



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

May 20, 2026

To: Interested Agencies

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

File Number: MNS26-0005
Applicant Name: Steve Kemiji
Owner Name: same
Site Address: 8889 Jeannette Ave., Sebastopol; 3280 Hicks Rd., Sebastopol
APN: 130-146-003
Zoning: RR B6 2 DU, OAK

Project Description: Minor Subdivision of 2.08 acres resulting in four lots total, two of approximately 0.46 acres and two of approximately 0.57 acres.

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

Responses to referrals should include 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 June 3, 2026, and should be sent to the attention of:

MNS26-0005, Levan King Cranston (Levan.KingCranston@sonomacounty.gov). The Project Planner can also be reached at (707) 565-2592. **If no response is received by June 3, 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.

☒ Sanitation
☒ Building Inspection
☒ Fire Prevention
☒ Health Specialist
☒ Grading and Storm Water
☒ Management Group
☒ Natural Resources
☒ Road Naming
☒ Survey and Land Development
☒ Dist. 5 Director and Commissioners
☒ SPI (DTPW), Land Development
☒ SPI (DTPW), Drainage
☒ Treasurer/Special Assessment

☒ NW Information Center, S.S.U.
☒ Local Fire District – Graton FPD
☒ Regional Water QCB: North Coast
☒ Tribal Notification
☒ Friends of Atascadero Wetlands
☒ Western SoCo Rural Alliance

Planning Application

PJR-001

Application Type(s):

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

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

File # _____

- ☒ 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

Name steve kemiji		
Mailing Address 8889 Jeannette Ave		
City Sebastopol	State ca	Zip 95472
Day Ph (707) 480-4585	Email skemiji@gmail.com	
Signature <i>Steve kemiji</i>	Date 5/12/26	

OWNER (IF OTHER THAN APPLICANT)

Name		
Mailing Address		
City	State	Zip
Day Ph ()	Email	
Signature	Date	

Billing Responsible Party (At-Cost Only)

☐ Applicant
 ☐ Owner
 ☐ Other: _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

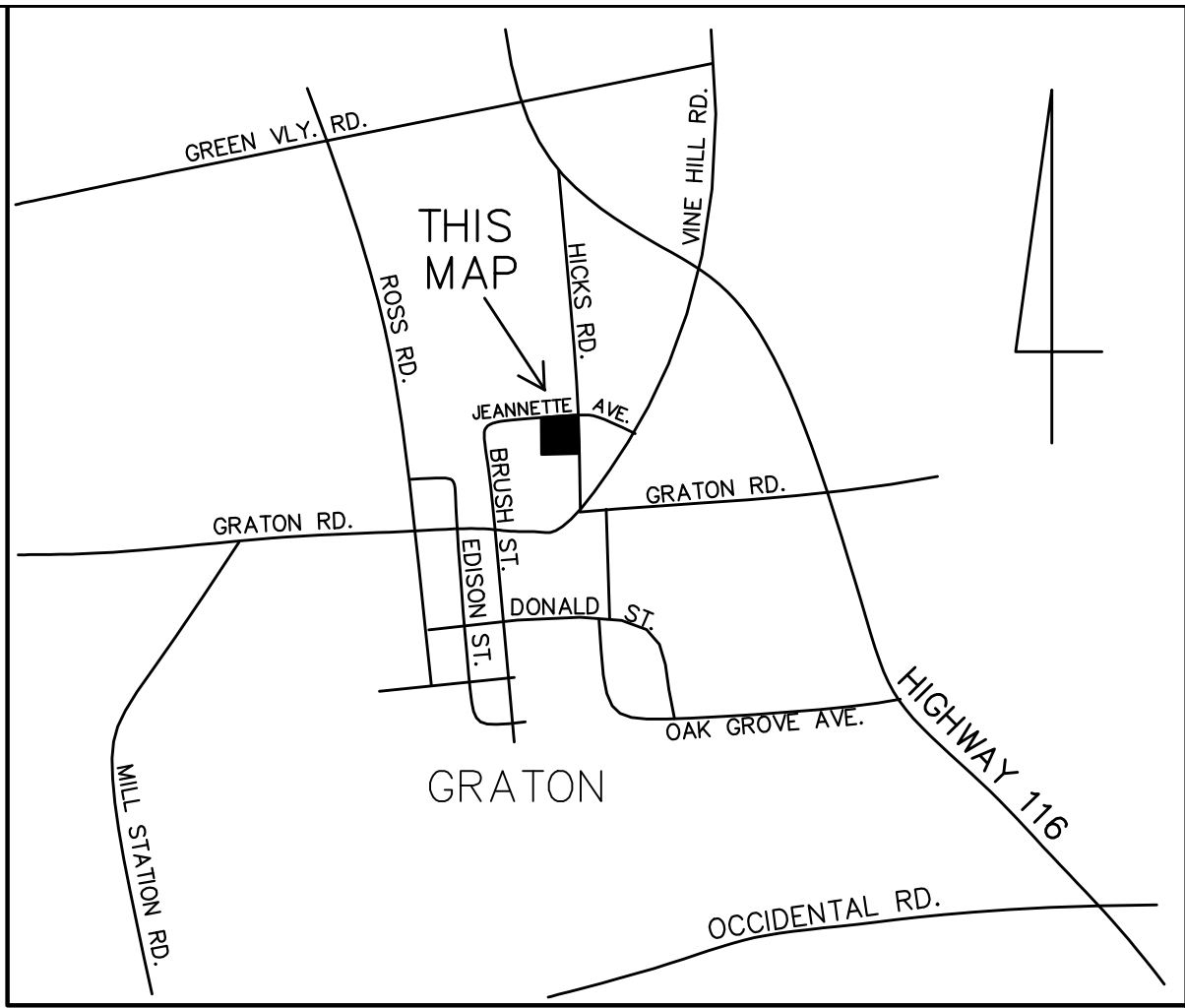
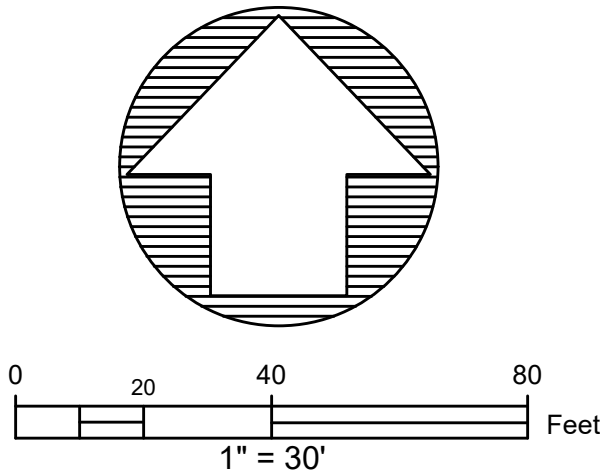
Name/Title Catherine Smith-Kemiji			Name/Title		
Mailing Address 8889 jeannetter ave			Mailing Address		
City Sebastopol	State ca	Zip 95472	City	State	Zip
Day Ph (707) 328-8749	Email catesmith@comcast.net		Day Ph ()	Email	

PROJECT INFORMATION

Address(es) 3280 Hicks Rd		City Sebastopol
Assessor's Parcel Number(s) 130-146-003		
Project Description Minor subdivision converting one lot to four lots		
Acreage 2.08 acres	Number of new lots proposed 4	
Site Served by Public Water? ☐ Yes ☒ No	Site Served by Public Sewer? ☒ Yes ☐ No	

TO BE COMPLETED BY PRMD STAFF

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



LOCATION MAP
N.T.S.

RECORD OWNER:
STEVE KEMILI &
CATHERINE ELIZABETH SMITH-KEMILI
P.O. BOX 371
GRATON, CA. 95444
(707) 328-28749

ZONING DESIGNATION:
RR B6 2 DU, OAK

LOT CALCULATIONS:
LOT NO. 1: 0.57± ACRES
LOT NO. 2: 0.57± ACRES
LOT NO. 3: 0.46± ACRES
LOT NO. 4: 0.46± ACRES
TOTAL ACREAGE: 2.07 ACRES±

REFERENCES

(R1) = DOC. NO. 2024-045914
(R2) = 435 MAPS, PGS 43-45
(R3) = 441 MAPS, PGS. 31-32
(R4) = 18 MAPS, PGS. 18

LEGEND

(C) = CALCULATED
(R) = RECORD
CMP = CORRUGATED METAL PIPE
D/W = DRIVEWAY
SS = SANITARY
SSCO = SANITARY SEWER CLEANOUT
EU = EUCALYPTUS TREE
OK = OAK TREE
SG = SWEET GUM TREE

ENGINEER & SURVEYOR:
DIMENSIONS 4 ENGINEERING, INC.
2952 MENDOCINO AVENUE
SANTA ROSA, CALIFORNIA 95403
(707) 578-3433

PROPOSED DOMESTIC WATER SUPPLY:
LOT NO. 1: SHARED PRIVATE WELL
LOT NO. 2: SHARED PRIVATE WELL
LOT NO. 3: SHARED PRIVATE WELL
LOT NO. 4: SHARED PRIVATE WELL

PROPOSED WASTEWATER DISPOSAL:
LOT NO. 1: SEWER
LOT NO. 2: SEWER
LOT NO. 3: SEWER
LOT NO. 4: SEWER

BOUNDARY NOTE

BOUNDARY LINES SHOWN FOR THE SUBJECT PARCEL ARE BASED ON FOUND IRON PIPES AND RECORD INFORMATION PER DEED INFORMATION (DN 2024-045914 SCR.) TOGETHER WITH THAT MAP RECORDED IN BOOK 435, PAGES 43-45, SONOMA COUNTY RECORDS.
LINES SHOWN BEYOND THE BOUNDARIES OF THE PARCEL TO BE SUBDIVIDED ARE DERIVED USING RECORD INFORMATION ONLY.

TOPOGRAPHIC NOTE

TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A MAY 2008 TOPOGRAPHIC SURVEY BY HOGAN LAND SURVEYS USING AN ASSUMED ELEVATION OF 500.00 AS DESIGNATED UPON CTL. PT. #1. AND SUPPLEMENTED IN NOV. 2024 & JAN. 2026 BY DIMENSIONS 4 ENGINEERING, INC.
CONTOURS SHOWN BEYOND THE PARCEL TO BE SUBDIVIDED ARE BASED ON AERIAL LIDAR INFORMATION PROVIDED BY SONOMA COUNTY VEGETATION AND HABITAT MAPPING PROGRAM AND SHOWN AT 1 FT. ELEVATION INTERVALS.

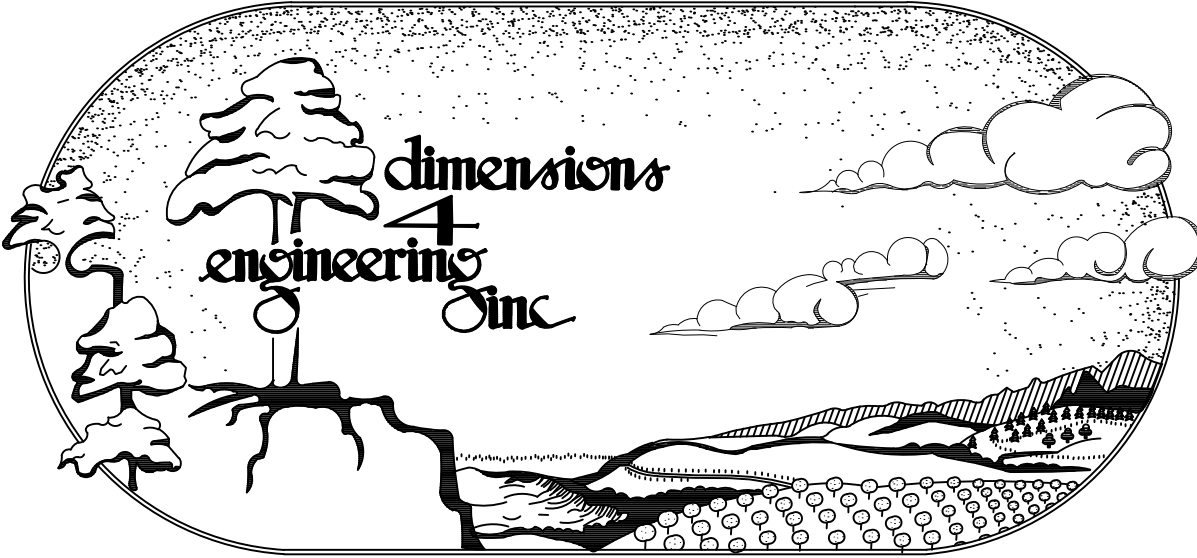
VEGETATION NOTE

PARCEL CONSISTS OF GRASSY FIELDS AND CLUSTERS OF OAK TREES, ALL NATIVE TO THE AREA WITH 2 SINGLE FAMILY RESIDENCES CURRENTLY UNDER CONSTRUCTION.

4 LOT MINOR SUBDIVISION
TENTATIVE MAP

FOR
STEVE KEMILI & CATHERINE SMITH-KEMILI
AT

3280 HICKS ROAD
SONOMA COUNTY, CALIFORNIA
A.P.NO. 130-146-003



ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2952 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578-3433

APPROVED:

GARY SPIERINGS, L.S. 8082



4/17/26

DATE

APRIL 2026

(D4E)24-8293.1

SHEET 1 OF 1

VEGETATION MANAGEMENT PLAN

Residential Parcel | 1–5 Acres | State of California

Prepared in accordance with Cal Fire Guidelines | April 25, 2026

PROPERTY INFORMATION	
Property Owner	Steve Kemiji
Parcel Address	3280 Hicks Road, Sebastopol, CA 95472
APN	130-146-003-000
Parcel Size	2.08 Acres
Land Use / Zoning	Residential, RURAL RES/SINGLE RES
Fire Hazard Severity Zone	Standard State Responsibility Area (Non-High / Non-Very High)
Plan Prepared By	Steve Kemiji
Plan Date	April 24, 2026

1. Purpose and Scope

This Vegetation Management Plan (VMP) has been developed for our residential parcel of 2.08 acres located in California within a Standard State Responsibility Area (SRA) that is NOT designated as a High or Very High Fire Hazard Severity Zone (FHSZ) by Cal Fire. The purpose of this plan is to reduce fire risk, protect structures and adjacent properties, and comply with applicable California fire safety regulations.

Even though the parcel is not located in a High or Very High FHSZ property owner Steve Kemiji will ensure minimum defensible space and vegetation management requirements under California law, property owner will ensure best practices consistent with Cal Fire guidance.

2. Applicable Regulations and Standards

This plan has been prepared in accordance with the following California statutes and guidelines:

- California Public Resources Code (PRC) §4290 and §4291 — Defensible space requirements

- California Government Code §51182 — Defensible space obligations for structures in or adjacent to fire hazard areas
- California Code of Regulations (CCR) Title 14 — Fire prevention standards for State Responsibility Areas
- Cal Fire's "Living With Fire" vegetation management guidelines
- Local County or City Fire Code (supplement where applicable)

3. Property Description and Existing Vegetation

3.1 General Property Description

The parcel encompasses 2.08 acres on a mostly flat, square-shaped lot with a south-facing aspect. The property is bordered by Hicks Road on the east side, Jeannette Avenue on the north side, residential housing on the west side, and an unnamed easement asphalt road on the south side. Two structures and one active construction project are located on the property: an existing 1,750 sq ft single-family home with an attached 720 sq ft garage situated in the northwest quadrant, and a foundation for a new 2,300 sq ft home currently under construction in the northeast quadrant. Access to the parcel is available from Hicks Road to the east and Jeannette Avenue to the north.

3.2 Existing Vegetation Types

The following vegetation types have been identified on the parcel:

- No annual grasses or forbs present on the parcel.
- No shrubs or chaparral species present on the parcel.
- Ornamental landscaping is not currently present but will be kept minimal when installed.
- Trees — 5 Black Oaks, 6 Coastal Oaks, and 1 Live Oak present on the parcel.
- No dry or cured vegetation present on the parcel.

3.3 Fuel Load Assessment

Current estimated fuel loads by zone:

Zone	Distance from Structure	Current Condition / Notes
Zone 1 – Lean, Clean & Green	0–30 feet	<i>CLEAN</i>
Zone 2 – Reduced Fuel	30–100 feet (or property line)	<i>Managed Reduced Fuel</i>

4. Defensible Space Requirements

California PRC §4293 whereby property owner will maintain defensible space around structures by following the guidelines below.

4.1 Zone 1 — Lean, Clean & Green (0–30 Feet from Structure)

- Remove all dead plants, grass, weeds, and leaves that are within 30 feet of any structure.
- Keep lawns and grasses cut to a maximum height of 4 inches.
- Remove branches from trees that hang over roofs or are within 10 feet of chimney outlets.
- Remove all dead branches from trees up to 6–10 feet above ground (ladder fuel removal).
- Do not allow shrubs or other vegetation to accumulate under trees.
- Keep woodpiles, lumber, and other combustible materials at least 30 feet from structures.
- Clear the area under decks and balconies of all combustible vegetation.

4.2 Zone 2 — Reduced Fuel Zone (30–100 Feet from Structure, or to Property Line)

- Cut or mow annual grass and weeds to a maximum height of 4 inches.
- Create spacing between shrubs and trees — remove portions of shrubs or trees that allow fire to spread between them (horizontal and vertical separation).
- Trees: maintain a minimum horizontal spacing of 10 feet between canopies. On slopes steeper than 20%, increase spacing accordingly.
- Prune lower branches of trees to a height of one-third of the tree's overall height (not to exceed 10 feet).
- Remove all dead plant material from within this zone.

5. Vegetation Management Actions

5.1 Immediate Actions (Year 1 — Priority)

1. Conducted a full property walk-through and documented existing vegetation types, fuel loads, and found no immediate hazards.
2. Mow, cut, or weed-eat all grasses and annual weeds throughout the parcel to a maximum height of 4 inches.
3. Remove all dead plants, brush, and accumulated dry debris from Zone 1 (0–30 feet from all structures).
4. Prune trees and large shrubs to remove ladder fuels (low-hanging branches within 6–10 feet of the ground).

5. Dispose of all removed vegetation through chipping, composting, green waste removal, or other approved methods. Do NOT create burn piles without a valid permit.
6. Reposition any firewood, propane tanks, or combustible materials to a minimum of 30 feet from structures.

5.2 Ongoing Maintenance Schedule

Task	Frequency	Zone	Responsible Party
Mow / weed-eat grasses	Monthly (Apr–Oct)	Entire parcel	Steve Kemiji
Remove dead plant debris	Monthly	Zone 1 & 2	Steve Kemiji
Prune tree ladder fuels	Annually (spring)	Zone 1 & 2	Steve Kemiji
Thin shrub clusters	Annually	Zone 2	Steve Kemiji
Inspect roof & gutters	Bi-annually	Structures	Steve Kemiji
Full VMP review & update	Annually	Entire parcel	Steve Kemiji

6. Roof, Structure, and Ember Resistance Measures

Vegetation management alone is not sufficient so the following structural measures will be implemented to complement this VMP:

- Install or maintain ember-resistant vent covers on attic, eave, and foundation vents.
- Clean roof surfaces and gutters of accumulated leaves, needles, and debris at least twice per year.
- Screen or enclose the underside of decks and elevated flooring with non-combustible materials.
- Ensure all exterior doors, windows, and garage doors are well-fitted to prevent ember intrusion.
- Replace or repair any wood shingles, shakes, or decking with fire-resistant materials when feasible.
- Maintain a non-combustible zone (gravel, pavers, concrete) immediately adjacent to foundation walls.

7. Debris Disposal Methods

All vegetation removed under this plan shall be disposed of in one of the following approved methods:

- Green waste bin / curbside collection through local waste management service.
- Chipping on-site and using chips as mulch (keep chips at least 6 inches from structure foundations).
- Hauling to an approved green waste disposal or composting facility.
- Burning with a valid burn permit (check Cal Fire burn day status at: www.fire.ca.gov). Open burning may be prohibited or restricted — verify with your local Air Quality Management District (AQMD) and fire authority prior to any burning.

8. Access and Emergency Preparedness

- Maintain a minimum 12-foot-wide unobstructed access road or driveway to the property for emergency vehicles.
- Ensure address numbers are clearly visible from the road (minimum 4-inch reflective numbers).
- Maintain overhead clearance of at least 15 feet over access roads (trim overhanging branches).
- Ensure gate codes, locks, or access restrictions are communicated to the local fire department.
- Keep a charged garden hose accessible at the structure during elevated fire risk periods.

9. Annual Review and Documentation

This Vegetation Management Plan shall be reviewed and updated annually, or following any significant change in property conditions (construction, new plantings, fire damage, etc.). Documentation of maintenance activities should be retained by the property owner.

Review Date	Reviewed By	Actions Taken	Signature
4/24/27	4/24/27		
4/24/27	4/24/28		
4/24/27	4/24/29		

10. Owner Certification

I, the undersigned property owner or authorized representative, certify that the information contained in this Vegetation Management Plan is accurate to the best of my knowledge, and that I commit to implementing the vegetation management measures described herein in accordance with applicable California law and Cal Fire guidelines.

Steve Kemiji

Property Owner / Authorized Representative Signature

4/24/26

Date

Steve Kemiji

Printed Name

707/480-4585 | skemiji@gmail.com

Contact Phone / Email

STORMWATER MANAGEMENT PLAN

Minor Subdivision Application
3280 Hicks Road, Sebastopol, CA 95472

Sonoma County Permit and Resource Management Department

Property Owner:	Steve Kemiji
Parcel Address:	3280 Hicks Road, Sebastopol, CA 95472
APN:	130-146-003-000
Parcel Size:	2.08 acres
Application Type:	Minor Subdivision – 4 Lots
Date Prepared:	April 2026
Jurisdiction:	Sonoma County, California – Unincorporated Area

1. General Property Description

The parcel encompasses 2.08 acres on a mostly flat, square-shaped lot with a south-facing aspect. The property is located in unincorporated Sonoma County, California, within the Sebastopol area.

The parcel is bounded as follows:

- East: Hicks Road (public road)
- North: Jeannette Avenue (public road)
- West: Existing residential housing
- South: Unnamed easement asphalt road

Three structures are currently located on the property under construction: a 1,750 sq ft single-family home with a 720 sq ft garage situated in the northwest quadrant, and a foundation with framing on a 2,300 sq ft home in the northeast quadrant. Access to the parcel is available from Hicks Road to the east, Jeannette Avenue to the north and a paved easement to the south.

2. Proposed Subdivision Layout

The 2.08-acre parcel is proposed to be subdivided into four (4) lots of approximately equal size. The parcel is square in shape and will be divided into quadrants as follows:

Lot #	Location	Quadrant	Existing / Proposed Use
Lot 1	Northwest	North / West	Existing 1,750 sq ft home + 720 sq ft garage
Lot 2	Northeast	North / East	Foundation for new 2,300 sq ft home (under construction)

Lot 3	Southwest	South / West	Vacant / Proposed residential development
Lot 4	Southeast	South / East	Vacant / Proposed residential development

Each lot will have access to either Hicks Road (east boundary) or Jeannette Avenue (north boundary), or the unnamed easement road to the south.

3. Existing Site Conditions and Drainage

3.1 Topography and Drainage Patterns

The parcel is predominantly flat with minimal grade change across the site. As a south-facing lot, natural overland flow drains generally from north to south and from west to east along the property lines between Lot 1 and Lot 2, and Lot 3 and Lot 4, toward the unnamed easement road along the southern boundary. The southern boundary has a 16 inch culvert that directs water to the Atascadero Creek. A 10 foot drainage easement has been noted along the southwest boundary of Lot #3 and the southeast boundary of Lot #4 to allow for excess water coming from the properties to the North of Jeannette Road.

3.2 Soils and Infiltration

The soils in this area of Sonoma County are characteristic of the Sebastopol area's marine terrace and valley floor deposits. Site-specific soils data should be confirmed through a geotechnical investigation or review of NRCS Web Soil Survey data for the parcel. Infiltration capacity will influence the selection of post-construction stormwater best management practices (BMPs) for individual lots.

3.3 Impervious Surface – Existing

Existing impervious surfaces on the parcel include:

- 1,750 sq ft single-family residence (Lot 1 / northwest quadrant)
- 720 sq ft attached garage (Lot 1 / northwest quadrant)
- Associated driveways, walkways, and hardscape (estimated)
- New construction foundation for 2,300 sq ft home (Lot 2 / northeast quadrant)

4. Post-Subdivision Stormwater Management Approach

4.1 Regulatory Context

This project is subject to Sonoma County's stormwater management requirements applicable to minor subdivisions. The current development of Lot #1 and Lot #2 have been reviewed for compliance with applicable stormwater and low impact development (LID) standards. Such will be the same at the time of building permit application for Lot #3 and Lot #4.

4.2 Lot-Level Stormwater Controls

The following stormwater management approaches have been implemented for Lot #1 and Lot #2 and are proposed and will be required at the time of development of Lot #3 and Lot #4.:

Lot	Location	Existing Conditions	Proposed Stormwater Measures
Lot 1	Northwest	Existing home + garage	Roof downspout dispersal, gravel drip edge, landscaped infiltration area
Lot 2	Northeast	Foundation / active construction	Erosion control during construction; post-construction: rain garden or bioswale, roof runoff infiltration
Lot 3	Southwest	Vacant	Future development to comply with LID requirements at time of building permit
Lot 4	Southeast	Vacant	Future development to comply with LID requirements at time of building permit

4.3 Site-Wide Drainage Considerations

Given the flat topography and south-facing drainage orientation, the following site-wide measures have been implemented to manage stormwater flows from the subdivided lots:

- Collection of all downspout water and terminated in Maintenance of existing overland flow paths from north to south across the parcel
- Avoidance of grading or fill that would redirect stormwater onto adjacent properties
- Installation of swales drainage easements along internal lot lines where needed to convey inter-lot runoff to the southern easement road drainage corridor
- No increase in peak stormwater discharge from the overall 2.08-acre parcel beyond pre-subdivision conditions

5. Construction-Phase Erosion and Sediment Control

During the construction phase (particularly active grading on Lot 2 where a foundation is underway), the following BMPs shall be implemented to prevent erosion and offsite sedimentation:

- Silt fencing along southern and eastern boundaries adjacent to public roads
- Construction entrance rock apron at Hicks Road and Jeannette Avenue access points to prevent tracking of mud onto public roadways
- Stabilized stockpile areas for excavated soils away from drainage paths
- Revegetation of disturbed areas with native or drought-tolerant species within 30 days of grading completion or when final grades are reached
- Dust control measures as required during dry months

6. Long-Term Maintenance and Responsibility

Stormwater management facilities installed on individual lots shall be the responsibility of each respective lot owner. Common or shared drainage infrastructure (if any) shall be addressed through a recorded maintenance agreement or CC&Rs established at the time of final map recordation.

Each property owner shall be responsible for:

- Annual inspection and maintenance of on-site stormwater facilities
- Keeping drainage swales, downspouts, and infiltration areas clear of debris
- Notifying Sonoma County Permit and Resource Management Department (Permit Sonoma) of any significant modifications to stormwater facilities

7. Summary

This Stormwater Management Plan has been prepared in support of the minor subdivision application for APN 130-146-003-000 at 3280 Hicks Road, Sebastopol, CA 95472. The 2.08-acre parcel will be divided into four (4) residential lots arranged in a quadrant pattern, consistent with the square lot configuration.

The flat, south-draining topography of the site presents manageable stormwater conditions. Stormwater management at the lot level will be addressed at the time of individual building permit applications in accordance with Sonoma County and applicable state LID requirements. Site-wide drainage patterns will be maintained and construction-phase erosion controls will be implemented to protect adjacent public roadways and properties.

8. Certification

I hereby certify that this Stormwater Management Plan has been prepared to the best of my knowledge and accurately reflects the existing and proposed conditions for the subject parcel.

Property Owner: _____ Date: _____
Steve Kemiji

Prepared By: _____ Date: _____



Zoning & Parcel Report

Parcel Number: 130-146-003

SUR25-0010 - Miscellaneous

Opened Date:

5/22/2025

Permit Number:

SUR25-0010

Permit Type:

Miscellaneous

Associated Parcels:

Show 2 associated parcels

Applicant:

SPIERINGS GARY A

Primary Address:

3280 Hicks Rd, Sebastopol 95472

Permit Description:

ANNEXATION MAP- SANITATION DISTRICT - KEMIJI

Status:

Approved

1/13/2026

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability



Zoning & Parcel Report

Parcel Number: 130-146-003

SEW25-0042 - Sewer

Opened Date:

4/7/2025

Permit Number:

SEW25-0042

Permit Type:

Sewer

Applicant:

Cathy Smith-Kemiji

Primary Contractor:

BIRDSEYE BUILDERS INC

Primary Address:

3280 Hicks Rd, Sebastopol 95472

Permit Description:

Construct sewer lateral extension from existing main within easement with 4 lower laterals to proposed Lots 1-4 and upper laterals to SFDs on Lot 1 and Lot 2 - parcel annexed into GCSD and to be subdivided in the future - at time of subdivision an easement to GCSD for the lateral becoming a main is required - sewer fees due for connection of 2 SFDs

Status:

Issued
7/21/2025

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability



Zoning & Parcel Report

Parcel Number: 130-146-003

WEL25-0379 - Well

CLASS II WATER SUPPLY REPLACEMENT WELL & DESTRUCT

Opened Date:

10/5/2025

Permit Number:

WEL25-0379

Permit Type:

Well

Applicant:

Nolan Irwin

Primary Contractor:

IRWIN WELL DRILLING

Primary Address:

3280 Hicks Rd, Sebastopol 95472

Permit Description:

Drill Class II Well #1 & Destroy (E) Well

Status:

Finaled
12/22/2025

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability



Zoning & Parcel Report

Parcel Number: 130-146-003

WEL25-0380 - Well

Drill Class II Well #2

Opened Date:

10/5/2025

Permit Number:

WEL25-0380

Permit Type:

Well

Applicant:

Nolan Irwin

Primary Contractor:

IRWIN WELL DRILLING

Primary Address:

3280 Hicks Rd, Sebastopol 95472

Permit Description:

Drill Class II Well #2

Status:

Finaled
1/27/2026

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability

134 LYSTRA COURT
TELEPHONE (707) 528-3078

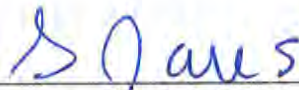
REESE CONSULTING
& ASSOCIATES GEOTECHNICAL
ENGINEERS
REESE@REESEANDASSOC.COM

SANTA ROSA, CA 95403
FACSIMILE (707) 528-2837

Report
Soil Investigation
Smith-Kemiji Residence
3280 Hicks Road
Graton, California

Prepared for
Cathy Smith-Kemiji

By
REESE & ASSOCIATES
Consulting Geotechnical Engineers



Sarah J. Jones
Project Geologist



Robert B. Di Jorio
Geotechnical Engineer No. 3162



Job No. 3156.1.1
May 7, 2025

INTRODUCTION

This report presents the results of our soil investigation for the proposed residences to be located at 3280 Hicks Road in Graton, California. We understand the proposed development will consist of the construction of two single-family residences with detached garages on the subject property, and that the proposed residences and detached garages will be one-story, wood-frame structures with concrete slab-on-grade floors.

The object of our investigation, as outlined in our proposal dated December 19, 2024, was to review selected geologic references in our files, explore subsurface conditions, measure depth to groundwater, if encountered, and determine physical properties of the soils encountered. We then performed engineering analyses to develop conclusions and recommendations concerning:

1. Proximity of the site to active faults and seismic design criteria.
2. Site preparation and grading.
3. Foundation support and design criteria.
4. Support of concrete slab-on-grade floors.
5. Soil engineering drainage.
6. Supplemental soil engineering services.

WORK PERFORMED

We reviewed selected, published geologic information in our files including:

1. "Geologic Map of the Sebastopol 7.5' Quadrangle, Sonoma County, California: A Digital Database," by M. P. Delattre et al., California Geological Survey (CGS), 2008.
2. "Geology for Planning in Sonoma County," Special Report 120, M. E. Huffman & C.F. Armstrong, California Division of Mines and Geology (CDMG), 1980.
3. Google Earth (<http://earth.google.com>), 2023, includes historical aerial photos from 1993 to 2022.
4. "Quaternary Fault and Fold Database for the United States Geologic Survey," (USGS), 2006, accessed April 25, 2025, from the ArcGIS Web Application:
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
5. "Maps of Quaternary Deposits and Liquefaction Susceptibility, nine-county San Francisco Bay Area Region, California," K.L. Knudsen et al., USGS, 2006. Accessed April 25, 2025, from Google Earth File:
<https://earthquake.usgs.gov/education/geologicmaps/kml/liquefaction.kmz>

On March 26, 2025, we were at the site to observe surface features and explore subsurface conditions to the extent of three test borings at the approximate locations shown on Plate 1. The borings were drilled to depths of about 12½ to 15 feet with portable auger equipment. Our representative located the borings, observed the drilling, logged the conditions encountered, and obtained samples for visual classification and laboratory testing. Intact soil samples were obtained with a 2.5-inch (inside-diameter), modified California, split-spoon sampler driven with a 70-pound drop hammer. The stroke during driving was about 30 inches.

The blows required to drive the sampler were recorded and converted to equivalent Standard Penetration blow counts for correlation with empirical data. Logs of the borings, showing soil classifications, sample depths, and converted blow counts are presented on Plates 2 through 4. The soils are classified in accordance with the Unified Soil Classification System, explained on Plate 5. The physical properties of the rock descriptions are described on Plate 6.

Selected samples were tested in our laboratory to determine moisture content, dry density, classification (percent free swell, percent passing the No. 200 sieve and Atterberg Limits) and strength characteristics. The test results are shown on the logs, with the strength data shown in the manner described by the Key to Test Data on Plate 5. Detailed results of the Atterberg Limits testing are presented on Plate 7.

The boring locations indicated on Plate 1 are approximate and were established by visually estimating from existing surface features. The locations of the borings should be considered no more accurate than implied by the methods used to establish the data.

SURFACE AND SUBSURFACE CONDITIONS

The subject property is a rural residential lot approximately 2.07-acres in size, located in gently sloping terrain about 3 miles northwest of downtown Sebastopol, California. The property is bordered by Jeannette Avenue to the north, Hicks Road to the east and rural residential properties to the south and west. An existing residence and several outbuildings are located on the property approximately 20 feet west of Hicks Road. The proposed residences will be located within the northern half of the property; one of these residences will be located in the

northwest corner of the lot and the other will be located about 20 feet north of the existing residence. At the subject property, the ground surface is of little to no slope. At the time of our exploration, the ground surface at the site consisted of wood chips, a low growth of grass and weeds, and mature trees.

The test borings and laboratory tests indicate that the area explored is generally underlain by layers of clayey sand and sand clay overlying deeply weathered bedrock materials. Clayey sand topsoil was encountered at the ground surface and extended to depths of about 1½ to 2½ feet below the existing ground surface. The topsoil was loose and porous from prior decomposition of organic materials. The porous topsoil was underlain by medium stiff to very stiff, sandy clay residual soil. Residual soil results from weathering of underlying bedrock and retains some of the texture and fabric of the parent rock. The laboratory test results indicate that the topsoil and residual soil exhibit a low expansion potential. That is, the materials tend to undergo low strength and volume changes with seasonal variation in moisture content. The borings bottomed in low hardness, friable sandstone bedrock of the Wilson Grove Formation below depths of about 4½ feet.

Groundwater was encountered at a depth of about 12½ feet in Test Boring 2 during our exploration. Our experience indicates that groundwater levels can vary seasonally and could rise and fall several feet annually. Precise depth to groundwater, extent of seasonal water level fluctuations and/or the existence of perched groundwater conditions is beyond the scope of this investigation.

CONCLUSIONS

Based on the results of our field exploration, laboratory tests and engineering analyses, we conclude that, from a geotechnical engineering standpoint, the site can be used for the proposed construction. The most significant geotechnical engineering factor that must be considered during design and construction are the presence of weak, compressible upper soils.

Weak, compressible soils can undergo considerable strength loss and settlement when loaded in a saturated condition. Where evaporation is inhibited by footings, slabs, or fill, eventual saturation of the underlying soils can occur. We believe that such materials could undergo significant total and/or differential settlement. Accordingly, we judge that the weak, compressible soils are not suitable for support of foundations, floor slabs, or new fills in their present condition.

Based on our conversation with you, we understand that it is desired to utilize conventional footings and slab-on-grade floors underlain by properly compacted fill. Based on the conditions exposed in the test borings and our experience on similar projects, we judge that the desired floor and foundation system would be appropriate for the proposed structures.

Liquefaction, a loss of shear strength, and densification, a reduction in void ratio, are phenomena associated with loose, cohesionless sands and gravels subject to ground shaking during earthquakes and can result in unacceptable total and/or differential settlements. Whether such phenomena will occur depends on complex factors such as earthquake intensity, duration of earthquake shaking, groundwater level and underlying soil conditions. Because the site is

underlain by relatively shallow bedrock, we judge that the risk of liquefaction can be considered very low.

For site preparation and building foundation design and installation in accordance with our recommendations, we judge that total settlements would be less than about 1 inch. Post-construction settlements should be less than about ½ inch.

SEISMIC DESIGN

The geologic maps reviewed did not indicate the presence of active faults at the site, and the parcel is not located within a presently designated Alquist-Priolo Earthquake Fault Zone. Therefore, we judge that there is little risk of fault-related ground rupture at the site during earthquakes. In a seismically active region such as Northern California, there is always some possibility for future faulting at any site. However, historical occurrences of surface faulting have generally closely followed the trace of the more recently active faults. The closest faults generally considered active are the Rodgers Creek fault zone located approximately 8 miles to the northeast, the San Andreas fault zone located approximately 12 miles to the southwest, and the Maacama fault zone (southern section) located approximately 13 miles to the northeast.

Strong ground shaking will occur during earthquakes. The intensity at the site will depend on the distance to the earthquake epicenter, depth and magnitude of the shock and the response characteristics of the materials beneath the site. Because of the proximity of active faults in the region and the potential for strong ground shaking, it will be necessary to design and

construct the project in strict accordance with current standards for earthquake-resistant construction.

We have determined the seismic ground motion values in accordance with procedures outlined in Section 1613 of the 2022 California Building Code (CBC). Mapped acceleration parameters, S_s and S_1 , were obtained by inputting the approximate site location into online seismic design mapping tools provided by the American Society of Civil Engineers (ASCE). Based on our review of available geologic maps and knowledge of the subsurface conditions, we judge that the site can be classified as Site Class C, as described in Table 20.3-1 of the ASCE/Structural Engineering Institute (ASCE/SEI) Standard ASCE/SEI 7-16. Using corresponding values of site coefficients for Site Class C and procedures outlined in the CBC, the mapped acceleration parameters were adjusted to yield the design spectral response acceleration parameters, S_{DS} and S_{D1} . The following earthquake design data summarize the results of the procedures outlined above.

2022 CBC Ground Motion Parameters

Site Class	C
------------	---

Mapped Spectral Response Accelerations:

S_s	1.500 g
S_1	0.600 g

Design Spectral Response Accelerations:

S_{DS}	1.200 g
S_{D1}	0.560 g

RECOMMENDATIONS

Site Grading

The site should be cleared of obstructions, debris, and dense growths of grass and vegetation. Designated trees, if any, should be removed, and their root systems fully excavated. The areas to be graded then should be stripped of upper soils containing abundant root growth and organic matter. We anticipate that the depth of stripping will average about 3 inches. The strippings should be removed from the site or stockpiled for reuse as topsoil in landscaping areas.

Wells, septic tanks, leach fields, and other voids encountered or created during grading should be removed and filled with compacted soil or granular material or be capped with concrete, as determined in by the appropriate regulatory agency or the soil engineer.

After stripping, excavations can be performed, as necessary. Where it is desired to use spread footings bottomed at minimum depth on engineered fill and conventional slab-on-grade floors tied to perimeter foundations, all weak, compressible upper soils should be overexcavated for their full depth. The overexcavation should occur within the building footprint and extending to at least 5 feet beyond the perimeter and to at least 3 feet beyond any adjacent exterior concrete slab areas (i.e., building envelope). Based on our test borings, we anticipate overexcavation depths to remove the weak, compressible upper soils would likely vary between about 24 to 36 inches below the existing ground surface. The depth of overexcavation should also be adjusted, as needed, to provide space for at least 12 inches of properly compacted fill of low expansion potential below footings and slab-on-grade floors.

Within areas to receive fill, the surface exposed by stripping or excavation should be scarified to a depth of at least 6 inches, moisture conditioned to near optimum and compacted to at least 90 percent relative compaction.¹ Approved, excavated and/or imported fill materials, if needed, then should be spread in about 8-inch-thick loose lifts, be similarly moisture conditioned and compacted to at least 90 percent relative compaction.

We judge that, apart from organic matter and rocks or hard fragments larger than 4 inches in diameter, the on-site excavated soils will be suitable for reuse as compacted fill. Imported fill, if needed, should be low in expansion potential and have a Plasticity Index of 15 or less. The imported fill material should be similarly free of organic matter and rocks or hard fragments larger than 4 inches in diameter. The material proposed for use as imported fill should be tested and approved by the geotechnical engineer prior to delivery to the site.

It is our experience that weak, compressible surface soils, such as those encountered at the site, can tend to trap considerable amounts of water into the late spring or early summer. Where grading is performed during the winter, spring or early summer, there is a risk that the site may be too soft to support construction equipment, normally suitable fill material may be too wet to properly compact and excavation bottoms can become unstable. Therefore, we believe that site grading early in the construction season should recognize the potential for more than normal effort to satisfactorily excavate and compact the materials. Overexcavation could also be needed

¹ Relative compaction refers to the in-place dry density of fill expressed as a percentage of maximum dry density of the same material determined in accordance with the American Society for Testing and Materials (ASTM) Standard ASTM D1557 laboratory compaction test procedure. Optimum moisture content refers to the moisture content at maximum dry density.

to remove unstable soils and the use of track-mounted excavation equipment, imported granular working pads, geotextile fabrics, lime- or cement-treating techniques or other measures could be needed to satisfactorily complete building pad and/or roadway grading. Accordingly, we suggest that contract documents contain price provisions to account for such possible additional costs.

Foundation Support

Spread footings can be used for foundation support of the proposed structures. Provided the site is graded in accordance with the recommendations above, footings should be underlain by at least 12 inches of properly compacted fill of low expansion potential. Spread footings should be at least 12 inches wide and bottomed at least 12 inches below lowest adjacent pad grade. Spread footings can be designed to impose dead plus code live load and total design load (including wind or seismic forces) bearing pressures of 2,000 and 3,000 pounds per square foot (psf), respectively. Resistance to lateral loads can be obtained from passive earth pressures and soil friction. We recommend the following criteria for design:

Passive Earth Pressure	=	300 pounds per cubic foot (pcf) equivalent fluid, neglect the upper 1 foot (unless confined by pavement or slab)
Soil Friction Factor	=	0.30

Concrete Slabs-on-Grade

Provided the site is prepared as recommended above, floor slabs should be underlain by at least 12 inches of properly compacted fill of low expansion potential. In general, slabs should

be at least 5 inches thick and reinforced with bars to reduce cracking. Actual slab thickness and reinforcing should be determined by the structural design engineer based on anticipated use and performance. Prior to placing the reinforcing or slab rock, the subgrade soils should be thoroughly moistened and be smooth, firm, and uniform. Slab subgrade should not be allowed to dry prior to concrete placement.

Moisture vapor will condense on the underside of slabs. Where migration of moisture vapor through the slabs would be detrimental, a vapor retarder should be provided between the supporting base material and the slab. Two inches of moist, clean sand could be placed on top of the membrane to aid in curing and to help provide puncture protection. However, the architect or design engineer should determine the actual use of sand. The use of a less permeable and stronger membrane should be considered if sand is not placed for puncture protection or where the flooring manufacturer requires a vapor barrier. Concrete design and curing specifications should recognize the potential adverse effects associated with placement of concrete directly on the membrane.

Special precautions must be taken during the placement and curing of concrete slabs-on-grade. Excessive slump (high water-cement ratio) of the concrete and/or improper curing procedures and admixtures used during either hot or cold weather conditions will lead to excessive shrinkage, cracking or curling of the slabs. High water-cement ratios and/or improper curing also greatly increases water vapor transmission through the concrete.

Concrete placement and curing operations should be performed in accordance with the American Concrete Institute (ACI) manual.

Geotechnical Drainage

Ponding water will cause softening of the site soils and would be detrimental to foundations. It is important that areas adjacent to the structures be sloped to drain away from foundations. We recommend that good, positive surface drainage away from the structures consisting of at least ½ inch per foot extending at least 4 feet out be provided. The roofs should be provided with gutters, and the downspouts should discharge on to paved areas or splash blocks draining at least 30 inches away from foundations or be connected to nonperforated, rigid plastic pipelines that discharge by gravity to suitable locations.

Homeowner and/or professional landscaping should maintain good positive flow of surface water away from and around the structures. It should be recognized that fences, walks, patio slabs, lawns, planters, etc. can impede water flow and promote surface soil saturation and seepage into underfloor areas.

Supplemental Services

We should review the final grading and foundation plans for conformance with the intent of our recommendations. During site grading operations, we should provide intermittent soil engineering observation and testing to determine the conditions encountered and modify our recommendations, if warranted. Field and laboratory tests should be performed to ascertain that the specified moisture content and degree of compaction are being obtained.

We should observe footing excavations to verify that the conditions are as anticipated, and modify our recommendations, if warranted. Concrete placement and reinforcing should be

checked as stipulated on the project plans or as required by the Building Department. It is our understanding that approval from the Building Department must be obtained prior to the placement of concrete in foundation elements.

LIMITATIONS

We have performed the investigation and prepared this report in accordance with generally accepted standards of the geotechnical engineering profession. No warranty, either express or implied, is given. It should be understood that our services were limited to the scope of work outlined above and specifically excluded other services including, but not limited to, an evaluation or analysis of soil chemistry, corrosion potential, mold and soil/groundwater contamination.

Subsurface conditions are complex and may differ from those indicated by surface features or encountered at test boring locations. Therefore, variations in subsurface conditions not indicated on the logs could be encountered.

If the project is revised or if conditions different from those described in this report are encountered during construction, we should be notified immediately so that we can take timely action to modify our recommendations, if warranted.

Supplemental services as recommended herein are performed on an as-requested basis. We can accept no responsibility for items we are not notified to check, or for use or interpretation by others of the information contained herein. Such services are in addition to this

soil investigation, and are charged for on an hourly basis in accordance with our Standard Schedule of Charges.

Site conditions and standards of practice change. Therefore, we should be notified to update this report if construction is not performed within 24 months.

LIST OF PLATES

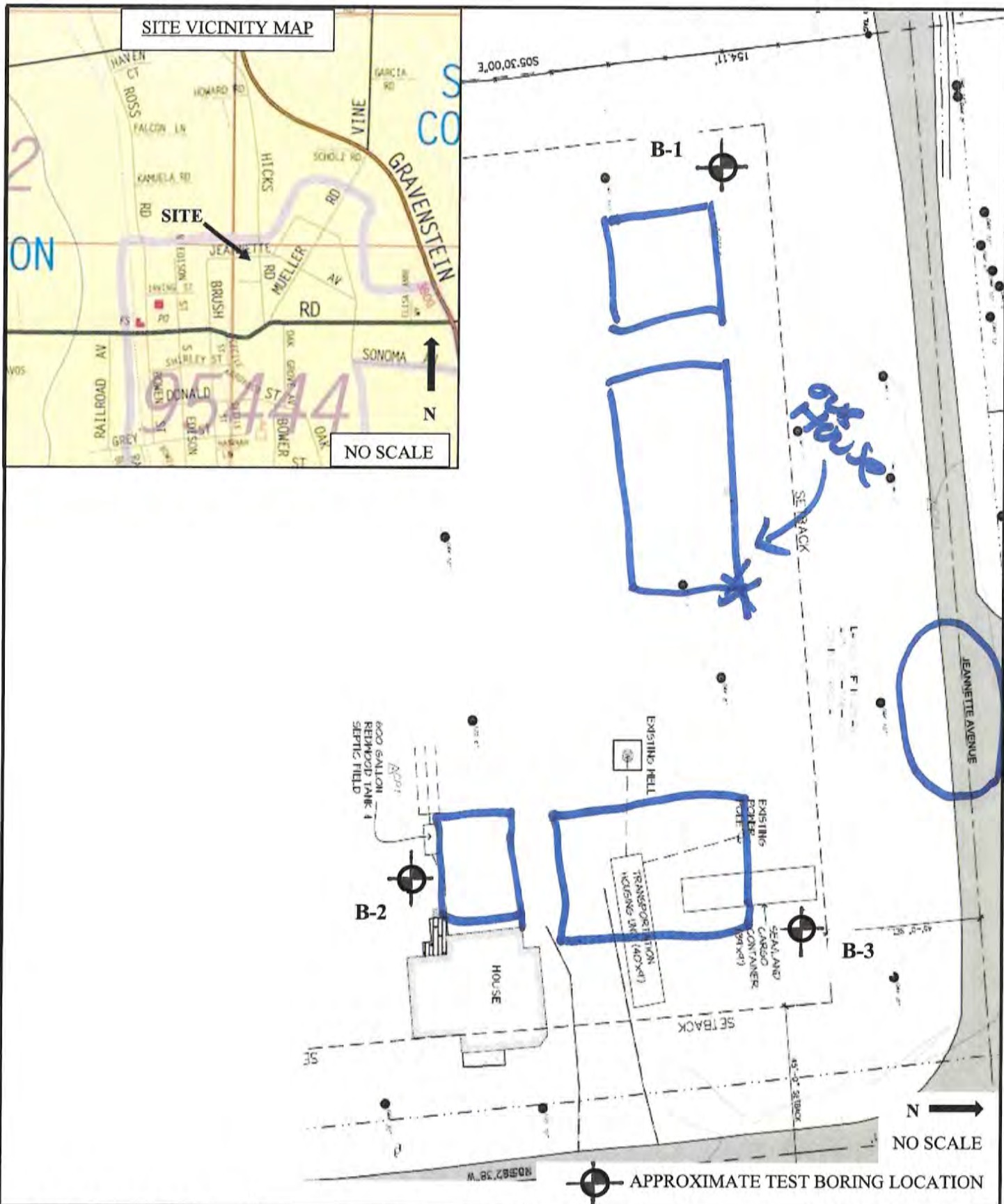
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Plate 2	Log of Test Boring 1
Plate 3	Log of Test Boring 2
Plate 4	Log of Test Boring 3
Plate 5	Soil Classification Chart and Key to Test Data
Plate 6	Physical Properties for Rock Descriptions
Plate 7	Atterberg Limits Test Results

DISTRIBUTION

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SJJ/RD:jpc/ra/Job No. 3156.1.1



**REESE &
ASSOCIATES**
CONSULTING
GEOTECHNICAL
ENGINEERS

Job No: 3156.1.1

Date: 4-14-25

Appr: *sg*

**TEST BORING LOCATION PLAN
AND SITE VICINITY MAP**

SMITH-KEMIJI RESIDENCE
GRATON, CALIFORNIA

PLATE

1

▼ groundwater at time
of backfilling
Laboratory Test Results
or Remarks

Blows/foot *

Moisture
Content (%)

Dry
Density (pcf)

Depth (ft)
Sample

LOG OF BORING 1

Equipment 6" FLIGHT AUGER

Elevation _____ Date 3-21-25

Percent Free Swell = 50

5

18.7

101

2

DARK BROWN CLAYEY SAND (SC), loose,
wet, porous, with roots

16

33.1

82

4

YELLOW-ORANGE SANDY CLAY (CL), very
stiff, wet

17

20.2

6

LIGHT BROWN-ORANGE SANDSTONE OF
THE WILSON GROVE FORMATION, low
hardness, friable, moderately weathered

14

10

13

12

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ENGINEERS

Job No: 3156.1.1

Date: 4-14-25

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*Converted to Standard Penetration Blow Counts

LOG OF BORING 1

SMITH - KEMJI RESIDENCE
GRATON, CALIFORNIA

PLATE

2

LOG OF BORING 2

▼ groundwater at time
of backfilling

Laboratory Test Results
or Remarks

Percent Free Swell = 30

LL = 22, PL = 15, PI = 7
Percent Free Swell = 25
TxUU = 500 (900)

Blows/foot *

Moisture
Content (%)Dry
Density (pcf)Depth (ft)
Sample

Equipment

6" FLIGHT AUGER

Elevation

Date 3-21-25

0

MOTTLED DARK BROWN AND
YELLOW-ORANGE CLAYEY SAND (SC),
loose, wet, porous, with roots

2

MOTTLED BROWN, YELLOW, AND ORANGE
SANDY CLAY (CL), medium stiff, wet

4

YELLOW-ORANGE SANDSTONE OF THE
WILSON GROVE FORMATION, low
hardness, friable, moderately weathered

6

8

10

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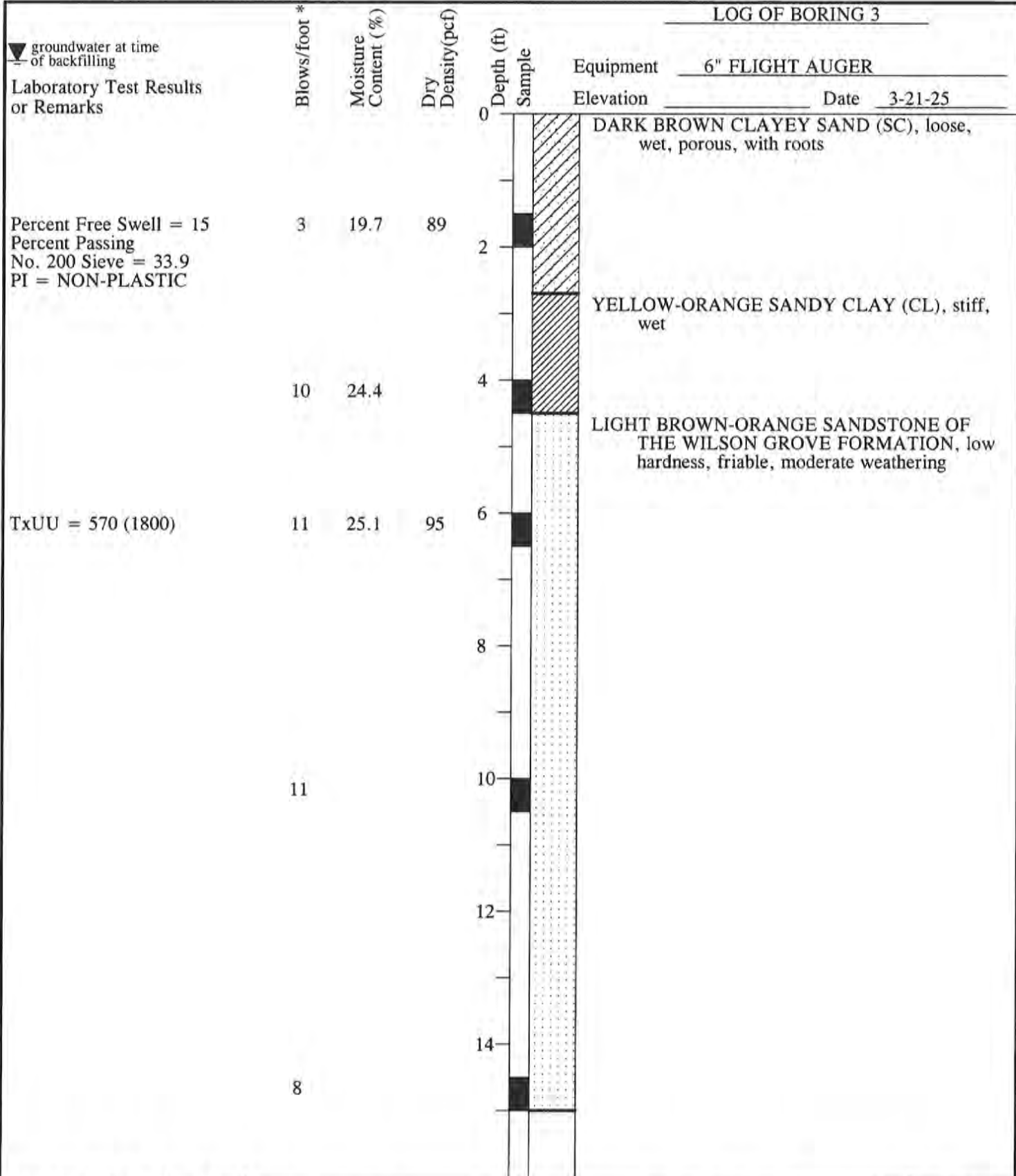
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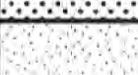
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UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			TYPICAL NAMES		
COARSE GRAINED SOILS MORE THAN HALF IS LARGER THAN No. 200 SIEVE	GRAVEL MORE THAN HALF OF COARSE FRACTION IS LARGER THAN No. 4 SIEVE SIZE	CLEAN GRAVEL WITH LESS THAN 5% FINES	GW		WELL GRADED GRAVEL, GRAVEL-SAND MIXTURE
			GP		POORLY GRADED GRAVEL, GRAVEL-SAND MIXTURE
		GRAVEL WITH OVER 12% FINES	GM		SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURE
			GC		CLAYEY GRAVEL, GRAVEL-SAND-CLAY MIXTURE
	SAND MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN No. 4 SIEVE SIZE	CLEAN SAND WITH LESS THAN 5% FINES	SW		WELL GRADED SAND, GRAVELLY SAND
			SP		POORLY GRADED SAND, GRAVELLY SAND
		SAND WITH OVER 12% FINES	SM		SILTY SAND, GRAVEL-SAND-SILT MIXTURE
			SC		CLAYEY SAND, GRAVEL-SAND-CLAY MIXTURE
FINE GRAINED SOILS MORE THAN HALF IS SMALLER THAN No. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50		ML		INORGANIC SILT, ROCK FLOUR, SANDY OR CLAYEY SILT WITH LOW PLASTICITY
			CL		INORGANIC CLAY OF LOW TO MEDIUM PLASTICITY, GRAVELLY, SANDY, OR SILTY CLAY (LEAN)
			OL		ORGANIC CLAY AND ORGANIC SILTY CLAY OF LOW PLASTICITY
	SILT AND CLAY LIQUID LIMIT GREATER THAN 50		MH		INORGANIC SILT, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOIL, ELASTIC SILT
			CH		INORGANIC CLAY OF HIGH PLASTICITY, GRAVELLY, SANDY OR SILTY CLAY (FAT)
			OH		ORGANIC CLAY OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILT
	HIGHLY ORGANIC SOILS		PT		PEAT AND OTHER HIGHLY ORGANIC SOILS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

KEY TO TEST DATA

EI — Expansion Index
 Consol — Consolidation
 LL — Liquid Limit (in %)
 PL — Plastic Limit (in %)
 PI — Plasticity Index
 SA — Sieve Analysis
 G_s — Specific Gravity
 ■ — "Undisturbed" Sample
 ☒ — Disturbed Sample

TxUU — Unconsolidated Undrained Triaxial
 TxCU — Consolidated Undrained Triaxial
 DSCD — Consolidated Drained Direct Shear
 FVS — Field Vane Shear
 LVS — Laboratory Vane Shear
 UC — Unconfined Compression
 UC(P) — Laboratory Penetrometer

Shear Strength, psf
 Confining Pressure, psf
 320 (2600)
 320 (2600)
 2750 (2000)
 470
 700
 2000 *
 700 *

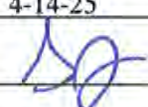
Notes: (1) All strength tests on 2.8" or 2.4" diameter samples unless otherwise indicated.

* Compressive Strength

**REESE &
ASSOCIATES**
CONSULTING
GEOTECHNICAL
ENGINEERS

Job No: 3156.1.1

Date: 4-14-25

Appr: 

SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA
SMITH - KEMUJI RESIDENCE
GRATON, CALIFORNIA

PLATE

5

A: CONSOLIDATION OF SEDIMENTARY ROCKS; usually determined from unweathered samples; largely dependent on cementation

1. U = unconsolidated
2. P = poorly consolidated
3. M = moderately consolidated
4. W = well consolidated

B: BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness (in feet)	Stratification
1. Massive	Greater than 4.0 ft	very thick bedded
2. Blocky	2.0 to 4.0 ft	thick bedded
3. Slabby	0.2 to 2.0 ft	thin bedded
4. Flaggy	0.05 to 0.2 ft	very thin bedded
5. Shaly or platy	0.01 to 0.05 ft	laminated
6. Papery	Less than 0.01 ft	thinly laminated

C: FRACTURING

Intensity	Size of Pieces (in feet)
1. Very little fractured	Greater than 4.0 ft
2. Occasionally fractured	1.0 to 4.0 ft
3. Moderately fractured	0.5 to 1.0 ft
4. Closely fractured	0.1 to 0.5 ft
5. Intensely fractured	0.05 to 0.1 ft
6. Crushed	Less than 0.05 ft

D: HARDNESS

1. **Soft** - Reserved for plastic material alone.
2. **Low hardness** - can be gouged deeply or carved easily with a knife blade.
3. **Moderately hard** - can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visible after the powder has been blow away.
4. **Hard** - can be scratched with difficulty; scratch produces little powder and is often faintly visible
5. **Very hard** - cannot be scratched with knife blade; leaves a metallic streak

E: STRENGTH

1. **Plastic** - of very low strength.
2. **Friable** - Crumbles easily by rubbing with fingers.
3. **Weak** - An unfractured specimen of such material will crumble under light hammer blows.
4. **Moderately strong** - Specimen will withstand a few heavy hammer blows before breaking.
5. **Strong** - Specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
6. **Very strong** - Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

F: WEATHERING - The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing and thawing.

1. **Deep** - Moderate to complete mineral decomposition; extensive disintegration; deep and thorough discoloration; many fractures, all extensively coated or filled with oxides, carbonates and/or clay or silt.
2. **Moderate** - Slight change or partial decomposition of minerals; little disintegration; cementation little to unaffected; moderate to occasional intense discoloration; moderately coated fractures.
3. **Little** - No megascopic decomposition of minerals; little or no effect on normal cementation; slight, intermittent and/or localized discoloration; few stains on fracture surfaces.
4. **Fresh** - Unaffected by weathering agents. No disintegration or discoloration.

**REESE &
ASSOCIATES**
CONSULTING
GEOTECHNICAL
ENGINEERS

Job No: 3156.1.1

Date: 4-16-25

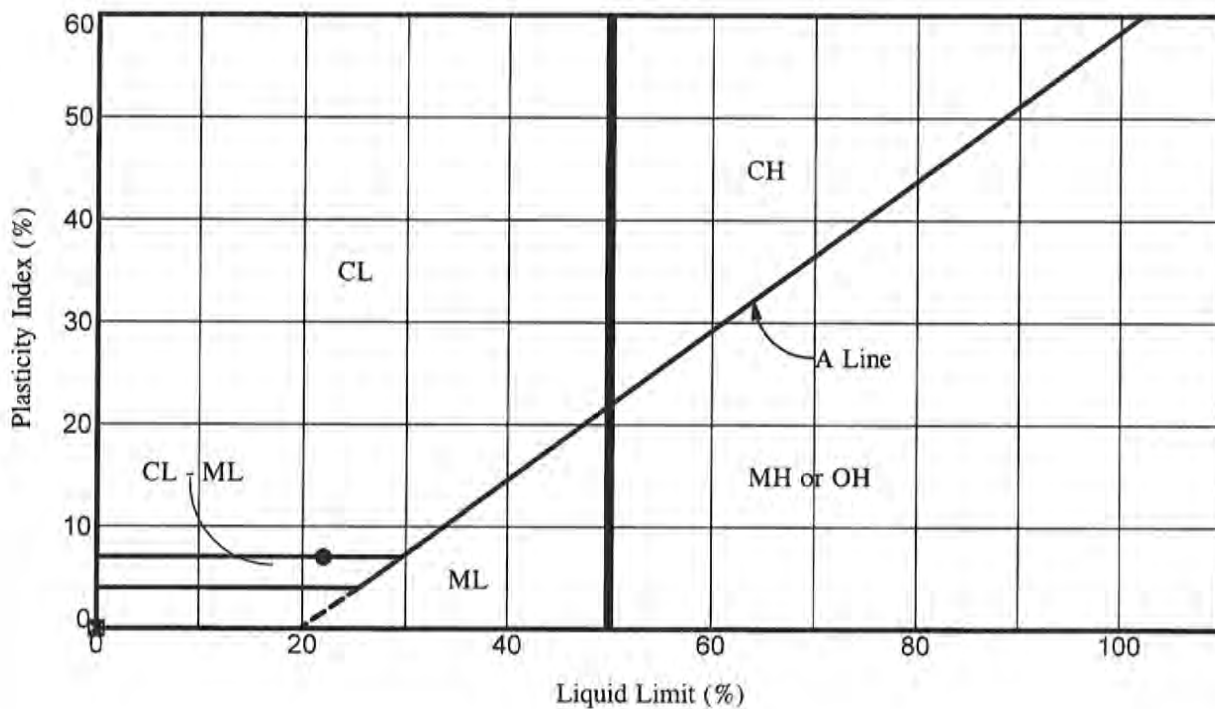
Appr: 

PHYSICAL PROPERTIES FOR
ROCK DESCRIPTIONS

SMITH - KEMIJI RESIDENCE
GRATON, CALIFORNIA

PLATE

6



ASTM D4318

Symbol	Classification and Source	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Free Swell (%)
●	MOTTLED DARK BROWN AND YELLOW-ORANGE CLAYEY SAND (SC) Test Boring 2 at 1.7 feet	22	15	7	25
■	DARK BROWN CLAYEY FINE SAND (SC) Test Boring 3 at 1.5 feet	NP	NP	NP	15
NP - INDICATES NON-PLASTIC					

REESE & ASSOCIATES
CONSULTING
GEOTECHNICAL
ENGINEERS

Job No: 3156.1.1

Date: 4-14-25

Appr: 

ATTERBERG LIMITS TEST RESULTS

SMITH - KEMJI RESIDENCE
GRATON, CALIFORNIA

PLATE

7

TOPO! map printed on 02/18/26 from "California.tpo" and "Untitled.tpg"

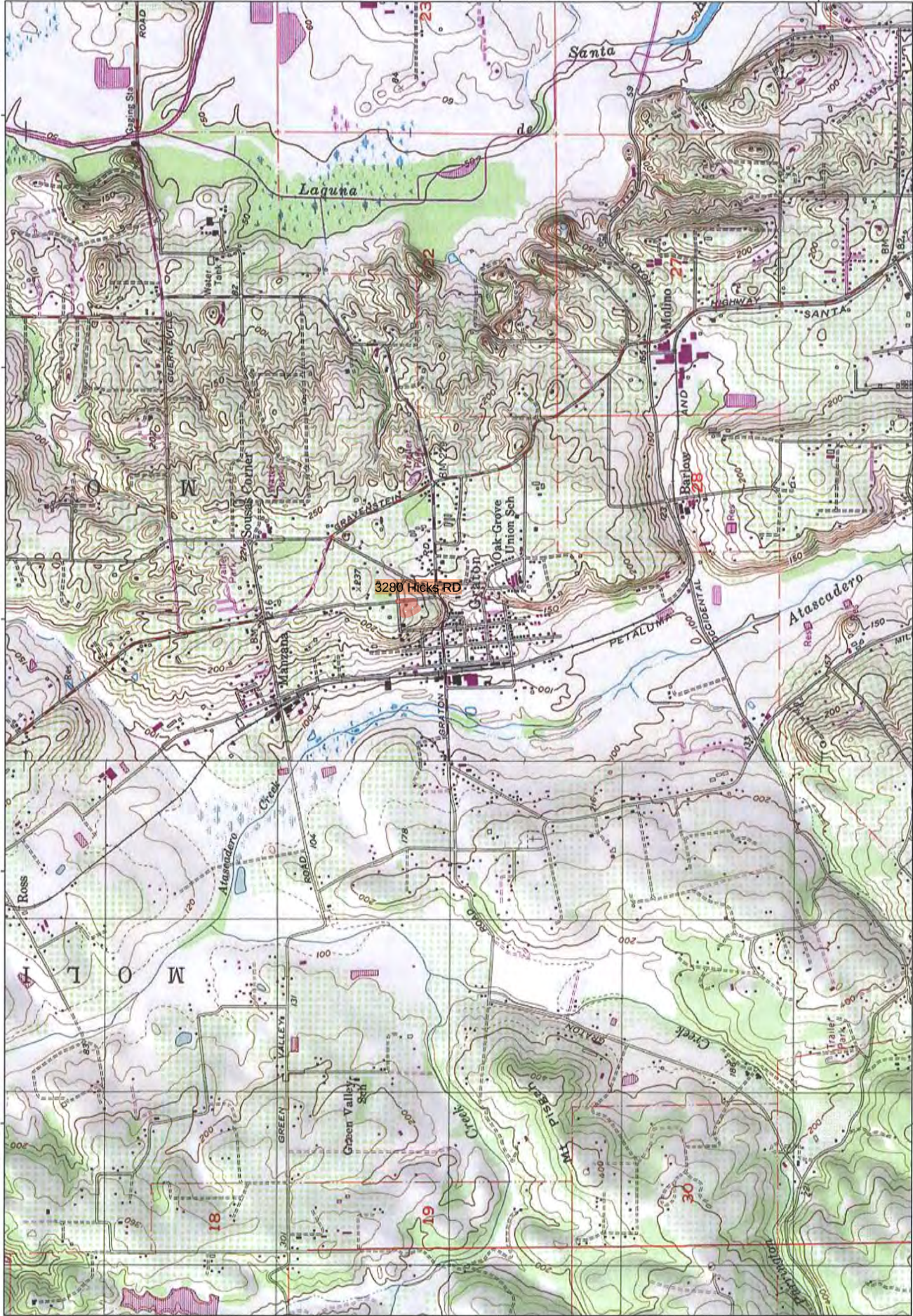
122°54.000' W

122°53.000' W

122°52.000' W

122°51.000' W

WGS84 122°50.000' W



38°27.000' N

38°26.000' N

38°25.000' N

38°27.000' N

38°26.000' N

38°25.000' N

122°54.000' W

122°53.000' W

122°52.000' W

122°51.000' W

WGS84 122°50.000' W



Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
130-002 130-001
130-007 130-017

130-14

NOTE: This map was prepared for the Sanoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

Parcel Map No. 7143

REC. 08-29-1980 IN BK. 312, MAPS, PGS. 01-02

Parcel Map No. 8183

REC. 01-21-1985 IN BK. 366, MAPS, PGS. 39-40

ATASCADERO VIEW SUBDIVISION

REC. 06-07-1989 IN BK. 435, MAPS, PGS. 43-45

PTN. GREEN VALLEY RANCH

REC. 10-09-1905 IN BK. 018, MAPS, PGS. 18-00

Parcel Map No. 8261

REC. 10-17-1986 IN BK. 391, MAPS, PGS. 03-04

Parcel Map No. 86-114

REC. 08-17-1988 IN BK. 421, MAPS, PGS. 19-20

Parcel Map MNS 17-0005

REC. 12-10-2019 IN BK. 810, MAPS, PGS. 8-10

Parcel Map MNS 18-0005

REC. 07-09-2021 IN BK. 822, MAPS, PGS. 39-41

3280 Hicks Rd

JEANNETTE AVENUE

HICKS ROAD

SCALE: 1"=100'

REVISED

02-02-89=33(145)CN
08-31-89=31(146)LF
07-23-93=36(145)BF
12-21-94=38(145)BF
12-30-99=32(143)KT
03-27-00=R/S RL
05-03-01=33(146)KT
04-07-09=R/S RL
01-30-20=Cor.-DL
03-30-20=R/S-DL
10-27-21=16(144)-DL
11-27-24=Corr-RVW

Assessor's Map Bk. 130, Pg. 14
Sonoma County, Calif. (ACAD)
KEY 6/17/10 RL

0
50
100
200

