

Conditions of Approval Matrix

Resolution No.

Project: Farrow Ready Mix
 Address: 3660 Copperhill Ln,
 SRO
 Permit Sonoma File No:
 UPE07-0112
 APN: 059-250-004

No.	Condition	Applicant Comments	Permit Sonoma Comments
Conditions Applicable to Improvement/Site Development Plan Approval:			
Building:			
1	The applicant shall apply for and obtain building related permits from PRMD for construction of new structures and remodels/additions to existing structures. The necessary applications appear to be, but may not be limited to, accessibility property report, site review and building permit(s).	Building permits have been applied for the batch plant, ADA improvements and commercial coach. BLD23-7519. Plans are in process for resubmittal and to split out building permits for each structure.	BLD23-7519 was initiated 11/28/2023. The Permit has been in "Awaiting Applicant Response" status since 12/08/2023.
2	Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.	Building plans include ADA improvements.	Building plans submitted are confirmed to have ADA improvements. Intake Staff comment on submittal: "The permit will be required to be split. The Commercial Coach and ADA improvements can be on this permit but you will need to apply for - one for the batch plant and all tank removals will require their own demo permit. In addition you will need to provide a complete site plan showing all utilities, set backs, property lines, all structures labeled as to what they are and if they are existing or proposed. cover sheets need to have square footage and occupancy use, cut sheets along with structural calcs, over/under forms for both the coach and batch plant. I will also send this with supporting documents and information. Lastly the engineer has an expired stamp."
3	All buildings, structures, sidewalks, curbs, and related facilities intended for use by the public shall be accessible to and usable by persons with disabilities. All buildings, structures, sidewalks, curbs, and related facilities constructed by the use of state, county, or municipal funds, or the funds of any political subdivision of the state, shall be accessible to and usable by persons with disabilities.	Building plans include ADA improvements.	"
4	All required paths of travel (public parking lots and sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to PRMD shall include sufficient details of features to validate compliance.	Building plans include ADA improvements.	"
5	All projects seeking application on or after January 1, 2008 shall conform to the requirements of the 2007 California code series.		
Health - Prior to Building Permit:			
6	Connection shall be made to public sewer and water. Prior to Building Permit issuance the applicant shall submit a "Will Serve" letter for water and sewer to Project Review Health to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the Sanitation Section of PRMD. Note that will serve letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.	Please see as-builts for the sewermain extended to the site and sewer services stubbed to the site. New sewer and water services to serve the site are proposed with the sewer and building permits submitted. SEW23-0141, OSA Permit No.: 2024-01, BLD23-7519	SEW23-0141 is in Plan Check Status, redline comments returned by staff 2/02/2024.

16	In accordance with SCWA Design and Construction Standards for Sanitation Facilities, the Applicant shall construct a Sampling Manhole per Standard Drawing Nos. 100-A and 120-C, and dual waste lines for the discharge of both domestic and "process" waste from the proposed building. The Sampling manhole and dual waste lines serving the proposed building shall be shown on the required improvement plans, and shall be constructed under a separate permit issued with the building permit or foundation permit, if applicable.	There will be no processed waste for the site	Sewer Plans will be reviewed for compliance with all standards.
17	In accordance with Sanitation Zone Ordinances, the Applicant shall obtain a permit to construct sanitary sewer facilities PRIOR to obtaining a building permit. All sewer work shall be inspected and accepted by the Engineering Division of PRMD PRIOR to occupancy or temporary occupancy. A Sewer Completion Final is required prior to Occupancy.	Plans have been submitted and are in process. SEW23-0141	SEW23-0141 is in Plan Check Status, redline comments returned by staff 2/02/2024.
18	Prior to submitting Improvement Plans for review, the Applicant shall obtain a Survey for Commercial/Industrial Wastewater Discharge Requirements from the Sonoma County Permit and Resource Management Department (PRMD), and shall return the completed Survey, and two(2) each of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD.	WWDS has been completed. Waiting on floor and plumbing plans for the office building/commercial coach.	Will be resolved in plan check.
19	All Sewer Fees per Airport/Larkfield/Wikiup Sanitation Zone Ordinances (latest revision) shall be paid to the Sanitation Section of PRMD prior to obtaining building permits. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of obtaining building permits. The estimated Sewer Connection fee and Annual Service Charges for this project will be based upon 1.00 ESD (Equivalent Single-family Dwelling billing units). The current rate per "ESD" for connection in this sanitation zone is \$8,587.96, The current Annual Sewer Service Charge is \$471.00. Both fees are subject to increase as of July 01 each year.	This will be generated and paid prior to occupancy.	Will be paid prior to permit issuance.
20	The Applicant shall construct water mains and appurtenances in accordance with Town of Windsor Water System Standards where applicable, and/or specific details, as shown on approved improvement plans.	See as-built watermain plans.	Windsor is permitting authority. Water Permit Submitted.
21	Prior to approval and signing of the Improvement Plans, the Applicant shall submit a letter from the Town of Windsor to the Sanitation Section of PRMD, stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the Town of Windsor have entered into an agreement for water service.	See water permit from Town. OSA Permit No: 2024-01. See water as-built plans.	"
22	Prior to construction of any sanitary sewer facilities that will be located within a County Right-of-Way, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit and any necessary sewer permit(s) from the Engineering Division of PRMD.	Sewermain and watermain within right of way have been completed and accepted.	SEW16-0050 Is Plan Check Approved. Will Require Review by Engineering Division for Encroachment Permit requirements.
23	The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the issuance of a completion notice, unless otherwise specifically approved in advance by the PRMD.	Sewermain and watermain within right of way have been completed and accepted.	"
24	The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6-05, of the SCWA Design and Construction Standards for Sanitation Facilities. The record drawings shall be submitted to the Sanitation Section of PRMD for review and approval prior to acceptance of the construction of the sanitary sewer facilities.	See sewer as-builts SEW16-0050	SEW16-0050 Is Plan Check Approved.
Transportation and Public Works			
25	Copperhill Lane is a private road that has an unimproved intersection with Brickway Boulevard west of the site and an improved entrance with Copperhill Parkway south of the site. Due to limited sight distance at the Brickway Boulevard intersection, right-turns from Copperhill Lane onto Brickway Boulevard are prohibited for this use. Mitigation Monitoring: Prior to initiation of operations, PRMD staff shall perform a site inspection to confirm that the signage is posted.	Sign order and delivered. This will be installed on the private road and pictures will be provided demonstrating compliance.	No Submittal to Planning
52	Prior to issuance of any building permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code. Mitigation Monitoring: The owner/developer shall pay the traffic mitigation fees prior to issuance of building permits for any structures on the property.	Building permits pending and fees will be paid prior to issuance.	Permit fees are assessed and paid prior to permit issuance.
Flood and Drainage:			
27	Drainage improvements shall be designed by a civil engineer, in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval. Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.	N/A grading permit not triggered for the work proposed	Engineering Clearance on the Building Plans will be required prior to issuance to demonstrate compliance.
28	The design engineer shall include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications. Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by PRMD staff until the above items are submitted to Storm Water staff for review.	N/A grading permit not triggered for the work proposed	"
29	The project is subject to Standard Urban Storm-Water Mitigation Plan (SUSMP) guidelines. Measures to mitigate project impacts to the quantity and quality of storm water discharge from the site are to be incorporated in the drainage and erosion control design of the project. (This condition may be removed based on project design.) Mitigation Monitoring: This project shall not be approved by the Sonoma County Project Review and Advisory Committee until a Preliminary SUSMP is submitted to Storm Water staff for review and approval. The issuance of grading or building permits for the project will not be approved by the Project Review Division until the Final SUSMP plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.	N/A grading permit not triggered for the work proposed	"

30	If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to the National Pollutant Discharge Elimination System (NPDES) requirements and coverage under the State Water Resources Control Board's General Construction Permit (General Permit) must be obtained. Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to permit construction issuance. Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division unless a copy of the Notice of Intent (NOI) filed with the RWQCB, as well as the Waste Discharge Identification Number (WDID) issued by that agency have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.	WDID 1 491029104	SWRCB Permit Provided
Planning			
31	This Use Permit allows the establishment of a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m. with up to five employees and 45 estimated truck trips per day. The use shall be operated in accordance with the proposal statement and site plan located in File No.UPE07-0112 as modified by these conditions.	Working towards compliance	Approved Project Description
32	This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.	Working towards compliance	Violations have been recorded for the parcel.
33	The project is located in the Traffic Pattern Zone (TPZ) for the Sonoma County Airport according to the Sonoma County Airport Land Use Plan (ALUP) and occupancy of any structures shall be limited to a maximum of 150 persons/acre. A minimum of 15% of the site shall remain open space as required by the ALUP and the generation of smoke and water vapor which could affect aircraft operations shall be prohibited. An aviation easement shall be required prior to final occupancy of the building.	Final occupancy - in process - Can we get the stock grant document for the easement?	No Submittal to Planning
34	The applicant shall pay all applicable development fees prior to issuance of building permits.	Building permits pending and fees will be paid prior to issuance.	Fee Paid prior to permit issuance. Use requires payment of outstanding at cost fees.
35	Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.	Plans have been submitted for building permit and will be routed to fire for review and approval.	During Plan Check BLD plans will be reviewed by Fire and Emergency Services/Sonoma County Fire Marshal for compliance
36	Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, and \$1,876.75 (or latest fee in effect at the time of payment) because a Negative Declaration was prepared, for a total of \$1,926.75 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.		
37	At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.	Project has an at cost. Fees will be paid. Building permits were submitted.	Outstanding at cost fees due, if not revoked condition compliance review fee will be charged for remainder of outstanding conditions.
38	This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.	Project has an at cost. Fees will be paid. Building permits were submitted.	Outstanding at cost fees due
39	The applicant shall include these Conditions of Approval on a separate sheet(s) of blueprint plansets to be submitted for building and grading permit applications.	This is our building permit set now and will be included with the resubmittal of building permits	All Building Plans will be verified for compliance

40	All building and/or grading permits shall have the following note printed on plan sheets: "In the event that archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense. If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed." Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.		All Building Plans will be verified for compliance
41	Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Lowwater use toilets are currently required by State Law).	Included in the office building.	Green Building Code verified at Plan Check
42	All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.	N/A	No tree removal authorized
43	The project shall comply with all provisions of the County Low Water Use Landscaping Ordinance.	No landscaping	Applies to all future site development/landscaping
44	The applicant shall maintain a minimum of eight vehicle and eight truck parking spaces on-site to serve the concrete batch plant. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.	Minimum parking standard maintained.	Operational Condition for maintenance
45	Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.	Fees will be paid with building permits	Fee will be collected on Building Permit
46	All new structures, lighting and signs shall require final design review by PRMD Project Review staff prior to issuance of building permits. All exterior finishes shall be of non-reflective materials and colors.	Light plan underway and will be submitted. No signs are proposed.	Administrative Design Review will be required for verification
47	Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD Project Review staff. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated. Mitigation Monitoring: No building permits shall be finalized until the project planner verifies the installation of the lighting fixtures per approved plans. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance. If compliance is not achieved, staff will initiate procedures to restrict operations or revoke the permit and terminate the use.	Light plan underway and will be submitted	Administrative Design Review will be required for verification
48	All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.	Light plan underway and will be submitted	Administrative Design Review will be required for verification
49	The operation shall utilize the Stephen's Mfg. Co. dust suppress and collection system as specified in the applicant's submittal documents. In addition, the truck circulation areas and materials piles shall be watered down, as necessary, during business operations to suppress dust. Obtain permits from BAAQMD as necessary. Mitigation Monitoring: The dust suppression equipment shall be included on the batch plant and shall be inspected by staff prior to commencement of operations.	BAAQMD Permit #24518	Permit on file
50	Install an impervious asphalt or concrete curb/berm along the north, south and easterly sides of the batch plant project site area and all drainage shall be collected and drained to the west, away from the undeveloped portion of the larger property. Mitigation Monitoring: Proposed curb/berming shall be installed prior to commencement of operations and inspected by PRMD staff.	This has been installed.	Pending Final inspection
51	Ensure that best Management Practices (BMP's) are employed in order to minimize the amount of sediment and other pollutants leaving the site during construction and after construction. Include landscape swales along parking areas to capture and treat stormwater run-off and cover all dumpsters. Mitigation Monitoring: Include all BMP's and landscape swales on the grading and building plansets.	Construction related.	Engineering Clearance on the Building Plans will be required prior to issuance to demonstrate compliance.

52	The applicant/developer shall mitigate for impacts to potential CTS habitat at a minimum ratio of 0.2:1 for all area disturbed by construction activities including but not limited to grading for all roads, building pad sites and parking areas. Mitigation can be achieved by providing funding for restoration and long term management at a mitigation bank or mitigation site or through payment into a Species Fund managed by the California Wildlife Foundation in an amount equal to the cost of mitigation plus a 2.5% administrative cost. Mitigation Monitoring: The developer shall provide proof of mitigation credits or payment of fees prior to issuance of any grading or building permits.	Biologist is on board to assist with this.	No Submittal to Planning
53	The applicant shall provide PRMD staff with a spill containment plan and a location on-site where the plan will be available to employees along with necessary spill containment materials and equipment. Mitigation Monitoring: The plan and equipment shall be located on-site and be inspected by PRMD staff prior to commencement of operations.	Plan complete and included with documentation for compliance	Pending Final inspection
54	Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.	N/A	
55	The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.	Can we get a copy of the original project description and site plan? PRMD can provide if needed. Project description and site plan.	
56	This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code. In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.		
		B60:D76D14B61:D76A56:D76A51:D76D14B61:D76A48:D76D14B61:D76A44:D76D14B61:D76A40:D76D14B61:D76A37D23:D76	



State Water Resources Control Board
NOTICE OF INTENT

GENERAL PERMIT TO DISCHARGE STORM WATER
ASSOCIATED WITH INDUSTRIAL ACTIVITY (WQ ORDER No. 2014-0057-DWQ)
(Excluding Construction Activities)



GAVIN NEWSOM
GOVERNOR



YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

WDID: 1 49I029104

Status: Active

Operator Information

Type: Private Business

Name: FarrowReady Mix Contact Name: Troy Saldana
 Address: PO Box 800 Title: Operations Manager
 Address 2: _____ Phone Number: 707-890-0210
 City/State/Zip: Windsor CA 95492 Email Address: troy@farrowreadymix.com
 Federal Tax ID: _____

Facility Information

Level: _____

Contact Name: John Farrow Title: Operations Manager
 Site Name: Farrow Ready Mix
 Address: 3660 Copperhill Lane
 City/State/Zip: Santa Rosa CA 95403 Site Phone #: 707-919-0272
 County: Sonoma Email Address: shawn@farrowcommercial.com
 Latitude: 38.50912 Longitude: -122.79051 Site Size: 2.48 Acres
 Industrial Area Exposed to Storm Water: 2.35 Acres
 Percent of Site Impervious (Including Rooftops): 92 %

SIC Code Information

1. 3273 Ready-Mixed Concrete
2. _____
3. _____

Additional Information

Receiving Water: Mark West Creek Flow: Indirectly
 Storm Drain System: _____
 Compliance Group: _____

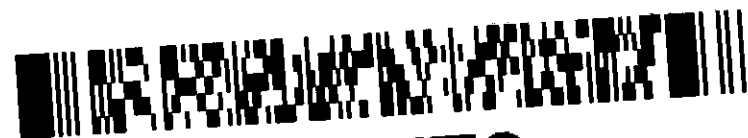
RWQCB Jurisdiction: Region 1 - North Coast
 Phone: 707-576-2220 Email: r1_stormwater@waterboards.ca.gov

Certification

Name: John Farrow Date: September 11, 2023
 Title: President

**RECORDED AT NO FEE PER
GOVERNMENT CODE § 6103
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, CA 95403



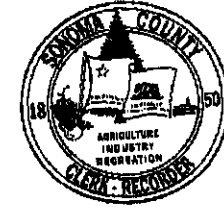
2016118579

Official Records Of Sonoma County
William F. Rousseau
12/22/2016 02:35 PM
SONOMA COUNTY WATER AGENCY

DEED 13 Pgs

Fee: \$0.00

2



SEWER DEDICATION AND EASEMENT AGREEMENT

This Sewer Dedication and Easement Agreement (hereafter referred to as the "Agreement") is made by and between the **Sonoma County Water Agency**, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California (hereafter referred to as the "Agency"), on behalf of the **Airport-Larkfield-Wikiup Sanitation Zone**, (hereafter referred to as the "Sanitation Zone") and **Our Dirt, Inc.**, a California corporation (hereafter referred to as "Grantor").

RECITALS

WHEREAS, Grantor is the owner of certain real property in Sonoma County, California, more particularly described as follows:

Being the real property as described in that certain Grant Deed recorded October 1, 1991 as Document Number 1991-097545, Official Records of the County of Sonoma, currently identified as Sonoma County Assessor's Parcel Number(s) (APN) 059-250-011, and being more commonly known as 1500 Copperhill Parkway #A, Santa Rosa, CA, (hereafter referred to as the "Grantor's Property"); and

WHEREAS, the Agency operates the Sanitation Zone; and

WHEREAS, Grantor desires to grant Agency a permanent easement over portions of the Grantor's Property for the purposes of dedicating to the Agency a public sanitary sewer main and appurtenances in conjunction with the Copperhill Parkway Sanitary Sewer Main Extension (hereafter referred to as the "Project") within that certain real property described in Exhibit "A" and shown for reference in Exhibit "A-1" (hereafter referred to as the "Easement Area"), attached hereto, and by this reference hereby made a part of this Agreement; and

WHEREAS, the Agency is in the process of reviewing and approving Improvement Plans required for the permitting and construction of said public sewer main and appurtenances.

NOW, THEREFORE, for good and valuable consideration and in consideration of the mutual covenants, terms, conditions and restrictions contained herein, Grantor and Agency covenant and agree as follows:

AGREEMENT

1. **DEDICATION AND EASEMENT:**

A. Grantor hereby dedicates to Agency:

1) The sewer line and all sewer appurtenances constructed or to be constructed by Grantor within the Easement Area constructed in accordance with Improvement Plans duly approved and accepted by the Agency on behalf of the Sanitation Zone and any permitting requirements by Sanitation Zone, Agency or other governmental agency ("Sewer Line");

2) The easement described herein.

B. This dedication shall be considered an Irrevocable Offer of Dedication as described in Section 7050 of the Government Code, shall become irrevocable when recorded in the office of the county recorder, and is for public purposes.

C. The Effective Date of this Agreement shall be the date that this Agreement is executed and accepted by the Agency.

2 **GRANT OF NON-EXCLUSIVE EASEMENT TO AGENCY:** Grantor does hereby grant to the Agency an easement for the following purposes: to excavate, install, repair, replace (with the initial or any other size), remove, re-construct, operate, maintain and use the Sewer Line, and to make or construct or direct or authorize the making or construction of any connections or sewer line extensions to any property, including appurtenances, to the Sewer Line in the Easement Area, as Agency shall from time to time elect for conveying sewage, together with adequate protection therefore, and also a right of ingress to and egress from the Easement Area over and across roads and lanes thereon, if such there be, otherwise by such roads or routes on Grantor's Property as shall occasion the least practicable damage and inconvenience to Grantor. The Sewer Line and any extensions or connections thereto, including appurtenances, are hereinafter referred to as "Sewer Lines."

Grantor further grants to Agency:

a. The right to excavate or fill within the Easement Area for the full width and to a reasonable depth thereof and to temporarily place excavated material for such work into land owned by Grantor along and outside the Easement Area to such extent as Agency's Engineer may find reasonably necessary;

b. The right to support Sewer Lines across ravines, swales and water courses within the Easement Area with such structures as Agency's Engineer shall from time to time elect;

c. The right of grading for, constructing, maintaining, and using such roads on and across the Easement Area as Agency's engineer may deem necessary in the exercise of said right of ingress and egress or to provide access to lands adjacent to said Area;

d. The right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter in the Easement Area and to trim and to cut down and clear away any trees in the vicinity of the Easement Area which now or hereafter in the opinion of Agency's Engineer may be a hazard to the Sewer Lines by reason of root damage, and which may interfere with the exercise of Agency's rights hereunder. Agency shall not be required to compensate Grantor for any such removal of trees and brush; provided, however, that all trees which Agency is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Grantor, but all trimmings, brush and refuse shall be removed by Agency;

e. The right to install, maintain, and use gates in all fences that now cross or shall hereafter cross the Easement Area.

3. **AGENCY'S RESPONSIBILITIES:**

A. Except as specifically provided otherwise in this Agreement, Agency hereby covenants and agrees to backfill any trench made by it within the Easement Area or adjacent area and to repair damage on Grantor's Property resulting from Agency's activities under this Agreement, including damage to Grantor's private roads or lanes; provided, that Agency shall not be required to fully replace such roads or lanes but only to repair such damage, and Agency shall not be required to repair damage caused from routine maintenance activities due to Grantor's failure to properly maintain such roads or lanes, or due to improper construction of such roads or lanes;

B. Grantor shall not be responsible for the cost of recording this Agreement.

4. **GRANTOR'S RIGHTS AND RESPONSIBILITIES:**

A. Grantor reserves the right to use the Easement Area for purposes which will not interfere with Agency's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building or reservoir within the Easement Area, Grantor shall not construct any other structure or construction within the Easement Area which will interfere with Agency's rights herein, and Grantor shall not disturb or diminish or substantially add to the earth cover over the Sewer Lines ;

B. Grantor shall not drill or operate any well within 50 feet of the Sewer Lines.

C. In the event that the proposed sewer improvements are not constructed in accordance with the approved plans approved by Agency on behalf of Agency or in accordance with any required permitting resulting in Agency not accepting said sewer improvements, Grantor shall own and maintain said sewer improvements as a private sewer main. Grantor also agrees to grant Agency an easement access agreement allowing Agency to inspect said private sewer main and in such event Grantor hereby waives its right to object to Agency vacating this easement should Agency not accept sewer improvements due to said improvements not be constructed per Agency approved plans or permitting requirements.

5. **FURTHER DESCRIPTION OF EASEMENT OVER GRANTOR'S PROPERTY:** The easement granted herein is a perpetual easement and right-of-way for the purposes articulated herein. The easement does not confer any responsibility or liability on the Agency for any hazardous materials, hazardous substances, or hazardous waste, as those terms are defined in any Federal, state or local law.
6. **TERM:** The easement granted herein shall continue indefinitely.
7. **INDEMNIFICATION:** Grantor agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnify, hold harmless and release Agency, its officers, agents and employees, from and against any and all actions, claims, damages, disabilities or expenses that may be asserted by any person or entity, including Grantor, arising out of or in connection with this Agreement, whether or not there is concurrent negligence on the part of Agency, but excluding liability due to the active negligence or willful misconduct of Agency. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Grantor or its agents under workers' compensation acts, disability benefit acts, or other employee benefit acts.
8. **GRANTOR STATEMENT:** Grantor represents that Grantor is not aware of any hazardous, toxic or petroleum product substances or materials in, on or near the subject property.
9. **IMMEDIATE ACCESS:** Grantor hereby grants permission to Agency, acting through its duly authorized agents, representatives, or contractors, to enter upon that portion of Grantor's property needed in order to effectuate the purposes described herein. It is understood that Grantor does not waive liability of Agency or Agency's contractor for injury to person or property arising out of negligence in performing activities related to such purposes.
10. **SUCCESSORS:** This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successor, heirs, assigns and transferees, and all covenants shall apply to and run with the land.
11. **NOTIFICATION:** In the event Grantor sells, conveys, or assigns any property interests encumbered by this Agreement, Grantor shall notify the successor or assignee of the rights and obligations of both parties as included herein.

12. **SURVIVAL OF AGREEMENT:** This Agreement, including all representations, warranties, covenants, agreements, releases and other obligations contained herein shall survive the closing of this transaction and the recordation of this easement agreement.

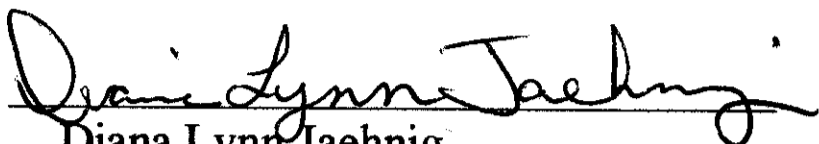
13. **ENTIRE UNDERSTANDING:** This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to California Code of Civil Procedure §1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

14. **SIGNATURES OF GRANTOR:** Grantor represents and warrants that (a) Grantor is the sole legal and lawful owners of the Property, (b) Grantor has the requisite authority to execute this agreement on behalf of the interest they represent herein, and to grant the easement conveyed herein to the Agency, and (c) no other party has any legal or equitable claim to or interest in the Property.

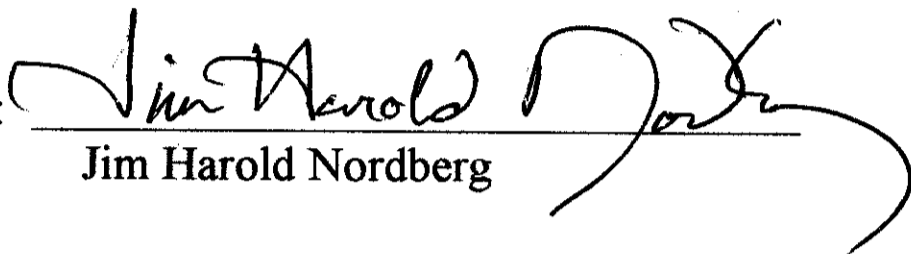
15. **SUBORDINATION AGREEMENT:** Grantor warrants that Grantor is the owner in fee simple of the Property, and that on the date Grantor executed this Agreement the Grantor's Property was not subject to any deeds of trust or other encumbrance other than the deeds of trust or encumbrances identified in Exhibit B, attached hereto and incorporated herein by this reference, whose trust deed beneficiaries have therein consented to this Agreement, agreed to subordinate their respective interests in the Grantor's Property to this Agreement, and covenanted that any sale made under the provisions of the respective deeds of trust or encumbrances shall be subject to this Agreement, pursuant to the executed Consent forms included in Exhibit B. No breach of or default of this Agreement shall affect the validity of the lien of any deed of trust or mortgage given in good faith and for value and encumbering any portion of the Grantor's Property.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

Grantor:

By: 
Diana Lynn Jaehnig
President of Our Dirt, Inc.,
a California corporation

Date: 12-13-2016

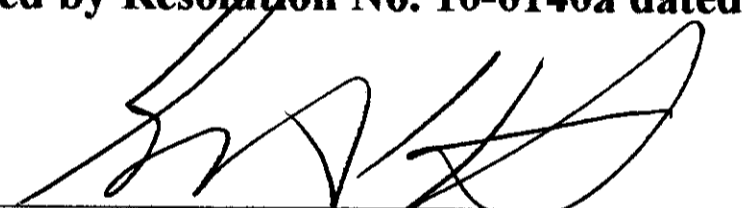
By: 
Jim Harold Nordberg

Secretary of Our Dirt, Inc.,
a California corporation

Date: 12-10-2016

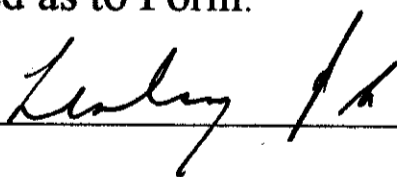
Sonoma County Water Agency:

Executed by the Sonoma County Water Agency on behalf of the Airport-Larkfield-Wikiup Sanitation Zone this 21st day of December, 2016, pursuant to authority granted by Resolution No. 10-0140a dated February 24, 2010:

By: 
Grant Davis
General Manager

Date: 12/21/16

Approved as to Form:

By: 
Lesley Pak
Deputy County Counsel

Date: 12/21/16

EXHIBIT A

A 29 Foot Wide strip of land over a portion of the lands of OUR DIRT, Inc, a California corporation as described by deed recorded October 1, 1991 under Official Records Document Number 1991-097545, Sonoma County Records, said easement being particularly described as follows:

Beginning at the northwesterly corner of the lands of OUR DIRT, Inc, a California corporation as described by deed recorded October 1, 1991 under Official Records Document Number 1991-097545, Sonoma County Records, and from which point an untagged 1/2 inch iron pin marking a point on the northerly line of said lands of OUR DIRT, Inc. bears S 89°43'52" E, 15.08 feet, as said iron pin is shown and delineated on "Record of Survey" filed March 4, 2010 in Book 738 of Maps at Page 4, Sonoma County Records; thence from said point of beginning and along the northerly line of said lands of OUR DIRT, Inc., S 89°43'52" E, 29.00 feet; thence leaving said northerly line, parallel with the westerly line of said lands, S 00°30'17" W, 309.41 feet, to a point on the southerly line of said lands; thence along said southerly line, N 89°29'43" W, 29.00 feet, to the southwesterly corner of said lands, and a point in the center of "1st Street" as shown and delineated on "Record of Survey" filed November 5, 1948 in Book 60 of Maps at Page 32, Sonoma County Records; thence along the westerly line of said lands of OUR DIRT, Inc., N 00°30'17" E, 309.29 feet, to the point of beginning, containing an area of 8,971 square feet, more or less.

Affects APN 059-250-011

The Basis of Bearings for the above described easement is S 89°43'52" E being the bearing of the monumented northerly line depicted on "Record of Survey" filed March 4, 2010 in Book 738 of Maps at Page 4, Sonoma County Records.

Dated: 12-8-14

Prepared by: 

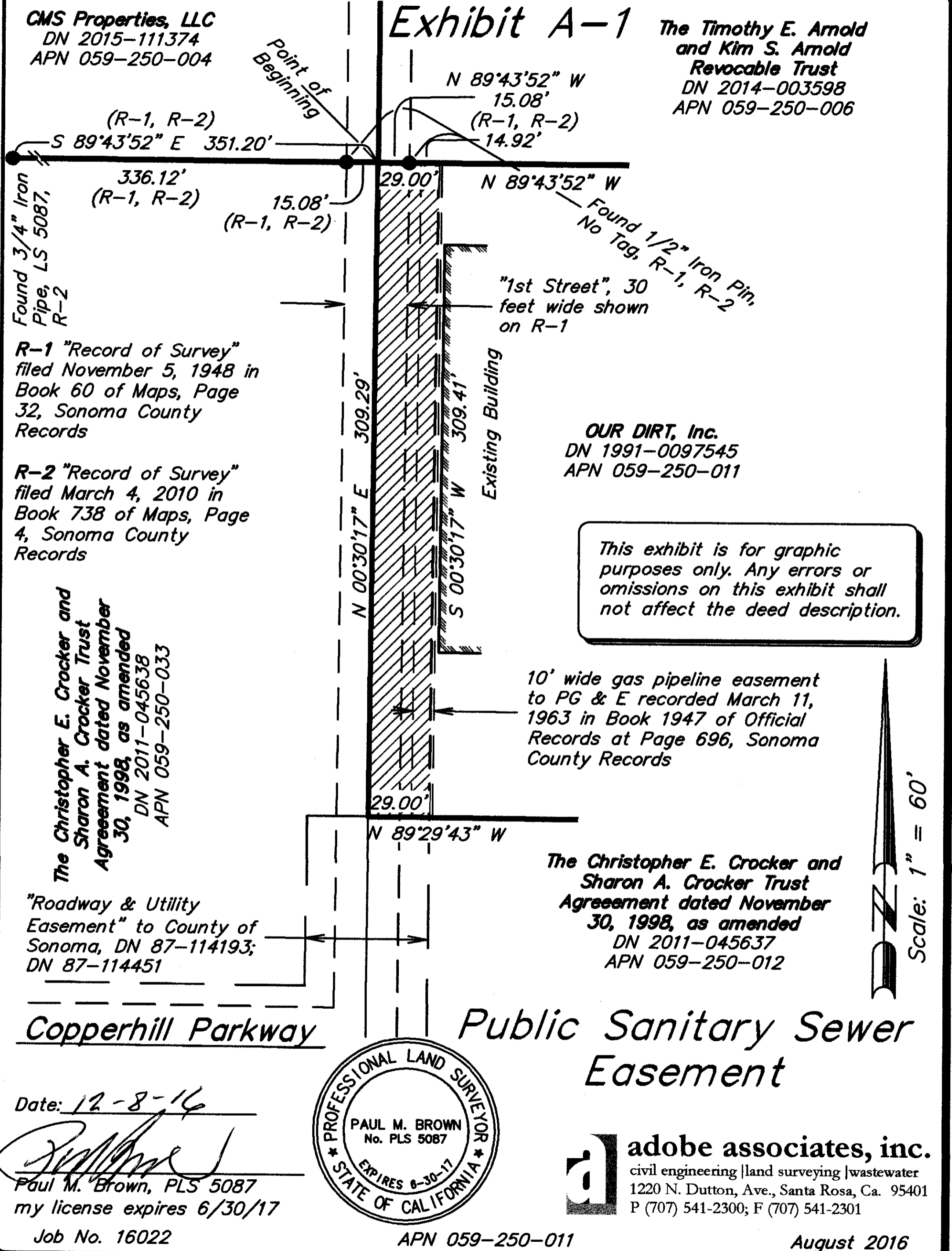
Paul M. Brown, PLS 5087
My license expires 06/30/17



CMS Properties, LLC
DN 2015-111374
APN 059-250-004

Exhibit A-1

The Timothy E. Arnold
and Kim S. Arnold
Revocable Trust
DN 2014-003598
APN 059-250-006



(R-1, R-2)
S 89°43'52" E 351.20'
336.12' (R-1, R-2)
15.08' (R-1, R-2)

N 89°43'52" W
15.08'
(R-1, R-2)
14.92'

N 89°43'52" W
Found 1/2" Iron Pin,
No Tag, R-1, R-2
"1st Street", 30
feet wide shown
on R-1

N 00°30'17" E 309.29'
S 00°30'17" W 309.41'

Existing Building

OUR DIRT, Inc.
DN 1991-0097545
APN 059-250-011

This exhibit is for graphic
purposes only. Any errors or
omissions on this exhibit shall
not affect the deed description.

10' wide gas pipeline easement
to PG & E recorded March 11,
1963 in Book 1947 of Official
Records at Page 696, Sonoma
County Records

The Christopher E. Crocker and
Sharon A. Crocker Trust
Agreement dated November
30, 1998, as amended
DN 2011-045638
APN 059-250-033

"Roadway & Utility
Easement" to County of
Sonoma, DN 87-114193;
DN 87-114451

The Christopher E. Crocker and
Sharon A. Crocker Trust
Agreement dated November
30, 1998, as amended
DN 2011-045637
APN 059-250-012

Copperhill Parkway

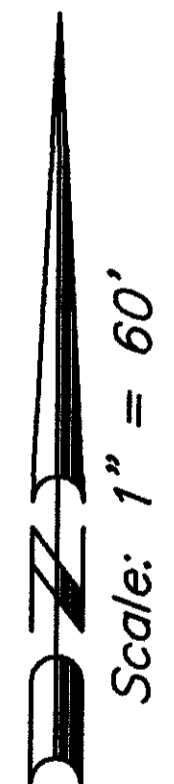
Public Sanitary Sewer Easement

Date: 12-8-16

Paul M. Brown, PLS 5087
my license expires 6/30/17



adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301



File: T:\2016 PROJECTS\16022\dwg\Adobe-Survey\16022 Sanitary Sewer Ease.dwg Time: Nov 17, 2016 - 1:38pm

Job No. 16022

APN 059-250-011

August 2016

EXHIBIT "B"

To

Sewer Dedication and Easement Agreement between the Sonoma County Water Agency and Our Dirt, Inc., a California Corporation, dated _____.

B.1 EXISTING DEEDS OF TRUST

Deeds of Trust encumbering Grantor's Property as of the Effective Date of this Agreement:

1. Deed of Trust dated as of February 14, 2002, executed by First American Title Insurance Company, a California Corporation, as Trustee, in favor of Michael McCune, a married man as his sole and separate property, and recorded on February 25, 2002, as as Document Number 2002-027400, Official Records of the County of Sonoma.

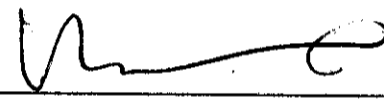
B.2 EXECUTED CONSENT FORMS OF LIENHOLDERS SPECIFIED IN B.1

CONSENT OF LIENHOLDER/SUBORDINATION OF DEED OF TRUST

For valuable consideration, the undersigned, Michael McCune, a married man as his sole and separate property, , the beneficiary/lienholder under that certain deed of Trust dated as of February 14, 2002, executed by First American Title Insurance Company, a California Corporation, in favor of the undersigned, and recorded February 25, 2002, as Document Number 2005-027400, Official Records of County of Sonoma ("Deed of Trust") and encumbering the real property described in the Sewer Dedication and Easement Agreement identified above to which this Consent form is attached in Exhibit B ("Agreement"), hereby consents to the Agreement, and subordinates the lien of the Deed of Trust to the Agreement, subject to the terms and provisions of the Agreement, including, without limitation, the effect of any breach or default under the Agreement on the lien of the Deed of Trust. In addition, the undersigned covenants that any sale or transfer made under the provisions of said Deed of Trust shall be subject to the Agreement.

Date: 12/13/16

Michael McCune

By: 

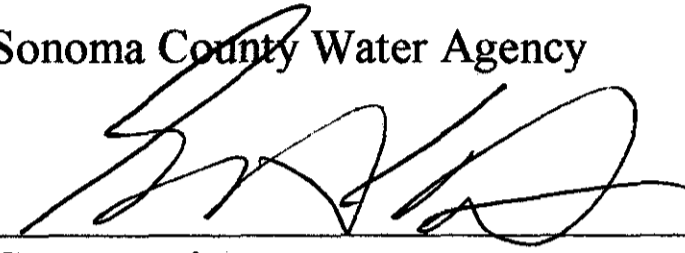
Printed Name: Michael McCune

Title: lien holder

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the sewer dedication and easement agreement dated December 21, 2016, from Our Dirt, Inc., a California Corporation to the **Sonoma County Water Agency**, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California, on behalf of the **Airport-Larkfield-Wikiup Sanitation Zone**, is hereby accepted pursuant to authority by Resolution No. 10-0140a of the Board of Directors of the Sonoma County Water Agency on February 24, 2010.

Sonoma County Water Agency



Grant Davis
General Manager

Dated: 12/21/16

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On December 13, 2016, before me, KATHIE RUTHERFORD, a notary public, personally appeared DIANA LYNN JAEHNIG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten signature of Kathie Rutherford]
Notary Public Signature (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On December 10, 2016, before me, Melissa Hamilton, a notary public, personally appeared JIM HAROLD NORDBERG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten signature of Melissa Hamilton]
Notary Public Signature (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

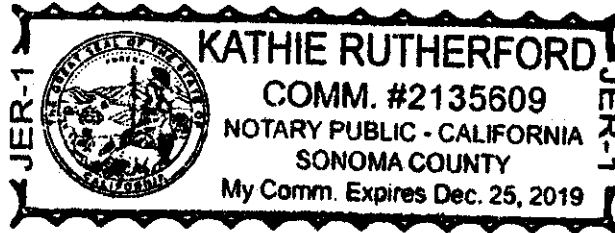
County of Sonoma)

On December 13, 2016, before me, KATHIE RUTHERFORD, a notary public, personally appeared MICHAEL McCUNE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kathie Rutherford
Notary Public Signature (Seal)





Town of Windsor
9291 Old Redwood Highway
P.O. Box 100
Windsor, CA 95492-0100
Phone: (707) 838-1000
Fax: (707) 838-7349
www.townofwindsor.com

Mayor
Rosa Reynoza

Vice Mayor, District 4
Tanya Potter

Councilmember District 1
Mike Wall

Councilmember District 2
Sam Salmon

Councilmember District 3
Debra Fudge

Town Manager
Jon Davis

January 31, 2024

Stacey Ciddio
CMS Properties LLC
PO Box 439
Sebastopol, CA 95473

Subject: WINDSOR WATER DISTRICT WATER PERMIT
OSA Permit No.: 2024-01
Address: 3660 Copperhill Lane
APN: 059-250-004
Application dated June 16, 2021

The above referenced property is located within the Sonoma County Airport Area. Water is provided to the Sonoma County Airport Area by the Windsor Water District (WWD). Water service and connection of the proposed project to the WWD water system will be provided and is subject to the rules, regulations, policies and design and construction standards of the Town of Windsor.

Construction plans are required to be reviewed and approved by the Town Engineer prior to permit issuance. Construction plans shall be drawn to a minimum scale of 1 inch = 40 feet or as otherwise directed by the Town Engineer. All plan check, inspection, water capacity, and connection fees are required to be paid prior to Town approval of improvement plans. All required easements shall be fully executed and submitted to the Town Engineer in acceptable form prior to approval of improvement plans and permit issuance.

The June 16, 2021 Water Permit application (Attachment A) describes short term and long-term water use for an approximate 52,000 square-foot concrete production facility.

Although recycled water is not currently available to serve this project, provisions for future recycled water use are required on all new developments and new water services in the Airport Industrial area. Town-supplied potable water is not to be used for irrigation of landscape if recycled water becomes available and is provided for use in the future. In addition, if recycled water becomes available, the Town can revisit the issuance of this permit and meet with the owner to determine if recycled water shall be used for dust suppression and within elements of concrete production to conserve potable water.

Pursuant to the WWD Code Section 12.3.215(a), existing or new wells may be used for irrigation only, subject to regulation promulgated by the WWD. To avoid cross connections with the WWD's water supply system, all domestic connections to any onsite wells shall be permanently removed. Prior to initiation of water service by the WWD, an AWWA certified cross-connection specialist report must be submitted to the WWD District Engineer verifying that no cross-connections exist between any on-site wells and the WWD's water supply.

All work is required to be inspected by the Town of Windsor. Work completed without inspection is subject to rejection.

Page 2 of 2
CMS Properties LLC.
PO Box 439
January 31, 2024

The property is located within the Santa Rosa Plain Groundwater Basin, thus, wells on the property are subject to rules and regulations of the Santa Rosa Plain Groundwater Sustainability Agency (GSA) with the mandate to manage groundwater in a sustainable manner. In the future, the GSA may require registration of wells and metering or limiting of groundwater extraction. The GSA may establish fees for groundwater management, among other provisions.

This Water Permit is based upon information provided in the attached Water Permit form (formerly Water Will Serve Letter Application) dated November 16, 2022, with the associated water use estimates. If future site use differs from those described or water use increases, you are required to notify the WWD Engineer and a replacement application and permit may be required. The WWD may monitor water use and require other water conservation measures, best available water conservation technologies, or curtail water supply, if it materially exceeds that described in the application, or if the potable water reuse measures have significantly failed. The WWD Code applies to this service connection during officially determined water shortage conditions.

Should you have any questions, please contact Cristina Goulart at (707) 838-5357 or email at cgoulart@townofwindsor.com.


Sincerely,



Garrett Broughton
Senior Civil Engineer, Town of Windsor Public Works

Attachments: Water Permit application dated June 16, 2021
Owner Authorization Form dated December 19, 2023

Ec: Tim Schram, Adobe Associates, Inc.
Shelley Woods, Adobe Associates, Inc.
Kevin Burr, Farrow Ready Mix, Inc.


**TOWN OF
WINDSOR**
**WINDSOR WATER DISTRICT
WATER PERMIT APPLICATION**

PART A – LOCATION / CONTACT INFORMATION

A1. **Physical Address of Facility** 3660 Copperhill Lane
City Santa Rosa State CA Zip 95403 Phone (707) 919-0272

A2. **Business / Facility Name** Farrow Ready Mix, Inc.
Primary Contact, Name/Title Troy Saldana / Operations
Manager Mailing Address PO Box 800
City Windsor State CA Zip 95492
Day Phone 707-919-0272 Email kevin@farrowreadymix.com
Chief Executive Officer Name/Title John Farrow
Mailing Address PO Box 800
City Windsor State CA Zip 95492

A3. **Engineering Consultant** Tim Schram
Title Principle Engineer
Mailing Address 1220 N. Dutton Avenue
City Santa Rosa State CA Zip 95401
Phone (707) 541-2300 Email tschram@adobeinc.com

A4. **Property Assessor's Parcel Number** 059-250-004

A5. **Property Owner's Name** CMS Properties Inc.
Address PO Box 439
City Sebastopol State CA Zip 95473
Phone (707) 479-2793 Email sltinker12@gmail.com



**TOWN OF
WINDSOR**
WINDSOR WATER DISTRICT
WATER PERMIT APPLICATION

PART B – INFORMATION

Purpose: The Information Section is primarily used to determine qualified water uses, estimate the facility's water use, and determine if water conservation measures should be implemented. Please be as descriptive as possible.

- B1. Parcel Area (acres) 6.78 - Farrow Ready Mix Leases 1.2 Acres of the Parcel
- B2. Building/Facility Footprint (square feet) Portable Office 487 sq. ft and Batching Shack 92 sq. ft.
- B3. Estimated Landscape Area (square feet) 0 - we have no landscaping on our lease

B4. Current Business / Use:

Business or Business Type	Square Feet
---------------------------	-------------

a. Farrow Ready Mix, Inc.	52,272
b.	
c.	
d.	

B5. Proposed Business / Use: *(if unknown, please provide descriptions of projected use i.e. office space, warehouse, restaurant, retail, food production/processing, laundry, repair, industry, etc.)*

Business or Business Type	Square Feet
---------------------------	-------------

a. Portable Office	487 sq. ft.
b. Batching Shack	92 sq. ft.
c. Concrete Production	51,693 sq. ft.
d.	



**TOWN OF
WINDSOR**

**WINDSOR WATER DISTRICT
WATER PERMIT APPLICATION**

B6. County of Sonoma Conditions of Approval *(for new construction, please attach. If not applicable, please state with explanation.)*

B7. Current Water Use: *(identify source - Well / Water District)*

Average Weekly Water Use (gallons/week) Well 41,571 / Water District 0	Average Yearly Water Use (gallons/week) Well 2,161,679 / Water District 0
Peak (Maximum) Daily Water Use (gallons/day) Well 11,139 / Water District 0	Peak (Maximum) Yearly Water Use (gallons/year) Well 2,161,679 / Water District 0

B8. Proposed Water Use *(District supplied only):*

Average Weekly Water Use (gallons/week) 48,123	Average Yearly Water Use (gallons/week) 2,502,414
Peak (Maximum) Daily Water Use (gallons/day) 12,895	Peak (Maximum) Yearly Water Use (gallons/year) 2,502,414


**TOWN OF
WINDSOR**
**WINDSOR WATER DISTRICT
WATER PERMIT APPLICATION**

PART C – CERTIFICATION STATEMENT

This document must be signed by a party of Section A of this application and the most responsible person of the organization applying for the water permit. This includes the owner, president, corporate officer, or any other representative of the organization in a decision-making capacity. The person signing this document is responsible for all information contained herein, and becomes the responsible party for future enforcement actions.

The Windsor Water District may monitor water use and inspect the premises to verify information contained in this application. If the intended water use or type of use changes, this application must be updated with the Windsor Water District and the Windsor Water District may curtail or disconnect service at the discretion of the District Engineer. Water use must be in accordance with the Code of the Windsor Water District.

I attest that I have read and accept the above statement of Part C and that this application and all attachments are accurate and complete.

Signature: _____



Printed Name: _____

John C Farrow

Title: _____

CEO

Date: _____

6-16-21

REMIT APPLICATION TO:

Windsor Water District
Attn: John Jaeger, Acting District Engineer
P.O. Box 100, Windsor, CA 95492 Telephone
(707) 838-5309
Fax (707) 838-3137

Town of Windsor Water Application Numbers								
	Yards for Year 2020	Truck Capacity - 9 Yds	Total Truck Loads	Amount of Water per Truck Load	Gallons Water to Wash Truck	Gallons Water to Fill Truck Tank	Total Water Usage	Original Submitted #'s
TOTAL YARDS 2020 OF CONCRETE PRODUCED IN 2020	35,000							
35,000 Yards / by 9 Yds per Truck = 3889 Full Truck Loads x 300 Gallons of Water per Truck	35,000	9	3,889	300			1,166,667	1,166,700
3889 Full Truck Loads x 50 Gallons to Wash Each 9 Yd Load			3,889		50		194,450	194,450
3889 Full Truck Loads x 125 Gallons of Water to Refill the Water Tanks on the Trucks			3,889			125	486,125	486,125
Yard Dust Suppression 1500 Gallons a day x 5 days M-F x 39 Weeks a Year - Excludes Jan - Apr							292,500	292,500
	Daily Hrs Watering Materials	Gallons per Hour	Total Daily Water Usage	# of Days Watering M-F	Total Water Usage per Week	Weeks Watering per Year		
Materials Dust Suppression 2.5 Hours x 45 gph = 112.5 Gallons a day x 5 M-F x 39 Weeks a Year - Excludes Jan - Apr	2.50	45.00	113	5	563	39.00	21,938	219,378
TOTALS FOR YEAR 2020							2,161,679	2,359,153
AVERAGE WATER USAGE PER WEEK 2020 / 52							41,571	45,369
		5% Growth						
2020 Water Usage + 5% Growth	2,161,679	108,084					2,269,763	2,477,111
2022 Water Usage + 5% Growth	2,269,763	113,488					2,383,251	2,600,967
2023 Water Usage + 5% Growth	2,383,251	119,163					2,502,414	2,731,016
2023 Proposed Water Usage / 52	2,502,414						48,123	
	Peak Month Yards Poured	4 Weeks in November	Total Yards per Week	Truck Capacity - 9 Yds	Total Truck Loads	Amount of Water per Truck Load	Total Water Usage per Week	Yards for the Peak Week & Peak Day
BUSIEST MONTH - NOVEMBER 2020 PEAK MONTH - YARDS OF CONCRETE								4,015
4015 Yards / By 4 = 1003 YARDS PER WEEK	4,015	4	1,004					1,003
1003 Yards divided by 9 Yard Trucks = 112 Full Truck Loads x 300 Gallons of Water per Truck			1,004	9	112	300	33,600	33,600
112 Full Truck Loads x 50 Gallons to Wash Each 9 Yard Load					112	50	5,600	5,600
112 Full Truck Loads x 125 Gallons of Water to Refill the Water Tanks					112	125	14,000	14,000
Yard Dust Suppression 2 x 750 Gallons per Day = 1500 Gallons a day x 5 days M-F - 1 Week							7,500	7,500
Materials Dust Suppression 2.5 Hours x 45 gph = 112.5 Gallons a day x 5 M-F - 1 Weeks							563	563
TOTALS FOR PEAK WEEK IN NOVEMBER 2020							61,263	61,263
TOTAL FOR PEAK DAILY USE / 5.5							11,139	11,139
		5% Growth						
2020 Water Usage + 5% Growth	11,139	557					11,696	
2022 Water Usage + 5% Growth	11,696	585					12,281	
2023 Water Usage + 5% Growth	12,281	614					12,895	

**CMS Properties LLC
10870 Cherry Ridge Road
Sebastopol CA 95472**

December 14, 2023

Shelly Wood
Adobe Associates, Inc.
1220 N Dutton Avenue
Santa Rosa CA 95401

Re: 3660 Copperhill Lane, Santa Rosa
APN 059-250-004
Windsor Water District Property Owner Authorization

Dear Shelley:

Per your request, please find enclosed the Windsor Water District Property Owner Authorization signed by CMS Properties LLC, as the owner of the referenced property, with respect to the WWD Water Permit request.

We ask that CMS be notified prior to any papers being submitted to the City of Windsor in conjunction with the water permit request and provided a copy of the papers before they are submitted to the city so that CMS may provide any input, if necessary. Thank you.

Sincerely,

CMS Properties LLC

By 

Stacey Ciddio, Managing Member

cc: John Farrow
Troy Saldana
Brian Keefer



Waste Water Department/Public Works Department
 8400 Windsor Road
 Building 100
 Windsor, CA 95492-0100
 Public Works Department (707) 838-1007
 Website: townofwindsor.com

Windsor Water District Property Owner Authorization

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the Town of Windsor shall provide written authorization on this form for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Name of Authorized Person/Firm: Adobe Associates, Inc. - Tim Schram, PE **Phone Number:** 707-541-2300

Authorized Person/Firm Mailing Address:
 1220 N. Dutton Ave, Santa Rosa, CA 95401

Authorized By (Property Owner Name): CMS Properties LLC - Mark & Stacey Ciddio **Phone Number:** 707-479-2793

Property Owner Mailing Address:
 P O Box 439, Sebastopol CA 95473

Authorized As (check all that apply):
 Agent Buyer Lessee Other: Engineer

Authorized to Request County of Sonoma (check all entitlements that apply):
 Design Review General Plan Amendment Rezoning
 Subdivision Use Permit WWD Water Permit

Project Name for Request: Farrow Ready Mix, Inc. **Property APN for Request:** 059-250-004

Property Address for Request:
 3660 Copperhill Lane, Santa Rosa

Duration of Authorization (check one):
 Unrestricted Valid Until (month/day/year):

Check	Type of Authorization	Initial
<input checked="" type="checkbox"/>	File any/all papers in conjunction with aforementioned request including signing the application	
<input type="checkbox"/>	Speak on behalf and/or represent the owner at any staff and/or public meeting/hearing.	
<input type="checkbox"/>	Sign any/all papers on my behalf, with the exception of the application form and/or legal documents requiring the property owner's signature.	
<input type="checkbox"/>	Other (Please specify):	

I do further authorize the above named person/firm as follows (check all boxes that apply and initial):

Property Owner Signature:  **Date Authorized:**

Property Owner Name (printed): CMS Properties LLC - Mark & Stacey Ciddio 12/19/23



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

PERMIT TO OPERATE

This document does not permit the holder to violate any BAAQMD regulation or any other law.

PERMIT EXPIRATION DATE
SEP 1, 2024

PLANT# 24518

Farrow Ready Mix
3660 Copperhill Lane
Santa Rosa, CA 95403

COPY SENT TO:
Troy Saldana, Sr Operations Manager
Farrow Ready Mix
P O Box 800
Windsor, CA 95492

Location: 3660 Copperhill Lane
Santa Rosa, CA 95403

S#	DESCRIPTION	[Schedule]	PAID
1	Misc MINERL, Concrete, 100 tons/hr max Aggregate Storage Piles	[F]	680
2	Misc MINERL, Concrete, 83 tons/hr max Transfer Conveyor	[F]	680
3	Misc MINERL, Concrete, 28 tons/hr max Cement Silo Abated by A-3 Baghouse Abated by: A3 Baghouse, Shaking	[F]	680
4	Misc MINERL, Concrete, 100 tons/hr max Weigh Scale Abated by A-4 Baghouse Abated by: A4 Baghouse, Shaking	[F]	680

4 Permitted Sources

*** See attached Permit Conditions ***

The operating parameters described above are based on information supplied by permit holder and may differ from the limits set forth in the attached conditions of the Permit to Operate. The limits of operation in the permit conditions are not to be exceeded. Exceeding these limits is considered a violation of District regulations subject to enforcement action.



This document does not permit the holder to violate any BAAQMD regulation or any other law.

PERMIT EXPIRATION DATE
SEP 1, 2024

PLANT# 24518

*** PERMIT CONDITIONS ***

=====

Source#	Subject to Condition Numbers
-----	-----
1	14158
2	14158
3	14158
4	14158

The operating parameters described above are based on information supplied by permit holder and may differ from the limits set forth in the attached conditions of the Permit to Operate. The limits of operation in the permit conditions are not to be exceeded. Exceeding these limits is considered a violation of District regulations subject to enforcement action.



This document does not permit the holder to violate any BAAQMD regulation or any other law.

PERMIT EXPIRATION DATE
SEP 1, 2024

PLANT# 24518

*** PERMIT CONDITIONS ***

=====

COND# 14158 applies to S#'s 1, 2, 3, 4

COND# 14158 -----

1. Total Concrete throughput at this facility shall not exceed 80,000 tons in any consecutive 12-month period. [Basis: Cumulative Increase.]
2. The S-3 shall be abated at all times of operation by the properly maintained and properly operated A-3. [Basis: Cumulative Increase.]
3. The S-4 shall be abated at all times of operation by the properly maintained and properly operated A-4. [Basis: Cumulative Increase.]
4. The A-5 Vent Filter shall be properly maintained and properly operated at all times of operation of the Truck Loading Station. [Basis: Cumulative Increase.]
5. The owner/operator shall use water spray on the unpaved roads in order to prevent visible emissions from the unpaved roads. [Basis: Cumulative Increase.]
6. The owner/operator of S-1 through S-4 shall maintain a District approved monthly log of all material throughput at S-1 through S-4. This log shall be kept on site for at least two years from the date of entry and made available to District staff upon request. [Basis: Recordkeeping.]

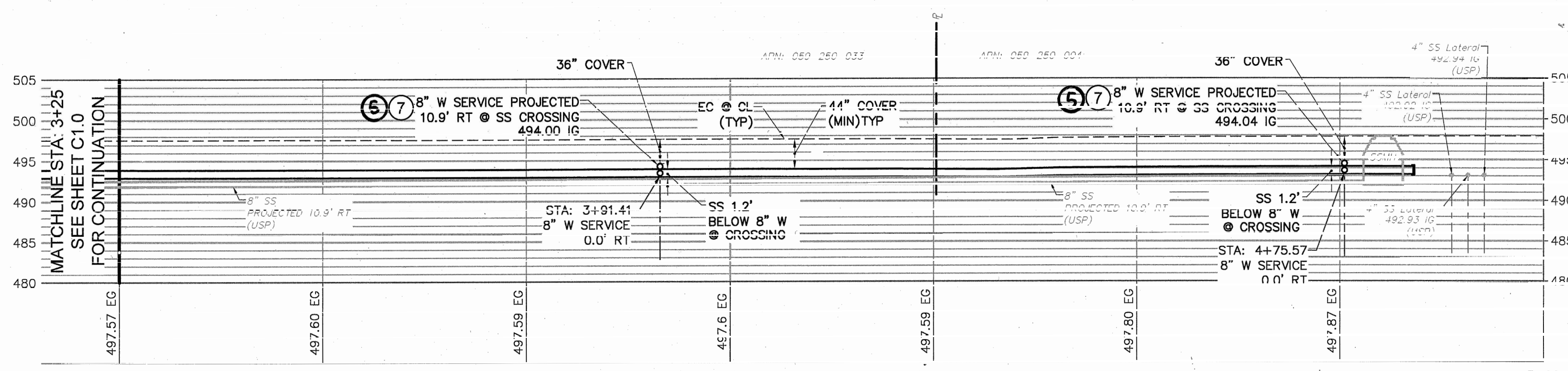
~~~~~ END OF CONDITIONS ~~~~~



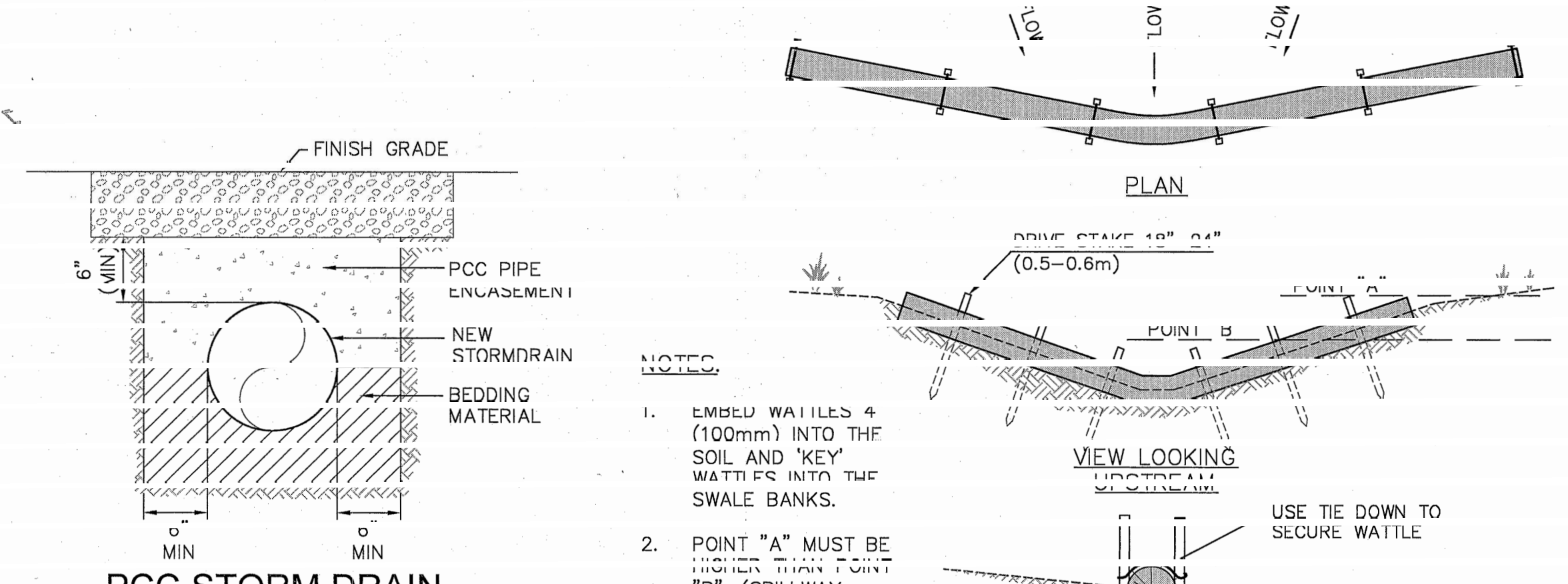
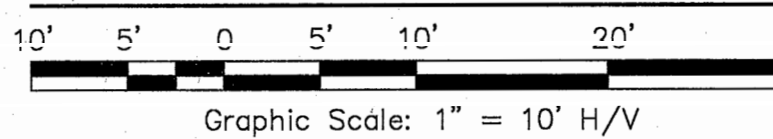
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| S#          | Source Description                 | Annual Average lbs/day |     |     |     |    |
|-------------|------------------------------------|------------------------|-----|-----|-----|----|
|             |                                    | PART                   | ORG | NOx | SO2 | CO |
| 1           | Aggregate Storage Piles            | .52                    | -   | -   | -   | -  |
| 2           | Transfer Conveyor                  | 3.61                   | -   | -   | -   | -  |
| 3           | Cement Silo Abated by A-3 Baghouse | .06                    | -   | -   | -   | -  |
| 4           | Weigh Scale Abated by A-4 Baghouse | .02                    | -   | -   | -   | -  |
| T O T A L S |                                    | 4.21                   |     |     |     |    |

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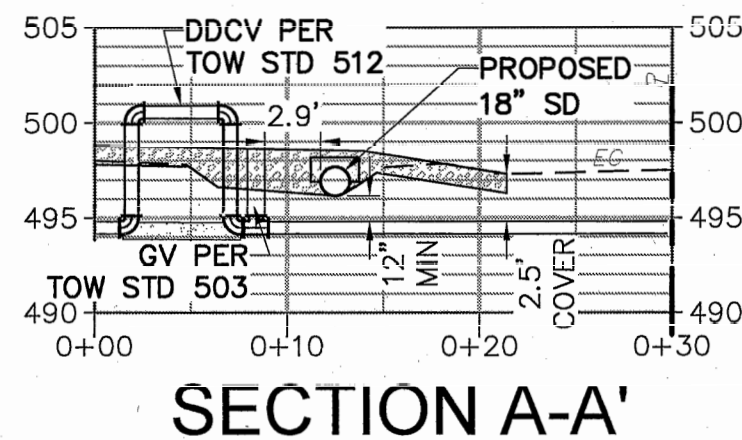
**WATER LINE PROFILE**



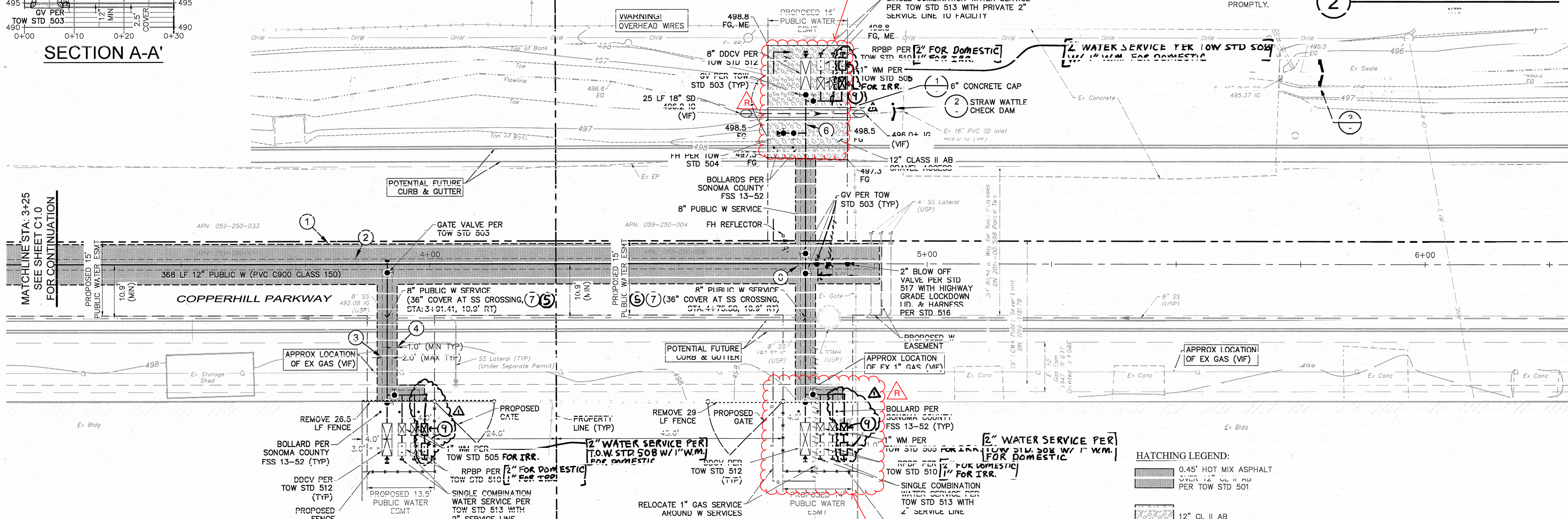
**PCC STORM DRAIN PIPE ENCASEMENT**

**STRAW WATTLE CHECK DAM**

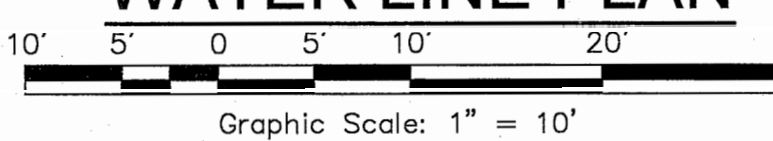
- NOTES**
1. EMBED WATTLES 4 (100mm) INTO THE SOIL AND "KEY" WATTLES INTO THE SWALE BANKS.
  2. POINT "A" MUST BE HIGHER THAN POINT "B". (SPILLWAY HEIGHT)
  3. PLACE WATTLES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ADJUTING.
  4. INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.



**SECTION A-A'**



**WATER LINE PLAN**



**HATCHING LEGEND:**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| [Hatched Pattern] | 0.45' HOT MIX ASPHALT OVER 12" CL II AB PER TOW STD 501 |
| [Hatched Pattern] | 12" CL II AB                                            |

- KEY NOTES:**
1. COLD PLANNED "T" CUT PER TOW STD 501 "TRENCHES OVER 24" IN WIDTH IN EXISTING PAVING". PROVIDE NEW BASE COURSE 24" MIN FROM TRENCH CUT. FINAL SAWCUT 36" MIN FROM TRENCH PER TOW STD 501 NOTE 3.
  2. TRENCH WIDTH PER TOW STD 501 "TRENCHES OVER 24" IN WIDTH IN EXISTING PAVING"
  3. TRENCH WIDTH PER TOW STD 501 "TRENCHES UNDER 24" IN WIDTH IN EXISTING PAVING" (TYP)
  4. COLD PLANNED "T" CUT PER TOW STD 501 "TRENCHES UNDER 24" IN WIDTH IN EXISTING PAVING" (TYP)
  5. PERMIT FOR SS REQUIRES SS TO BE CONSTRUCTED WITH A CONTINUOUS SECTION OF CLASS 200 (DR 14 PER AWWA C900-97) PVC PIPE OR EQUIVALENT, CENTERED 4" BELOW W MAIN, WITH NO JOINTS PER TOW STD 412 CASE 1.
  6. 8" W TO BE INSTALLED A MINIMUM OF 12" BELOW SD. PIPE & FITTINGS SHALL BE DUCTILE IRON & SHALL BE WRAPPED IN POLYETHYLENE PER TOWN STD. CONSTRUCTION SPECS.
  7. 8" W TO BE INSTALLED OVER SS PER TOW STD 523 "TYPICAL WATER MAIN INSTALLATION OVER STRUCTURE", WITH 36" MIN COVER
  8. PROVIDE THRUST BLOCKING PER TOW STD 519. BEARING AREA TO EXTEND TO UNDISTURBED SOIL.
  9. 2" WATER SERVICE + RPBP PER TOW STD 508 + 510 W/ 1" W.M. FOR GROW OPERATION

APPROVED: RINCON VALLEY FIRE PROTECTION DISTRICT

BY: *[Signature]*  
STEVE MOSIURCHAK,  
FIRE PREVENTION OFFICER

**adobe associates inc.**  
civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401  
P. (707) 541-2300 F. (707) 541-2301  
Website: www.adobenc.com

REG. STATE OF CALIF. PROFESSIONAL CIVIL ENGINEER  
No. C67890  
Exp. 6/30/2014

Timothy L. Schram, RCE 67890  
My license expires 6/30/2014

DESIGNED: JEP  
DRAWN: JEP  
CHECKED: TJS

| NO. | DESCRIPTION       | REVIEWED BY | DATE    | BY          | DATE    |
|-----|-------------------|-------------|---------|-------------|---------|
| 1   | ADDED GROW METERS | [Signature] | 8/17/20 | [Signature] | 8/17/20 |
| 2   | Record Drawing    | [Signature] | 8/17/20 | [Signature] | 8/17/20 |

IMPROVEMENT PLAN FOR  
COPPERHILL PARKWAY PUBLIC WATER  
3660 COPPERHILL PARKWAY, SANTA ROSA, CA  
APN 059-250-004, 006, 011

APPROVED: TOWN OF WINDSOR  
PUBLIC WORKS DEPARTMENT

BY: *[Signature]*  
TONI BERTOLERO  
PUBLIC WORKS DIRECTOR/TOWN ENGINEER

DATE: 8/17/20

SCALE: AS NOTED SHEET 2 OF 2  
DATE: August 8, 2017 TOWN FILE NO.

**C1.1 - PUBLIC WATER LINE PLAN & PROFILE**

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES

FILE: I:\2018 PROJECTS\2500\059-250-004-011-PUBLIC WATER IMPROVEMENT\DWG\2018-08-17-011-PLAN-01.dwg

March 8, 2024

Farrow Ready Mix, Inc.  
3660 Copperhill Lane  
Santa Rosa, CA 95403

Re: UPE07-0112; 3660 Copperhill Lane, Santa Rosa, CA 95403

This letter is in reference to your request for an updated Use Permit description to define the concrete mixing facility on a 1.2-acre portion of a 6.78 acre parcel. The property is located south of Airport Boulevard and east of Copperhill Lane in the Sonoma County Airport Industrial area. Surrounding uses include a steel tank manufacturer to the north, an auto dismantler/wrecking yard to the west, a portable toilet rental business and lumber yard to the south, and other manufacturing to the east.

The proposed improvements include a portable concrete batch plant, portable dust collector, portable 12' x 42' (504 square foot) commercial coach trailer (which will include restrooms) and batching office. The site will also include storage bins for concrete sand, blend sand, 3/4 concrete rock, 3/8 concrete rock, 3/8 pea gravel, other aggregate materials as requested, recycled concrete and concrete blocks.

The site will have parking for 7 Concrete Delivery Trucks, 1 Gravel/Materials Truck with Trailers, 1 Wheeled Loader, 1 Telehandler, 2 Work Pick-Up Trucks, 1 Water Trailer, 15 Employee Vehicles, 2 Customer Parking Spaces, and 1 Handicap Parking Space.

The hours of operation will be Monday through Friday from 5:00 a.m. to 5:00 p.m., and Saturday 5:00 am to 3:00 pm with occasional operations at other times to meet customer needs.

Anticipated concrete production is approximately 300 loads per month. During peak times approximately 45 loads of concrete materials will be transported on and off the property per day. This includes materials delivered to the facility to produce concrete as well as deliveries of concrete to customers in the community.

Very limited public traffic is anticipated as most concrete orders are by phone.

Access to Farrow Ready Mix is provided by a shared driveway from Copperhill Lane, a private road, with primary access being from Copperhill Parkway, a public roadway. Farrow Ready Mix truck drivers are restricted from exiting the property through the unimproved intersection of Copperhill Lane and Brickway Boulevard, west of the site.

Water will be supplied by an existing well and by the Town of Windsor and sewer from the Airport/Larkfield/Wikiup Sanitation Zone.

Sincerely,  
John Farrow  
CEO

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# Emergency Action Plan

# EMERGENCY ACTION PLAN

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Facility Name: Farrow Ready Mix, Inc.

Address: 3660 Copperhill Lane  
City: Santa Rosa  
State: CA  
Zip Code: 95403

DATE PREPARED: 3/22/21

### EMERGENCY PERSONNEL NAMES AND PHONE NUMBERS

|              |                        |                          |
|--------------|------------------------|--------------------------|
| John Farrow  | President/Owner        | Cell Phone: 707-328-4561 |
| Troy Saldana | Sr. Operations Manager | Cell Phone: 707-890-0210 |
| Pam Bourns   | Accounting Manager     | Cell Phone: 707-849-4434 |

### DESIGNATED RESPONSIBLE OFFICIAL AT LOCATION

|               |                        |                          |
|---------------|------------------------|--------------------------|
| Troy Saldana  | Sr. Operations Manager | Cell Phone: 707-890-0210 |
| Pam Bourns    | Accounting Manager     | Cell Phone: 707-849-4434 |
| Frank de la O | Yard Supervisor        | Cell Phone: 707-480-7315 |
| Justin Burr   | Fleet Supervisor       | Cell Phone: 707-396-3117 |

DATE PREPARED: 8/18/23

# EVACUATION ROUTES

- Evacuation rules are listed below:

The following information is marked on evacuation maps:

## 1. Emergency exits from the Manager’s Office and the Batch Shack

Use the Front Door to the Building to Exit the Building and meet at the Emergency Evacuation Point

## 2. Locations of Fire Extinguishers

- |                                     |                   |
|-------------------------------------|-------------------|
| 1. Mechanic’s Area                  | 5. Dye Shed       |
| 2. Front Stairs of Manager’s Office | 6. Wash Rack      |
| 3. Batch Shack                      | 7. Truck Wash Out |
| 4. Weight Scale                     |                   |

## Site Map

### 1. FIRE EXTINGUISHER



### 2. SPILL KIT



### 3. EYE WASH STATION



### 4. FIRST AID KIT



## EMERGENCY PHONE NUMBERS

FIRE DEPARTMENT: 911 or 707-543-3500  
PARAMEDICS: 911 or 707-543-3500 (Santa Rosa Fire Department)  
AMBULANCE: 911 or 707-543-3500 (Santa Rosa Fire Department)  
POLICE: 911 or 707-543-3600 (Santa Rosa Police)  
FEDERAL PROTECTIVE SERVICE: 911 or  
US DEPT. OF HOMELAND SECURITY 415-522-3466 (San Francisco Office)

## UTILITY COMPANY EMERGENCY CONTACTS

(Specify name of the company, phone number and point of contact)

### ELECTRIC:

Pacific Gas & Electric 888-552-3442 Safety Central Turn Power Off  
800-743-5000 Emergency Number

### WATER:

City of Santa Rosa

Water Leak Call

Monday-Friday - 8am to 5pm 707-543-4200 (excluding holidays)

After hours, weekends, holidays: 707-543-3805

### GAS (if applicable):

Pacific Gas & Electric 800-743-5000 Emergency Number

### TELEPHONE COMPANY:

Sonic 888-766-4233



## EMERGENCY REPORTING AND EVACUATION PROCEDURES

Types of emergencies to be reported by site personnel are:

- MEDICAL
- FIRE
- SEVERE WEATHER
- BOMB THREAT
- CHEMICAL SPILL
- STRUCTURE CLIMBING/DESCENDING
- EXTENDED POWER LOSS
- OTHER (specify) \_\_\_\_\_ (e.g., terrorist attack/hostage taking)



## ON THE JOB WORKER'S COMPENSATION INJURIES

If an employee is injured on the job, you will need to determine the severity of the injury to the employee.

All injuries, no matter how minor, must be documented and Form 5020, Employer's Report of Occupational Injury or Illness, and Form DWC 1, Employee's Report of Injury, must be filled out in detail by both the employee's supervisor and by the employee documenting the injury and the cause for the injury.

Call 911 if you need to for severe injuries or feel it is needed.

If able, you can take the employee to the Emergency Room at the local hospital or you can take the employee to the local Urgent Care depending on the severity of the injury.

Kaiser Hospital is the Emergency Room and is located at

401 Bicentennial Way, Santa Rosa, CA 95403

Phone: 707-393-4000

Kaiser Urgent Care is located at:

3975 Old Redwood Highway, Mob 5, Ste. 152, Santa Rosa, CA 95403

Phone: 707-566-5555

The supervisor is required to fill out Form 5020, Employer's Report of Occupational Injury or Illness, in detail to document the injury and must give the form to Marie Koontong within 24 hours of the injury.

The supervisor is also required to have the employee fill out form Form DWC 1 and once fully completed by the employee, the supervisor must ensure the form is filled out in detail. Once completed, the supervisor is required to copy the form and give a copy to the employee. Form DWC 1 must be given to Marie Koontong within 24 hours of the injury.

Both forms are located in the Worker's Compensation Manual located in the Operations Manager's Office.

## FIRE EMERGENCY

When fire is discovered:

- Notify the local Fire Department by calling 911
- Notify the site personnel about the fire emergency by the following means:

|               |                        |                          |
|---------------|------------------------|--------------------------|
| John Farrow   | President/Owner        | Cell Phone: 707-328-4561 |
| Troy Saldana  | Sr. Operations Manager | Cell Phone: 707-890-0210 |
| Pam Bourns    | Accounting Manager     | Cell Phone: 707-849-4434 |
| Frank de la O | Yard Supervisor        | Cell Phone: 707-480-7315 |
| Justin Burr   | Fleet Supervisor       | Cell Phone: 707-396-3117 |

Fight the fire ONLY if:

- The Fire Department has been notified.
- The fire is small and is not spreading to other areas.
- Escaping the area is possible by backing up to the nearest exit.
- The fire extinguisher is in working condition and personnel are trained to use it.

Upon being notified about the fire emergency, occupants must:

- Leave the building using the designated escape routes.
- Assemble in the designated area: In the Yard between the Manager's Office and the Batch Shack
- Remain outside until the competent authority (Designated Official or designee) announces that it is safe to reenter.

Designated Official, Operations Manager or Supervisors:

- Disconnect utilities and equipment unless doing so jeopardizes his/her safety.
- Coordinate an orderly evacuation of personnel.
- Perform an accurate head count of personnel reported to the designated area.
- Determine a rescue method to locate missing personnel.
- Provide the Fire Department personnel with the necessary information about the facility.
- Perform assessment and coordinate whether project/office will be closed and perform closing procedures.

### **Operations Manager and Supervisors must:**

- Ensure that all employees have evacuated the area.
- Report any problems to your Operations Manager or Supervisor at the assembly area.

### **Assistants to Physically Challenged should:**

- Assist all physically challenged employees in emergency evacuation.

## EMERGENCY PROCEDURES WHEN NO CELL PHONE SERVICE OR ELECTRONIC COMMUNICATION IS AVAILABLE:

If any person has injured themselves on a jobsite and electronic communication is unavailable, it is the responsibility of the most competent person on the jobsite to make a determination of the next steps in order to get care to the injured person:

- If an injury has taken place and emergency services are needed, the most competent person at the location of the injury with the highest position with the company, will need to make decisions about the severity of the injury and the best intent for the injured person.
- The most competent person trained in medical services (CPR, First Aid, etc.) that can care for the injured person should be the person that stays behind and will care for the injured person until emergency services arrive. If a second person has the ability to navigate and find electronic communication, whether by cell phone or radio, the 2<sup>nd</sup> person should try to find and locate service in order to call for emergency help. During this time the most competent medically trained person, that has agreed to stay behind and care for the injured person, cannot leave the injured person's side until emergency services have arrived.

## EXTENDED POWER LOSS

In the event of extended power loss to a facility certain precautionary measures should be taken depending on the geographical location and environment of the facility:

- Unnecessary electrical equipment and appliances should be turned off in the event that power restoration would surge causing damage to electronics and effecting sensitive equipment.

In the Event of Power-Loss all the equipment on the property is set up to shut down in the event of a power outage.

Facilities with freezing temperatures should turn off and drain the following lines in the event of a long-term power loss.

- Fire sprinkler system
- Standpipes
- Potable water lines
- Toilets
- Equipment that contain fluids that may freeze due to long term exposure to freezing temperatures should be moved to heated areas, drained of liquids, or provided with auxiliary heat sources.

Upon Restoration of heat and power:

- Electronic equipment should be brought up to ambient temperatures before energizing to prevent condensate from forming on circuitry.
- Fire and potable water piping should be checked for leaks from freeze damage after the heat has been restored to the facility and water turned back on.

## CHEMICAL SPILL

The following are the locations of:

Spill Containment and Security Equipment:

1. Front Stairs of Manager' Office
2. Batch Shack
3. Mechanic's Area
4. Inside Chemical Storage Red Conex Box
5. Dye Shed
6. Employee's Restroom Across from Dye Shed

Personal Protective Equipment (PPE): Is kept at the Batch Shack, Operations Manager's Office, and each Spill Kit onsite also contains PPE.

SDS Sheets are kept in the Operation's Manager's Office and on the Employee Communications Board.

### **When a Large Chemical Spill has Occurred Call:**

- Immediately notify the Operations Manager and your Supervisor.
- Contain the spill with available equipment (e.g., absorbent pads, absorbent powder, etc.).
- Secure the area and alert other site personnel.
- Do not attempt to clean the spill unless trained to do so.
- Attend to injured personnel and call 911 for medical emergencies, if required.
- Evacuate building as necessary

City of Santa Rosa Spill Emergency Responses

Spill Response Team

Municipal Services Center

69 Stony Circle

Santa Rosa, CA 95404

Phone: 707-543-3800

**EMERGENCY: 707-528-5151 or 911**

For the following types of Emergencies

- 55 gallon drum Spill
- Chemicals (includes oil and grease)
- Compressed gas cylinder
- Large spill running in street, gutter or creek
- Other hazard to health or safety (anything blocking the street or entrance to school or hospital)
- Paint reaching the creek or storm drain
- Release from a commercial facility
- Smoking or fuming substance/container
- Spill during heavy rain
- Spill or crime in progress
- Unknown substance
- Vehicle fluids flowing or running (such as oil, gasoline, diesel)
- White powder

## **When a Small Chemical Spill has occurred:**

- Notify the Immediately notify your Supervisor and Operations Manager.
- If toxic fumes are present, secure the area (with caution tapes or cones) to prevent other personnel from entering.
- Deal with the spill in accordance with the instructions described in the SDS/MSDS.
- Small spills must be handled in a safe manner, while wearing the proper PPE.
- Review the general spill cleanup procedures.

## **City of Santa Rosa Spill Non-Emergencies**

For the following types of issues, call 707-543-3800:

- Illegal dumping
- Septic, human waste not out of the sewer system (such as RV discharge, buckets of human waste)

## **City of Santa Rosa Spill Reporting**

### Reporting Criteria

Please provide the following information:

- The amount of material
- If the issue affects or threatens to affect a creek
- If the material is flowing, dripping, running, or puddled and has gone into a storm drain
- If the material is flowing, dripping, running, or puddled
- If the material is in the creek
- If you know who or what caused the situation.
- What happened or is happening
- What materials are involved
- When the incident occurred or if it is presently occurring
- Where the incident occurred (street address, cross street)



## STRUCTURE CLIMBING/DESCENDING EMERGENCIES

List structures maintained by site personnel (tower, river gauge, roofs, etc.):

Structure Type: Silo 1 - Vince Hagan HCA-400 Silo 2

Structure Type: Silo 2 – Stephen’s Colt DC 374

Structure Type: Stephen’s Plant Mixing Hopper

Emergency Response Organization(s):

Paramedics – Call – 911                    or            707-543-3500 (Santa Rosa Fire Department)

Ambulance - Call – 911                    or            707-543-3500 (Santa Rosa Fire Department)

Fire Department - Call – 911            or            707-543-3500 (Santa Rosa Fire Department)

### Site Specific Fall Protection Plan

Whenever site-specific fall protection plans are utilized; the plan may only be developed by the competent person. The plan must also take into account the site-specific requirements which initially called for the use of a site-specific fall protection plan.

Whenever conventional fall protection is not feasible or creates a greater hazard than the fall itself; a fall protection plan may be used. In these cases, the site-specific plan shall include the reason why conventional fall protection methods are not feasible, the locations of the areas where conventional fall protection is not feasible. These areas shall also be classified as “controlled access zones”.

### Fall Protection Equipment

All fall protection equipment shall meet the requirements of applicable ANSI, ASTM, or OSHA requirements.

### Rescue

In the event of a fall, Farrow Ready Mix shall ensure prompt rescue of the affected employee(s). Farrow Ready Mix shall ensure that rescue details are established prior to the commencement of work at elevated heights.

### Incident Investigations

In the event of a fall, near miss, or other serious incident; Farrow Ready Mix shall conduct a thorough incident investigation and shall maintain all incident investigation records for at least 10 years after the affected employee(s)' employment has been terminated.

### Training Requirements

---

All employees who work at or above the fall protection requirement threshold shall receive training which pertains to the recognition elimination of fall hazards.

Employees who have already received training, shall receive re-training either on an annual basis, whenever the employee demonstrates incompetence or whenever the employee requests to be re-trained.

## Records & Documentation

---

All training shall be documented and records shall be maintained for at least 3 years after the termination of the employees employment with Farrow Ready Mix.

**TELEPHONE BOMB THREAT CHECKLIST INSTRUCTIONS:**

BE CALM, BE COURTEOUS. LISTEN. DO NOT INTERRUPT THE CALLER.

YOUR NAME: \_\_\_\_\_

TIME: \_\_\_\_\_

DATE: \_\_\_\_\_

CALLER'S IDENTITY SEX: Male \_\_\_\_ Female \_\_\_\_ Adult \_\_\_\_ Juvenile \_\_\_\_

APPROXIMATE AGE: \_\_\_\_

ORIGIN OF CALL: Local \_\_\_\_\_ Long Distance \_\_\_\_\_ Telephone Booth \_\_\_\_\_

**VOICE CHARACTERISTICS/ SPEECH/ LANGUAGE**

- \_\_\_ Loud      \_\_\_ High Pitch    \_\_\_ Raspy      \_\_\_ Intoxicated
- \_\_\_ Soft      \_\_\_ Deep          \_\_\_ Pleasant    \_\_\_\_\_ Other
- \_\_\_ Fast      \_\_\_ Distinct     \_\_\_ Stutter     \_\_\_ Slurred
- \_\_\_ Slow      \_\_\_ Distorted    \_\_\_ Nasal      \_\_\_\_\_ Other
- \_\_\_ Excellent   \_\_\_ Fair          \_\_\_ Foul        \_\_\_ Good        \_\_\_ Poor        \_\_\_\_\_ Other

**ACCENT/MANNER/BACKGROUND NOISES**

- \_\_\_ Local      \_\_\_ Foreign      \_\_\_ Race        \_\_\_ Not Local    \_\_\_ Region
- \_\_\_ Calm      \_\_\_ Rational     \_\_\_ Coherent    \_\_\_ Deliberate    \_\_\_ Righteous
- \_\_\_ Angry     \_\_\_ Irrational    \_\_\_ Incoherent   \_\_\_ Emotional    \_\_\_ Laughing
- \_\_\_ Factory   \_\_\_ Machines    \_\_\_ Music       \_\_\_ Office        \_\_\_ Machines    \_\_\_ Street
- \_\_\_ Traffic    \_\_\_ Trains       \_\_\_ Animals     \_\_\_ Quiet        \_\_\_ Voices       \_\_\_ Airplanes
- \_\_\_ Party      \_\_\_ Atmosphere

# BOMB FACTS

PRETEND DIFFICULTY HEARING - KEEP CALLER TALKING - IF CALLER SEEMS AGREEABLE TO FURTHER CONVERSATION, ASK QUESTIONS LIKE:

When will it go off? Certain Hour \_\_\_\_\_ Time Remaining: \_\_\_\_\_

Where is it located? Building: \_\_\_\_\_ Area: \_\_\_\_\_

What kind of bomb? \_\_\_\_\_ What kind of package? \_\_\_\_\_

How do you know so much about the bomb? \_\_\_\_\_

What is your name and address? \_\_\_\_\_

If building is occupied, inform caller that detonation could cause injury or death.

Activate malicious call trace: Hang up phone and do not answer another line. Choose same line and dial \*57 (if your phone system has this capability). Listen for the confirmation announcement and hang up.

Call Police/Security at 911 and relay information about call.

Did the caller appear familiar with plant or building (by his/her description of the bomb location)? Write out the message in its entirety and any other comments on a separate sheet of paper and attach to this checklist. Notify your supervisor immediately.

# SEVERE WEATHER AND NATURAL DISASTERS

## Earthquake: Preparedness

The primary dangers to workers result from: being struck by structural components or furnishings, inadequately secured stored materials, burns resulting from building fires resulting from gas leaks or electrical shorts, or exposure to chemicals released from stored or process chemicals. Many of the hazards to workers both during and following an earthquake are predictable and may be reduced through hazard identification, planning, and mitigation.

There are many things you can do to prepare your workplace before an earthquake occurs:

- Pick "safe places". A safe place could be under a sturdy table or desk or against an interior wall away from windows, bookcases or tall furniture that could fall on you. The shorter the distance to move to safety, the less likely that you will be injured. Injury statistics show that people moving as little as ten feet during an earthquake's shaking are most likely to be injured.
- Practice drop, cover, and hold-on in each safe place. Drop under a sturdy desk or table and hold on to one leg of the table or desk. Protect your eyes by keeping your head down. Practice these actions so that they become an automatic response.
- Practice these safe earthquake procedures (i.e., drop, cover, and hold-on) at least twice a year. Frequent practice will help reinforce safe behavior. When an earthquake or other disaster occurs, many people hesitate, trying to remember what they are supposed to do. Responding quickly and automatically may help protect you from injury.
- Make a plan for workers to follow in the event of an earthquake and be sure that it includes the following precautions:
- Aftershocks are smaller earthquakes that follow the main shock and can cause further damage to weakened buildings. After-shocks can occur in the first hours, days, weeks, or even months after the quake. Be aware that some earthquakes are actually foreshocks, and a larger earthquake might occur.
- Wait in your safe place until the shaking stops, then check to see if you are hurt. You will be better able to help others if you take care of yourself first, and then check the people around you. Move carefully and watch out for things that have fallen or broken, creating hazards. Be ready for aftershocks.
- Be on the lookout for fires. Fire is the most common earthquake-related hazard, due to broken gas lines, damaged electrical lines or appliances, and previously contained fires or sparks being released.
- If you must leave a building after the shaking stops, use the stairs, not the elevator, and look for falling debris. Earthquakes can cause fire alarms and fire sprinklers to go off. You will not be able to rule out whether there is a real threat of fire, and the elevators may have been compromised. Always use the stairs.

- If you're outside in an earthquake, stay outside. Move away from buildings, trees, streetlights and overhead lines. Crouch down and cover your head. Many injuries occur within ten feet of the entrance to buildings. Bricks, roofing and other materials can fall from buildings, injuring persons nearby. Trees, streetlights and overhead lines may also fall, causing damage or injury.
- Inform workers of the plan and discuss earthquakes with workers. Everyone in your workplace should know what to do if an earthquake occurs. Discussing earthquakes ahead of time helps reduce fear and anxiety and lets everyone know how to respond.
- Get training. Take a first-aid class from an organization such as the American Red Cross, American Heart Association, or National Safety Council chapter. Get training on how to use a fire extinguisher. Keep your training current. Training will help you to keep focused and know what to do when an earthquake occurs.
- Businesses can use the Federal Emergency Management Agency [How to Series](#) for protecting people/property during emergencies. Perform a workplace survey, especially if you are in an area with a high risk of earthquakes, to identify potential hazards to workers if an earthquake occurs. Look for furniture or materials that could fall and strike workers or block means of egress, or cause a release of hazardous materials, or otherwise affect the health and safety of workers as a result of utility loss or system/structural failure. Follow mitigation techniques recommended by FEMA for equipment and furniture.

## CRITICAL OPERATIONS

During some emergency situations, it will be necessary for some specially assigned personnel to remain at the work areas to perform critical operations.

### Assignments:

| Work Area: | Name:         | Job Title           | Description of Assignment                  |
|------------|---------------|---------------------|--------------------------------------------|
| Yard       | Frank De La O | Yard Supervisor     | Shut down power to the plant               |
| Dispatch   | Tim Bankston  | Dispatch Supervisor | Shut down power to batching equipment      |
| Mechanic   | Justin Burr   | Fleet Supervisor    | All equipment parked on property correctly |
| Operations | Troy Saldana  | Sr. Operations Mgr. | All Staff accounted for                    |

- Personnel involved in critical operations may remain on the site upon the permission of the Operations Manager or Supervisor.

- In case the emergency situation will not permit any of the personnel to remain at the facility, the Operations Manager shall notify the appropriate Emergency Personnel Names listed below.

The following offices should be contacted:

|              |                        |                          |
|--------------|------------------------|--------------------------|
| John Farrow  | President/Owner        | Cell Phone: 707-328-4561 |
| Troy Saldana | Sr. Operations Manager | Cell Phone: 707-890-0210 |
| Pam Bourns   | Accounting Manager     | Cell Phone: 707-849-4434 |

TRAINING The following personnel have been trained to ensure a safe and orderly emergency evacuation of other employees:

**Name: Troy Saldana**  
**Title: Sr. Operations Manager** Date: 6/23/23

**Name: Pam Bourns**  
**Title: Accounting Manager** Date: 6/23/23

**Name: Frank De La O**  
**Title: Yard Supervisor** Date: 6/23/23

**Name: Justin Burr**  
**Title: Fleet Supervisor** Date: 6/23/23

1. FIRE EXTINGUISHER



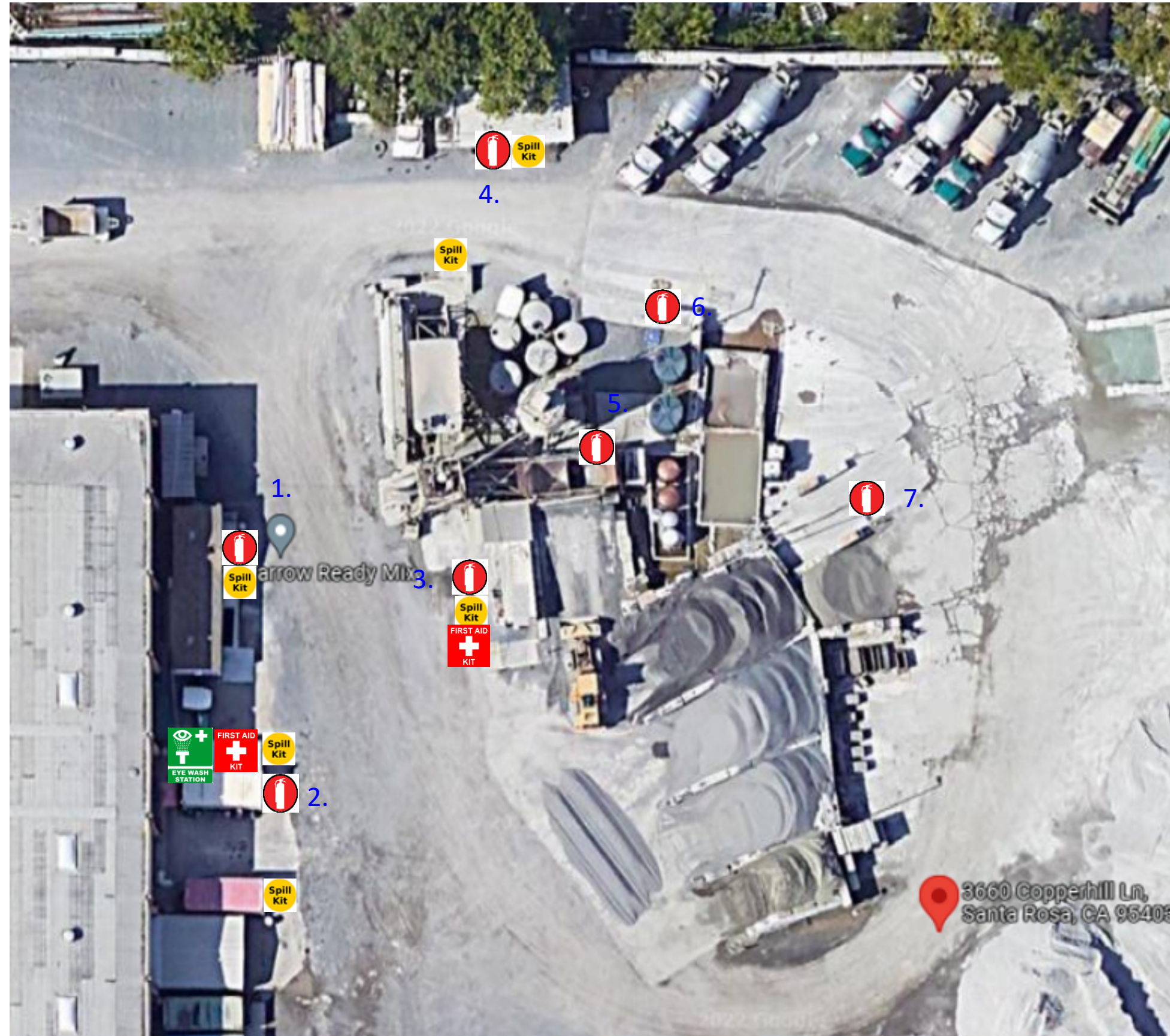
2. SPILL KIT



3. EYE WASH STATION



4. FIRST AID KIT





# COPPERHILL PARKWAY SANITARY SEWER MAIN EXTENSION

3660 COPPERHILL PARKWAY

Santa Rosa, California

APN 059-250-004

## GENERAL:

- All materials, workmanship, and construction shall conform to the County Standard Specifications and Standard Plans (last edition).
- For any work to be performed in the State right-of-way, the Contractor shall obtain an encroachment permit from the State Encroachment Permit Department, before start of work.
- The Contractor shall be responsible for notifying Underground Service Alert (U.S.A.). Call toll-free (800)642-2444 at least two working days prior to excavation. The Contractor shall uncover existing buried utilities with utility owner to verify locations and elevations of utilities. Buried utilities include but are not limited to water, sewer, electrical, gas, and telephone. All utilities conflicting with the proposed construction shall be relocated prior to start of construction.
- All underground improvements shall be installed and approved prior to private driveway approach paving.
- Restoration of existing surfacing due to construction of trenches shall be governed by the conditions in the road encroachment permit.
- The Contractor shall obtain a trench permit from the California Division of Industrial Safety prior to the excavation of any trench over five feet in depth.
- The County may require additional work or facilities in the course of the construction of project in order for the improvements to reasonably provide for the intended function or for public safety.
- All grading shall be performed in accordance with CBC, Appendix Chapter 33, latest edition.
- Provide written notice to private property owners at least 48 hours prior to beginning any construction. Include a clear description of the work, dates and times of construction in their driveway, and the Contractor contact information. Provide a second written notification to the owner and tenants on the property at least 24 hours prior to beginning construction in their driveway(s). Provide emergency access to their properties at all times. Place trenches to allow at least one traffic lane with traffic control and flaggers, unless the owner provides written permission to temporarily prevent access of domestic and commercial vehicles to the property (Emergency vehicles excluded). Trench plating shall be adequate to support all legal types of vehicles.
- Prior to issuance of permit, Contractor to locate utility crossings and provide one set of pathing data to PRMD for utilities that may conflict with the proposed sewer design and notify engineer of any conflicts that exist.

## GENERAL SEWER CONSTRUCTION NOTES:

- All sanitary sewer construction shall be in accordance with the latest revision of the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, including Standard Drawings, and/or specific details on SCWA approved engineering plans.
- All sanitary sewer construction shall be inspected by the Engineering Division of the Sonoma County Permit and Resource Management Department (PRMD). Call (707) 565-3551 for the Automated Inspection Request System (Selectron). A five (5) day notice is required prior to the start of work.
- Sewer construction inspection will occur when the trench excavation for sewer installation is completed. No bedding, pipe, backfill or other material shall be placed in excavation until the excavation has been inspected and accepted by the inspector.
- Prior to demolition of the existing structure(s), the Contractor must obtain a Sewer Disconnect Permit from the Engineering Division of the Sonoma County Permit and Resource Management Department (PRMD). Disconnection of the existing structure(s) shall be inspected and approved by the Engineering Division of PRMD to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property.
- All existing septic tanks are to be abandoned under issuance of a "Tank Abandonment Permit" issued by the Well and Septic Division of the Sonoma County Permit and Resource Management Department (PRMD). The Tank Abandonment Permit is to be issued with the Sewer Construction Inspection Permit. The Tank Abandonment Permit is to be inspected by the Engineering Division of PRMD when the building is connected to the public sewer system. A Sewer Completion Notice is required for the tank abandonment and the sewer connection prior to occupancy.
- Underground obstructions shown on these plans are based on the best information available and the contractor is cautioned that the owner, the engineer, and the County of Sonoma assume no responsibility for any obstruction either shown or not shown on these plans.
- The contractor shall do no excavation until all existing utilities have been marked in the field by the utility company responsible for each utility. The contractor shall notify each utility company at least 48 hours prior to starting work.
- Prior to beginning any excavations, the contractor shall contact Common Ground Alliance at 811, and for sewer lines also notify the SCWA Service Center at (707) 521-1892.
- The contractor shall obtain a "Trench/Excavation Permit" or a "Letter of Exemption" from the California Department of Industrial Relations, Division of Occupational Safety and Health. Call (707) 576-2388. A copy must be on file in the Sonoma County Permit and Resource Management Department prior to issuance of any sewer construction permits.
- Prior to the start of construction, the contractor must obtain a permit to construct public sewer facilities from the Engineering Division of the Sonoma County Permit and Resource Management Department (PRMD). When obtaining a sewer construction permit, the Contractor shall provide three (3) sets of approved sewer construction improvement plans.
- Prior to the start of construction, the contractor shall provide the Inspector with a copy of the "cut sheets", containing the stationing and elevations of sewer mains, structures and laterals for this project.
- The project design engineer shall verify the invert of the existing sewer when it is exposed and if approved by PRMD, adjust the grade of the new sewer construction accordingly.
- No building shall be connected to the newly constructed sewer main until the sewer main has been inspected and accepted by the Engineering Division of the Sonoma County Permit and Resource Management Department (PRMD), and a Sewer Connection Permit has been issued for the building.
- The contractor shall mark sewer lateral locations as per drawing No. 121 of the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities (latest revision).
- The contractor shall provide a television inspection of all newly constructed mainline sewers and side-sewers, to the Sonoma County Water Agency as per Section 8.9 of the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities (latest revision), for review and approval prior to final acceptance of construction.
- The contractor shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping and utilities that are disturbed during the construction of sewer facilities. Restoration shall be completed prior to the issuance of a completion notice, unless otherwise specifically approved in advance by the Sonoma County Permit and Resource Management Department.
- The project engineer shall provide "Record Drawings" for Sonoma County Water Agency review and approval, per Section 6.5 of the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities (latest revision), and Permit and Resource Management Department (PRMD) requirements. Record Drawings shall be submitted electronically in Tagged Information Format File (TIFF) format to the PRMD Engineering Division Inspection Supervisor for review and approval prior to final acceptance of construction.
- Pipe bedding material specification for sanitary sewer projects:

| Size | % Passing |
|------|-----------|
| 3/4" | 100       |
| 3/8" | 80-100    |
| #4   | 30-80     |
| #16  | 5-30      |
| #200 | 2-5       |

Sand equivalent = 25 (min.); Durability = 25 (min.)
- Trench backfill material and bedding compaction requirements shall be in accordance with sanitary sewer standard drawings 107, 108 and 133 of the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, or as approved by the Sonoma County Water Agency Road Section to be per Transportation and Public Works department.
- Prior to starting work on a County road the contractor shall notify the Traffic Division of the Sonoma County Department of Transportation and Public Works 48 hours in advance of the beginning of work. Call (707) 565-2231.
- Construction of underground utilities/sewer shall follow State requirements within the State right-of-way.

## EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

- Perform erosion prevention and sediment control in accordance with Chapter 11a and 11 of the Sonoma County Code (SCC).
  - The approved plans shall conform with the Permit and Resource Management Department's (PRMD) Erosion Prevention and Sediment Control Best Management Practices (BMP's) guide as posted on the PRMD website.
  - The owner is responsible for preventing storm water pollution generated from the construction site year round. Work sites with inadequate erosion and sediment control may be subject to a stop work order.
  - If discrepancies occur between these notes, material referenced herein or manufacturer's recommendations, then the most protective shall apply.
  - At all times the owner is responsible for obtaining and complying with the State of California National Pollutant Discharge Elimination System (NPDES) General Permit Waste Discharge requirements for discharges of storm water runoff associated with construction activity. Construction activities include but are not limited to clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement.
- RAINY SEASON OPERATIONS**
- The owner must implement an effective combination of erosion prevention and sediment control on all disturbed areas during the rainy season (October 15 - April 15). Construction grading and drainage improvement shall be permitted during the rainy season only when on-site soil conditions permit the work to be performed in compliance with SCC Chapter 11 and 11a. Storm water BMPs referenced or detailed in the permit authority's Best Management Practices guide shall be implemented and functional on the site at all times.
  - The area of erodible land exposed at any one time during the work shall not exceed 1 Acre or 20% of the permitted work area, whichever is greater, and the time of exposure shall be minimized to the maximum extent practicable.
  - Agricultural grading and drainage improvements, and initial land preparation work for vineyard and orchard planting, shall be permitted during the rainy season only from April 1 to April 15, and only when on-site soil conditions permit the work to be performed in compliance with SCC CH. 11a and 11.
  - Owner to organize site meeting with design engineer and site grading contractor prior to the onset of winter rains to coordinate proper erosion control measures based upon schedule and level of exposed soil.

## YEAR ROUND REQUIREMENTS

- During the non-rainy season, on any day when the National Weather Service forecast is a chance of rain of 30% or greater within the next 24 hours, storm water BMPs referenced or detailed in PRMD's Best Management Practices Guide shall be implemented, installed, and functional on the site to prevent soil and other pollutant discharges. At all other times, BMPs should be stored on site in preparation for installation prior to rain events.
- Erosion prevention and sediment control measures shall be inspected by the owner before forecasted storm events and after storm events to ensure measures are functioning properly. Erosion prevention and sediment control measures that have failed or are no longer effective shall be promptly replaced. Erosion prevention and sediment control measures shall be maintained until disturbed areas are stabilized.
- The limits of grading shall be defined and marked on site to prevent damage to surrounding vegetation. Preservation of existing vegetation shall occur to the maximum extent practicable. Any existing vegetation within the limits of grading that is to remain undisturbed by the work shall be identified and protected from damage by marking, fencing, or other measures.
- Changes to the Erosion Prevention and Sediment Control Plan may be made to respond to field conditions and shall be noted on the plan.
- Discharges of potential pollutants from construction sites shall be prevented using source controls to the maximum extent practicable. Potential pollutants include but are not limited to: sediment, trash, nutrients, pathogens, petroleum hydrocarbons, metals, concrete, asphalt, lime, paint, stains, glues, wood products, pesticides, herbicides, chemicals, hazardous waste, sanitary waste, vehicle or equipment wash water, and chlorinated water.
- Entrance(s) to the construction site shall be maintained in a condition that will prevent tracking or flowing of potential pollutants offsite. Potential pollutants deposited on paved areas within the County right-of-way, such as roadways and sidewalks, shall be properly disposed of at the end of each working day or more frequently as necessary. The contractor shall be responsible for cleaning construction vehicles leaving the site on a daily basis to prevent dust, silt, and dirt from being released or tracked offsite. All sediment deposited on paved roadways shall be removed at the end of each working day or more often as necessary.
- All disturbed areas shall be protected by using erosion prevention measures to the maximum extent practicable, such as establishing vegetation coverage, hydroseeding, straw mulch, geotextiles, plastic covers, blankets or mats. Temporary or permanent revegetation shall be installed as soon as practical after vegetation removal but in all cases prior to October 15. Prior to final inspection, all disturbed areas shall be revegetated or landscaping shall be installed.
- Whenever it is not possible to use erosion prevention measures on exposed slopes, sediment control devices such as fiber rolls and silt fences shall be installed to prevent sediment migration. Fiber rolls and silt fences shall be trenched and keyed into the soil and installed on contour. Silt fences shall be installed approximately 2 to 5 feet from toe of slope.
- Hydroseeding shall be conducted in a three step process. First, evenly apply seed mix and fertilizer to the exposed slope. Second, evenly apply mulch over the seed and fertilizer. Third, stabilize the mulch in place. An equivalent single step process, with seed, fertilizer, water, and bonded fibers is acceptable.

Applications shall be broadcasted mechanically or manually at the rates specified below. Seed mix and fertilizer shall be worked into the soil by rolling or tamping. If straw is used as mulch, straw shall be derived from wheat, rice, or barley and be approximately 6 to 8 inches in length. Stabilization of mulch shall be done hydraulically by applying an emulsion or mechanically by crimping or punching the mulch into the soil. Equivalent methods and materials may be used only if they adequately promote vegetation growth and protect exposed slopes.

| Materials                             | application rate (pounds per acre) |
|---------------------------------------|------------------------------------|
| Seed mix                              | 40                                 |
| Eriogonum fasciculatum (blonde brome) | 20                                 |
| Trifolium mirum (hykon rose clover)   | 20                                 |
| Fertilizer                            | 500                                |
| 16-20-0 + 15% sulphur                 | 500                                |
| Mulch                                 | 4000                               |
| Straw                                 | 4000                               |
| Hydraulic stabilizing*                | 75-100                             |
| M-blinder or sentinel                 | per manufacturer                   |
| Equivalent material                   | per manufacturer                   |

\*non-asphaltic, derived from plants

- Dust control shall be provided by contractor during all phases of construction.
- Storm drain inlets shall be protected from potential pollutants until drainage conveyance systems are functional and construction has been completed.
- Energy dissipaters shall be installed at storm drain outlets which may convey erosive storm water flow.
- Soil, material stockpiles, and fertilizing material shall be properly protected to minimize sediment and pollutant transport from the construction site.
- Solid waste, such as trash, discarded building materials and debris, shall be placed in designated collection areas or containers. The construction site shall be cleared of solid waste daily or as necessary. Regular removal and proper disposal shall be coordinated by the Contractor.
- A concrete washout area, such as a temporary pit, shall be designated to clean concrete trucks and tools. At no time shall concrete products and waste be allowed to enter County waterways such as creeks or storm drains. No washout of concrete, mortar mixers, or trucks shall be allowed on soil.
- Proper application, cleaning, and storage of potentially hazardous materials, such as paints and chemicals, shall be conducted to prevent the discharge of pollutants.
- Temporary restrooms and sanitary facilities shall be located and maintained during construction activities to prevent the discharge of pollutants.
- Appropriate vehicle storage, fueling, maintenance, and cleaning areas shall be designated and maintained to prevent discharge of pollutants.

## ABBREVIATIONS

|      |                        |      |                                                       |
|------|------------------------|------|-------------------------------------------------------|
| AAI  | ADOBE ASSOCIATES, INC. | LF   | LINEAR FEET                                           |
| AB   | AGGREGATE BASE         | MAX  | MAXIMUM                                               |
| AC   | ASPHALT CONCRETE       | ME   | MATCH EXISTING                                        |
| AD   | AREA DRAIN             | MH   | MANHOLE                                               |
| BLDG | BUILDING               | MN   | MINIMUM                                               |
| BM   | BENCH MARK             | NTS  | NOT TO SCALE                                          |
| CB   | CATCH BASIN            | NO   | NUMBER                                                |
| CL   | CLASS                  | PV   | POST INDICATOR VALVE                                  |
| C    | CENTERLINE             | PL   | PROPERTY LINE                                         |
| CM   | CORRUGATED METAL PIPE  | PP   | POWER POLE                                            |
| CO   | CLEANOUT               | PRMD | SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT |
| CONC | CONCRETE               | PUE  | PUBLIC UTILITY EASEMENT                               |
| DI   | DROP INLET             | RCE  | REGISTERED CIVIL ENGINEER                             |
| DIP  | DUCTILE IRON PIPE      | RCP  | REINFORCED CONCRETE PIPE                              |
| DW   | DOMESTIC WASTE         | R/W  | RIGHT OF WAY                                          |
| DWG  | DRAINING               | RWL  | RECLAIMED WATER LINE                                  |
| DWY  | DRIVEWAY               | S    | SLOPE                                                 |
| EG   | EXISTING GROUND        | SD   | STORM DRAIN                                           |
| EP   | EDGE OF PAVEMENT       | SS   | SANITARY SEWER STATION                                |
| EL   | ELEVATION              | STD  | STANDARD                                              |
| ESMT | EASEMENT               | TC   | TOP OF CURB                                           |
| EX   | EXISTING               | TYP  | TYPICAL                                               |
| FL   | FLOWLINE               | USP  | UNDER SEPARATE PERMIT                                 |
| FM   | FORCE MAIN             | VF   | VERIFY IN FIELD                                       |
| FS   | FINISHED SURFACE       | W    | WATER                                                 |
| GB   | GRADE BREAK            | WM   | WATER METER                                           |
| ID   | INSIDE DIAMETER        | WV   | WATER VALVE                                           |
| IG   | INVERT GRATE           |      |                                                       |

## LEGEND

| PROPOSED | EXISTING | DESCRIPTION                       |
|----------|----------|-----------------------------------|
| ---      | ---      | PROPERTY BOUNDARY                 |
| ---      | ---      | CURB & GUTTER                     |
| ---      | ---      | SANITARY SEWER & MANHOLE          |
| ---      | ---      | SANITARY SEWER & CLEANOUT         |
| ---      | ---      | SANITARY SEWER LATERAL            |
| ---      | ---      | STORM DRAIN & MANHOLE             |
| ---      | ---      | STORM DRAIN & DRAINAGE INLET (DI) |
| ---      | ---      | WATER SERVICE / WM                |
| ---      | ---      | WATER MAIN & GATE VALVE           |
| ---      | ---      | FIRE HYDRANT                      |
| ---      | ---      | LIGHT STANDARD                    |
| ---      | ---      | UTILITY POLE W/WO GUY WIRE        |
| ---      | ---      | GAS SERVICE                       |

## OWNER INFO

CMS PROPERTIES LLC  
P.O. BOX 439  
SEBASTOPL, CA  
PHONE: (707) 292-5465

## PURPOSE STATEMENT:

THIS PROJECT PROPOSES THE EXTENSION OF AN EXISTING 8-INCH SANITARY SEWER MAIN TO SERVE PARCELS 059-250-004, 006, 011.

## PROJECT BENCHMARK

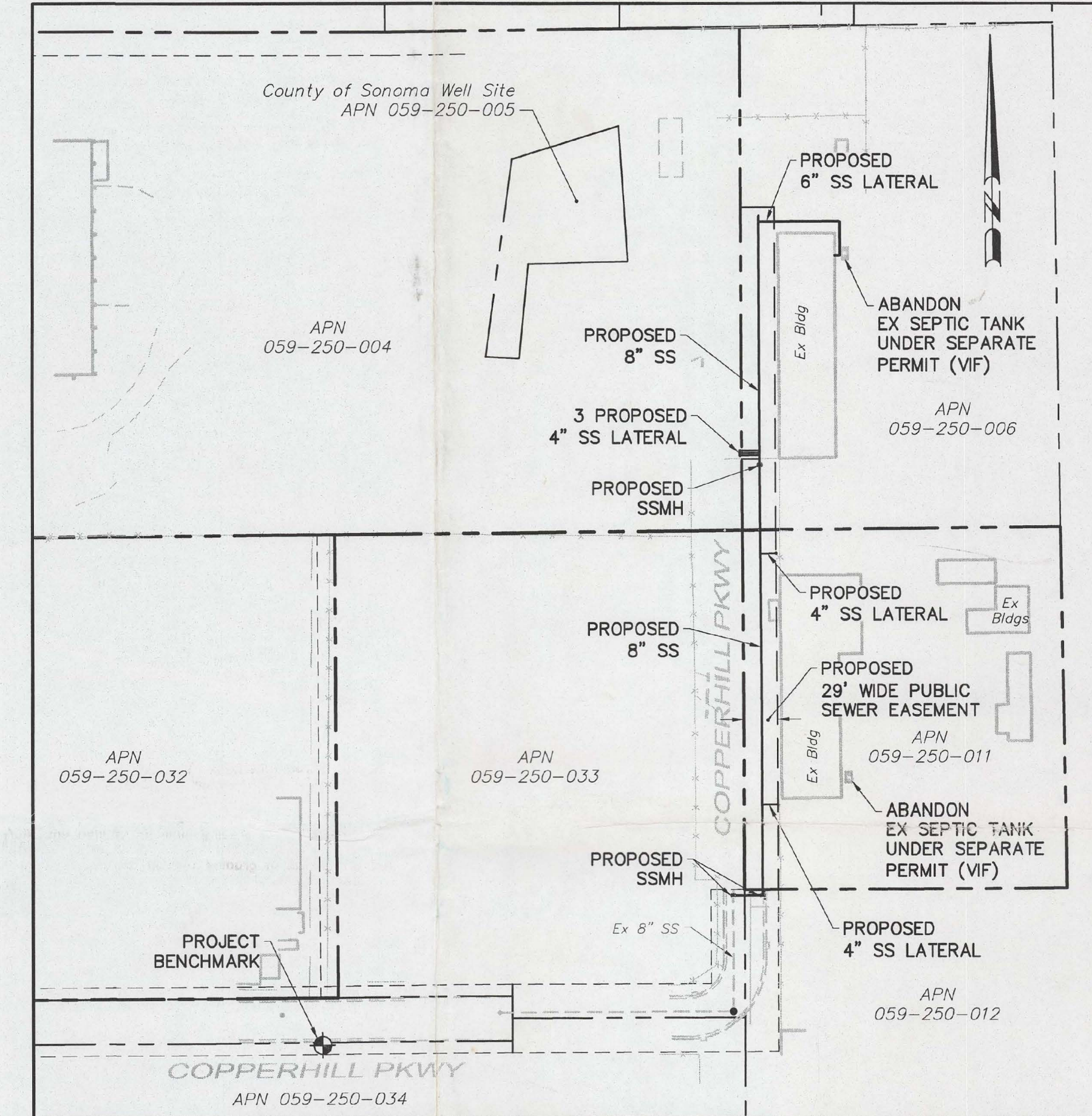
SET REBAR AND CAP AT SOUTH SIDE OF COPPERHILL PKWY AND PRIVATE DRIVE. ELEVATION=500.00' (ASSUMED DATUM). AAI POINT #1.

## RECORD PLAN

I TIMOTHY LEE SCHRAM AM THE PROJECT ENGINEER, AND I DO HEREBY STATE THAT THESE RECORD DRAWINGS ARE COMPILED FROM INFORMATION PROVIDED BY THE PROJECT CONTRACTOR, AND/OR MY OFFICE. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE THE WORK WAS CONSTRUCTED IN ACCORDANCE WITH THE FINAL APPROVED PLANS, WITH NOTED CHANGES, IF ANY. THE COUNTY OF SONOMA AND THE SONOMA COUNTY WATER AGENCY WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT. FIELD VERIFICATION OF CRITICAL FACTS AND DATA SHOULD BE MADE IF THESE DOCUMENTS ARE TO BE USED AS A BASIS FOR FUTURE WORK.

James L. Jasperse R.C.E. 48341  
Chief Engineer  
Sonoma County Water Agency

08-13-20  
DATE

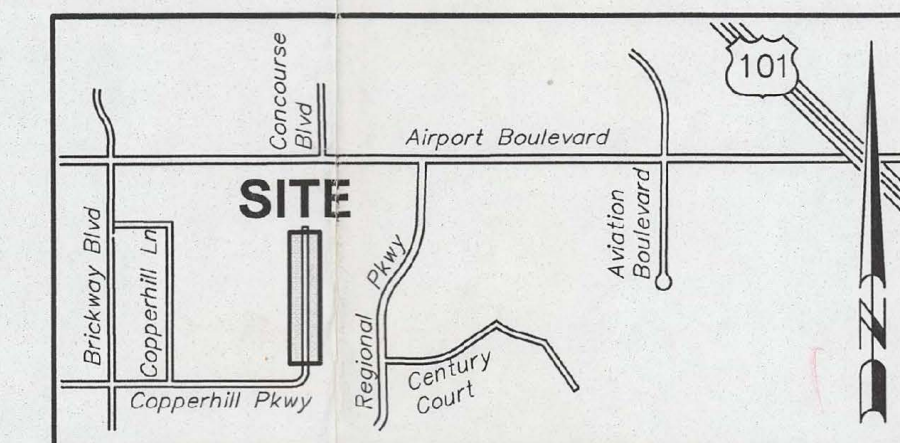


## OVERALL SITE PLAN

SCALE: 1" = 100'

## SHEET INDEX

|      |                                 |
|------|---------------------------------|
| C1.0 | TITLE SHEET                     |
| C2.0 | PLAN & PROFILE STA. 0+00 - 5+25 |
| C2.1 | PLAN & PROFILE STA. 5+25 - 7+25 |



## LOCATION MAP

NOT TO SCALE

Approved for construction of public sewer facilities:

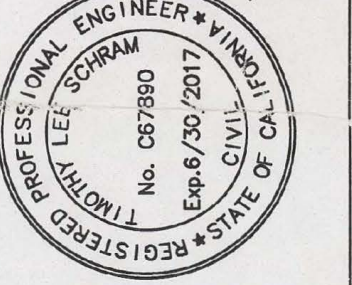
James L. Jasperse R.C.E. 48341  
Chief Engineer  
Sonoma County Water Agency

12/28/16  
Date

| No. | Date | Description | Approved |
|-----|------|-------------|----------|
|     |      |             |          |

adobe associates, inc.  
civil engineering / land surveying / wastewater  
1220 N. Dutton Ave., Santa Rosa, CA 95401  
P. (707) 541-2300 F. (707) 541-2301  
Website: www.adobeinc.com  
"A Service You Can Count On"

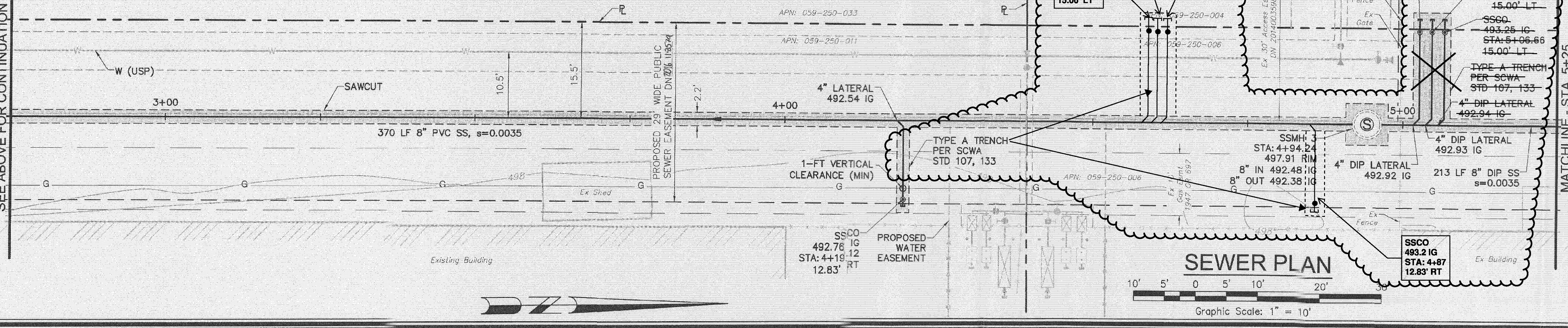
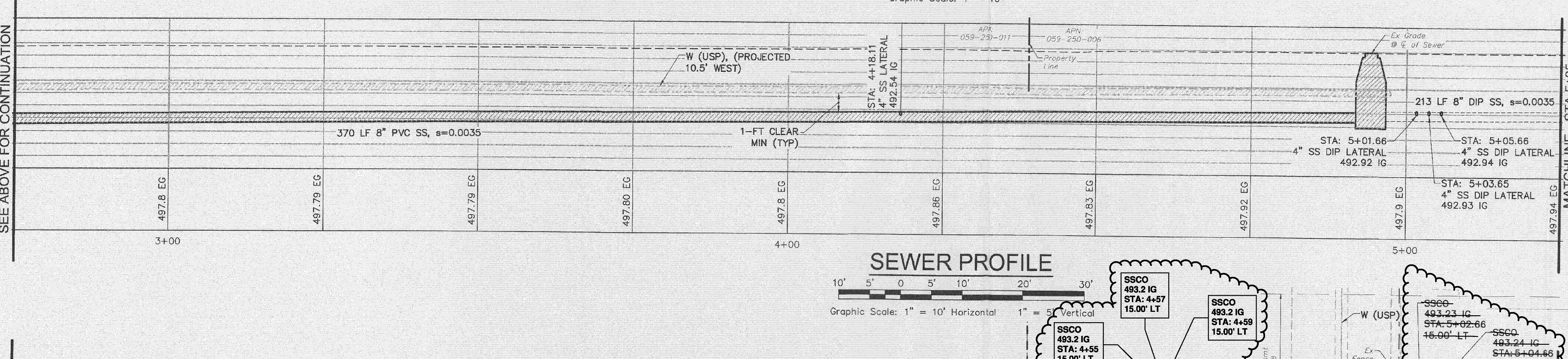
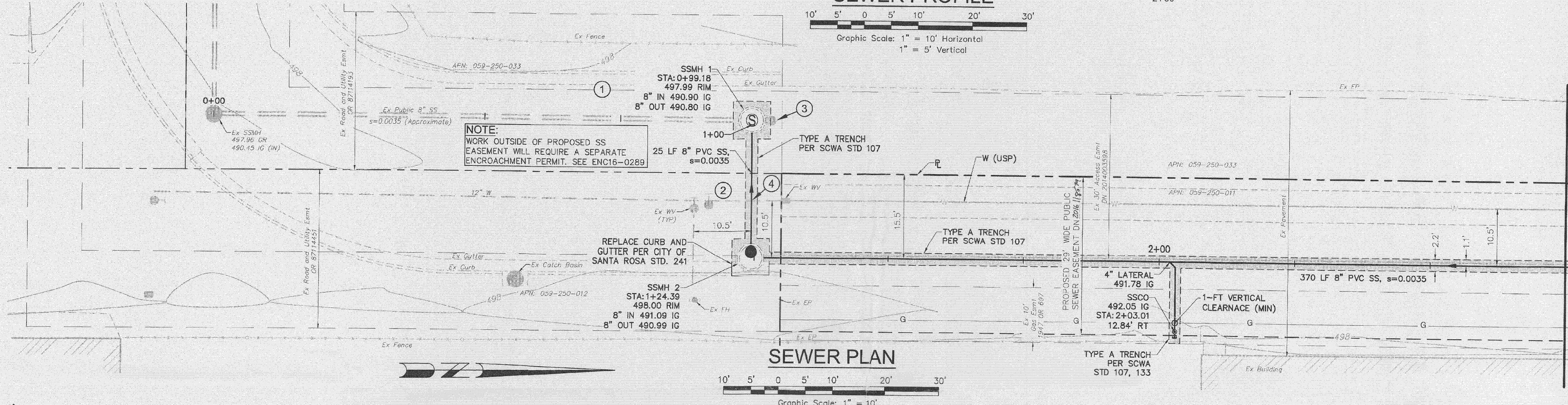
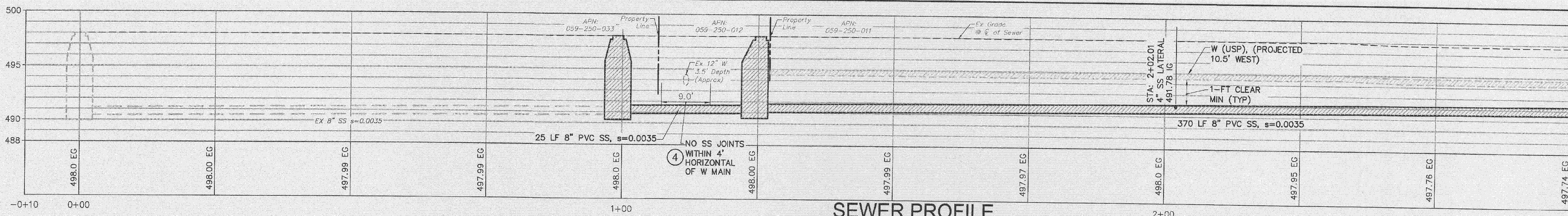
Timothy L. Schram, R.C.E. 67890  
My license expires 6/30/2017



COPPERHILL PARKWAY  
SANITARY SEWER MAIN EXTENSION  
TITLE SHEET  
3660 Copperhill Parkway  
Santa Rosa, California  
APN 059-250-004

SCALE: AS NOTED  
Date: December 8, 2016  
Design by: JEP  
Drawn by: JEP  
Checked by: TLS

Sheet  
C1.0  
1 of 3 Sheets  
Job 16022



- KEY NOTES:**
- CONTRACTOR TO VERIFY INVERT OF EX 8" SS AT SSMH 1 OUTLET. IF DISCREPANCY EXISTS CONTACT ENGINEER.
  - CONTRACTOR TO FIELD VERIFY ALL INVERTS AND UTILITY CROSSINGS THAT MAY CONFLICT WITH THE PROPOSED SEWER. NOTIFY ENGINEER IF ANY CONFLICTS EXIST. MINIMUM UTILITY SEPARATION MUST BE MAINTAINED.
  - ABANDON EXISTING SSSCO. REPAIR AND REPLACE EXISTING STRUCTURAL PAVEMENT SECTION. REMOVE AND DISPOSE OF UPPER PORTION OF EXISTING SSSCO. FILL EXISTING PIPE TO BE ABANDONED WITH SAND SLURRY AND INSTALL PLUG AT PIPE END. REFER TO COUNTY STD 112 AND 113.
  - PROVIDE CONTINUOUS SECTION OF CLASS 200 (DR 14 PER AWWA C900-97) PVC PIPE OR EQUIVALENT, CENTERED BELOW W MAIN.

| SANITARY SEWER SCHEDULE                                    |                                                                      |
|------------------------------------------------------------|----------------------------------------------------------------------|
| SSMH 1 & 3                                                 | 48" ID PER COUNTY STD 100 A                                          |
| SSMH 2                                                     | 60" ID WITH ECCENTRIC CONE PER COUNTY STD 100 A                      |
| SS TRENCH                                                  | PER COUNTY STD 107 & 108 & PAVING PER TRANSPORTATION & PUBLIC WORKS. |
| SSCO 1                                                     | PER COUNTY STD 106                                                   |
| SS MAIN SHALL BE 8" PVC SDR35 WHERE COVER > 4.5'           |                                                                      |
| SS MAIN SHALL BE 8" DIP WHERE COVER < 4.5'                 |                                                                      |
| ALL SS LATERALS SHALL BE 4" PVC SDR35, PER COUNTY STD 121. |                                                                      |

**PAVING LEGEND:**

MATCH EX SECTION OF TRAVELWAY OR 0.25' OF AC, WHICHEVER IS GREATER

Revisions

| No. | Date     | Description     | Approved |
|-----|----------|-----------------|----------|
| 1   | 08/19/20 | Record Drawings | TLS      |

**adobe associates, inc.**  
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Professional Engineer License No. 057980  
 Exp. 6/30/2017  
 Timothy L. Schram, RCE 67890  
 My license expires 6/30/2017

**COPPERHILL PARKWAY  
 SANITARY SEWER MAIN EXTENSION  
 PLAN & PROFILE STA. 0+00 - 5+25**

Santa Rosa, California  
 APN 059-250-004

SCALE: AS NOTED  
 Date: December 8, 2016  
 Design by: EP  
 Drawn by: EP  
 Checked by: TLS

Sheet  
**C2.0**  
 2 of 3 Sheets  
 Job 16022

