2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
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Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

October 1, 2026

To: Interested Agencies

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

File Number:	**PLP26-0010**
Applicant Name:	**Clay Davis**
Owner Name:	**Pacific Gas and Electric Company**
Site Address:	**3580 & 3582 Westwind Blvd., Santa Rosa**
APN:	**059-210-034, -041**
Zoning:	**M2 40000 SQ FT AVG, VOH**

Project Description: Use Permit and Design Review with Hearing for a new PG&E utility service center on a 12 acre and 4.09 acre parcel. The proposal includes fleet vehicle storage and maintenance, hazardous materials storage, spoils shelter, storage warehouses for electrical or gas line infrastructure, a fuel island, and a telecommunication building and tower for internal communications.

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

Responses to referrals should include a combination of any or all of the following details:

(1) Statement of any environmental concerns or uncertainties your agency may have with the project.
(2) Comments you wish to make regarding the merits of the project.
(3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
(4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

[ ] Conditions will be provided and no further information is necessary.
[ ] Conditions will be provided and additional information is necessary.
[ ] Comments and/or concerns.
[ ] No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 15, 2026, and should be sent to the attention of:

PLP26-0010, Jennifer Faso (Jennifer.Faso@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1683. **If no response is received by October 15, 2026, it will be assumed that no comments or conditions will be provided.**

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

[X] Sanitation
[X] Building Inspection
[X] Fire Prevention
[X] Health Specialist
[X] Grading and Storm Water
[X] Management Group
[X] Natural Resources
[X] SUSMP
[X] ALUC/CLUP
[X] Communications
[X] Dist. 4 Director and Commissioners
[X] Regional Parks Dept
[X] Sheriff Community Service Officer
[X] SPI (DTPW), Land Development
[X] SPI (DTPW), Drainage
[X] Trans Authority/RCPA
[X] Transit/BPAC
[X] So Co Airport Manager
[X] NW Information Center, S.S.U.
[X] City of Santa Rosa Planning Dept.
[X] Local Fire District – Sonoma County FPD
[X] Recology Sonoma Marin (Disposal)
[X] Caltrans-Aeronautics Division
[X] State Dept of Fish and Wildlife
[X] Regional Water QCB: North Coast
[X] Air Pollution Control: North Sonoma County
[X] Sonoma MOAG
[X] Tribal Notification
[X] Chamber of Commerce, Santa Rosa
[X] FAA
[X] Santa Rosa Sewer and Water
[X] Santa Rosa Housing Authority
[X] SMART
[X] Town of Windsor Planning Dept.
[X] Groundwater Sustainability Agency – Santa Rosa Plain

Planning Application

PJR-001

Application Type(s):

File # _____

- ☐ Admin Cert. Compliance
- ☐ Ag. or Timber Preserve/Contract
- ☐ Conditional Cert. of Compliance
- ☐ Cert. of Modification
- ☐ Coastal Permit
- ☐ Zoning Permit for: _____
- ☐ Design Review Admin.
- ☐ Design Review Full
- ☐ General Plan Amendment
- ☐ Lot Line Adjustment
- ☐ Major Subdivision
- ☐ Minor Subdivision
- ☐ Voluntary Merger
- ☐ Ordinance Interpretation
- ☐ Second Unit Permit
- ☐ Specific/Area Plan Amendment
- ☐ Use Permit
- ☐ Variance
- ☐ Zone Change
- ☐ Other: _____

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

PRINT CLEARLY

APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name Clay Davis, AIA , NCARB, DBIA, LEED AP			Name		
Mailing Address 7535 N. Palm Ave Ste 201			Mailing Address		
City Fresno	State CA	Zip 93711	City	State	Zip
Day Ph (559) 437-0887	Email clay.davis@teterae.com		Day Ph ( )	Email	
Signature	Date 4/28/26		Signature		Date

Billing Responsible Party (At-Cost Only) ☐ **Applicant** ☐ **Owner** ☐ **Other:** _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title Danen Gogue, Senior Project Manager			Name/Title Angel Reynoso, Senior Design Technician		
Mailing Address 125 S. Bridge Street, Suite 150			Mailing Address 125 S. Bridge Street, Suite 150		
City Visalia	State CA	Zip 93291	City Visalia	State CA	Zip 93291
Day Ph (559) 625-5246	Email danen.gogue@teterae.com		Day Ph (559) 625-5246	Email angel.reynoso@teterae.com	

PROJECT INFORMATION

Address(es) 3580 Westwind Blvd. City Santa Rosa

Assessor's Parcel Number(s) 059-210-034 & 059-210-041

Project Description Two existing parcels to be developed into a utility Service Center consisting of an Operations (office) building, Warehouse building, Fleet Maintenance building, Fueling Island, Employee and Fleet Parking, and yard storage for various outdoor materials.

Acreage 16.14 Ac	Number of new lots proposed One Lot consolidated from 2
Site Served by Public Water? ☒ Yes ☐ No	Site Served by Public Sewer? ☒ Yes ☐ No

TO BE COMPLETED BY PRMD STAFF

Planning Area	Supervisorial District	☐ Critical Habitat	☐ Urban Service	Groundwater Availability	☐ 1 / 2 ☐ 3 / 4
Current Zoning		☐ NPDES	☐ Williamson Act		
		Specific/Area Plan		Subject to CEQA	☐ EX ☐ YES
General Plan Land Use		Parcel Specific Policy			
Application resolve planning violation? ☐ Yes ☐ No		Violation? ☐ Yes ☐ No		File No.	
Previous Files		Penalty application? ☐ Yes ☐ No			
Application accepted by		Date			
Approved by		Date			

Supplemental Application Information

PJR-126

Existing use of property: Vacant

Acreage: 16.14

Existing structures on property: 10 to 12 existing metal framed buildings of various sizes, all shall be removed.

Proximity to creeks, waterways and impoundment areas: Mark West Creek approximately 600' south

Vegetation on site: Approximately 12 Eucalyptus trees on SW corner and 3 to4 deciduous trees on each of the other corners

General topography: Relatively Level, no outstanding features

Surrounding uses to (Note: An adjoining road is not a use.) North: Sonoma Co. Human Services and Labs South: Industrial/Service Commercial East: Industrial/Service Commercial West: Sonoma Co. Farm Bureau/Wholesale Bakery

New structures proposed (size, height, type): (3) new metal buildings: Operations (offices), Fleet Maintenance and Warehouse and ~~Shops. Smaller structures shall include a Fuel island, Covered Spoils Shelter (sand, rock, soil, etc.),~~ Covered Used Transformer Storage, Telecom Building (houses communications equipment - not normally occupied), Communications Tower (120' tall).

Number of employees: Full time: 143 Part time: 0 Seasonal: 0

Operating days: Monday through Friday Hours of operation: 7:00 AM - 5:00 PM

Number of vehicles per day: Passenger: 120 Trucks: 156

Water source: Municipal Sewage disposal: Municipal

Provider, if applicable: Provider, if applicable:

New noise sources (compressors, power tools, music, etc.): Fleet Vehicles entering, exiting and moving about the site. Maintenance Garage will have an air compressor (indoors) and associated tools.

Grading proposed: Amount of cut (cu. yds.): 25,000 Amount of fill (cu. yds.): 15,000 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 X No ___ If Yes, indicate area of disturbance(acres): 16.5

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): Drainage to sheet flow to on-site and off-site drainage system infrastructure

Vegetation to be removed: on-site clearing and grubbing and removal of on-site trees

Will proposal require annexation to a district in order to obtain public services: Yes ___ No X

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

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Proposed on-site fire hyrants with on-site fire loop that is connected to existing off-site water infrastructure and existing off-site hydrants

From:	Kirk, Gavin
To:	Alisa Rossetti
Cc:	Danen Gogue; Clay Davis
Subject:	Re: ADR26-0037 File Initialization
Date:	Tuesday, June 2, 2026 11:12:29 AM
Attachments:	Outlook-hdqklysp.gif Outlook-fxxplxs1.gif

EXTERNAL

Classification: Public

Here is a quick description of what is being developed on the Westwind site and gives a brief description of the types of buildings on site and their use:

The project is to develop a new Service Center (SC) site located in an industrial park in Santa Rosa, CA. The proposed SC Is located on a site that formerly housed a gun stock manufacturer. There are existing structures on the site that will be demolished to make way for the proposed improvements. This project is specifically focused on developing the first phase of the site while allowing for expansion to a fully complete SC site at a later date.

- The design will include an Operations Building with the possibility of future expansion. This building will house between 80-100 employees who report to this location before executing their work assignments and maintain a smaller team that provides project support

- Design will include a warehouse and shops building as required to support the functional areas with the possibility of future expansion. This would house materials needed in the field to maintain electrical or gas line infrastructure.

- The design will include a Fleet maintenance Building. This is a garage to maintain and service PGE vehicles from surrounding field locations. A typical fleet building can service between 10-12 vehicles in a normal cycle.

Develop telecom building which includes a cellular tower to connect with field technicians during an emergency or provide connectivity during storm outages

- All buildings are anticipated to be Pre-Engineered Metal Buildings (PEMB) and their development will be coordinated with a PEMB Manufacturer who will be assigned to the project by PG&E.

- The developed site will include passenger vehicle and truck parking, paving and landscape areas, off-site improvements, storage, fuel island, used transformer storage, hazardous materials storage, data building and other items as required for the site to be fully functional.

PACIFIC GAS & ELECTRIC
SANTA ROSA SERVICE CENTER

WESTWIND AVE.



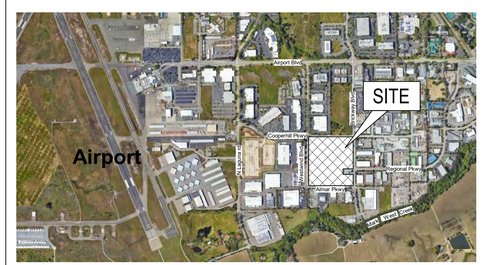
SHEET INDEX	
Sheet #	SHEET TITLE
G000	COVER
C101	CIVIL DESIGN TOPOGRAPHIC SURVEY
C102	CIVIL DESIGN TOPOGRAPHIC SURVEY
C103	CIVIL DESIGN TOPOGRAPHIC SURVEY
C104	CIVIL DESIGN TOPOGRAPHIC SURVEY
C105	CIVIL DESIGN TOPOGRAPHIC SURVEY
C106	CIVIL DESIGN TOPOGRAPHIC SURVEY
C301	CIVIL SITE PLAN
C302	CIVIL SITE PLAN
C303	CIVIL SITE PLAN
C304	CIVIL SITE PLAN
C305	CIVIL SITE PLAN
C306	CIVIL SITE PLAN
C401	CIVIL HORIZONTAL CONTROL
C402	CIVIL HORIZONTAL CONTROL
C403	CIVIL HORIZONTAL CONTROL
C404	CIVIL HORIZONTAL CONTROL
C405	CIVIL HORIZONTAL CONTROL
C406	CIVIL HORIZONTAL CONTROL
C501	CIVIL GRADING AND DRAINAGE PLAN
C502	CIVIL GRADING AND DRAINAGE PLAN
C503	CIVIL GRADING AND DRAINAGE PLAN
C504	CIVIL GRADING AND DRAINAGE PLAN
C506	CIVIL GRADING AND DRAINAGE PLAN
C601	CIVIL UTILITY PLAN
C602	CIVIL UTILITY PLAN
C604	CIVIL UTILITY PLAN
C605	CIVIL UTILITY PLAN
C606	CIVIL UTILITY PLAN
L201	CIVIL LANDSCAPE PLAN
L202	CIVIL LANDSCAPE PLAN
L203	CIVIL LANDSCAPE PLAN
L204	CIVIL LANDSCAPE PLAN
L205	CIVIL LANDSCAPE PLAN
L206	CIVIL LANDSCAPE PLAN
L207	CIVIL LANDSCAPE PLAN
X101	CIVIL DETAILS
X102	CIVIL DETAILS
X103	CIVIL DETAILS
X104	CIVIL DETAILS
X105	CIVIL DETAILS
X106	CIVIL DETAILS
X107	CIVIL DETAILS
X108	CIVIL DETAILS
X109	CIVIL DETAILS
X110	CIVIL DETAILS
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A0.100	MASTER SITE PLAN
A0.200	SITE RENDERINGS
A1.200	FLOOR PLAN - OPERATIONS BUILDING
A1.300	EXTERIOR ELEVATIONS - OPERATIONS BUILDING
A1.400	BUILDING SECTIONS - OPERATIONS BUILDING
A2.200	FLOOR, EXTERIORS AND SECTION - TELECOM
A3.200	FLOOR PLAN - WAREHOUSE/SHOP
A3.300	EXTERIOR ELEVATIONS - WAREHOUSE/SHOPS
A3.400	BUILDING SECTION - WAREHOUSE/SHOPS
A4.200	FLOOR PLAN - FLEET MAINTENANCE
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A4.400	BUILDING SECTIOIN - FLEET MAINTENANCE
A5.200	FLOOR PLAN - FUEL ISLAND
A6.200	FLOOR, EXTERIORS & SECTION - SPOILS
A7.200	FLOOR, EXTERIORS & SECTION - HAZ-MAT

TOTAL PAGES: 66

SHEET INDEX



ARIAL MAP



VICINITY MAP

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/6/25

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	01
JOB NO	24-12972.01

PG&E SERVICE CENTER
SANTA ROSA, CA
COVER
WESTWIND AVENUE

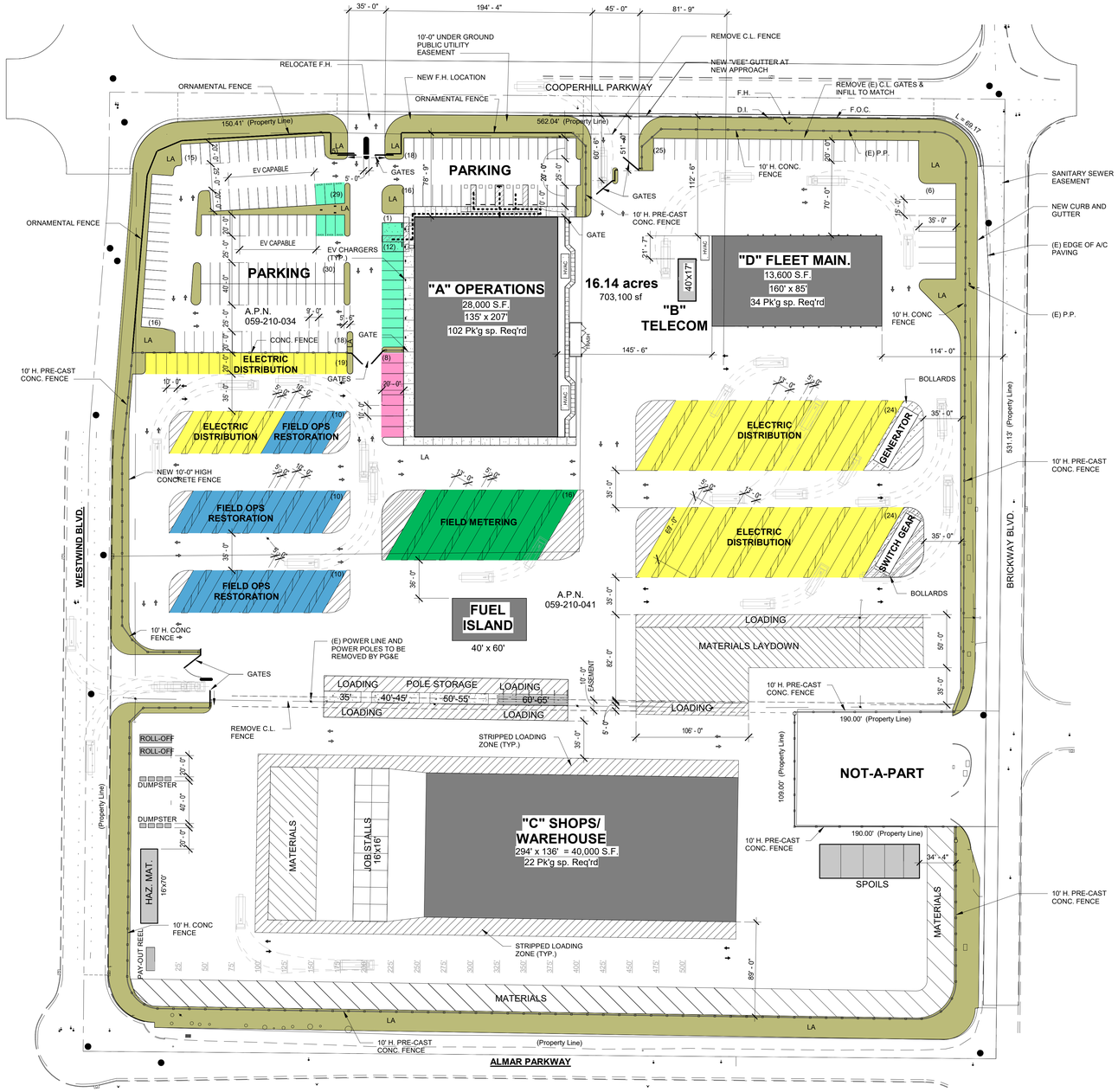
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ARCH ET

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SITE DESCRIPTION

SITE AREA	16.14 ACRES
A.P.N.	059-210-034 & 41
ZONING	M2
LAND USE	GI
MIN. LOT SIZE	20,000 SF
FRONT SETBACK	NO MIN.
STREET SIDE SETBACK	NO MIN.
INT. SIDE SETBACK	NO MIN.
REAR SETBACK	NO MIN.
LOT COVERAGE (min.)	50%
HEIGHT (Max. ft.)	65
BUILDING INTENSITY (Max.)	1

BUILDING AREA		PARKING RATIO	PARKING REQUIRED
"A" OPERATIONS	28,000 SF	1/250 SF	112 SP.
"B" TELECOM	680 SF	N/A	N/A
"C" SHOPS/WAREHOUSE	10,000 30,000 SF	1/500 SF 1/2000 SF	20 SP 15 SP.
"D" FLEET MAINTENANCE	13,600 SF	1/400 SF	34 SP.
TOTAL BUILDING AREA	62,440 SF	TOTALS	181 SP

EV CHARGING

EV CHARGING STATIONS	10
EV ACCESSIBLE CHARGING STATION	2
SUB-TOTAL PARKING	12

EMPLOYEE PARKING

ACCESSIBLE PARKING STALL (ONE VAN ACCESSIBLE)	6
STANDARD EMPLOYEE PARKING	137
SUB-TOTAL PARKING	143

FLEET PARKING

ELECTRIC DISTRIBUTION (10x20)	44
ELECTRIC DISTRIBUTION (10x40)	14
ELECTRIC DISTRIBUTION (13x69)	48
DISABLED VEHICLE (15x35)	6
UNASSIGNED (10x20)	8
FIELD OPS RESTORATION (10x40)	46
FIELD METERING (13x69)	16
SUB-TOTAL PARKING	182

LEGEND

F.H. FIRE HYDRANT, SEE CIVIL.

LA LANDSCAPE AREA

PROPOSED BUILDING

PROPERTY LINE

ACCESSIBLE ROUTE (2025 C.B.C. SECTION 11B - 206)

THE ACCESSIBLE ROUTE IS A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. ACCESSIBLE ROUTES SHALL COMPLY WITH CBC 11B-402. IN GENERAL, EXTERIOR ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: SHALL BE STABLE, FIRM, AND SLIP RESISTANT; HAVE A 1:20 MAXIMUM RUNNING SLOPE FOR WALKS; HAVE A 1:12 MAXIMUM SLOPE FOR RAMPS AND CURB RAMPS; HAVE A 1/4:12 MAXIMUM CROSS SLOPE; HAVE A 48" MINIMUM WIDTH; HAVE NO VERTICAL OFFSETS GREATER THAN 1/4"; OFFSETS BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT EXCEEDING 1V:2H; HAVE NO OPENINGS ALLOWING THE PASSAGE OF A 1/2" DIAMETER SPHERE; ELONGATED OPENINGS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL; HAVE A MINIMUM 6" HIGH CURB OR GUARDRAIL AT EDGES WHERE THE DROP OFF EXCEEDS 4" EXCEPT WHERE ADJACENT TO VEHICULAR WAYS; BE FREE OF ELEMENTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE THE WALKING SURFACE; AND HAVE 80" MINIMUM VERTICAL CLEARANCE.

0' 25' 50' 100' 200'

NORTH

1" = 50'-0"

SITE PLAN MASTER PLAN

A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	Designer
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	05/05/2026

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ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	01
JOB NO	24-12972.01

PG&E SERVICE CENTER
SANTA ROSA, CA
MASTER SITE PLAN
WESTWIND AVENUE

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SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



OPERTATIONS

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JOB NO	24-12972.01
DSGN	Designer
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	05/05/2026

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PG&E SERVICE CENTER
SANTA ROSA, CA
SITE RENDERINGS
WESTWIND AVENUE

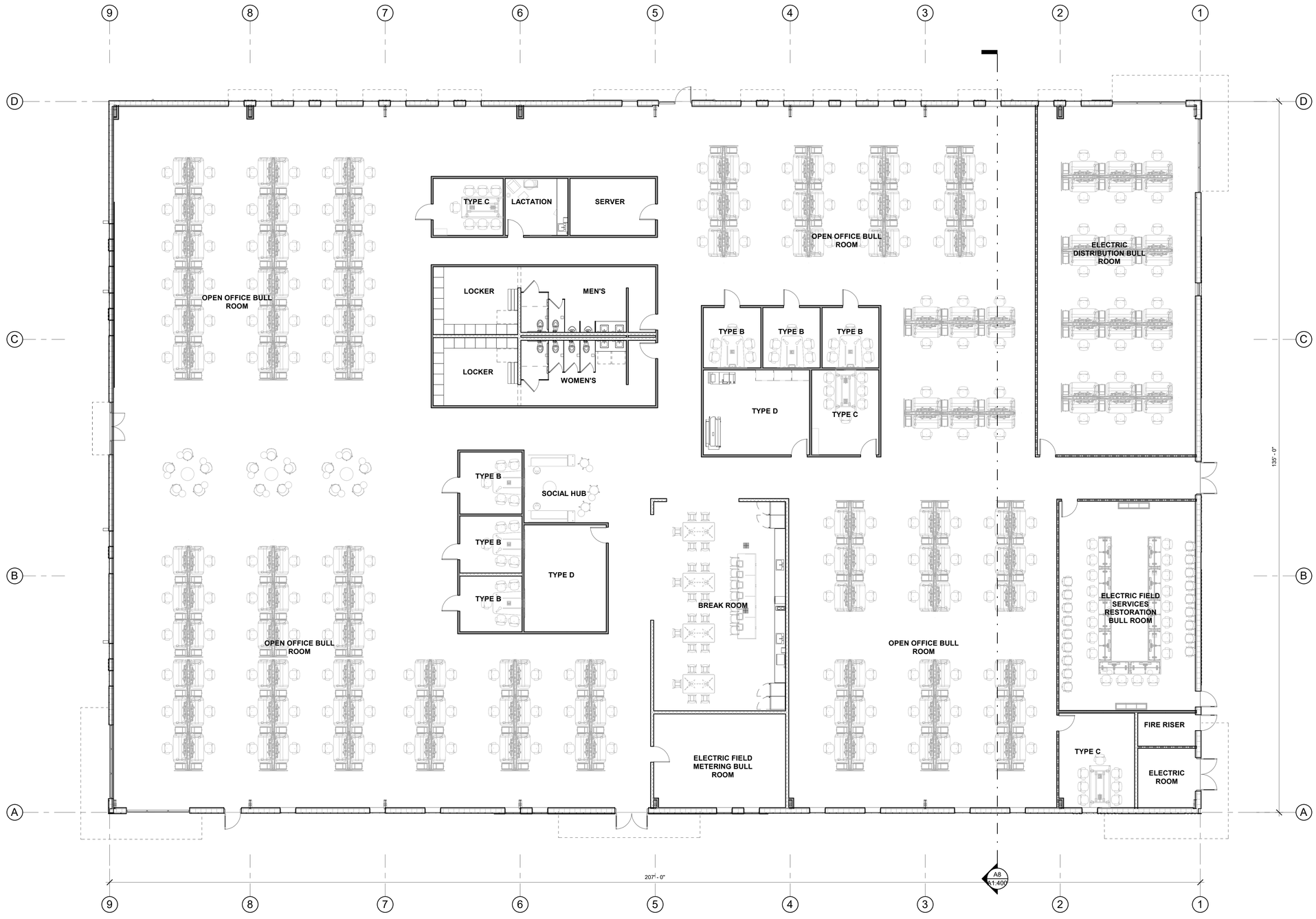
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NORTH

0' 4' 8' 16' 32'

OPERATIONS BLDG. FLOOR PLAN 27,945 SF

1/8" = 1'-0" A10

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/06/25

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SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972.01

PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
FLOOR PLAN - OPERATIONS BUILDING
WESTWIND AVENUE

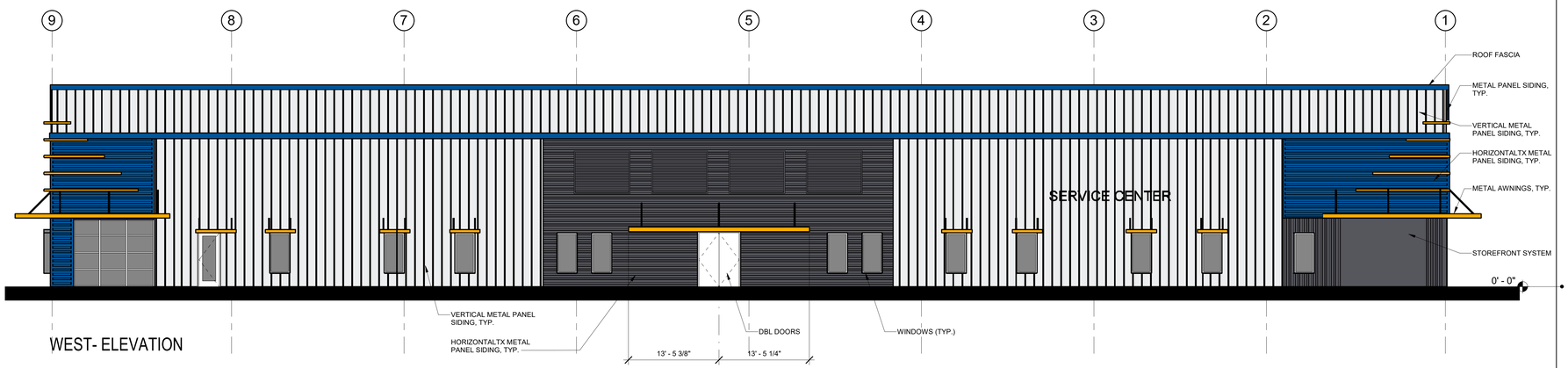
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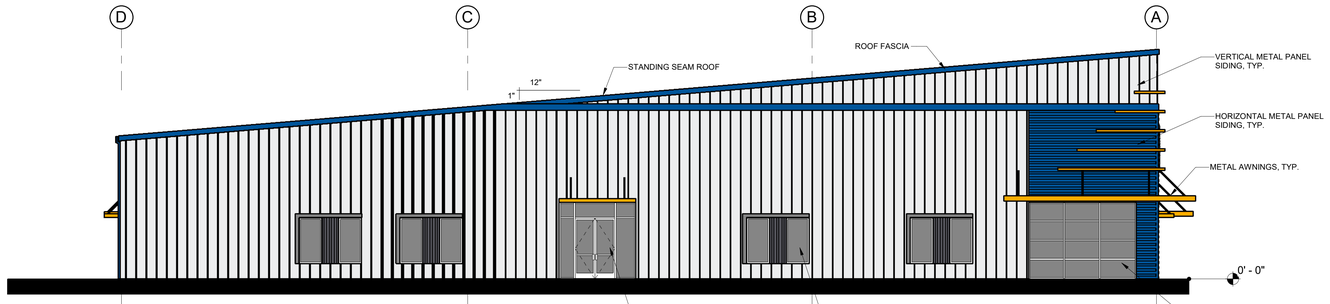
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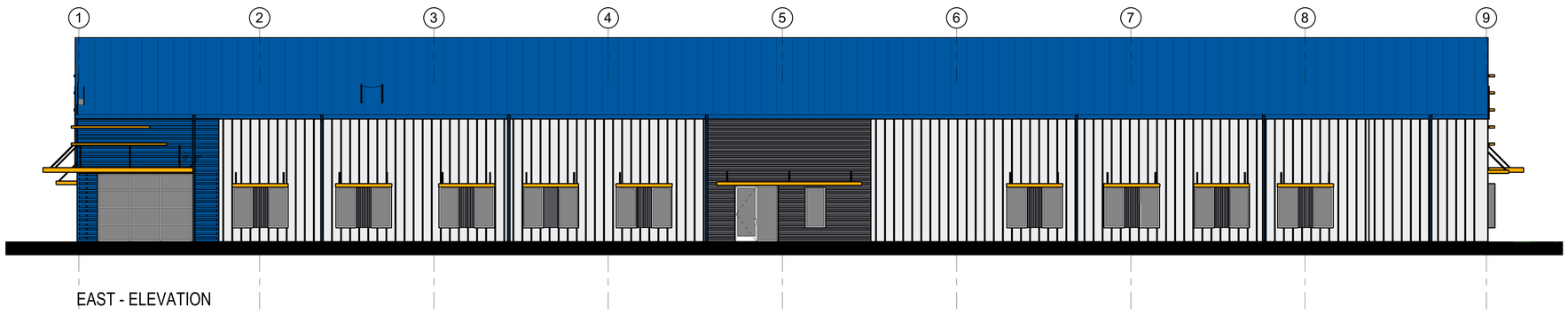
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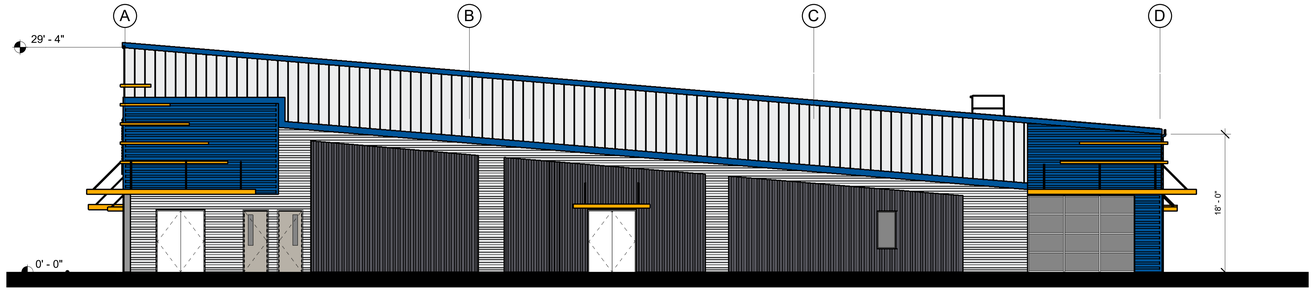
WEST- ELEVATION



NORTH - ELEVATION



EAST - ELEVATION



SOUTH ELEVATION

0' 4' 8' 16' 32'

EXTERIOR COLOR CHART

Cool Arctic White

Cool Imperial Blue

Yellow

Cool Slate Gray

COLOR CHART — 1/8" = 1'-0" A8

COLOR CHART — 1/8" = 1'-0" A10

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

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CHKD	Checker
SUPV	
APVD 1	Approver
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972.01

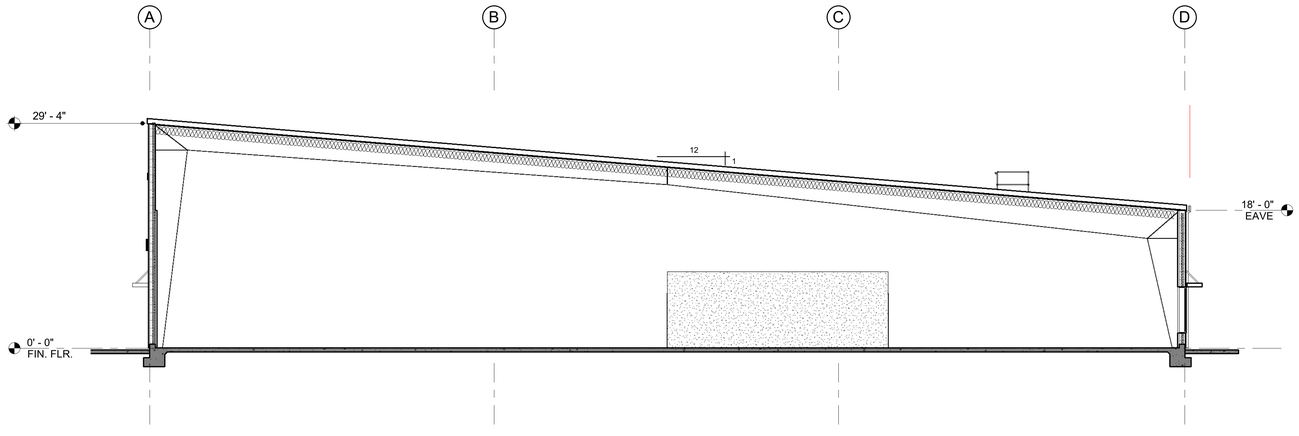
PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
EXTERIOR ELEVATIONS - OPERATIONS BUILDING
WESTWIND AVENUE

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SHEET NUMBER A1.300 | REV

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BUILDING SECTION - OPERATIONS

1/8" = 1'-0" | A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/06/25

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

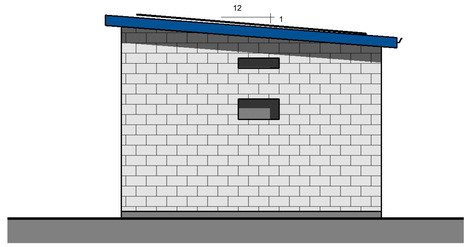
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SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972.01

PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
BUILDING SECTIONS - OPERATIONS BUILDING
WESTWIND AVENUE

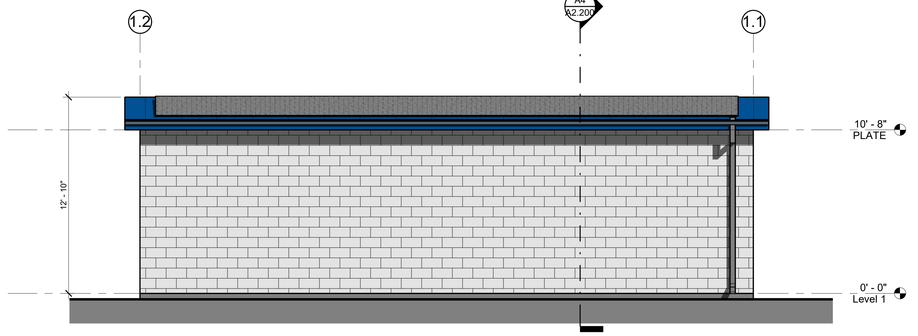
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SHEET NUMBER A1.400
REV

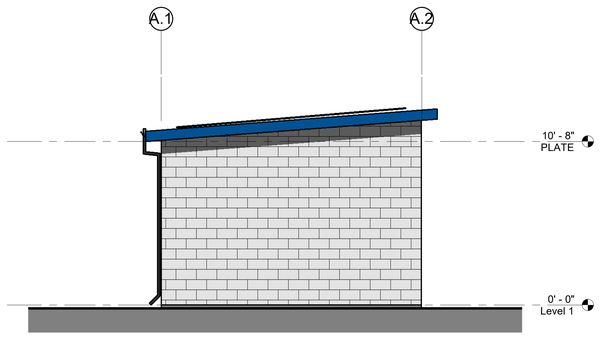
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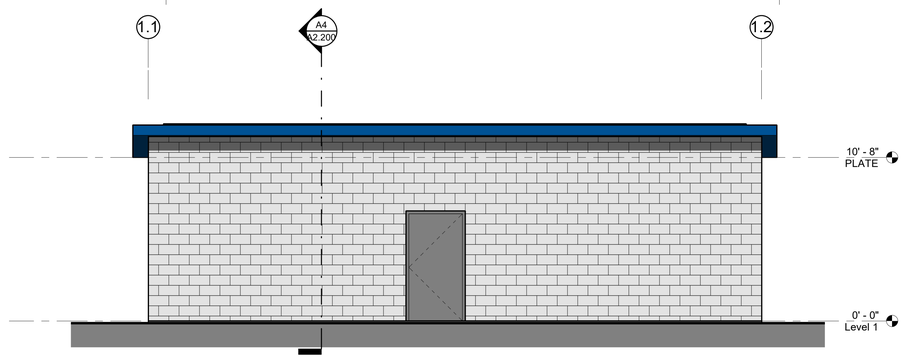
SOUTH



EAST



NORTH



WEST

EXTERIOR COLOR CHART

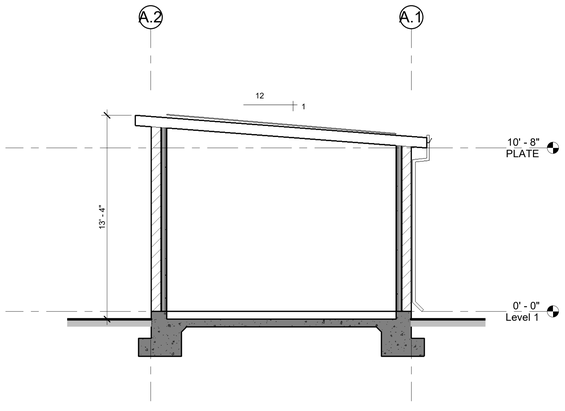
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Cool Imperial Blue

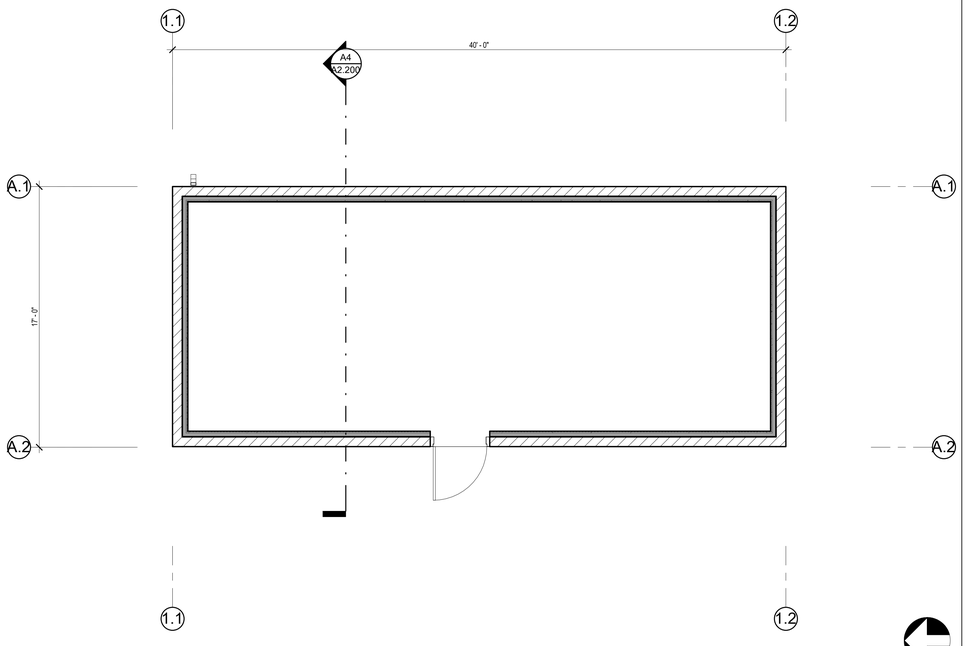
Yellow

Cool Slate Gray

EXTERIOR ELEVATIONS — 1/4" = 1'-0" — E8



BUILDING SECTION — 1/4" = 1'-0" — A4



FLOOR PLAN — 1/4" = 1'-0" — A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	ARCHITECTURAL
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	06/21/12

CRESS — Corporate Real Estate Strategy and Services
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972.01

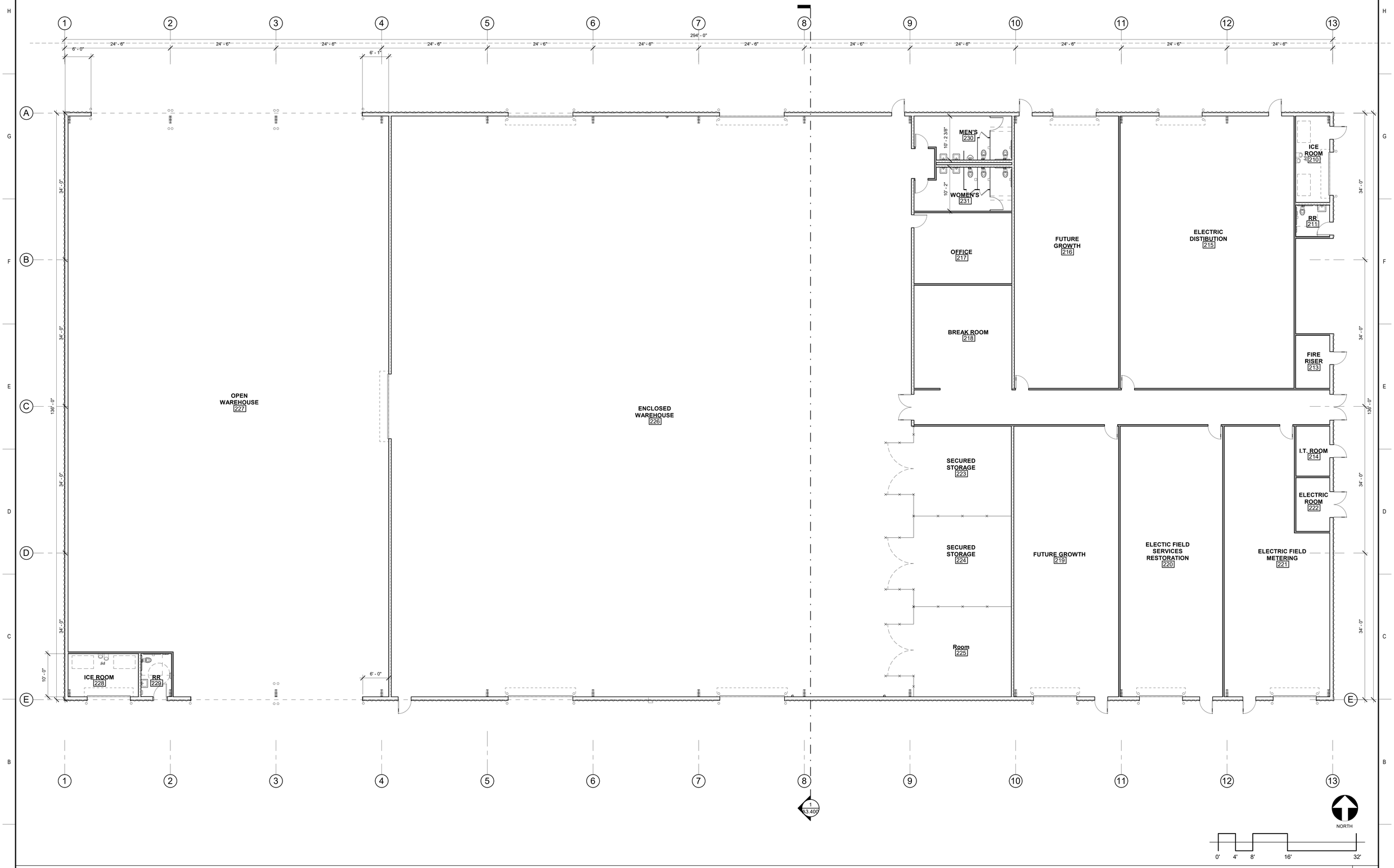
PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
FLOOR, EXTERIORS AND SECTION - TELECOM
WESTWIND AVE.

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WAREHOUSE BLDG. FLOOR PLAN

39,984 SF

1/8" = 1'-0"

A10

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1	7-31-2024	PERMIT SUBMITTAL SET	DAG	DG	GG	CTD	

JOB NO	24-12972
DSGN	Designer
DWN	ANGEL R.
CHKD	D. GOGUE
SUPV	C. DAVIS
APVD 1	Approver
APVD 2	
DATE	4-21-2026

NOT FOR CONSTRUCTION

LICENSED ARCHITECT — KATHRYN Y. [illegible] — No. [illegible] — STATE OF CALIFORNIA

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	15135
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	2457
BLDG CODE	
BLDG NAME	SHOPS/WAREHOUSE BLDG
FLOOR CODE	01
JOB NO	24-12972

PG&E SERVICE CENTER
LOGISTICS WAREHOUSE BUILDING
FLOOR PLAN - WAREHOUSE/SHOP
Enter address here

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SHEET NUMBER A3.200 REV 1

ARCHITECT

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EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUF.	PRODUCT TYPE
1	METAL SIDING - VERTICAL NARROW RIB RIBS 12" O.C., 1 1/4" HIGH, 36" PANEL	VARCO PRUDEN	'RPR' PANEL
5	METAL BUILDING ROOF	VARCO PRUDEN	PANEL RIB ROOF
6	METAL BUILDING TRIM	VARCO PRUDEN	-
9	GALVANIZED STEEL OVERHEAD COILING DOORS AND FRAMES	COOKSON	EPD 300 SERIES
11	ENTRANCE DOORS	EFCO	D518
12	BOLLARDS		

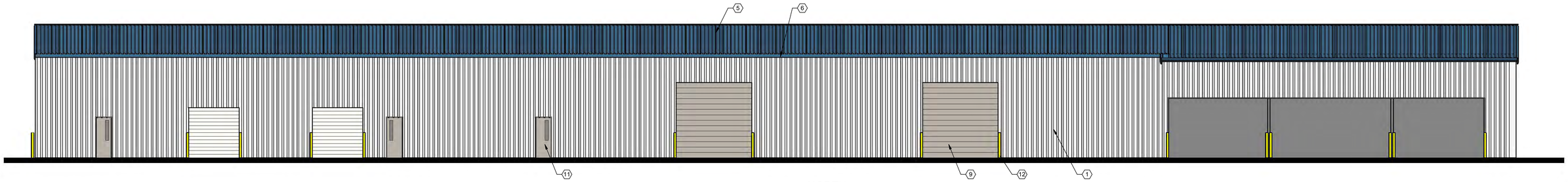
EXTERIOR COLOR CHART

Cool Arctic White

Cool Imperial Blue

Yellow

Cool Slate Gray



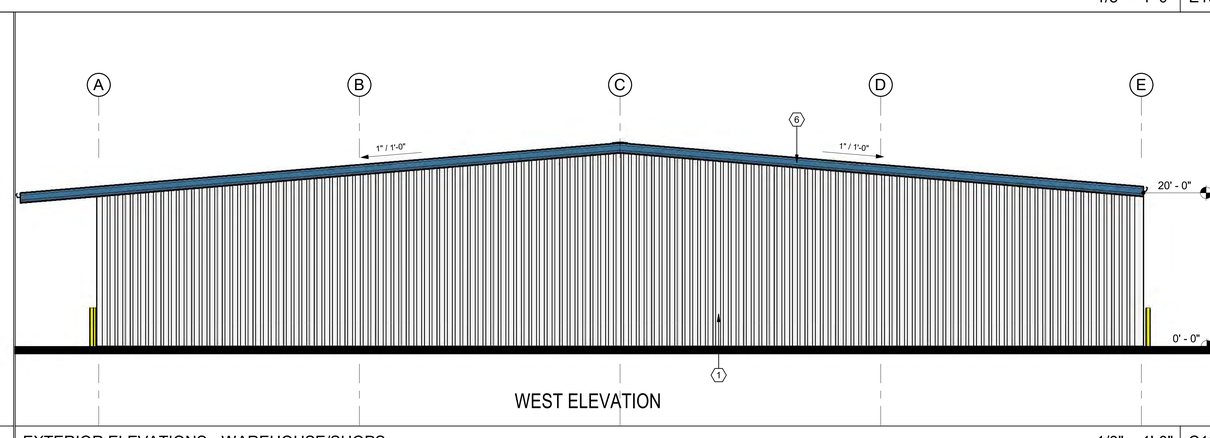
NORTH

EXTERIOR ELEVATIONS - WAREHOUSE/SHOPS — 1/8" = 1'-0" — E10



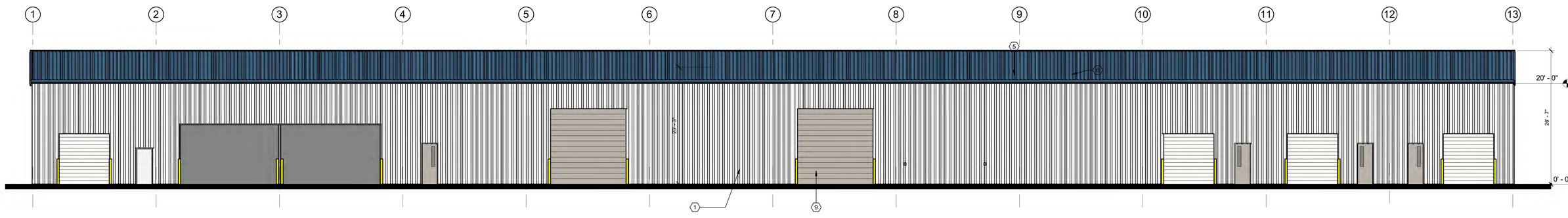
EAST ELEVATION

EXTERIOR ELEVATIONS - WAREHOUSE/SHOPS — 1/8" = 1'-0" — C5



WEST ELEVATION

EXTERIOR ELEVATIONS - WAREHOUSE/SHOPS — 1/8" = 1'-0" — C10



EXTERIOR ELEVATIONS - WAREHOUSE/SHOPS — SOUTH - ELEVATION — 1/8" = 1'-0" — A10

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/06/25

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972

PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
EXTERIOR ELEVATIONS - WAREHOUSE/SHOPS
WESTWIND AVENUE

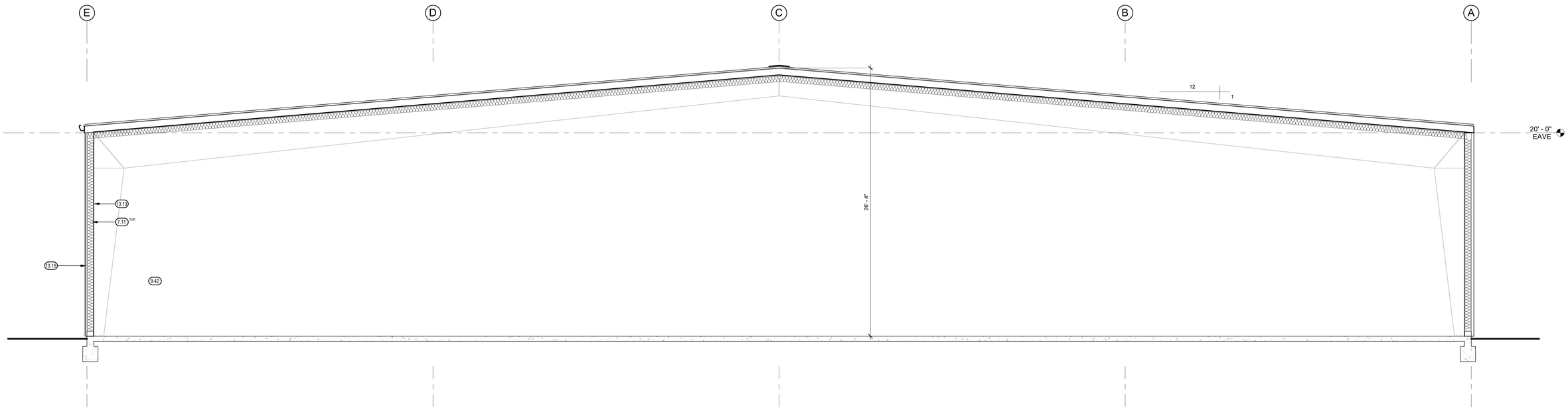
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SHEET NUMBER A3.300 — REV

ARCHITECTURAL

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BUILDING SECTION - SHOPS WAREHOUSE

1/4" = 1'-0" 1

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/06/25

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BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972

PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
BUILDING SECTION - WAREHOUSE/SHOPS
WESTWIND AVENUE

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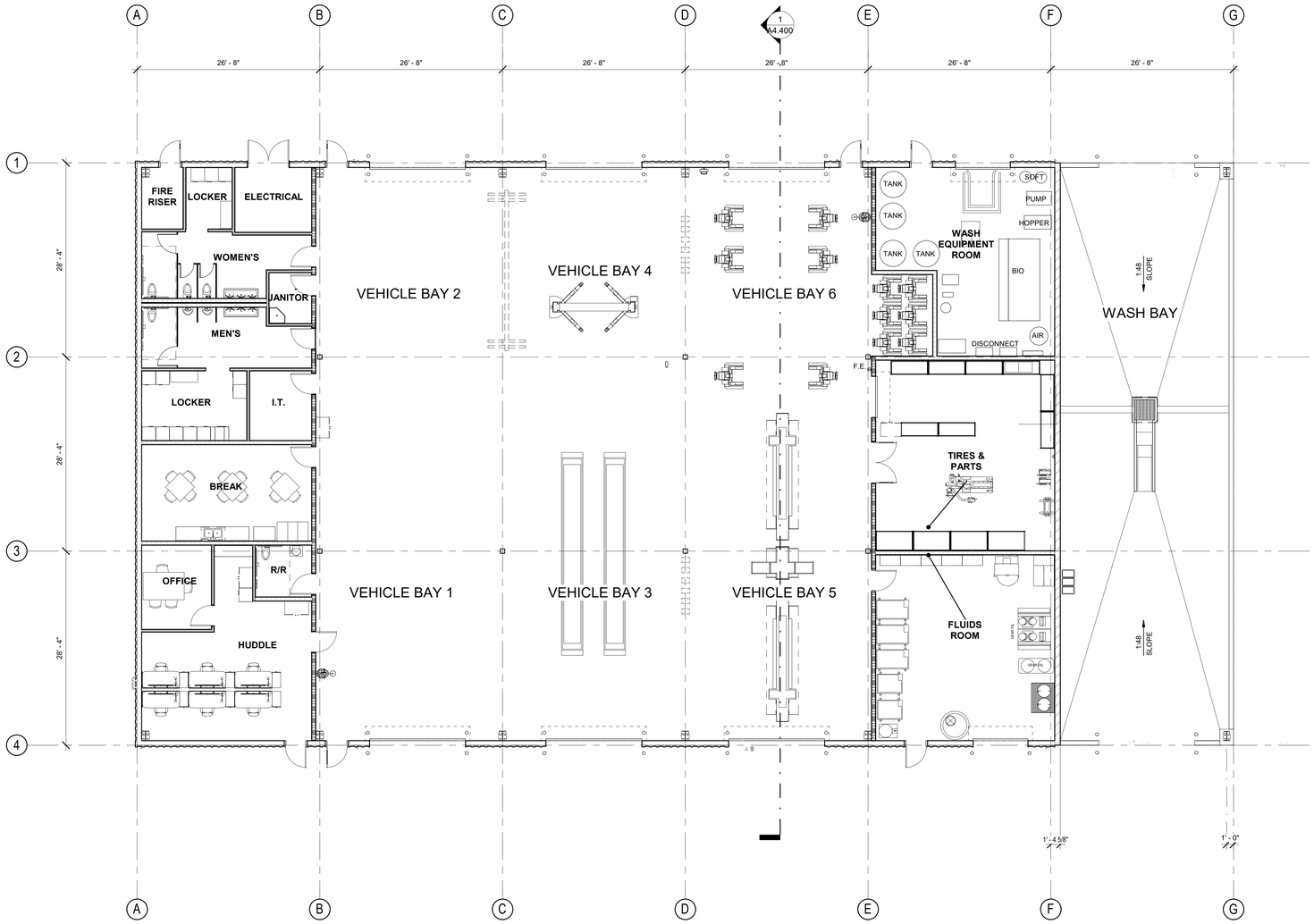
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SHEET NUMBER	REV
A3.400	

ARCHITECT

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KEYNOTES (#)



NORTH

FLOOR PLAN - FLEET MAINT BLDG D

1/8" = 1'-0" | C8

LEGEND

- 1 / A — GRID LINES
- XX — KEYNOTE SYMBOL
- FE — FIRE EXTINGUISHER IN RECESSED CABINET
- FE — FIRE EXTINGUISHER WALL MOUNTED
- FD — FLOOR DRAIN, SEE PLUMBING
- KX — KNOX BOX, WALL MOUNTED

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	25-12972.01
DSGN	Designer
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	04/21/2026

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SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
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BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	25-12972.01

PACIFIC GAS & ELECTRIC
OPERATIONS & SHOPS WAREHOUSE BLDG.
FLOOR PLAN - FLEET MAINTENANCE
WESTWIND

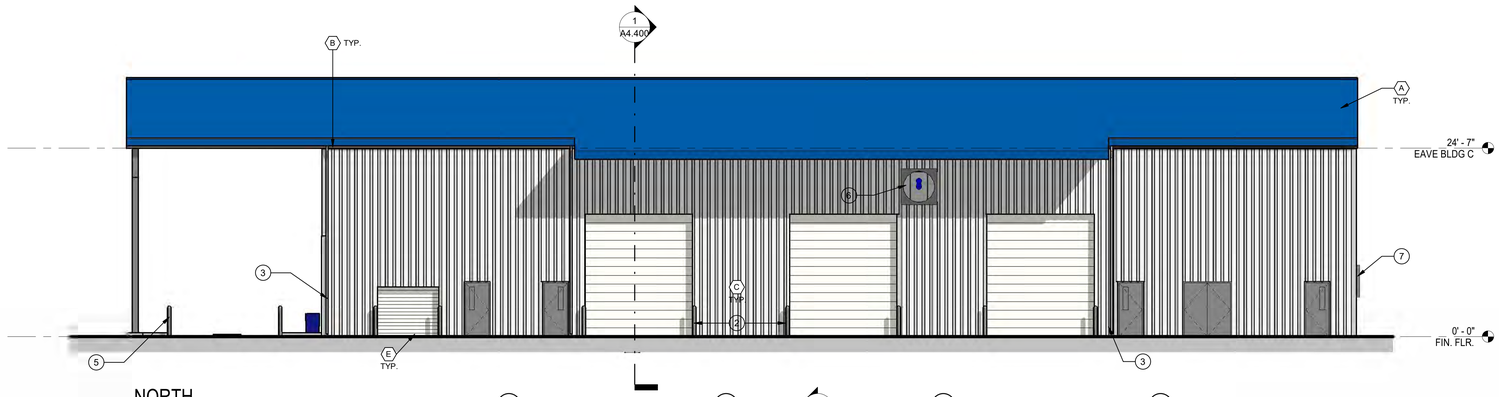
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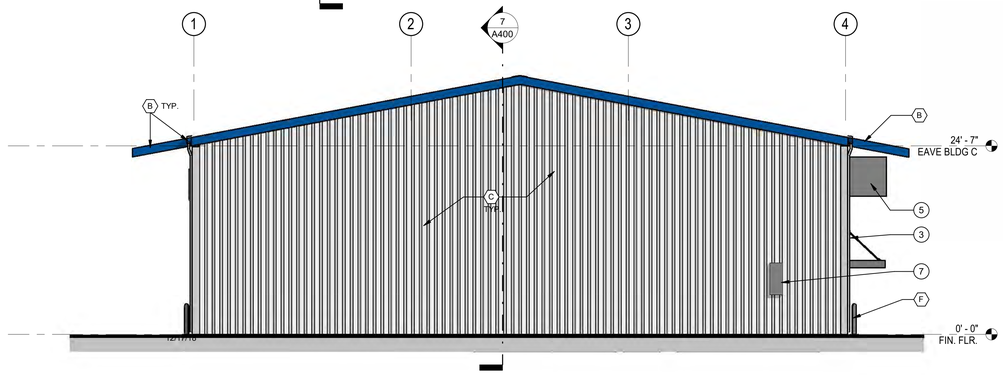
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ARCH E1

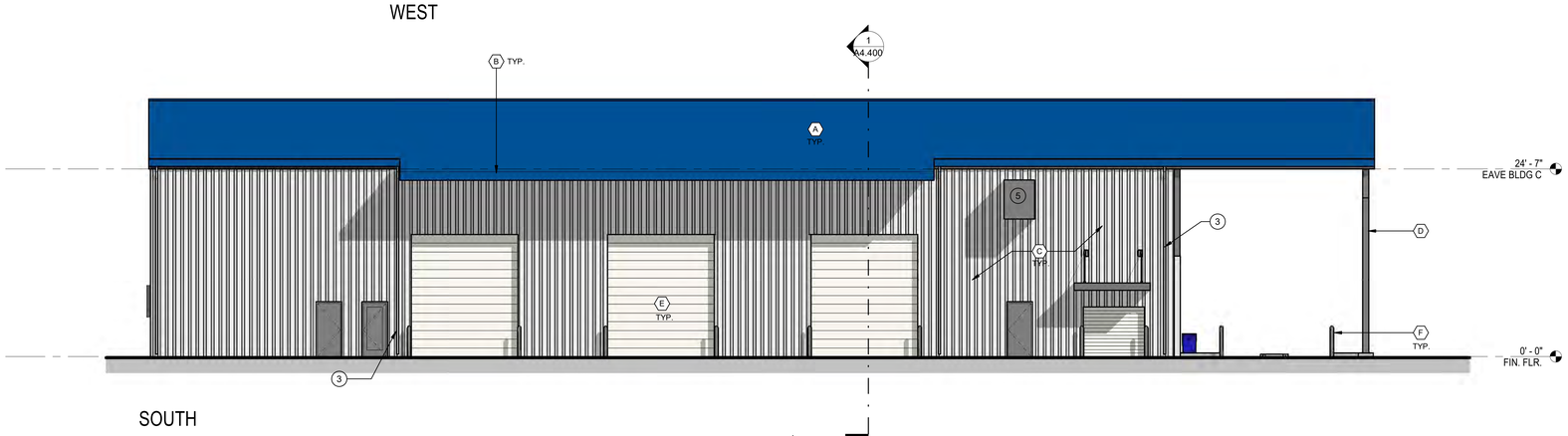
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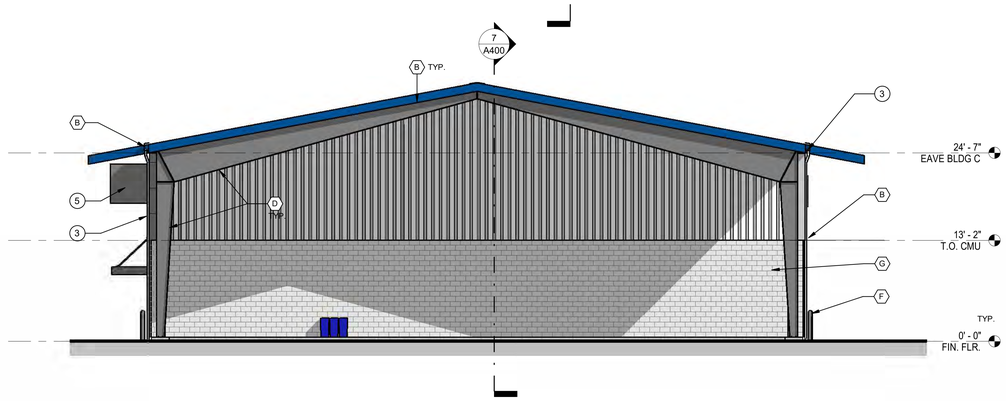
NORTH



WEST



SOUTH



EAST

KEYNOTES (#)

1. ---
2. BOLLARDS
3. DOWNSPOUT BY M.B.M.
4. LOUVER, SEE MECHANICAL.
5. EVAPORATIVE COOLER, SEE MECHANICAL.
6. EXHAUST FAN, SEE MECHANICAL.
7. ELECTRICAL PANEL, SEE ELECTRICAL

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MAKE/MODEL
A	ROOF	AWIP / SR2, 5°
B	TRIM / GUTTER / DOWNSPOUT	BY M.B.M.
C	WALL-FIELD PANEL	AWIP / FL40, 2 1/2"
D	EXPOSED FRAME	GALVANIZED
E	HM DOORS/FRAMES & OVERHEAD DOORS	PAINT
F	BOLLARDS	PAINT
G	CMU	PAINT

EXTERIOR COLOR CHART

Cool Arctic White

Cool Imperial Blue

Yellow

Cool Slate Gray

EXTERIOR ELEVATIONS

1/8" = 1'-0" | A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	25-12972.01
DSGN	ARCHITECTURAL
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	04/21/2026

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	25-12972.01

PACIFIC GAS & ELECTRIC
OPERATIONS & SHOPS WAREHOUSE BLDG.
EXTERIOR ELEVATIONS - FLEET MAINTENANCE
WESTWIND

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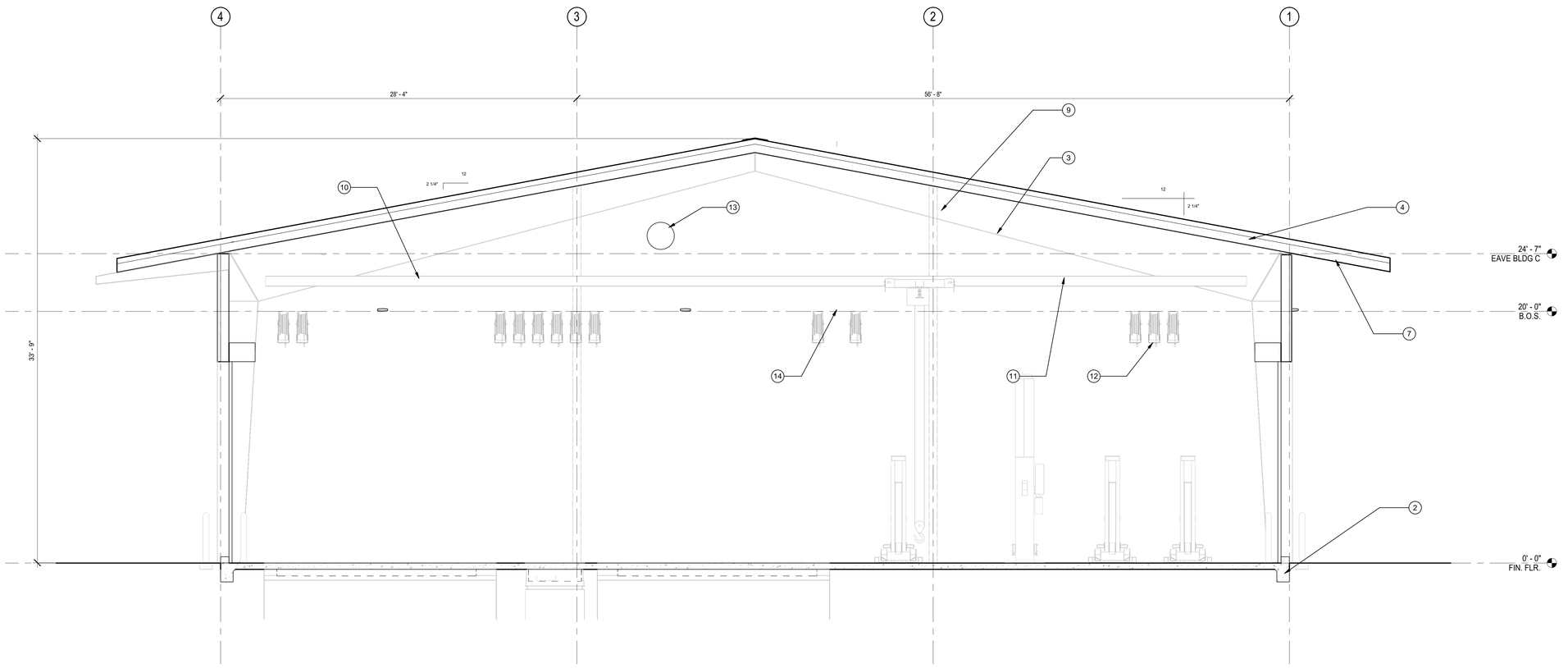
SHEET NUMBER A4.300 | REV

ARCH E1

Autodesk Docs://12972.01 PG&E Santa Rosa SC Westwind/Master Plan/12972.01-ARCME_WESTWIND_FLEET MAINT & TRUCK WASH.rvt
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KEYNOTES (#)

1. CONCRETE FLOOR SLAB, SEE STRUCTURAL.
2. CONCRETE FOOTING, SEE STRUCTURAL.
3. RIGID FRAME BY M.B.M.
4. INSULATED METAL ROOFING BY M.B.M.
5. METAL PURLINS BY M.B.M.
6. INSULATED METAL SIDING.
7. LINER PANELS AT UNDERSIDE OF PURLINS, TYP. AT OPEN BAY AND OVERHANGS
8. SUSPENDED ACOUSTICAL CEILING.
9. HSS BRACE, TYP.
10. CRANE SUPPORT BEAM, TYP., SEE CRANE DRAWINGS
11. 2 TON CRANE, SEE CRANE DRAWINGS
12. HOSE REELS, SEE SERVICE EQUIPMENT DRAWINGS
13. DUCT, SEE MECHANICAL
14. REEL SUPPORT BEAM PER M.B.M.



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	25-12972.01
DSGN	ARCHITECTURAL
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	04/21/2026

CRESS CORPORATE REAL ESTATE STRATEGY AND SERVICES
Corporate Real Estate Strategy and Services
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SAN FRANCISCO, CALIFORNIA

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FRESNO HEADQUARTERS
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SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	25-12972.01

PACIFIC GAS & ELECTRIC
OPERATIONS & SHOPS WAREHOUSE BLDG.
BUILDING SECTIOIN - FLEET MAINTENANCE
WESTWIND

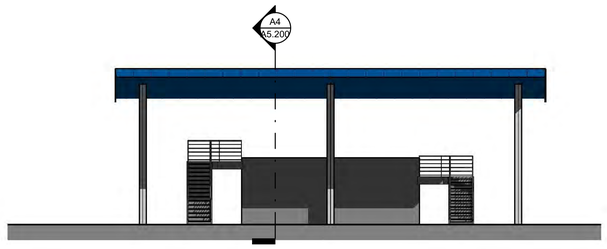
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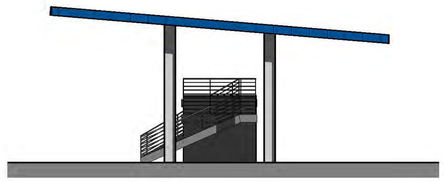
SHEET NUMBER A4.400 REV

ARCH E1

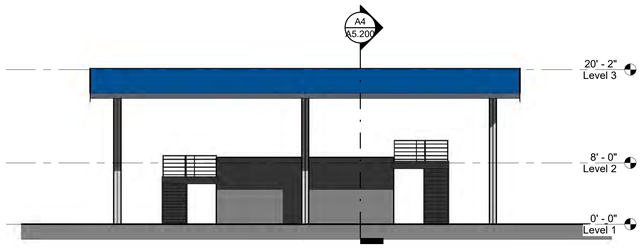
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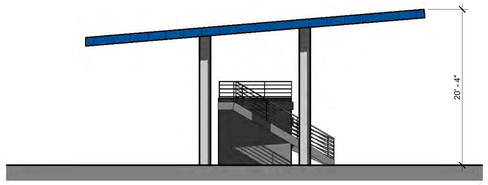
NORTH



WEST



SOUTH



EAST

EXTERIOR COLOR CHART

Cool Arctic White

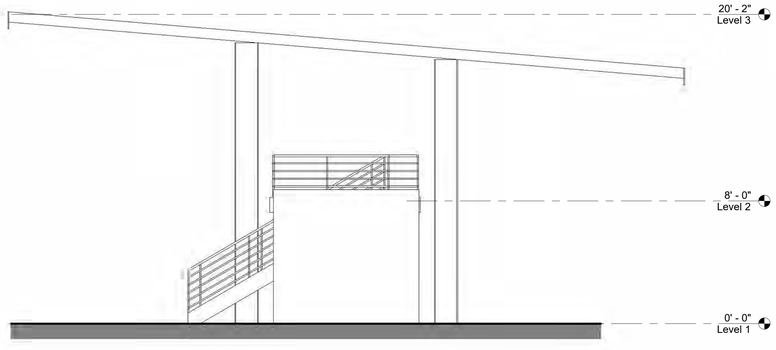
Cool Imperial Blue

Yellow

Cool Slate Gray

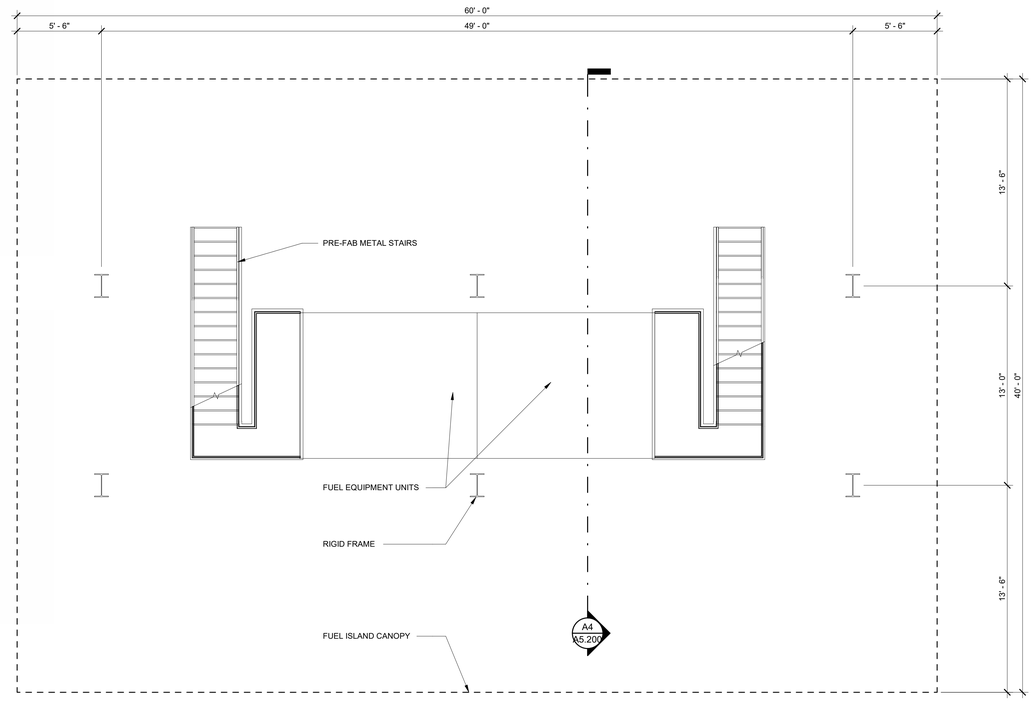
ELEVATIONS

1/8" = 1'-0" | F8



FUEL ISLAND SECTION

1/4" = 1'-0" | A4



NORTH

FLOOR PLAN

1/4" = 1'-0" | A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	ARCHITECTURAL
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	04/30/26

CRESS — Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972.01

PG&E SERVICE CENTER
OPERATIONS & SHOPS WAREHOUSE BLDG.
FLOOR PLAN - FUEL ISLAND
WESTWIND

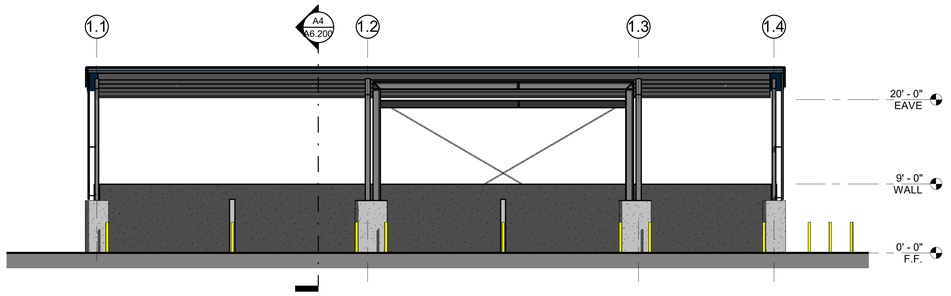
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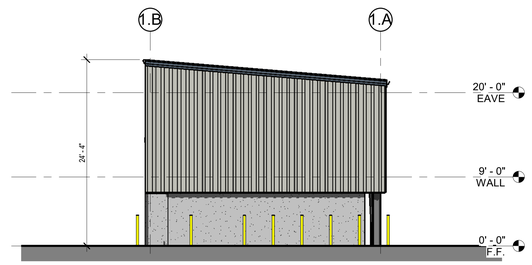
SHEET NUMBER A5.200 | REV

ARCHIT

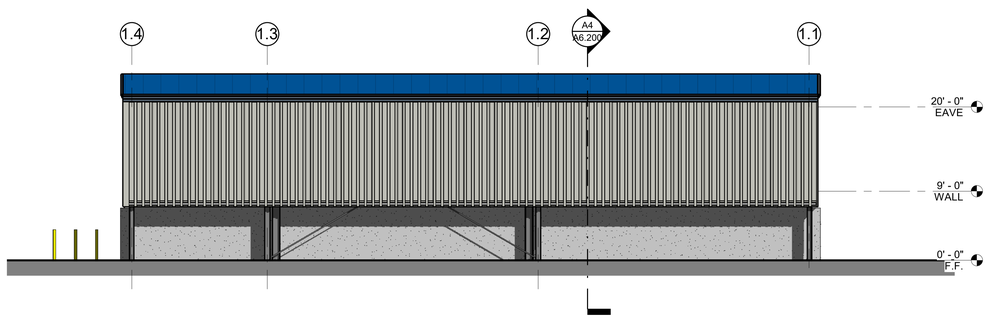
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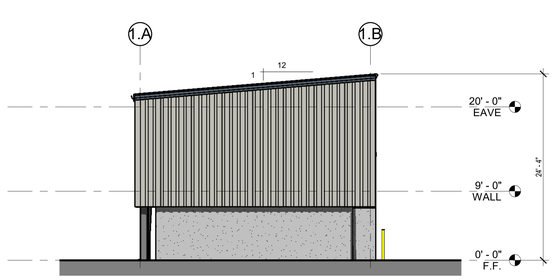
SOUTH



EAST



NORTH



WEST

EXTERIOR COLOR CHART

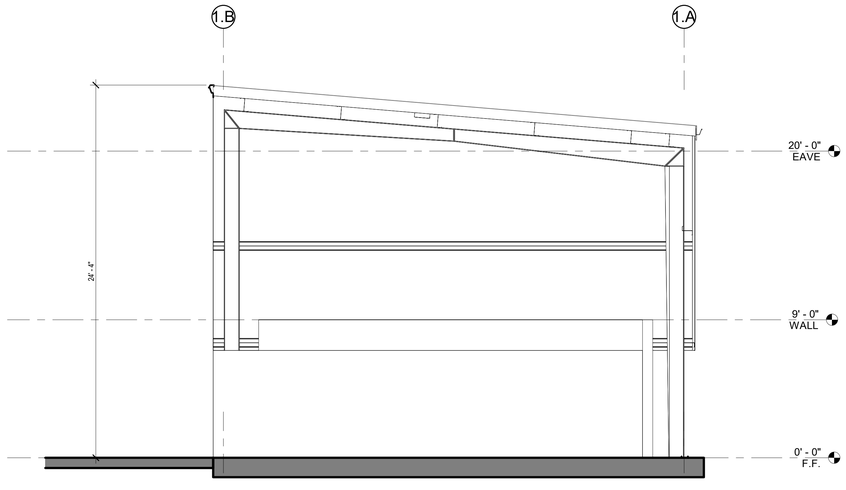
Cool Arctic White

Cool Imperial Blue

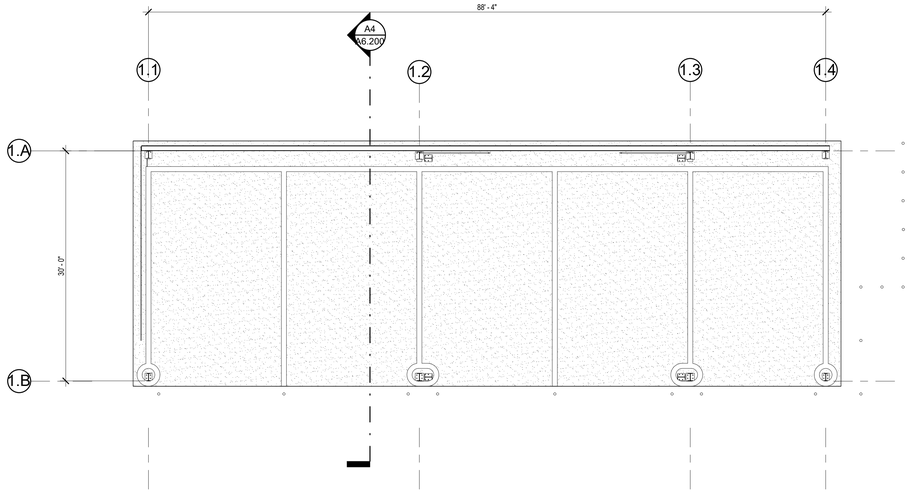
Yellow

Cool Slate Gray

EXTERIOR ELEVATIONS — 1/8" = 1'-0" — E8



BUILDING SECTION — 1/4" = 1'-0" — A4



FLOOR PLAN — 1/8" = 1'-0" — A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	ARCHITECTURAL
DWN	ARV
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	04/30/23

CRESS — Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

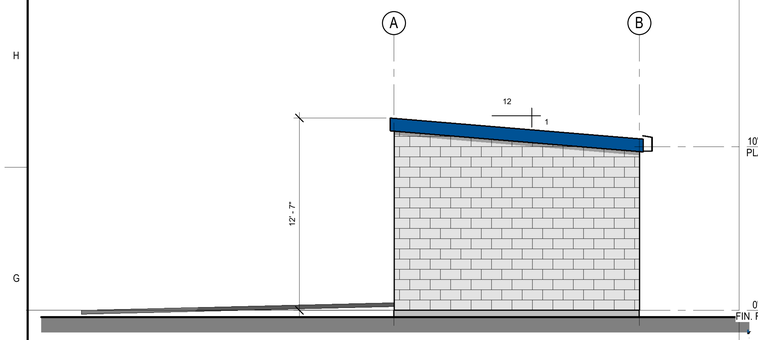
PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	OPERATIONS BLDG.
FLOOR CODE	01
JOB NO	24-12972.01

PROJECT NAME
OPERATIONS & SHOPS WAREHOUSE BLDG.
FLOOR, EXTERIORS & SECTION - SPOILS
WESTWIND AVE.

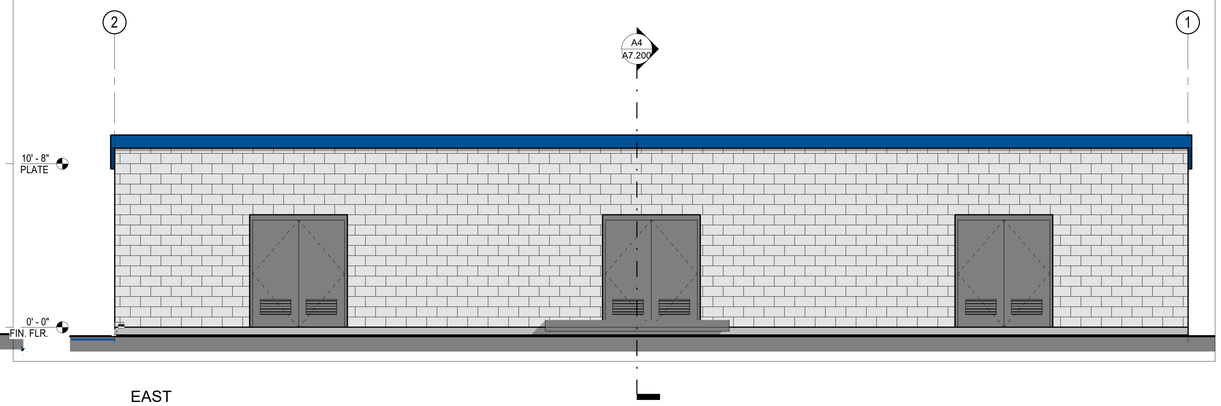
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ERM
DRAWING NUMBER ---
SHEET NUMBER A6.200
REV

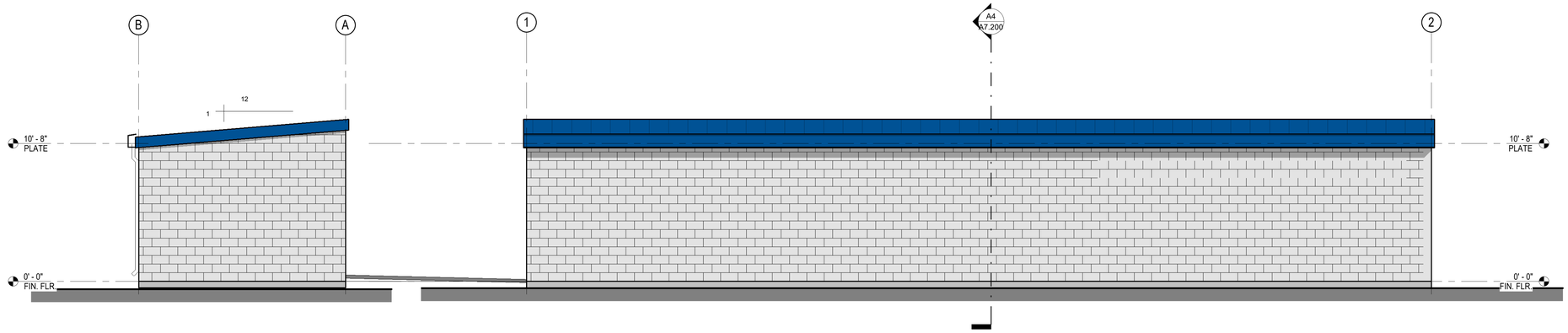
Autodesk Docs://12972.01 PG&E Santa Rosa SC Redwood Master Plan/12972.01_ARCH_Westwind - Spoils.rvt
5/5/2026 2:53:19 PM



NORTH



EAST

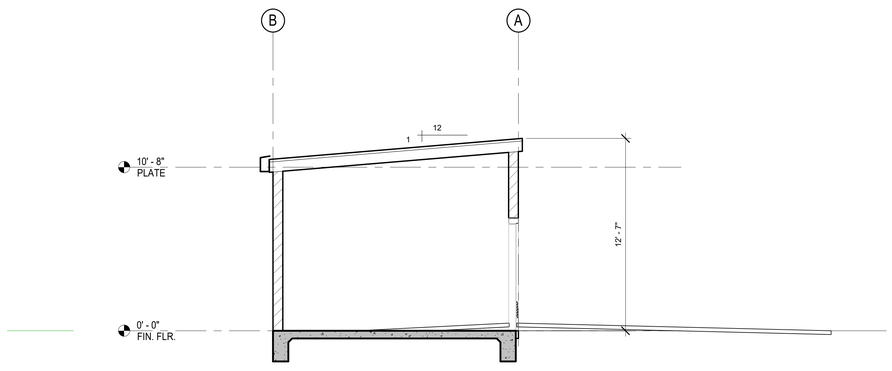


SOUTH

WEST

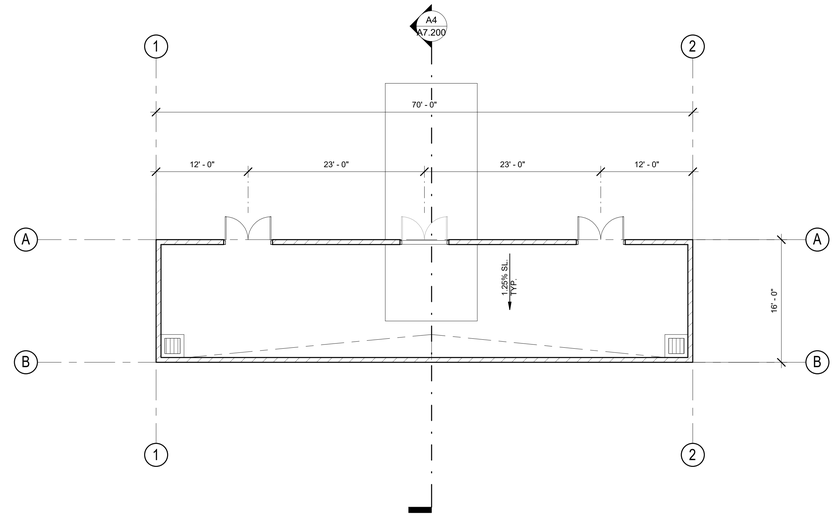
EXTERIOR ELEVATIONS

1/8" = 1'-0" D8



SECTION - BLDG. D

1/4" = 1'-0" A4



NORTH

FLOOR PLAN - HAZARDOUS MATERIALS

1/8" = 1'-0" A8

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	24-12972.01
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	01/17/18

CRESS — CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

TETER, INC.
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA SERVICE CENTER
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	01
JOB NO	24-12972.01

PACIFIC GAS & ELECTRIC
SANTA ROSA, CA
FLOOR, EXTERIORS & SECTION - HAZ-MAT
WESTWIND

WARNING:
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ERM DRAWING NUMBER	6088773
SHEET NUMBER	REV
A7.200	

ARCH E1

Autodesk Docs://12121 PG&E Santa Rosa SC Westwind Master Plan/12121-A-PG&E_WESTWIND_HAZ-MAT.rvt
5/5/2018 11:46:28 AM

PLANNING AND ENTITLEMENT PLANS 4/28/2026

SCALE: 1"=20'

0 5 10 20 40

SCALE IN FEET

LEGEND:

- (335.21) EXISTING ELEVATION
- AC ASPHALTIC CONCRETE
- CE CONCRETE EDGE
- C CONCRETE
- EP EDGE OF PAVEMENT
- GB GRADE BREAK
- GFL GUTTER FLOWLINE
- LIP LIP OF GUTTER
- SWL SWALE
- TBW TOP BACK OF WALK
- TFC TOP OF CURB
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- BW BLOCK WALL
- CW CONCRETE WALL
- WCR WHEELCHAIR RAMP
- BO BOLLARD
- J12.55 SURVEY CONTROL POINT
- ECA ELECTRICAL CABINET
- ELECTRICAL METER
- PP POWER POLE
- STREET LIGHT
- DOOR/GATE
- FOUND MONUMENT
- GUY GUY WIRE
- JP JOINT UTILITY POLE
- DROP INLET
- STORM DRAIN MANHOLE
- SLOPE
- SLPB STREET LIGHT PULLBOX
- SIGN
- S SEWER MANHOLE
- TSPB TRAFFIC SIGNAL PULL BOX
- TSC TRAFFIC CONTROLLER
- TRAFFIC SIGNAL W/ MAST ARM
- PBP TRAFFIC PEDESTRIAN POLE
- FIRE HYDRANT
- WV WATER VALVE
- WELL WATER WELL
- AC PAVING IMPROVEMENTS
- CONCRETE IMPROVEMENTS
- FLOWLINE AND DIRECTION
- CHAIN LINK FENCE
- EDGE OF ASPHALT CONCRETE PAVEMENT
- PAVEMENT STRIPE
- DIRT GRADE BREAK
- GRADE BREAK
- EDGE OF CONCRETE
- W 8" WATER LINE; SIZE AS NOTED
- SD STORM DRAIN PIPE, SIZE AS NOTED
- S 12" SEWER LINE; SIZE AS NOTED
- OE OVERHEAD ELECTRICAL LINE
- EXISTING CENTERLINE OR SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXTENSION LINE

POINT OF BEGINNING PARCEL ONE

1.5" BRASS DISC "RCE 15610"

(S00°02'W 1.3

(S89°58'W 450.00')

COPPERHILL PARKWAY ("B" STREET)

LANDS OF THE COUNTY OF SONOMA DN 87-114206 (EXCEPTION)

S87°01'31"W 150.43'

Δ=86°31'39" R=44.00 L=66.45'

20.4'

14.4'

ROLL-UP DOOR

BOLLARD

TEL UB

OVH

GATE

231.99'

62.0'

10' PUBLIC UTILITY EASEMENT DN 87-114206 (ITEMS 13 &14)

LANDS OF CALI CO HARDWOODS INC APN 059-210-034

ORIGINAL CENTERLINE OF 4TH STREET PER RECORD OF SURVEY 60 MAPS 32 RIGHT OF WAY FOR ROAD PURPOSES) AND EASEMENT FOR WATER LINES 891 O.R 1 (ITEM 8)C

EASEMENT FOR INGRESS AND EGRESS FROM MARK WEST STATION ROAD (AIRPORT BOULEVARD) + 30 FOOT STRIP 920 O.R. 370 (ITEM 9)

1 STORY METAL BUILDING

1 STORY WOOD BUILDING

1 STORY METAL BUILDING

CONC

38.7'

ER

GRAVEL

WESTWIND BOULEVARD (4TH STREET)

DN 87-114206 (EXCEPTION)

S04°33'47"W 192.76'

ORIGINAL EASEMENT FOR SEWER PIPELINE FACILITIES DESCRIBED AS THE WESTERLY 14.00 FEET OF THE LANDS OF CALI CO HARDWOODS AS ORIGINALLY DEEDED IN BOOK 1899 O.R. 533 - EASEMENT NOW LIES WITHIN THE ROADWAY PARCEL GRANTED TO THE COUNTY OF SONOMA (ITEM 11)

1 STORY METAL BUILDING

1 STORY METAL BUILDING

E UB

BOLLARD, TYP

1 STORY WOOD BUILDING

DECK

RAMP

STEPS

AC

EP

1 STORY WOOD BUILDING

GRAVEL

PARCEL ONE

AREA: 177,680 SQ. FT. (4.08 ACRES)

S00°32'21"W 410.49'

(N00°02'E 429.49')

SHIPPING CONTAINER

1 STORY WOOD BUILDING

GRADE CONTAINER

GRAVEL

SEE SHEET C102

SEE SHEET C103

Blair, Church & Flynn

CONSULTING ENGINEERS

481 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK S.E.N. No. 67,647 CIVIL STATE OF CALIFORNIA

MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DESIGN TOPOGRAPHIC SURVEY
3580 Westwind Blvd
Santa Rosa, CA 95403

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ERM DRAWING NUMBER

SHEET NUMBER C101 REV

ARCH D

DRAWING SHEET NAME

Autodesk Docs://12972 PG/E Santa Rosa SC Occidental/12972-A-PG&E Occidental Master Plan.rvt
4/1/2026 5:10:19 PM

PLANNING AND ENTITLEMENT PLANS 4/28/2026

SCALE: 1"=20'
0 5 10 20 40
SCALE IN FEET

(S89°58'00"W 397.11')

RIGHT OF WAY LINE
EXCEPTION TO TITLE
DN 87-114206

N89°32'39"W 562.04'

330.05'

CB

DW

BOLLARD

GATE

AC

50" BRASS DISC
PG&E MON #560 RGC56100

BENCHMARK
STREET MONUME
ELEV: 123.50

Δ=90°04'25"
R=44.00'
L=69.17'

STOP

63.05'

L1

POINT
851

SSMH

PARCEL TWO
AREA: 518,987 SQ. FT. (11.91 ACRES)

EASEMENT FOR SANITARY
SEWER FACILITIES
DN 1991-014650 (ITEM 15)

CONC

GRAVEL

ER

124

123

122

SEE SHEET C101

SEE SHEET C104

LANDS OF CALI CO HARDWOODS INC
APN 059-210-041
3336 O.R. 885
2827 O.R. 292

N00°32'21"E 513.13'
(N00°02'00"E 576.20')

BRICKWAY BOULEVARD
(3RD STREET)

LEGEND:

- (335.21) EXISTING ELEVATION
- AC ASPHALTIC CONCRETE
- CE CONCRETE EDGE
- C CONCRETE
- EP EDGE OF PAVEMENT
- GB GRADE BREAK
- GFL GUTTER FLOWLINE
- LIP LIP OF GUTTER
- SWL SWALE
- TBW TOP BACK OF WALK
- TFC TOP OF CURB
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- BW BLOCK WALL
- CW CONCRETE WALL
- WCR WHEELCHAIR RAMP
- BO BOLLARD
- SURVEY CONTROL POINT
- ECA ELECTRICAL CABINET
- E ELECTRICAL METER
- PP POWER POLE
- STREET LIGHT
- DOOR/GATE
- FOUND MONUMENT
- GUY GUY WIRE
- JP JOINT UTILITY POLE
- DROP INLET
- STORM DRAIN MANHOLE
- SLOPE
- SLPB STREET LIGHT PULLBOX
- SIGN
- S SEWER MANHOLE
- TSPB TRAFFIC SIGNAL PULL BOX
- TSC TRAFFIC CONTROLLER
- TRAFFIC SIGNAL W/ MAST ARM
- PBP TRAFFIC PEDESTRIAN POLE
- FIRE HYDRANT
- WV WATER VALVE
- WELL WATER WELL
- AC PAVING IMPROVEMENTS
- CONCRETE IMPROVEMENTS
- FLOWLINE AND DIRECTION
- CHAIN LINK FENCE
- EDGE OF ASPHALT CONCRETE PAVEMENT
- PAVEMENT STRIPE
- DIRT GRADE BREAK
- GRADE BREAK
- EDGE OF CONCRETE
- W 8" WATER LINE; SIZE AS NOTED
- SD STORM DRAIN PIPE, SIZE AS NOTED
- S 12" SEWER LINE; SIZE AS NOTED
- OE OVERHEAD ELECTRICAL LINE
- EXISTING CENTERLINE OR SECTION LINE
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- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXTENSION LINE

Blair, Church & Flynn
CONSULTING ENGINEERS
481 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

811
Know what's below.
Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER
FRANK SEN
No. 67,647
CIVIL
STATE OF CALIFORNIA
MM-DD-YYYY
Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DESIGN TOPOGRAPHIC SURVEY
3580 Westwind Blvd
Santa Rosa, CA 95403

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ERM#
DRAWING NUMBER

SHEET NUMBER C102

REV

ARCH D

DRAWING SHEET NAME

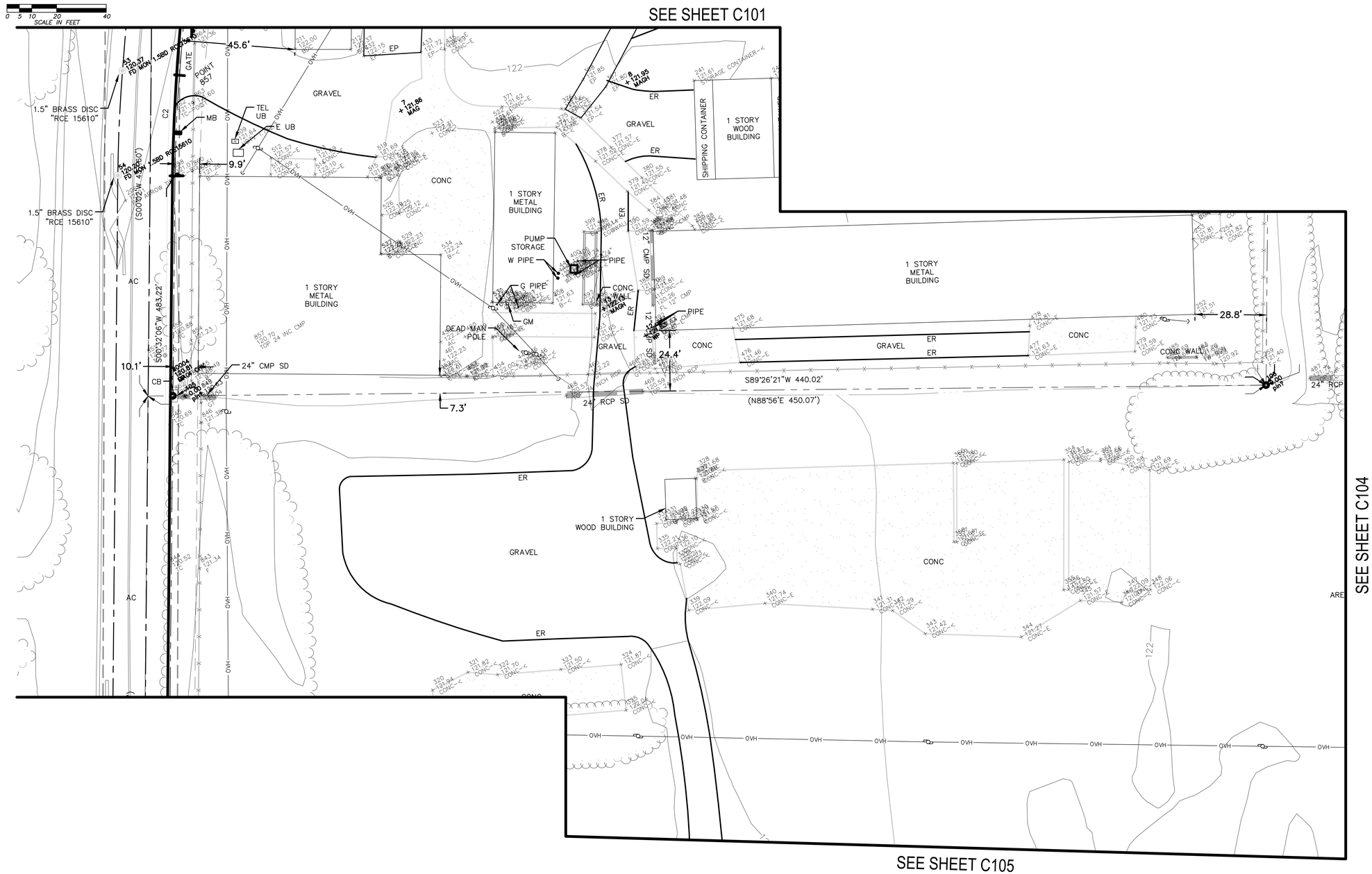
Autodesk Docs://2972 PG7E Santa Rosa SC Occidental/12972-A-PG&E Occidental Master Plan.rvt
4/17/2025 5:13:19 PM

PLANNING AND ENTITLEMENT PLANS 4/28/2026

SCALE: 1"=20'

0 5 10 20 40

SCALE IN FEET



LEGEND:

- (335.21) EXISTING ELEVATION
- AC ASPHALTIC CONCRETE
- CE CONCRETE EDGE
- C CONCRETE
- EP EDGE OF PAVEMENT
- GB GRADE BREAK
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- STREET LIGHT
- DOOR/GATE
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- STORM DRAIN MANHOLE
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- S SEWER MANHOLE
- TSPB TRAFFIC SIGNAL PULL BOX
- TSC TRAFFIC CONTROLLER
- TRAFFIC SIGNAL W/ MAST ARM
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- EDGE OF ASPHALT CONCRETE PAVEMENT
- PAVEMENT STRIPE
- DIRT GRADE BREAK
- GRADE BREAK
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- OE OVERHEAD ELECTRICAL LINE
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- EXISTING RIGHT OF WAY LINE
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- EXISTING EASEMENT
- EXTENSION LINE

Blair, Church & Flynn
CONSULTING ENGINEERS
4814 Clovis Avenue, Suite 200
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Fax (559) 326-1500

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DESIGN TOPOGRAPHIC SURVEY
3580 Westwind Blvd
Santa Rosa, CA 95403

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ERM DRAWING NUMBER

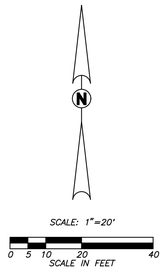
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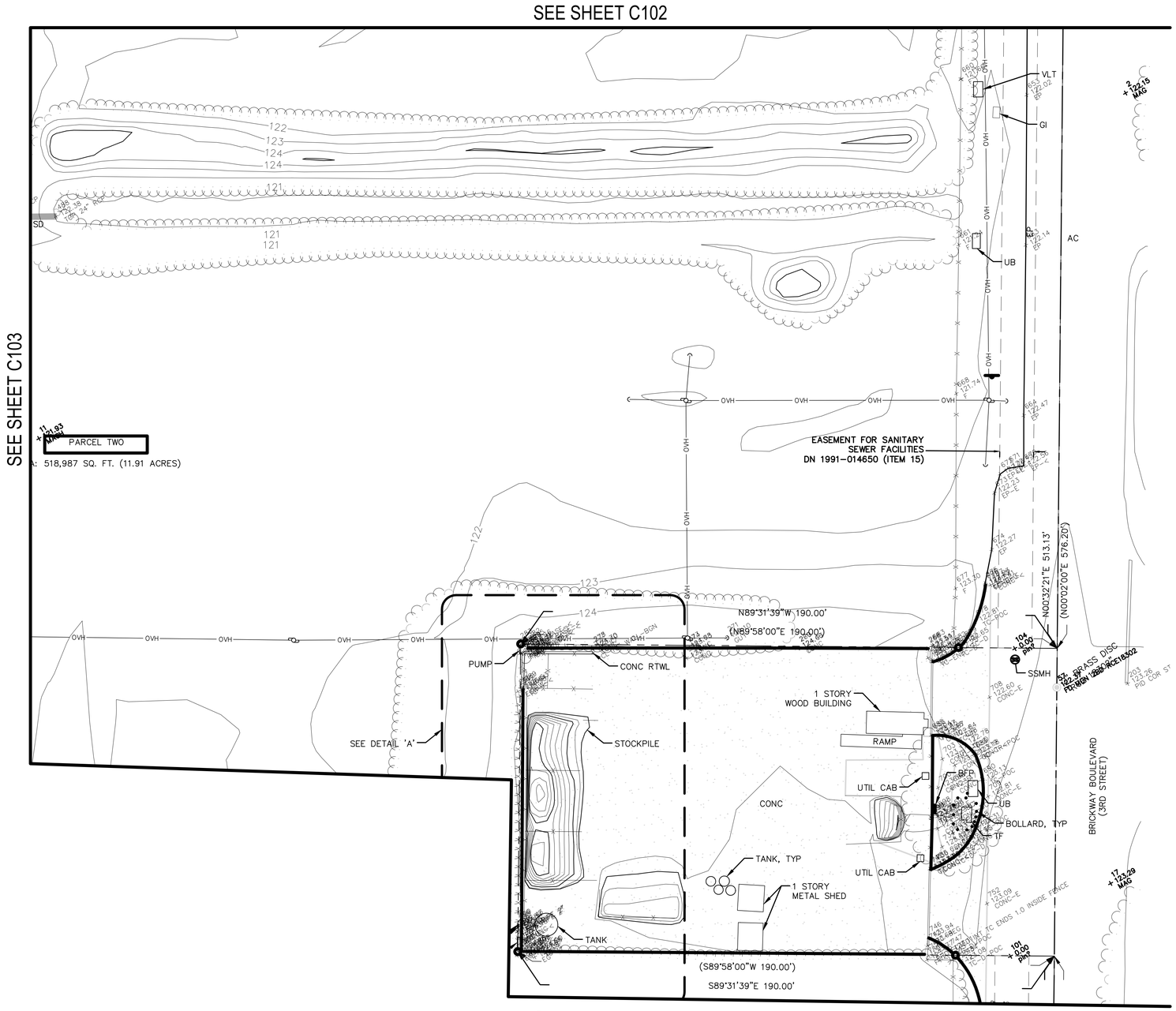
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PLANNING AND ENTITLEMENT PLANS 4/28/2026





LEGEND:

(335.21)	EXISTING ELEVATION
AC	ASPHALTIC CONCRETE
CE	CONCRETE EDGE
C	CONCRETE
EP	EDGE OF PAVEMENT
GB	GRADE BREAK
GFL	GUTTER FLOWLINE
LIP	LIP OF GUTTER
SWL	SWALE
TBW	TOP BACK OF WALK
TFC	TOP OF CURB
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
BW	BLOCK WALL
CW	CONCRETE WALL
WCR	WHEELCHAIR RAMP
BO	BOLLARD
SURVEY CONTROL POINT	
ECA	ELECTRICAL CABINET
	ELECTRICAL METER
PP	POWER POLE
	STREET LIGHT
	DOOR/GATE
	FOUND MONUMENT
GUY	GUY WIRE
JP	JOINT UTILITY POLE
	DROP INLET
	STORM DRAIN MANHOLE
	SLOPE
SLPB	STREET LIGHT PULLBOX
	SIGN
S	SEWER MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
TSC	TRAFFIC CONTROLLER
	TRAFFIC SIGNAL W/ MAST ARM
PBP	TRAFFIC PEDESTRIAN POLE
	FIRE HYDRANT
WV	WATER VALVE
WELL	WATER WELL
	AC PAVING IMPROVEMENTS
	CONCRETE IMPROVEMENTS
	FLOWLINE AND DIRECTION
	CHAIN LINK FENCE
	EDGE OF ASPHALT CONCRETE PAVEMENT
	PAVEMENT STRIPE
	DIRT GRADE BREAK
	GRADE BREAK
	EDGE OF CONCRETE
W 8"	WATER LINE; SIZE AS NOTED
SD	STORM DRAIN PIPE, SIZE AS NOTED
S 12"	SEWER LINE; SIZE AS NOTED
OE	OVERHEAD ELECTRICAL LINE
	EXISTING CENTERLINE OR SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXTENSION LINE

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CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DESIGN TOPOGRAPHIC SURVEY
3580 Westwind Blvd
Santa Rosa, CA 95403

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ERM DRAWING NUMBER

SHEET NUMBER C104 REV

DRAWING SHEET NAME

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PLANNING AND ENTITLEMENT PLANS 4/28/2026

SEE SHEET C103

SCALE: 1"=20'
0 5 10 20 40
SCALE IN FEET

WESTWIND BOULEVARD
(4TH STREET)

(S00°02'00"W 466.23')

10' PUBLIC UTILITY EASEMENT
DN 87-114206 (ITEMS 13 & 14)

S00°32'06"W 483.22'

ORIGINAL CENTERLINE OF 4TH STREET PER RECORD OF SURVEY 60 MAPS 32
RIGHT OF WAY FOR ROAD PURPOSES AND EASEMENT FOR WATER LINES
891 O..R 1 (ITEM 8)

EASEMENT FOR INGRESS AND EGRESS FROM MARK WEST STATION ROAD (AIRPORT BOULEVARD) – 30 FOOT STRIP
920 O.R. 370 (ITEM 9)

DN 87-114206 (EXCEPTION)

POINT 860

Δ=90°00'37"
R=44.00'
L=69.12'

L3

L2

AC DIKE

TOP OF BANK

TOE OF BANK

S88°22'00"E 250.02'

EP

AC

GRAVEL

ER

ER

1.5" BRASS DISC
"RCE 15610"

55
19.45
TO MON
1.58D RCE15610

(56.00')

POINT 889

(N89°28'16"W 53.91')

SEE SHEET C106

OVH

CONC

CB

LEGEND:

(335.21)	EXISTING ELEVATION
AC	ASPHALTIC CONCRETE
CE	CONCRETE EDGE
C	CONCRETE
EP	EDGE OF PAVEMENT
GB	GRADE BREAK
GFL	GUTTER FLOWLINE
LIP	LIP OF GUTTER
SWL	SWALE
TBW	TOP BACK OF WALK
TFC	TOP OF CURB
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
BW	BLOCK WALL
CW	CONCRETE WALL
WCR	WHEELCHAIR RAMP
BO	BOLLARD
J12.55	SURVEY CONTROL POINT
ECA	ELECTRICAL CABINET
E	ELECTRICAL METER
PP	POWER POLE
	STREET LIGHT
	DOOR/GATE
	FOUND MONUMENT
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D	STORM DRAIN MANHOLE
	SLOPE
SLPB	STREET LIGHT PULLBOX
	SIGN
S	SEWER MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
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	EXTENSION LINE

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REGISTERED PROFESSIONAL ENGINEER
FRANK SUN
No. 67,647
CIVIL
STATE OF CALIFORNIA
MM-DD-YYYY
Date Signed:

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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BLDG NAME	
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PG & E Santa Rosa
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ERM DRAWING NUMBER

SHEET NUMBER C105 | REV

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PLANNING AND ENTITLEMENT PLANS 4/28/2026

LEGEND:

(335.21)	EXISTING ELEVATION
AC	ASPHALTIC CONCRETE
CE	CONCRETE EDGE
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WCR	WHEELCHAIR RAMP
BO	BOLLARD
312.55	SURVEY CONTROL POINT
ECA	ELECTRICAL CABINET
	ELECTRICAL METER
PP	POWER POLE
	STREET LIGHT
	DOOR/GATE
	FOUND MONUMENT
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D	STORM DRAIN MANHOLE
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SLPB	STREET LIGHT PULLBOX
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TSC	TRAFFIC CONTROLLER
	TRAFFIC SIGNAL W/ MAST ARM
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SAN FRANCISCO, CALIFORNIA

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SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DESIGN TOPOGRAPHIC SURVEY
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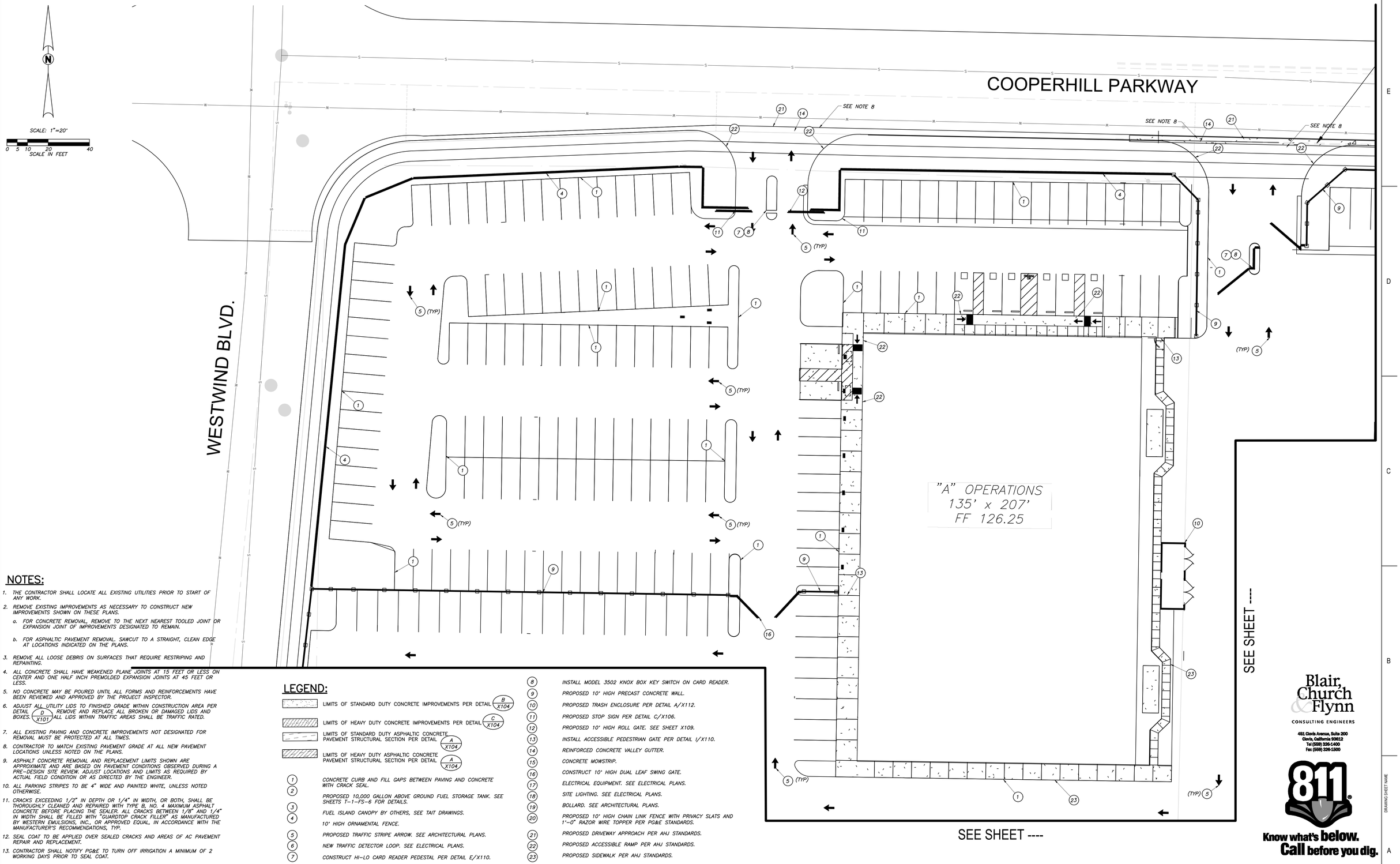
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



NOTES:

1. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO START OF ANY WORK.
2. REMOVE EXISTING IMPROVEMENTS AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS SHOWN ON THESE PLANS.
   a. FOR CONCRETE REMOVAL, REMOVE TO THE NEXT NEAREST TOOLED JOINT OR EXPANSION JOINT OF IMPROVEMENTS DESIGNATED TO REMAIN.
   b. FOR ASPHALTIC PAVEMENT REMOVAL, SAWCUT TO A STRAIGHT, CLEAN EDGE AT LOCATIONS INDICATED ON THE PLANS.
3. REMOVE ALL LOOSE DEBRIS ON SURFACES THAT REQUIRE RESTRIPING AND REPAINTING.
4. ALL CONCRETE SHALL HAVE WEAKENED PLANE JOINTS AT 15 FEET OR LESS ON CENTER AND ONE HALF INCH PREMOLDED EXPANSION JOINTS AT 45 FEET OR LESS.
5. NO CONCRETE MAY BE POURED UNTIL ALL FORMS AND REINFORCEMENTS HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT INSPECTOR.
6. ADJUST ALL UTILITY LIDS TO FINISHED GRADE WITHIN CONSTRUCTION AREA PER DETAIL D/X101. REMOVE AND REPLACE ALL BROKEN OR DAMAGED LIDS AND BOXES. ALL LIDS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED.
7. ALL EXISTING PAVING AND CONCRETE IMPROVEMENTS NOT DESIGNATED FOR REMOVAL MUST BE PROTECTED AT ALL TIMES.
8. CONTRACTOR TO MATCH EXISTING PAVEMENT GRADE AT ALL NEW PAVEMENT LOCATIONS UNLESS NOTED ON THE PLANS.
9. ASPHALT CONCRETE REMOVAL AND REPLACEMENT LIMITS SHOWN ARE APPROXIMATE AND ARE BASED ON PAVEMENT CONDITIONS OBSERVED DURING A PRE-DESIGN SITE REVIEW. ADJUST LOCATIONS AND LIMITS AS REQUIRED BY ACTUAL FIELD CONDITION OR AS DIRECTED BY THE ENGINEER.
10. ALL PARKING STRIPES TO BE 4" WIDE AND PAINTED WHITE, UNLESS NOTED OTHERWISE.
11. CRACKS EXCEEDING 1/2" IN DEPTH OR 1/4" IN WIDTH, OR BOTH, SHALL BE THOROUGHLY CLEANED AND REPAIRED WITH TYPE B, NO. 4 MAXIMUM ASPHALT CONCRETE BEFORE PLACING THE SEALER. ALL CRACKS BETWEEN 1/8" AND 1/4" IN WIDTH SHALL BE FILLED WITH "GUARDTOP CRACK FILLER" AS MANUFACTURED BY WESTERN EMULSIONS, INC., OR APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, TYP.
12. SEAL COAT TO BE APPLIED OVER SEALED CRACKS AND AREAS OF AC PAVEMENT REPAIR AND REPLACEMENT.
13. CONTRACTOR SHALL NOTIFY PG&E TO TURN OFF IRRIGATION A MINIMUM OF 2 WORKING DAYS PRIOR TO SEAL COAT.

LEGEND:

- LIMITS OF STANDARD DUTY CONCRETE IMPROVEMENTS PER DETAIL B/X104
- LIMITS OF HEAVY DUTY CONCRETE IMPROVEMENTS PER DETAIL C/X104
- LIMITS OF STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAIL A/X104
- LIMITS OF HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAIL A/X104

1. CONCRETE CURB AND FILL GAPS BETWEEN PAVING AND CONCRETE WITH CRACK SEAL.
2. PROPOSED 10,000 GALLON ABOVE GROUND FUEL STORAGE TANK. SEE SHEETS T-1-FS-6 FOR DETAILS.
3. FUEL ISLAND CANOPY BY OTHERS, SEE TAIT DRAWINGS.
4. 10' HIGH ORNAMENTAL FENCE.
5. PROPOSED TRAFFIC STRIPE ARROW. SEE ARCHITECTURAL PLANS.
6. NEW TRAFFIC DETECTOR LOOP. SEE ELECTRICAL PLANS.
7. CONSTRUCT HI-LO CARD READER PEDESTAL PER DETAIL E/X110.
8. INSTALL MODEL 3502 KNOX BOX KEY SWITCH ON CARD READER.
9. PROPOSED 10' HIGH PRECAST CONCRETE WALL.
10. PROPOSED TRASH ENCLOSURE PER DETAIL A/X112.
11. PROPOSED STOP SIGN PER DETAIL C/X106.
12. PROPOSED 10' HIGH ROLL GATE. SEE SHEET X109.
13. INSTALL ACCESSIBLE PEDESTRIAN GATE PER DETAIL I/X110.
14. REINFORCED CONCRETE VALLEY GUTTER.
15. CONCRETE MOWSTRIP.
16. CONSTRUCT 10' HIGH DUAL LEAF SWING GATE.
17. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS.
18. SITE LIGHTING. SEE ELECTRICAL PLANS.
19. BOLLARD. SEE ARCHITECTURAL PLANS.
20. PROPOSED 10' HIGH CHAIN LINK FENCE WITH PRIVACY SLATS AND 1'-0" RAZOR WIRE TOPPER PER PG&E STANDARDS.
21. PROPOSED DRIVEWAY APPROACH PER AHJ STANDARDS.
22. PROPOSED ACCESSIBLE RAMP PER AHJ STANDARDS.
23. PROPOSED SIDEWALK PER AHJ STANDARDS.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEK No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL SITE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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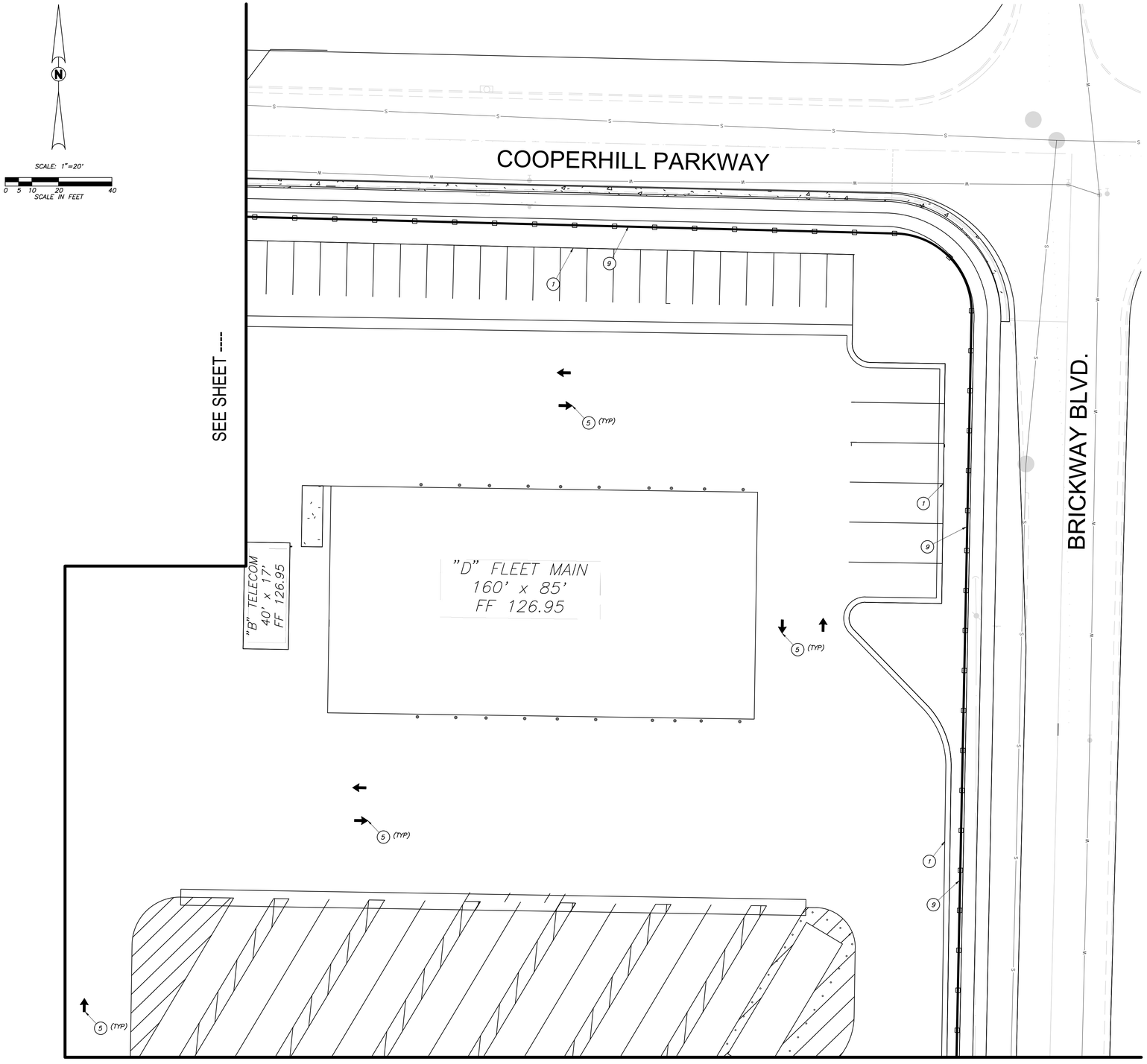
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



NOTES:

1. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO START OF ANY WORK.
2. REMOVE EXISTING IMPROVEMENTS AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS SHOWN ON THESE PLANS.
   a. FOR CONCRETE REMOVAL, REMOVE TO THE NEXT NEAREST TOOLED JOINT OR EXPANSION JOINT OF IMPROVEMENTS DESIGNATED TO REMAIN.
   b. FOR ASPHALTIC PAVEMENT REMOVAL, SAWCUT TO A STRAIGHT, CLEAN EDGE AT LOCATIONS INDICATED ON THE PLANS.
3. REMOVE ALL LOOSE DEBRIS ON SURFACES THAT REQUIRE RESTRIPING AND REPAINTING.
4. ALL CONCRETE SHALL HAVE WEAKENED PLANE JOINTS AT 15 FEET OR LESS ON CENTER AND ONE HALF INCH PREMOLDED EXPANSION JOINTS AT 45 FEET OR LESS.
5. NO CONCRETE MAY BE POURED UNTIL ALL FORMS AND REINFORCEMENTS HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT INSPECTOR.
6. ADJUST ALL UTILITY LIDS TO FINISHED GRADE WITHIN CONSTRUCTION AREA PER DETAIL D/X107. REMOVE AND REPLACE ALL BROKEN OR DAMAGED LIDS AND BOXES. ALL LIDS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED.
7. ALL EXISTING PAVING AND CONCRETE IMPROVEMENTS NOT DESIGNATED FOR REMOVAL MUST BE PROTECTED AT ALL TIMES.
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Santa Rosa, CA 95403

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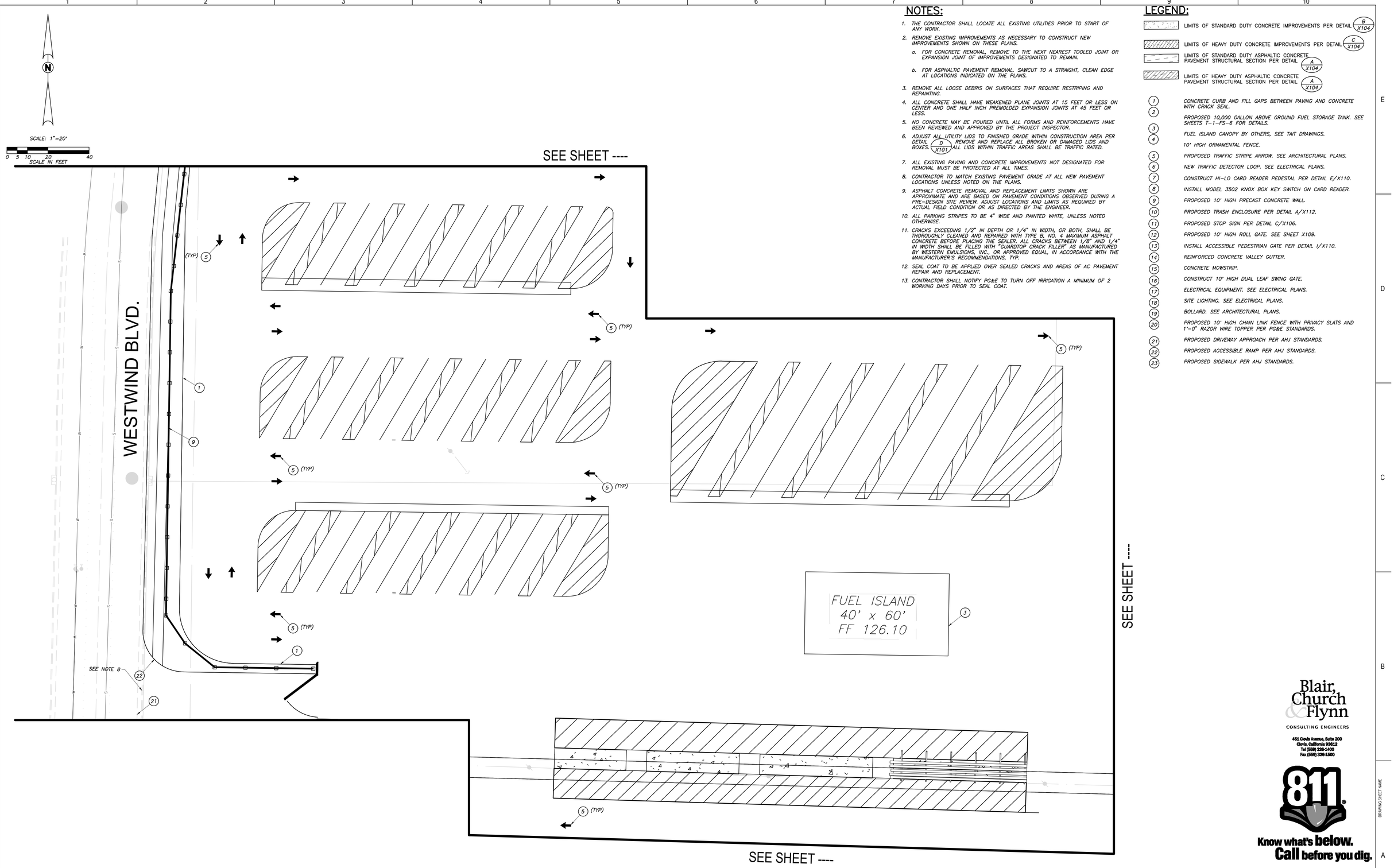
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SHEET NUMBER C302
REV

DRAWING SHEET NAME

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PLANNING AND ENTITLEMENT PLANS 4/28/2026



NOTES:

1. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO START OF ANY WORK.
2. REMOVE EXISTING IMPROVEMENTS AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS SHOWN ON THESE PLANS.
   a. FOR CONCRETE REMOVAL, REMOVE TO THE NEXT NEAREST TOOLED JOINT OR EXPANSION JOINT OF IMPROVEMENTS DESIGNATED TO REMAIN.
   b. FOR ASPHALTIC PAVEMENT REMOVAL, SAWCUT TO A STRAIGHT, CLEAN EDGE AT LOCATIONS INDICATED ON THE PLANS.
3. REMOVE ALL LOOSE DEBRIS ON SURFACES THAT REQUIRE RESTRIPING AND REPAINTING.
4. ALL CONCRETE SHALL HAVE WEAKENED PLANE JOINTS AT 15 FEET OR LESS ON CENTER AND ONE HALF INCH PREMOLDED EXPANSION JOINTS AT 45 FEET OR LESS.
5. NO CONCRETE MAY BE POURED UNTIL ALL FORMS AND REINFORCEMENTS HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT INSPECTOR.
6. ADJUST ALL UTILITY LIDS TO FINISHED GRADE WITHIN CONSTRUCTION AREA PER DETAIL D/X101. REMOVE AND REPLACE ALL BROKEN OR DAMAGED LIDS AND BOXES. ALL LIDS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED.
7. ALL EXISTING PAVING AND CONCRETE IMPROVEMENTS NOT DESIGNATED FOR REMOVAL MUST BE PROTECTED AT ALL TIMES.
8. CONTRACTOR TO MATCH EXISTING PAVEMENT GRADE AT ALL NEW PAVEMENT LOCATIONS UNLESS NOTED ON THE PLANS.
9. ASPHALT CONCRETE REMOVAL AND REPLACEMENT LIMITS SHOWN ARE APPROXIMATE AND ARE BASED ON PAVEMENT CONDITIONS OBSERVED DURING A PRE-DESIGN SITE REVIEW. ADJUST LOCATIONS AND LIMITS AS REQUIRED BY ACTUAL FIELD CONDITION OR AS DIRECTED BY THE ENGINEER.
10. ALL PARKING STRIPES TO BE 4" WIDE AND PAINTED WHITE, UNLESS NOTED OTHERWISE.
11. CRACKS EXCEEDING 1/2" IN DEPTH OR 1/4" IN WIDTH, OR BOTH, SHALL BE THOROUGHLY CLEANED AND REPAIRED WITH TYPE B, NO. 4 MAXIMUM ASPHALT CONCRETE BEFORE PLACING THE SEALER. ALL CRACKS BETWEEN 1/8" AND 1/4" IN WIDTH SHALL BE FILLED WITH "GUARDTOP CRACK FILLER" AS MANUFACTURED BY WESTERN EMULSIONS, INC., OR APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, TYP.
12. SEAL COAT TO BE APPLIED OVER SEALED CRACKS AND AREAS OF AC PAVEMENT REPAIR AND REPLACEMENT.
13. CONTRACTOR SHALL NOTIFY PG&E TO TURN OFF IRRIGATION A MINIMUM OF 2 WORKING DAYS PRIOR TO SEAL COAT.

LEGEND:

- LIMITS OF STANDARD DUTY CONCRETE IMPROVEMENTS PER DETAIL B/X104
- LIMITS OF HEAVY DUTY CONCRETE IMPROVEMENTS PER DETAIL C/X104
- LIMITS OF STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAIL A/X104
- LIMITS OF HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAIL A/X104

1. CONCRETE CURB AND FILL GAPS BETWEEN PAVING AND CONCRETE WITH CRACK SEAL.
2. PROPOSED 10,000 GALLON ABOVE GROUND FUEL STORAGE TANK. SEE SHEETS T-1-FS-6 FOR DETAILS.
3. FUEL ISLAND CANOPY BY OTHERS, SEE TAIT DRAWINGS.
4. 10' HIGH ORNAMENTAL FENCE.
5. PROPOSED TRAFFIC STRIPE ARROW. SEE ARCHITECTURAL PLANS.
6. NEW TRAFFIC DETECTOR LOOP. SEE ELECTRICAL PLANS.
7. CONSTRUCT HI-LO CARD READER PEDESTAL PER DETAIL E/X110.
8. INSTALL MODEL 3502 KNOX BOX KEY SWITCH ON CARD READER.
9. PROPOSED 10' HIGH PRECAST CONCRETE WALL.
10. PROPOSED TRASH ENCLOSURE PER DETAIL A/X112.
11. PROPOSED STOP SIGN PER DETAIL C/X106.
12. PROPOSED 10' HIGH ROLL GATE. SEE SHEET X109.
13. INSTALL ACCESSIBLE PEDESTRIAN GATE PER DETAIL I/X110.
14. REINFORCED CONCRETE VALLEY GUTTER.
15. CONCRETE MOWSTRIP.
16. CONSTRUCT 10' HIGH DUAL LEAF SWING GATE.
17. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS.
18. SITE LIGHTING. SEE ELECTRICAL PLANS.
19. BOLLARD. SEE ARCHITECTURAL PLANS.
20. PROPOSED 10' HIGH CHAIN LINK FENCE WITH PRIVACY SLATS AND 1'-0" RAZOR WIRE TOPPER PER PG&E STANDARDS.
21. PROPOSED DRIVEWAY APPROACH PER AHJ STANDARDS.
22. PROPOSED ACCESSIBLE RAMP PER AHJ STANDARDS.
23. PROPOSED SIDEWALK PER AHJ STANDARDS.

Blair, Church & Flynn
CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL SITE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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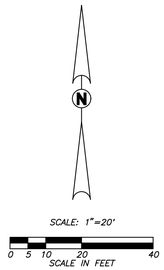
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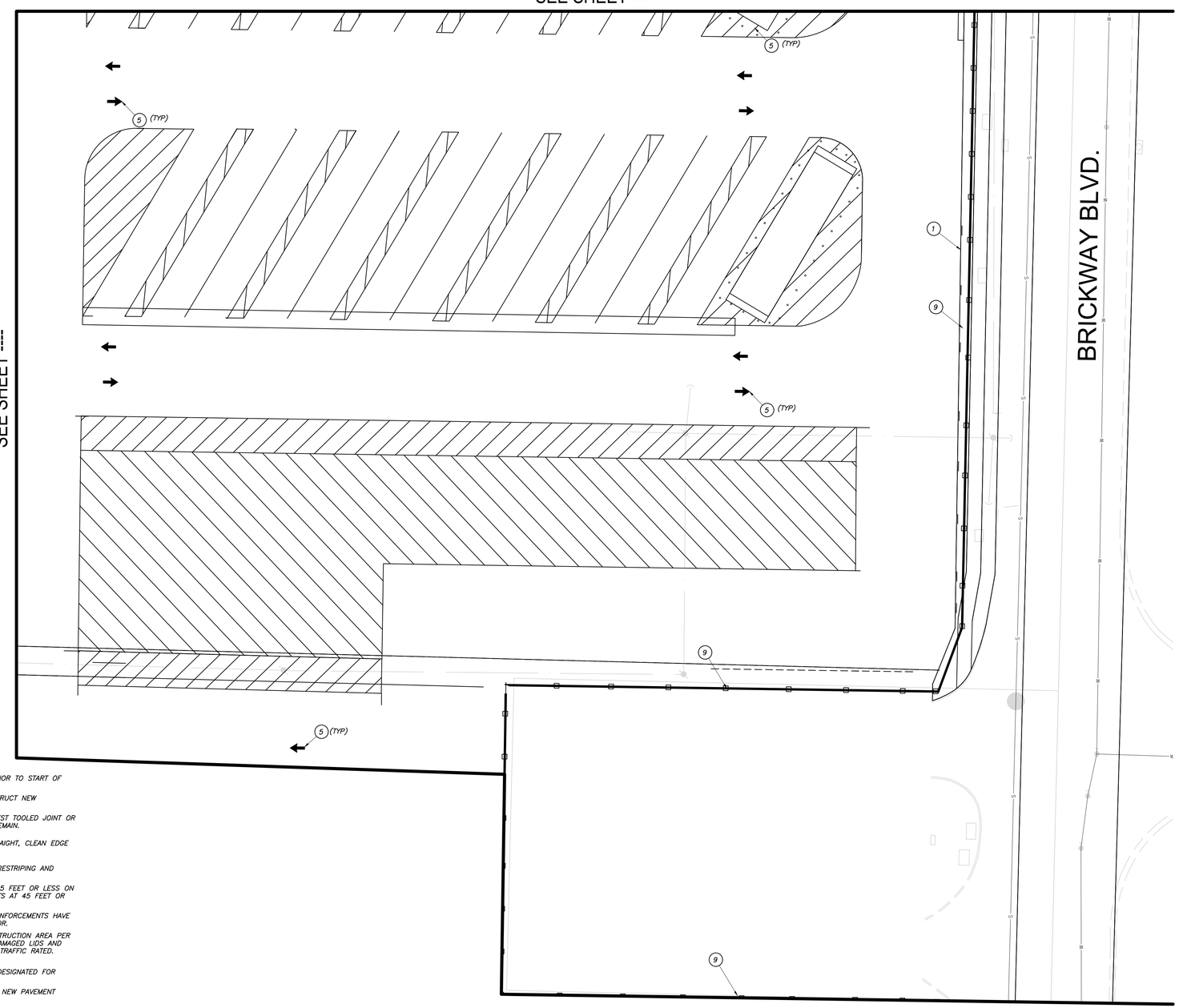
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PLANNING AND ENTITLEMENT PLANS 4/28/2026





LEGEND:

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- LIMITS OF HEAVY DUTY CONCRETE IMPROVEMENTS PER DETAIL C/X104
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6. NEW TRAFFIC DETECTOR LOOP. SEE ELECTRICAL PLANS.
7. CONSTRUCT HI-LO CARD READER PEDESTAL PER DETAIL E/X110.
8. INSTALL MODEL 3502 KNOX BOX KEY SWITCH ON CARD READER.
9. PROPOSED 10' HIGH PRECAST CONCRETE WALL.
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11. PROPOSED STOP SIGN PER DETAIL C/X106.
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482 Clovis Avenue, Suite 200
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Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL SITE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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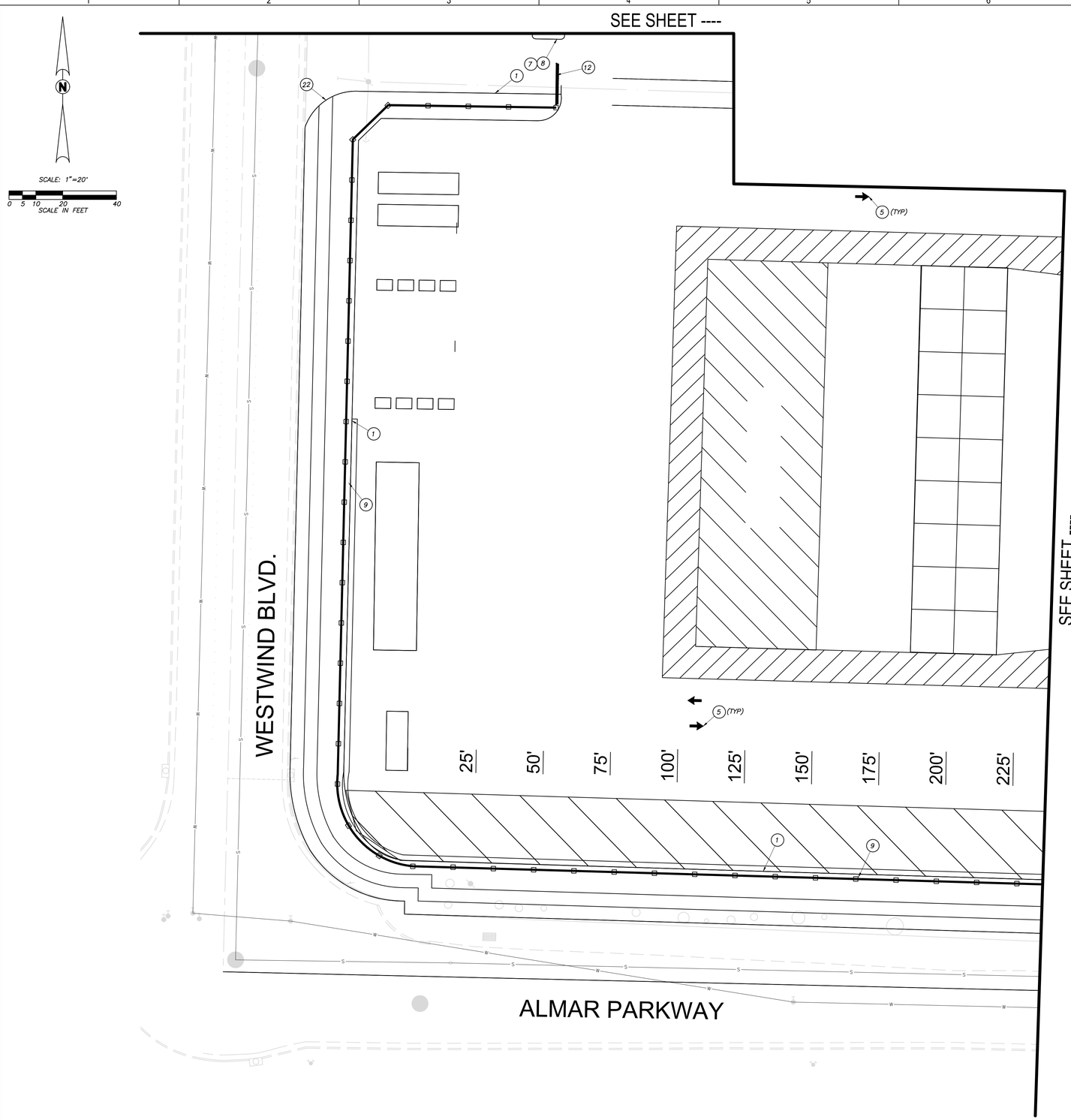
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



NOTES:

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LEGEND:

- LIMITS OF STANDARD DUTY CONCRETE IMPROVEMENTS PER DETAIL (B / X104)
- LIMITS OF HEAVY DUTY CONCRETE IMPROVEMENTS PER DETAIL (C / X104)
- LIMITS OF STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAIL (A / X104)
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(4) 10' HIGH ORNAMENTAL FENCE.
(5) PROPOSED TRAFFIC STRIPE ARROW. SEE ARCHITECTURAL PLANS.
(6) NEW TRAFFIC DETECTOR LOOP. SEE ELECTRICAL PLANS.
(7) CONSTRUCT HI-LO CARD READER PEDESTAL PER DETAIL E/X110.
(8) INSTALL MODEL 3502 KNOX BOX KEY SWITCH ON CARD READER.
(9) PROPOSED 10' HIGH PRECAST CONCRETE WALL.
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1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK S.E.N. No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL SITE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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SHEET NUMBER	REV
C305	

ARCH D

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PLANNING AND ENTITLEMENT PLANS 4/28/2026

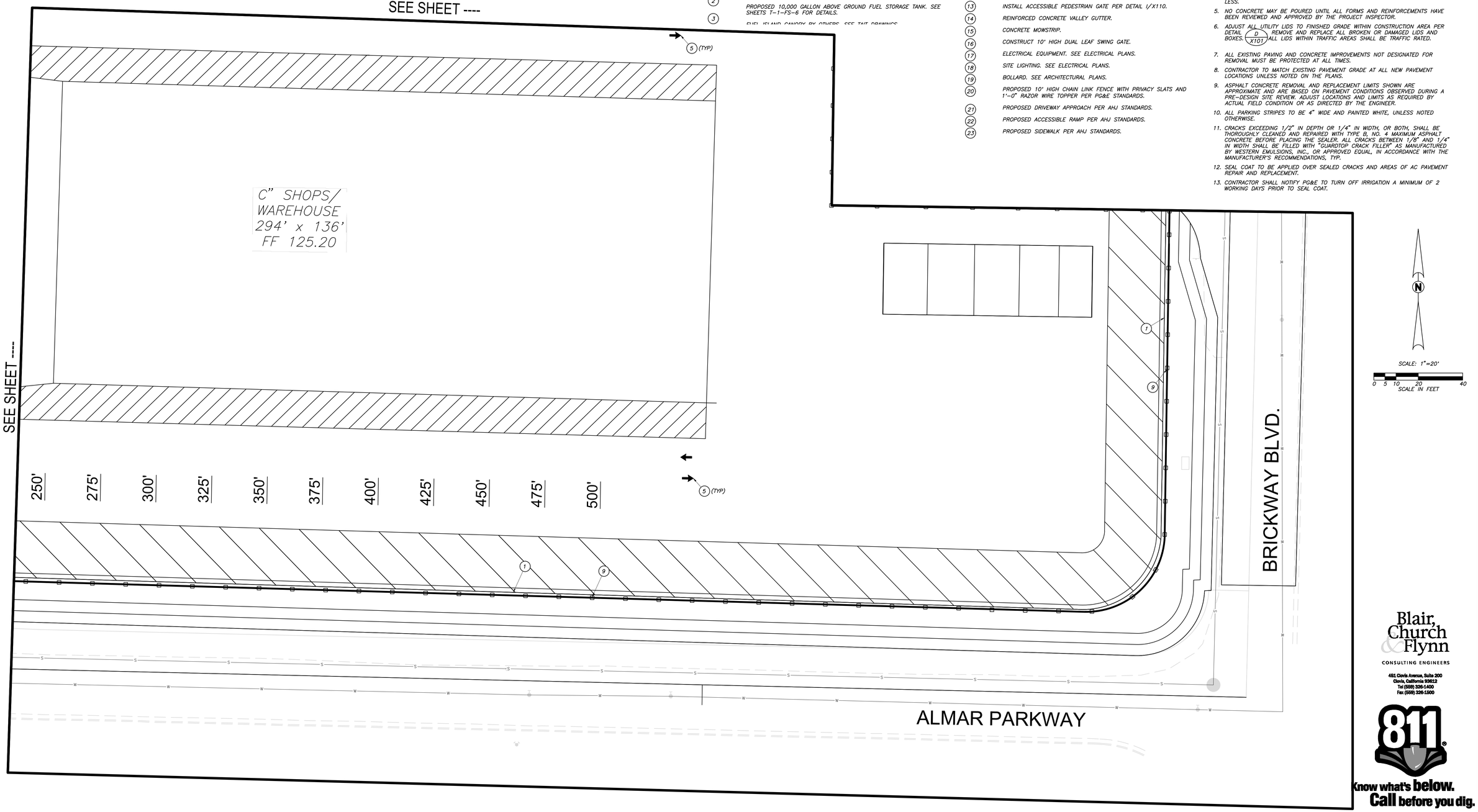
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Fax (559) 326-1500

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JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL SITE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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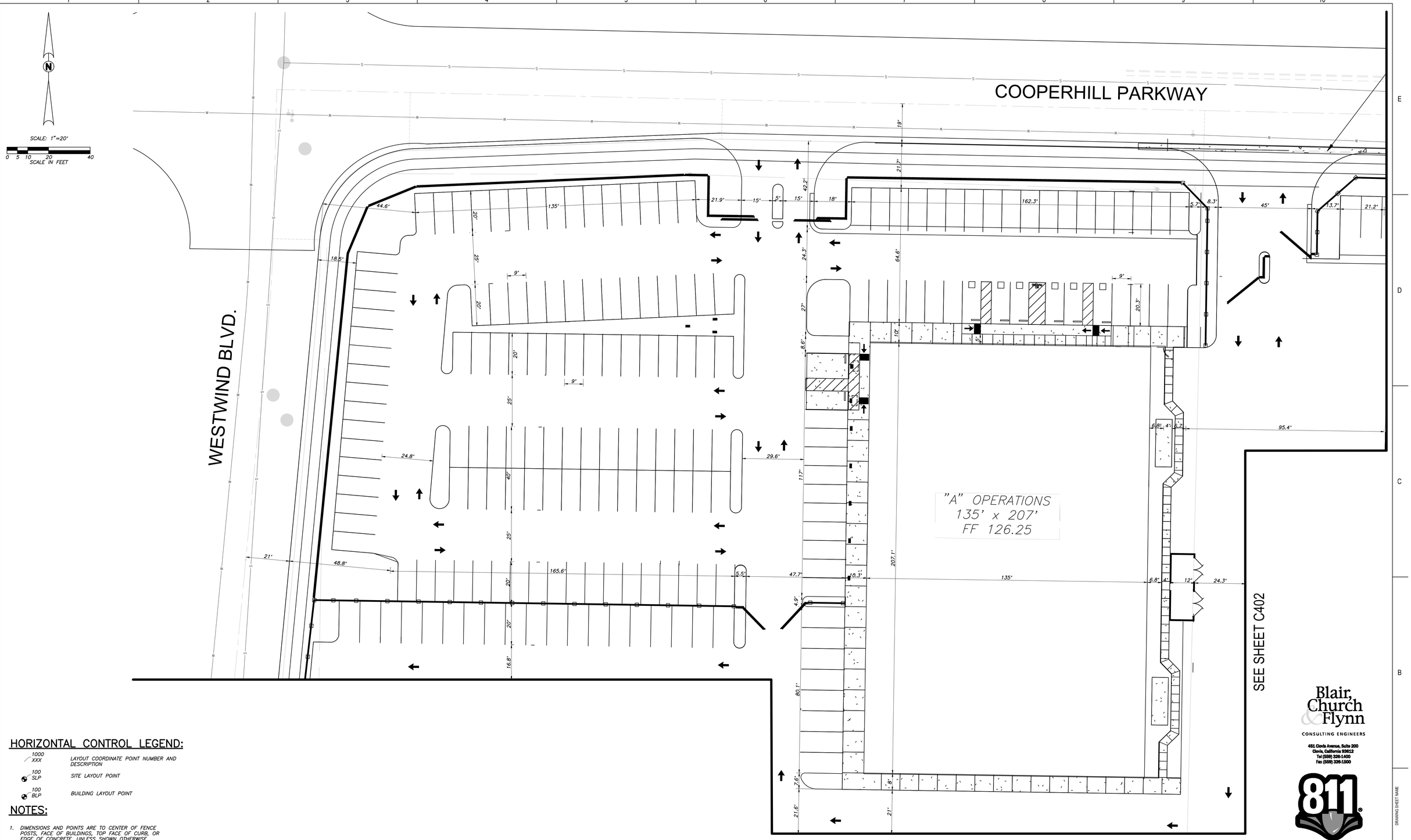
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



HORIZONTAL CONTROL LEGEND:

1000 XXX	LAYOUT COORDINATE POINT NUMBER AND DESCRIPTION
100 SLP	SITE LAYOUT POINT
100 BLP	BUILDING LAYOUT POINT

NOTES:

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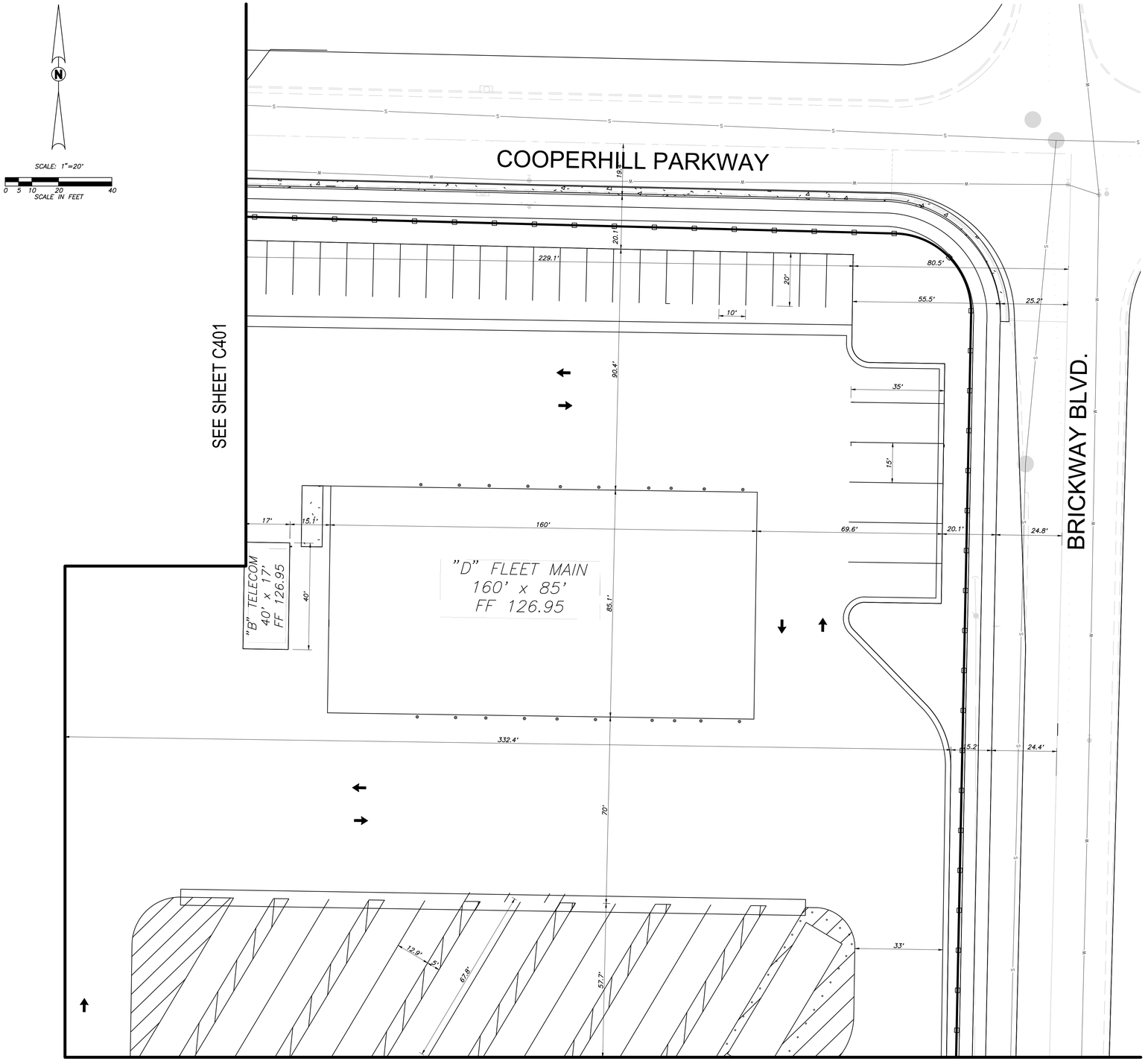
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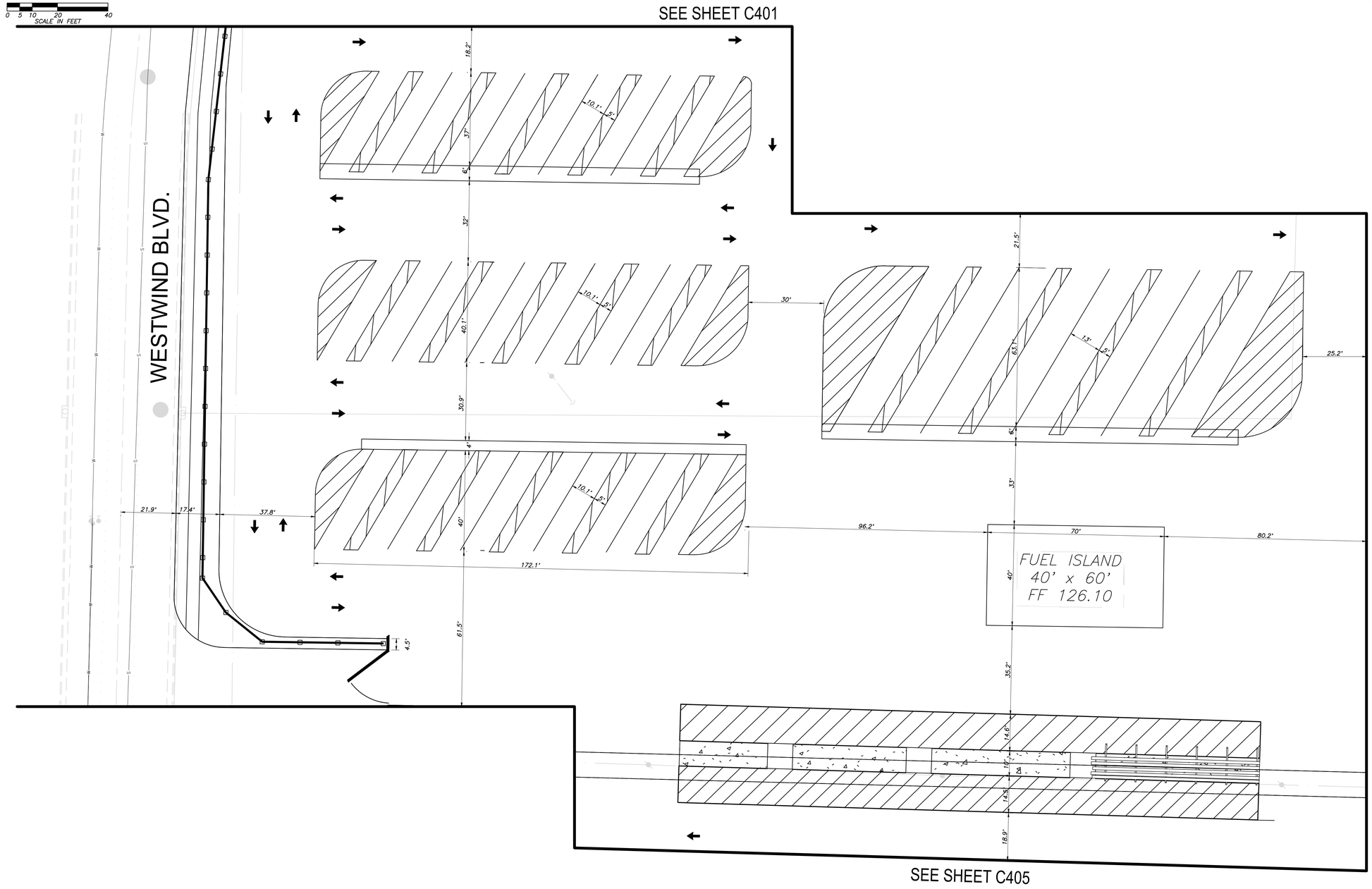
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SCALE: 1"=20'
0 5 10 20 40
SCALE IN FEET



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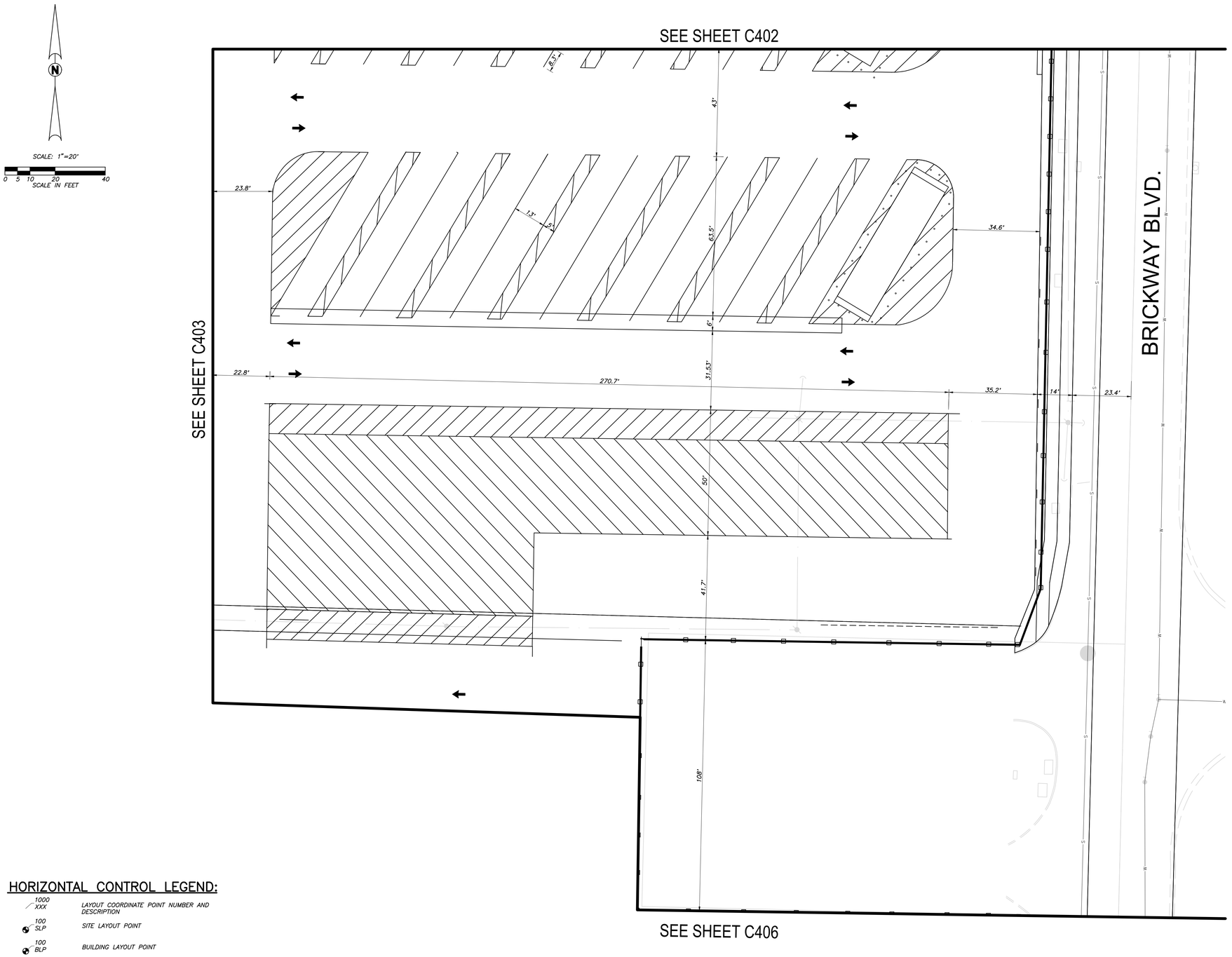
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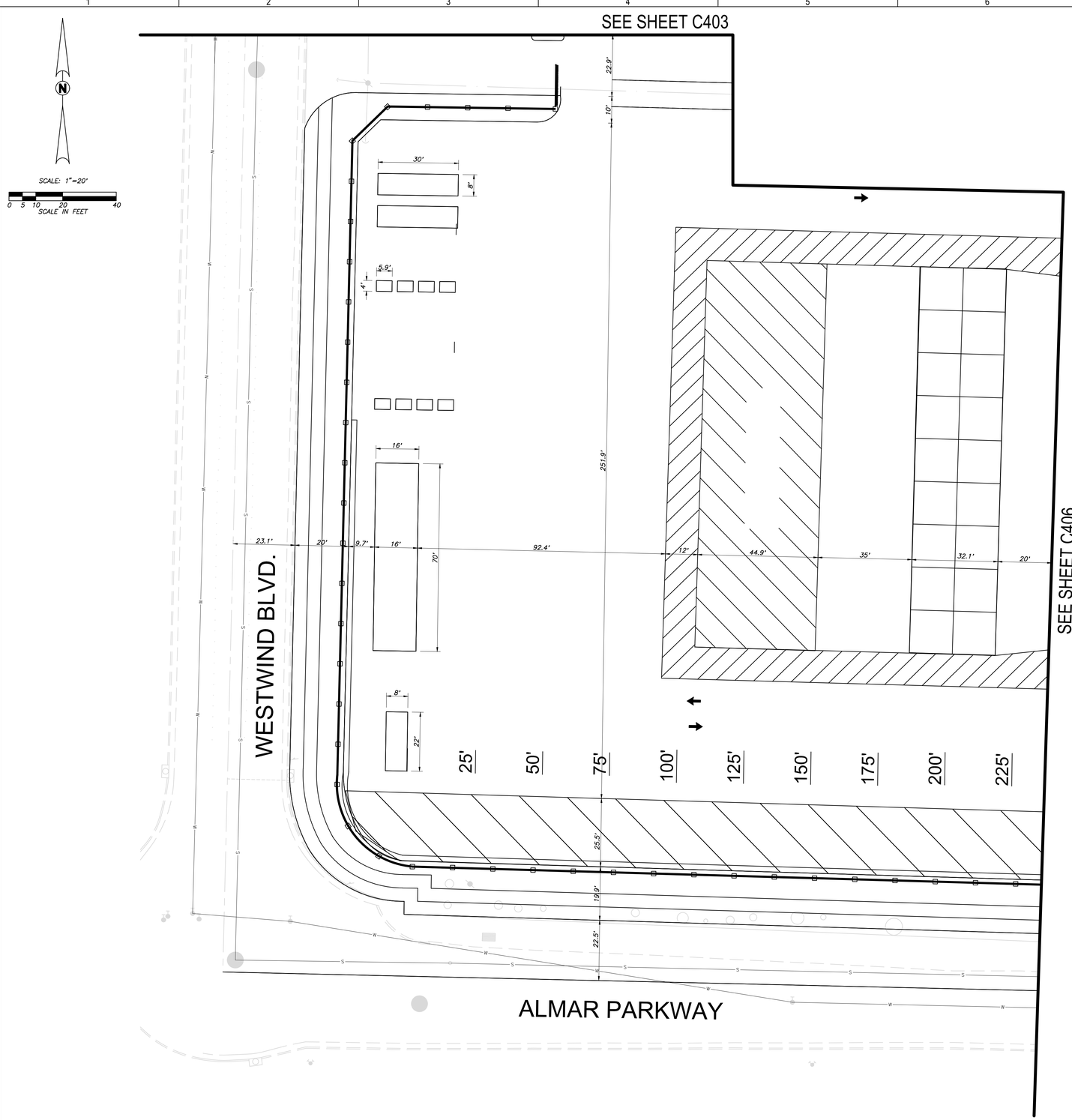
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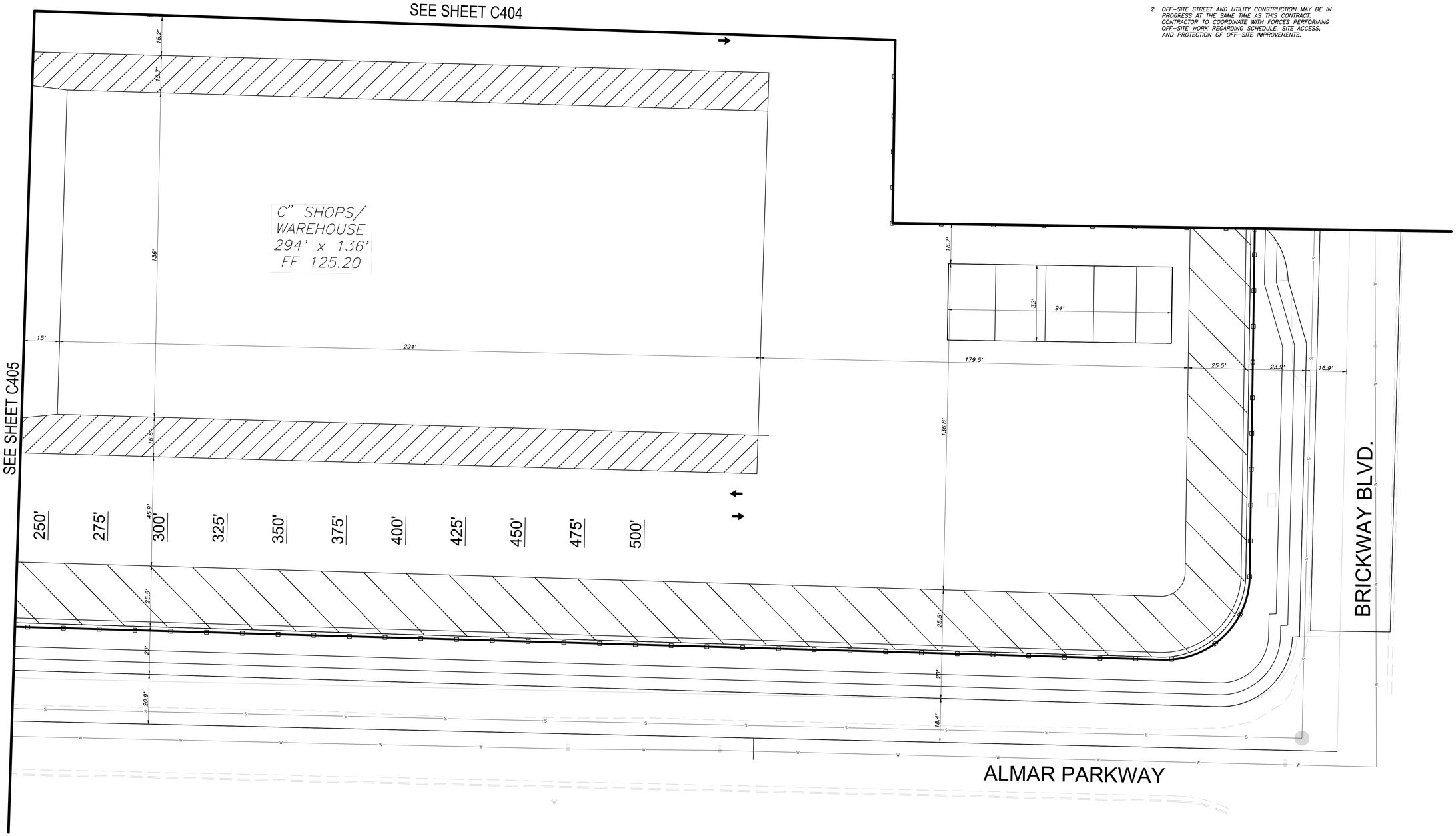
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SCALE: 1"=20'

0 5 10 20 40
SCALE IN FEET

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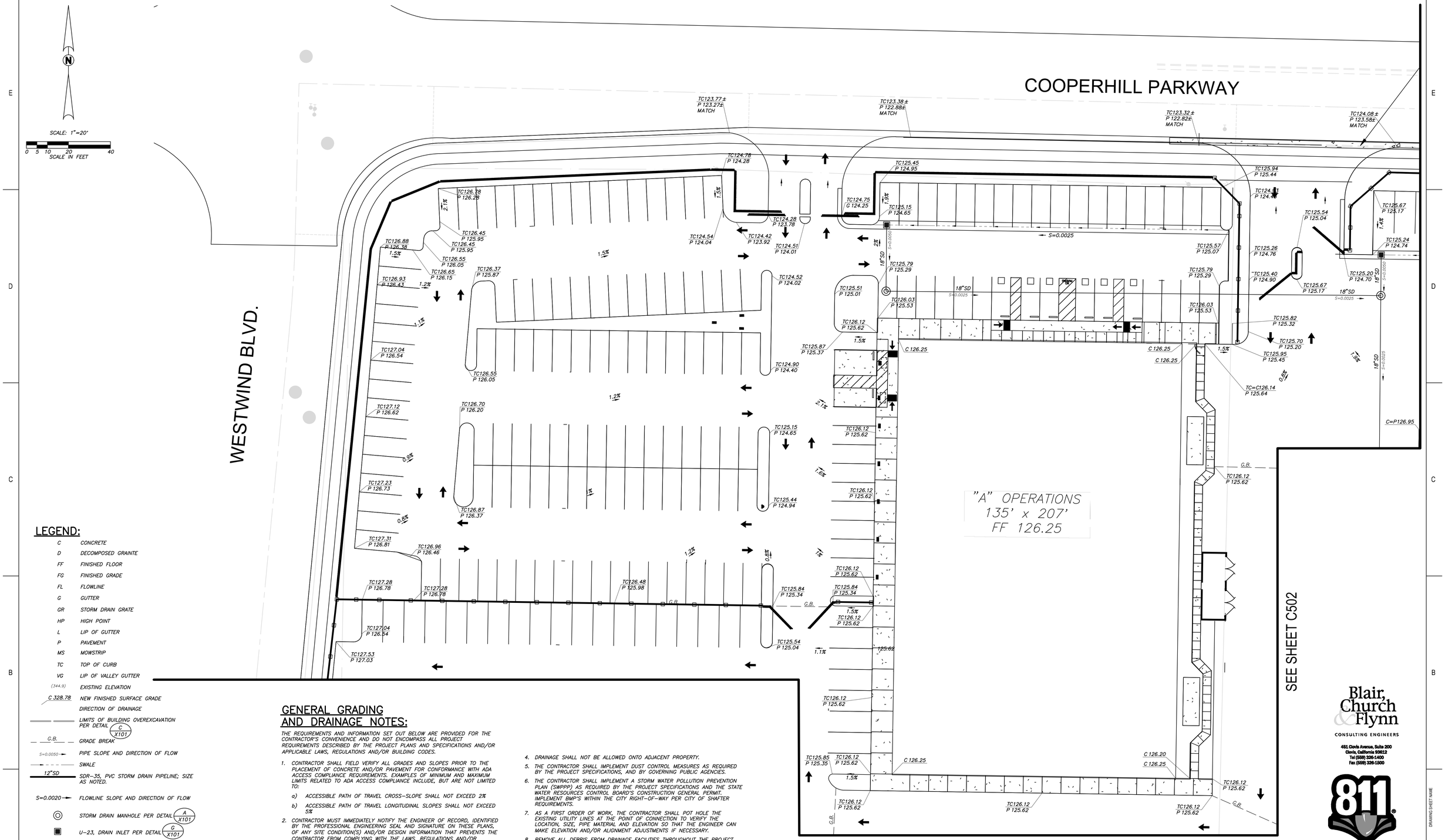
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SCALE: 1"=20'

0 5 10 20 40
SCALE IN FEET

COOPERHILL PARKWAY

WESTWIND BLVD.



SEE SHEET C502

SEE SHEET C503

LEGEND:

C	CONCRETE
D	DECOMPOSED GRAINTE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
G	GUTTER
GR	STORM DRAIN GRATE
HP	HIGH POINT
L	LIP OF GUTTER
P	PAVEMENT
MS	MOWSTRIP
TC	TOP OF CURB
VG	LIP OF VALLEY GUTTER
(344.9)	EXISTING ELEVATION
C 328.78	NEW FINISHED SURFACE GRADE
	DIRECTION OF DRAINAGE
	LIMITS OF BUILDING OVEREXCAVATION PER DETAIL C/X101
G.B.	GRADE BREAK
S=0.0050	PIPE SLOPE AND DIRECTION OF FLOW
	SWALE
12"SD	SDR-35, PVC STORM DRAIN PIPELINE; SIZE AS NOTED.
S=0.0020	FLOWLINE SLOPE AND DIRECTION OF FLOW
	STORM DRAIN MANHOLE PER DETAIL A/X101
	U-23, DRAIN INLET PER DETAIL C/X101
1	STORM WATER TANK PER DETAIL D/X102
2	OLDCASTLE FLARED END SECTION OR APPROVED EQUAL.

GENERAL GRADING AND DRAINAGE NOTES:

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1. CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND SLOPES PRIOR TO THE PLACEMENT OF CONCRETE AND/OR PAVEMENT FOR CONFORMANCE WITH ADA ACCESS COMPLIANCE REQUIREMENTS. EXAMPLES OF MINIMUM AND MAXIMUM LIMITS RELATED TO ADA ACCESS COMPLIANCE INCLUDE, BUT ARE NOT LIMITED TO:
   a) ACCESSIBLE PATH OF TRAVEL CROSS-SLOPE SHALL NOT EXCEED 2%
   b) ACCESSIBLE PATH OF TRAVEL LONGITUDINAL SLOPES SHALL NOT EXCEED 5%
2. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IDENTIFIED BY THE PROFESSIONAL ENGINEERING SEAL AND SIGNATURE ON THESE PLANS, OF ANY SITE CONDITION(S) AND/OR DESIGN INFORMATION THAT PREVENTS THE CONTRACTOR FROM COMPLYING WITH THE LAWS, REGULATIONS AND/OR BUILDING CODES GOVERNING ADA ACCESS COMPLIANCE.
3. GROUND SLOPES AWAY FROM BUILDING PADS IN LANDSCAPED OR DIRT AREAS SHALL BE NO LESS THAN 5% FOR AT LEAST TEN (10) FEET, OR AS OTHERWISE NOTED ON THE PLANS.
4. DRAINAGE SHALL NOT BE ALLOWED ONTO ADJACENT PROPERTY.
5. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS REQUIRED BY THE PROJECT SPECIFICATIONS, AND BY GOVERNING PUBLIC AGENCIES.
6. THE CONTRACTOR SHALL IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE STATE WATER RESOURCES CONTROL BOARD'S CONSTRUCTION GENERAL PERMIT. IMPLEMENT BMP'S WITHIN THE CITY RIGHT-OF-WAY PER CITY OF SHAFTER REQUIREMENTS.
7. AS A FIRST ORDER OF WORK, THE CONTRACTOR SHALL POT HOLE THE EXISTING UTILITY LINES AT THE POINT OF CONNECTION TO VERIFY THE LOCATION, SIZE, PIPE MATERIAL AND ELEVATION SO THAT THE ENGINEER CAN MAKE ELEVATION AND/OR ALIGNMENT ADJUSTMENTS IF NECESSARY.
8. REMOVE ALL DEBRIS FROM DRAINAGE FACILITIES THROUGHOUT THE PROJECT AREA.
9. INSTALL EAGLE STORMNEST CATCH BASIN INSERT – SEDIMENT, RECTANGLE XL ADJUSTABLE 25"-42", PART NO. T8702XL AT ALL EXISTING AND PROPOSED INLETS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

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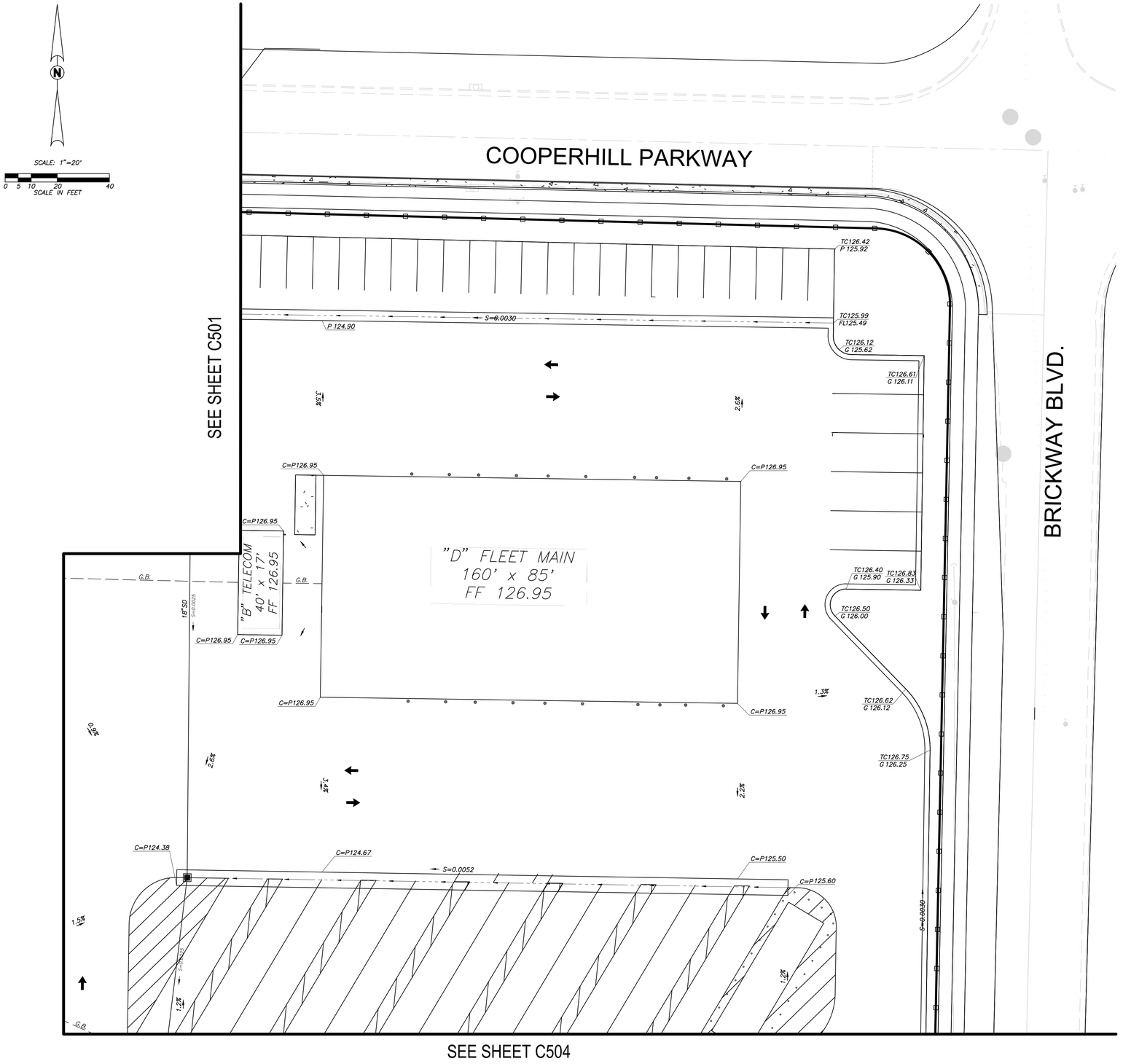
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3. *GROUND SLOPES AWAY FROM BUILDING PADS IN LANDSCAPED OR DIRT AREAS SHALL BE NO LESS THAN 5% FOR AT LEAST TEN (10) FEET, OR AS OTHERWISE NOTED ON THE PLANS.*
4. *DRAINAGE SHALL NOT BE ALLOWED ONTO ADJACENT PROPERTY.*
5. *THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS REQUIRED BY THE PROJECT SPECIFICATIONS, AND BY GOVERNING PUBLIC AGENCIES.*
6. *THE CONTRACTOR SHALL IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE STATE WATER RESOURCES CONTROL BOARD'S CONSTRUCTION GENERAL PERMIT. IMPLEMENT BMP'S WITHIN THE CITY RIGHT-OF-WAY PER CITY OF SHAFTER REQUIREMENTS.*
7. *AS A FIRST ORDER OF WORK, THE CONTRACTOR SHALL POT HOLE THE EXISTING UTILITY LINES AT THE POINT OF CONNECTION TO VERIFY THE LOCATION, SIZE, PIPE MATERIAL AND ELEVATION SO THAT THE ENGINEER CAN MAKE ELEVATION AND/OR ALIGNMENT ADJUSTMENTS IF NECESSARY.*
8. *REMOVE ALL DEBRIS FROM DRAINAGE FACILITIES THROUGHOUT THE PROJECT AREA.*
9. *INSTALL EAGLE STORMNEST CATCH BASIN INSERT – SEDIMENT, RECTANGLE XL ADJUSTABLE 25"–42", PART NO. 18702XL AT ALL EXISTING AND PROPOSED INLETS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.*

LEGEND:

C	CONCRETE
D	DECOMPOSED GRAINTE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
G	GUTTER
GR	STORM DRAIN GRATE
HP	HIGH POINT
L	LIP OF GUTTER
P	PAVEMENT
MS	MOWSTRIP
TC	TOP OF CURB
VG	LIP OF VALLEY GUTTER
(344.9)	EXISTING ELEVATION
C 328.78	NEW FINISHED SURFACE GRADE
	DIRECTION OF DRAINAGE
	LIMITS OF BUILDING OVEREXCAVATION PER DETAIL C/X101
G.B.	GRADE BREAK
S=0.0050	PIPE SLOPE AND DIRECTION OF FLOW
	SWALE
12"SD	SDR-35, PVC STORM DRAIN PIPELINE; SIZE AS NOTED.
S=0.0020	FLOWLINE SLOPE AND DIRECTION OF FLOW
	STORM DRAIN MANHOLE PER DETAIL A/X101
	U-23, DRAIN INLET PER DETAIL G/X101
1	STORM WATER TANK PER DETAIL D/X102
2	OLDCASTLE FLARED END SECTION OR APPROVED EQUAL.

Blair, Church & Flynn
CONSULTING ENGINEERS
453 Clovis Avenue, Suite 200
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Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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JOB NO 25-12972
DSGN Designer
DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
DATE 12/10/24

REGISTERED PROFESSIONAL ENGINEER
FRANK SEN
No. 67,647
CIVIL
STATE OF CALIFORNIA
MM-DD-YYYY
Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL GRADING AND DRAINAGE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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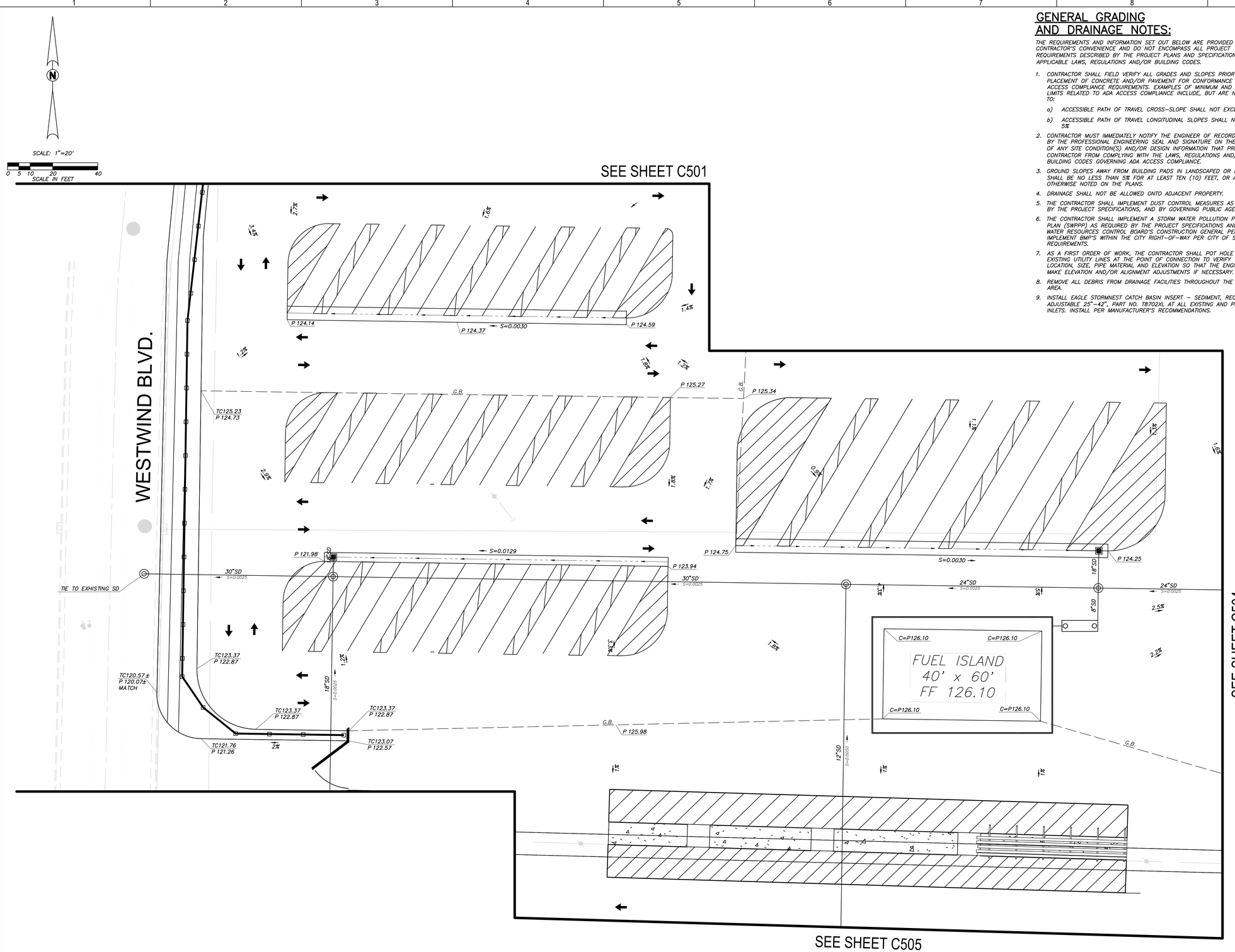
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



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3. GROUND SLOPES AWAY FROM BUILDING PADS IN LANDSCAPED OR DIRT AREAS SHALL BE NO LESS THAN 5% FOR AT LEAST TEN (10) FEET, OR AS OTHERWISE NOTED ON THE PLANS.
4. DRAINAGE SHALL NOT BE ALLOWED ONTO ADJACENT PROPERTY.
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APVD 2	
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SAN FRANCISCO, CALIFORNIA

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BLDG CODE	
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PG & E Santa Rosa
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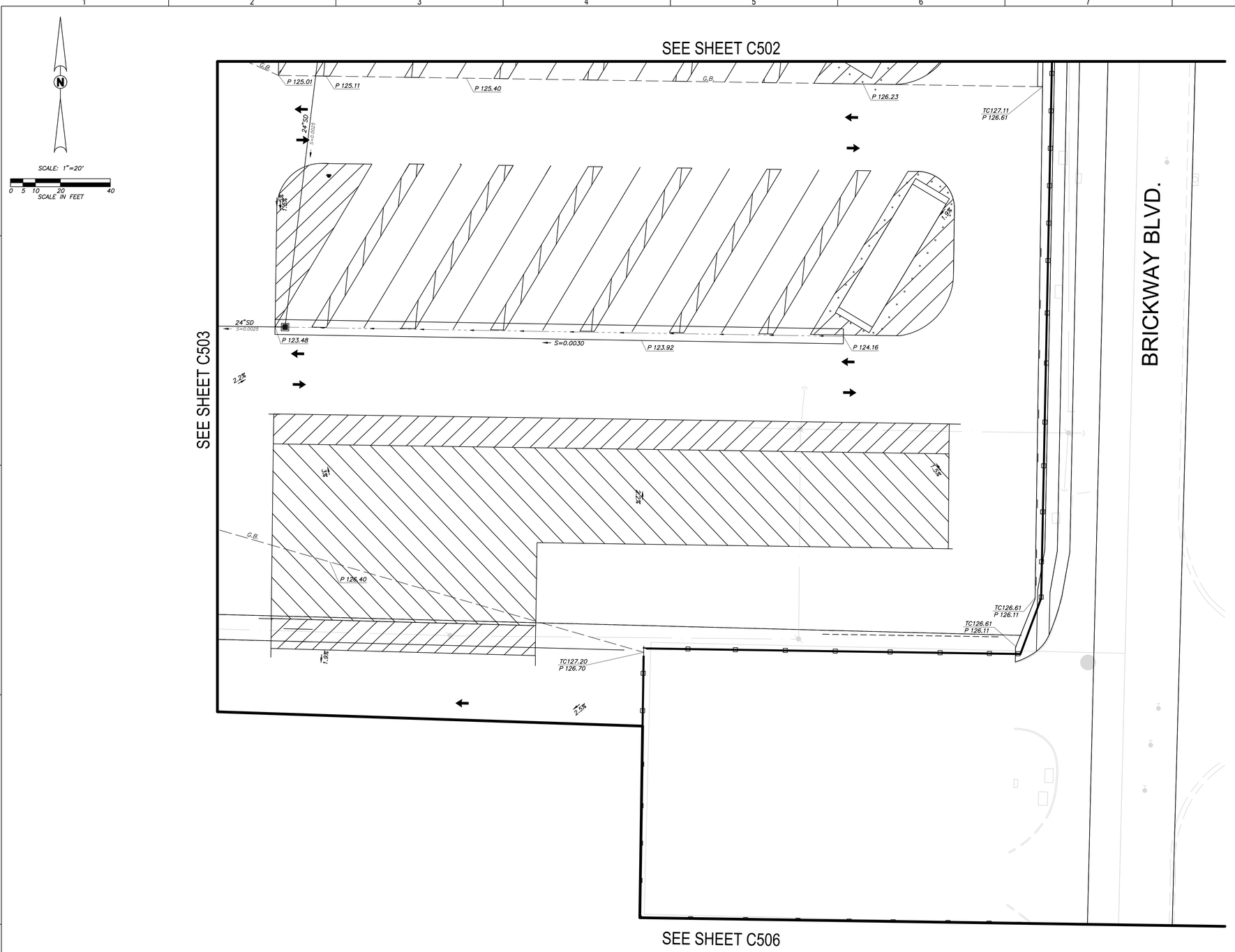
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



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APVD 1 Approver
APVD 2
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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SITE CODE	
BLDG CODE	
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JOB NO	25-12972

PG & E Santa Rosa
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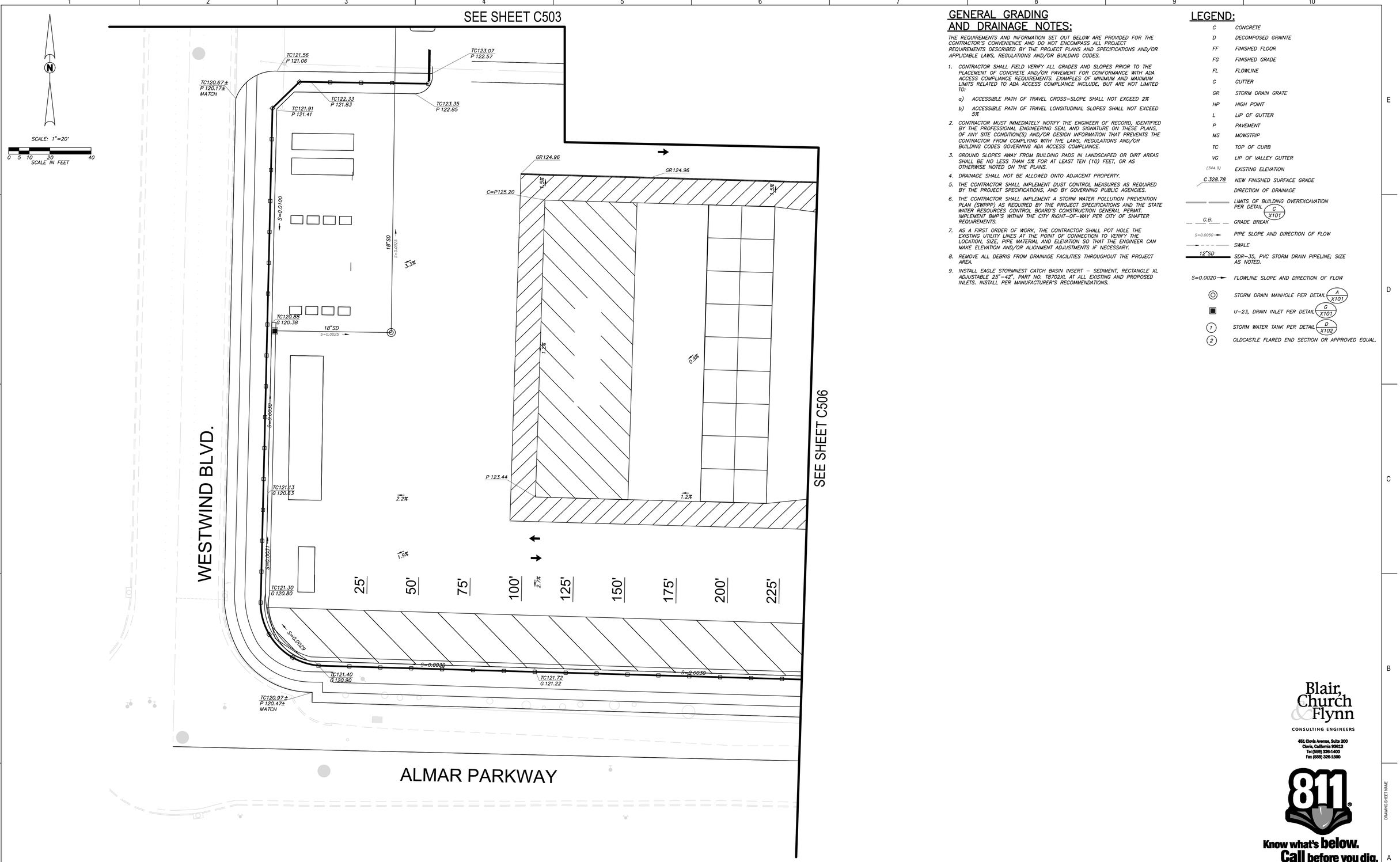
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



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PACIFIC GAS AND ELECTRIC COMPANY
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PG & E Santa Rosa
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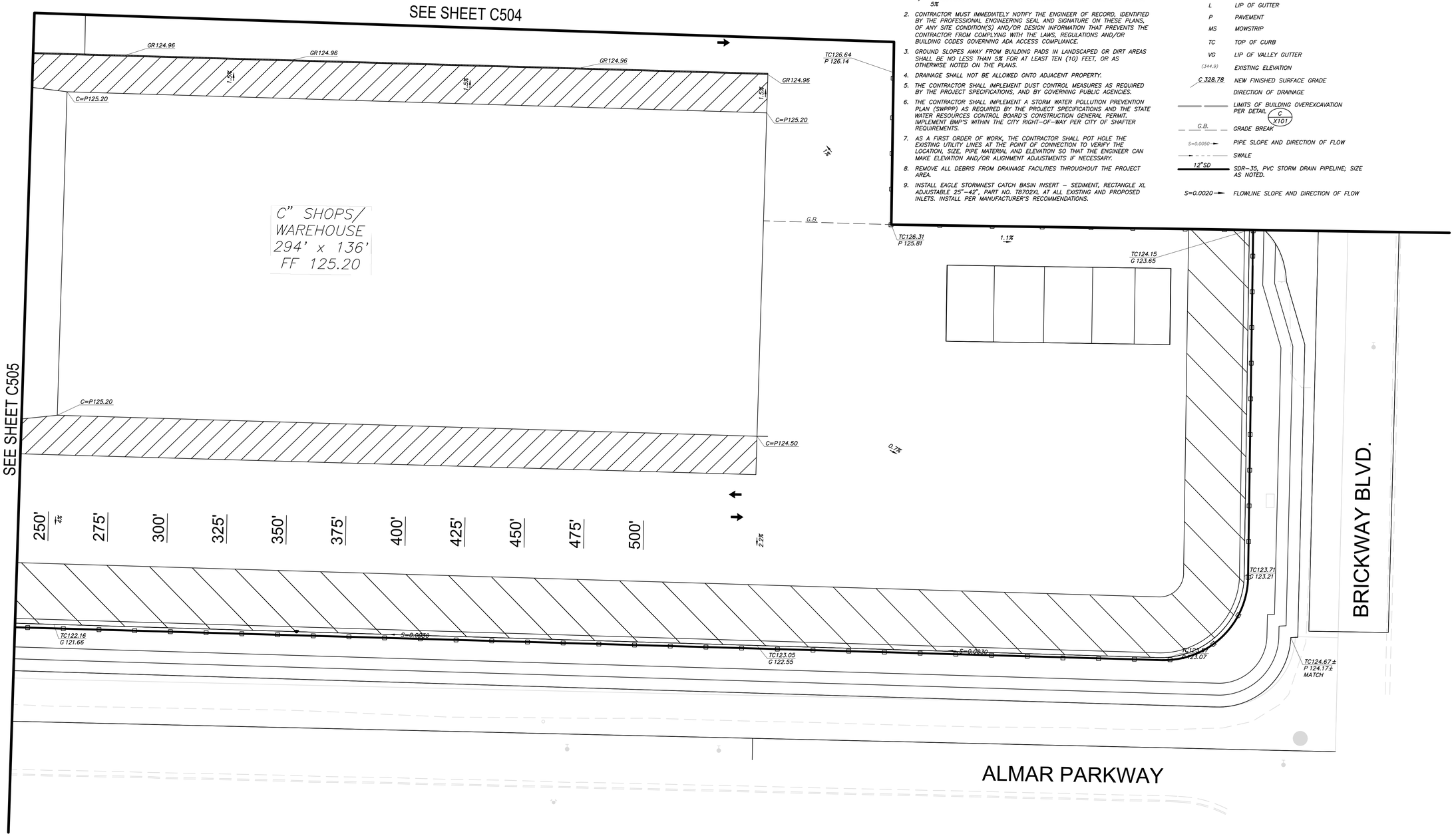
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



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SCALE: 1"=20'
0 5 10 20 40
SCALE IN FEET

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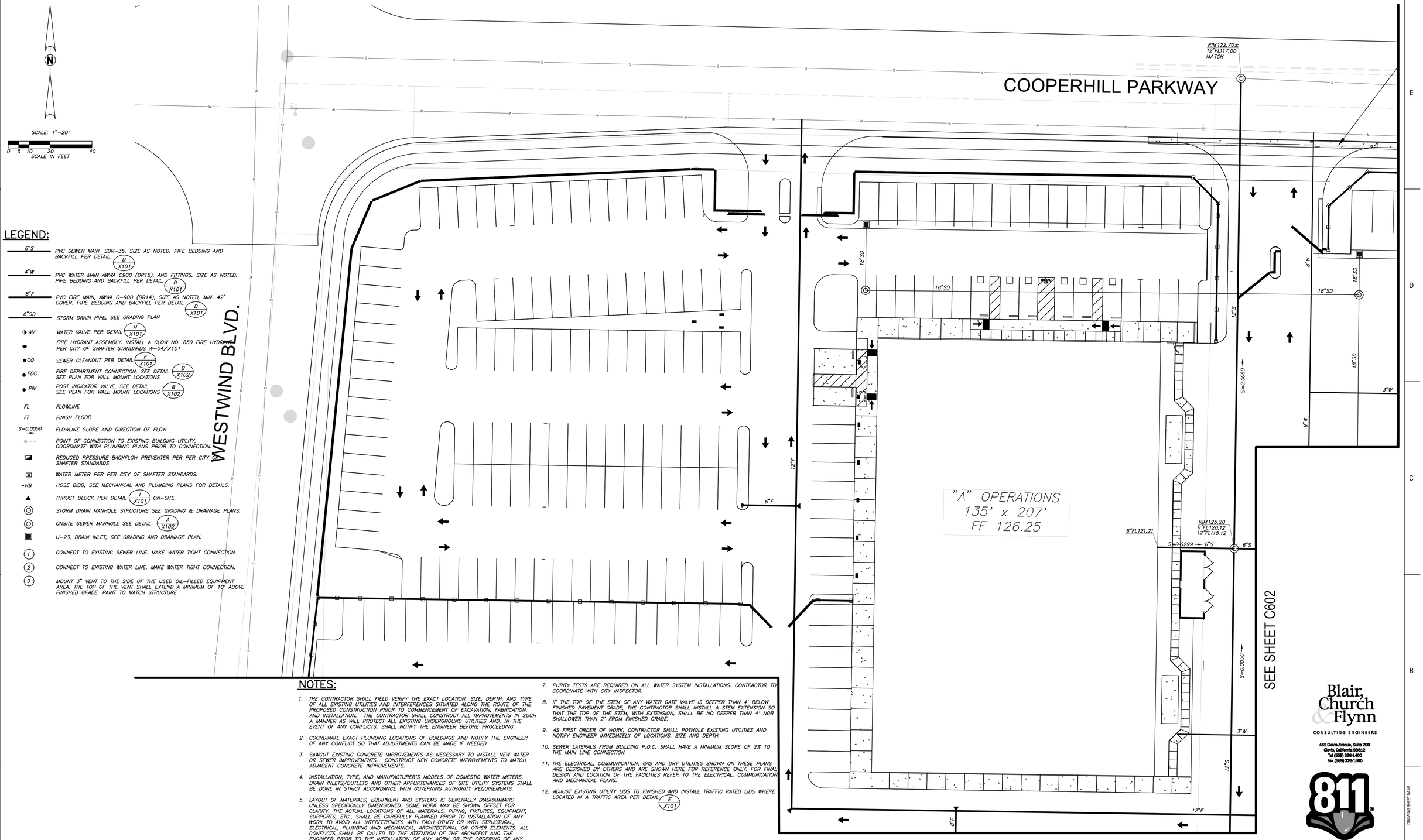
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4/1/2026 5:10:19 PM

PLANNING AND ENTITLEMENT PLANS 4/28/2026



LEGEND:

6"S	PVC SEWER MAIN, SDR-35, SIZE AS NOTED. PIPE BEDDING AND BACKFILL PER DETAIL. (D/X101)
4"W	PVC WATER MAIN AWWA C900 (DR18), AND FITTINGS. SIZE AS NOTED. PIPE BEDDING AND BACKFILL PER DETAIL. (D/X101)
8"F	PVC FIRE MAIN, AWWA C-900 (DR14), SIZE AS NOTED, MIN. 42" COVER. PIPE BEDDING AND BACKFILL PER DETAIL. (D/X101)
6"SD	STORM DRAIN PIPE, SEE GRADING PLAN
WV	WATER VALVE PER DETAIL (H/X101)
	FIRE HYDRANT ASSEMBLY. INSTALL A CLOW NO. 850 FIRE HYDRANT PER CITY OF SHAFTER STANDARDS W-04/X101
CO	SEWER CLEANOUT PER DETAIL (F/X101)
FDC	FIRE DEPARTMENT CONNECTION, SEE DETAIL (B/X102) SEE PLAN FOR WALL MOUNT LOCATIONS
PIV	POST INDICATOR VALVE, SEE DETAIL (B/X102) SEE PLAN FOR WALL MOUNT LOCATIONS
FL	FLOWLINE
FF	FINISH FLOOR
S=0.0050	FLOWLINE SLOPE AND DIRECTION OF FLOW
	POINT OF CONNECTION TO EXISTING BUILDING UTILITY, COORDINATE WITH PLUMBING PLANS PRIOR TO CONNECTION.
	REDUCED PRESSURE BACKFLOW PREVENTER PER PER CITY OF SHAFTER STANDARDS
	WATER METER PER PER CITY OF SHAFTER STANDARDS.
HB	HOSE BIBB, SEE MECHANICAL AND PLUMBING PLANS FOR DETAILS.
	THRUST BLOCK PER DETAIL (I/X101) ON-SITE.
	STORM DRAIN MANHOLE STRUCTURE SEE GRADING & DRAINAGE PLANS.
	ONSITE SEWER MANHOLE SEE DETAIL (A/X102)
	U-23, DRAIN INLET, SEE GRADING AND DRAINAGE PLAN.
1	CONNECT TO EXISTING SEWER LINE. MAKE WATER TIGHT CONNECTION.
2	CONNECT TO EXISTING WATER LINE. MAKE WATER TIGHT CONNECTION.
3	MOUNT 3" VENT TO THE SIDE OF THE USED OIL-FILLED EQUIPMENT AREA. THE TOP OF THE VENT SHALL EXTEND A MINIMUM OF 10' ABOVE FINISHED GRADE. PAINT TO MATCH STRUCTURE.

NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, SIZE, DEPTH, AND TYPE OF ALL EXISTING UTILITIES AND INTERFERENCES SITUATED ALONG THE ROUTE OF THE PROPOSED CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION, FABRICATION, AND INSTALLATION. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN SUCH A MANNER AS WILL PROTECT ALL EXISTING UNDERGROUND UTILITIES AND, IN THE EVENT OF ANY CONFLICTS, SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.
2. COORDINATE EXACT PLUMBING LOCATIONS OF BUILDINGS AND NOTIFY THE ENGINEER OF ANY CONFLICT SO THAT ADJUSTMENTS CAN BE MADE IF NEEDED.
3. SAWCUT EXISTING CONCRETE IMPROVEMENTS AS NECESSARY TO INSTALL NEW WATER OR SEWER IMPROVEMENTS. CONSTRUCT NEW CONCRETE IMPROVEMENTS TO MATCH ADJACENT CONCRETE IMPROVEMENTS.
4. INSTALLATION, TYPE, AND MANUFACTURER'S MODELS OF DOMESTIC WATER METERS, DRAIN INLETS/OUTLETS AND OTHER APPURTENANCES OF SITE UTILITY SYSTEMS SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS.
5. LAYOUT OF MATERIALS, EQUIPMENT AND SYSTEMS IS GENERALLY DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED. SOME WORK MAY BE SHOWN OFFSET FOR CLARITY. THE ACTUAL LOCATIONS OF ALL MATERIALS, PIPING, FIXTURES, EQUIPMENT, SUPPORTS, ETC., SHALL BE CAREFULLY PLANNED PRIOR TO INSTALLATION OF ANY WORK TO AVOID ALL INTERFERENCES WITH EACH OTHER OR WITH STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL, ARCHITECTURAL OR OTHER ELEMENTS. ALL CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER PRIOR TO THE INSTALLATION OF ANY WORK OR THE ORDERING OF ANY EQUIPMENT.
6. ANY INSPECTION TO BE MADE BY THE CITY OF SHAFTER SHALL REQUIRE A MINIMUM OF 24 HOUR NOTICE.
7. PURITY TESTS ARE REQUIRED ON ALL WATER SYSTEM INSTALLATIONS. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR.
8. IF THE TOP OF THE STEM OF ANY WATER GATE VALVE IS DEEPER THAN 4' BELOW FINISHED PAVEMENT GRADE, THE CONTRACTOR SHALL INSTALL A STEM EXTENSION SO THAT THE TOP OF THE STEM, WITH EXTENSION, SHALL BE NO DEEPER THAN 4' NOR SHALLOWER THAN 2' FROM FINISHED GRADE.
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10. SEWER LATERALS FROM BUILDING P.O.C. SHALL HAVE A MINIMUM SLOPE OF 2% TO THE MAIN LINE CONNECTION.
11. THE ELECTRICAL, COMMUNICATION, GAS AND DRY UTILITIES SHOWN ON THESE PLANS ARE DESIGNED BY OTHERS AND ARE SHOWN HERE FOR REFERENCE ONLY. FOR FINAL DESIGN AND LOCATION OF THE FACILITIES REFER TO THE ELECTRICAL, COMMUNICATION AND MECHANICAL PLANS.
12. ADJUST EXISTING UTILITY LIDS TO FINISHED AND INSTALL TRAFFIC RATED LIDS WHERE LOCATED IN A TRAFFIC AREA PER DETAIL (E/X101)

Blair, Church & Flynn
CONSULTING ENGINEERS
461 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEK No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL UTILITY PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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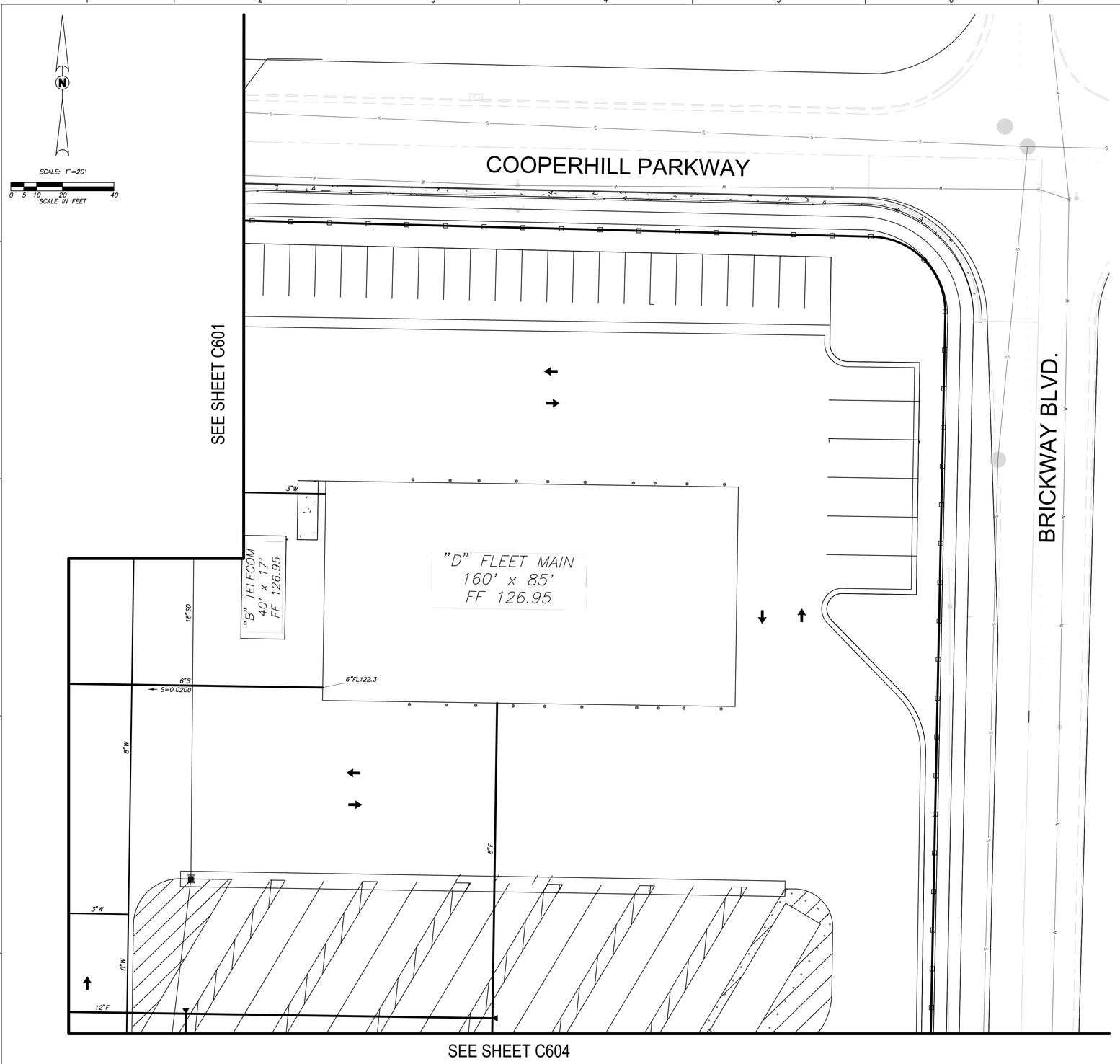
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4/7/2026 5:10:19 PM

PLANNING AND ENTITLEMENT PLANS 4/28/2026



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WV	WATER VALVE PER DETAIL H/X101
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CO	SEWER CLEANOUT PER DETAIL I/X101
FDC	FIRE DEPARTMENT CONNECTION, SEE DETAIL B/X102 SEE PLAN FOR WALL MOUNT LOCATIONS
PIV	POST INDICATOR VALVE, SEE DETAIL B/X102 SEE PLAN FOR WALL MOUNT LOCATIONS
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1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL UTILITY PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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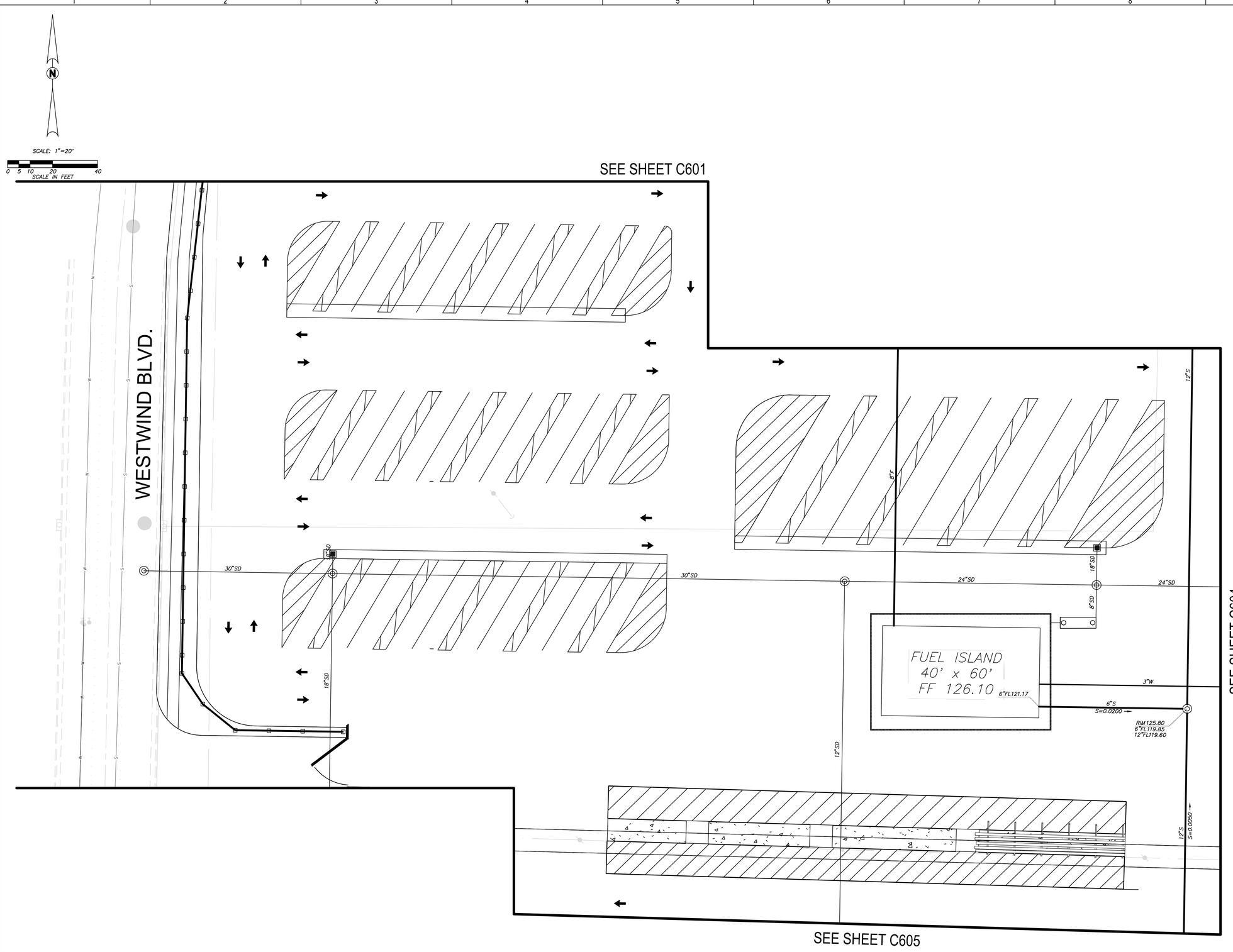
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



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Fax (559) 326-1200

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JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
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APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 67,647 CIVIL STATE OF CALIFORNIA
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL UTILITY PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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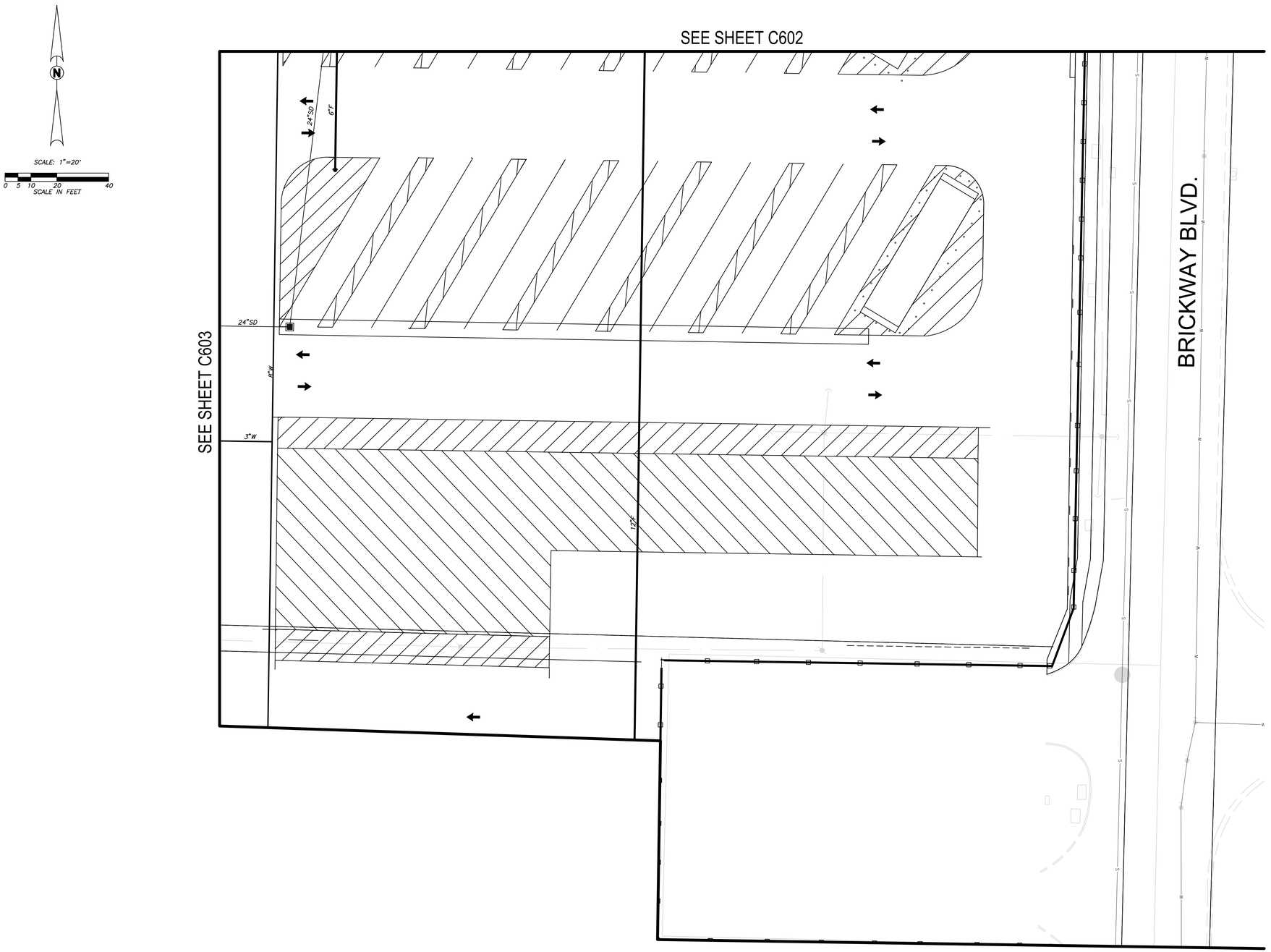
SHEET NUMBER C603 | REV

ARCH D

DRAWING SHEET NAME

Autodesk Docs://19272 PCYE Santa Rosa SC Occidental/19272-A-PG&E Occidental Master Plan.rvt
4/1/2026 5:10:19 PM

PLANNING AND ENTITLEMENT PLANS 4/28/2026



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Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1200

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL UTILITY PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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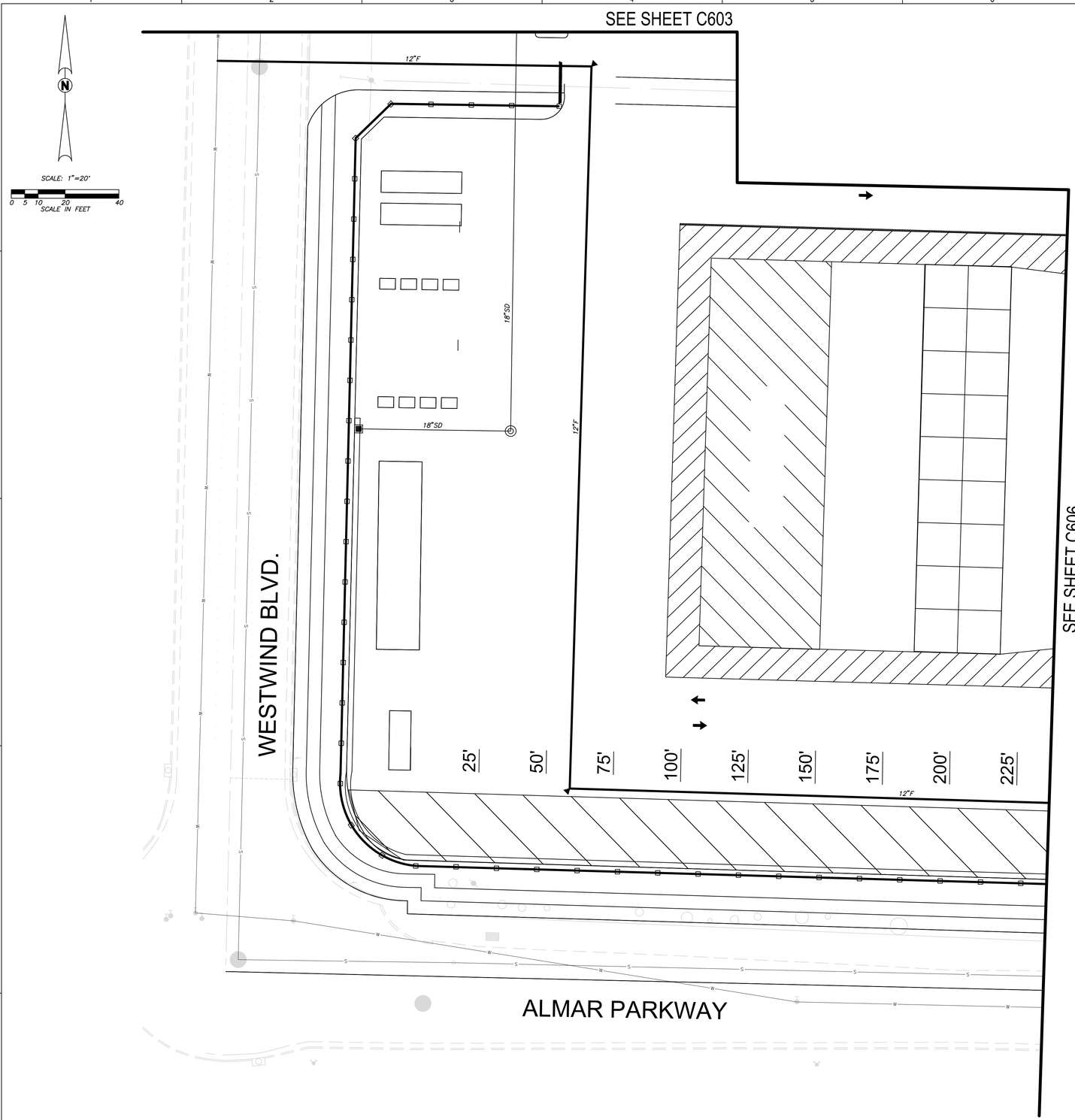
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



LEGEND:

6"S	PVC SEWER MAIN, SDR-35, SIZE AS NOTED. PIPE BEDDING AND BACKFILL PER DETAIL. (D/X101)
4"W	PVC WATER MAIN AWWA C900 (DR18), AND FITTINGS. SIZE AS NOTED. PIPE BEDDING AND BACKFILL PER DETAIL (D/X101)
8"F	PVC FIRE MAIN, AWWA C-900 (DR14), SIZE AS NOTED, MIN. 42" COVER. PIPE BEDDING AND BACKFILL PER DETAIL. (D/X101)
6"SD	STORM DRAIN PIPE, SEE GRADING PLAN
WV	WATER VALVE PER DETAIL (H/X101)
	FIRE HYDRANT ASSEMBLY. INSTALL A CLOW NO. 850 FIRE HYDRANT PER CITY OF SHAFTER STANDARDS W-04/X101
CO	SEWER CLEANOUT PER DETAIL (I/X101)
FDC	FIRE DEPARTMENT CONNECTION, SEE DETAIL (B/X102) SEE PLAN FOR WALL MOUNT LOCATIONS
PIV	POST INDICATOR VALVE, SEE DETAIL (B/X102) SEE PLAN FOR WALL MOUNT LOCATIONS
FL	FLOWLINE
FF	FINISH FLOOR
S=0.0050	FLOWLINE SLOPE AND DIRECTION OF FLOW
	POINT OF CONNECTION TO EXISTING BUILDING UTILITY, COORDINATE WITH PLUMBING PLANS PRIOR TO CONNECTION.
	REDUCED PRESSURE BACKFLOW PREVENTER PER PER CITY OF SHAFTER STANDARDS
	WATER METER PER PER CITY OF SHAFTER STANDARDS.
HB	HOSE BIBB, SEE MECHANICAL AND PLUMBING PLANS FOR DETAILS.
	THRUST BLOCK PER DETAIL (I/X101) ON-SITE.
	STORM DRAIN MANHOLE STRUCTURE SEE GRADING & DRAINAGE PLANS
	ONSITE SEWER MANHOLE SEE DETAIL (A/X102)
	U-23, DRAIN INLET, SEE GRADING AND DRAINAGE PLAN.
1	CONNECT TO EXISTING SEWER LINE. MAKE WATER TIGHT CONNECTION.
2	CONNECT TO EXISTING WATER LINE. MAKE WATER TIGHT CONNECTION.
3	MOUNT 3" VENT TO THE SIDE OF THE USED OIL-FILLED EQUIPMENT AREA. THE TOP OF THE VENT SHALL EXTEND A MINIMUM OF 10' ABO FINISHED GRADE. PAINT TO MATCH STRUCTURE.

NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, SIZE, DEPTH, AND TYPE OF ALL EXISTING UTILITIES AND INTERFERENCES SITUATED ALONG THE ROUTE OF THE PROPOSED CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION, FABRICATION, AND INSTALLATION. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN SUCH A MANNER AS WILL PROTECT ALL EXISTING UNDERGROUND UTILITIES AND, IN THE EVENT OF ANY CONFLICTS, SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.
2. COORDINATE EXACT PLUMBING LOCATIONS OF BUILDINGS AND NOTIFY THE ENGINEER OF ANY CONFLICT SO THAT ADJUSTMENTS CAN BE MADE IF NEEDED.
3. SAWCUT EXISTING CONCRETE IMPROVEMENTS AS NECESSARY TO INSTALL NEW WATER OR SEWER IMPROVEMENTS. CONSTRUCT NEW CONCRETE IMPROVEMENTS TO MATCH ADJACENT CONCRETE IMPROVEMENTS.
4. INSTALLATION, TYPE, AND MANUFACTURER'S MODELS OF DOMESTIC WATER METERS, DRAIN INLETS/OUTLETS AND OTHER APPURTENANCES OF SITE UTILITY SYSTEMS SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS.
5. LAYOUT OF MATERIALS, EQUIPMENT AND SYSTEMS IS GENERALLY DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED. SOME WORK MAY BE SHOWN OFFSET FOR CLARITY. THE ACTUAL LOCATIONS OF ALL MATERIALS, PIPING, FIXTURES, EQUIPMENT, SUPPORTS, ETC., SHALL BE CAREFULLY PLANNED PRIOR TO INSTALLATION OF ANY WORK TO AVOID ALL INTERFERENCES WITH EACH OTHER OR WITH STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL, ARCHITECTURAL OR OTHER ELEMENTS. ALL CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER PRIOR TO THE INSTALLATION OF ANY WORK OR THE ORDERING OF ANY EQUIPMENT.
6. ANY INSPECTION TO BE MADE BY THE CITY OF SHAFTER SHALL REQUIRE A MINIMUM OF 24 HOUR NOTICE.
7. PURITY TESTS ARE REQUIRED ON ALL WATER SYSTEM INSTALLATIONS. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR.
8. IF THE TOP OF THE STEM OF ANY WATER GATE VALVE IS DEEPER THAN 4' BELOW FINISHED PAVEMENT GRADE, THE CONTRACTOR SHALL INSTALL A STEM EXTENSION SO THAT THE TOP OF THE STEM, WITH EXTENSION, SHALL BE NO DEEPER THAN 4' NOR SHALLOWER THAN 2' FROM FINISHED GRADE.
9. AS FIRST ORDER OF WORK, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF LOCATIONS, SIZE AND DEPTH.
10. SEWER LATERALS FROM BUILDING P.O.C. SHALL HAVE A MINIMUM SLOPE OF 2% TO THE MAIN LINE CONNECTION.
11. THE ELECTRICAL, COMMUNICATION, GAS AND DRY UTILITIES SHOWN ON THESE PLANS ARE DESIGNED BY OTHERS AND ARE SHOWN HERE FOR REFERENCE ONLY. FOR FINAL DESIGN AND LOCATION OF THE FACILITIES REFER TO THE ELECTRICAL, COMMUNICATION AND MECHANICAL PLANS.
12. ADJUST EXISTING UTILITY LIDS TO FINISHED AND INSTALL TRAFFIC RATED LIDS WHERE LOCATED IN A TRAFFIC AREA PER DETAIL (E/X101)

Blair, Church & Flynn
CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
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SITE NAME	SANTA ROSA
SITE CODE	
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PG & E Santa Rosa
CIVIL UTILITY PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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ERM DRAWING NUMBER

SHEET NUMBER	REV
C605	

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DRAWING SHEET NAME

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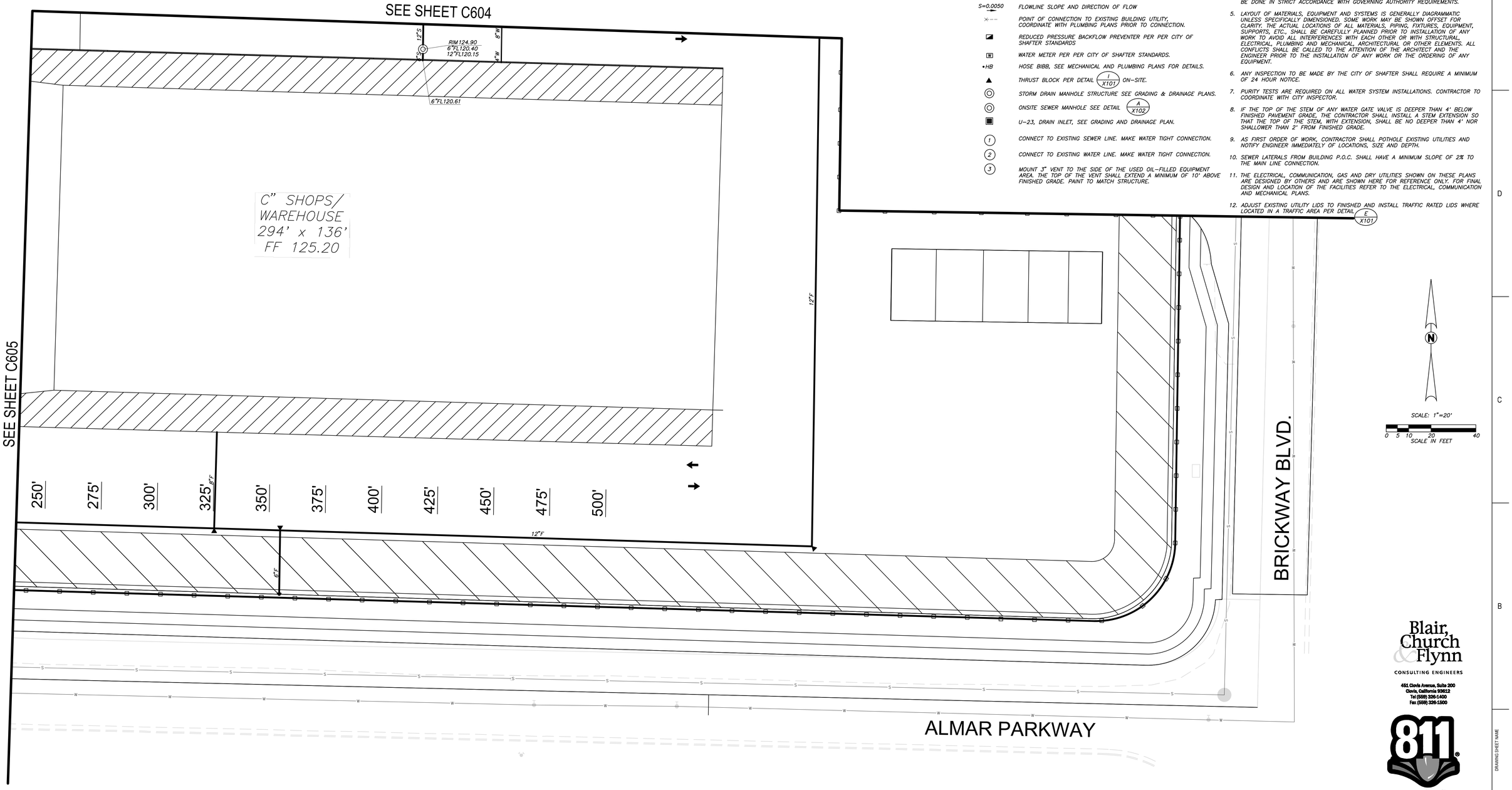
PLANNING AND ENTITLEMENT PLANS 4/28/2026

LEGEND:

- 6"S — PVC SEWER MAIN, SDR-35, SIZE AS NOTED. PIPE BEDDING AND BACKFILL PER DETAIL. (D / X101)
- 4"W — PVC WATER MAIN AWWA C900 (DR18), AND FITTINGS. SIZE AS NOTED. PIPE BEDDING AND BACKFILL PER DETAIL. (D / X101)
- 8"F — PVC FIRE MAIN, AWWA C-900 (DR14), SIZE AS NOTED, MIN. 42" COVER. PIPE BEDDING AND BACKFILL PER DETAIL. (D / X101)
- 6"SD — STORM DRAIN PIPE, SEE GRADING PLAN
- WV — WATER VALVE PER DETAIL (H / X101)
- FIRE HYDRANT ASSEMBLY. INSTALL A CLOW NO. 850 FIRE HYDRANT PER CITY OF SHAFTER STANDARDS W-04/X101
- CO — SEWER CLEANOUT PER DETAIL (F / X101)
- FDC — FIRE DEPARTMENT CONNECTION, SEE DETAIL (B / X102) SEE PLAN FOR WALL MOUNT LOCATIONS
- PIV — POST INDICATOR VALVE, SEE DETAIL (B / X102) SEE PLAN FOR WALL MOUNT LOCATIONS
- FL — FLOWLINE
- FF — FINISH FLOOR
- S=0.0050 — FLOWLINE SLOPE AND DIRECTION OF FLOW
- POINT OF CONNECTION TO EXISTING BUILDING UTILITY, COORDINATE WITH PLUMBING PLANS PRIOR TO CONNECTION.
- REDUCED PRESSURE BACKFLOW PREVENTER PER PER CITY OF SHAFTER STANDARDS
- W — WATER METER PER PER CITY OF SHAFTER STANDARDS.
- HB — HOSE BIBB, SEE MECHANICAL AND PLUMBING PLANS FOR DETAILS.
- THRUST BLOCK PER DETAIL (I / X101) ON-SITE.
- STORM DRAIN MANHOLE STRUCTURE SEE GRADING & DRAINAGE PLANS.
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481 Clovis Avenue, Suite 200
Clovis, California 93612
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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO 25-12972
DSGN Designer
DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
DATE 12/10/24

REGISTERED PROFESSIONAL ENGINEER — FRANK SEN — No. 67,647 — CIVIL — STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL UTILITY PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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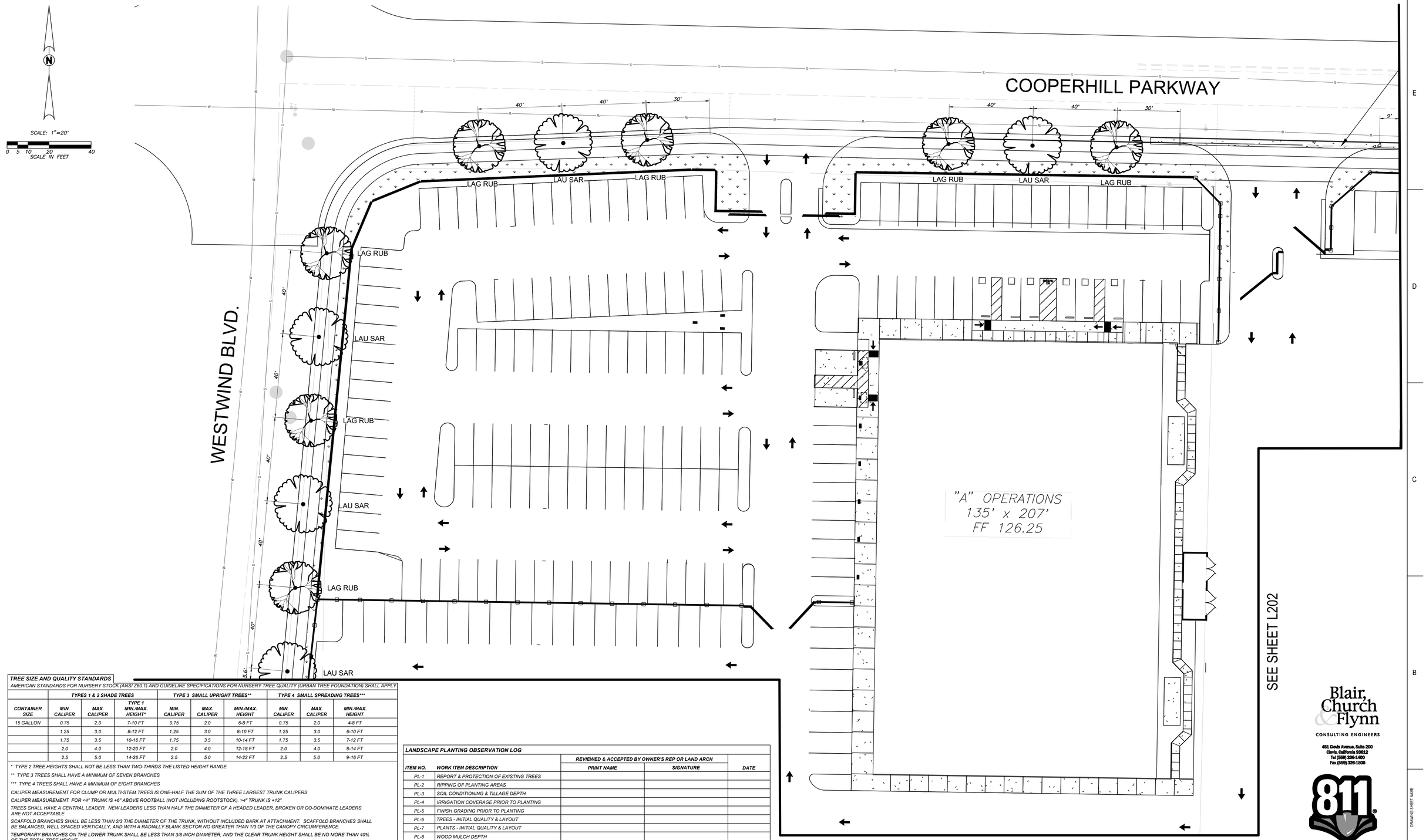
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DRAWING SHEET NAME

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PLANNING AND ENTITLEMENT PLANS 4/28/2026



TREE SIZE AND QUALITY STANDARDS

AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AND GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (URBAN TREE FOUNDATION) SHALL APPLY

	TYPES 1 & 2 SHADE TREES			TYPE 3 SMALL UPRIGHT TREES**			TYPE 4 SMALL SPREADING TREES***		
CONTAINER SIZE	MIN. CALIPER	MAX. CALIPER	TYPE 1 MIN./MAX. HEIGHT*	MIN. CALIPER	MAX. CALIPER	MIN./MAX. HEIGHT	MIN. CALIPER	MAX. CALIPER	MIN./MAX. HEIGHT
15 GALLON	0.75	2.0	7-10 FT	0.75	2.0	6-8 FT	0.75	2.0	4-8 FT
	1.25	3.0	8-12 FT	1.25	3.0	8-10 FT	1.25	3.0	6-10 FT
	1.75	3.5	10-16 FT	1.75	3.5	10-14 FT	1.75	3.5	7-12 FT
	2.0	4.0	12-20 FT	2.0	4.0	12-18 FT	2.0	4.0	8-14 FT
	2.5	5.0	14-26 FT	2.5	5.0	14-22 FT	2.5	5.0	9-16 FT

* TYPE 2 TREE HEIGHTS SHALL NOT BE LESS THAN TWO-THIRDS THE LISTED HEIGHT RANGE.

** TYPE 3 TREES SHALL HAVE A MINIMUM OF SEVEN BRANCHES

*** TYPE 4 TREES SHALL HAVE A MINIMUM OF EIGHT BRANCHES

CALIPER MEASUREMENT FOR CLUMP OR MULTI-STEM TREES IS ONE-HALF THE SUM OF THE THREE LARGEST TRUNK CALIPERS

CALIPER MEASUREMENT FOR <4" TRUNK IS +6" ABOVE ROOTBALL (NOT INCLUDING ROOTSTOCK). >4" TRUNK IS +12"

TREES SHALL HAVE A CENTRAL LEADER. NEW LEADERS LESS THAN HALF THE DIAMETER OF A HEADED LEADER, BROKEN OR CO-DOMINATE LEADERS ARE NOT ACCEPTABLE

SCAFFOLD BRANCHES SHALL BE LESS THAN 2/3 THE DIAMETER OF THE TRUNK, WITHOUT INCLUDED BARK AT ATTACHMENT. SCAFFOLD BRANCHES SHALL BE BALANCED, WELL SPACED VERTICALLY, AND WITH A RADIALLY BLANK SECTOR NO GREATER THAN 1/3 OF THE CANOPY CIRCUMFERENCE.

TEMPORARY BRANCHES ON THE LOWER TRUNK SHALL BE LESS THAN 3/8 INCH DIAMETER; AND THE CLEAR TRUNK HEIGHT SHALL BE NO MORE THAN 40% OF THE TOTAL TREE HEIGHT.

THE ROOT COLLAR AND ROOTBALL SHALL BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED AND GIRDLING ROOTS. ROOTS THE EDGE AND BOTTOM OF THE CONTAINER SHALL BE LESS THAN 1/4 INCH DIAMETER, AND UNIFORM THROUGHOUT THE CONTAINER.

TREE CANOPY WIDTH SHALL BE A MINIMUM OF 25% OF THE STANDARD FORM TREE HEIGHT.

DO NOT HEAD BACK OR PRUNE TREES UNLESS APPROVED AND/OR DIRECTED TO BY THE LANDSCAPE ARCHITECT

LANDSCAPE PLANTING OBSERVATION LOG

ITEM NO.	WORK ITEM DESCRIPTION	REVIEWED & ACCEPTED BY OWNER'S REP OR LAND ARCH		DATE
		PRINT NAME	SIGNATURE	
PL-1	REPORT & PROTECTION OF EXISTING TREES			
PL-2	RIPPING OF PLANTING AREAS			
PL-3	SOIL CONDITIONING & TILLAGE DEPTH			
PL-4	IRRIGATION COVERAGE PRIOR TO PLANTING			
PL-5	FINISH GRADING PRIOR TO PLANTING			
PL-6	TREES - INITIAL QUALITY & LAYOUT			
PL-7	PLANTS - INITIAL QUALITY & LAYOUT			
PL-8	WOOD MULCH DEPTH			

NOTES: THE ORIGINAL VERSION OF THIS LOG SHALL BE MAINTAINED ON THE AS-BUILT RECORD DRAWING SET.
WORK ITEMS MAY NOT BE REVIEWED IF PRIOR WORK ITEMS HAVE NOT BEEN ACCEPTED.

Blair, Church & Flynn
CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO 25-12972
DSGN Designer
DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
DATE 12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO
SITE TYPE SERVICE CENTER
SITE NAME SANTA ROSA
SITE CODE
BLDG CODE
BLDG NAME
FLOOR CODE
JOB NO 25-12972

PG & E Santa Rosa
CIVIL LANDSCAPE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

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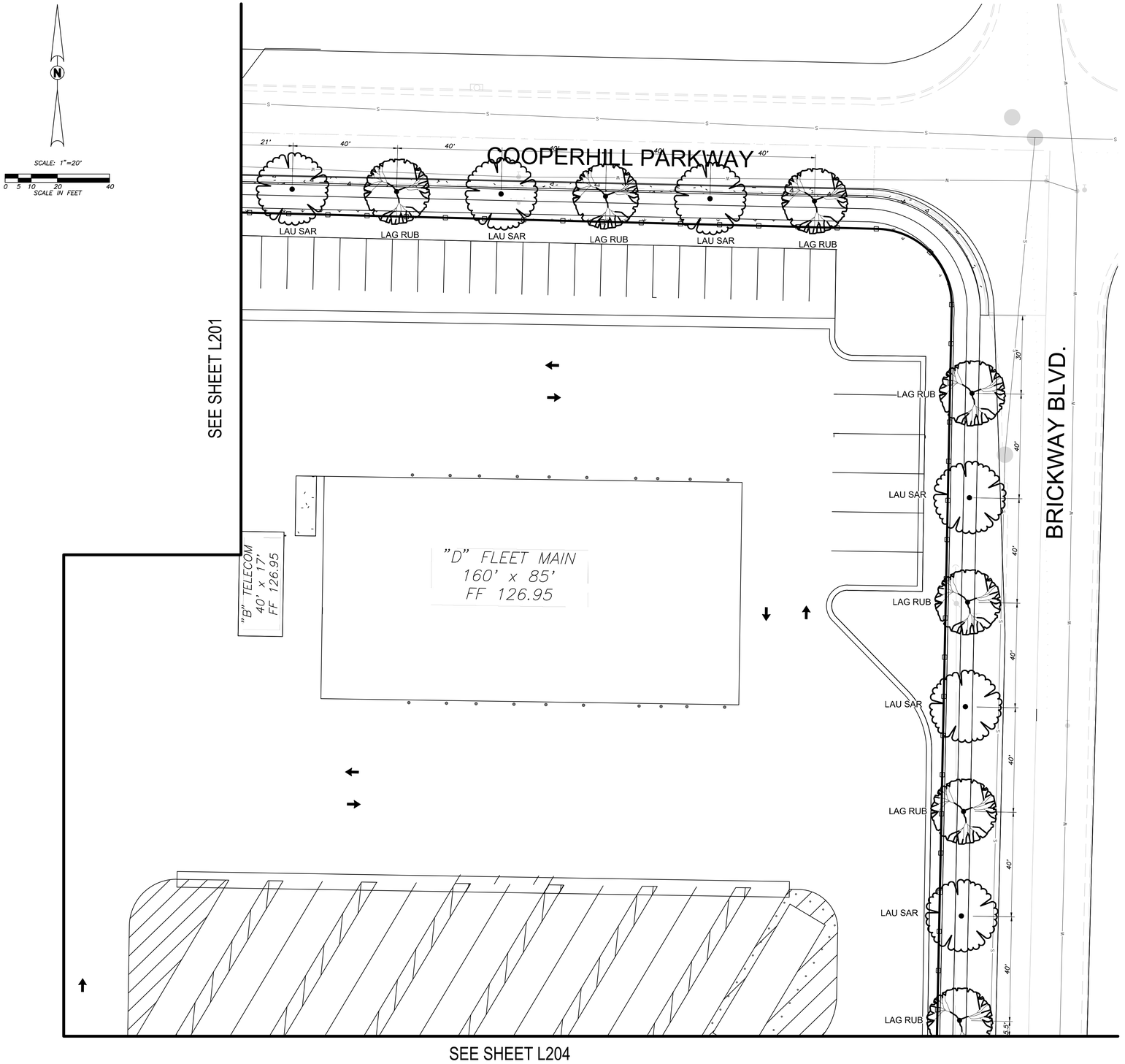
ERM DRAWING NUMBER
SHEET NUMBER L201
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	TYPES 1 & 2 SHADE TREES			TYPE 3 SMALL UPRIGHT TREES**			TYPE 4 SMALL SPREADING TREES***		
CONTAINER SIZE	MIN. CALIPER	MAX. CALIPER	TYPE 1 MIN./MAX. HEIGHT*	MIN. CALIPER	MAX. CALIPER	MIN./MAX. HEIGHT	MIN. CALIPER	MAX. CALIPER	MIN./MAX. HEIGHT
15 GALLON	0.75	2.0	7-10 FT	0.75	2.0	6-8 FT	0.75	2.0	4-8 FT
24" BOX	1.25	3.0	8-12 FT	1.25	3.0	8-10 FT	1.25	3.0	6-10 FT
36" BOX	1.75	3.5	10-16 FT	1.75	3.5	10-14 FT	1.75	3.5	7-12 FT
42" BOX	2.0	4.0	12-20 FT	2.0	4.0	12-18 FT	2.0	4.0	8-14 FT
48" BOX	2.5	5.0	14-26 FT	2.5	5.0	14-22 FT	2.5	5.0	9-16 FT

* TYPE 2 TREE HEIGHTS SHALL NOT BE LESS THAN TWO-THIRDS THE LISTED HEIGHT RANGE.

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PL-5	FINISH GRADING PRIOR TO PLANTING			
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PL-8	WOOD MULCH DEPTH			

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APVD 2
DATE 12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK S.E.N. No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO
SITE TYPE SERVICE CENTER
SITE NAME SANTA ROSA
SITE CODE
BLDG CODE
BLDG NAME
FLOOR CODE
JOB NO 25-12972

PG & E Santa Rosa
CIVIL LANDSCAPE PLAN
3580 Westwind Blvd
Santa Rosa, CA 95403

WARNING:
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ERM DRAWING NUMBER
SHEET NUMBER L202
REV

ARCH D

DRAWING SHEET NAME

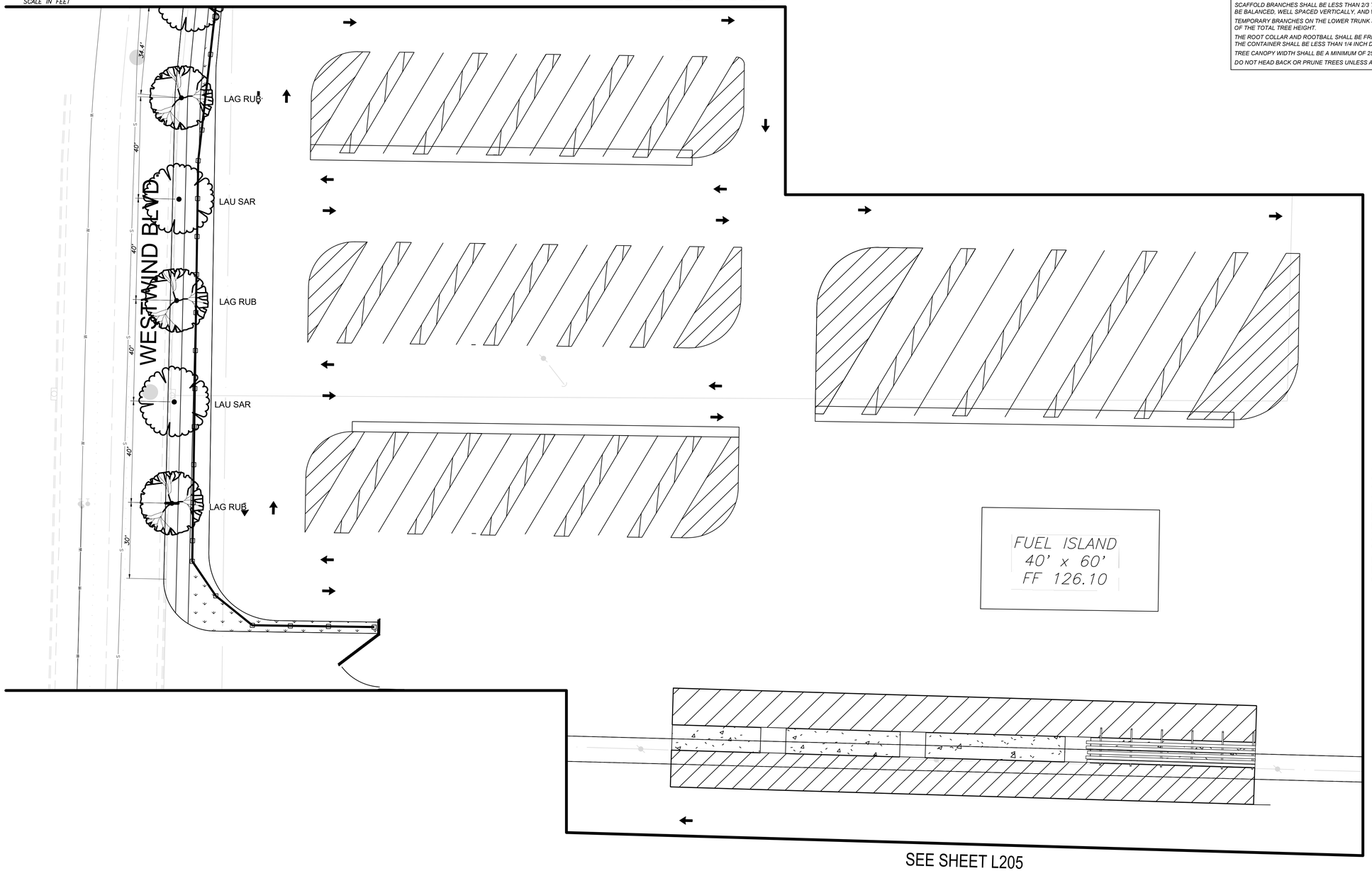
Autodesk Docs://12972 PGE Santa Rosa SC Occidental/12972-A-PG&E Occidental Master Plan.rvt
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PLANNING AND ENTITLEMENT PLANS 4/28/2026

SCALE: 1"=20'

0 5 10 20 40

SCALE IN FEET



LANDSCAPE PLANTING OBSERVATION LOG

ITEM NO.	WORK ITEM DESCRIPTION	REVIEWED & ACCEPTED BY OWNER'S REP OR LAND ARCH		DATE
		PRINT NAME	SIGNATURE	
PL-1	REPORT & PROTECTION OF EXISTING TREES			
PL-2	RIPPING OF PLANTING AREAS			
PL-3	SOIL CONDITIONING & TILLAGE DEPTH			
PL-4	IRRIGATION COVERAGE PRIOR TO PLANTING			
PL-5	FINISH GRADING PRIOR TO PLANTING			
PL-6	TREES - INITIAL QUALITY & LAYOUT			
PL-7	PLANTS - INITIAL QUALITY & LAYOUT			
PL-8	WOOD MULCH DEPTH			

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TREE SIZE AND QUALITY STANDARDS

AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AND GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (URBAN TREE FOUNDATION) SHALL APPLY

	TYPES 1 & 2 SHADE TREES			TYPE 3 SMALL UPRIGHT TREES**			TYPE 4 SMALL SPREADING TREES***		
CONTAINER SIZE	MIN. CALIPER	MAX. CALIPER	TYPE 1 MIN./MAX. HEIGHT*	MIN. CALIPER	MAX. CALIPER	MIN./MAX. HEIGHT	MIN. CALIPER	MAX. CALIPER	MIN./MAX. HEIGHT
15 GALLON	0.75	2.0	7-10 FT	0.75	2.0	6-8 FT	0.75	2.0	4-8 FT
24" BOX	1.25	3.0	8-12 FT	1.25	3.0	8-10 FT	1.25	3.0	6-10 FT
36" BOX	1.75	3.5	10-16 FT	1.75	3.5	10-14 FT	1.75	3.5	7-12 FT
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* TYPE 2 TREE HEIGHTS SHALL NOT BE LESS THAN TWO-THIRDS THE LISTED HEIGHT RANGE.

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CALIPER MEASUREMENT FOR CLUMP OR MULTI-STEM TREES IS ONE-HALF THE SUM OF THE THREE LARGEST TRUNK CALIPERS

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TEMPORARY BRANCHES ON THE LOWER TRUNK SHALL BE LESS THAN 3/8 INCH DIAMETER; AND THE CLEAR TRUNK HEIGHT SHALL BE NO MORE THAN 40% OF THE TOTAL TREE HEIGHT.

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Blair, Church & Flynn
CONSULTING ENGINEERS
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Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1200

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DWN Author
CHKD Checker
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APVD 1 Approver
APVD 2
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SHEET NUMBER L203 REV

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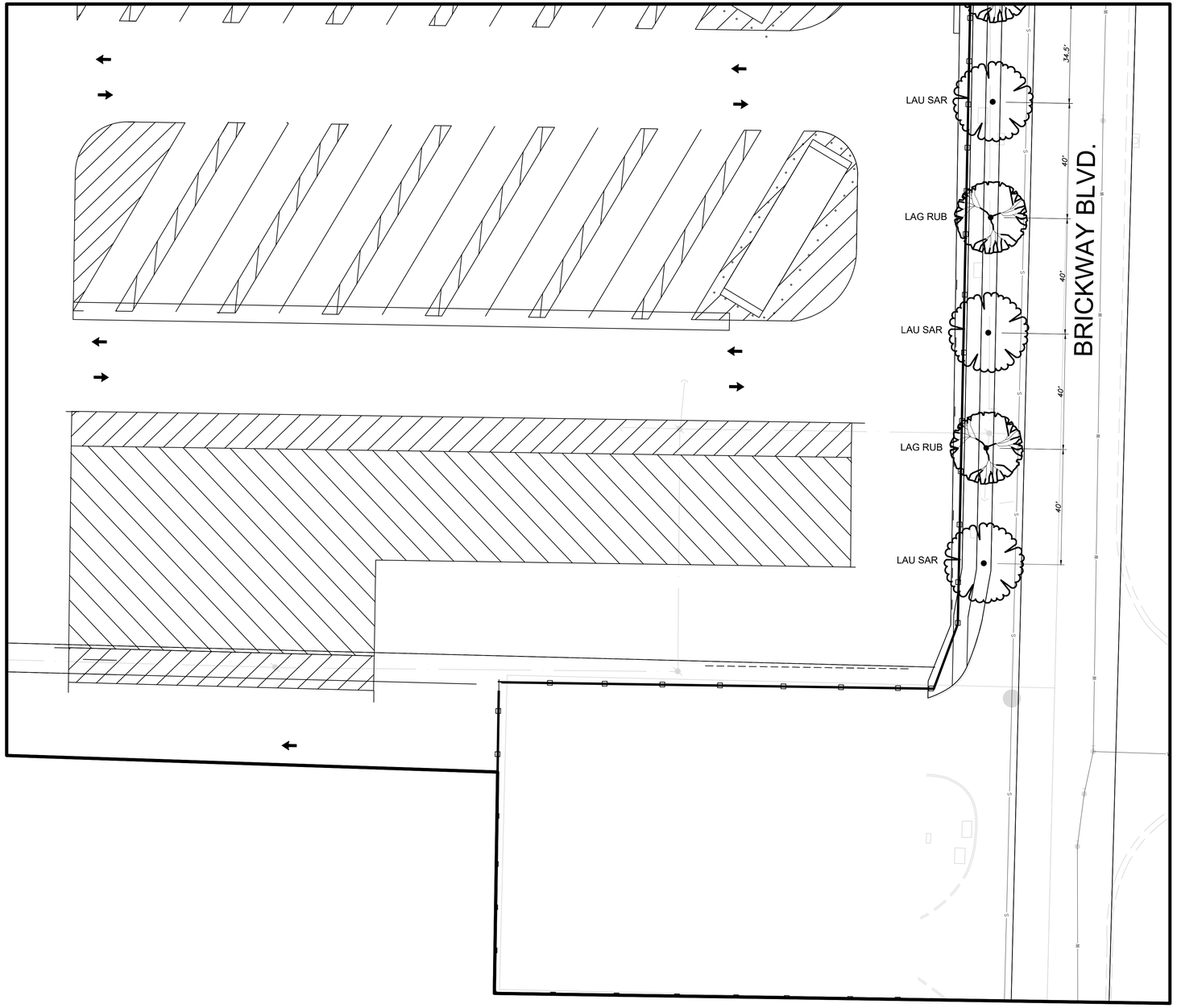
SCALE: 1"=20'

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SCALE IN FEET

SEE SHEET L202

SEE SHEET L203



SEE SHEET L206

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JOB NO 25-12972
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DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
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PG&E NO
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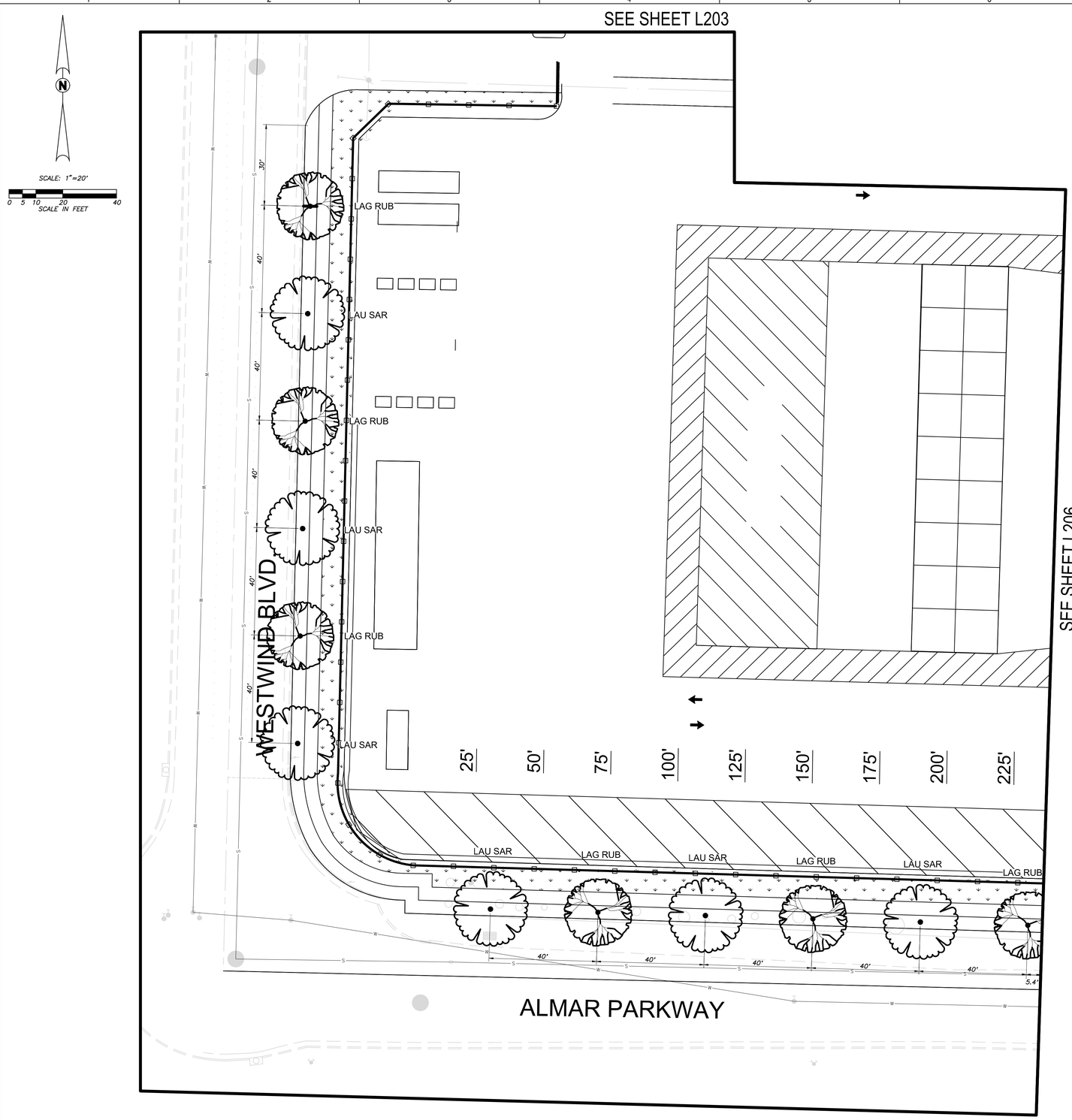
ERM DRAWING NUMBER
SHEET NUMBER L204
REV

ARCH D

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PLANNING AND ENTITLEMENT PLANS 4/28/2026



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JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

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PACIFIC GAS AND ELECTRIC COMPANY
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ERM DRAWING NUMBER

SHEET NUMBER L205 REV

ARCH D

DRAWING SHEET NAME

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4/17/2026 5:15:19 PM

PLANNING AND ENTITLEMENT PLANS 4/28/2026

SEE SHEET L204

SEE SHEET L205

C" SHOPS/
WAREHOUSE
294' x 136'
FF 125.20

250' 275' 300' 325' 350' 375' 400' 425' 450' 475' 500'

LAU SAR LAG RUB LAU SAR LAG RUB LAU SAR LAG RUB LAU SAR LAG RUB LAU SAR LAG RUB LAU SAR LAG RUB

34.6' 40' 40' 40' 40' 40' 40' 40' 40' 40' 40' 40' 30'

ALMAR PARKWAY

LAG RUB
LAU SAR
LAG RUB

30' 40' 40'

BRICKWAY BLVD.

SCALE: 1"=20'
0 5 10 20 40
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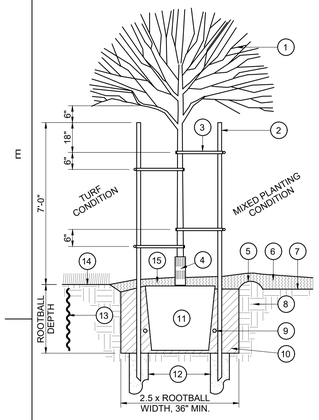
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LEGEND:

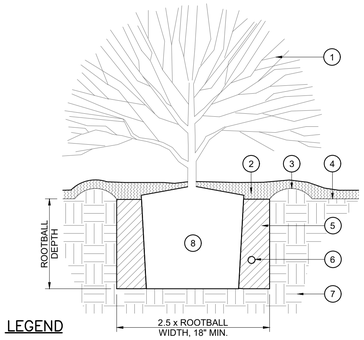
1. TREE PER PLANTING PLAN.
2. 2" X 10' LODGEPOLE PINE STAKE. DO NOT DRIVE STAKE THROUGH ROOTBALL. CUT OFF TOP SECTION DAMAGED BY HAMMERING. TOP OF STAKE IS 6" CLEAR OF LOWEST TREE BRANCHES.
3. FLEXIBLE VINYL TREE TIE, 4 / TREE (V.I.T. OR APPROVED EQUAL.)
4. TREE TRUNK PROTECTOR (GRAY) WHERE TREE IS IN TURF AREA.
5. 4" HIGH WATERING BERM.
6. ADJACENT PLANTING AREA WITH MULCH WHERE OCCURS.
7. FINISH GRADE.
8. SITE SOIL.
9. PLANT FERTILIZER TABLET. SEE SPECIFICATIONS.
10. AMENDED BACKFILL. SEE SPECIFICATIONS.
11. ROOTBALL. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
12. DRAINAGE SUMP: 12" DIA. PER DRAINAGE SUMP NOTES. FILL WITH CONCRETE SAND PER SSPWC 200-1.5.5.
13. ROOT CONTROL BARRIER WHERE REQUIRED. SEE GENERAL PLANTING NOTES AND DETAIL [C/L207].
14. ADJACENT TURFGRASS PLANTING WHERE OCCURS.
15. MULCH, MINIMUM 3" DEPTH. SEE GENERAL PLANTING NOTE 17.

DRAINAGE SUMP NOTES:

A. DRAINAGE SUMPS SHALL PENETRATE THROUGH AND BEYOND ANY UNDERLYING PAVEMENT OR HARDPAN SOIL STRATUM, AND SUCH PAVEMENT OR HARDPAN MATERIAL SHALL BE REMOVED FROM THE SUMP HOLES.

B. THE SUMP HOLE SHALL BE DRILLED TO MINIMUM DEPTH OF TEN (10) FEET, UNLESS VISUAL EVIDENCE OF A SUBSURFACE SAND AND/OR GRAVEL DRAINAGE STRATUM IS APPARENT AT A LESSER DEPTH. THE SUMP HOLES SHALL EXTEND INTO THE DRAINAGE STRATUM A MINIMUM OF ONE (1) FOOT.

A L207 DOUBLE STAKE TREE PLANTING
NOT TO SCALE



LEGEND

1. SHRUB.
2. WOOD MULCH LAYER.
3. 3" HIGH WATERING BASIN.
4. FINISH GRADE.
5. AMENDED BACKFILL. SEE SPECIFICATIONS.
6. FERTILIZER PACKET. SEE SPECIFICATIONS.
7. SITE SOIL.
8. ROOTBALL. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE.

B L207 SHRUB PLANTING
NOT TO SCALE

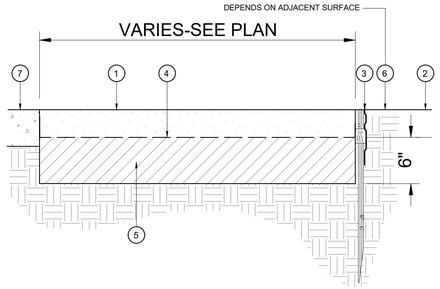
LEGEND

1. TREE TRUNK.
2. 12 LF OF 24"-DEEP ROOT CONTROL BARRIER: DEEP ROOT UB24-2 OR EQUIVALENT. CENTER BARRIER ON TRUNK OF TREE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. HARDSCAPE ELEMENT: CURB, SIDEWALK, WALL, ETC.
4. PLANTING AREA.
5. INSTALL ROOT CONTROL BARRIER ON ALL SIDES OF THE PLANTING AREA WHEN SURROUNDED BY HARDSCAPE WITHIN 8' OF THE TREE TRUNK.

C L207 ROOT CONTROL BARRIER
NOT TO SCALE

LEGEND:

1. STABILIZED DECOMPOSED GRANITE (DG) SURFACE. SEE SPECIFICATIONS FOR MATERIALS AND METHODS. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL.
2. MINIMUM THREE (3) INCH DEPTH OF MULCH.
3. PERMALOC CLEANLINE ALUMINUM EDGING.
4. NON-WOVEN GEOTEXTILE FABRIC, MINIMUM 4.0 Oz/Yd2. WRAP UP 1-1/2" HIGH ON ALL SIDES.
5. RIP SUBGRADE TO A DEPTH OF 6" AND RECOMPACT TO 90% RELATIVE DENSITY.
6. FINISH GRADE IN PLANTING AREA SHALL BE 2" BELOW TOP OF HEADER, AND SHALL BE FLUSH TO THE TOP OF HEADER FOR TURF.
7. ADJACENT PAVED SURFACE OR CURB WHERE OCCURS. WHERE DG IS ADJACENT TO A HARDSCAPE SURFACE, THE TOP OF DG IS TO BE FLUSH WITH THE FINISH SURFACE.



D L207 STABILIZED DECOMPOSED GRANITE SURFACING
NOT TO SCALE

CONTRACTOR SPECIAL PLANTING NOTES:

1. AN ASSESSMENT AND VALUATION OF ONSITE EXISTING TREES SCHEDULED TO REMAIN IN THE AREA OF WORK SHALL BE PERFORMED BY THE CONTRACTOR'S ARBORIST PRIOR TO THE START OF CONSTRUCTION OPERATIONS PER THE 'EXISTING LANDSCAPE PROTECTION' SPECIFICATION.
2. THE CONTRACTOR SHALL RIP, CONDITION AND TILL THE ENTIRE EXTENT OF ALL PLANTING AREAS RECEIVING NEW PLANTS PER THE PLANTING NOTES AND 'LANDSCAPE PLANTING' SPECIFICATIONS.
3. ALL EXISTING MIXED PLANTING AREAS RECEIVING NEW WOOD MULCH SHALL BE MANUALLY TILLED TO A MINIMUM DEPTH OF 4 INCHES, CLODS BROKEN UP TO A MAXIMUM 1 INCH DIAMETER, FINISH GRADED TO 2 INCHES BELOW ADJACENT SURFACES AND UTILITY/IRRIGATION BOXES WITHIN 12 INCHES OF THE HARDSCAPE EDGE, AND A PRE-EMERGENT HERBICIDE APPLIED PRIOR TO WOOD MULCH INSTALLATION. PROTECT EXISTING PLANTING DURING WOOD MULCH PREPARATION AND INSTALLATION.
4. THE ORIGINAL PLANTING OBSERVATION LOG SHALL BE MAINTAINED ON THE AS-BUILT RECORD DRAWING SET.
5. THE AS-BUILT RECORD DRAWING SET AND CLOSE-OUT DOCUMENTS SHALL BE SUBMITTED AND ACCEPTED PRIOR TO THE SCHEDULING OF A FINAL ACCEPTANCE REVIEW.

PLANTING NOTES:

1. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF IT IS OBVIOUS THAT OBSTRUCTIONS OR STRUCTURES, IRRIGATION SYSTEM MALFUNCTION, EXISTING TREES OR PLANTS, GRADE DIFFERENCES OR CHANGES IN THE SITE PLAN ARE PRESENT THAT WILL IMPACT THE PLANTING DESIGN. FAILURE TO GIVE SUCH NOTIFICATION SHALL PLACE THE RESPONSIBILITY ON THE CONTRACTOR FOR ANY REVISIONS OR REPLACEMENTS NECESSARY FOR CORRECTION.
2. ANY EXISTING PLANTING SHOWN ON THE PLAN IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTING PLANTING AT THE SITE PRIOR TO STARTING WORK. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL PROTECT THE EXISTING PLANTING ADJACENT TO THE WORK FROM DAMAGE OR DISTRESS.
3. ALL TREES AND SHRUBS SHALL BE OF CLASS A QUALITY WITHOUT PESTS, DISEASE OR DAMAGE, SHALL BE WELL ESTABLISHED IN THEIR CONTAINERS WITHOUT GIRDLING ROOTS OR EXCESSIVE TOP GROWTH, AND SHALL COMPLY WITH THE REQUIREMENTS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1).
4. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF IRRIGATION COMPONENTS AND TREE AND/OR SHRUB PLANTING FOR APPROVAL OF THE PLANT LAYOUT AND PLANT QUALITY. PLANT LOCATIONS SHALL AVOID CONFLICTS WITH EXISTING IMPROVEMENTS, PLANTINGS OR UTILITIES, LIGHT POLES WHILE MEETING THE DESIGN INTENT. DO NOT PLANT TREES WITHIN 15 FEET OF LIGHT POLES UNLESS SPECIFICALLY AUTHORIZED. FAILURE TO OBTAIN SUCH APPROVAL SHALL PLACE THE RESPONSIBILITY ON THE CONTRACTOR FOR ANY RELOCATION OR REPLACEMENT OF IRRIGATION COMPONENTS, PLANTED TREES AND/OR SHRUBS.
5. PLANT QUANTITIES ARE PROVIDED FOR BIDDING CONVENIENCE ONLY. THE CONTRACTOR SHALL PROVIDE SUFFICIENT QUANTITIES OF PLANTS EQUAL TO THE SYMBOL COUNT OR TO FILL THE AREA SHOWN ON THE PLAN AT THE SPECIFIED TRIANGULAR SPACING.
6. WHERE GROUND COVER PLANTS ARE SHOWN AT A SPECIFIED SPACING, THE GROUND COVER PLANTING CONTINUES UNDERNEATH THE TALLER SHRUBS AND TREES AS SHOWN IN THE PLANTING DETAILS. DO NOT PLANT GROUND COVER IN SHRUB OR TREE WATERING BASINS.
7. ALL NEW TREES LOCATED WITHIN 8 FEET OF PAVEMENT OR STRUCTURES SHALL HAVE A ROOT CONTROL BARRIER INSTALLED WHEN PLANTED. UNLESS OTHERWISE SPECIFIED, INSTALL A 12 FOOT LONG X 24 INCH DEEP LINEAR POLYETHYLENE BARRIER VESPRO OR EQUAL AT THE EDGE OF PAVEMENT/STRUCTURE, CENTERED ON THE TREE TRUNK AS SHOWN IN THE PLANTING DETAILS.
8. REMOVE NURSERY STAKES FROM TREES AFTER TREE STAKING OR GUYING AS SHOWN IN THE DETAILS.
9. INSTALL PERFORATED POLYETHYLENE TREE TRUNK PROTECTORS FOR ALL NEW TREES PLANTED IN TURF. UNLESS NOTED OTHERWISE, MAINTAIN A MINIMUM 6 FOOT DIAMETER MULCHED AREA AT THE BASE OF THE TREE INSIDE THE WATERING BASIN.
10. THE CONTRACTOR SHALL PRUNE NEW TREES ONLY WHEN SPECIFICALLY DIRECTED BY THE LANDSCAPE ARCHITECT. TREES HEADED BACK WITHOUT INTACT SCAFFOLDING BRANCH STRUCTURE OR IN ROOT-BOUND CONTAINERS SHALL BE REJECTED.
11. SUBMIT REPRESENTATIVE SOIL SAMPLES OF NATIVE AND PROPOSED IMPORT, IF NEEDED, PLANTING TOPSOIL TO A SOIL LAB FOR HORTICULTURAL ANALYSES AND FERTILITY RECOMMENDATIONS. AMEND SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT AND LANDSCAPE ARCHITECT'S DIRECTION. SEE THE LANDSCAPE PLANTING SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS.
12. PROVIDE SANDY LOAM TOPSOIL PER SPECIFICATION IN ALL RAISED PLANTERS AND WHERE IMPORT TOPSOIL IS REQUIRED. NATIVE SITE SOIL MAY BE USED IN RAISED PLANTERS ONLY WHEN THE NATIVE SITE SOIL MEETS THE CRITERIA FOR SANDY LOAM TOPSOIL AS DETERMINED BY A SOIL ANALYSIS.
13. PRIOR TO SOIL CONDITIONING, RIP IN TWO DIFFERENT DIRECTIONS WITH TINES AT 12 INCH SPACING, ALL TURFGRASS AREAS TO A 12 INCH DEPTH, AND SHRUB/GROUND COVER AREAS TO A 18 INCH DEPTH. ROUGH GRADE AND TILL THE APPROVED SOIL CONDITIONERS AND FERTILIZERS INTO THE TOP 6 INCHES PER THE LANDSCAPE PLANTING SPECIFICATIONS. COMPOST RATE SHALL BE A MINIMUM OF SIX (6) CUBIC YARDS PER 1,000 SQUARE FEET OR AS MODIFIED BY THE LANDSCAPE ARCHITECT BASED ON THE SOUL FERTILITY ANALYSIS.
14. UPON THE COMPLETION OF THE SOIL CONDITIONING, REMOVE ROCKS AND CLODS 1 INCH DIAMETER AND GREATER FROM THE TOP TWO INCHES OF TOPSOIL, AND ALL DEBRIS. FINISH GRADE THE AREA TO +/- 0.04 FOOT TOLERANCE. FINISH GRADE IN MULCHED AREAS SHALL BE STRAIGHT GRADES WITHOUT HUMPS OR DEPRESSIONS AND SHALL BE 2 INCHES BELOW ADJACENT HARDSCAPE, INLETS OR UTILITY BOX COLLARS. RELATIVE DENSITY OF THE TOPSOIL SHALL NOT EXCEED 85% COMPACTION.
15. OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE TO BEGIN PLANTING OPERATIONS ONCE THE IRRIGATION SYSTEM IS OPERATIONAL AND THE SOIL CONDITIONING AND FINISH GRADING IS COMPLETED.
16. AFTER PLANTING IS COMPLETED AND JUST PRIOR TO MULCH INSTALLATION, APPLY A BROAD SPECTRUM PRE-EMERGENT HERBICIDE TO ALL NON-TURFGRASS PLANTING AREAS PER THE MANUFACTURER'S SPECIFICATIONS.
17. WHERE MULCH IS TO BE INSTALLED IN AN EXISTING PLANTING AREA, BREAKUP/TILL THE EXISTING SOIL TO A MINIMUM 6 INCH DEPTH PER SPECS, AND ADJUST FINISH GRADE ADJACENT TO HARDSCAPE AND DRAINAGE ELEMENTS TO PROVIDE A 2 INCH DEPTH THAT TRANSITIONS TO THE EXISTING GRADE OVER 1 TO 2 FEET.
18. INSTALL A MINIMUM 3 INCH DEPTH OF CHIPPED WALK-ON WOOD MULCH IN ALL PLANTING AREAS AND TREE WATERING BASINS EXCEPT FOR TURFGRASS AREAS. SLOPES 3H:1V OR GREATER, AREAS TO RECEIVE SEED PLANTING, OR AS NOTED ON THE PLAN. AREAS PLANTED WITH FLATS SHALL HAVE A MINIMUM MULCH DEPTH OF 2 INCHES. INSTALL A MINIMUM 3 FOOT RADIUS OF 3 INCH DEEP WOOD MULCH AT THE BASE OF ALL TREES IN NEW TURFGRASS AREAS.
19. ALL EXISTING PLANTS AND/OR TURFGRASS SHOWN TO REMAIN AND DAMAGED OR REMOVED BY CONSTRUCTION OPERATIONS AND/OR UTILITY/IRRIGATION/DRAINAGE LINES SHALL BE REPLACED WITH PLANTS THAT MATCH AS CLOSELY AS POSSIBLE TO THE EXISTING PLANT SPECIES, VARIETY AND SIZE. THE REPLACEMENT TURFGRASS SOD VARIETY SHALL BE THE SAME AS SHOWN IN THE PLANTING LEGEND AS IF FOR NEW WORK, OR SHALL MATCH THE EXISTING TURFGRASS VARIETY WHERE EXISTING. TILL SOIL CONDITIONING MATERIALS INTO THE TOP 6 INCHES OF THE SOIL OVER THE AREA OF REPAIR/REPLACEMENT AS IF FOR NEW WORK. ADJUST FINISH GRADE SO NEW TURFGRASS SOD ABUTS FLUSH TO EXISTING SOD GRADE. THE REPLACEMENT PLANTS AND/OR TURFGRASS SOD SHALL BE MAINTAINED AS PART OF THE ORIGINAL SCOPE OF WORK. THE REPAIR OR REPLACEMENT WORK SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
20. CONTRACTOR SHALL MAINTAIN THE NEW PLANTING FOR HEALTHY AND VIGOROUS GROWTH, WHICH INCLUDES BUT IS NOT LIMITED TO WATERING, WEEDING, FERTILIZING, MOWING AND EDGING (AT LEAST ONCE A WEEK), REMOVING TRASH AND DEBRIS, AND OTHER RELATED ACTIVITIES THROUGHOUT THE DURATION OF THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE.

PLANT LEGEND

LANDSCAPE ZONE: 8 — MS: MATURE SIZE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	DETAIL	REMARKS
SMALL TREES							
	LAG RUB	LAGERSTROEMIA INDICA 'RUBRA' RED CRAPE MYRTLE	24"BOX	L	9	A/L207	DECIDUOUS. MULTI-TRUNK. FULL SUN. SUMMER FLOWERING. MS: 25' H X 25" W
	LAU SAR	LAURUS X 'SARATOGA' SARATOGA BAY	24"BOX	L	2	A/L207	EVERGREEN. FULL SUN OR PART SHADE. GREEN, WHITE,YELLOW FLOWERS IN FALL MS: 40' H X 15'-30' W
		MIXED PLANTING					

Blair, Church & Flynn
CONSULTING ENGINEERS
481 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO 25-12972
DSGN Designer
DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
DATE 12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK S.F.N. No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL LANDSCAPE DETAILS
3580 Westwind Blvd
Santa Rosa, CA 95403

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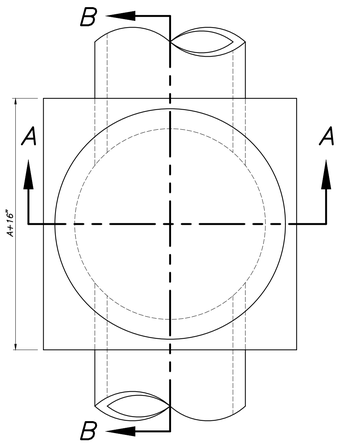
ERM DRAWING NUMBER
SHEET NUMBER L207 REV
ARCH D
DRAWING SHEET NAME

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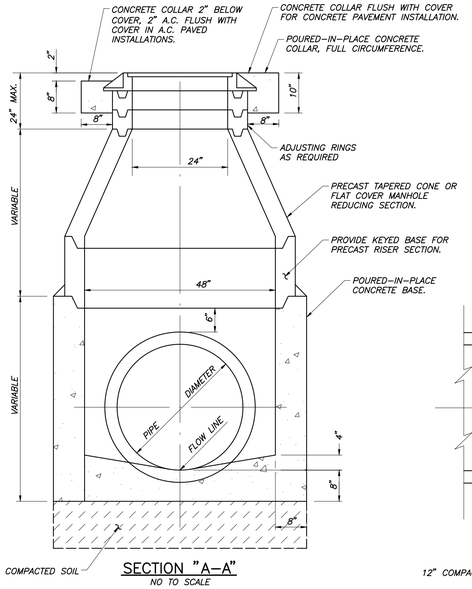
PLANNING AND ENTITLEMENT PLANS 4/28/2026

NOTES:

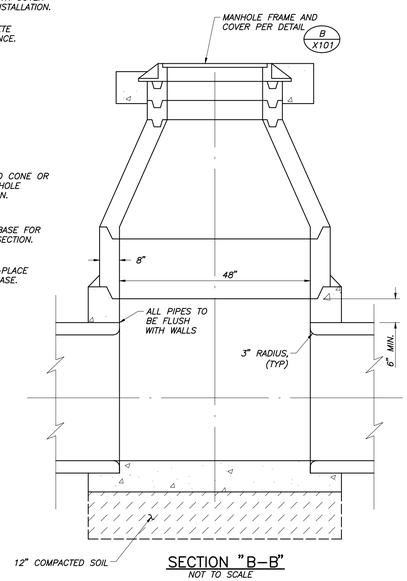
1. PRECAST PIPE, ADJUSTING RINGS AND TAPERED SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.S.T.M. C-478, USING TYPE II CEMENT.
2. ALL JOINTS BETWEEN PRECAST SECTIONS SHALL BE MORTARED.
3. INTERIOR OF THE MANHOLE SHALL HAVE A SMOOTH TROWELED SURFACE, (WOOD TROWEL).
4. REINFORCE PER GREENBOOK REQUIREMENTS.



PLAN
NOT TO SCALE

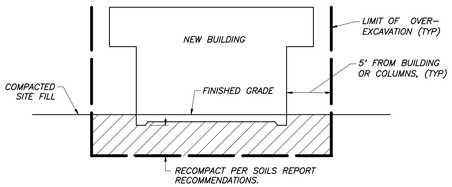


SECTION "A-A"
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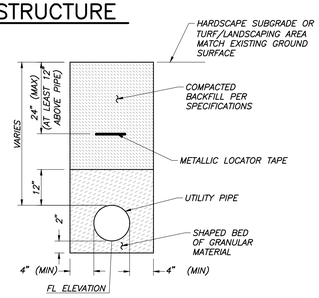


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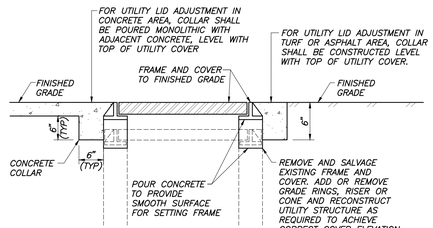
A X101 STORM DRAIN MANHOLE STRUCTURE
NOT TO SCALE



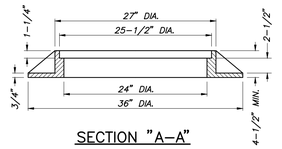
C X101 OVEREXCAVATION DETAIL
NOT TO SCALE



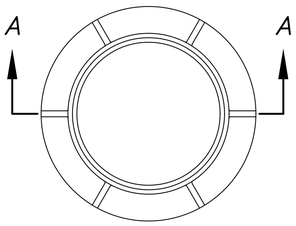
D X101 TRENCH DETAIL FOR ONSITE UTILITY LINES
NOT TO SCALE



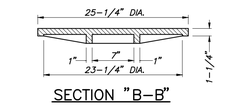
E X101 ADJUST UTILITY LID
NOT TO SCALE



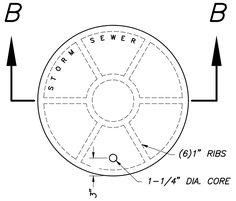
SECTION "A-A"



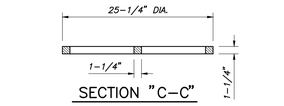
PLAN
MANHOLE FRAME
NOT TO SCALE



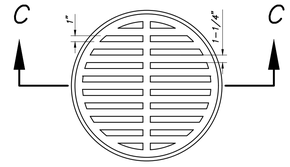
SECTION "B-B"



PLAN
MANHOLE COVER
NO TO SCALE



SECTION "C-C"



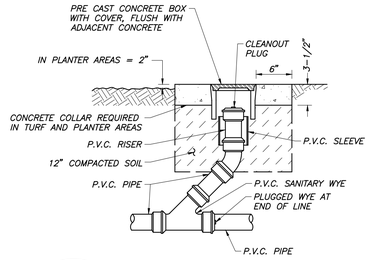
PLAN
24" CAST IRON GRATE
NO TO SCALE

NOTES:

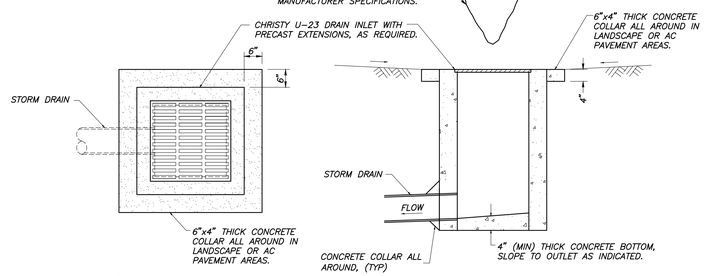
1. ALL DIMENSIONS ARE FINISHED DIMENSIONS.
2. MATERIAL SHALL BE CAST IRON.
3. FRAME AND COVER TO BE CONSTRUCTED IN ACCORDANCE WITH A.S.T.M. DESIGNATION A48, CLASS 25.
4. MANHOLE COVER DESIGN, AS A MINIMUM, IS TO HAVE THE WORDS "STORM SEWER", "STORM DRAIN" OR SANITARY SEWER MOLDED INTO THE COVER.

B X101 MANHOLE FRAME AND COVER
NOT TO SCALE

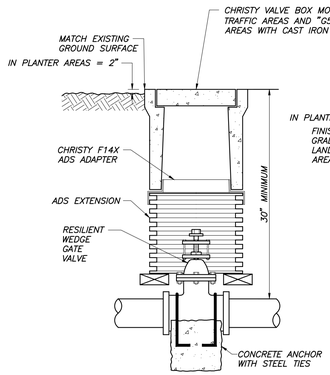
NOTE:
* GRATE OPENINGS SHALL BE 1/2" MAXIMUM WHERE LOCATED WITHIN THE PEDESTRIAN PATH OF TRAVEL.



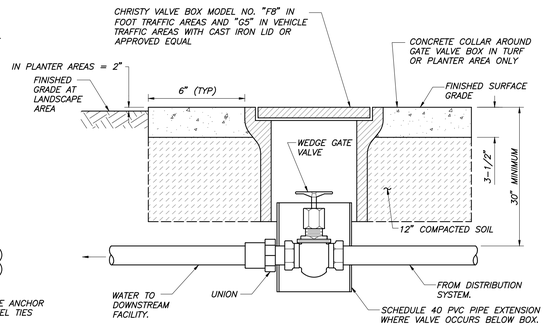
F X101 SURFACE CLEANOUT
NOT TO SCALE



G X101 U-23 DRAIN INLET WITH CONCRETE COLLAR
NOT TO SCALE



2.5" AND LARGER



2" AND SMALLER

H X101 GATE VALVE AND LID
NOT TO SCALE

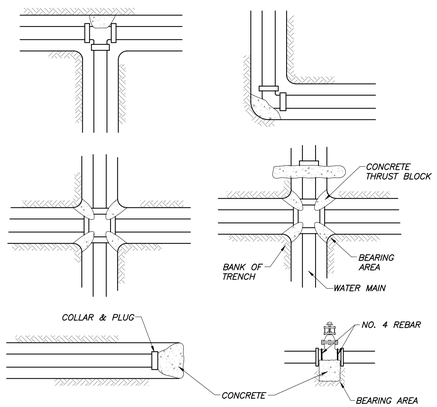


Table Of Bearing Areas Required (In Square Feet)*					
Pipe Diameter	4" Or Smaller	6"	8"	10"	12"
Cross, Tee, 90° Bend, Plug, Fire Hydrant	4.5	9	15.5	23	32.5
45° Bend	2.5	5	8.5	12.5	17.5
22 1/2° Bend	1.5	2.5	4.5	6.5	9
11 1/4° Bend	1	1.5	2.5	3.5	4.5
Valve	3	6.5	11	16.5	23

* TABLE CALCULATED BASED ON NFPA 24, CURRENT EDITION TABLE A.10.8.2(a), WITH 250 PSI WATER PRESSURE AND 1500 PSF SOIL BEARING PRESSURE.

I X101 ONSITE CONCRETE THRUST BLOCKS
NOT TO SCALE

Blair, Church & Flynn
CONSULTING ENGINEERS
450 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

811
Know what's below.
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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEK No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DETAILS
3580 Westwind Blvd
Santa Rosa, CA 95403

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ERM DRAWING NUMBER

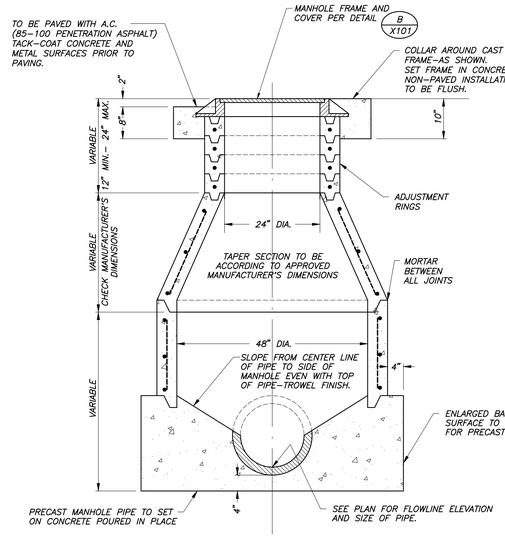
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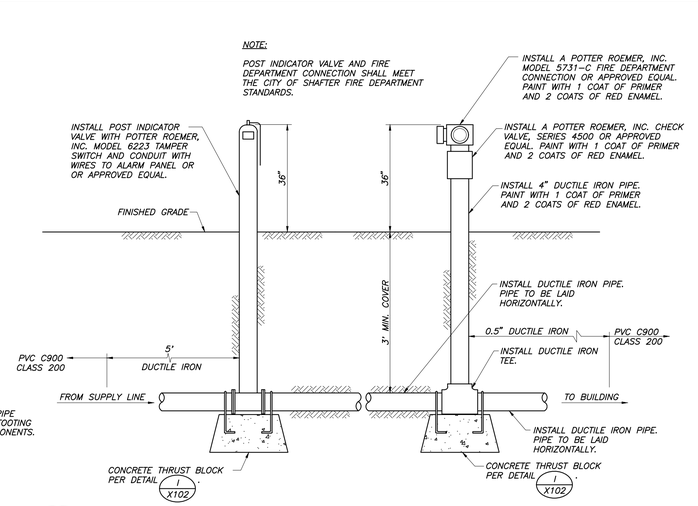
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PLANNING AND ENTITLEMENT PLANS 4/28/2026



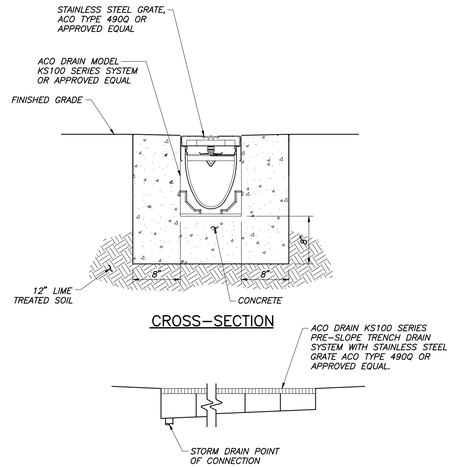
A X102 SANITARY SEWER MANHOLE STRUCTURE

NOT TO SCALE



B X102 POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION

NOT TO SCALE



CROSS-SECTION

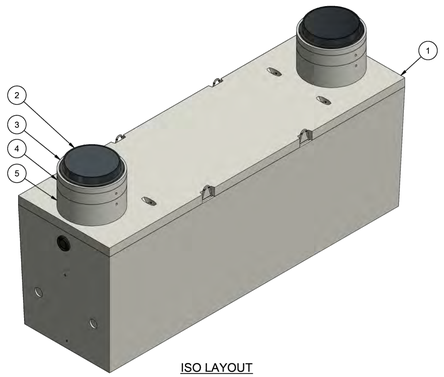
C X102 TYPICAL PRE-SLOPE DRAIN

NOT TO SCALE

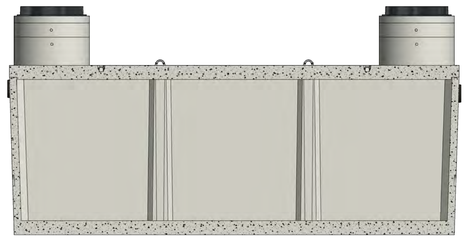
NOTES
■ IN COMPLIANCE WITH STRUCTURAL LOADING REQUIREMENTS OF ASTM INTERNATIONAL
■ MUST BE INSTALLED PER "JENSEN PRECAST UNDERGROUND WASTEWATER PRECAST CONCRETE TANK INSTALLATION PROCEDURE" WHICH CAN BE FOUND AT https://www.jensenprecast.com/Tank-Installation-Procedure-d2106.pdf. THIS PROCEDURE ADDRESSES REQUIRED EXCAVATION, SITE PREPARATION, INSTALLATION, VENTILATION, AND WATER/VACCUM TESTING

BILL OF MATERIALS

ITEM	QTY	PART NUMBER	DESCRIPTION	WEIGHT (LBS)
1	1	200026065	Tank JP 2000 Gallon 6 Inch Assembly EE No Baffle	18811
2	JOB SPECIFIC	100005850	CI RINGCOVER 24DIA B-5105-02/B-5105-R2 ASTM A48 CL35B CP O-RING GASKET OSI JENSEN/INTERCEPT	196
3	JOB SPECIFIC	100001524	Grade Ring D2432x3	87
4	JOB SPECIFIC	100001525	Grade Ring D2432x6	180
5	JOB SPECIFIC	100001526	Grade Ring D2432x12	365
6	JOB SPECIFIC	100012046	Plug Cover D2428x6 Slab Top	300



ISO LAYOUT



SECTION

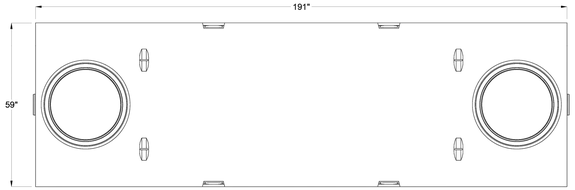
REVISION HISTORY			
REV	DESCRIPTION	DATE	BY
A	DRAWING CREATED	10/8/2019	T.Larson
B	BASE LIFTING UPDATED, TOP SLAB NOTCHES & REBAR UPDATED	4/27/2020	T.Larson
C	TOP SLAB LIFTING UPDATED AND GROOVE ADDED	2/8/2021	T.Larson
D	UPDATED ACCESSORIES	7/6/2022	E.FINE

BURY DEPTH:	1.1' - 6.0' to Top		
WATER LEVEL:	Below Structure	WEIGHT:	20767 Lbs
DESIGN SPEC:	ASTM C890,ACI 318	LOADING SPEC:	A-16 (AASHTO HS20-44)
REINFORCEMENT TYPE:		LIFTING TYPE:	

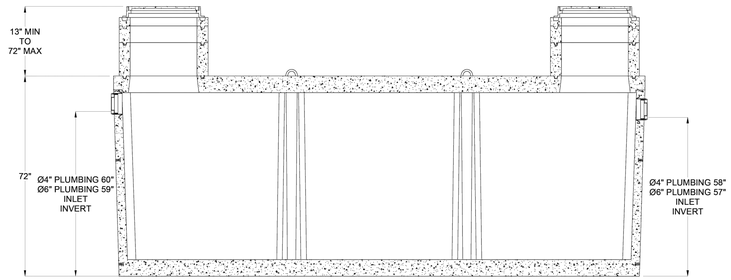
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DESCRIPTION:	Tank JP 2000 Gallon 6 Inch Layout Holding Tank 24"E, 24"E No Baffle		REV: D-3
	LAYOUT REVIEW		SHEET: 1 OF 2
PART NUMBER:	200030533	DRAWN BY:	E. Fine
CREATED:	1/31/2019	MODIFIED:	7/6/2022



PLAN VIEW



CROSS SECTION

BURY DEPTH:	1.1' - 6.0' to Top		
WATER LEVEL:	Below Structure	WEIGHT:	20767 Lbs
DESIGN SPEC:	ASTM C890,ACI 318	LOADING SPEC:	A-16 (AASHTO HS20-44)
REINFORCEMENT TYPE:		LIFTING TYPE:	

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DESCRIPTION:	Tank JP 2000 Gallon 6 Inch Layout Holding Tank 24"E, 24"E No Baffle		REV: D-3
	LAYOUT DRAWING		SHEET: 2 OF 2
PART NUMBER:	200030533	DRAWN BY:	E. Fine
CREATED:	1/31/2019	MODIFIED:	7/6/2022

D X102 JENSEN PRECAST 2000 GAL HOLDING TANK

NOT TO SCALE

Blair, Church & Flynn
CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							

JOB NO 25-12972
DSGN Designer
DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
DATE 12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DETAILS
3580 Westwind Blvd
Santa Rosa, CA 95403

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DRAWING NUMBER

SHEET NUMBER X102 | REV

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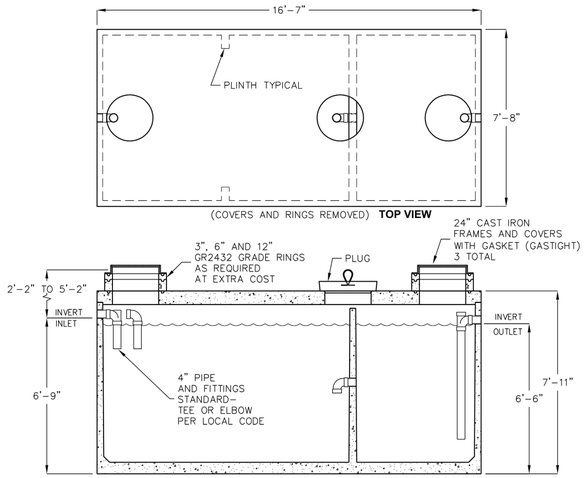
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PLANNING AND ENTITLEMENT PLANS 4/28/2026

5000 GALLON
SAND-OIL INTERCEPTOR

MODEL JZ5000EPE-SO
LISTED BY UPC®
NORTHERN CALIFORNIA



OPERATING CAPACITY: 5,000 GALLONS.

DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 1'-4' EARTH COVER.

SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

MINIMUM EXCAVATION
8'-8" x 17'-7"
x REQ'D DEPTH

9/17/07
J2500050_EXPE_NOCAL_A.dwg
© 2007 Jensen Precast

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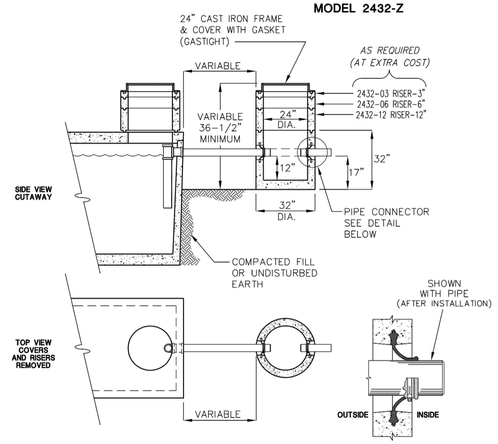
JENSEN PRECAST

A / X103 JENSEN PRECAST 5000 GALLON SAND-OIL INTERCEPTOR

NOT TO SCALE

SAMPLE BOX
WITH PIPE CONNECTORS

MODEL 2432-Z



BOX WEIGHT: 1250 LBS.
BOX DESIGN LOAD: H-20 TRAFFIC

SAMPLE BOX MUST BE PLACED ON SUITABLE BASE OF COMPACTED SOIL OR UNDISTURBED EARTH IN TRAFFIC CONDITION. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

PIPE CONNECTOR CAST INTEGRALLY IN WALL WILL ACCEPT PIPE O.D. (INCHES)

MIN.	MAX.
4.25	6.25

SEE Z-LOK PIPE CONNECTOR PAGE FOR ADDITIONAL INFORMATION

10/19/05
2432Z Sample Box_B.dwg
© 2005 Jensen Precast

JENSEN PRECAST

B / X103 JENSEN PRECAST SAMPLE BOX

NOT TO SCALE

Blair, Church & Flynn
CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
1							
	12/10/24						

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	MM-DD-YYYY Date Signed:

REGISTERED PROFESSIONAL ENGINEER FRANK SEK No. 67,647 CIVIL STATE OF CALIFORNIA

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DETAILS
3580 Westwind Blvd
Santa Rosa, CA 95403

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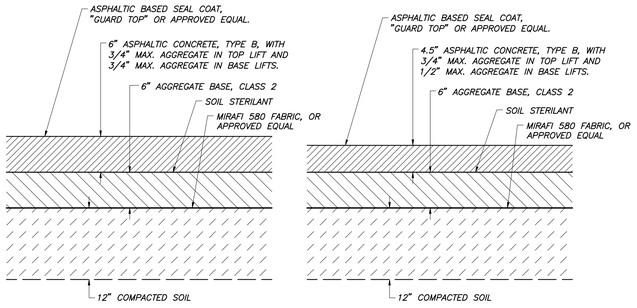
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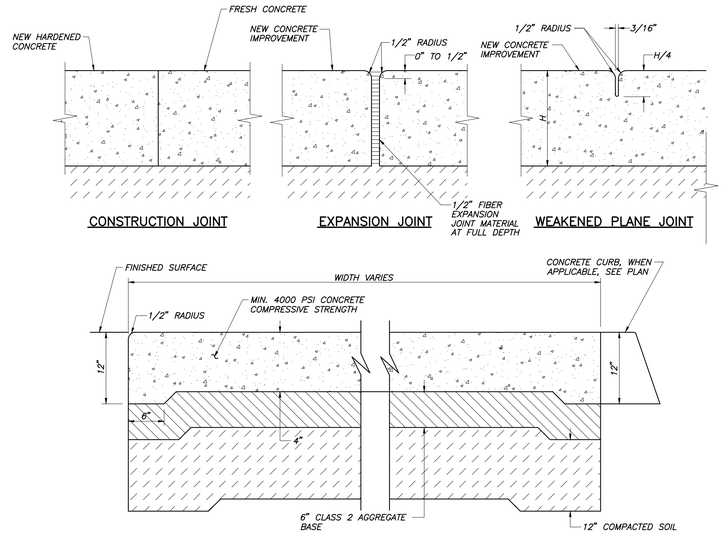
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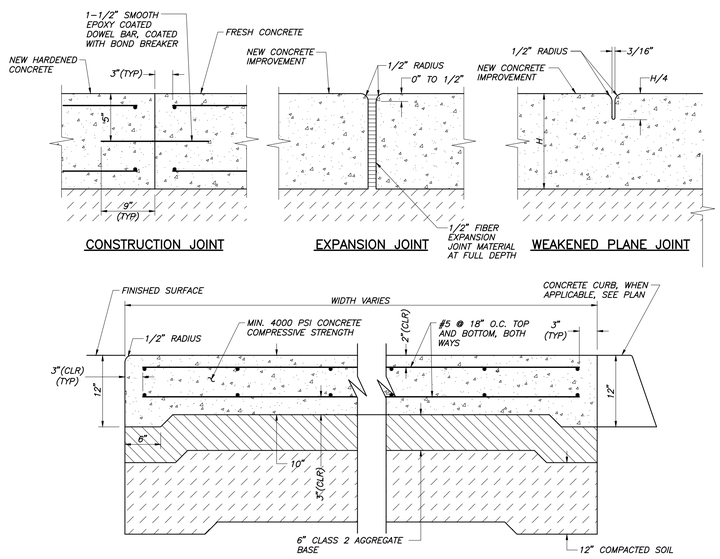
A X104 ASPHALT CONCRETE PAVEMENT SECTIONS

NOT TO SCALE



B X104 STANDARD DUTY CONCRETE

NOT TO SCALE



C X104 HEAVY DUTY CONCRETE FOR VEHICULAR TRAFFIC

NOT TO SCALE

Blair, Church & Flynn
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Fax (559) 326-1500

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SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

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MM-DD-YYYY Date Signed:

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

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CIVIL DETAILS
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Clovis, California 93612
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Fax (559) 326-1500

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STATE OF CALIFORNIA
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SAN FRANCISCO, CALIFORNIA

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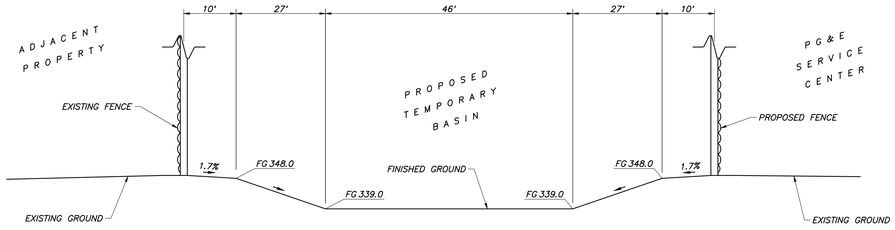
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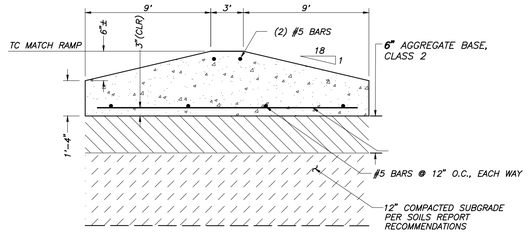
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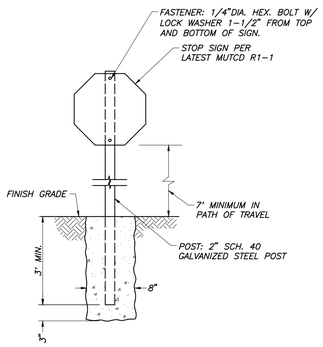
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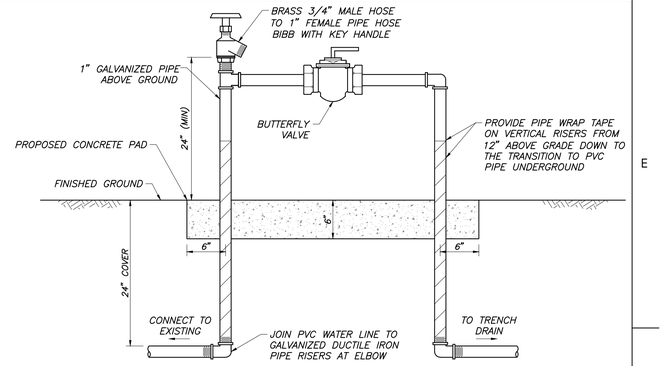
A X106 TEMPORARY BASIN CROSS-SECTION
NOT TO SCALE



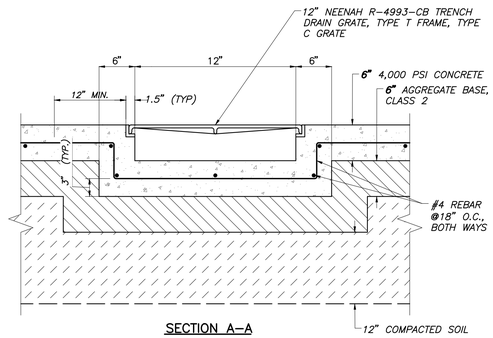
B X106 RAMP
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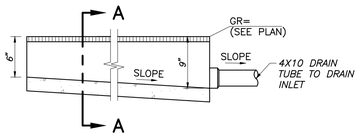
C X106 STOP SIGN
NOT TO SCALE



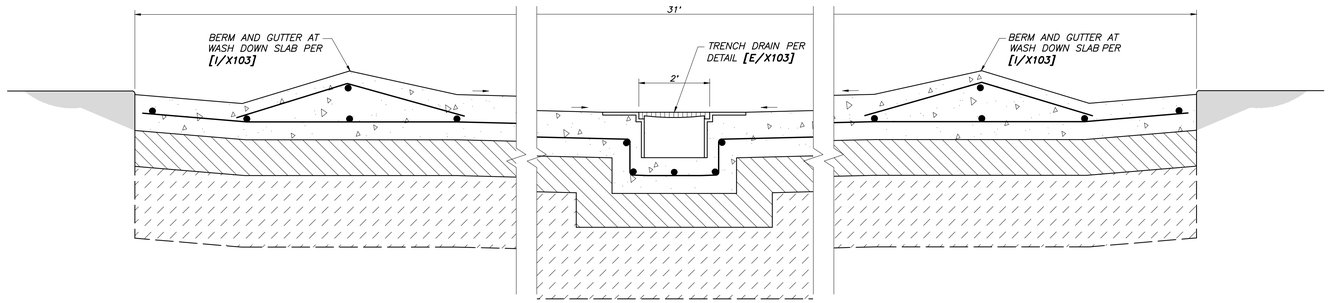
D X106 HOSE BIBB INSTALLATION
NOT TO SCALE



SECTION A-A

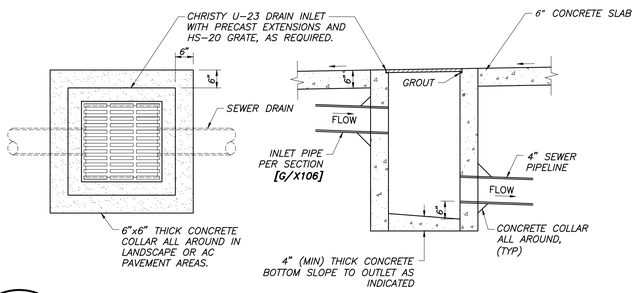


END OUTLET PROFILE

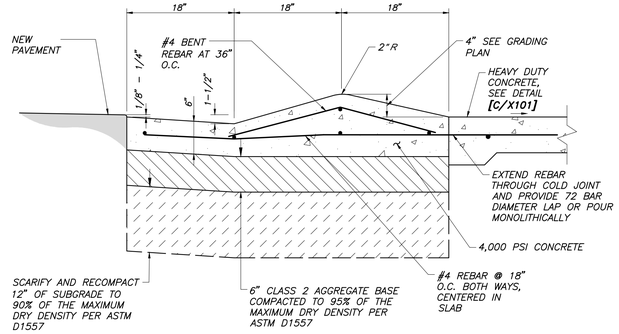


E X106 TRENCH DRAIN WITH COVER PLATES IN WASH DOWN SLAB
NOT TO SCALE

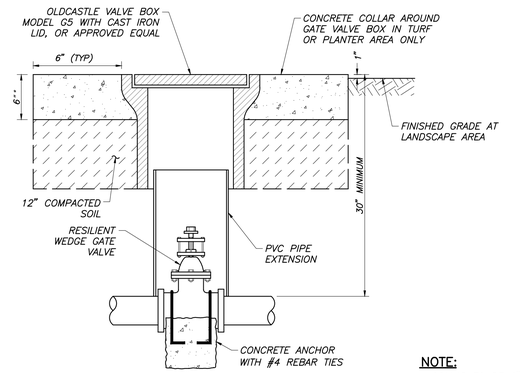
F X106 NORTH – SOUTH SECTION CUT AT WASH DOWN SLAB
SCALE: 1"=1'



H X106 U-23 DRAIN INLET WITH CONCRETE COLLAR
NOT TO SCALE



I X106 BERM AND GUTTER AT WASH DOWN SLAB
NOT TO SCALE



2-1/2" AND LARGER

NOTE:
* COLLAR TO BE 6" THICK IN VEHICULAR TRAFFIC AREAS

J X106 GATE VALVE AND LID
NOT TO SCALE

Blair, Church & Flynn
CONSULTING ENGINEERS
481 Clovis Avenue, Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

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1							

JOB NO	25-12972
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	12/10/24

REGISTERED PROFESSIONAL ENGINEER FRANK SEN No. 67,647 CIVIL STATE OF CALIFORNIA
MM-DD-YYYY Date Signed:

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
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SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DETAILS
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Santa Rosa, CA 95403

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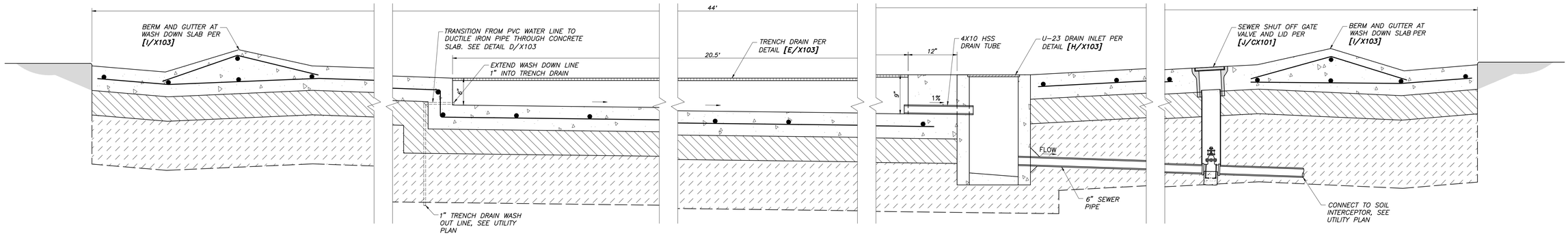
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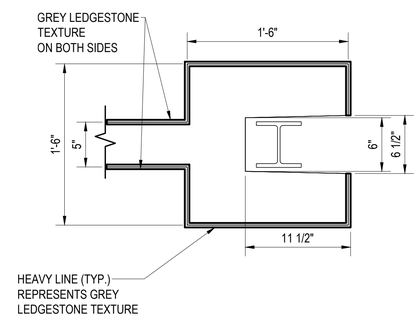
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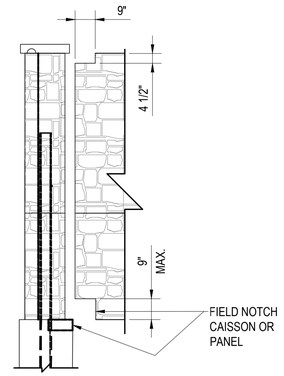
PLANNING AND ENTITLEMENT PLANS 4/28/2026



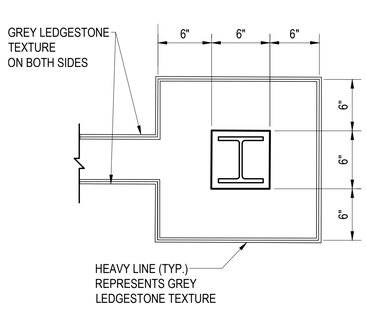
H / X107 EAST – WEST SECTION CUT AT WASH DOWN SLAB
SCALE: 1" = 1'



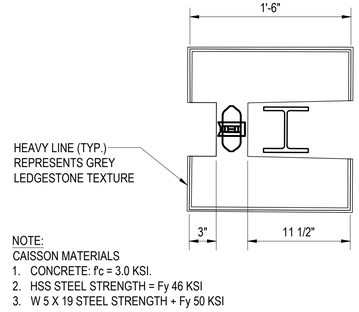
A / X107 LINE COLUMN
SCALE: 1-1/2" = 1'-0"



B / X107 FIELD NOTCH (IF APPLICABLE)
SCALE: 3/8" = 1'-0"

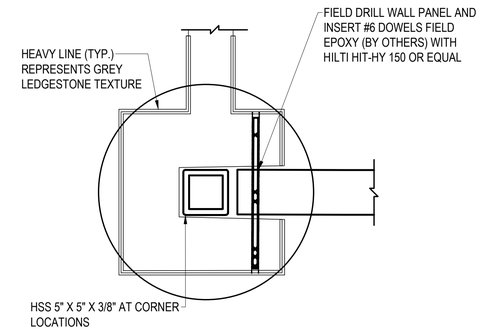


C / X107 END PANEL
SCALE: 1-1/2" = 1'-0"

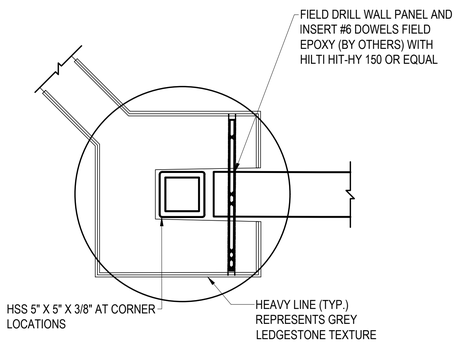


NOTE:
CAISSON MATERIALS
1. CONCRETE: f'c = 3.0 KSI.
2. HSS STEEL STRENGTH = Fy 46 KSI
3. W 5 X 19 STEEL STRENGTH + Fy 50 KSI

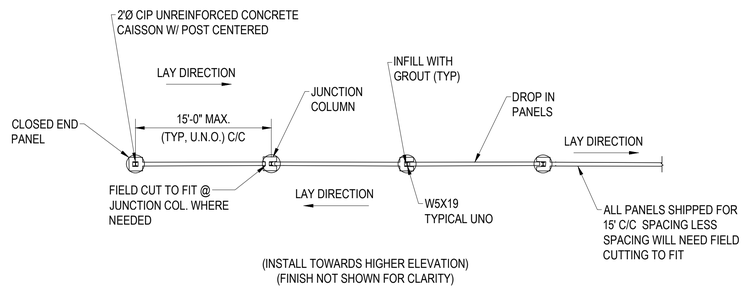
D / X107 JUNCTION COLUMN
SCALE: 1-1/2" = 1'-0"



E / X107 90° CONNECTION
SCALE: 1-1/2" = 1'-0"



F / X107 45° CONNECTION
SCALE: 1-1/2" = 1'-0"



G / X107 TYPICAL LAYING ELEVATION
SCALE: 1-1/2" = 1'-0"

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APVD 1	Approver
APVD 2	
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

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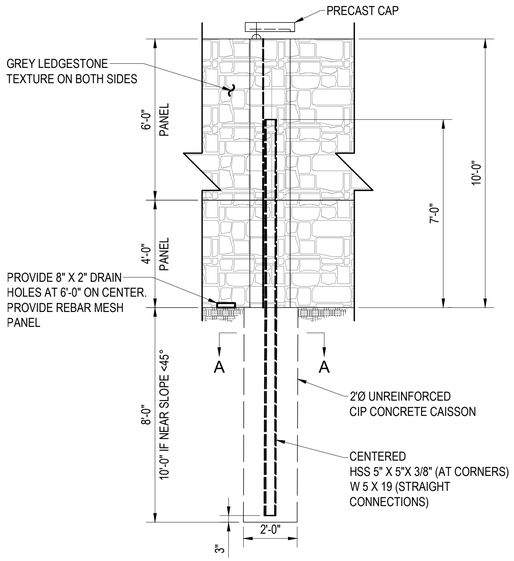
ERM DRAWING NUMBER
SHEET NUMBER X107
REV

ARCH D

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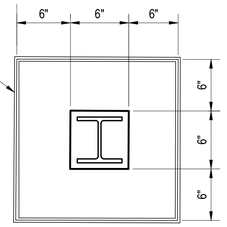


NOTES:
CAISSON MATERIALS
1. CONCRETE: f'c = 3.0 KSI.
2. HSS STEEL STRENGTH = Fy 46 KSI
3. W 5 X 19 STEEL STRENGTH = Fy 50 KSI
4. SLOPED SOIL ASSUMED TO HAVE AN ANGLE OF INTERNAL FRICTION OF 45 DEGREES.



SECTION A-A

H / X108 TYPICAL FOUNDATION DETAIL AT 10' WALLS
SCALE: 1-1/2" = 1'-0"



I / X108 COLUMN
SCALE: 1-1/2" = 1'-0"

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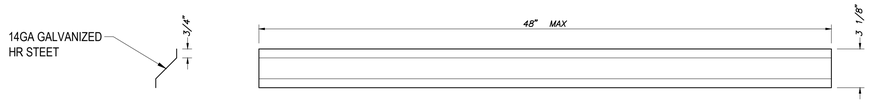
SHEET NUMBER X108 | REV

DRAWING SHEET NAME

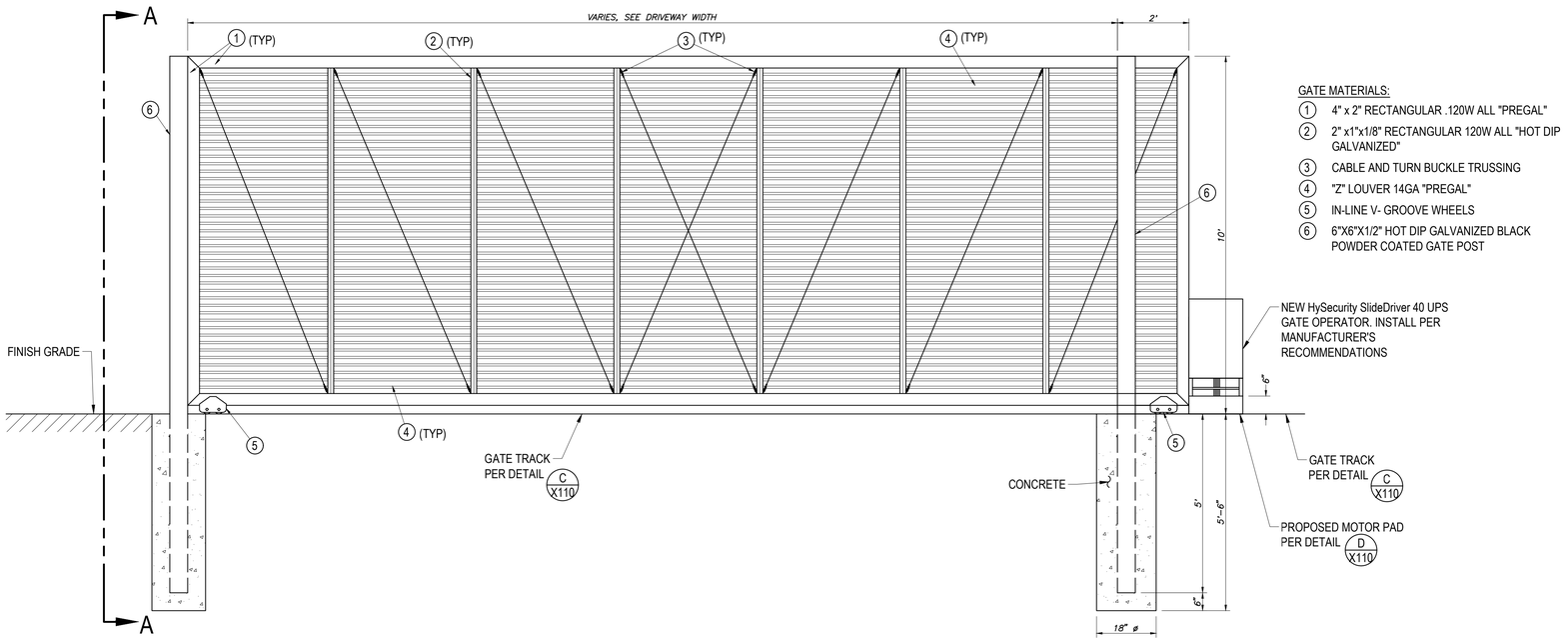
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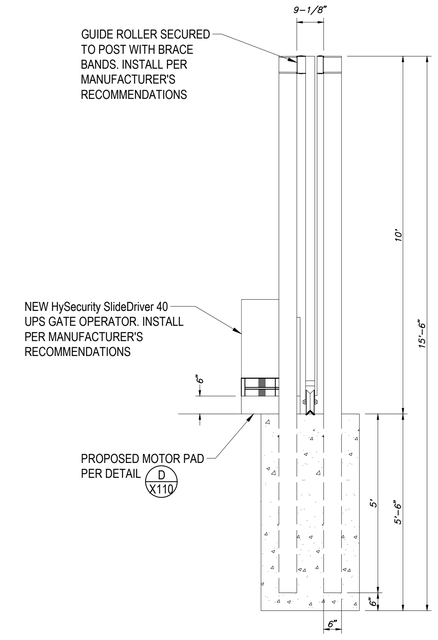
TYPICAL LOUVER



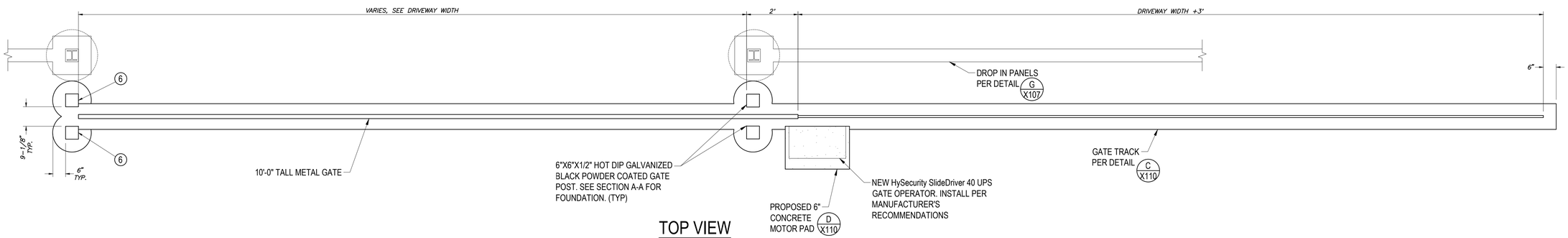
GATE MATERIALS:

1. 4" x 2" RECTANGULAR .120W ALL "PREGAL"
2. 2" x1"x1/8" RECTANGULAR 120W ALL "HOT DIP GALVANIZED"
3. CABLE AND TURN BUCKLE TRUSSING
4. "Z" LOUVER 14GA "PREGAL"
5. IN-LINE V- GROOVE WHEELS
6. 6"X6"X1/2" HOT DIP GALVANIZED BLACK POWDER COATED GATE POST

SECTION VIEW



SECTION A-A



TOP VIEW

A X109 METAL GATE
NOT TO SCALE

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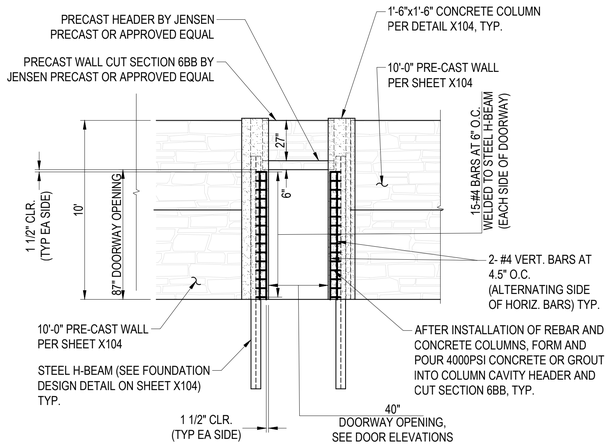
SHEET NUMBER	REV
X109	

ARCH D

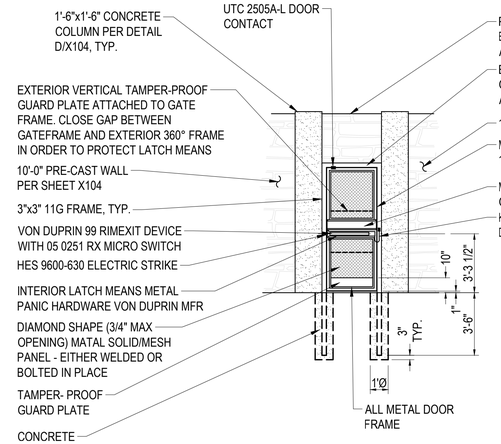
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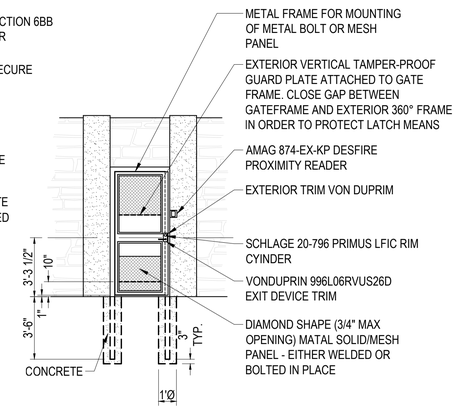
PLANNING AND ENTITLEMENT PLANS 4/28/2026



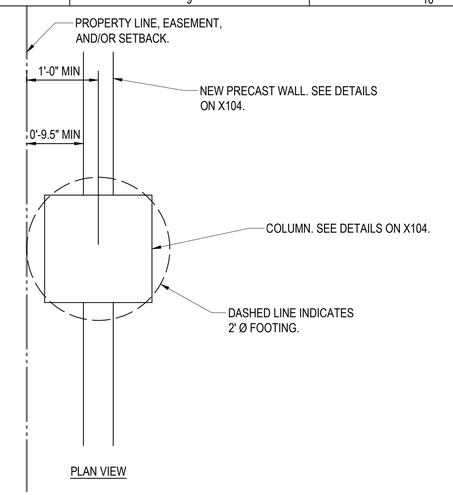
ELEVATION VIEW - DOORWAY



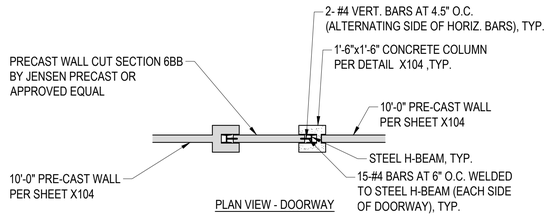
DOOR REAR ELEVATION



DOOR FRONT ELEVATION



PLAN VIEW



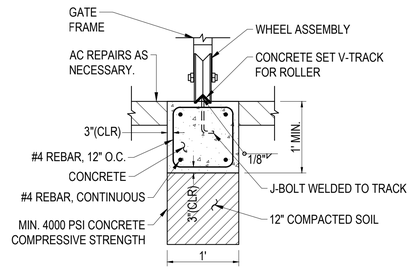
PLAN VIEW - DOORWAY

A X110 MAN GATE AT PRECAST CONCRETE WALL

SCALE: 1-1/2" = 1'-0"

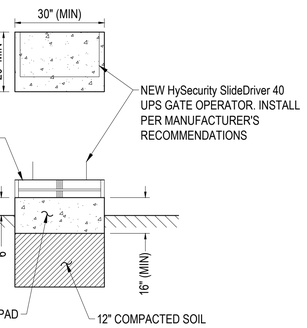
B X110 PRECAST CONCRETE WALL AT PROPERTY LINE

NOT TO SCALE



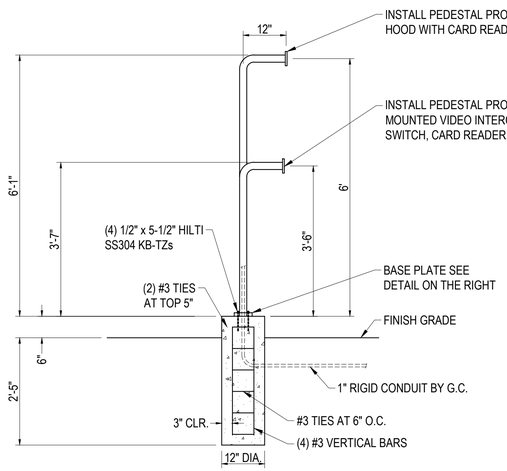
C X110 V-TRACK FOOTING

NOT TO SCALE



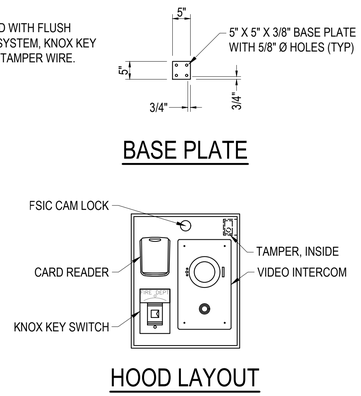
D X110 MOTOR PAD

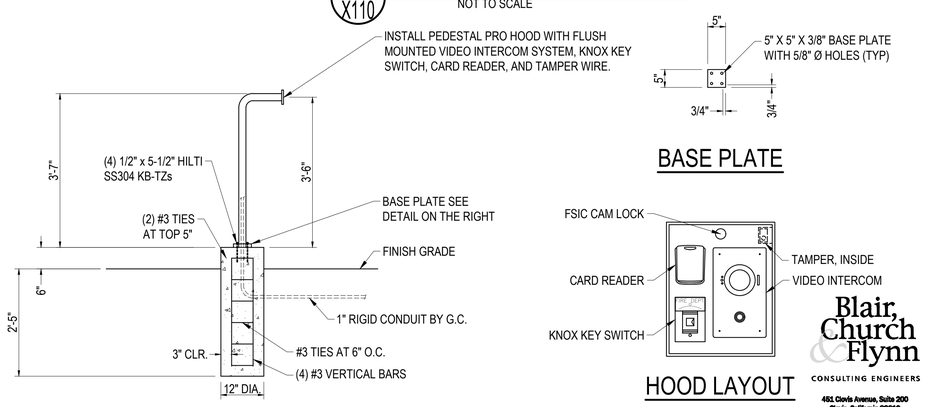
NOT TO SCALE



E X110 HI-LO CARD READER PAD SECTION

NOT TO SCALE





F X110 LO CARD READER PAD SECTION

NOT TO SCALE

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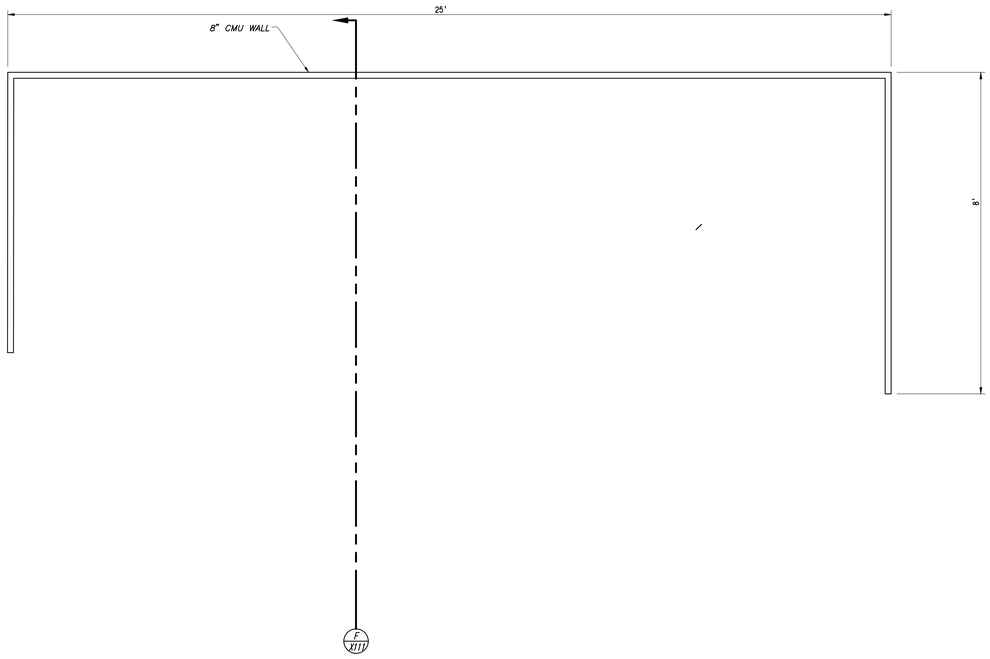
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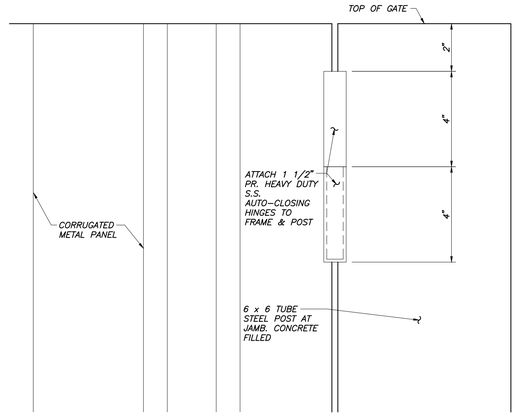


A X111 TRASH ENCLOSURE – PLAN

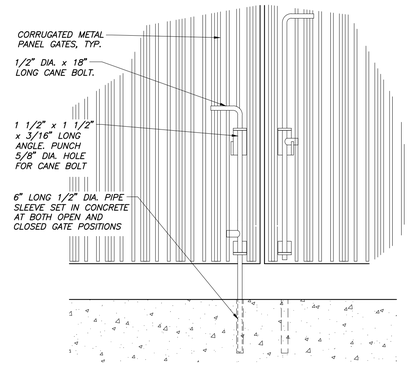
NOT TO SCALE

SPECIAL INSPECTION BY CERTIFIED INSPECTOR IS REQUIRED FOR:

1. STEEL (CBC 1704.3)
2. CONCRETE (CBCB 1704.4)
3. MASONRY (CBCB 1704.5.1 & 1704.5.3)

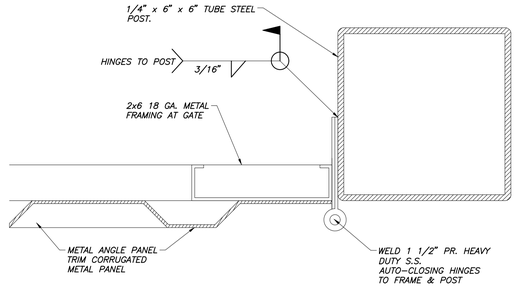


ELEVATION



C X111 TRASH ENCLOSURE – CANE BOLT

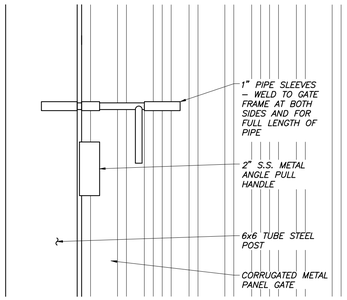
NOT TO SCALE



PLAN VIEW

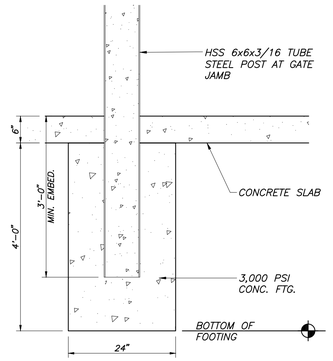
B X111 TRASH ENCLOSURE – HINGE

NOT TO SCALE



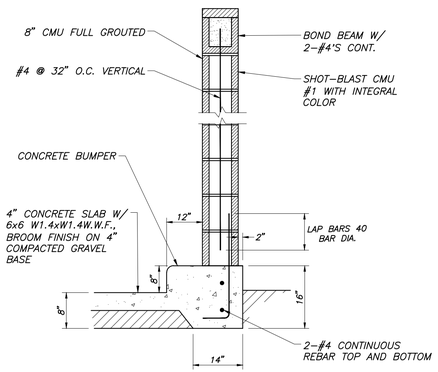
D X111 TRASH ENCLOSURE – SLIDE BOLT

NOT TO SCALE



E X111 TRASH ENCLOSURE – GATE POST

NOT TO SCALE



F X111 TRASH ENCLOSURE – WALL SECT

NOT TO SCALE

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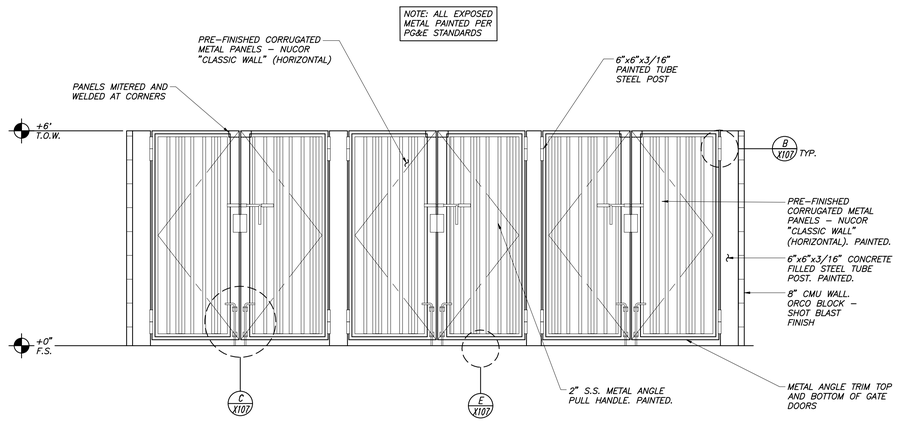
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DRAWING SHEET NAME

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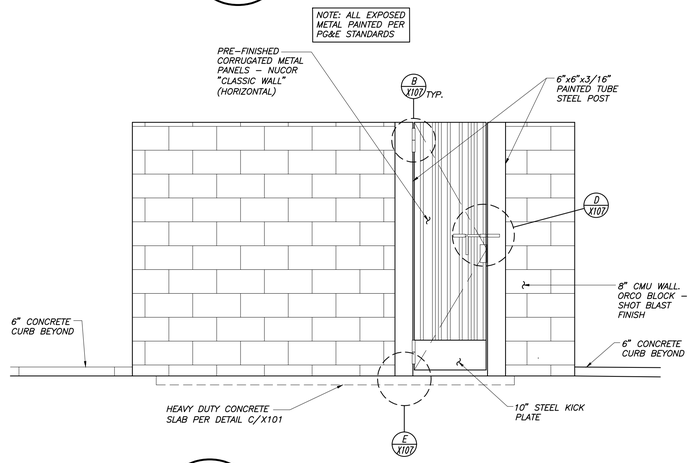
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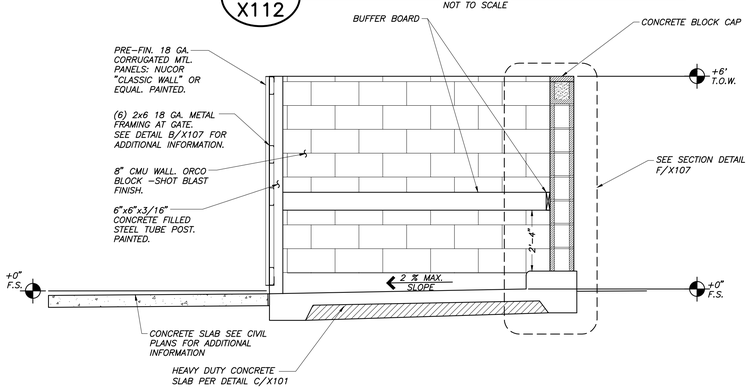
A X112 TRASH ENCLOSURE - FRONT ELEVATION

NOT TO SCALE



B X112 TRASH ENCLOSURE - SIDE ELEVATION

NOT TO SCALE



C X112 TRASH ENCLOSURE - SECTION

NOT TO SCALE

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MM-DD-YYYY Date Signed:

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

PG&E NO	
SITE TYPE	SERVICE CENTER
SITE NAME	SANTA ROSA
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	25-12972

PG & E Santa Rosa
CIVIL DETAILS
3580 Westwind Blvd
Santa Rosa, CA 95403

WARNING:
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