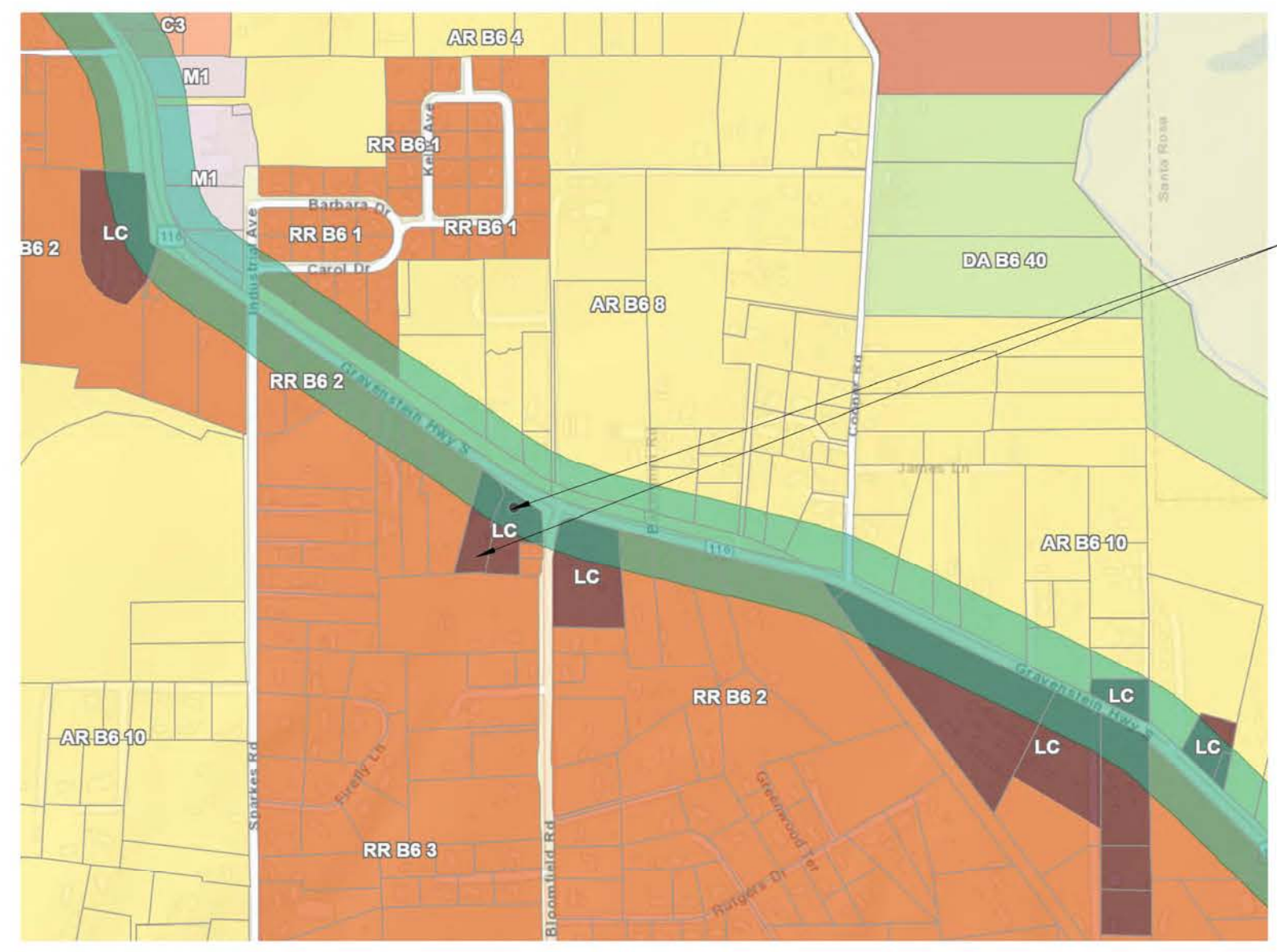
The site will be accessed from two driveways: one on Gravenstein Hwy approximately 300 feet West of Bloomfield Road and one on Bloomfield Road approximately 150 feet South of the intersection with Gravenstein Hwy. Parking will be provided onsite in the amount of 80 parking spaces to meet the required parking. Eighteen bicycle parking spaces will be located near the retail building. Parking spaces and drive aisles will be asphalt with concrete walks for pedestrian circulation.

The site will be fully landscaped. There will be a split rail fence located along the site and Gravenstein Hwy and along Bloomfield Road. There will be gates at both entrances that will be locked when the Hardware Center is closed.

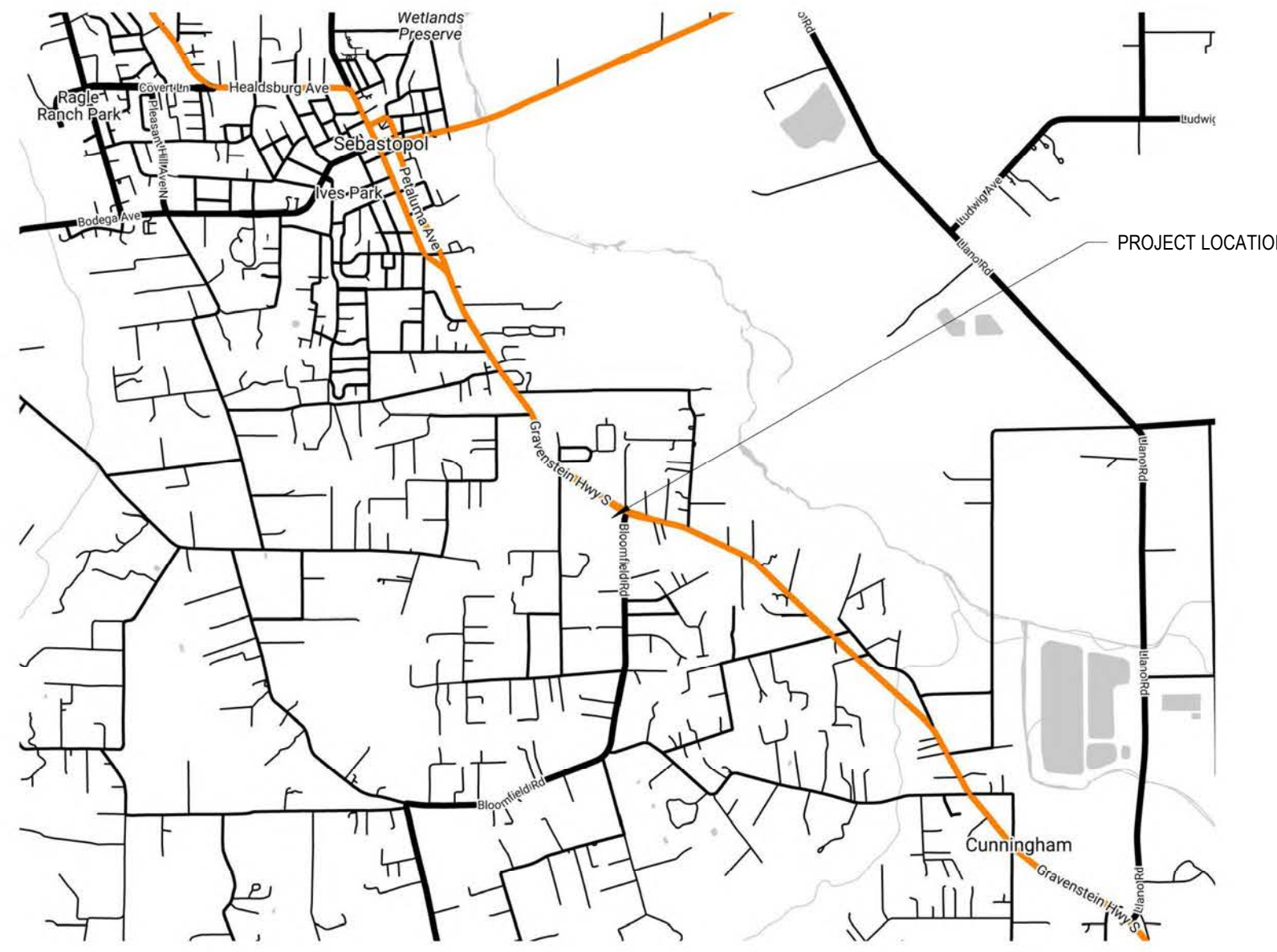
The following environmental studies are included with this application:

1. Arborist Report
2. Biological Assessment
3. Draft Traffic Study
4. Geotechnical Report.

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2 ZONING AND LAND USE
N.T.S.



1 LOCATION MAP
N.T.S.

SHEET INDEX

A100	COVER SHEET
C1.0	CIVIL SURVEY AND EASEMENT MAP
A102	ARCHITECTURAL SITE PLAN
C2.0	PRELIMINARY SITE AND GRADING PLAN
A111	FIRST FLOOR PLAN - RETAIL BUILDING
A115	FIRST FLOOR PLAN - WAREHOUSE AND TRASH ENCLOSURE
A201	ELEVATIONS - RETAIL BUILDING
A202	ELEVATIONS - RETAIL BUILDING
A205	ELEVATIONS - WAREHOUSE AND TRASH ENCLOSURE
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.1	PRELIMINARY PLAN PALETTE



3 AERIAL IMAGE
N.T.S.



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SEBASTOPOL HARDWARE CENTER
1798 GRAVENSTEIN HWY, SEBASTOPOL, CA

08370NB-013,014 & 015

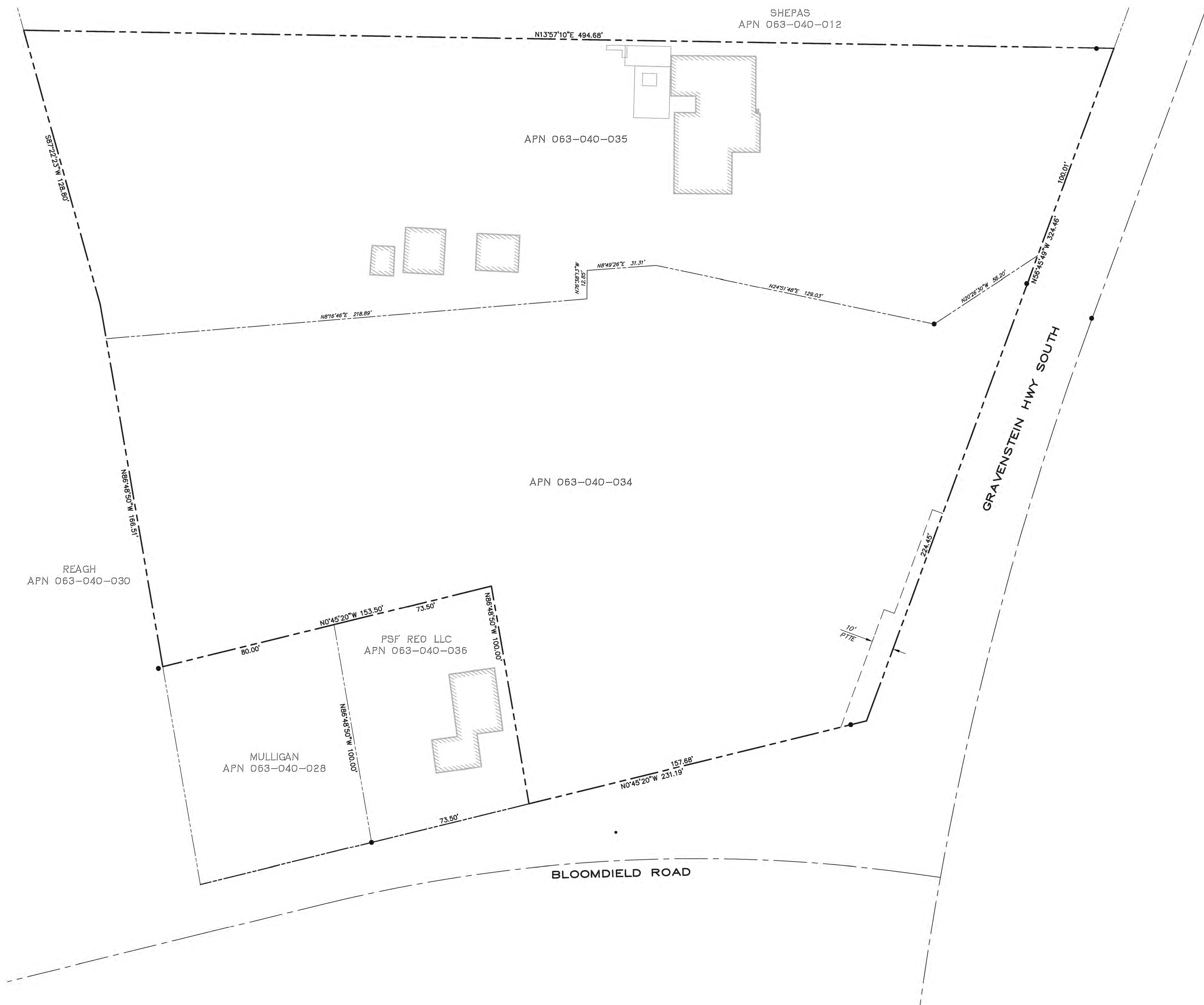
REVISION SCHEDULE

NO.	DESC.	DATE

CLIENT: RALPH SANDBORN
PROJECT #: 2117
DRAWN BY: JH
CHECKED BY: Approver
ISSUE DATE: 3/23/2022

SHEMATIC DESIGN
SHEET NAME
COVER SHEET

SHEET NUMBER
A100



VICINITY MAP
NTS

BENCH MARK
NATIONAL GEODETIC SURVEY, HPGN D CA 04-MD, SURVEY DISK,
NEAR ENTRY TO RAGLE RANCH REGIONAL PARK.
ELEVATION 191.5 NAVD 88

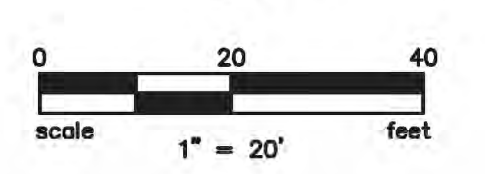
LEGEND

PROPERTY BOUNDARY	-----
PROPERTY LINE	-----
SLOPE	-----
EXISTING CONTOUR	-----
EMERGENCY VEHICLE ACCESS EVA
PUBLIC ACCESS EASEMENT PAE
PUBLIC UTILITY EASEMENT PUE
PUBLIC STORM DRAIN EASEMENT SDE
PACIFIC TELEPHONE AND TELEGRAPH EASEMENT PTFE

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CIVIL ENGINEERS, URBAN PLANNERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212



SURVEY AND EASEMENT MAP
SEBASTOPOL HARDWARE SOUTH
SEBASTOPOL, CALIFORNIA

February 25, 2022

PROJECT No. 2022020202

SHEET C1.0 OF L1.1

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VEHICLE PARKING REQUIRED:
RETAIL: 1/2000; 15,102 S.F. = 76 SPACES
WAREHOUSE: 1/2000; 4,000 S.F. = 2 SPACES
NURSERY: 1/2000; 3,116 S.F. = 2 SPACES
TOTAL REQUIRED PARKING = 80 SPACES (INC. 4 ADA)
PARKING PROVIDED: 90 SPACES
BICYCLE PARKING REQUIRED: 1/5 VEHICLE SPACES = 16 BIKE PARKING SPACES



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SEBASTOPOL HARDWARE CENTER
1798 GRAVENSTEIN HWY, SEBASTOPOL, CA
CLIENT: RALPH SANDBORN

083F010-013,014 & 015

REVISION SCHEDULE

NO.	DESC.	DATE
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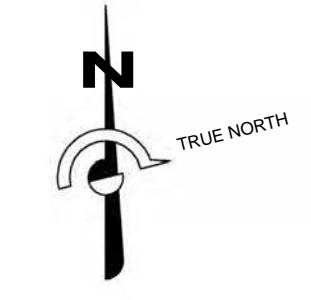
PROJECT #: 2117
DRAWN BY: JH
CHECKED BY: JH
ISSUE DATE: 3/23/2022

SCHEMATIC DESIGN

SHEET NAME
SITE PLAN

SHEET NUMBER
A102

1 NEW SITE PLAN
1" = 30'-0"

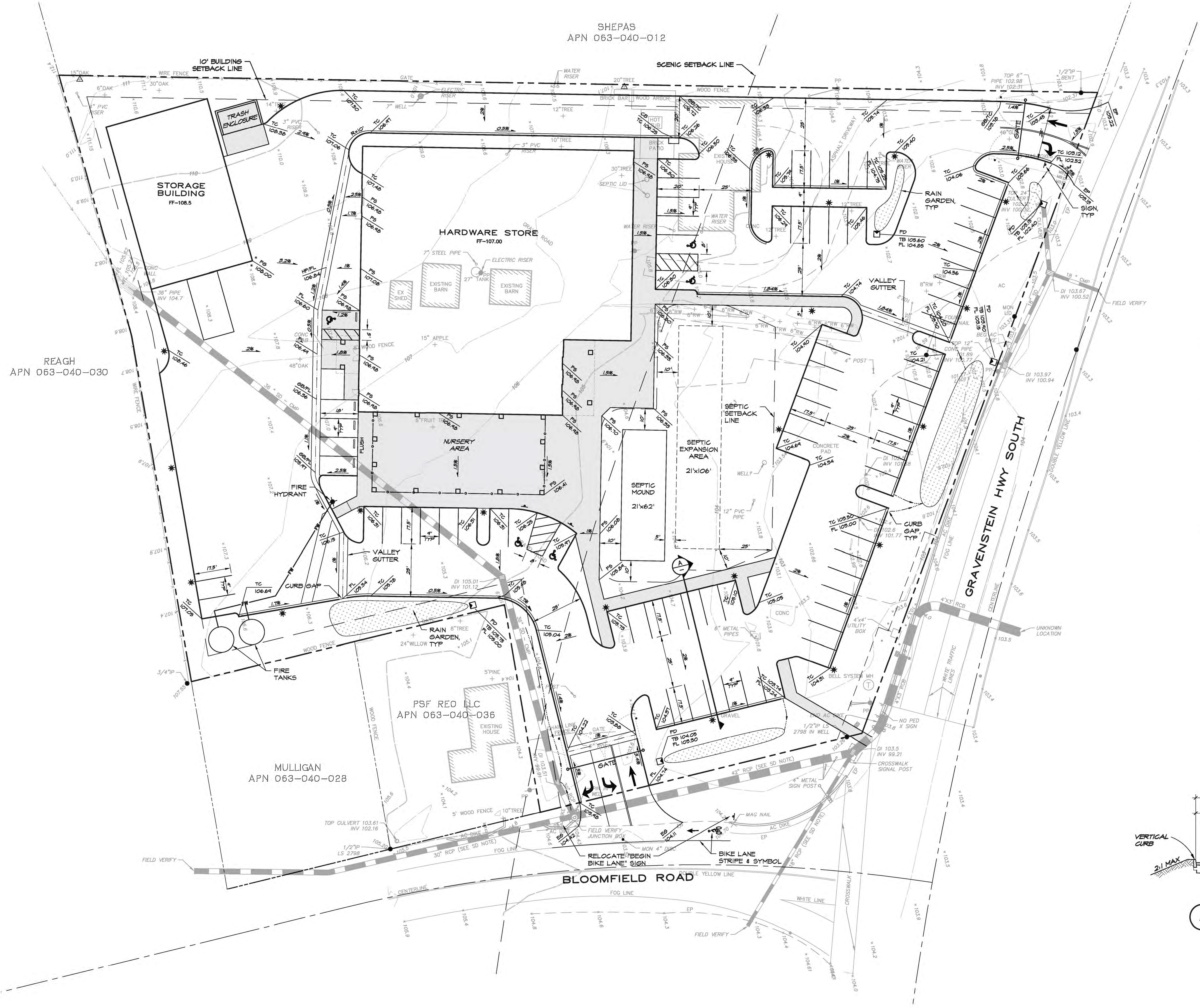


SHEPAS
APN 063-040-012

REAGH
APN 063-040-030

PSF RED LLC
APN 063-040-036

MULLIGAN
APN 063-040-028

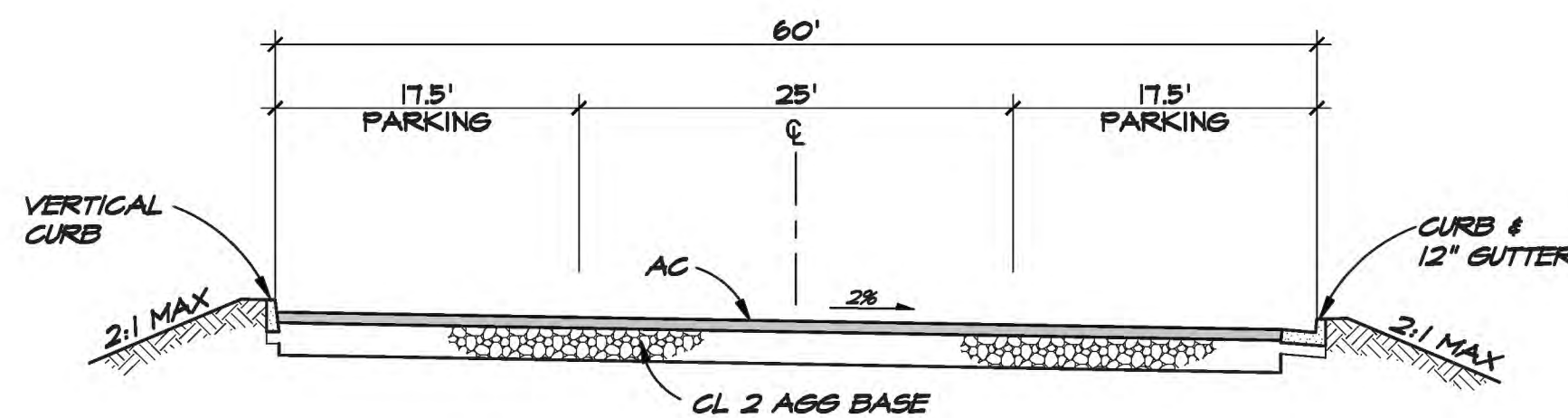


NOTES
1. ALL STORM DRAIN IS PRIVATE
2. ALL TREES TO BE REMOVED UNLESS OTHERWISE NOTED

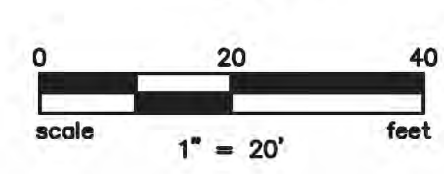
PARKING TABULATION
75 STANDARD
5 ADA PARKING
80 TOTAL PARKING SPACES

SYMBOL LEGEND

	4' VALLEY GUTTER DRAIN
	STORM DRAIN
	AREA DRAINS
	CATCH BASIN
	FIELD DRAIN
	BIORETENTION - RAIN GARDEN
	CONCRETE SIDEWALK
	PAVEMENT PER LANDSCAPE PLANS
	D6 PAVEMENT
	SHALE
	TREE - SAVE
	STREET LIGHT



SECTION 'A'
NO SCALE



PRELIMINARY SITE AND GRADING PLAN
SEBASTOPOL HARDWARE SOUTH
SEBASTOPOL, CALIFORNIA

February 25, 2022

PROJECT No. 202108000

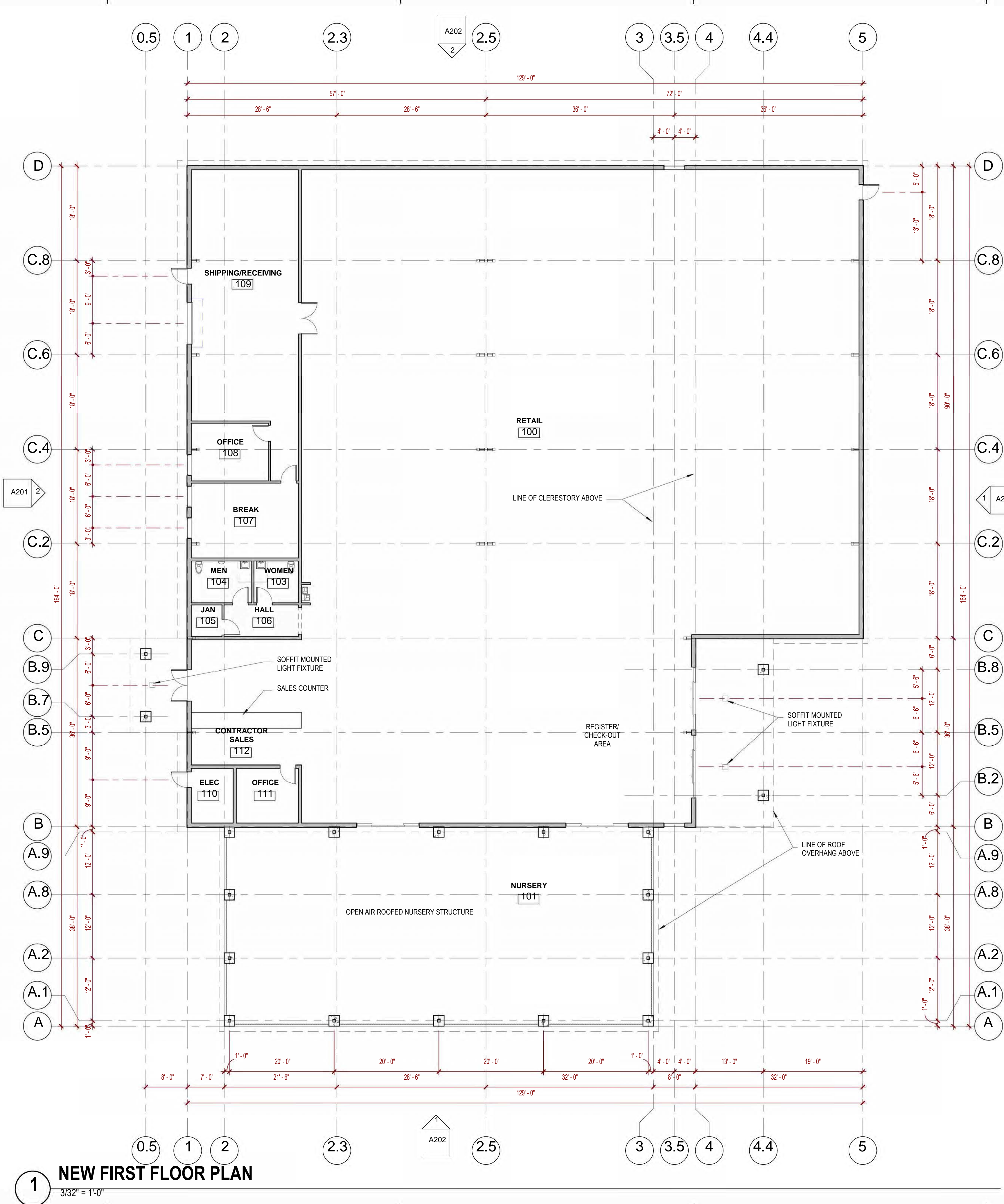
SHEET C2.0 OF L11

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1 NEW FIRST FLOOR PLAN
3/32" = 1'-0"

LEGEND - KEYNOTES

KEY	NOTE
	EXISTING TO REMAIN
	NEW WALL TO BE BUILT
	WALL TYPE TAG

NEW FLOOR PLAN - WALL LEGEND



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SEBASTOPOL HARDWARE CENTER
 1798 GRAVENSTEIN HWY, SEBASTOPOL, CA

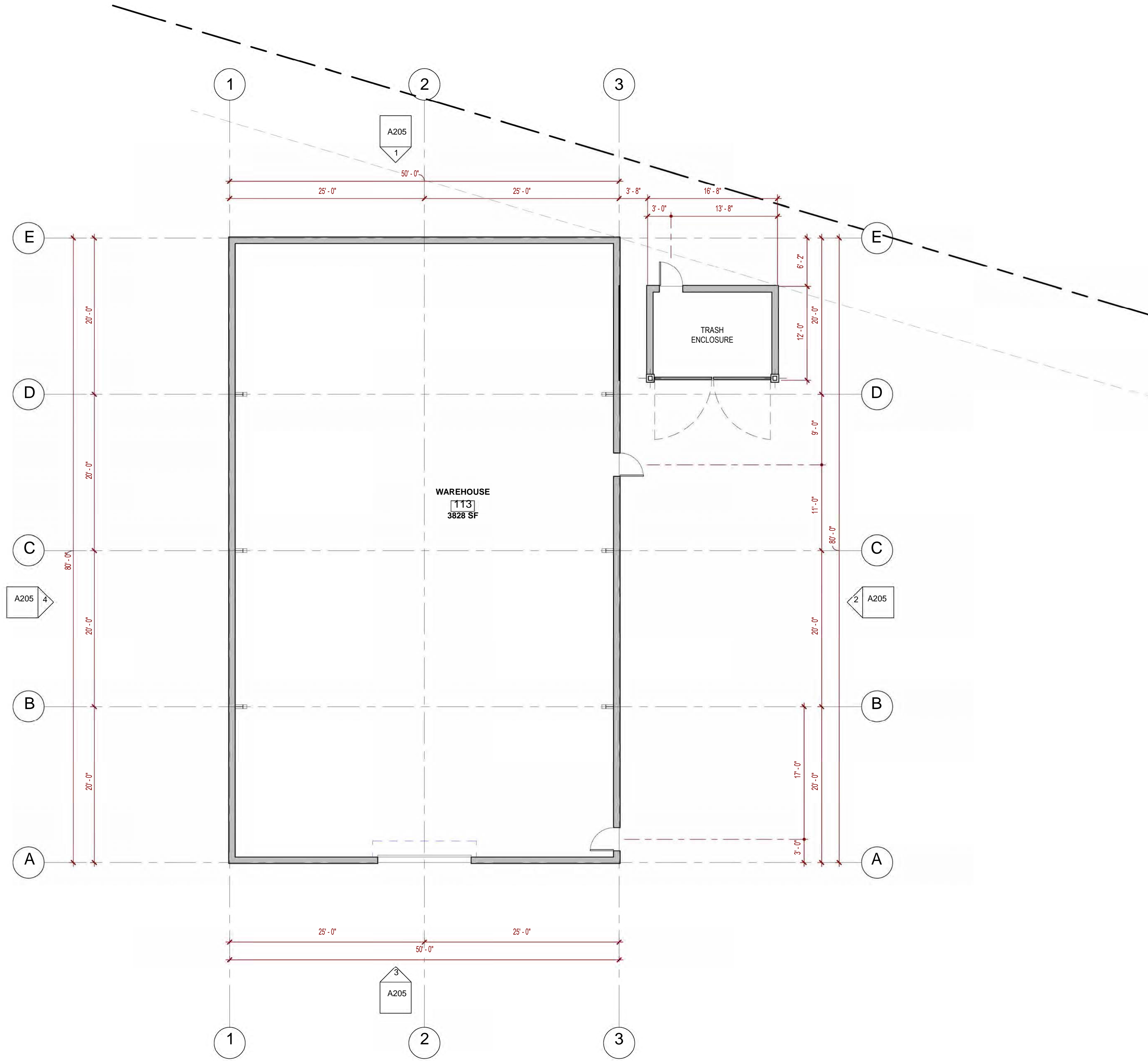
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REVISION SCHEDULE		
NO.	DESC.	DATE

CLIENT: RALPH SANDBORN
 PROJECT #: 2117
 DRAWN BY: JH
 CHECKED BY: JH
 ISSUE DATE: 3/23/2022

SCHEMATIC DESIGN
 SHEET NAME
 FIRST FLOOR PLAN
 SHEET NUMBER
A111

W:\000 PROJECTS\2021 Projects\17 Sebastopol Hardware Center\06 Design Drawings\1 Active Plans\2021\17 warehouse building-SEBASTOPOL-HARDWARE CENTER.DWG
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1 NEW FIRST FLOOR PLAN
 1/8" = 1'-0"



LEGEND - KEYNOTES	
KEY	NOTE
—	EXISTING TO REMAIN
- - -	NEW WALL TO BE BUILT
A205	WALL TYPE TAG

NEW FLOOR PLAN - WALL LEGEND



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SEBASTOPOL HARDWARE CENTER WAREHOUSE BUILDING
 1798 GRAVENSTEIN HWY, SEBASTOPOL, CA

083F010-013,014 & 015

REVISION SCHEDULE		
NO.	DESC.	DATE

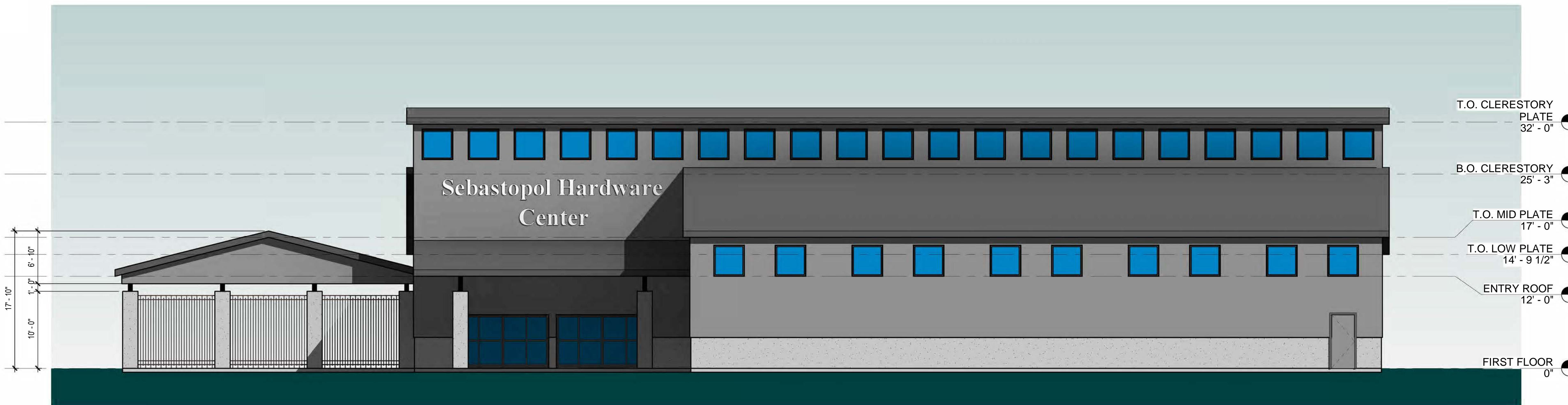
CLIENT: RALPH SANDBORN
 PROJECT #: 2117
 DRAWN BY: JH
 CHECKED BY: JH
 ISSUE DATE: 3/17/2022

SCHEMATIC DESIGN
 SHEET NAME
 FIRST FLOOR PLAN
 SHEET NUMBER
A115

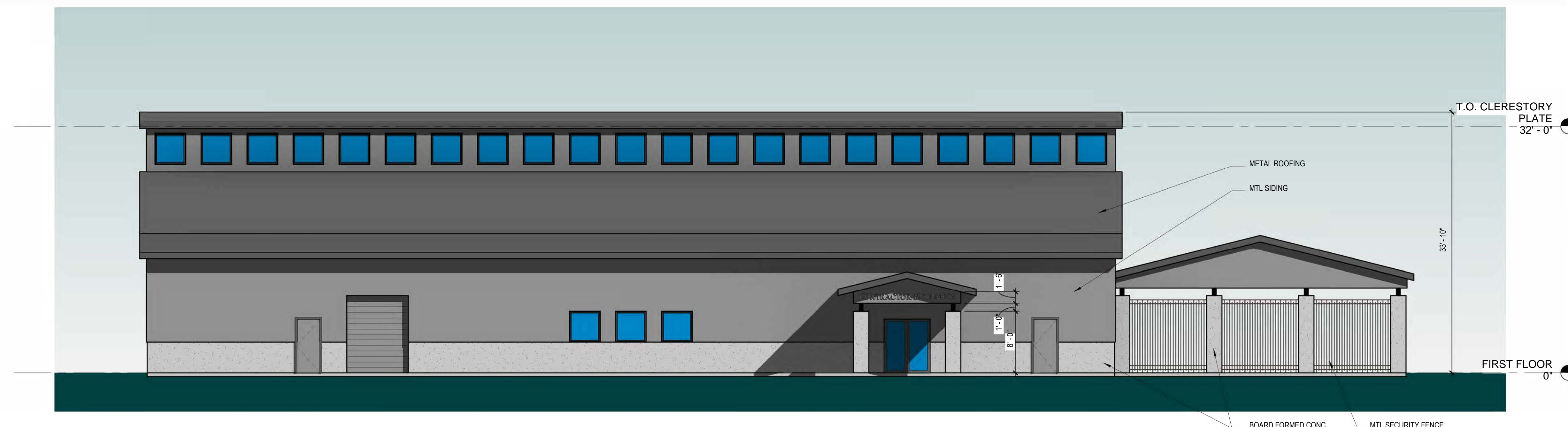
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1 NORTH
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"

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POLAR WHITE*	RUSTIC RED*	CRIMSON RED**	FERN GREEN**	

MTL PANEL ROOF COLOR
MTL PANEL WALL COLOR

4 METAL PANEL COLORS
1/2" = 1'-0"



3 BOARD FORMED CONCRETE IMAGES
1/2" = 1'-0"

LEGEND - KEYNOTES

KEY	NOTE
○	
○	
○	
○	
○	
○	
○	



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PRELIMINARY - NOT FOR CONSTRUCTION

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SEBASTOPOL HARDWARE CENTER

1798 GRAVENSTEIN HWY, SEBASTOPOL, CA

083F080-013,014 & 015

REVISION SCHEDULE

NO.	DESC.	DATE

CLIENT: RALPH SANDBORN
PROJECT #: 2117
DRAWN BY: JH
CHECKED BY: JH
ISSUE DATE: 3/23/2022

SHEMATIC DESIGN
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

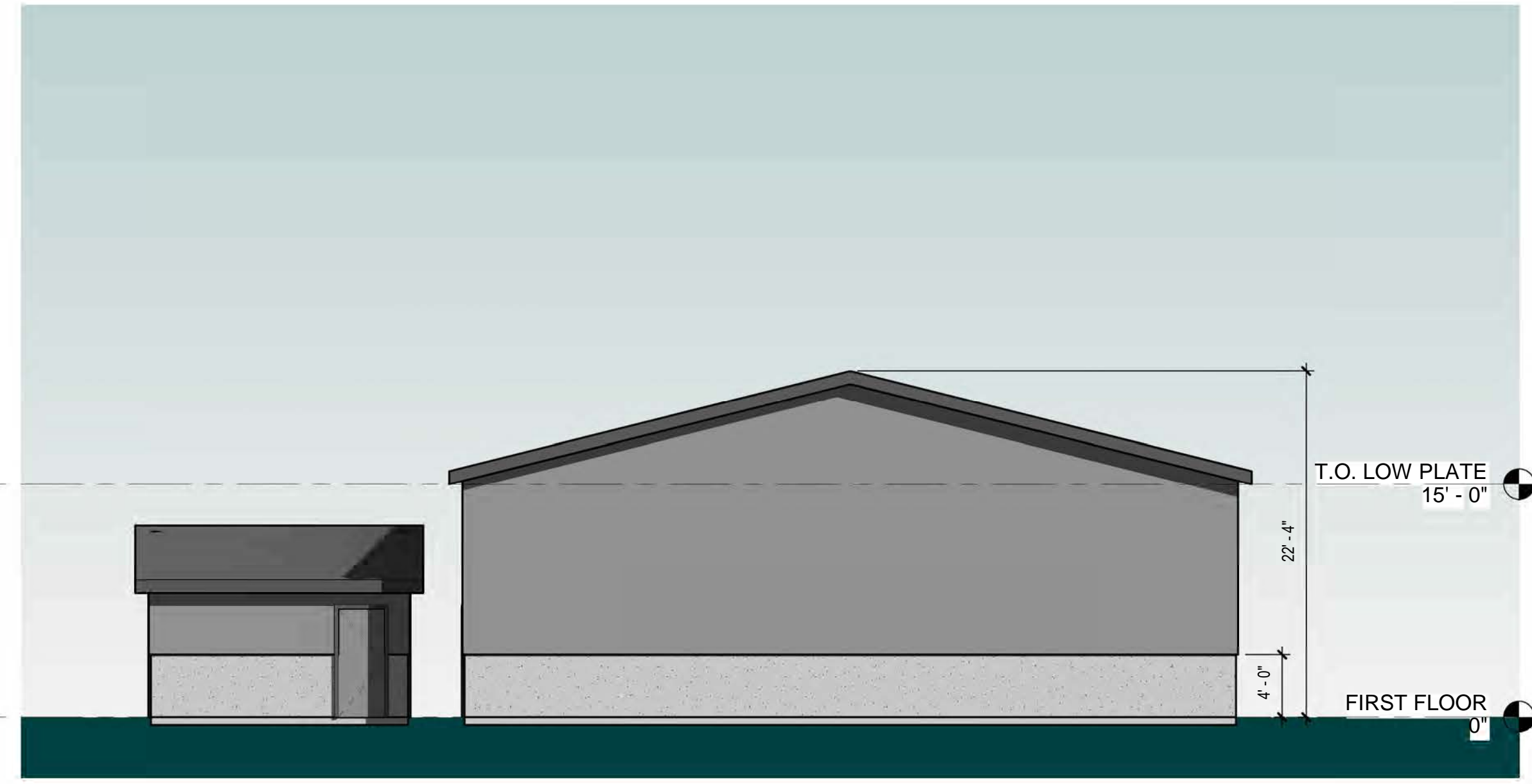
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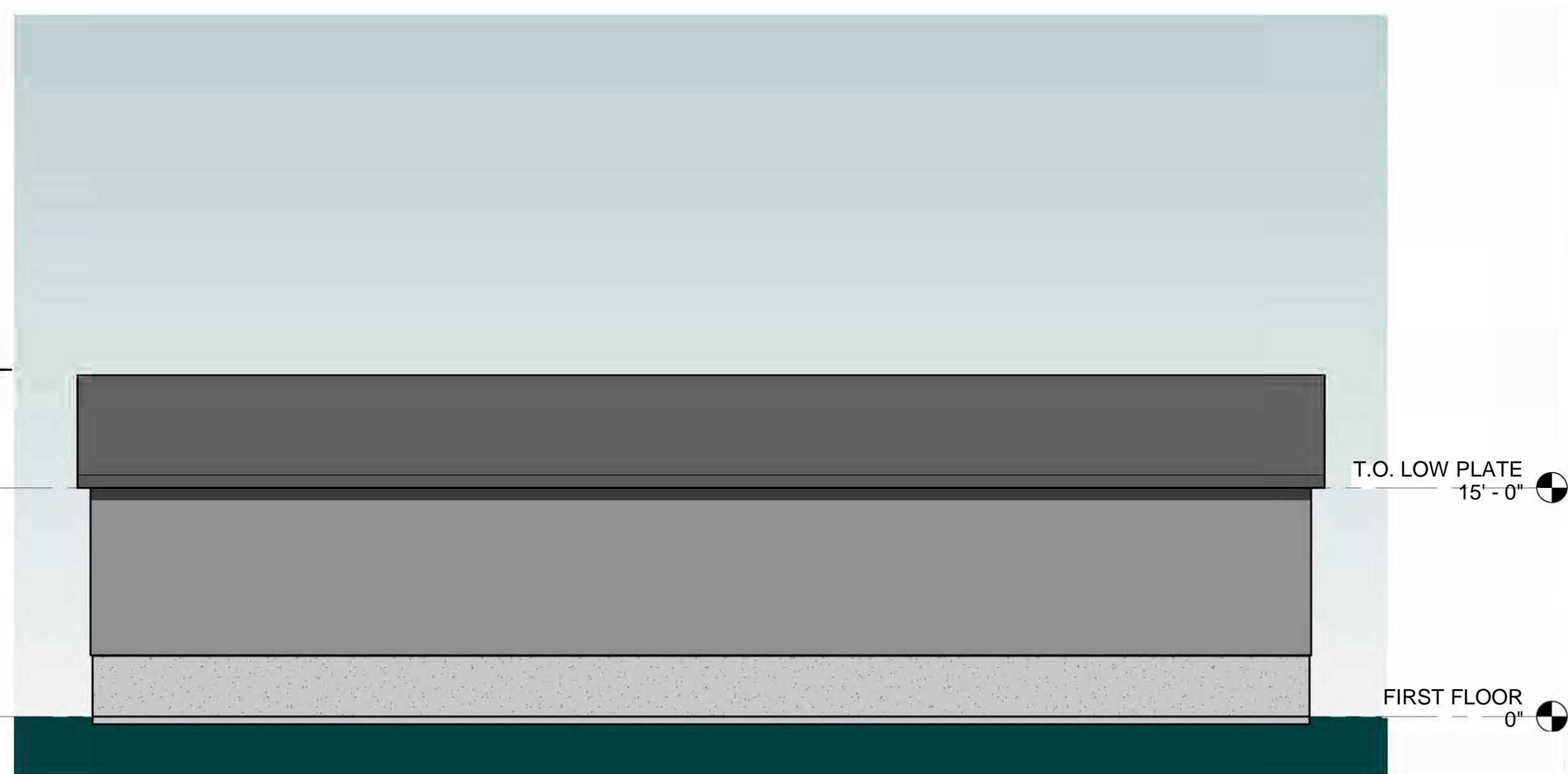
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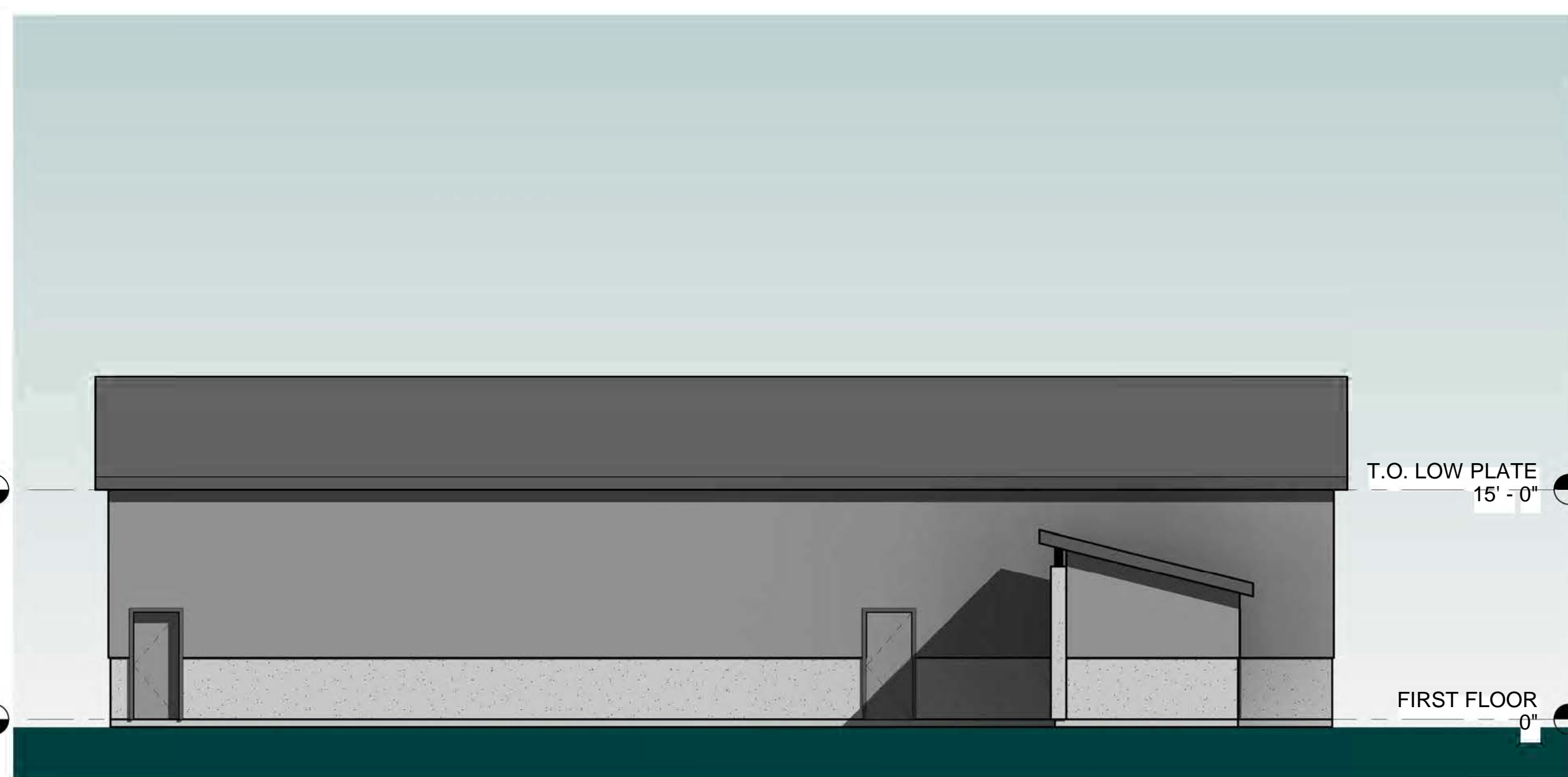
3 SOUTH
1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

LEGEND - KEYNOTES

Table with 2 columns: KEY and NOTE. The table is currently empty.



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SEBASTOPOL HARDWARE
CENTER WAREHOUSE
BUILDING
1798 GRAVENSTEIN HWY, SEBASTOPOL, CA

083FOND-013,014 & 015

REVISION SCHEDULE table with columns: NO., DESC., DATE.

CLIENT: RALPH SANDBORN
PROJECT #: 2117
DRAWN BY: JH
CHECKED BY: JH
ISSUE DATE: 3/17/2022

Schematic Design

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A205



- SITE LEGEND**
- SYMBOL: DESCRIPTION:
 ○ SPLIT-RAIL FENCE
 — 6' WOOD FENCE
 * POST-MOUNTED LIGHTS. SEE CIVIL DRAWINGS
 ■ SHORT-TERM BIKE PARKING (16 SPACES)
- KEY TO SITE FEATURES**
- KEY: DESCRIPTION:
 [A] VINES ON SPLIT-RAIL FENCE
 [B] PLANTINGS IN THIS AREA TO BE DROUGHT-RESISTANT AND HAVE NON-INVASIVE ROOTS
 [C] BIORETENTION SWALE PLANTINGS PER THE L.I.D. MANUAL

TREE LEGEND

KEY:	DESCRIPTION:	SIZE:	WATER SPACING:
○	SMALL FLOWERING ACCENT TREES CERCIS OCCIDENTALIS 'STD' / WESTERN REDBUD LAGERSTROEMIA HYBRIDS / CRAPE MYRTLES	15 GAL	V. LOW
○	CANOPY / STREET TREES PISTACIA CHINENSIS / CHINESE PISTACHE ULMUS SPP. / ELM VARIETIES	24" BOX	LOW
○	MEDIUM DECIDUOUS CANOPY TREES QUERCUS LOBATA / VALLEY OAK	24" BOX	LOW
○	LARGE BROADLEAF EVERGREEN TREES QUERCUS AGRIFFOLIA / COAST LIVE OAK QUERCUS WISLIZENI / INTERIOR LIVE OAK	24" BOX	LOW
○	FRUIT TREES MALUS DOMESTICA 'GRAVENSTEIN' / APPLE MALUS DOMESTICA 'EARLY PINK LADY' / APPLE PRUNUS SALICINA 'SANTA ROSA' / SANTA ROSA PLUM	15 GAL.	MOD

UNDERSTORY PLANT MATERIALS

SYMBOL:	DESCRIPTION:	SIZE:	SPACING:	AVG. WATER USE:
○	PERENNIALS AND ACCENT PLANTINGS ACHILLEA 'MOONSHINE' / MOONSHINE YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY IRIS DOUGLASSIANA / BEARDED IRIS LAVANDULA ANGUSTIFOLIA 'HIDCOTE' MIMULUS 'JELLY BEAN GOLD' / MONKEY FLOWER PENSTEMON SPP., ETC. / PENSTEMON VAR. SALVIA SONOMENSIS, S. SPATHACEA, ETC. / SAGE VAR. PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.		3" O.C. LOW 3" O.C. LOW 3" O.C. LOW 2" O.C. LOW 3" O.C. LOW 2" O.C. LOW 3" O.C. LOW 4" O.C. LOW 4" O.C. LOW
○	BROADLEAF GROUNDCOVERS ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA BERBERIS MAHONIA A. REPENS / CREEPING GRAPE CORREA 'WYN' WOODR / AUSTRALIAN FUCHSIA ROSMARINUS OFFICINALIS PROSTRATUS / ROSEMARY SEDUM REFLEXUM 'BLUE SPRUCE' / SEDUM	5 GAL.		6" O.C. LOW 4" O.C. LOW 5" O.C. LOW 6" O.C. LOW 12" O.C. LOW
○	ORNAMENTAL GRASSES CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR. FESTUCA CALIFORNICA, F. RUBRA, ETC. / FESTUCA VAR. HELICTOTRICHON 'SAPPHIRE' / BLUE OAT GRASS MULLENBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES 'HADELN' / PENNISETUM	1 GAL.		3" O.C. LOW 3" O.C. LOW 3" O.C. LOW 3" O.C. LOW 2" O.C. LOW
○	BIORETENTION SWALE CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR. EPILOBIUM C. CALISTOGA / CALIFORNIA FUCHSIA JUNCUS PATENS / GREY RUSH MIMULUS AURANTIACUS / MONKEY FLOWER MULLENBERGIA DUBIA / PINE MUHLY	1 GAL.		3" O.C. LOW 3" O.C. LOW 2" O.C. LOW 3" O.C. LOW 2" O.C. LOW
○	VINES ARISTOLOCHIA CALIFORNICA / PIPE VINE VITIS CALIFORNICA 'ROGER'S RED' / CA. GRAPE	5 GAL.		10" O.C. LOW 12" O.C. LOW
○	HEDGES AND SCREEN PLANTINGS ARBOVITIS 'DOKTOBERFEST' / DWARF STRAWBERRY BERBERIS SPP., ETC. / BERBERIS VAR. NANDINA D. 'COMPACTA' / DWARF HEAVENLY BAMBOO RHAMNUS ALATERNUS / ITALIAN BUCKTHORN XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL.		8" O.C. LOW 4" O.C. LOW 3" O.C. LOW 8" O.C. LOW 6" O.C. LOW
○	LANDSCAPE SHRUBS ARCTOSTAPHYLOS 'D. MCINN' / MANZANITA BERBERIS SPP., ETC. / BERBERIS VAR. CALLISTEMON V. 'LITTLE JOHN' / D. BOTTLEBRUSH CEANOTHUS SPP., ETC. / CEANOTHUS VAR. CISTUS SPP., ETC. / CISTUS VAR. LOROPETALUM SPP. / LOROPETALUM VAR. RIBES SPP., ETC. / RIBES VAR. ROSMARINUS OFFICINALIS / ROSEMARY WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL.		6" O.C. LOW 4" O.C. LOW 4" O.C. LOW 6" O.C. LOW 3" O.C. LOW 3" O.C. LOW 6" O.C. LOW 4" O.C. LOW 4" O.C. LOW
○	ACCENT PLANTS AGAVE SPP., ETC. / AGAVE VAR. ANIGOZANTHOS SPP., ETC. / KANGAROO PAW VAR. FERN SPP., ETC. / FERN VAR. PHORMIUM CULTIVARS / NEW ZEALAND FLAX RIBES SPP., ETC. / RIBES VAR.	5 GAL.		3" O.C. LOW 1" O.C. LOW 4" O.C. LOW 4" O.C. LOW 6" O.C. LOW

- CONCEPTUAL DESIGN NOTES**
- ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUNDCOVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
 - ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
 - ALL TREES WILL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
 - LANDSCAPE SHALL COMPLY WITH THE COUNTY OF SONOMA'S WATER EFFICIENT LANDSCAPE ORDINANCE.
 - A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND/OR ROTOTILL AS NEEDED.

- IRRIGATION CONCEPT STATEMENT**
- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE COUNTY OF SONOMA'S WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.).
 - IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
 - AN IRRIGATION SUBMETER WILL BE INCLUDED IN THE SYSTEM.
 - TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
 - TREES WILL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
 - SHRUBS AND GROUND COVER PLANTINGS WILL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.



FRONTAGE SPLIT-RAIL FENCING, 4' HEIGHT



PERIMETER WOOD PRIVACY FENCING, 6' HEIGHT



POLE GATES AT ENTRIES



TEMPORARY BIKE PARKING, 2-BIKE RACK



POST-MOUNTED AREA LIGHTING

CARLILE • MACY
 CIVIL ENGINEERS, URBAN PLANNERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
 15 THIRD STREET, SANTA ROSA, CA 95401
 TEL (707) 542-6451 FAX (707) 542-5212



0 20 40
 Scale 1" = 20'
 feet

PRELIMINARY LANDSCAPE PLAN
SEBASTOPOL HARDWARE SOUTH
 SEBASTOPOL, CALIFORNIA

February 25, 2022

PROJECT No. 2021090.00

SHEET L.I.O. OF L.I.I

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1 MALUS GRAVENSTEIN / GRAVENSTEIN APPLE TREES



2 PRUNUS SALICINA 'BURBANK' / SANTA ROSA PLUM



3 SAGE VARIETIES



4 PENSTEMON VARIETIES



5 ERIGERON KARVINSKIANUS / FLEABANE



6 ACHILLEA MILLEFOLIUM VARIETIES / YARROW



7 CERCIS OCCIDENTALIS / WESTERN REDBUD



8 LAGERSTROEMIA SPP. / CRAPE MYRTLES



9 PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE



10 IRIS DOUGLASIANA / DOUGLAS IRIS



11 MIMULUS VARIETIES / STICKY MONKEY FLOWER



12 ROSMARINUS VARIETIES / ROSEMARY



13 QUERCUS AGRIFOLIA / COAST LIVE OAK



14 QUERCUS WISLIZENI / INTERIOR LIVE OAK



15 RIBES SANGUINEUM / CURRANT



16 MAHONIA REPENS / CREEPING MAHONIA



17 ARBUTUS UNEDO / STRAWBERRY TREE



18 HELICTOTRICHON / BLUE OAT GRASS



19 PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE



20 EPILOBIUM CANUM / CA. FUSCHIA



21 CAREX TUMICOLA / FOOTHILL SEDGE



22 PHORMIUM VARIETIES / NEW ZEALAND FLAX



23 VITIS CALIFORNICA 'ROGER'S RED' / ROGER'S RED GRAPE



24 NOT USED



CIVIL ENGINEERS, URBAN PLANNERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PRELIMINARY PLANT PALETTE SEBASTOPOL HARDWARE SOUTH

SEBASTOPOL, CALIFORNIA

February 25, 2022

PROJECT No. 2021020-00

SHEET L.11 OF L.11

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SANDBORN
Tree Service Inc.
Since 1975

**SEBASTOPOL HARDWARE CENTER SOUTH ARBORIST REPORT FOR
PROPOSED DEVELOPMENT PLAN**

The owners of Sebastopol Hardware Center, Doug Bishop & Dan Allingham approached the owner regarding building a second store at 1794 Gravenstein Hwy South to compliment their main store on the north end of town. Their suggestion was immediately appealing for a variety of reasons from a complete turn around of a derelict property to a reduced carbon footprint and traffic in the area. As the use matched the zoning and the tenant was solid, the plan has moved forward.

This then is the arborist report for that project describing the number, names, locations & conditions of the protected trees (all of which are indigenous native species larger than 9" diameter @ 4.5 feet above ground), which is to remain and what methods are to be used to minimize the effects of construction on it, as well as mitigation for the trees to be removed. Additionally described will be the protected trees to be removed, reasons why & mitigation measures to be taken for that removal.

The site which composes 2 adjoining lots, 1794 Gravenstein Hwy South (APN 063-040-035) and 30 Bloomfield Road (APN 063-040-034), comprise 2.75 acres and are proposed to be merged to one lot. All of the protected trees are located on the 1794 Gravenstein South lot. Nearly the entire combined acreage is necessary to grade and develop due to the requirements of the tenants and county for Scenic Corridor

Setback, septic systems, parking etc. On the plans there is a proposed 15,000 square foot store, a 4,000 square foot storage building, 80 parking spaces, a mound septic system and expansion area of 4,800 square feet. There is also a well, driveways and water storage, all to be included while maintaining the required 200 foot scenic corridor setback as well as others from wells, septic systems, property lines and the like. Consequently, this requires the removal of 4 protected trees which have been tagged with numbered metal tags.

Tree #1 is to be retained. It is a 16.2" DBH Valley Oak (Quercus lobata) 25' tall with good vigor and good form rooted 1' east of the property line and 10' north of the southwest lot corner. It will have an excellent chance of survival as less than 20% of its available root area will be impacted by construction.

Tree #2 is a 29.9" DBH Coast Live Oak (Quercus agrifolia) with a height of 30'. It has good vitality and structure and is located 10' west of the proposed storage building. It would not be likely to survive the impacts of construction as 40-50% of its root zone would be damaged and half of its crown would need to be removed on the eastside to accommodate the building. It will be removed to allow for construction.

Tree #3 is a Valley Oak with two forks below 4.5' high measuring 6.0 inches & 9.3 inches at 4.5' above ground. It is located on the west edge of the drive 5' north of the proposed trash enclosure. It would not be expected to survive the impacts of construction as its trunk and 70% of its root system would be destroyed.

Tree #4 is a 14.2" DBH Valley Oak 30' tall. It has good vigor (vitality) and structure. It is rooted 10' west of the proposed store

and in the middle of the proposed access road around the westside of the building. It will be removed to accommodate construction.

Tree #5 is a Valley Oak with two large forks 29.0" and 41.6" at 4.5' above grade. It has good vigor and poor structure. It is rooted 5' south of the proposed store in a paved traffic area. As nearly 50% of its root zone would be removed by construction of the foundation and the balance paved over, it could not be expected to survive the impacts of construction and will therefore be removed.

Tree protection for Tree #1 shall include installation of a T post and barbed wire over field fence or the equivalent 10' from its trunk to the building constructed in an arch to enclose the maximum amount of its rootzone possible while accommodating construction practices to the greatest degree practical. The arborist will communicate both verbally and in writing to the contractor that there is to be no grading, storage of equipment or supplies including paint solvents chemicals, no cleanout of concrete trucks or other equipment, no fueling or maintenance of equipment, no activities that might cause soil compaction, fire or any such thing within the fenced area. This fence is to be constructed prior to start of construction. Prior to construction of tree protection fencing, the area to be fenced will be mulched with a 4-6" layer of woody mulch. The arborist will make periodic inspections throughout the time of construction in order to ensure these measures are maintained.

Mitigation is calculated by using Arboreal Value Chart #2 where the A.V. of Existing Trees is 14 & Removed Trees is 12. $14 - 12 = 2$, $12 > 50\%$ (14) ie, $12 > 7$, $12 - 7 = 5$ 5 Points AV x \$200 in lieu fee = \$1,000 which I recommend be mitigated as the landscape plans include the

planting of 7 Valley Oaks, 24" box size.

Schedule of Inspection of Tree Retained

<u>TREE #</u>	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>DBH</u>	<u>CONDITION</u>
1	Valley Oak	Quercus Lobata	16.2	Good

****SITE MAP (see attached)**

****ARBOREAL VALUATIONS CHART (see attached)**

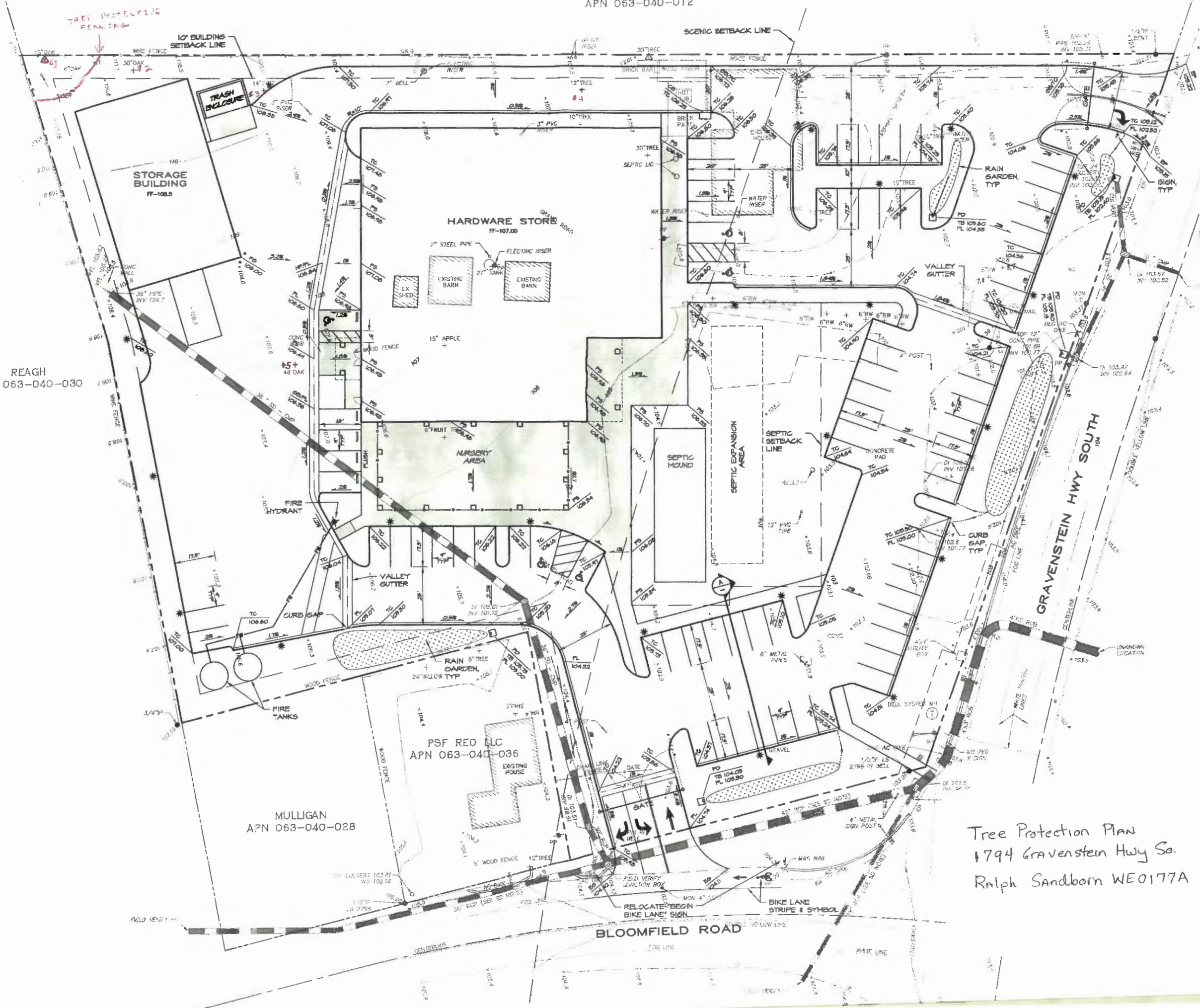
 2-28-22

Chip Sandborn WE0177A

REAGH
APN 063-040-030

MULLIGAN
APN 063-040-028

PSF REO LLC
APN 063-040-036



Tree Protection Plan
 1794 Gravenstein Hwy So.
 Ralph Sandborn WE0177A

d.b.h. (inches)	Removed Trees	Weighted Value	Arboreal Value
9-15		1	1
over 15-21		2	2
over 21-27		3	
over 27-33		4	4
over 33		5	5

Total 12

This value (the A.V.) is used to

calculate the replacement number.

Chart No. 2 Complete Site Analysis.

a. To Be Used For Measuring Existing Trees On The Entire Site.

d.b.h.* (inches)	Existing Trees	Weighted Value	Existing Arboreal Value
9-15	1	1	1
over 15-21	2	2	4
over 21-27		3	
over 27-33	1	4	4
over 33	1	5	5

Total 14

b. To Be Used For Measuring Trees To Be Removed.

d.b.h.* (inches)	Removed Trees	Weighted Value	Removed Arboreal Value
9-15	1	1	1
over 15-21	1	2	2
over 21-27		3	
over 27-33	1	4	4
over 33	1	5	5

* d.b.h. (diameter at breast height, four and one-half (4 ½) feet above ground) can be calculated by measuring the circumference of the tree and dividing by 3.14 or pi.

Total 12

Subtract the removed arboreal value from the existing arboreal value. If the removed arboreal value is more than fifty percent (50%) of the existing arboreal value, the developer must replace the difference between removed arboreal value and fifty percent (50%) of existing arboreal value using the arboreal valuations. $R \Rightarrow 50\% (14)$
 $A.V. = 12 \Rightarrow 7$ $12 - 7 = 5$

Arboreal Valuations. All trees to be replaced shall be the same native species as that removed unless specific approval has been granted by the planning director.

1 point A.V.	= six 5-gallon trees (can be existing trees on site that are below 9" d.b.h. if preservation methods are part of the development permit)
	= two 15-gallon trees**
5 Points A.V.	= \$200 in-lieu fee*** $\times 5 = \$1000$
2 points A.V.	= 24" Box Tree**
	= \$400 in-lieu fee***

** The large trees must come from nurseries where they have been irrigated. They must have on-site irrigation to insure their survival.

*** Annual average retail cost can be changed to reflect cost increases.