

SONOMA VALLEY CITIZENS ADVISORY COMMISSION  
Notice of Meeting and Agenda  
November 18, 2015  
Sonoma Police Department, Community Room  
177 First Street West, Sonoma  
6:30 p.m.

Contact: Pat Gilardi, District Director to Supervisor Gorin at [pat.gilardi@sonoma-county.org](mailto:pat.gilardi@sonoma-county.org)

1. Call to Order, Roll Call
2. Approval of Minutes of the meeting of October 28, 2015 Resolution
3. Public Comment Receive  
(Limited to items not appearing on the agenda)
4. File Number: ZPE12-0215 Resolution  
Applicant Name: Kadello and Larsen  
Owner Name: Andrea Correnti  
Site Address: 5350 O'Donnell Lane, Glen Ellen  
APN: 054-300-018, and -019  
  
Request for a Zoning Permit with environmental review for proposed  
Construction of a new single family dwelling within the RC (Riparian  
Corridor) zoning district on two parcels totaling 0.47 acres
5. File Number: DRH11-0001 Resolution  
Applicant Name: Craig Miller  
Owner Name: Same  
Site Address: 20820 Broadway, Sonoma  
APN: 128-322-012  
  
Request for modification to previous Design Review approval. The  
Modification would allow a 1,700 square foot expansion to an existing  
Building and the elimination of the previously approved new building on  
A 1.36 acre parcel. An extension of time is also requested.
6. Consideration of items for future agenda Receive
7. Adjourn Resolution

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-AI, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners

Web Links:

County of Sonoma: [www.sonoma-county.org](http://www.sonoma-county.org) select Boards and Commissions  
City of Sonoma: [www.sonomacity.org](http://www.sonomacity.org) select Sonoma Valley Citizens Advisory Commission

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION  
MINUTES OF MEETING OCTOBER 28, 2015  
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM  
175 FIRST STREET WEST, SONOMA  
6:30 p.m.**

**COMMISSIONERS PRESENT:** Bruce Green, Tom Martin, Jack Ding, Cynthia Wood, Margaret Spaulding, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Dick Fogg, Ditty Vella, Rachel Hundley, Mark Bramfitt, Gay Johann, Sean Bellach, Angela White

**EXCUSED:** Pat Stevens

1. **Call To Order: 6:30 p.m.**

2. **Minutes Approved of September 23, 2015 Meeting**

3. **Public Comment (Limited to items not appearing on the agenda):**

Linda Hale, VOM Alliance, announced Community Separators public meetings to expand areas in Sonoma for inclusion on the ballot in November 2016. Also Winery Working Group will hold a public workshop to develop guidelines for events and ag land development and preservation.

4. **File Number: UPE15-0046**

**Applicant Name: Westside USA Inc.**

**Owner Name: Same**

**Site Address: 24520 Ramal Road, Sonoma**

**Request for a Use Permit to allow a winery with 20,000 annual production capacity with new buildings, public tasting, retail sales and special events on a 186 acre parcel.**

**Note from minute-taker:**

**Part of the presentation was inaudible due to not speaking directly into the microphone and many comments faded in and out. The microphone system also malfunctioned in the midst of the presentation and Commissioners and speakers who did not use the microphone after function was restored could not be heard. Due to Pat Gilardi's absence from the meeting tonight, there was no tape recorder with which to use as backup.**

**Applicant presentation:**

Anna Moller-Racke: Our project started in 2001, specializing in Pinot Noir, and would like to continue production at our own property which was a former dairy in the old farm building in Sonoma. (Discussed project plans on presentation boards). We bought a ranch on 40 acres and we have an existing use permit for 100,000 case production and we're suggesting reducing the project to 20,000 cases. We'll continue to use the existing old farmhouse which we'll be converting to administration and hospitality, and the old mill farm, which holds offices currently, will be converted to the production facility. (Continued to describe and explain site and floor plans of present and future locations of buildings on boards). We have sheep and chickens to keep the farm aspect.

Jeff Redding: I will explain some of the technical aspects. Anna has shared her vision that she and her partners have for continuing the agricultural use of the property that dates back over 50 years. We have 60 acres of vineyard, and have right and approvals up to 100 acres so this property supports agricultural use of the property. Instead of adding to the traffic on Ramal Road and trucking farm equipment and grapes from Santa Rosa, we get better quality control processing grapes right on the property. We currently have a permit to build a 100,000 case winery on 40 acres, and dates back to when the property was under 2 ownerships. When the property sold, the 40 acres was consolidated into 3 other parcels to total 186 acres. The previous owners had little choice in winery location for views and landform preservation - our project is dispersed and continues the agricultural context of the property, and colors and materials are designed to blend with the existing buildings. A 100,000 case winery, that we're not building, would use 2.88 acre ft of water. Our water use would be reduced 80% to .65 acre ft, about equal to a single family dwelling uses between ½ to ¾ acre ft. We're in the process of conducting 4 different

studies, including traffic. The previous project would generate 91 trips a day with 27 during peak hours vs this project with fewer than 60 trips a day and 15 during peak hours. We're studying the impacts on Ramal Road intersection, and understand the responsibility to pay fees for circulation improvement. Tastings for the public will be done by winery staff; events will market our product to loyal members of the company, and the number of events will be 10 with a maximum of 100 guests, which will be conducted entirely inside, with no amplified music and ending at 7pm with respect for our neighbors although our permit allows up to 10pm. We have a right to build 83,500 sq ft; instead we'll build up to 15,000 sq ft and all buildings will be redeveloped to preserve the landscape and existing footprint and farm compound as it is. We'll be employing rooftop solar panels, EV charging stations, cool roofs skylights to maximize natural light, LED and task lighting. Wineries generate 3-5 gallons of water to every gallon of wine produced - processed wastewater will be reused for our vineyards.

(Question from audience or Commissioner completely inaudible)

Mr. Fogg: What's your plan to extend the permit on this 2<sup>nd</sup> piece of property?

Jeff Redding: Our plan and intention is to abandon that and substitute this smaller facility.

Matt Hollis, architect: We're preserving the existing locations of buildings and improve them as well as agricultural land. Hospitality traffic will take right turn on Ramal Road and leave by same road. Production traffic will take left turn and concentrate at production building, where barrel storage is on lower floor, and fermentation tanks above. Design is based on existing gabled wood-framed buildings painted white with board and batten siding to preserve traditional dairy fencing, also the agricultural features and animals on site. While preserving historic contexts of property, we also look forward by adding refinement to buildings, aligned to brand identity.

**Commissioner questions:**

Ms. Hundley: When were original buildings built?

Anna Moller-Racke: I think in 50s and 60s.

Matt Hollis: We are preserving all of the existing trees.

Anna Moller-Racke: Guest experience is by appointment and not open to the public. They're conducted tastings with 6 tastings so not a lot of traffic.

Mr. Bellach: Do you have current tasting room or retail facility?

Anna Moller-Racke: We conduct a few tastings.

Mr. Bellach: When was the first 100,000 case permit granted?

Jeff Redding: 2012.

Mr. Bellach: And what's the reason for the downsize?

Anna Moller-Racke: The first permit was to Rombauer. It wasn't us applying – we purchased property from Rombauer in 2013 and use permit came with the property and we didn't want to have such a large facility or build on suggested sites.

Mr. Bellach: 186 acres - how much is planted vineyards?

Anna Moller-Racke: 41 planted, another 30 in 2016, 100 acres total.

Mr. Bellach: Water usage provided to us based on production and not including watering of vineyards?

Anna Moller-Racke: Vineyard irrigated by recycled water

Mr. Bellach: You'll have onsite sewage treatment?

Jeff Redding: Yes, both water and sewage systems will be onsite and we've retained engineers for the design. No public services to that part of Ramal Road.

Mr. Bellach: Will it be in one of the proposed buildings?

Jeff Redding: No, it'll be a pressure distribution system in appropriate area of site. It'll be an onsite disposal but not within the building.

Mr. Bellach: What about neighbors and their concerns, if any?

(From here, only questions from Commissioners who used the microphone were heard; notes from those who did not use the microphone and some answers from presenters were lost or are sketchy due to the microphone malfunction and note-taker's inability to hear soft or unclear speech and above noise in room.)

Ms. Dunlap: As for parking, you have 9 employees and 11 spaces. What about events and parking accommodations?

Matt Hollis: A couple for production staff, 1 disabled, 5 spaces with room to grow.

Ms. Dunlap: If events are for 100 people, you must provide accommodations for them.

Anna Moller-Racke: Lots of open space for parking.

Ms. Dunlap: Winter parking will be in the vineyard?

Mr. Fogg: County allows parking in vineyard, not on driveway in, or on sides.

Matt Hollis: There is ample area.

Ms. Spaulding: I'm requesting clarification. On page 1, there's a reference to approval of 20,000 cases, and later on the page 10,000. I'm assuming it's a typo. Water use is a big issue. You've estimated .65 acre ft consumption. Could you translate that into thousands of gallons?

Jeff Redding: Current use permit had 934, 875 gallons of water to be used. Our estimated usage would be 212,570 gallons.

Ms. Spaulding: I'm concerned with your water usage and would need to get further information from the study. Also of concern is traffic, if you bring in 100 people, you'd want to use the shuttle system. Pending more information about water use and traffic, other aspects of project seem fine.

Ms. Vella: They're here for 20,000 cases.

Ms. Spaulding: If they were asking for 100,000 cases today, approval based on water use would be difficult.

Mr. Fogg: Peak height of building?

Matt Hollis: 42 to top of ridge.

Mr. Fogg: Average 34 ft doesn't mean much.

Mr. Lely: What are the materials if keeping it consistent with what's on the farm?

Matt Hollis: The hospitality building is a wood frame, in keeping with other buildings. Production building is metal building. There is interplay between light and shadow, similar effect with perforated gable roof, white palette, and different interpretations of relief pattern. The metal roof uses cool roof standards, southern part will have solar panels, colored concrete.

Mr. Lely: Is there randomness to the pattern or repetition with the size of the grating?

Matt Hollis: (inaudible)

Chair Ding: This is a replacement project to downsize. Did you resubmit original paperwork requirements to PRMD or submit additional one? Usually you have to provide traffic report, groundwater, noise, biological resource report. What is the current status?

Jeff Redding: We are in the process. We've hired consultants who are familiar with the Sonoma County protocol and they're all in progress. We're working on all 4 of them presently.

Chair Ding: I hope PRMD will give you favorable rates because it's not brand-new project.

Jeff Redding: The protocol is a revision to file – it's not a use permit but a revision of one that is already approved, and we're updating or preparing new studies on those 4 areas that you mentioned.

Mr. Martin: On the application, there's a standard urban stormwater mitigation plan. Has that process taken place?

Jeff Redding: That was not requested of us so am assuming it was not needed. As we move further, we'll be doing erosion/stormwater control plan but to date, that has not been requested by PRMD.

Mr. Green: If a project is approved but never started, is it grandfathered in?

Mr. Fogg: If nothing includes extension, it's not valid.

Mr. Green: Will it hold its weight 10 years later?

Mr. Fogg: Probably but tests have changed. If original tests are good, you don't have to repeat.

Mr. Bellach: That area is sensitive due to its proximity to tidal wetlands and sloughs. I'm happy there's recycled water for vineyards, your water usage is low and comparable to family home. There are no big red flags with this project and 100,000 wouldn't fly with this Commission or the County in general.

Chair Ding: I contacted the County and they said you insisted on the color white to be consistent with the original. Does the Planning Review have a different suggestion or different requirement?

Matt Hollis: The default recommendation is an earth tone palette. We show design inspiration and white is more appropriate to the context and respectful to historic nature of the site. We understand earth tones would camouflage the buildings or make them go away but we don't feel that's appropriate in this context. There's also a default approach to building massing, and hospitality and production preferred to be one large structure. We feel a more dispersed approach and smaller buildings, smaller footprint are harder to see and in keeping with the historical context.

Ms. Dunlap: Please elaborate on your events. Will you also be doing industry-wide events and what your intent is?

Anna Moller-Racke: For our members, no more than 10, to celebrate spring and the seasons for our collectors and customers. For the Sonoma County Auction, we have done a luncheon or something.

Chair Ding: I'm glad you're producing high end wines and if you're using the same resource, why not?

Ms. White: I agree with Mr. Bellach, and growth is inevitable in the Valley. You're being really responsible about that growth. Water is always an issue, and we'll continue seeing these projects, but having a green element, solar, wind, green roofs, to be good stewards of the land is all we can ask of any winery or business.

Chair Ding: As to groundwater issue, are you a member of Groundwater Management Alliance? It's a non-profit organization that educates and informs, and monitors the wise use of groundwater.

Anna Moller-Racke: (mostly inaudible) We know how to conserve water.

**Motion: Ms. White. Move to approve project as presented. Mr. Bellach seconded. All in favor. Motion passed.**

**5. Special meeting on November 18, 2015**

This meeting is in lieu of the one during Thanksgiving week.

**Approved. Motion carried.**

**6. Cancel meetings of November 25, 2015 and December 23, 2015**

**Approved. Motion carried.**

**7. Consideration of items for future agenda**

Chair Ding: An older project that we reviewed 2 years ago, in Glen Ellen of a single family home. Owner is in San Diego and they want to make a 2<sup>nd</sup> family home next to the Creek. This time they made tremendous changes and they want to present to us again. Maybe we can arrange a site visit. Address is 5350 O'Donnell Lane – there's no house there, only a lot. Pat has already sent us the information.

Ms. Pulvirenti: (mostly inaudible) If people ask us why Highway 12 and wineries have lights, what do we tell them?

Mr. Bramfitt and Mr. Fogg: Refer them to Pat.

**8. Adjourned 7:40 pm.**



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

September 17, 2015

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** DRH11-0001  
**Applicant Name:** Craig Miller  
**Owner Name:** Same  
**Site Address:** 20820 Broadway, Sonoma  
**APN:** 128-322-012

**Project Description:** Request for modification to previous Design Review approval. The modification would allow a 1,700 square foot expansion to an existing building and the elimination of the previously approved new building on a 1.36 acre parcel. An extension of time is also requested.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 8, 2015, and should be sent to the attention of:

**DRH11-0001, Karin Theriault (Karin.Theriault@sonoma-county.org).** The Project Planner can also be reached at 707-565-1908.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |  |   |
|--|---|
| <input type="checkbox"/> PRMD County Surveyor                              |   |
| <input checked="" type="checkbox"/> Health Specialist                      |   |
| <input checked="" type="checkbox"/> Sanitation                             | <input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners           |
| <input checked="" type="checkbox"/> Grading and Storm Water                | <input checked="" type="checkbox"/> SVCAC   |
| <input type="checkbox"/> SUSMP   | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press   |
| <input type="checkbox"/> Building Inspection                               | <input type="checkbox"/> NW Information Center, S.S.U.                              |
| <input type="checkbox"/> Code Enforcement                                  | <input type="checkbox"/> Milo Baker Chapter Conservation Committee                  |
| <input type="checkbox"/> Road Naming                                       | <input type="checkbox"/> PG&E   |
| <input type="checkbox"/> So. Co. Environmental Health                      | <input type="checkbox"/> School District -  |
| <input type="checkbox"/> DTPW, Land Development                            | <input type="checkbox"/> Water District -   |
| <input type="checkbox"/> DTPW, Drainage                                    | <input checked="" type="checkbox"/> North Bay Corporation (Disposal)                |
| <input type="checkbox"/> Ag Commissioner                                   | <input type="checkbox"/> U.S. Army Corps of Engineers                               |
| <input checked="" type="checkbox"/> Regional Parks Dept                    | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No             |
| <input checked="" type="checkbox"/> Fire and Emergency Services            | <input type="checkbox"/> State Dept of Transportation (Caltrans)                    |
| <input checked="" type="checkbox"/> Local Fire District – Schell Vista FPD | <input type="checkbox"/> State Dept of Fish and Wildlife                            |
| <input type="checkbox"/> Treasurer/Special Assessment                      | <input type="checkbox"/> State Dept of Forestry                                     |
| <input type="checkbox"/> Assessor  | <input checked="" type="checkbox"/> State Dept of Water Resources Control Board     |
| <input checked="" type="checkbox"/> Economic Development Board             | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Transit/BPAC                           | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay                      |
| <input checked="" type="checkbox"/> SCTA/RCPA                              | <input checked="" type="checkbox"/> City of Sonoma, Water Dept                      |
| <input type="checkbox"/> Communications                                    | <input checked="" type="checkbox"/> City of Sonoma, Planning Dept                   |
| <input type="checkbox"/> Landmarks Commission                              | <input checked="" type="checkbox"/> Sonoma MOAG                                     |
| <input type="checkbox"/> Sheriff Community Service Officer                 | <input checked="" type="checkbox"/> Apple Roots Group                               |
| <input type="checkbox"/> LAFCO   | <input checked="" type="checkbox"/> Tribal Consultation                             |
| <input type="checkbox"/> ALUC/CLUP   | <input checked="" type="checkbox"/> Sonoma Valley Chamber of Commerce               |

# Planning Application

PJR-001

File#: DRH 11-0001

### Type of Application:

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance       | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit    | <input type="checkbox"/> Zone Change       |
| <input type="checkbox"/> Cert. of Compliance          | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation     | <input checked="" type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification        | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit           | <u>Revision to File</u>                    |
| <input type="checkbox"/> Coastal Permit               | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Specific/Area Plan Amendment | <u>+ Extension of TIME</u>                 |
| <input type="checkbox"/> Design Review Admin.         | <input type="checkbox"/> Major Subdivision         | <input type="checkbox"/> Use Permit                   | <u>For DRH 11-001</u>                      |

### Applicant (Contact Person):

Name Craig Miller  
Mailing Address 281 E. NAPA ST  
Sonoma Ca 95476  
City/Town Sonoma State Ca Zip 95476  
Phone 415-307-2744 Fax 707-935-8797  
email CMILLER7@COMCAST.NET  
Signature [Signature] Date \_\_\_\_\_

### Owner, if other than Applicant:

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name	Name	Name
_____	_____	_____
Mailing Address _____	Mailing Address _____	Mailing Address _____
City/Town _____ State _____ Zip _____	City/Town _____ State _____ Zip _____	City/Town _____ State _____ Zip _____
Title _____	Title _____	Title _____
Phone _____ Fax _____	Phone _____ Fax _____	Phone _____ Fax _____
email _____	email _____	email _____

### Project Information:

Address(es) 20820 Broadway Sonoma Ca 95476 City/Town Sonoma  
Assessor's Parcel Number(s) 128-322-012 Acreage 1.36

Project Description: see attached  
(Please attach additional sheet(s) if needed)  
Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed     

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 7 Supervisorial District: 1 Current Zoning: LC, T3, RC100 SR, VO # General Plan Land Use: \_\_\_\_\_  
Specific Plan: \_\_\_\_\_ S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no

Commercial/Industrial Uses: (Enter numbers where applicable)  
Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_  
Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor \_\_\_\_\_  
Previous Files: URE 14-0065  
Application accepted by SCOTT HUNSPERGER Date 7/9/15

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue \* Santa Rosa, CA \* 95403-2829 \* (707) 565-1900 \* Fax (707) 565-1103

# Supplemental Application Information

Existing use of property: Retail & Storage

Acreage: \_\_\_\_\_

Existing structures on property: 3 retail buildings, 1 bathroom, 3 small storage

Proximity to creeks, waterways and impoundment areas: None

Vegetation on site: grasses, Large Vegetable garden, some trees

General topography: Flat

Surrounding uses to (Note: An adjoining road is not a use.)  
North: res. South: Field ~~uses~~  
East: vines West: vines

New structures proposed (size, height, type): addition only, no tear down & new building  
see attached

Number of employees: Full time: 1 Part time: 3 Seasonal: \_\_\_\_\_

Operating days: 7 days Hours of operation: 10-6

Number of vehicles per day: Passenger: \_\_\_\_\_ Trucks: \_\_\_\_\_

Water source: New well Sewage disposal: county

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors, power tools, music, etc.): -

Grading proposed: Amount of cut (cu. yds.): — Amount of fill (cu. yds.): — Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No  If Yes, indicate area of disturbance(aces): \_\_\_\_\_  
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): \_\_\_\_\_

Vegetation to be removed: \_\_\_\_\_

Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes \_\_\_\_\_ No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): easy access w drive thru access

# Revised Proposal Statement

August 31, 2015

I currently own and run The Fat Pilgrim retail store on my property which consists of three retail buildings filled with mostly furniture with some home goods, and general merchandise items.

I had previously submitted to alter the property (under file # DHR11-001 back in 2011) and I received approval to tear down an approx. 860 sq. foot (E) retail building (#3) and build a two story, 5,000 sq. ft. building in its place. Since that time, I have connected to the county sewer system through an outside service agreement due to a failing septic system. In addition, I have replaced the well.

Since the approval I have determined that:

1. The new, large building is out of my financial reach.
2. The building that was to be torn down and replaced (that I now use as retail space to sell furniture) sits too far back on the property and many people do not go into it. 50% of people only go into the two front buildings.
3. I am in need of more storage/office space.

Due to these items, I want to scale my request back dramatically and simply enlarge the current center building (building #2) by only 1,700 more approx. sq. ft. and not build the newly approved 5,000 sq. ft. building. Then the building that was to be torn down (building #3 currently retail) would become storage/office space.

The design of building #2 would remain very close to the approved design for this building including no increase in height and no change in use.

As a result of the diminished request, I would like request that some of the conditions of the first approval be reviewed and scaled back. Some specific requests are below.

## Under planning conditions:

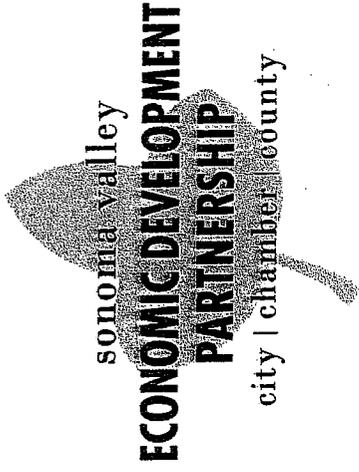
#57.

- 4 Parking spaces to remain along Broadway. Grasses have already been installed with drip in front of these spaces.

-Due to change in building footprint, I will need to remove the two sycamores and will replace with a total of 7 valley oaks (instead of 5) throughout the property as required planning requirement #51.

Thank You

Craig Miller



**Fat pilgrim**

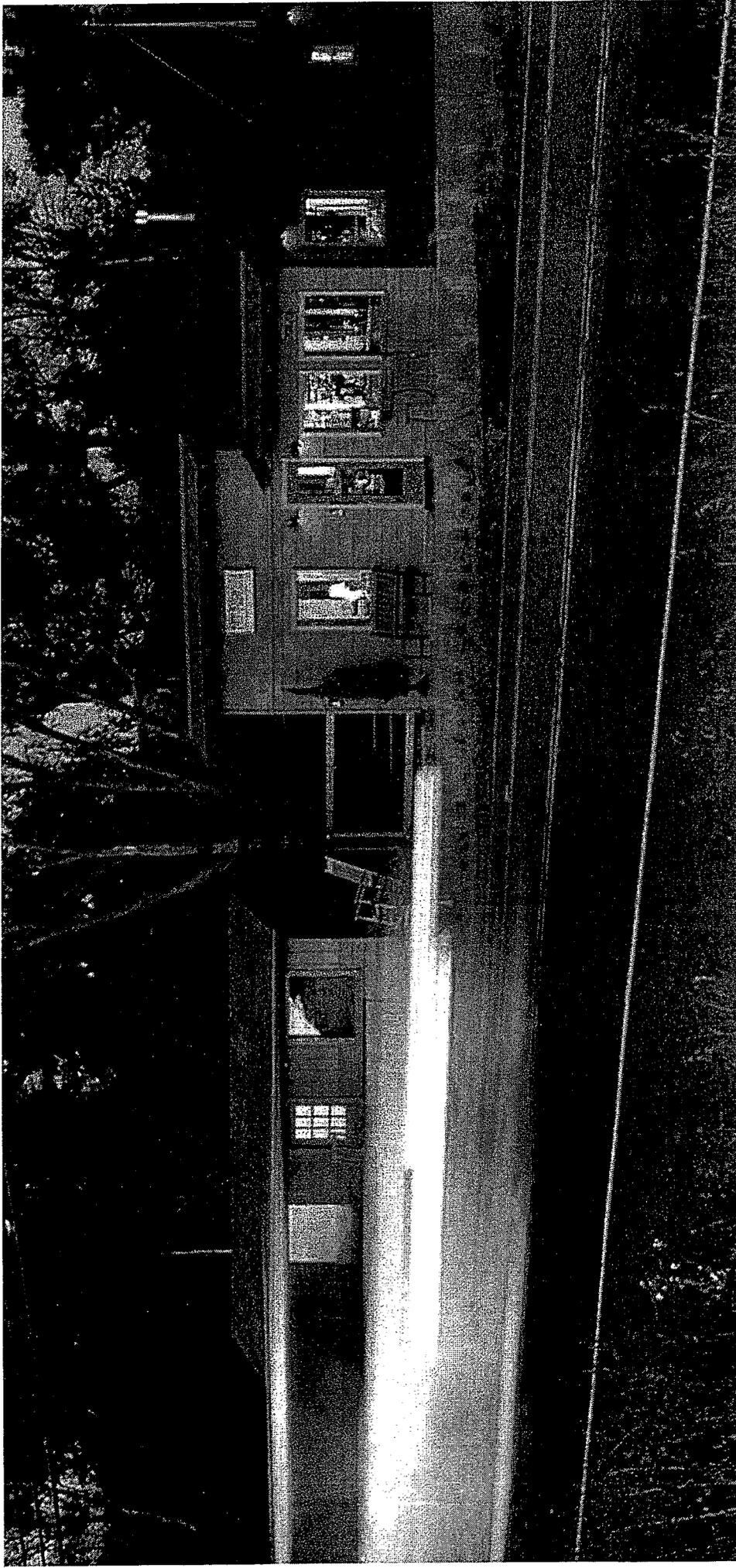
**“Tops in Sonoma Valley” 2012**

**SPECIAL RECOGNITION**

*for*

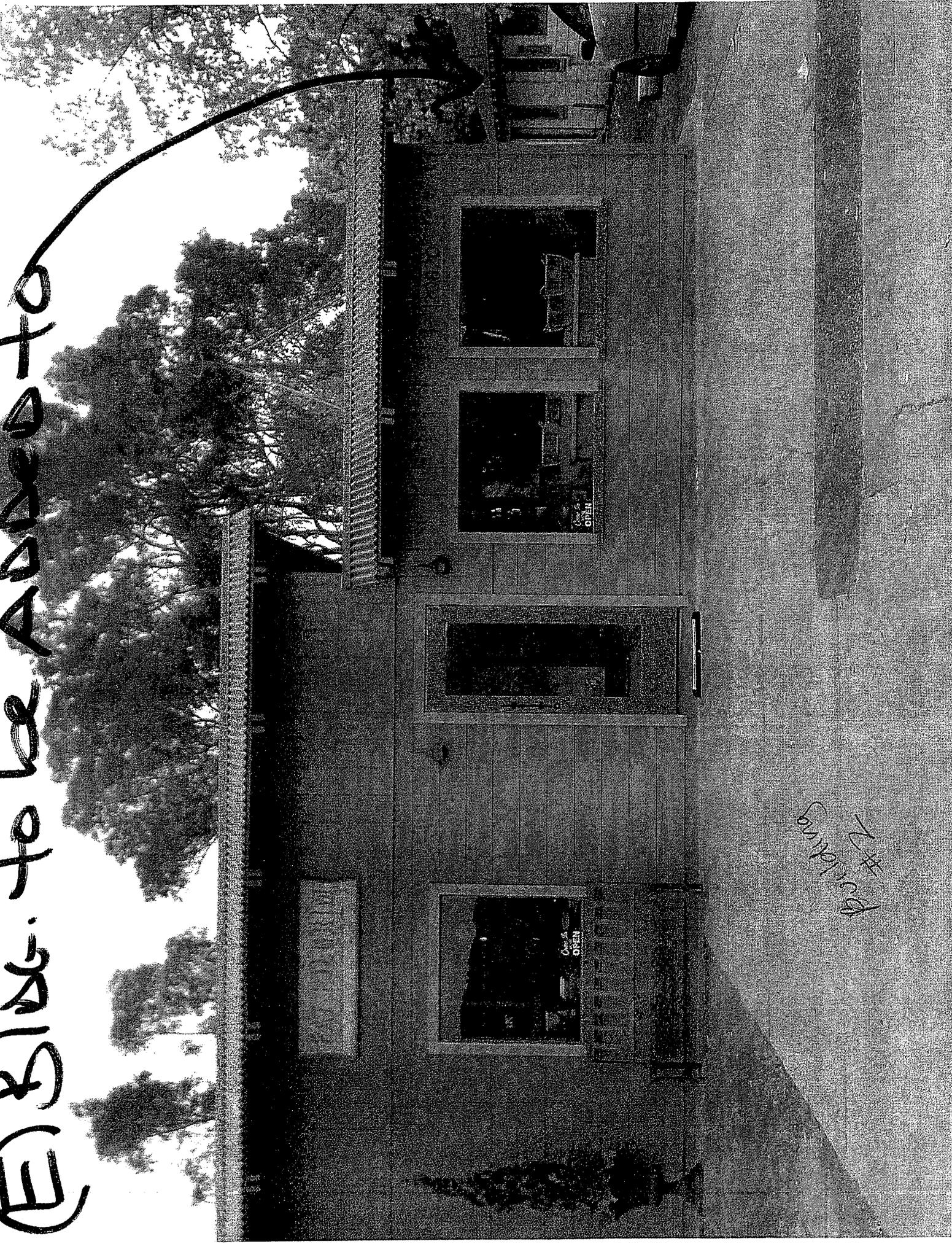
***Outstanding Commercial Property  
Improvement Project***

Existing EWS.



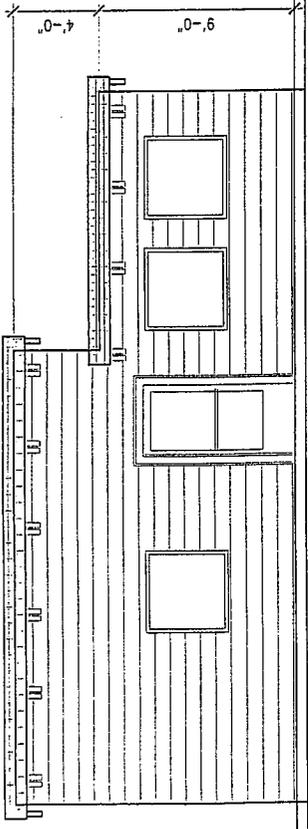
As Viewed From Broadway  
(AKA Highway 12)

(E) Blsg. to be added to

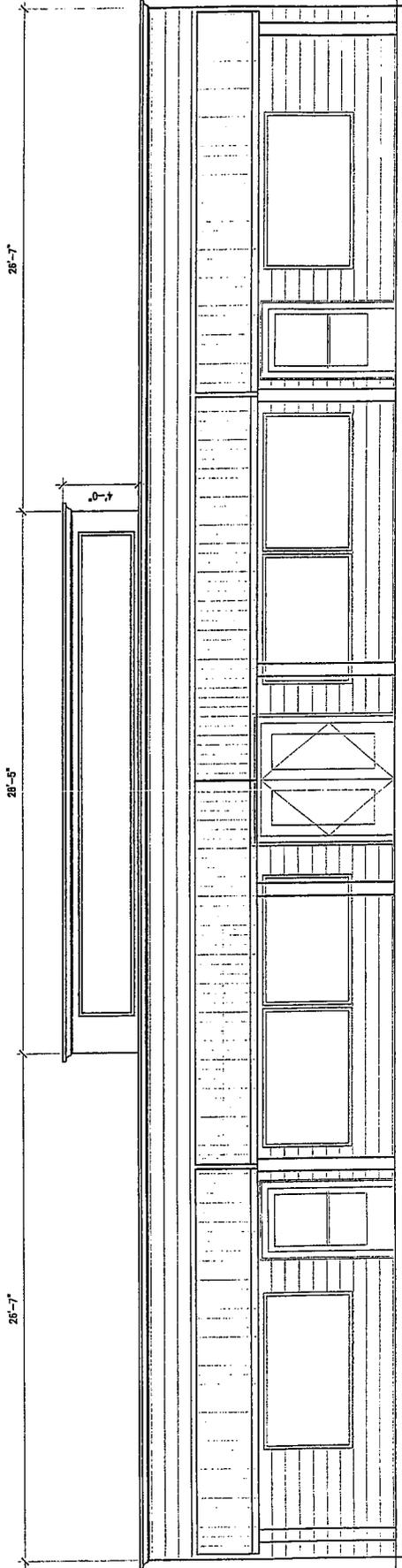


#2  
Building

(E) \$100

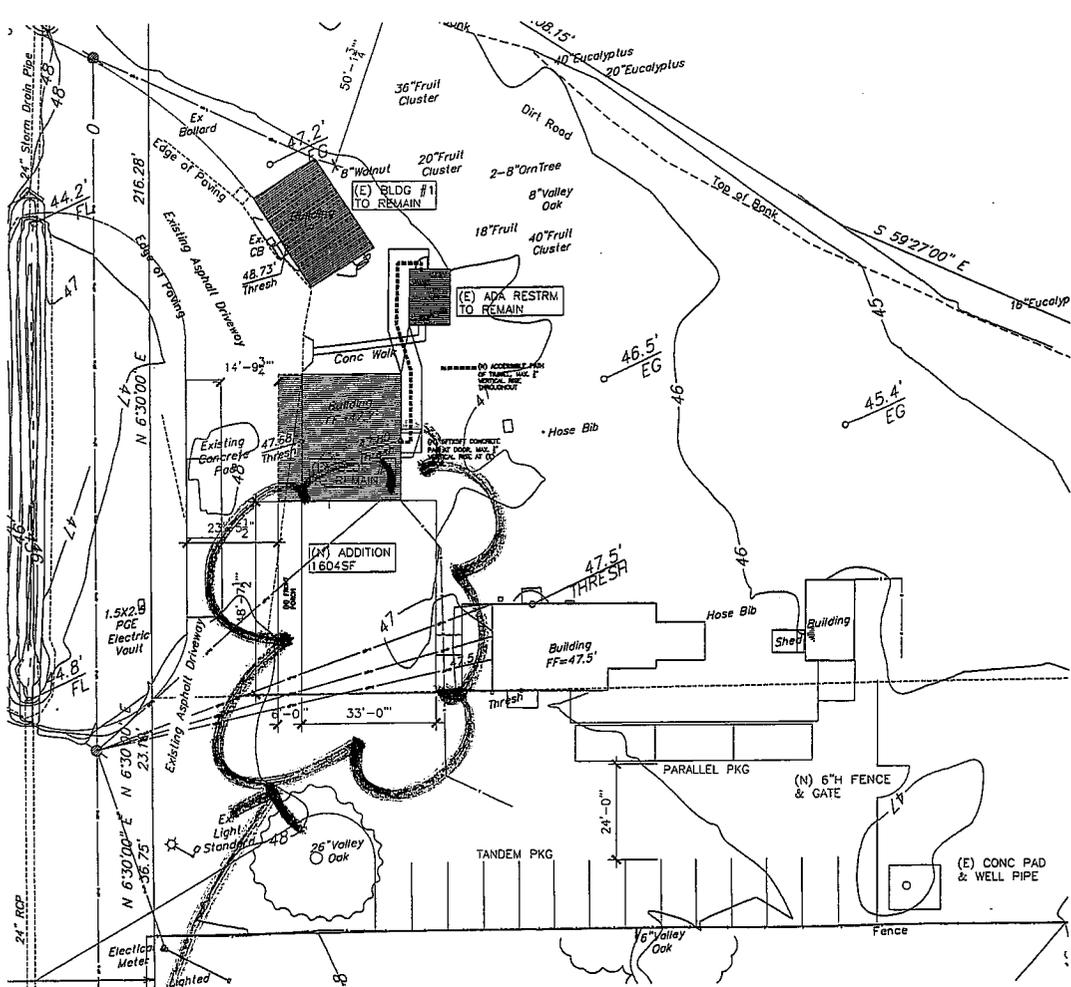


(E) WEST ELEVATION



(N) WEST ELEVATION

Proposed Addition/Removal



Addition/Removal  
 Area



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

September 29, 2015

To: Interested Agencies

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**Project Description:** Request for a Zoning Permit with environmental review for proposed construction of a new single family dwelling within the RC (Riparian Corridor ) zoning district on two parcels totaling 0.47 acres.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 20, 2015, and should be sent to the attention of:  
**ZPE12-0215, Karin Theriault (Karin.Theriault@sonoma-county.org).** The Project Planner can also be reached at 707-565-1908.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |  |   |
|--|---|
| <input type="checkbox"/> PRMD County Surveyor                            | <input type="checkbox"/> ALUC/CLUP  |
| <input type="checkbox"/> Health Specialist                               | <input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners           |
| <input type="checkbox"/> Sanitation                                      | <input checked="" type="checkbox"/> SVCAC   |
| <input checked="" type="checkbox"/> Grading and Storm Water              | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press   |
| <input type="checkbox"/> SUSMP   | <input type="checkbox"/> NW Information Center, S.S.U.                              |
| <input type="checkbox"/> Building Inspection                             | <input type="checkbox"/> Milo Baker Chapter Conservation Committee                  |
| <input type="checkbox"/> Code Enforcement                                | <input type="checkbox"/> PG&E   |
| <input type="checkbox"/> Road Naming                                     | <input type="checkbox"/> School District -  |
| <input type="checkbox"/> So. Co. Environmental Health                    | <input type="checkbox"/> Water District -   |
| <input type="checkbox"/> DTPW, Land Development                          | <input checked="" type="checkbox"/> North Bay Corporation (Disposal)                |
| <input type="checkbox"/> DTPW, Drainage                                  | <input type="checkbox"/> U.S. Army Corps of Engineers                               |
| <input type="checkbox"/> Ag Commissioner                                 | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No             |
| <input checked="" type="checkbox"/> Regional Parks Dept                  | <input type="checkbox"/> State Dept of Transportation (Caltrans)                    |
| <input checked="" type="checkbox"/> Fire and Emergency Services          | <input type="checkbox"/> State Dept of Fish and Wildlife                            |
| <input checked="" type="checkbox"/> Local Fire District - Glen Ellen FPD | <input type="checkbox"/> State Dept of Forestry                                     |
| <input type="checkbox"/> Treasurer/Special Assessment                    | <input checked="" type="checkbox"/> State Dept of Water Resources Control Board     |
| <input type="checkbox"/> Assessor  | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Economic Development Board           | <input type="checkbox"/> Regional Water QCB: North Coast / SF Bay                   |
| <input checked="" type="checkbox"/> Transit/BPAC                         | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM       |
| <input checked="" type="checkbox"/> SCTA/RCPA                            | <input type="checkbox"/> City of _____ Dept   |
| <input type="checkbox"/> Communications                                  | <input checked="" type="checkbox"/> Sonoma MOAG                                     |
| <input type="checkbox"/> Landmarks Commission                            | <input checked="" type="checkbox"/> Apple Roots Group                               |
| <input type="checkbox"/> Sheriff Community Service Officer               | <input checked="" type="checkbox"/> Tribal Consultation                             |
| <input type="checkbox"/> LAFCO   | <input type="checkbox"/>  |
|  | <input type="checkbox"/>  |

# Zoning Permit Application

PJR-004

- Ag. Employee Dwelling Unit
- Biotic Resource
- Confined Livestock
- Daycare-Large Family
- Home Occupation
- Horse Boarding
- Landmarks Commission
- Minor Timberland Conversion
- Mobile Home
- Non-conforming Uses
- Second Units
- Setback Averaging/Reduction
- Special Events
- Telecommunications Facility
- Other \_\_\_\_\_

File#: ZPE12-0215

### Applicant (Contact Person):

Kadello & Larsen-Paul Larsen  
Name  
9061 Conde Lane  
Mailing Address  
Windsor, CA CA 95492  
City/Town State Zip  
(707) 838-2600 (707) 838-0137  
Phone Fax  
paul@kadello.larsen.com  
Email  
Paul Larsen 5/30/12  
Signature Date

### Owner, if other than Applicant:

Andrea Correnti  
Name  
1111 Isabella Ave.  
Mailing Address  
Coronado, CA 92118  
City/Town State Zip  
(619) 437-6118  
Phone  
rbaker5321@gmail.com  
Fax  
Andrea L Correnti 5/30/12  
Signature Date

### Other Persons to be Notified: (Specify: Agent, Lender, Architect or Engineer)

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town State Zip	City/Town State Zip	City/Town State Zip
Title	Title	Title
Phone Fax	Phone Fax	Phone Fax
Email	Email	Email

### Project Information:

5350 O'Donnell Lane  
Address(es)  
054-300-018 & 054-300-019  
Assessor's Parcel Number(s)  
See Attached  
Project Description: (Please attach additional sheet(s) if needed)

Glen Ellen  
City/Town  
47 acrestotal  
Acreage

Site Served by Public Water?  Yes  No      Site Served by Public Sewer?  Yes  No

I/we agree to comply with the attached performance standards/conditions.

X Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Zoning permit approved by: \_\_\_\_\_  
Signature of Planner \_\_\_\_\_ Date \_\_\_\_\_  
Planning Area: 9 Supervisorial District: 1 Current Zoning: R1 B6-2<sup>u</sup>/R, BRF2<sup>SD</sup> General Plan Land Use: UR 2  
Specific Plan: \_\_\_\_\_ S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no  
Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor NIA  
Previous Files: \_\_\_\_\_  
Application accepted by SCOTT HUNSPERGER Date 5/31/12

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103



**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

RECEIVED

SEP 25 2015

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

8-25-15

Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
APN 054-300-019 & 054-300-018  
ZPE12-0215

**Zoning Permit Application  
SVCAC-Plan Revisions**

The following revisions have been made to the plans upon receipt of the minutes from the SVCAC Meeting held on May 22, 2013 and additional comments provided by PRMD Planning dated January 29 2015. As the SVCAC minutes reflect, many of the neighbor's questions were addressed at the meeting. The original Grading Plan design was configured to insure that there will be no impact to existing flood water elevations. The design as originally presented addresses and improves the existing on site drainage patterns and cumulative effects on Sonoma Creek. Additional revisions as outlined have been incorporated to address the neighbors' concerns and will further mitigate potential impact. The plans have been revised from the original 2013 submittal to reduce the design from a single story three bedroom residence with attached two car garage to a single story two bedroom residence with an attached one car garage. The building height has been reduced from 19'-6" to 18' and the setback from the NW property line has been increased from 20' to 24'. The dimension of the encroachment into the creek setback at the rear of the property has been reduced from 23.3' to 9.5'. The overall site coverage for residence, garage, porches, deck and driveway have been reduced from the original proposal of 4520 SF with 1720 SF of encroachment to 3050 SF with only 350 SF proposed to encroach in to the creek setback. The proposed revised drainage design avoids disturbance of both of the existing culverts located at and serving to drain O'Donnell Lane and their outfalls located on site. The proposal for the overall grading and tree removal continues to be minimized and has not been affected significantly by the proposed revisions. Specific revisions proposed are further outlined below.



**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

RECEIVED

SEP 25 2015

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

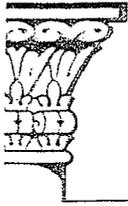
Architectural:

- A) Foundation and Porch at the Front of the Residence: The original design incorporated a concrete porch and foundation stem wall along the front of the residence and offset the flood plain elevation by removing material from the site. This allowed the construction with no calculated floodwater elevation increase. The revised plans have revised the concrete porch to a wood frame porch elevated above flood level and removed the concrete foundation wall along the front of the residence. The proposed material removal is unchanged and will result in a slight calculated floodwater elevation decrease.
- B) Driveway and Turnaround: The revised plans have reduced the size of the garage and the driveway area adjacent to the garage. The reduction in the driveway turnaround will allow the existing culvert from the North East side of O'Donnell Lane and drainage to remain in place and undisturbed. The proposed material removal is unchanged and will result in a slight calculated floodwater elevation decrease.

Civil:

- 1) Grading in front of the house: Since the residence will be constructed on piers with the structural member elevated to above the 100 year flood elevation, grading along the front of the house will be minimized to the area just in front of the garage and driveway, providing positive drainage in those areas. The remainder of the area in front of the residence will be allowed to sheet flow in its current drainage pattern.
- 2) Grading beneath the house: Since the residence will be constructed on piers with the structural member elevated to above the 100 year flood elevation, flood waters from the adjacent swale and Sonoma Creek and will be allowed to flow beneath the residence. There is no longer a need for foundation drains and the grading beneath the residence will minimized to an area that provides positive drainage to the swale.
- 3) Earthwork Quantities: With the reduction in grading, the amount of earthwork for the site will be reduced by approximately 23 CY.

A Cultural Resources Survey of the site has been performed by Tom Origer's office and is attached for your review. As outlined in the original proposal statement, the residence has been designed and located to minimize impact on the existing site and to be compatible with the surrounding residential development, the additional revisions will serve to insure improvement to the drainage and intermittent floodwater conditions.



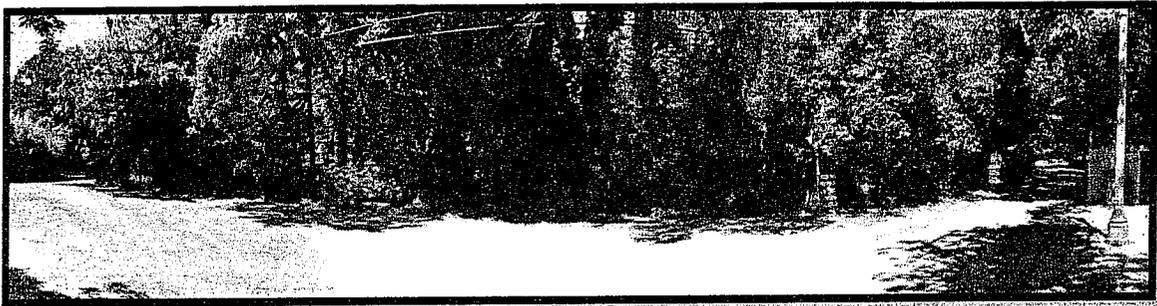
**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

RECEIVED

SEP 25 2015

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

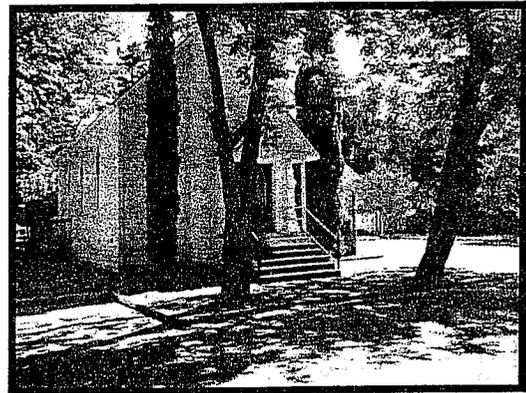
Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
AP NO. 054-300-019 & 054-300-018



Site Frontage at O'Donnell Lane



Residence East Side of O'Donnell Lane



Church East Side of O'Donnell Lane

Rick Kadello Designer  
9061 Conde Ln. Windsor, CA 95492

Paul Larsen Architect  
707. 838.2600



**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

RECEIVED

SEP 25 2015

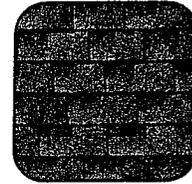
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

8-25-15

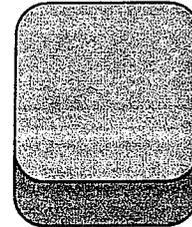
Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
AP NO. 054-300-019 & 054-300-018

### Materials & Colors

Roofing: Elk Prestique 40 Year Sablewood  
Composition



Siding: Horizontal Hardi-Plank Kelly Moore 178 Plymouth  
Hardi-Panel w/ Batts Gray



Trim: Corners / Windows Kelly Moore 75 Metro  
Barge/ Fascia Board

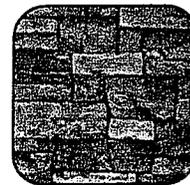
Trim: Gutter Kelly Moore 407 Carbon



Windows: Marvin Aluminum Clad Pebble Gray  
Grids Per Plan



Veneer: El Dorado Stone Company  
Cultured-Cliffstone





**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

RECEIVED

RECEIVED

MAY 31 2012

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

5-29-12

Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
AP NO. 054-300-019 & 054-300-018

**Zoning Permit Application  
Project Description**

Proposed single story residence with attached garage is to be constructed on properties located fronting O'Donnell Lane, APN 054-300-019 & 054-300-018 which will be merged to a single .47 acre parcel. The front setback of the parcel is to be 7.8' from the property line as established by Front Setback Averaging. An encroachment of approximately 24' into the creek setback at the rear of the property is being proposed due to site constraints and lot depth. The residence has been designed to minimize vertical mass along the street frontage with the reduced setback and to accommodate the needs of the owners for a single story residence as a home for their retirement.

A Grading Plan is provided with the design configured to insure that there will be no impact to existing flood water elevations. There are two existing storm drain culverts that daylight on the site. While the culverts will require some modification, careful attention in the grading design redirects the outfalls into their existing drainage paths. A Vegetation Management Plan has been prepared to provide an inventory of existing trees and vegetation located on the site and requirements to preserve and mitigate affected trees and vegetation. Residence has been designed and located to minimize impact on the existing site and to be compatible with the surrounding residential development.



**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

RECEIVED

MAR 21 2013

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

3-18-13

DeWayne Starnes  
Deputy Director, Engineering Construction  
SCPRMD  
2550 Ventura Avenue  
Santa Rosa, California 95403

Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
AP NO. 054-300-019 & 054-300-018

Dear Mr. Starnes,

We have applied for administrative design review after considerable pre design consultation with Sonoma County Planning. Coordination with Planning began in 2011 on this project. We have followed Planning's recommendations to provide front yard averaging to reduce the front yard setback and minimize the rear yard 30' creek setback encroachment. We are utilizing the allowable reduced front yard setback as recommended and have designed the residence to meet the required top of bank and 2.5/1 setbacks. We are requesting that the project, including a portion of the residence, decks and driveway be allowed to encroach into the 30' setback per plan.

I have attached the ADR Project Description for your reference. A civil engineer has designed the site improvements to eliminate impact on the flood-plain by project displacement. The project Ecologist and Biologist are coordinating with CFW to provide Planning with required clearances. We have moved forward responsibly on this project at Planning's direction and are requesting the that the encroachment be granted to allow the projects continued progress.

Please contact me if you have any question.

Thank you for your consideration,

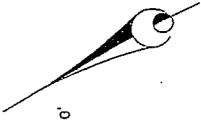
Paul Larsen

# COUNTY ASSESSOR'S PARCEL MAP

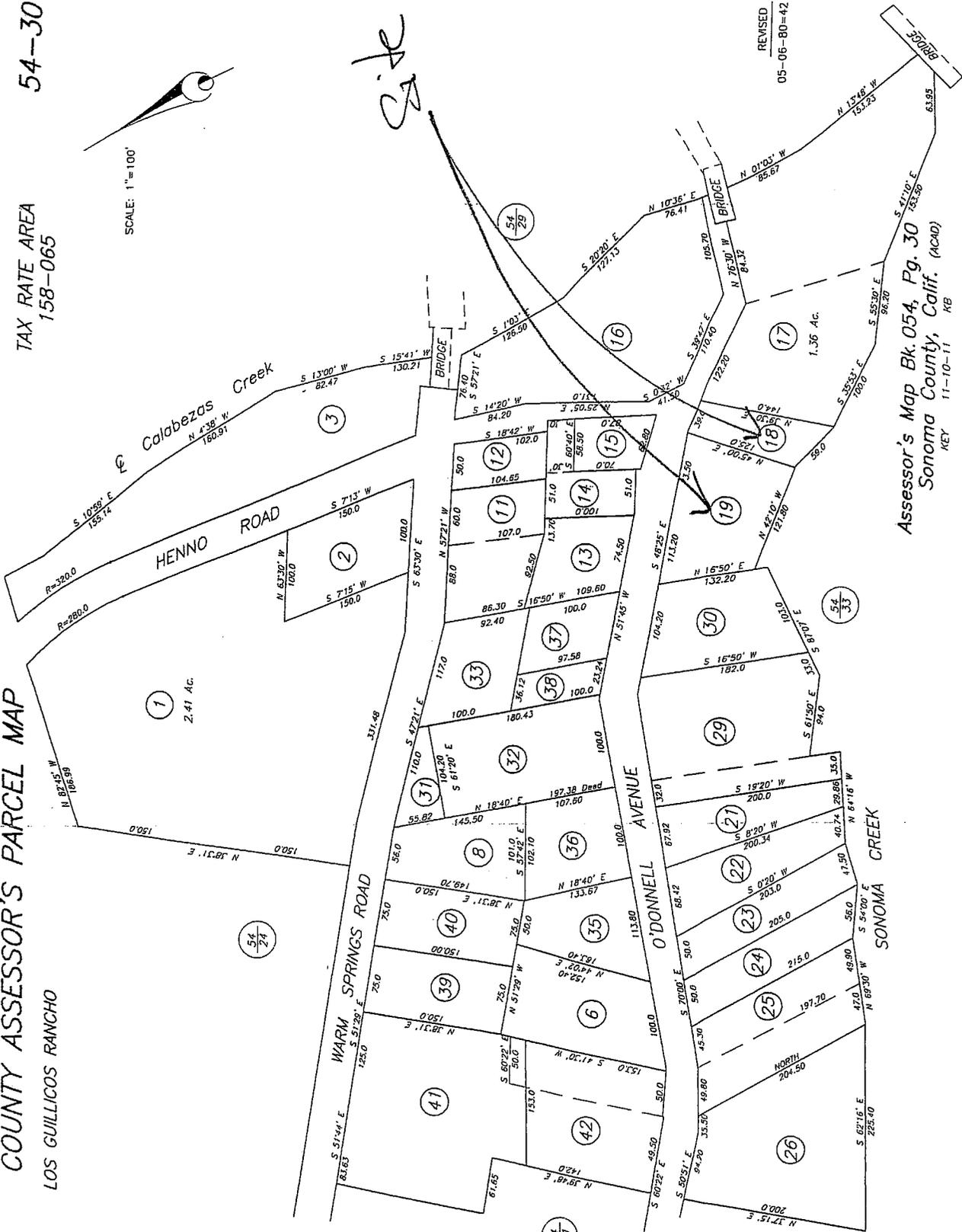
LOS GUILLIGOS RANCHO

TAX RATE AREA  
158-065

54-30



SCALE: 1"=100'



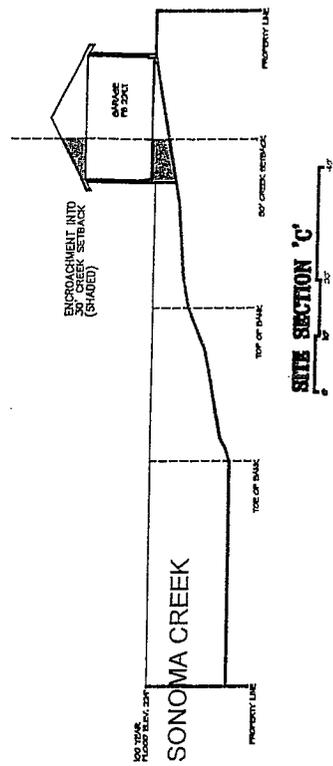
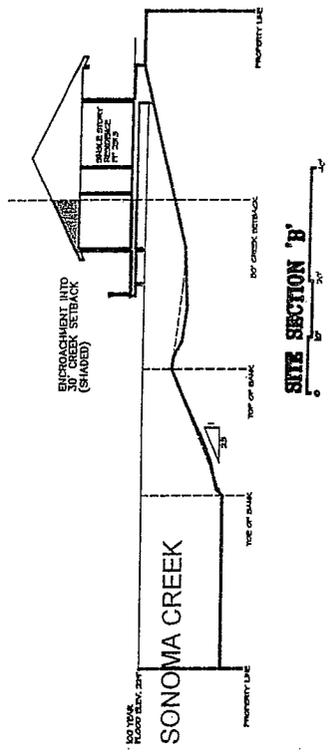
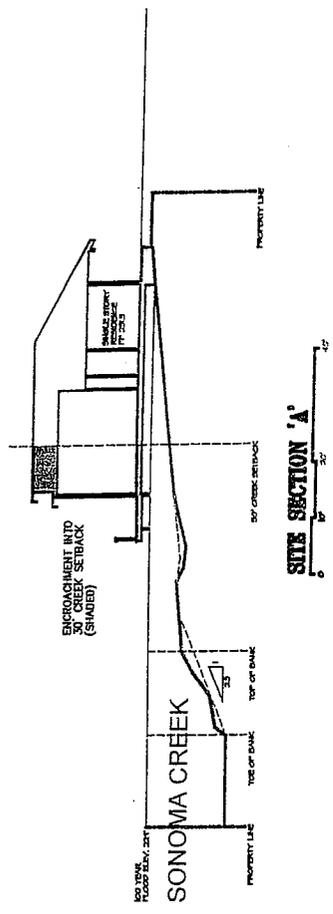
REVISED  
05-06-80=42

Assessor's Map Bk. 054, Pg. 30  
Sonoma County, Calif. (ACAD)  
KEY 11-10-11 KB

NOTE: This map was prepared for assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The areas are based on the information supplied to the Assessor (i.e. recorded surveys, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

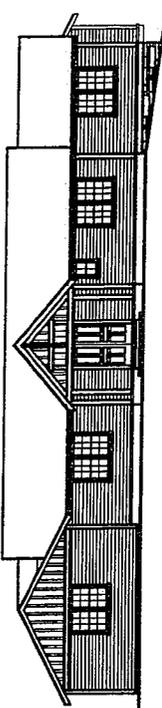




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**MAR 21 2013**

PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



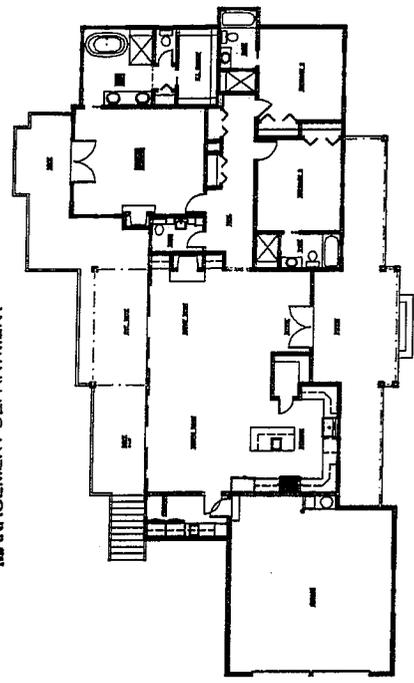


**NORTH EAST ELEVATION**

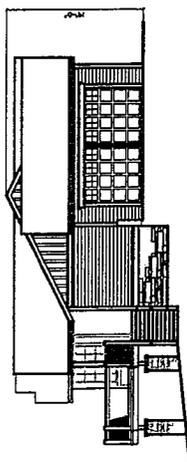
**MATERIALS & COLOUR**  
 ROOFING: GABLE ROOFING  
 EXTERIOR WALLS: KELLY-MORSE  
 INTERIOR WALLS: KELLY-MORSE  
 FLOORING: KELLY-MORSE  
 CEILING: KELLY-MORSE  
 PAINT: KELLY-MORSE  
 FINISH: KELLY-MORSE  
 STAIRS: KELLY-MORSE  
 PORCH: KELLY-MORSE  
 DECKING: KELLY-MORSE  
 FENCE: KELLY-MORSE  
 LIGHTING: KELLY-MORSE  
 LANDSCAPE: KELLY-MORSE

**RECEIVED**  
**MAR 21 2013**

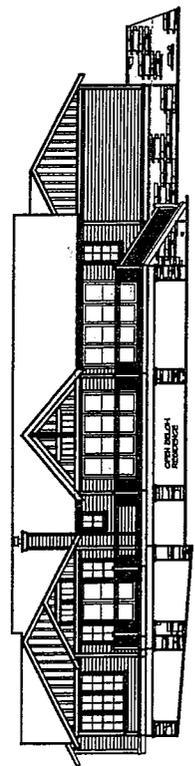
PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



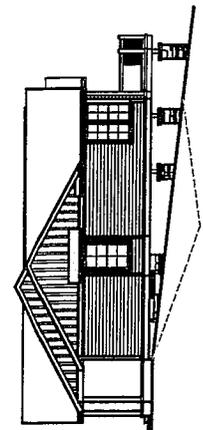
**FLOOR PLAN**



**SOUTH EAST ELEVATION**



**SOUTH WEST ELEVATION**



**NORTH WEST ELEVATION**



REVISIONS BY:	

DATE: 5/31/2012  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

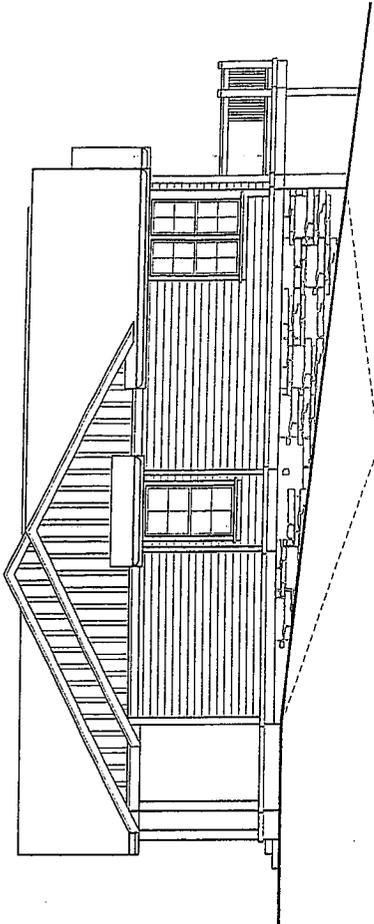
RESIDENCE FOR  
**RON BAKER & ANDY CORRENTI**  
 5360 O'DONNELL LANE, GLEN EILEEN



**KABELLO & LARSEN**  
 ARCHITECTURAL DESIGNS  
 9001 CONDE LANE, WINDSOR, CA (707) 838-2000

NO.	REV.

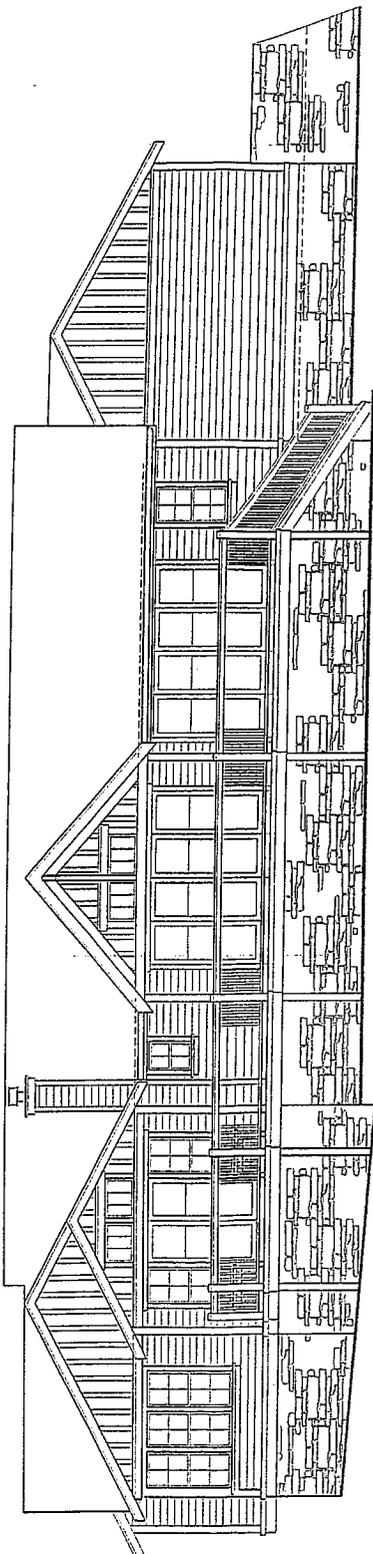
SHEET  
**A2.1**  
 OF 107



**NORTH WEST ELEVATION**

**RECEIVED**  
 MAY 31 2012

PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



**SOUTH WEST ELEVATION**

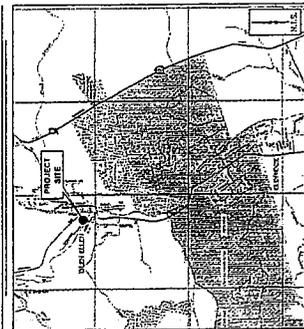
PRELIMINARY  
 NOT FOR CONSTRUCTION



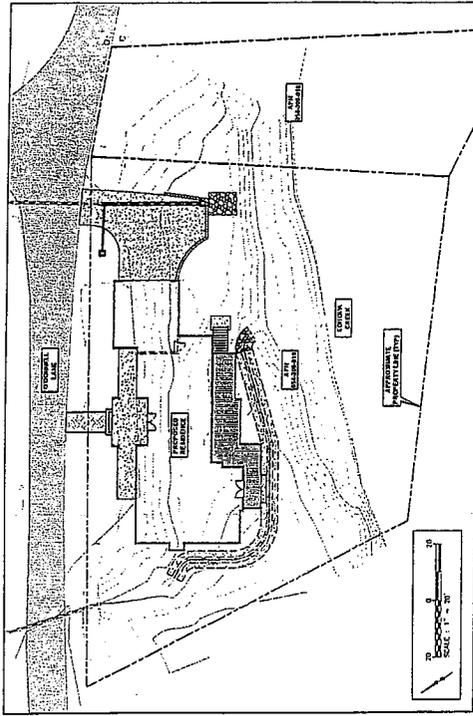
# CONSTRUCTION DRAWINGS

FOR  
**BAKER AND CORRENTI RESIDENCE**  
 APN 054-300-018,019  
 5350 O'DONNELL LANE  
 GLEN ELLEN, CALIFORNIA

LOCATION MAP



SITE MAP



LEGEND



PLANIMETRICS

CONCRETE	CONCRETE
CONCRETE WITH REINFORCING	CONCRETE WITH REINFORCING
ASPHALT	ASPHALT
GRAVEL	GRAVEL
GRAVEL WITH STABILIZER	GRAVEL WITH STABILIZER
GRAVEL WITH STABILIZER AND FIBER	GRAVEL WITH STABILIZER AND FIBER
GRAVEL WITH STABILIZER AND POLYMER	GRAVEL WITH STABILIZER AND POLYMER
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BENCHMARK

VERTICAL DATUM IS NGVD 83.  
 HORIZONTAL DATUM IS CALIFORNIA STATE PLANE COORDINATE SYSTEM 12N. ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.

BASIS OR BEARINGS

BEARINGS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.

## PROJECT PURPOSE STATEMENT

THE PROJECT WILL CONSIST OF GRADING FOR A NEW RESIDENCE AND DRIVEWAY. THE SURFACE ARE TO BE GRADDED TO THE FINISHED GRADE AND TO BE SLOPED TO MANAGE DISTURBANCE TO THE SITE AND TO OBTAIN A ZERO NET FILL WITHIN THE HOUSE SITE AND AN EXISTING DRIVEWAY. THE EXISTING DRIVEWAY WILL BE RELOCATED TO THE DRIVEWAY AS PART OF THIS PROJECT. ANY GRADING OPERATIONS WILL OCCUR ABOVE THE EXISTING TOP OF BENCH.

## PROPERTY OWNER

PROPERTY OWNER:  
 BAKER AND CORRENTI  
 1111 CONTRADIA AVENUE  
 SAN JOSE, CA 95128

## EARTHWORK NOTES

- ALL QUANTITIES SHOWN ARE ESTIMATES. THE ACTUAL QUANTITIES WILL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND REPORT TO THE ENGINEER'S OFFICE.
- FOR THE QUANTITIES SHOWN TO BE ACCURATE, THERE IS NO DUAL QUOTE OF CONTRACT NUMBERS.

## REMARKS

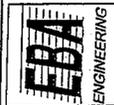
DISTURBED AREA - 2.3 ACRES  
 DISTURBED AREA - 2.3 ACRES

## SHEET INDEX

C1	TITLE SHEET
C2	PLAN NOTES
C3	TOPOGRAPHIC MAP
C4	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C5	MUSCULARS DETAILS

## RECORD PLAN

I HEREBY STATE THAT THESE RECORD PLAN CHANGES ARE CONTROLLED INFORMATION FURNISHED BY THE PROJECT CONTRACTOR, AND THE ENGINEER'S OFFICE HAS REVIEWED AND APPROVED THE CHANGES. THE ENGINEER'S OFFICE HAS REVIEWED AND APPROVED THE CHANGES. THE ENGINEER'S OFFICE HAS REVIEWED AND APPROVED THE CHANGES. THE ENGINEER'S OFFICE HAS REVIEWED AND APPROVED THE CHANGES.



1111 CONTRADIA AVENUE  
 SAN JOSE, CA 95128  
 TEL: 408-261-1111  
 FAX: 408-261-1111  
 WWW: WWW.EBAENGINEERING.COM



3950 O'DONNELL LANE  
 GLEN ELLEN, CALIFORNIA  
 APN: 054-300-019 & 054-300-018

Scale/Revision	
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2	
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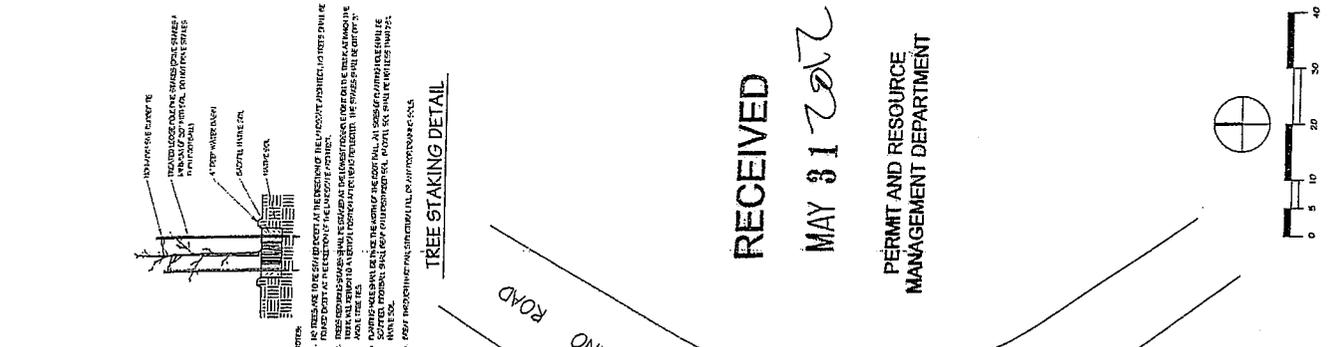




**REVEGETATION PLAN**

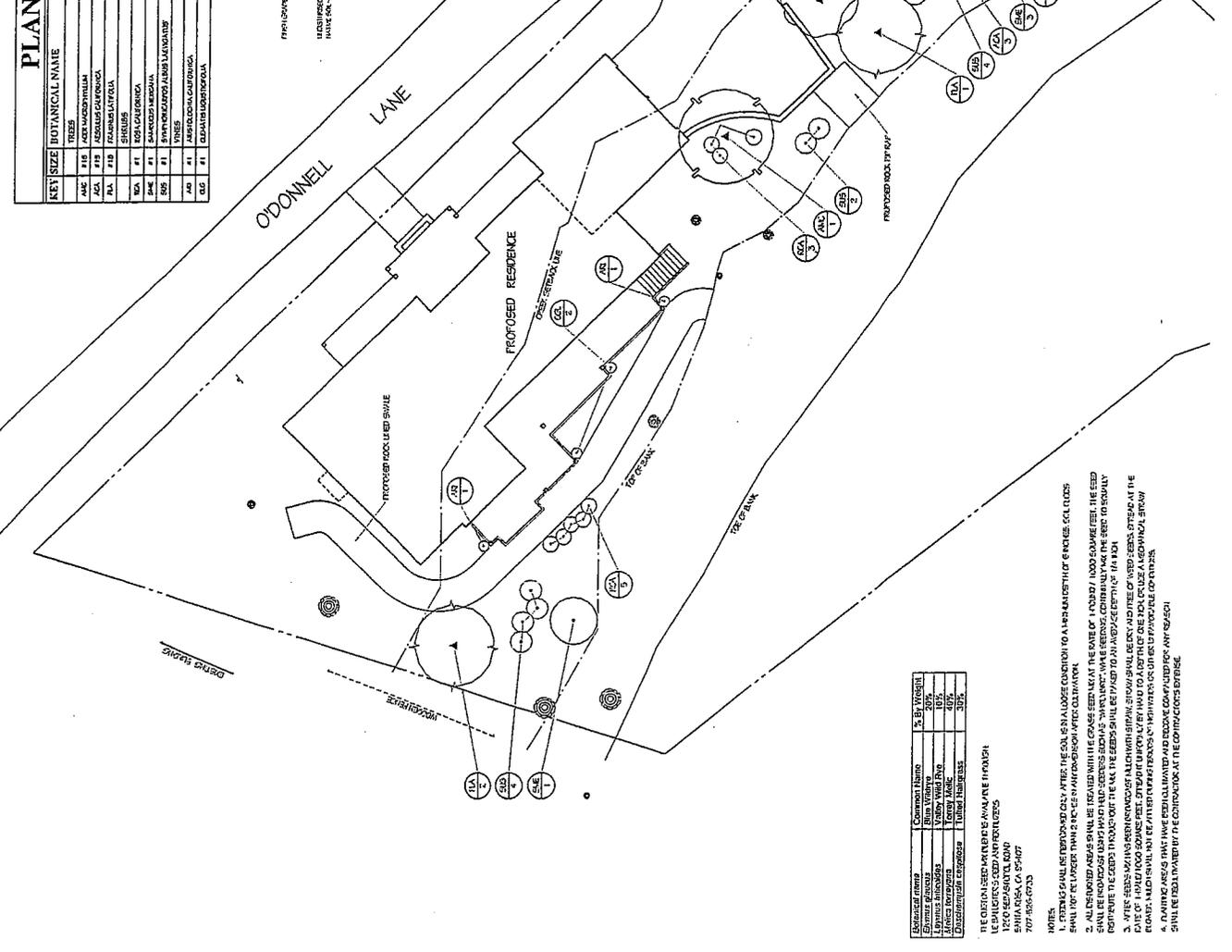
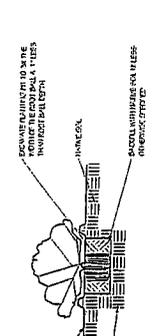
**BAKER/CORRENTI RESIDENCE**  
 5350 O'DONNELL LANE  
 GLEN ELLEN, CALIFORNIA

Date:	June 2012
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Scale:	1" = 10'
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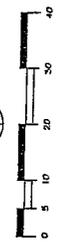


**PLANTING LEGEND**

KEY SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
12A	ACER GLABRUM	SMOOTH BARK MAPLE	
12B	ACER RUBRUM	RED BARK MAPLE	
12C	ACER FRAXINIFOLIUM	FRAXINIFOLIUM MAPLE	
12D	ACER NEGUNDO	BLACK MAPLE	
12E	ACER PLATANIFOLIUM	PLATANIFOLIUM MAPLE	
12F	ACER SPICATUM	SPICATUM MAPLE	
12G	ACER VITIFOLIUM	WINGED MAPLE	
12H	ACER GLABRUM	SMOOTH BARK MAPLE	
12I	ACER RUBRUM	RED BARK MAPLE	
12J	ACER FRAXINIFOLIUM	FRAXINIFOLIUM MAPLE	
12K	ACER NEGUNDO	BLACK MAPLE	
12L	ACER PLATANIFOLIUM	PLATANIFOLIUM MAPLE	
12M	ACER SPICATUM	SPICATUM MAPLE	
12N	ACER VITIFOLIUM	WINGED MAPLE	
12O	ACER GLABRUM	SMOOTH BARK MAPLE	
12P	ACER RUBRUM	RED BARK MAPLE	
12Q	ACER FRAXINIFOLIUM	FRAXINIFOLIUM MAPLE	
12R	ACER NEGUNDO	BLACK MAPLE	
12S	ACER PLATANIFOLIUM	PLATANIFOLIUM MAPLE	
12T	ACER SPICATUM	SPICATUM MAPLE	
12U	ACER VITIFOLIUM	WINGED MAPLE	



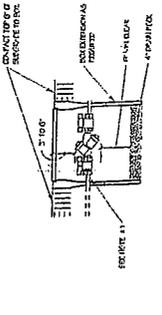
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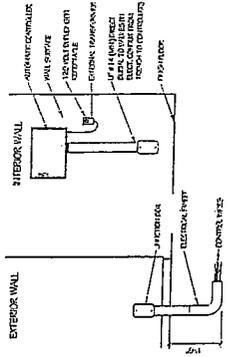
Estimated items	Common Name	5. By Volume
12A	ACER GLABRUM	20%
12B	ACER RUBRUM	20%
12C	ACER FRAXINIFOLIUM	20%
12D	ACER NEGUNDO	20%
12E	ACER PLATANIFOLIUM	20%
12F	ACER SPICATUM	20%
12G	ACER VITIFOLIUM	20%

**NOTES:**

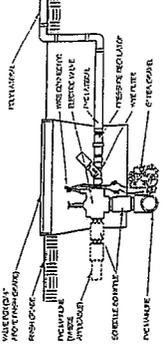
- EXISTING TREES TO BE REMOVED SHALL BE REMOVED WITHIN THE GRASS STRIP AT THE POINT OF 1:00 PM / 1:00 PM. THE TREE SHALL BE REMOVED WITHIN THE GRASS STRIP AT THE POINT OF 1:00 PM / 1:00 PM. THE TREE SHALL BE REMOVED WITHIN THE GRASS STRIP AT THE POINT OF 1:00 PM / 1:00 PM.
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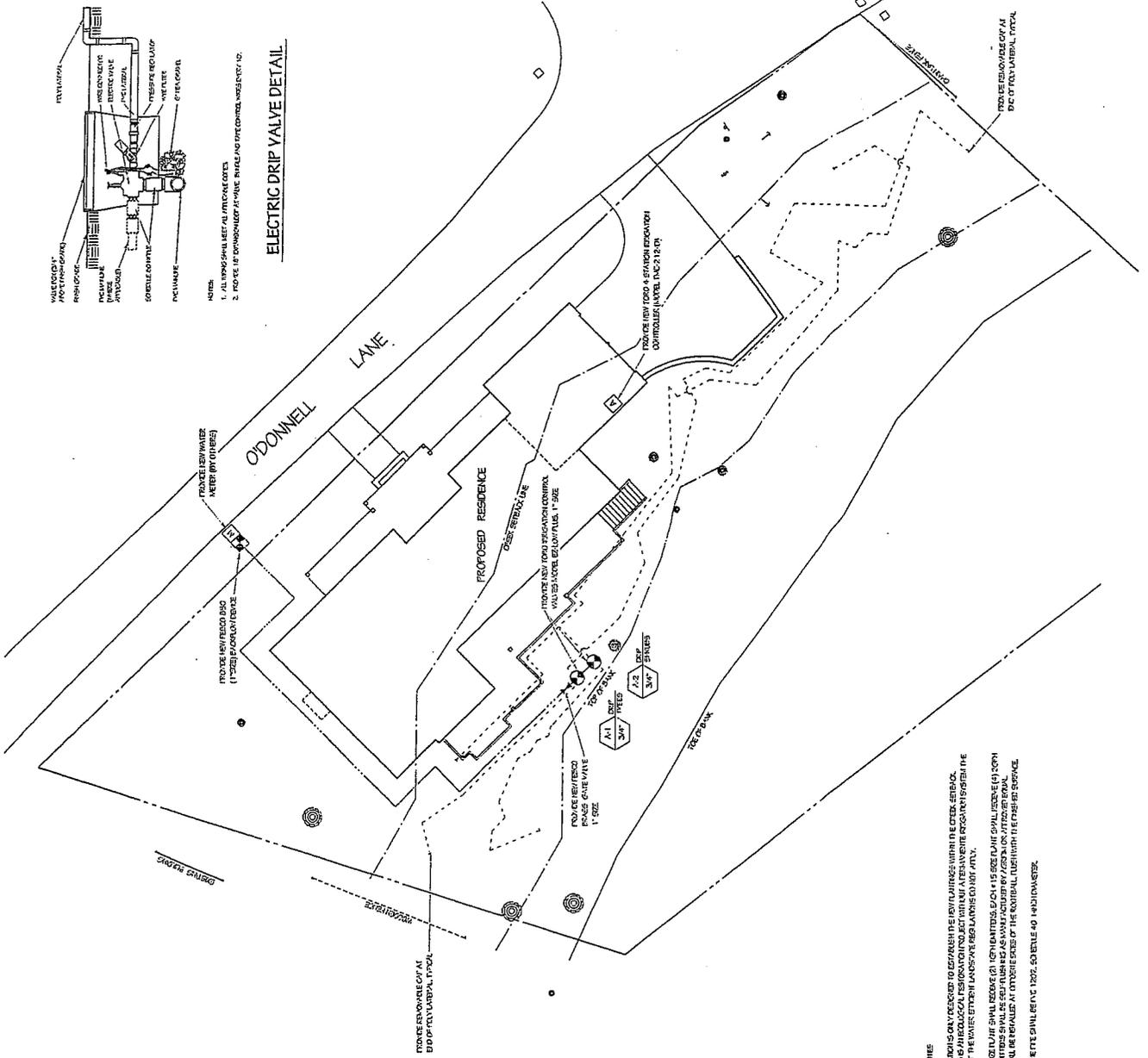
- DOUBLE CHECK VALVE ASSEMBLY**
- NOTES:  
 1. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL VALVES AND CONNECTIONS.  
 2. APPROVED DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE INDICATED.



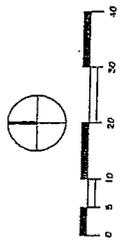
- CONTROLLER DETAIL**
- NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.



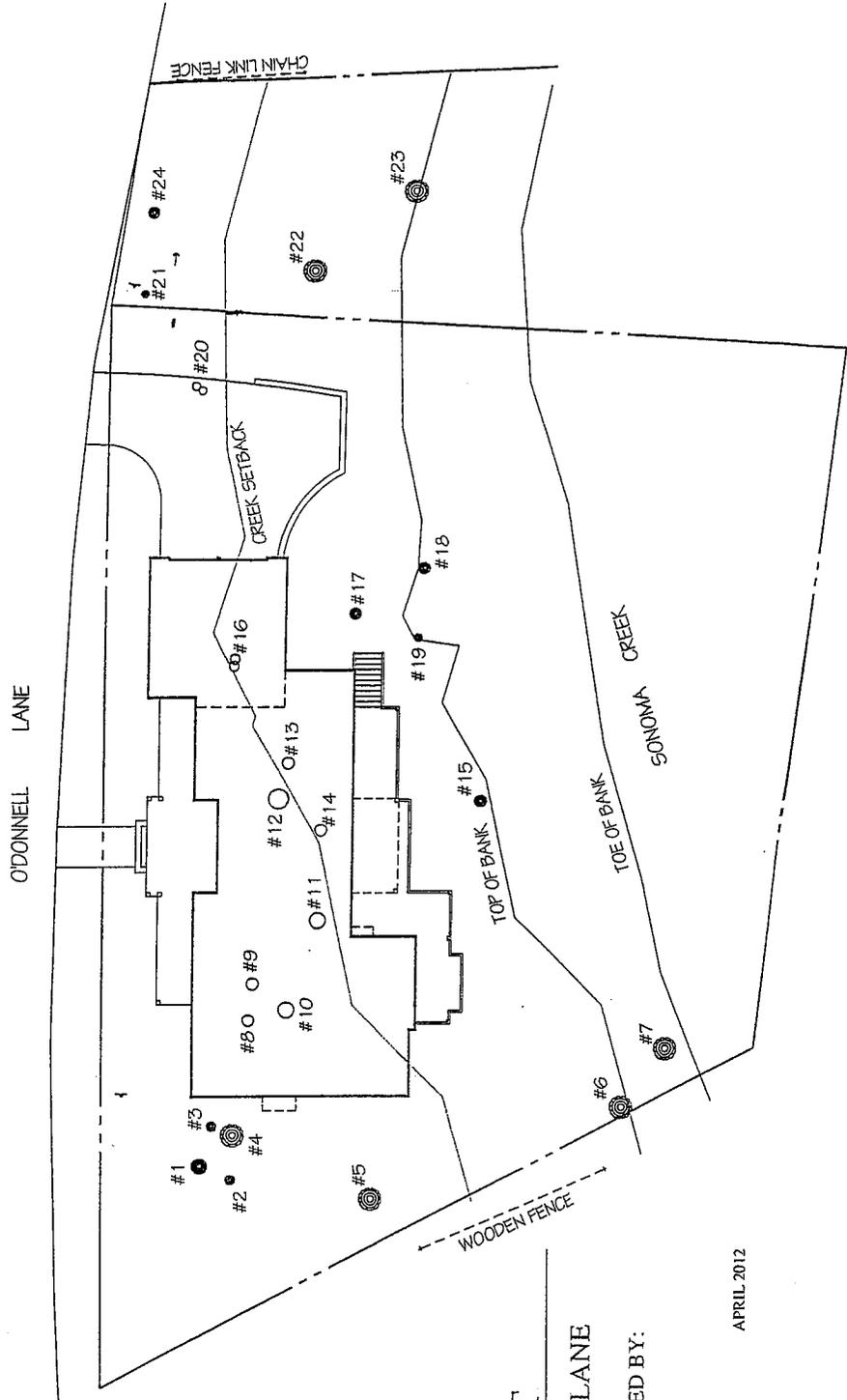
- ELECTRIC DRIP VALVE DETAIL**
- NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. PROVIDE A 1/2" CLEARANCE BETWEEN THE VALVE AND THE ELECTRICAL WIRING.



- PROVISIONS:**
- THE DESIGNER'S ONLY RESPONSIBILITY IS TO PROVIDE THE IRRIGATION SYSTEM WITHIN THE SPECIFIED BUDGET. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONTRACTORS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.
  - VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL VALVES AND CONNECTIONS. APPROVED DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE INDICATED.



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**TREE EXHIBIT**

3550 O'DONNELL LANE  
 THIS PLAN IS FROM  
 INFORMATION PROVIDED BY:  
 KEDELLO & LARSEN  
 ARCHITECTURAL DESIGNS  
 (707) 838-2600

APRIL 2012

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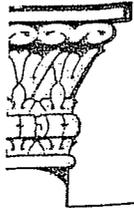
## TREE OBSERVATIONS

Tree	Botanical Name	Common Name	Size	Status	Notes
1	<i>Salix species</i>	Willow	12"	Remove	Poor structure. High likelihood of total trunk failure due to extensive decay.
2	<i>Juglans hindsii</i>	California Black Walnut	25"	Remove	Fair structure. Lack of trunk flair at base may indicate the presence of fill soil in the area.
3	<i>Fraxinus latifolia</i>	Oregon Ash	13", 6"	Remove	Poor vigor, many dead limbs noted. Suppressed by adjacent trees.
4	<i>Salix species</i>	Willow	33"	Remove	Poor structure. High likelihood of partial trunk failure due to extensive decay.
5	<i>Umbellularia californica</i>	California Bay	37"	Save	Good vigor. Some pockets of decay noted. This species is prone to decay that may lead to limb failures.
6	<i>Salix species</i>	Willow	7", 16"	Save	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Decay in trunk noted. Suppressed by adjacent trees.
7	<i>Fraxinus latifolia</i>	Oregon Ash	50"	Save	Poor structure. Leans over the creek, no target present in the event of tree failure.
8	<i>Salix species</i>	Willow	19"	Remove	Poor structure. Decay noted in upper trunk.
9	<i>Juglans hindsii</i>	California Black Walnut	19"	Remove	Fair vigor. No overt defects noted.
10	<i>Salix species</i>	Willow	19"	Remove	Past limb failures noted, extensive decay in trunk.
11	<i>Juglans hindsii</i>	California Black Walnut	26"	Remove	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Past limb failures noted.
12	<i>Umbellularia californica</i>	California Bay	29"	Remove	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Good vigor, full even canopy.
13	<i>Umbellularia californica</i>	California Bay	19"	Remove	Fair vigor many dead limbs noted in canopy.
14	<i>Fraxinus latifolia</i>	Oregon Ash	10"	Remove	No overt defects noted.
15	<i>Alnus rhombifolia</i>	White Alder	31"	Save	Poor structure, massive decay column in trunk. No target present in the event of tree failure.
16	<i>Juglans hindsii</i>	California Black Walnut	10", 15"	Remove	Fair structure, many old pruning scars noted decay likely associated due to the species.
17	<i>Juglans hindsii</i>	California Black Walnut	18"	Save	Lower trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Fair structure past limb failures noted.
18	<i>Fraxinus latifolia</i>	Oregon Ash	18"	Save	Poor structure, column of decay noted in trunk. Decay fungi mushrooms noted on trunk.
19	<i>Fraxinus latifolia</i>	Oregon Ash	14"	Save	Small tree, main trunk broken off at approximately 10' off grade. Trunk base inaccessible due to debris.

**TREE OBSERVATIONS**

20	<i>Juglans hindsii</i>	California Black Walnut	10", 10"	Remove	No overt defects noted.
21	<i>Juglans hindsii</i>	California Black Walnut	7"	Save	Small tree, one old pruning scar noted appears decay may have developed at this point.
22	<i>Juglans hindsii</i>	California Black Walnut	40"	Save	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Past limb failures noted some pockets of decay noted.
23	<i>Alnus rhombifolia</i>	White Alder	40"	Save	Moribund only 5%-10% live crown left. No target present in the event of tree failure.

**PROTECTED TREES:** Tree identification numbers designated with \* are Protected Trees as defined in the Sonoma County Tree Protection Ordinance.



# Kadello & Larsen

ARCHITECTURAL DESIGNS

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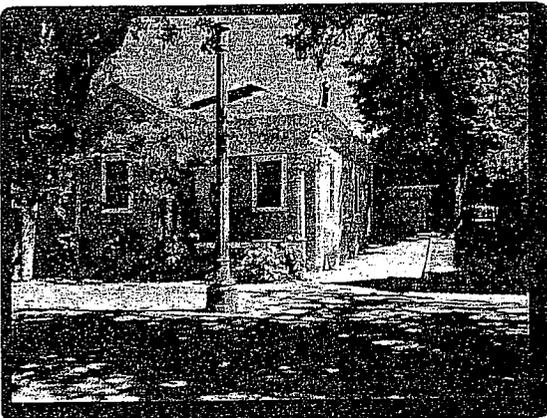
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MANAGEMENT DEPARTMENT

Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
AP NO. 054-300-019 & 054-300-018



Site Frontage at O'Donnell Lane



Residence East Side of O'Donnell Lane



Church East Side of O'Donnell Lane



**Kadello  
& Larsen**  
ARCHITECTURAL DESIGNS

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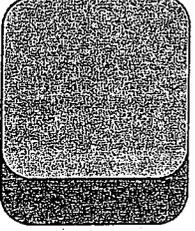
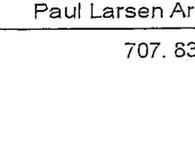
MAR 21 2013

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MANAGEMENT DEPARTMENT

3-18-13

Re: Baker / Correnti Residence  
5350 O'Donnell Lane, Glen Ellen  
AP NO. 054-300-019 & 054-300-018

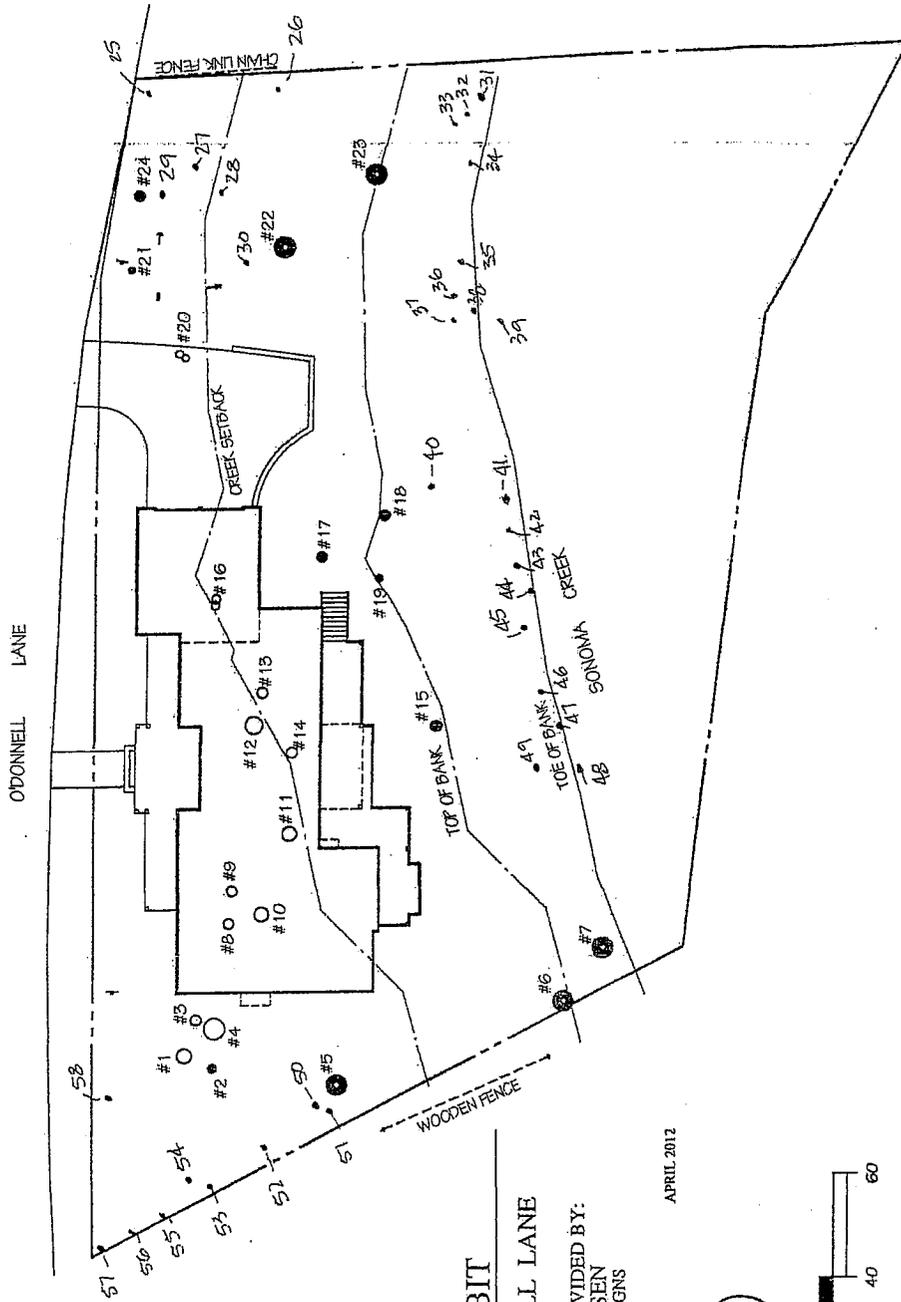
**Materials & Colors**

Roofing:	Elk Prestique	40 Year Composition	Slate	
Siding:	Horizontal Hardi-Plank Hardi-Panel w/ Batts	Kelly Moore	178 Plymouth Gray	
Trim:	Corners / Windows Barge/ Fascia Board	Kelly Moore	75 Metro	
Trim:	Gutter	Kelly Moore	407 Carbon	
Windows:	Marvin Aluminum Clad Grids Per Plan	Pebble Gray		
Veneer:	El Dorado Stone Company Cultured-Cliffstone			

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**TREE EXHIBIT**

3550 O'DONNELL LANE

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KEDELLO & LARSEN  
ARCHITECTURAL DESIGNS  
(707) 838-2600

APRIL 2012

SHEET 1 OF 1



3550 O'Donnell Ln.  
Glen Ellen- Tree Inventory

TREE #	SPECIES	TRUNK DIAMETER (In.)	GENERAL CONDITION	STRUCTURAL INTEGRITY	COMMENTS/RECOMMENDATIONS
1	Red Willow/ <i>Salix laevigata</i>	25"	Fair	Poor	Extensive decay; good habitat tree, trunk flare buried w/ debris
2	CA Black Walnut/ <i>Juglans hindsii</i>	12"	Good	Good	Periwinkle @ trunk flare, also silt & debris from culvert
3	Oregon Ash/ <i>Fraxinus latifolia</i>	13", 7"	Good	Poor	Trunk flare buried; good habitat tree; dead tops
4	Red Willow/ <i>Salix laevigata</i>	35"	Fair	Poor	Canker along trunk; top gone; watersprouting; debris at base
5	Bay Laurel/ <i>Umbellularia californica</i>	33"	Good	Good	Partial bury at trunk flare; remove to original grade
6	Red Willow/ <i>Salix laevigata</i>	7", 16"	Good	Fair	Debris covers base; ivy on trunk
7	White Alder/ <i>Alnus rhombifolia</i>	50"	Good	Poor	Leaning S; trunk divides @ 10'; ivy at base
8	Red Willow/ <i>Salix laevigata</i>	19"	Fair	Fair	Trunk base buried; canker & watersprouting on trunk; leaning NE
9	CA Black Walnut/ <i>Juglans hindsii</i>	19"	Good	Fair	Base buried; upper trunk leans NE
10	Red Willow/ <i>Salix laevigata</i>	19"	Fair	Fair	Top gone; watersprouting along trunk
11	CA Black Walnut/ <i>Juglans hindsii</i>	27"	Fair	Unknown	Trunk covered with ivy
11-A	Unknown	26"	Dead?	Hollow?	Completely covered with ivy
12	Bay Laurel/ <i>Umbellularia californica</i>	34"	Good	Good	Trunk covered with ivy
13	Bay Laurel/ <i>Umbellularia californica</i>	20"	Good	Poor	Top leans S; canopy 1-sided toward creek
14	Oregon Ash/ <i>Fraxinus latifolia</i>	10"	Good	Good	Some branch dieback
15	White Alder/ <i>Alnus rhombifolia</i>	31"	Fair	Poor	1/2 trunk gone, great habitat tree, active decay
16	CA Black Walnut/ <i>Juglans hindsii</i>	10", 16"	Good	Good	2 trunks @ base with debris; N trunk into wires
17	CA Black Walnut/ <i>Juglans hindsii</i>	15"	Fair	Good	Ivy and vinca over trunk
18	Red Willow/ <i>Salix laevigata</i>	16"	Fair	Poor	Top broken out @ 10', good habitat tree
19	Oregon Ash/ <i>Fraxinus latifolia</i>	14"	Good	Poor	Broken top at 10'
20	CA Black Walnut/ <i>Juglans hindsii</i>	11", 11"	Good	Poor	Trunk divides @ 2'; leans N 40 degrees
21	CA Black Walnut/ <i>Juglans hindsii</i>	7"	Good	Fair	Small tree
22	CA Black Walnut/ <i>Juglans hindsii</i>	40"	Fair	Fair	Broken branch at top; ivy on trunk; debris at base
23	Fremont Cottonwood/ <i>Populus fremontii</i>	40"	Poor	Poor	Top dead 1 side; splits @ 20'; covered w/ ivy & wild grape
24	CA Black Walnut/ <i>Juglans hindsii</i>	15"	Good	Poor	Trunk divides @ 5'; some dead branch tips

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3550 O'Donnell Ln.  
Glen Ellen- Tree Inventory

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TREE #	SPECIES	TRUNK DIAMETER (In.)	GENERAL CONDITION	STRUCTURAL INTEGRITY	COMMENTS/RECOMMENDATIONS
25	Coast Live Oak/ <i>Quercus agrifolia</i>	4"	Good	Good	Fence growing into tree; covered with wild grape; close to road
26	Cherry Plum/ <i>Prunus cerasifera</i>	3", 3"	Good	Poor	Leaning S 45 degrees; covered with wild grape
27	CA Black Walnut/ <i>Juglans hindsii</i>	6"	Very poor	Fair	Debris and ivy cover base
28	Red Willow/ <i>Salix laevigata</i>	8"	Fair	Poor	Top of canopy leans E
29	Cherry Plum/ <i>Prunus cerasifera</i>	7"	Good	Poor	Leans E 45 degrees; near power pole support cable
30	Coast Live Oak/ <i>Quercus agrifolia</i>	6"	Good	Fair	Suppressed by wild grape
31	White Alder/ <i>Alnus rhombifolia</i>	10"	Good	Good	In active streambed
32	White Alder/ <i>Alnus rhombifolia</i>	3"	Good	Good	In active streambed
33	White Alder/ <i>Alnus rhombifolia</i>	5", 3"	Good	Good	In active streambed
34	White Alder/ <i>Alnus rhombifolia</i>	15"	Good	Good	In active streambed
35	White Alder/ <i>Alnus rhombifolia</i>	4"	Good	Good	One broken limb; slightly above streambed
36	White Alder/ <i>Alnus rhombifolia</i>	14"	Good	Good	Slightly above streambed
37	White Alder/ <i>Alnus rhombifolia</i>	3", 2", 3"	Good	Poor	Top broken out, 3 new stems; in streambed
38	White Alder/ <i>Alnus rhombifolia</i>	3", 5", 2", 1"	Good	Good	Multi at 4'; in active streambed
39	White Alder/ <i>Alnus rhombifolia</i>	10", 8"	Good	Fair	Trunk divides at 4'; in active streambed
40	Oregon Ash/ <i>Fraxinus latifolia</i>	18"	Good	Fair	Leans toward creek; ivy on trunk; on bank
41	White Alder/ <i>Alnus rhombifolia</i>	4", 4", 2"	Good	Poor	In channel
42	White Alder/ <i>Alnus rhombifolia</i>	6", 6"	Good	Poor	In channel
43	White Alder/ <i>Alnus rhombifolia</i>	7"	Good	Poor	Decayed W side; in channel
44	White Alder/ <i>Alnus rhombifolia</i>	3", 3"	Good	Good	Leaning E in streambed
45	White Alder/ <i>Alnus rhombifolia</i>	3", 4"	Good	Good	Dodouble trunk at base
46	White Alder/ <i>Alnus rhombifolia</i>	6", 7"	Good	Good	Double trunk at base
47	White Alder/ <i>Alnus rhombifolia</i>	14"	Good	Fair	Trunk divides at 15'
48	White Alder/ <i>Alnus rhombifolia</i>	4", 3"	Good	Fair	In active streambed
49	White Alder/ <i>Alnus rhombifolia</i>	5"	Good	Good	Horizontal structure but sound; in streambed

3550 O'Donnell Ln.  
Glen Ellen- Tree Inventory

TREE #	SPECIES	TRUNK DIAMETER (in.)	GENERAL CONDITION	STRUCTURAL INTEGRITY	COMMENTS/RECOMMENDATIONS
50	Bay Laurel/ <i>Umbellularia californica</i>	6"	Good	Good	Understory tree
51	Bay Laurel/ <i>Umbellularia californica</i>	2"	Good	Good	Canopy suppressed somewhat
52	Cherry Plum/ <i>Prunus cerasifera</i>	4", 2"	Good	Poor	Thickety growth habit
53	Bay Laurel/ <i>Umbellularia californica</i>	12"	Good	Good	Understory tree
54	Bay Laurel/ <i>Umbellularia californica</i>	4"	Good	Fair	Understory tree
55	Bay Laurel/ <i>Umbellularia californica</i>	14", 5"	Good	Fair	Near property line
56	CA Buckeye/ <i>Aesculus californica</i>	4", 3"	Good	Fair	Trunk divides at base; understory tree
57	Bay Laurel/ <i>Umbellularia californica</i>	8", 6"	Good	Good	Trunk divides at base
58	Cherry Plum/ <i>Prunus cerasifera</i>	4", 2", 2"	Good	Poor	Thickety growth; leans N
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**BALCERAK DESIGN**  
LANDSCAPE ARCHITECTURE • URBAN FORESTRY  
608 Beaver Street Santa Rosa, CA 95404 (707)573-8234

**VEGETATION ANALYSIS &  
ARBORIST'S REPORT**

5350 O'DONNELL LANE

A.P.N. 054-300-018-019

GLEN ELLEN, CALIFORNIA

April 2012

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MANAGEMENT DEPARTMENT

*Prepared for:*  
Ron Baker and Andrea Correnti  
1111 Isabella Avenue  
Coronado, CA 92118

## **INTRODUCTION**

The following report describes the results of our Vegetation Assessment & Arborist's Report for the property located at 5350 O'Donnell Lane in Glen Ellen, Sonoma County, California (A.P.N. 054-300-018-019).

In order for the County to process the application for a single family residence which includes a request for an exception to the creek setback a Vegetation Assessment is required to describe the existing plant composition within the setback area. A Revegetation Plan, prepared by Balcerak Design dated April 2012, has been developed to mitigate the removal of existing plant material contained within the setback. As with any construction project within the County the requirements of the County's Tree Protection Ordinance must be met, Therefore, an Arborist's Report is part of this report.

Although the proposal is to encroach into the creek setback area with the structure no work is proposed near the defined top-of-bank of Sonoma Creek. The Revegetation Plan is designed to both protect the riparian function of Sonoma Creek and enhance the population of native species within the setback area.

## **SITE DESCRIPTION**

The subject property is zoned for Low Density Residential and is located on the northeast side of Sonoma Creek. The upper elevation is 230 feet and the lower elevation is 214 feet, the 100-year flood elevation is 229 feet.

The surrounding area is also single-family residence, except for the church, which is across O'Donnell Lane from the subject property. There are two storm drain culverts which daylight on the site. One is located near the intersection of Henno Road and O'Donnell Lane. The church property is drained to a drain inlet and then a culvert directs the storm water onto the site where it naturally finds its way to Sonoma Creek. The other culvert is at the opposite end of the property at the upper elevation of O'Donnell Lane. This culvert conveys more water as this storm drain collects water from several properties at higher elevations, the pipe daylights several feet onto the site. Due to the volume of water a clear flow line is visible as the water winds its way, through the middle section of the site, to Sonoma Creek.

Although the site is undeveloped it is highly altered from its native state. It is quite evident that over the years this property has been used as a dumpsite and debris is scattered throughout the subject property. The site contains native trees but the majority, approximately 80%-85%, of the understory is comprised of exotic plants.

## **PROJECT DESCRIPTION**

The proposal is to build a single-family residence and associated improvements as depicted on the Site Plan prepared by Kadello & Larsen Architectural Designs, dated April 2, 2012.

The proposal includes having the structure encroach into the creek setback.

The work includes directing the upper elevation culvert into a rock lined concrete swale that will go around the residence, and convey the water to the creek. The concrete swale will protect the structure and prevent further erosion. The lower elevation culvert will be extended so that it will daylight beyond the proposed retaining wall for the new driveway. The culvert shall daylight into energy dissipation riprap at the creek top-of-bank.

The development proposal is to remove three trees that are contained within the creek setback area consisting of one Oregon Ash (*Fraxinus latifolia*), one California Bay (*Umbellularia californica*) and one California Black Walnut (*Juglans hindsii*).

## **METHODS**

The Vegetation Assessment of the setback area consisted of a reconnaissance-level botanical survey. The site visits were conducted on April 6, 2012 from 1120 hours to 1415 hours and April 17, 2012 from 1110 hours to 1230 hours. The assessment was intended only as an evaluation of the on-site vegetation, and no special-status species surveys were conducted as part of this work. The survey was conducted by walking transects parallel to the top-of-bank of Sonoma Creek at intervals of approximately ten to fifteen feet apart. All the plants observed are listed by botanical and common names in Table 1.

To comply with the requirements of the County's Tree Protection Ordinance an Arborist's Report is part of this report. All trees with a trunk diameter of nine-inches or greater, as measured at 54-inches (Diameter at Breast Height) above natural grade were tagged and numbered. The tree evaluations are based upon a visual inspection of the trees. A detailed analysis was not requested nor performed. No crown explorations or climbing inspections were performed. A list of the trees, the tree diameter sizes, and their status to be retained or removed and additional information is provided in Table 2 of this report. A Tree Exhibit showing the location of the existing trees and their identification numbers has been provided for reference.

## **EXISTING CONDITIONS**

The site is a riparian corridor containing a mix of trees that, when fully leafed out, provide a 95%-100% canopy cover of the subject property. The on-site trees appear to be typical of the tree composition of the general area. The trees were mostly deciduous species consisting of California Black Walnut, Oregon Ash, Willow (*Salix species*), and White Alder (*Alnus rhombifolia*). The sole evergreen tree species present is California Bay. All of the tree species are indigenous to the area. No single species is dominant although the Alder trees were the least represented species. The only tree that is covered by the County's Tree Protection Ordinance is the California Bay. A more detailed description of the trees and what mitigation is required is presented in Table 2.

The presence of English Ivy (*Hedera helix*) is particularly problematic to the trees. Through the use of aerial roots, English Ivy will attach to a tree's trunks and climb into the canopy. Its presence deprives the tree of needed sunlight and allows moisture to build up against the tree's bark and may promote rot. In advanced cases the weight alone of the English Ivy may result in limb failures.

The understory consists of primarily herbaceous plants. The majority of the understory, 60%-70%, is comprised of Ripgut Brome (*Bromus diandrus*), Poison Hemlock (*Conium maculatum*), English Ivy and to a lesser extent Periwinkle (*Vinca major*), and Himalayan Blackberry (*Rubus discolor*). None of these plants are native to Sonoma County or California. The California Invasive Plant Council lists Ripgut Brome, Poison Hemlock, and Periwinkle as moderately invasive species. While English Ivy and Himalayan Blackberry are listed as highly invasive species.

Although there are some native plants in the understory their numbers were few due to the highly competitive nature of the exotics present. For example the California Blackberry (*Rubus ursinus*) is present but it is highly suppressed whereas the exotic Himalayan Blackberry is very well represented. A complete list of all of the plants observed within the creek setback area is provided in Table 1.

The area along O'Donnell Lane has been developed into a parking area by building a retaining wall and adding fill soil to bring the grade up to match the street elevation. The present site conditions bear little resemblance to the historical plant composition of this riparian corridor.

## **REVEGETATION PLAN**

As mitigation for the encroachment into the creek setback area a Revegetation Plan has been prepared. The intent is to increase the numbers of native plant species and reduce the spread of invasive exotic species. The plan proposes the planting of #1 size container plants of native species that would have been part of this plant community and seeding all disturbed areas with a native grass seed mix. These plants will also serve the function of erosion control and the filtering of stormwater prior to its entry into Sonoma Creek. No work is proposed below the defined top-of-bank for the creek.

The exotics shall be removed by the use of mechanical methods rather than through the use of herbicides due to the proximity to Sonoma Creek. After removing the exotic plants native plants will be reintroduced to the creek setback area. The area will be seeded with a native grass seed mix to act as erosion control until the native plants become established.

As part of the Revegetation Plan all of the English Ivy shall be removed from the trunks of the trees. By the use of either loppers or a pruning saw cut through each vine both at shoulder height and at ankle height. Be careful not to wound the bark of the tree when cutting the ivy vines. Strip

the ivy away from the tree between the two cuts, using care to avoid damaging the bark. When removing ivy in the ground, remove as much of the roots as possible. To be successful several consecutive years of work is required to remove English Ivy that was missed or that has regrown. The second year will require only about 10% the effort of the initial removal and the third and subsequent years only about 10% effort of the second year.

The Revegetation Plan proposes the replanting of eight, #15 size trees, of various native species. Two of these trees are to satisfy the requirements of the Tree Protection Ordinance; the other six are to mitigate the tree removal within the setback area. The number of trees proposed is based upon the space available for the trees to thrive over time, without crowding, to allow for the full development of each individual.

Through the implementation of the Revegetation Plan the plant ecology of the site will be enhanced. Without management intervention the invasive exotic species will, over time, completely dominate the site excluding all but the hardiest of native plants like Poison Oak (*Toxicodendron diversilobum*). At least one tree on the property has been killed by the English Ivy and without a change in management practices the decline and ultimate death of the trees will continue.

### **EXISTING TREES**

For this report a total of 24 trees were observed. The trees are located in three distinct zones on the subject property. There are four trees observed that are below the delineated top-of-bank of the creek. None of these trees are proposed to be removed. The next zone contains those trees that are contained within the creek setback area. Of the seven trees observed in this zone three are scheduled for removal to accommodate the proposed residence and associated infrastructure. The last zone contains the trees in the area between O'Donnell Lane and the creek setback line. In this area thirteen trees were observed, nine are scheduled to be removed. Three trees are to be removed due to their compromised structure making them unsuitable to be retained as the lot is developed. The other six are to be removed to accommodate the proposed residence and associated infrastructure.

The only tree species present on-site that is protected by the County's Tree Protection Ordinance are the California Bay trees. At the end of Table 2 are the charts summarizing the mitigation required for the tree removal. Per the requirements of the Ordinance two #15 size trees are included in the Revegetation Plan.

### **TREE PROTECTION**

Prior to the initiation of any construction activity, protective fencing shall be erected in the construction area. Fencing shall encroach into the dripline only as is necessary to perform approved construction operations. Fencing shall consist of steel posts and chain link fencing fabric. It shall form a continuous barrier around the tree or trees to be protected. Fencing

installation shall be performed by qualified personnel with all necessary supports and braces to provide a secure fence throughout the construction process. The fence shall not be removed during the construction process, without authorization from the project arborist. All equipment and personnel shall remain outside the fenced area at all times. The storage of materials (of any kind) is prohibited.

### **GENERAL NOTES ON TREE PRESERVATION**

There are some general recommendations that apply to all of the existing trees that are to be retained. All trees should be protected from mechanical damage during the construction work. Construction impacts on existing trees are a serious matter. All trees are subject to stress when construction activities occur around them, therefore it is important to use care during any and all construction. Often the impacts of the construction are not visible for months or years after the construction has been completed. It is often the case that by the time the tree has exhibited overt signs of decline it is too late to return the tree to a healthy condition. Trees are huge living systems where health problems are slow to manifest and slow to be reversed. It is imperative that contractors and construction personnel understand the procedural guidelines and follow them. Any deviation from the guidelines presented here will increase the chances of tree decline, failure, or death.

Tree roots in undisturbed growing conditions regularly extend to three times the dripline of the tree. The area defined by the dripline is particularly sensitive. Typically only 70% of the tree roots are contained within the dripline. Any roots encountered during construction operations shall be cut cleanly across the face of the root, past any damage. Roots shall not be exposed to the air any longer than necessary.

### **TREE REMOVAL**

This project requires the removal of some trees that are growing very close to trees that are scheduled for preservation. Because trees of the same species will commonly root graft together it is important not to cause damage to the roots of the adjacent trees that are to remain. In order to avoid damaging the roots of those trees that are to remain, care must be taken. Remove the trees by cutting the trunk to the ground, use caution not to pull the roots.

### **PRUNING REQUIREMENTS**

All pruning shall be in accordance with the American National Standards Institute *Pruning Standards*, latest edition and the companion publication *Best Management Practices Tree Pruning* published by the International Society of Arboriculture and *Best Management Practices Managing Trees During Construction*. All tree work shall be performed only by ISA certified tree workers.

## **CONCLUSIONS**

Given the highly disturbed condition of the site the development proposal does not represent a significant degradation to the plant ecology present on-site. The successful implementation of the Revegetation Plan will increase the opportunity for native plant species to thrive and will provide an ecological niche that is not currently present. No work is proposed below the top-of-bank therefore; no significant impacts to the riparian function of Sonoma Creek are anticipated.

Please feel free to contact me if further discussion of these items is necessary, or if you have any questions.

Respectfully,

**BALCERAK DESIGN**

Gary Balcerak

Landscape Architect C-3704

Certified Arborist WE-3069A

Certified Urban Forester 125

**TABLE 1 - PLANTS OBSERVED**

<i>Botanical name</i>	Common name
<i>Allium neapolitanum</i>	Naples Onion
<i>Alnus rhombifolia</i>	White Alder
<i>Bromus diandrus</i>	Ripgut Brome
<i>Chorispora tenella</i>	Blue Mustard
<i>Conium maculatum</i>	Poison Hemlock
<i>Cynoglossum occidentale</i>	Hound's Tongue
<i>Cytisus scoparius</i>	Scotch Broom
<i>Fraxinus latifolia</i>	Oregon Ash
<i>Galium aparine</i>	Catchweed Bedstraw
<i>Geranium purpureum</i>	Wild Geranium
<i>Hedera helix</i>	English Ivy
<i>Juglans californica 'hindsii'</i>	California Black Walnut
<i>Lamium purpureum</i>	Purple Deadnettle
<i>Marah fabaceus</i>	Wild Cucumber
<i>Mentha species</i>	Mint
<i>Prunus species</i>	Wild Plum
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus ursinus</i>	California Blackberry
<i>Rumex species</i>	Dock
<i>Salix species</i>	Willow
<i>Toxicodendron diversilobum</i>	Poison Oak
<i>Umbellularia californica</i>	California Bay
<i>Urtica dioica</i>	Hoary Nettle
<i>Vinca major</i>	Periwinkle
<i>Vitis californica</i>	California Wild Grape
<i>Zantedeschia species</i>	Calla

**TABLE 2 - TREE OBSERVATIONS**

Tree	Botanical Name	Common Name	Size	Status	Notes
1	<i>Salix species</i>	Willow	12"	Remove	Poor structure. High likelihood of total trunk failure due to extensive decay.
2	<i>Juglans hindsii</i>	California Black Walnut	25"	Save	Fair structure. Lack of trunk flair at base may indicate the presence of fill soil in the area.
3	<i>Fraxinus latifolia</i>	Oregon Ash	13", 6"	Remove	Poor vigor, many dead limbs noted. Suppressed by adjacent trees.
4	<i>Salix species</i>	Willow	33"	Remove	Poor structure. High likelihood of partial trunk failure due to extensive decay.
5*	<i>Umbellularia californica</i>	California Bay	37"	Save	Good vigor. Some pockets of decay noted. This species is prone to decay that may lead to limb failures.
6	<i>Salix species</i>	Willow	7", 16"	Save	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Decay in trunk noted. Suppressed by adjacent trees.
7	<i>Fraxinus latifolia</i>	Oregon Ash	50"	Save	Poor structure. Leans over the creek, no target present in the event of tree failure.
8	<i>Salix species</i>	Willow	19"	Remove	Poor structure. Decay noted in upper trunk.
9	<i>Juglans hindsii</i>	California Black Walnut	19"	Remove	Fair vigor. No overt defects noted.
10	<i>Salix species</i>	Willow	19"	Remove	Past limb failures noted, extensive decay in trunk.
11	<i>Juglans hindsii</i>	California Black Walnut	26"	Remove	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Past limb failures noted.
12*	<i>Umbellularia californica</i>	California Bay	29"	Remove	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Good vigor, full even canopy.
13*	<i>Umbellularia californica</i>	California Bay	19"	Remove	Fair vigor, many dead limbs noted in canopy.
14	<i>Fraxinus latifolia</i>	Oregon Ash	10"	Remove	No overt defects noted.
15	<i>Abnus rhombifolia</i>	White Alder	31"	Save	Poor structure, massive decay column in trunk. No target present in the event of tree failure.
16	<i>Juglans hindsii</i>	California Black Walnut	10", 15"	Remove	Fair structure, many old pruning scars noted decay likely associated due to the species.
17	<i>Juglans hindsii</i>	California Black Walnut	18"	Save	Lower trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Fair structure, past limb failures noted.
18	<i>Fraxinus latifolia</i>	Oregon Ash	18"	Save	Poor structure, column of decay noted in trunk. Decay fungi mushrooms noted on trunk. No target present in the event of tree failure.

**TABLE 2 - TREE OBSERVATIONS**

19	<i>Fraxinus latifolia</i>	Oregon Ash	14"	Save	Small tree, main trunk broken off at approximately 10' off grade. Trunk base inaccessible due to debris.
20	<i>Juglans hindsii</i>	California Black Walnut	10", 10"	Remove	No overt defects noted.
21	<i>Juglans hindsii</i>	California Black Walnut	7"	Save	Small tree. One old pruning scar noted appears decay may have developed at this point.
22	<i>Juglans hindsii</i>	California Black Walnut	40"	Remove	Tree trunk inaccessible due to <i>Hedera helix</i> (English Ivy). Past limb failures with some pockets of decay noted.
23	<i>Alnus rhombifolia</i>	White Alder	40"	Save	Moribund, only 5%-10% live crown left. No target present in the event of tree failure.
24	<i>Juglans hindsii</i>	California Black Walnut	14"	Save	No overt defects noted.

**PROTECTED TREES:** Tree identification numbers designated with \* are Protected Trees as defined in the Sonoma County Tree Protection Ordinance.

**Chart Number 2 : Complete Site Analysis**

To Be Used For Measuring Existing Trees On The Entire Site

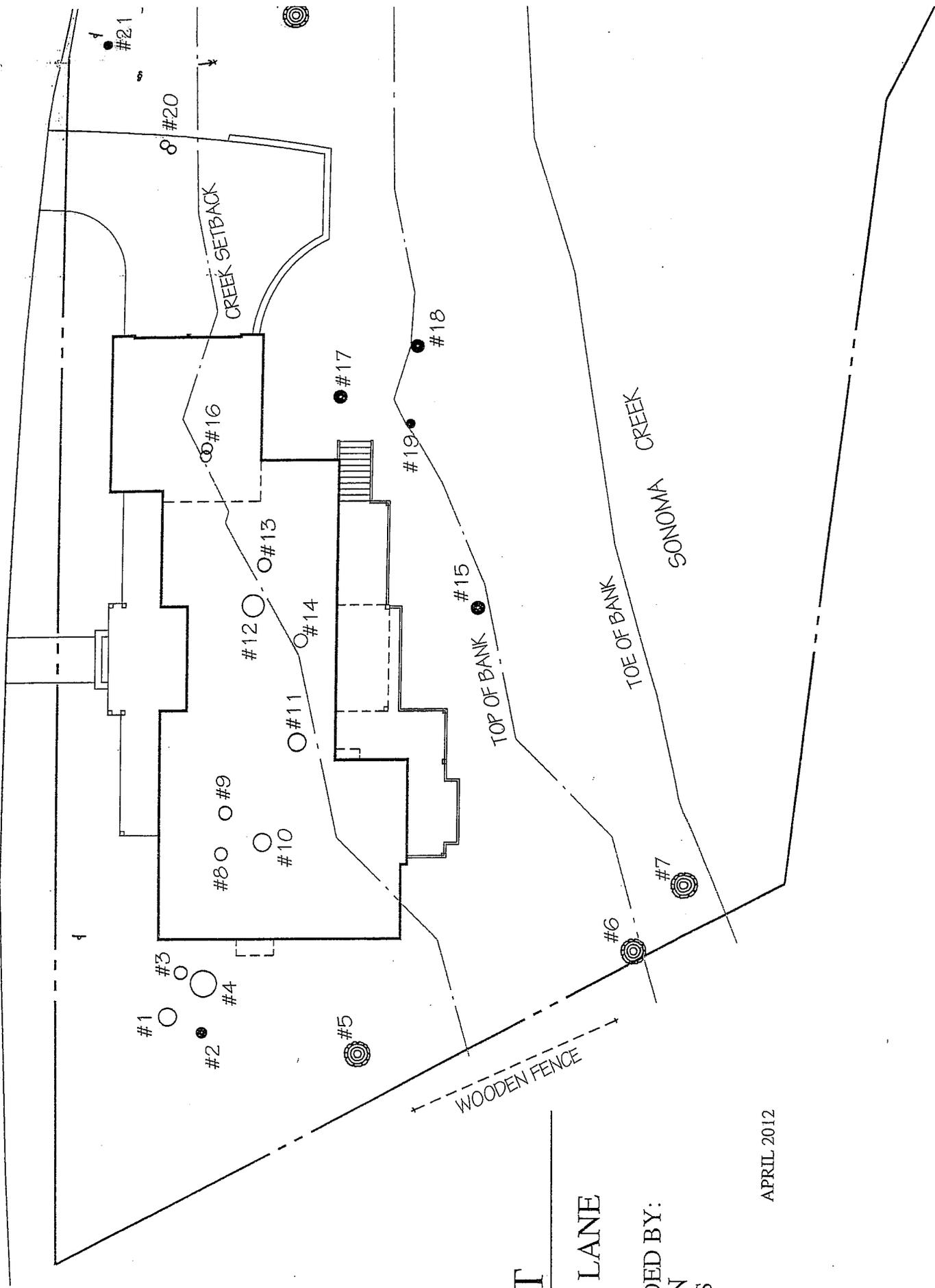
d.b.h. * (inches)	Existing Trees	Weighted Value	Arboreal Value
9-15		1	
Over 15-21	1	2	2
Over 21-27		3	
Over 27-33	1	4	4
Over 33	1	5	5

To Be Used For Measuring Trees To Be Removed

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

Per the Ordinance the Removed Arboreal Value is more than 50% of the Existing Arboreal Value and 1 point of Arboreal Value is required as mitigation for the loss of Protected Trees. Therefore, 2 - #15 size trees are required as mitigation.

O'DONNELL LANE



**CHIBIT**  
**ONNELL LANE**  
 FROM  
 PROVIDED BY:  
**LARSEN**  
**L DESIGNS**

APRIL 2012

