Planning and
Environmental Review
David Defanti, Director
Department of Community Development

County Executive
Ann Edwards

March 17, 2022

Lydia Fraizer
TO: Kim Reading, Administrative Services Officer

SUBJECT: Final Hearing Materials for PLNP2020-00201 Fair Oaks Water District Corporation Yard

FINAL HEARING BODY: Planning Commission
FINAL HEARING DATE: ~~February 14, 2022~~ March 14, 2022

Hello Kim,

Please submit the attached exhibits to the Clerk of the Board's Office following the final hearing date noted above. Below is a list of the attached exhibits that need to be signed and attached to the final transmittal.

Exhibits:
Exhibit A – Site Plan (Sheet A0.1)
Exhibit B – Floor and Roof Plans (Sheets A1.0 – A1.2)
Exhibit C – Elevations (Sheets A3.0, A3.1, A3.1a, A3.1b)
Exhibit D – Landscape Plan (Sheet L1)
Exhibit E – Preliminary Grading Plan (Sheet 2)

UPDATE: The project was continued from the February 14, 2022 hearing to the March 14, 2022 hearing. The project was approved. The previous exhibits were accidentally signed and dated with February 14, 2022 instead of March 14, 2022 so I am providing clean copies.

Please let me know if you have any questions. Thank you!

Sincerely,

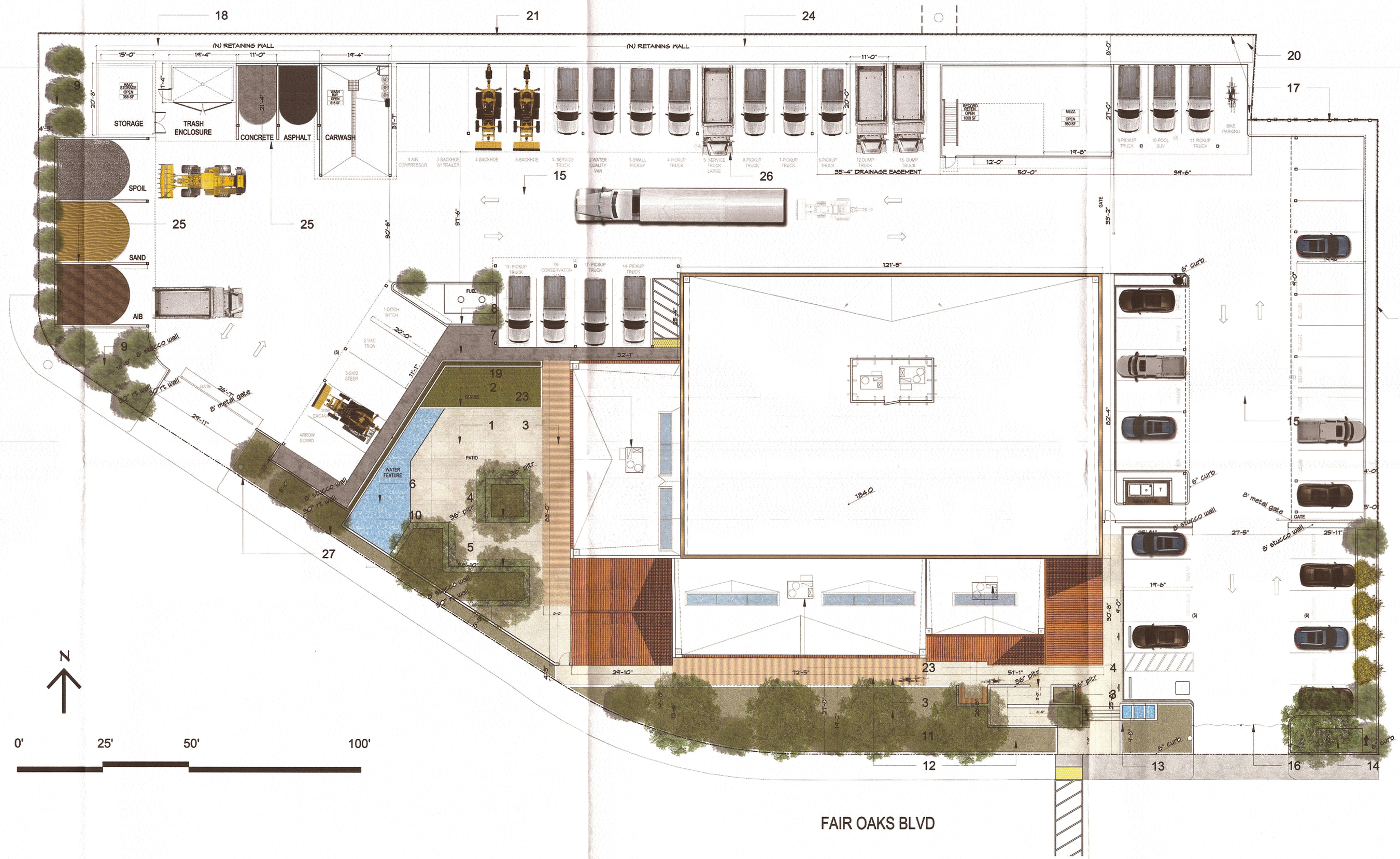
Kimber Gutierrez, Senior Planner

KEY NOTES

1. INTEGRAL COLORED CONCRETE W/SCORING
2. GRASS W/FLUSH" CURB
3. TRELLIS
4. 36" INTEGRAL COLOR CONCRETE PLANTER W/ GROUND COVER AND TREES
5. 36" INTEGRAL COLOR CONCRETE PLANTER W/ GROUND COVER AND TREES
6. 24" DEEP POOL W/REEDS AND OTHER WATER PLANTS
7. CONCRETE SIDEWALK
8. ISLAND WITH 6" CURB AND SHRUBS/BUSHES SURROUNDING FUEL STATION
9. ISLAND WITH 6" CURB, W/ TREES, SHRUBS AND BUSHES
10. PLANTER IN BTW RETAINING WALLS. HIGH NOTED ON DRAWING AS 6' AND LOW AS 30". PLANTS TO BE A COMBINATION OF SHRUBS, TREES AND GROUND COVER. ALL DROUGHT RESISTANT AND NATIVE.
11. BERMED FRONT PLANTER W/ A COMBINATION OF TREES, SHRUBS. SURROUNDING CURB IS 6".
12. INTEGRAL COLORED WALKWAY
13. BERMED FRONT PLANTER W/ A COMBINATION OF TREES AND SHRUBS. SURROUNDING CURB IS 6".
14. FRONT PLANTER W/ A COMBINATION OF TREES AND SHRUBS. SURROUNDING CURB IS 6". PAD PLACED HERE FOR FIRE BACKFLOW VALVES.
15. CONCRETE PAVING
16. GATE AND PVC COATED SMALL CHAIN LINK PERIMETER FENCE
17. (E) CONCRETE RETAINING WALL TO REMAIN @6'-0". (N) RETAINING WALL AT 2.5'
18. (N) 2.5' RETAINING WALL
19. RAISED PLANTER IN WALL
20. 8'-0" SWALE W/ UNDER GROUND DRAINAGE PIPE
21. (E) 4.5' CONCRETE RETAINING WALL TO REMAIN W/ (E) 6'-0" WOOD FENCE ADJACENT.
22. (N) 6'-0" WOOD FENCE, REPLACING (E) CYCLONE FENCE, ON EAST PROPERTY LINE.
23. PROPOSED LOCATIONS OF HVAC EQUIPMENT ON ROOF
24. (N) 4.5' RETAINING WALL
25. (N) SPOILS BINS WILL HAVE FULL HEIGHT WALLS TO CONTAIN DUST. BIN HEIGHT STRUCTURE WILL BE 23'-0" TALL.
26. (N) PARKING STRUCTURE WILL BE 23'-0" TALL. ALONG NORTH PROPERTY LINE, AT REAR OF STRUCTURE WILL BE A +-4'-0" FIN.
27. PRIOR TO IMPROVEMENT PLAN SUBMITTAL: FRONTAGE WALL DESIGN SHALL BE SUBJECT TO A MINOR NON-DISCRETIONARY DESIGN REVIEW BY THE DESIGN REVIEW ADMINISTRATOR

LIGHTING TYPES

	TYPE	COLOR & MATERIAL SPECIFICATION	DESCRIPTIONS	MANUFACTURER/ SUPPLIER
☼	STREET LAMPS	TBD	TBD	TBD
⊢○	BUILDING SCONCE	TBD	TBD	TBD
◑	FLOOR RECESSED UP LIGHTS	TBD	TBD	TBD
⌧	UNDERMOUNT CANOPY LIGHTS	TBD	TBD	TBD
×	LOW RECESSED WALL LIGHT	TBD	TBD	TBD



1 SITE PLAN

SCALE: 1/16" = 1'-0"

COUNTY PLANNING COMMISSION
Approved March 14, 2022
Secretary

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REGISTERED ARCHITECT STATE OF CALIFORNIA No. C32120 RENEWAL 8/31/2021

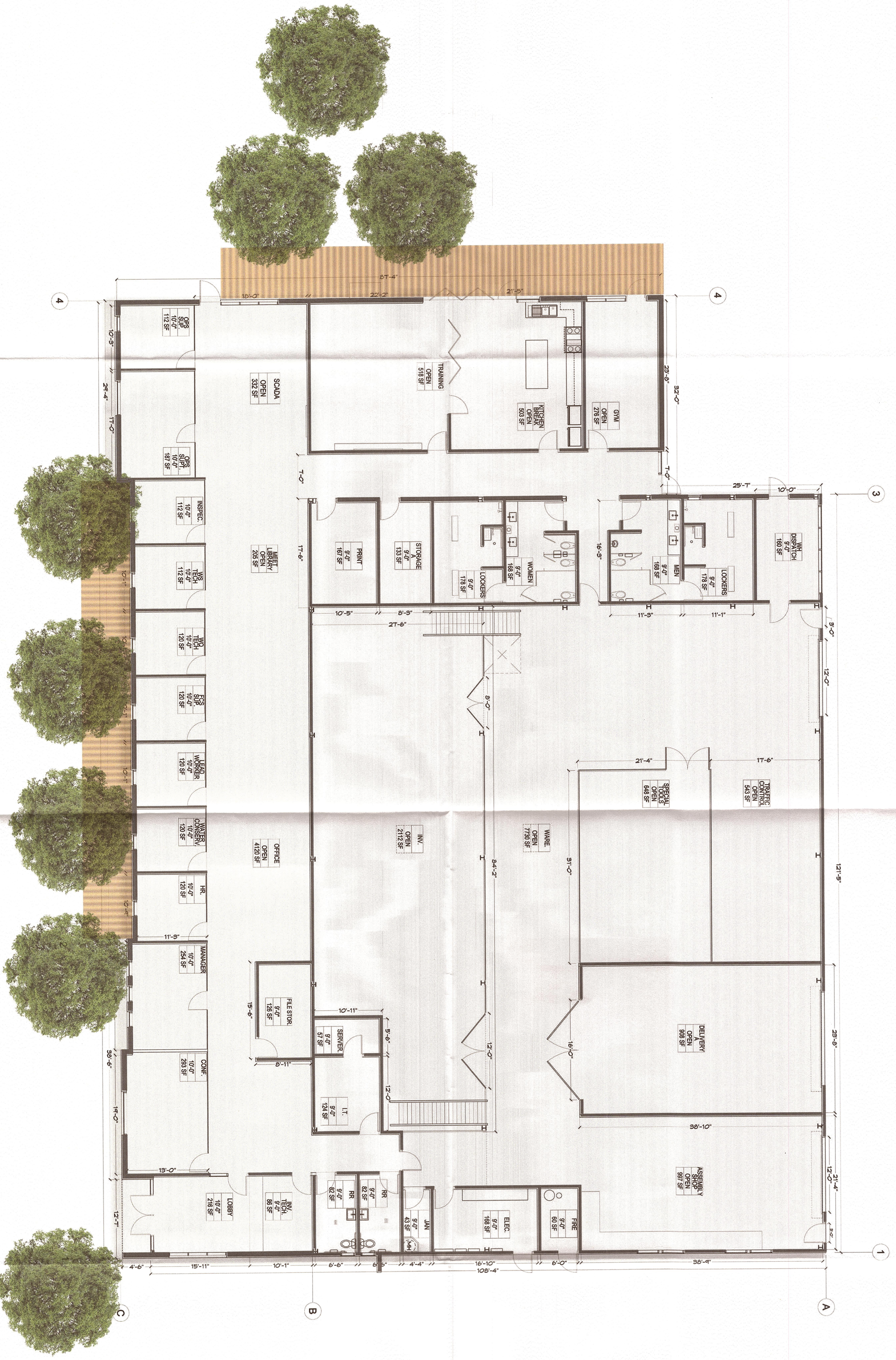
FAIR OAKS OPERATIONS FACILITY

10317 FAIR OAKS BLVD
FAIR OAKS, CA

SITE PLAN
SHEET REFERENCE:
DATE: 26 JUNE 2020
PLANNING REV 2: 26 FEB 2021
PLANNING REV 3: 15 SEPT 2021

A0.1

EXHIBIT A



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

COUNTY PLANNING COMMISSION
Approved
Secretary

EXHIBIT B

A1.0

FIRST FLOOR PLAN
SHEET REFERENCE:
DATE: 26 JUNE 2020
PLANNING REV 2: 26 FEB 2021
PLANNING REV 3: 15 SEPT 2021

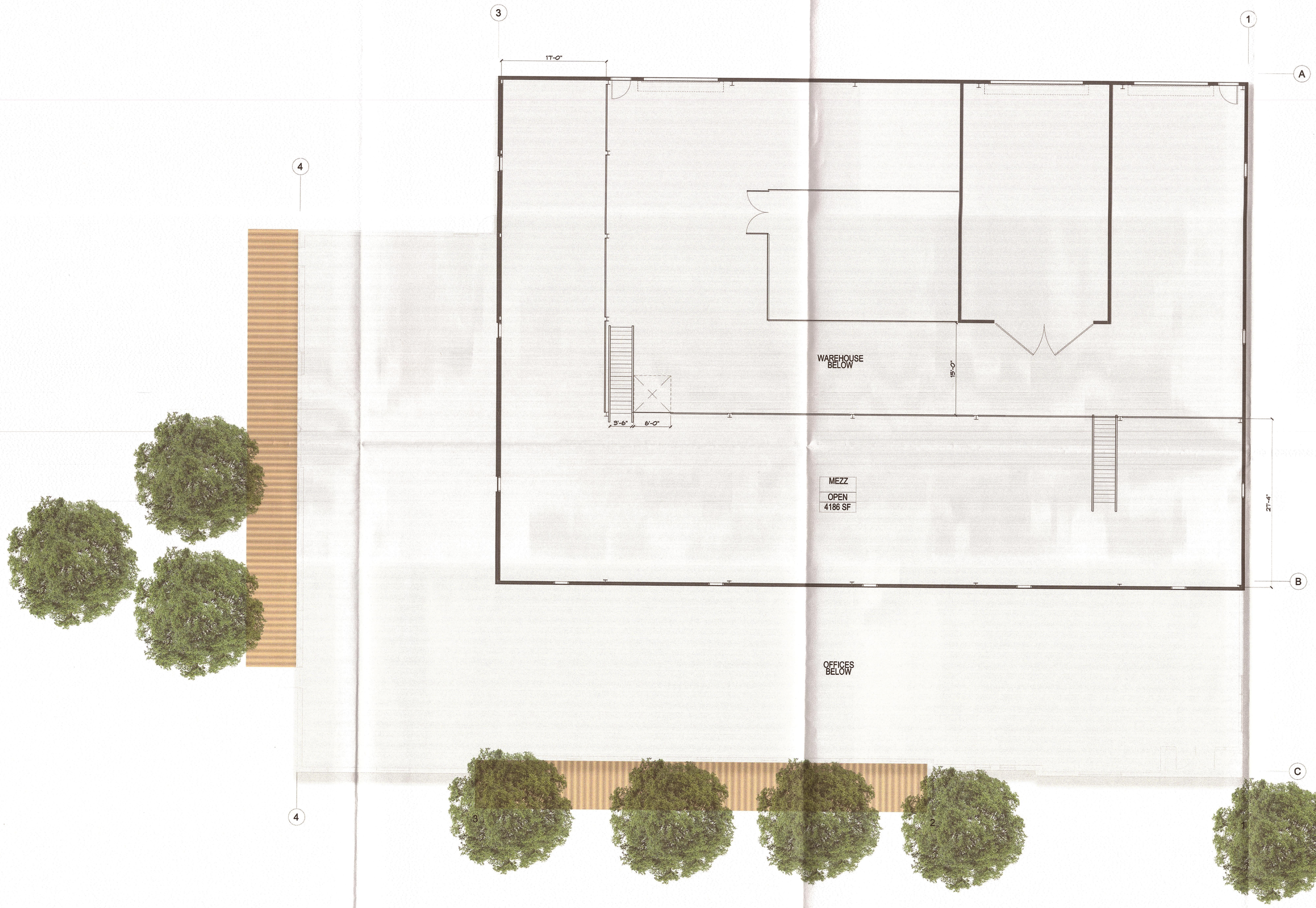
FAIR OAKS OPERATIONS FACILITY

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FAIR OAKS, CA

LICENSED ARCHITECT
EFREN GUTIERREZ
No. C9232
REN. 6-30-21
STATE OF CALIFORNIA

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1 MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

COUNTY PLANNING COMMISSION
Approved March 14, 2022
Secretary

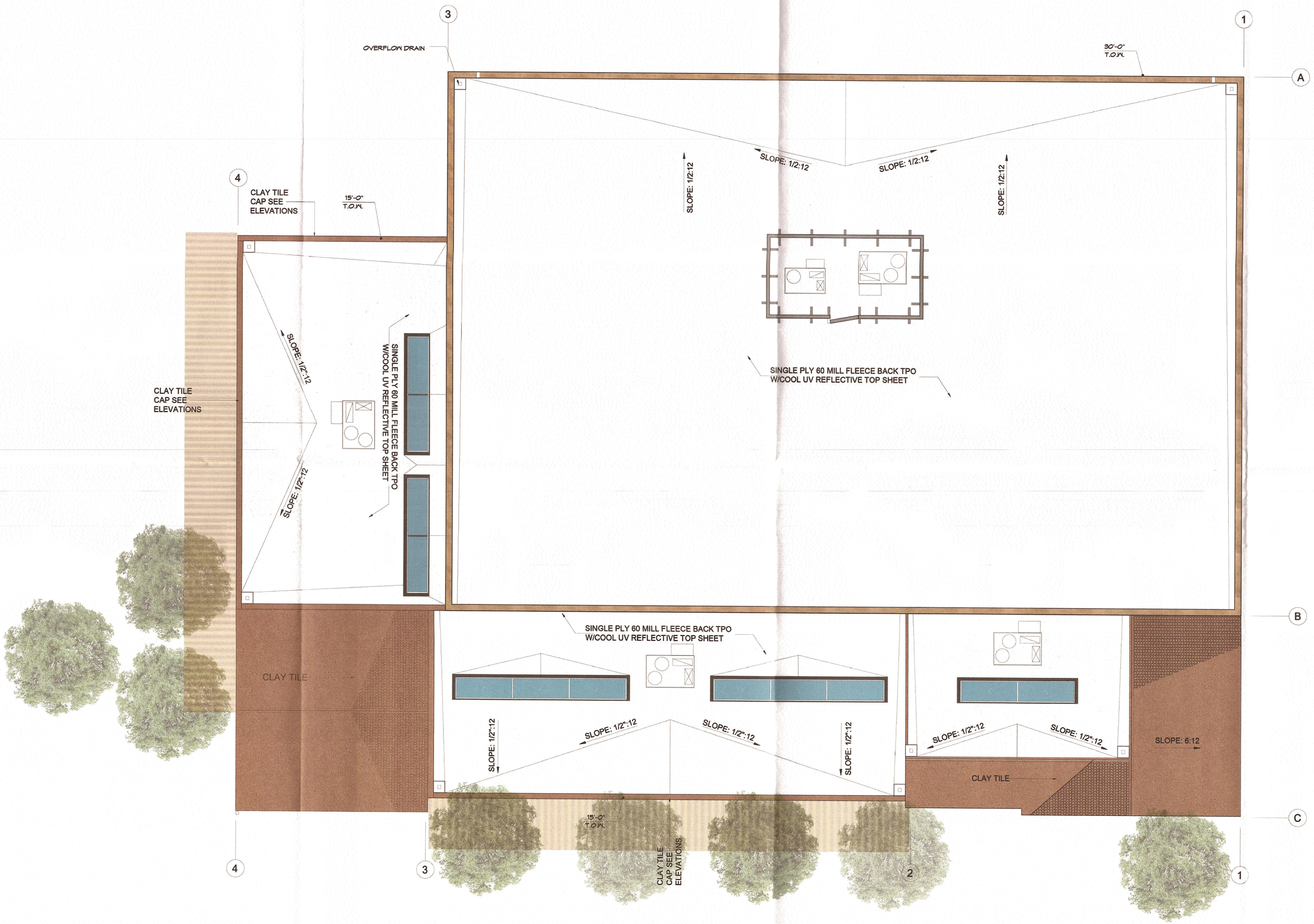
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510.839.3311

FAIR OAKS OPERATIONS FACILITY
10317 FAIR OAKS BLVD
FAIR OAKS, CA

MEZZANINE PLAN
SHEET REFERENCE:
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A1.1

EXHIBIT B



1 ROOF PLAN

SCALE: 1/8" = 1'-0"

GUTIERREZ/ASSOCIATES
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REGISTERED ARCHITECT STEVEN M. GUTIERREZ No. C9822 RENEW 8-31-2023 STATE OF CALIFORNIA

FAIR OAKS OPERATIONS FACILITY

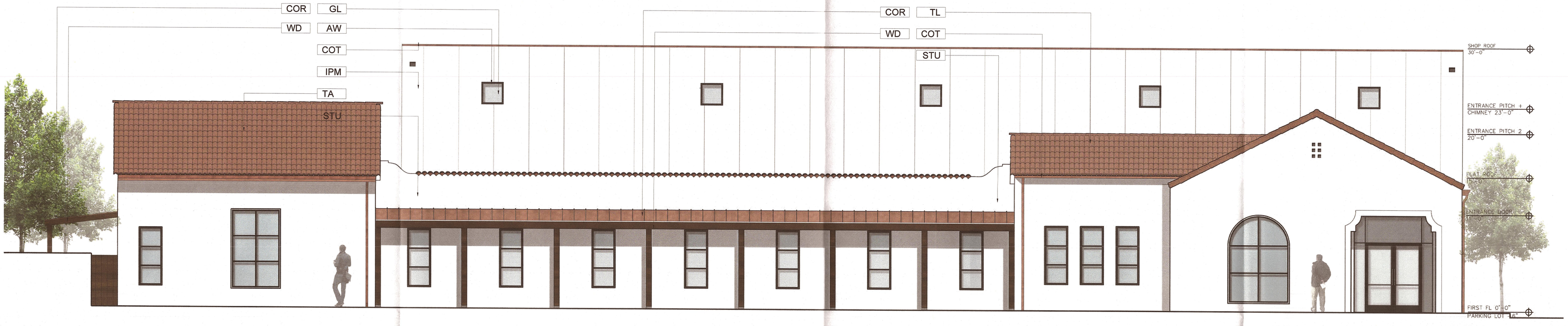
10317 FAIR OAKS BLVD
FAIR OAKS, CA

ROOF PLAN
SHEET REFERENCE:
DATE: 26 JUNE 2020
PLANNING REV 2: 26 FEB 2021
PLANNING REV 3: 15 SEPT 2021

COUNTY PLANNING COMMISSION
Approved March 24, 2022
Secretary

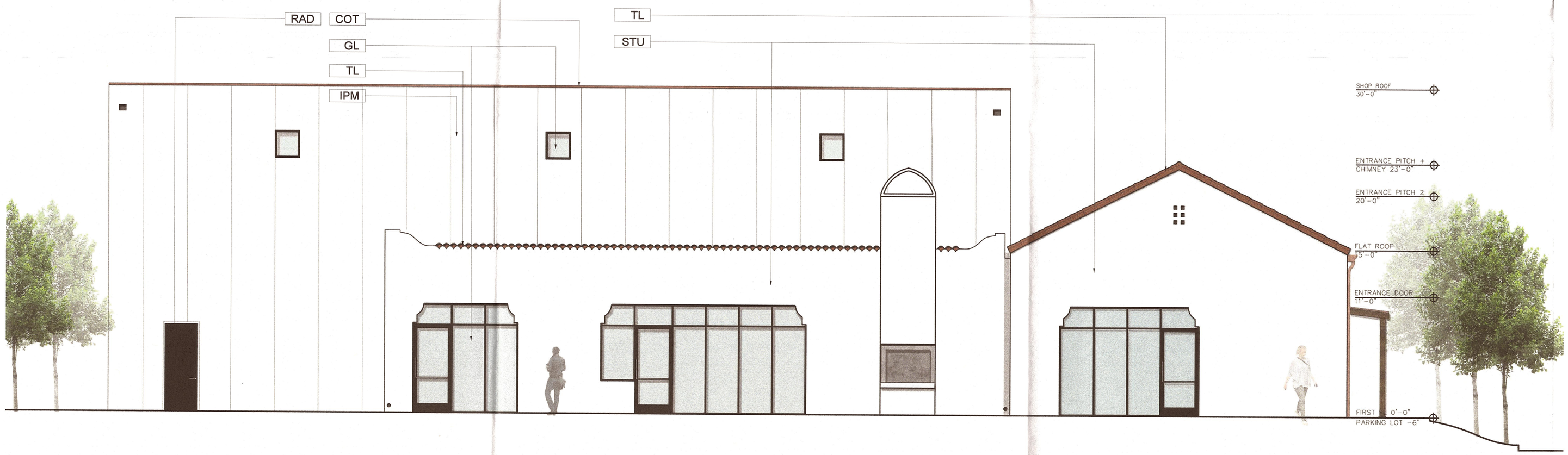
A1.2

EXHIBIT B



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS			
SIGNIFIER	NAME	COLOR & MATERIAL SPECIFICATION	MANUFACTURER/ SUPPLIER
CO	COPPER DOWNSPOUTS	COPPER	TBD
COR	COPPER/ COPPER PAINT STANDING SEAM ROOF	COPPER	TBD
COT	COPPER TRIM	COPPER	LOCAL SUPPLIER
IMP	INSULATED METAL PANEL	GLACIER WHITE	KINGSPAN
WD	HARDWOOD	CHARCOAL STAIN	LOCAL SUPPLIER
AW	ALUMINUM/STEEL WINDOWS	CHARCOAL	KAWNEER/JADA
GL	LOW-E GLASS	SOLAR BAN 70 CLR	PPG
TL	TERRECOTTA CLAY TILE	TERRACOTTA	BORAL
AD	ALUMINUM/STEEL DOORS	CHARCOAL	KAWNEER/JADA
RAD	OVERHEAD COIL DOOR	CHARCOAL	RYTEC
STU	STUCCO	GLACIER WHITE-SANTA BARBARA FINISH	LAHABRA
GM	GALVANIZED METAL	STANDARD	TBD
CB	CONCRETE BLOCK	STANDARD	TBD
PMB	POWDER COATED METAL	BLACK	TBD
CON	CONCRETE	SMOOTH FINISH	LOCAL

COUNTY PLANNING COMMISSION
Approved March 14, 2023
Secretary

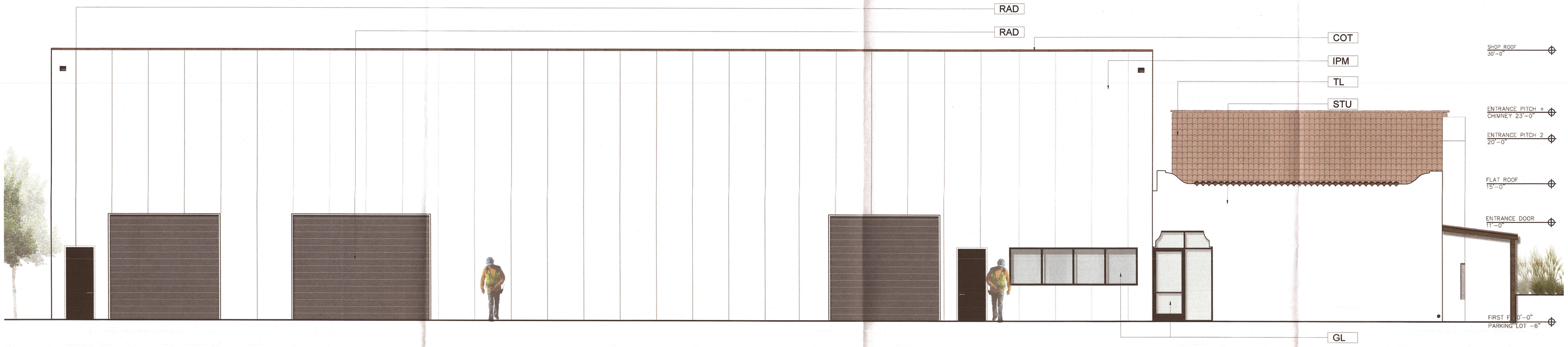
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510.839.3311

FAIR OAKS OPERATIONS FACILITY
10317 FAIR OAKS BLVD
FAIR OAKS, CA

EXTERIOR ELEVATION
SHEET REFERENCE:
DATE: 26 JUNE 2020
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PLANNING REV 3: 15 SEPT 2021

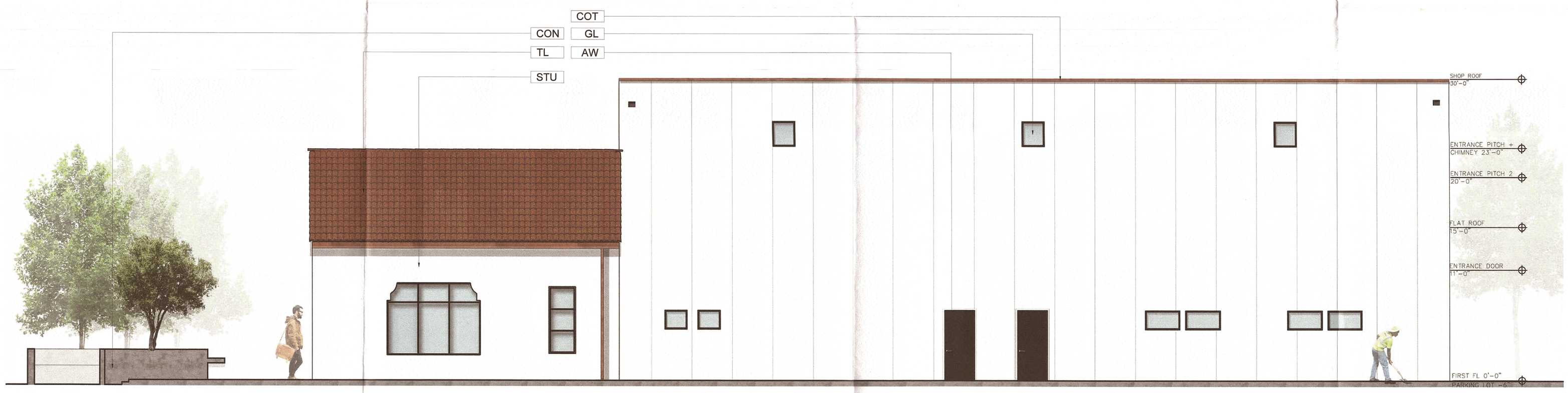
A3.0

EXHIBIT C



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

COUNTY PLANNING COMMISSION
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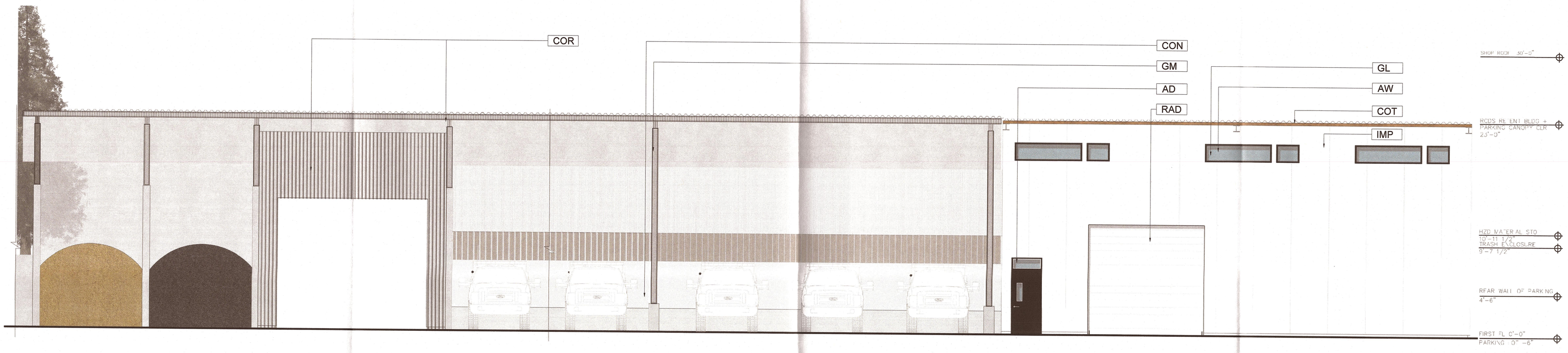
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EXTERIOR ELEVATION
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PLANNING REV 3: 15 SEPT 2021

A3.1

EXHIBIT C



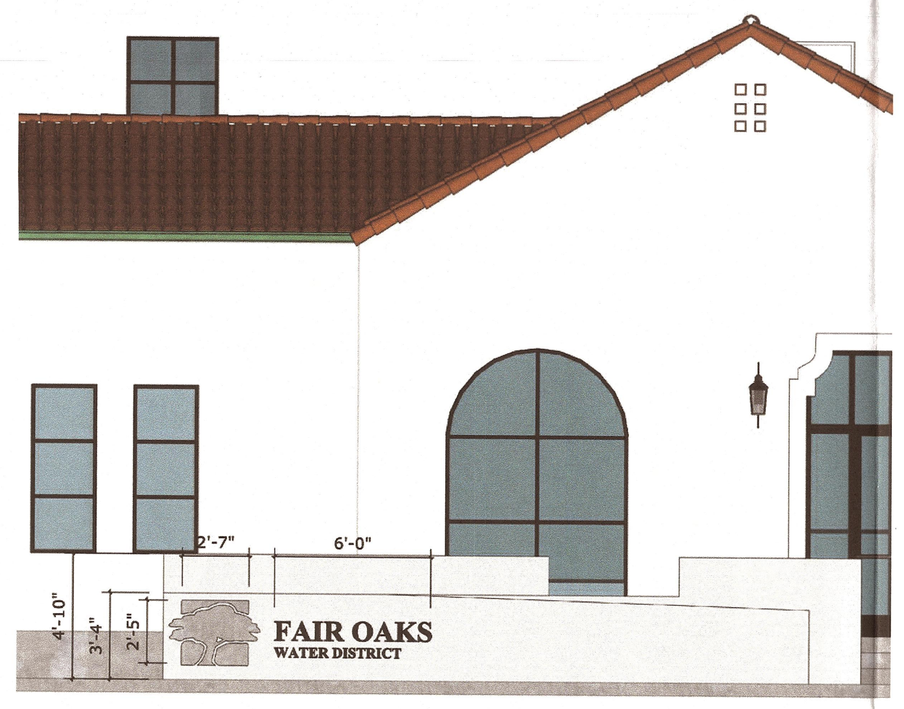
1 NORTH ELEVATION @ RECORDS RETENTION AND COVERED PARKING

SCALE: 3/16" = 1'-0"



2 NORTH ELEV CONTINUED @ HAZARDOUS STO AND TRASH ENCLO

SCALE: 3/16" = 1'-0"



3 PROPOSED SIGN DIMENSIONS

SCALE: NTS

MATERIALS			
SIGNIFIER	NAME	COLOR & MATERIAL SPECIFICATION	MANUFACTURER/ SUPPLIER
CO	COPPER DOWNSPOUTS	COPPER	TBD
COR	COPPER/ COPPER PAINT STANDING SEAM ROOF	COPPER	TBD
COT	COPPER TRIM	COPPER	LOCAL SUPPLIER
IMP	INSULATED METAL PANEL	GLACIER WHITE	KINGSPAN
WD	HARDWOOD	CHARCOAL STAIN	LOCAL SUPPLIER
AW	ALUMINUM/STEEL WINDOWS	CHARCOAL	KAWNEER/JADA
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STU	STUCCO	GLACIER WHITE-SANTA BARBARA FINISH	LAHABRA
GM	GALVANIZED METAL	STANDARD	TBD
CB	CONCRETE BLOCK	STANDARD	TBD
PMB	POWDER COATED METAL	BLACK	TBD
CON	CONCRETE	SMOOTH FINISH	LOCAL

COUNTY PLANNING COMMISSION
Approved March 14 2022
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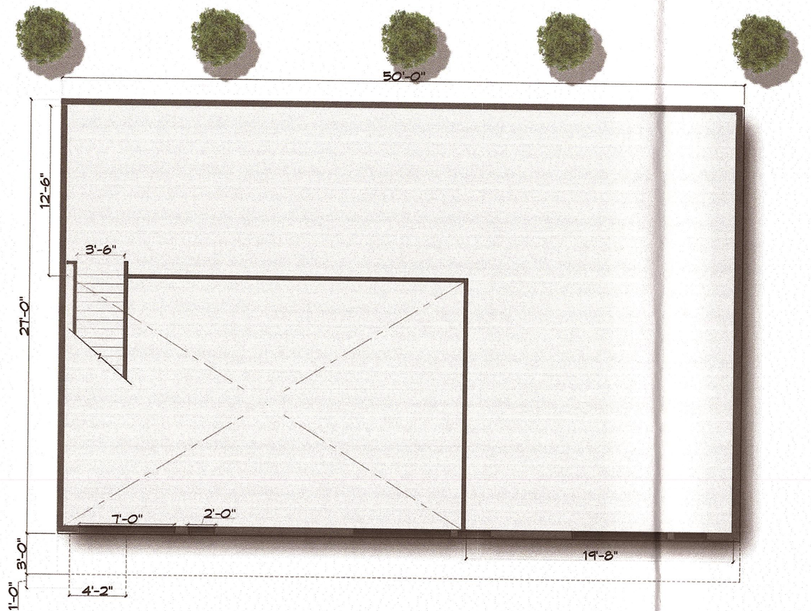
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10317 FAIR OAKS BLVD
FAIR OAKS, CA

EXTERIOR ELEVATION
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A3.1a

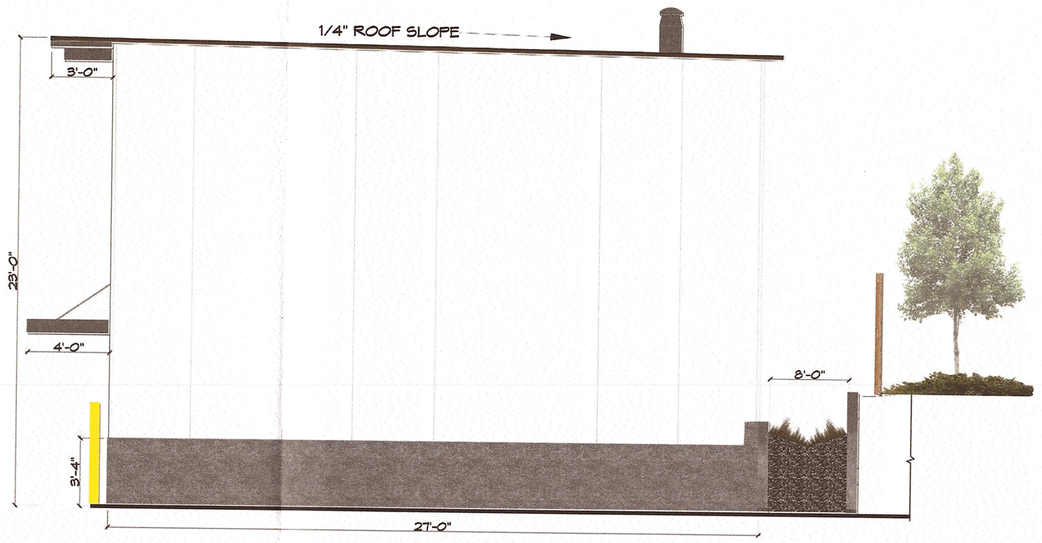
EXHIBIT C



1 SECOND FLOOR RECORDS RETENTION

SCALE: 1/8" = 1'-0"





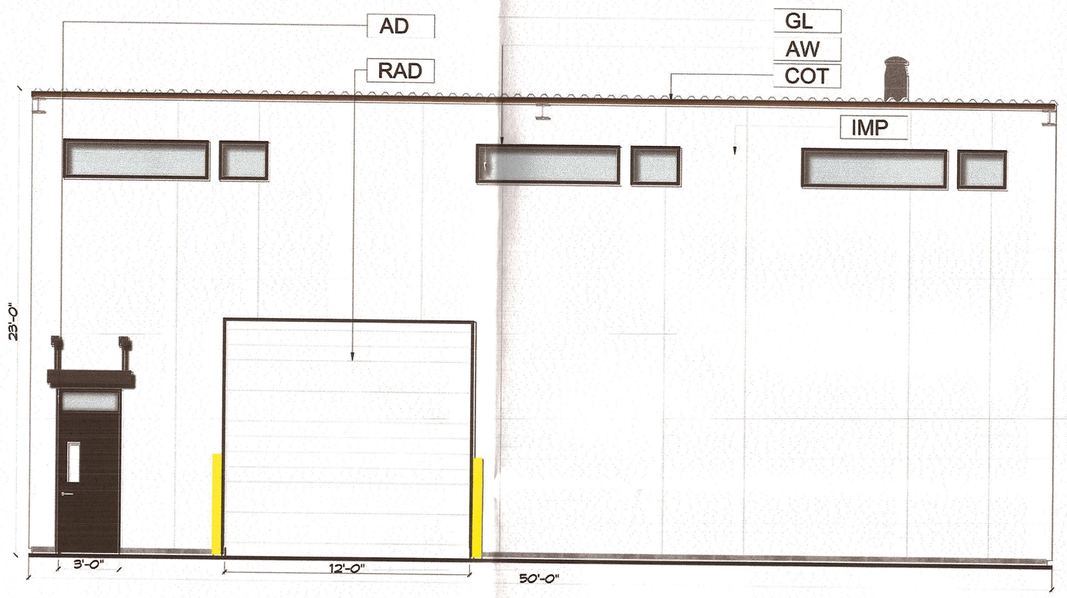
2 NORTH & EAST ELEVATION @ RECORDS RETENTION

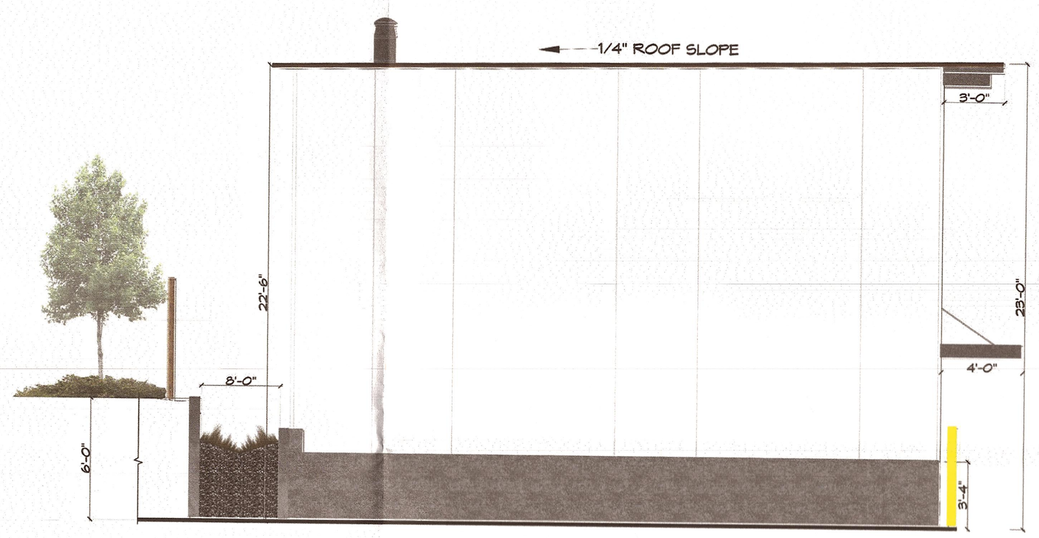
SCALE: 3/16" = 1'-0"



3 FIRST FLOOR RECORDS RETENTION

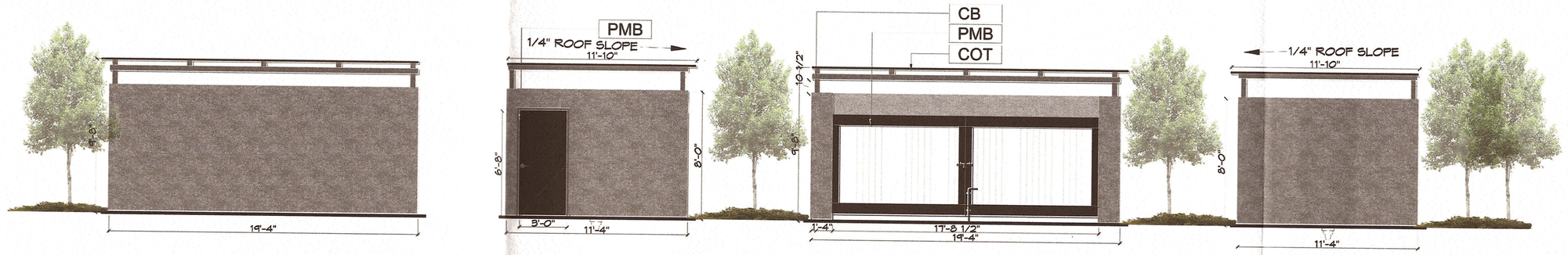
SCALE: 1/8" = 1'-0"





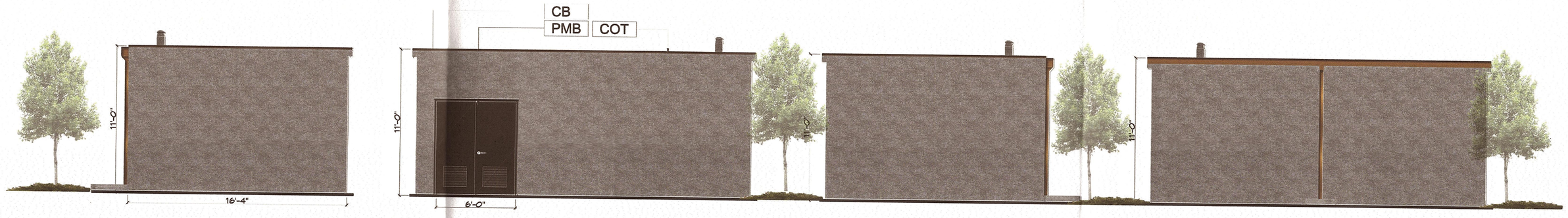
4 SOUTH & WEST ELEVATION @ RECORDS RETENTION

SCALE: 3/16" = 1'-0"



5 TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



6 HAZARDOUS STORAGE

SCALE: 3/16" = 1'-0"

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REGISTERED ARCHITECT GUTIERREZ No. C9222 STATE OF CALIFORNIA

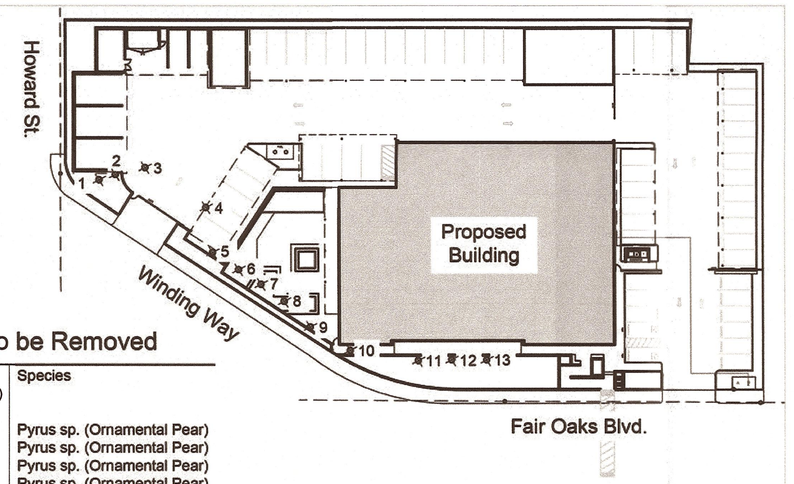
FAIR OAKS OPERATIONS FACILITY
10317 FAIR OAKS BLVD
FAIR OAKS, CA

COUNTY PLANNING COMMISSION
Approved March 14, 2022
Secretary

EXTERIOR ELEVATION
SHEET REFERENCE:
DATE: 26 JUNE 2020
PLANNING REV 2: 26 FEB 2021
PLANNING REV 3: 15 SEPT 2021

A3.1b

EXHIBIT C

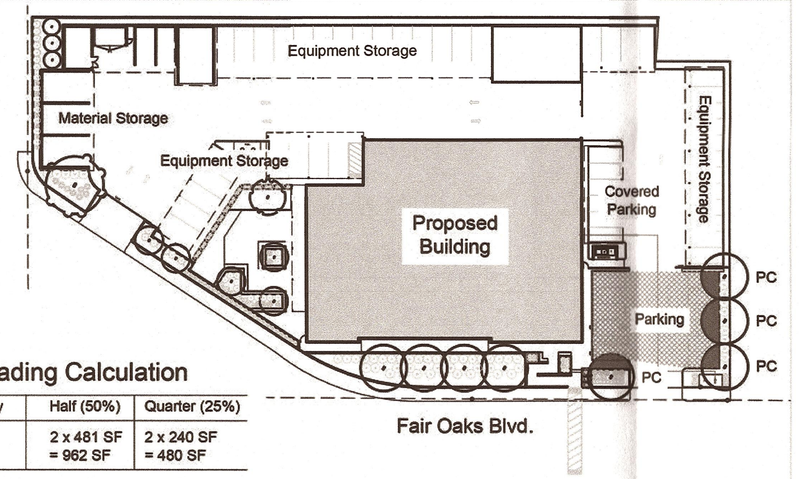


Trees to be Removed

Tree No.	Size (DBH)	Species
1	5"	Pyrus sp. (Ornamental Pear)
2	9"	Pyrus sp. (Ornamental Pear)
3	9"	Pyrus sp. (Ornamental Pear)
4	9"	Pyrus sp. (Ornamental Pear)
5	9"	Pyrus sp. (Ornamental Pear)
6	9"	Pyrus sp. (Ornamental Pear)
7	9"	Pyrus sp. (Ornamental Pear)
8	8"	Pyrus sp. (Ornamental Pear)
9	7"	Pyrus sp. (Ornamental Pear)
10	18"	Pyrus sp. (Ornamental Pear)
11	10"	Pyrus sp. (Ornamental Pear)
12	12"	Pyrus sp. (Ornamental Pear)
13	12"	Sequoia sp. (Coast Redwood)

Tree Removal

1" = 60'



Parking Lot Shading Calculation

Tree Type	Tree Key	Half (50%)	Quarter (25%)
Pistacia chinensis	PC	2 x 481 SF = 962 SF	2 x 240 SF = 480 SF

Total shade shown: 1,442 SF

Required shade: 3,687 SF @ 30% = 1,106 SF

Parking Shading

1" = 60'

PLANT SCHEDULE

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	REMARKS
AR	1	15 gal	Acer rubrum `October Glory`	Red Maple	medium	double stake
AE	12	1 gal	Arctostaphylos `Emerald Carpet`	Manzanita	low	
CA	25	1 gal	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	medium	
CV	22	5 gal	Callistemon viminalis `Little John`	Dwarf Weeping Bottlebrush	low	
CO	3	5 gal	Cercis occidentalis	Western Redbud	low	
CS	21	5 gal	Cistus skanbergii	Rockrose	low	
DI	13	5 gal	Dietes iridioides	Fortnight Lily	low	
EK	13	1 gal	Erigeron karvinskianus	Desert Yellow Fleabane	medium	
FG	15	1 gal	Festuca glauca `Elijah Blue`	Blue Fescue	medium	
JV	32	5 gal	Juniperus virginiana `Blue Arrow`	Blue Arrow Juniper	low	
LN	5	15 gal	Lagerstroemia x `Natchez`	Crape Myrtle	low	standard, double stake
MR	12	5 gal	Muhlenbergia rigens	Deer Grass	low	
ND	6	5 gal	Nandina domestica `Gulf Stream`	Heaveny Bamboo	low	
PC	8	15 gal	Pistacia chinensis	Chinese Pistache	low	double stake
QL	1	15 gal	Quercus lobata	Valley Oak	low	double stake
RC	13	5 gal	Rhamnus californica `Eve Case`	California Coffeeberry	low	
RO	19	1 gal	Rosmarinus officinalis `Huntington Carpet`	Rosemary	low	
TV	22	1 gal	Tulbaghia violacea	Society Garlic	medium	

	QTY		TOP DRESSING
	2,770 sf		Bark (Fir Walk on Bark) - 3" deep over pre-emergent
	980 sf		Cobble (4"-6" clean, rough cobble) - 6" deep over filter fabric (4 oz/yd)
	3,110 sf		Gravel (3/4" clean crushed stone) - 3" deep over filter fabric (4 oz/yd)
	350 sf	sod	Turf (90/10 mix of Turf Type Tall Fescue and Kentucky Bluegrass

Total landscaping: 7,210 SF
Total irrigated landscaping: 4,700 SF
Planting and irrigation will conform to MWELO requirements.
Plants will be irrigated with a sub-surface drip system.
The irrigation controller will be weather based and include flow monitoring.

Design intent: Create a pleasant streetside planting utilizing low water use, low maintenance plants.

Michael Lander ASLA
Landscape Architecture
RLA 2399
20270 Lupine Drive Redding, California 96002
(530) 223-2488 mlander@shasta.com

REGISTERED LANDSCAPE ARCHITECT MICHAEL J. LANDER 2399 Exp: 12/31/21 STATE OF CALIFORNIA

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architects
315 14th Street, Second Floor
Oakland, California 94612
510 839-3311

Revisions:

Fair Oaks Water District Corporation Yard/ Crew Quarters

10317 Fair Oaks Blvd
Fair Oaks, CA
APN: 244-0174-036

SHEET REFERENCE: Conceptual Landscape Plan

DATE: 23 June 2020

L1


Acer rubrum


Arctostaphylos 'Emerald Carpet'


Calamagrostis acutiflora


Callistemon 'Little John'


Cercis occidentalis


Cistus skanbergia


Dietes iridioides


Erigeron karvinskianus

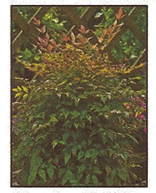

Festuca 'Elijah Blue'


Juniperus 'Blue Arrow'


Koelreuteria paniculata


Lagerstroemia 'Natchez'


Muhlenbergia rigens


Nandina 'Gulf Stream'

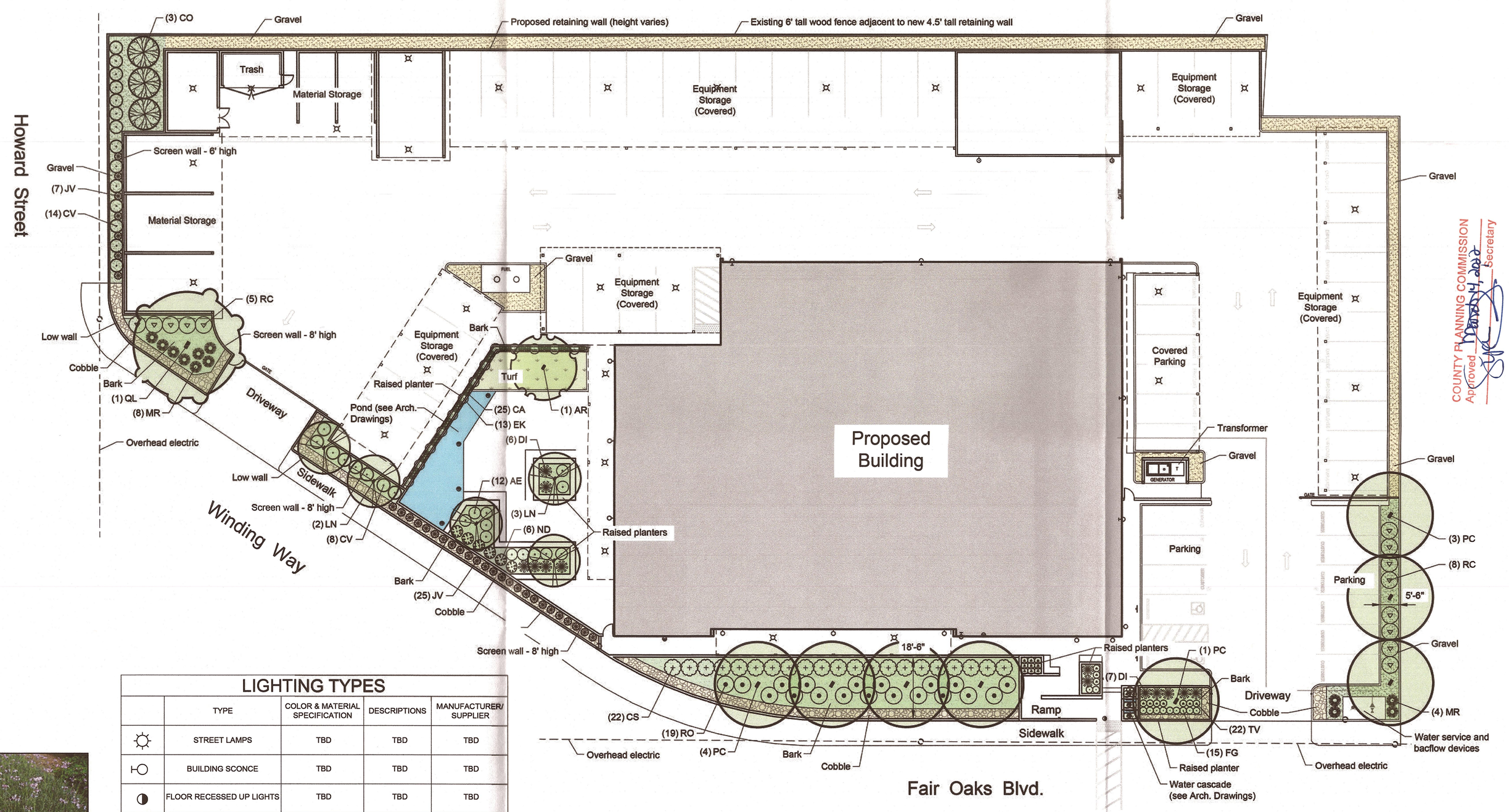

Pistacia chinensis


Quercus lobata


Rhamnus californica


Rosmarinus 'Huntington Carpet'


Tulbaghia violacea



LIGHTING TYPES

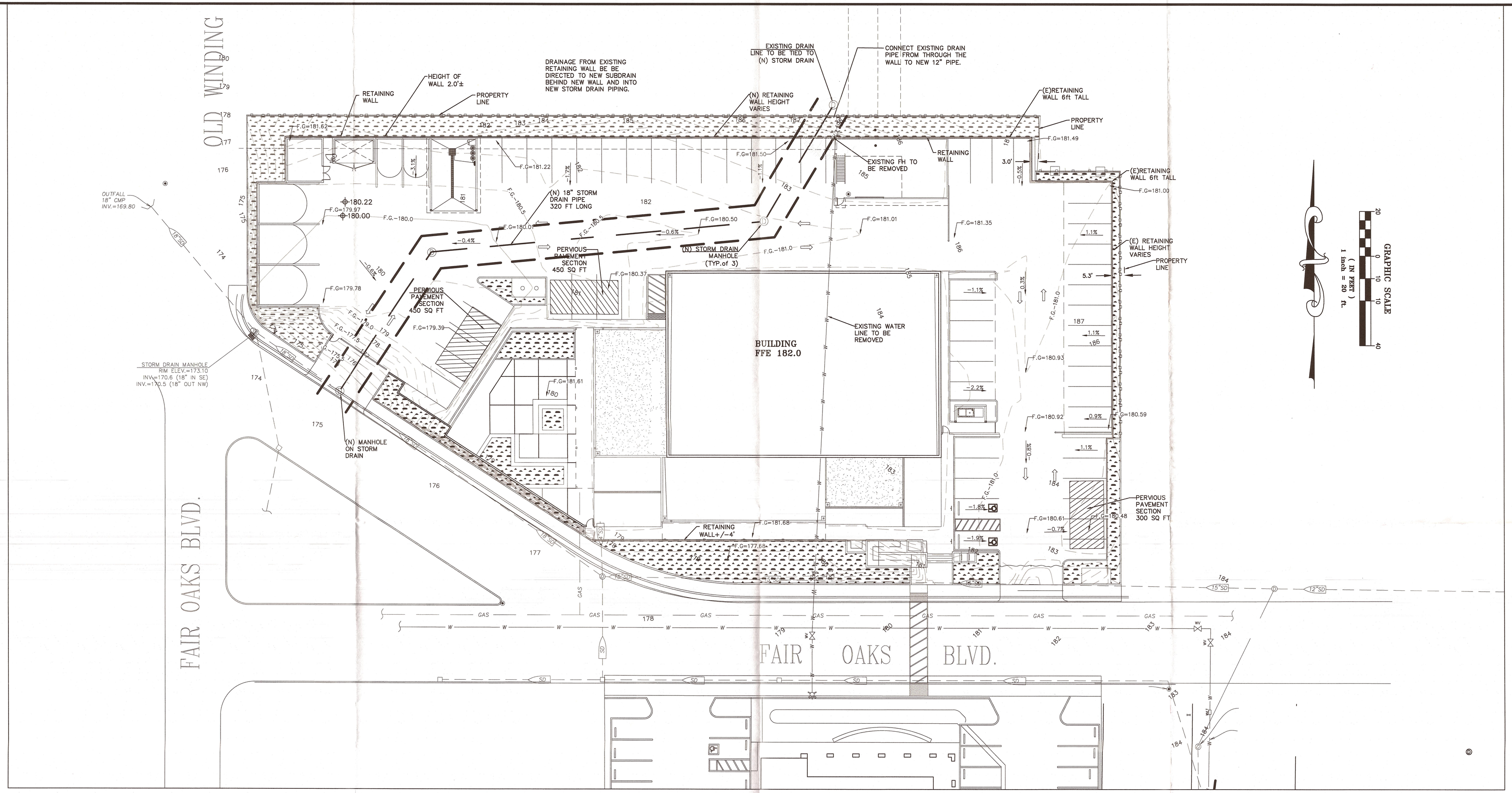
	TYPE	COLOR & MATERIAL SPECIFICATION	DESCRIPTIONS	MANUFACTURER/ SUPPLIER
	STREET LAMPS	TBD	TBD	TBD
	BUILDING SCONCE	TBD	TBD	TBD
	FLOOR RECESSED UP LIGHTS	TBD	TBD	TBD
	UNDERMOUNT CANOPY LIGHTS	TBD	TBD	TBD
	LOW RECESSED WALL LIGHT	TBD	TBD	TBD

Conceptual Landscape Plan

1" = 20'

COUNTY PLANNING COMMISSION
Approved [illegible] Secretary

EXHIBIT D



COUNTY PLANNING COMMISSION
Approved March 14, 2022
Secretary

NO.	REVISIONS	DATE	APPD.

SCALE: 1"= 20'
HORIZ. 1"=
VERT. 1"=

REGISTERED PROFESSIONAL ENGINEER STEPHEN D. NELSON C 35182 EXP. 9-30-23 CIVIL STATE OF CALIFORNIA
Date: 1/20/22

COMPUTED	SDN
DESIGNED:	SDN
DRAWN:	SDN
PROJ. ENG.:	SDN

$S_2 - J_2$
ENGINEERING, INC.
18700 JANACH CT Phone (530) 347-6788
Cottonwood, CA 96022 sdnelson@shasta.com

PROPOSED GRADING PLAN

FAIR OAKS WATER DISTRICT
FAIR OAKS CA

DATE: 9/13/2021
SHEET: 2
2 OF 4

EXHIBIT E

FAIR OAKS WATER DISTRICT