Appendix F

Storm Water Low Impact Development Submittal

Storm Water Low Impact Development Submittal (SW LIDS) Coversheet and Checklist

Note: SW LIDS was previously referred to as "SUSMP" or "SWMP"

***Instructions*: Fill in Part A for Initial SW LIDS and Part B for Final SW LIDS.**
Any drawings or calculations must be attached to this sheet.

1. Submittal Information:

☑ Initial SW LIDS, Submitted Date: November 2023 ☐ Final SW LIDS, Submitted Date: _____

Design Manual Used for Design:

☐ 2005 Standard Urban Storm Water Mitigation Plan (SUSMP)

☐ 2011 Storm Water Low Impact Development Technical Design Manual (SWMP) (Windsor 10-15-14 to 5-2-17)

☑ 2017 Storm Water Low Impact Development Technical Design Manual (SW LIDS) (Windsor 5-3-17 to Present)

2. Applicant Information:

Applicant Name (Owner or Developer): Willowglen Homes - Arata Properties, LLC

Mailing Address: P.O. Box 2357

City/State/Zip: Healdsburg, CA 95448

Phone/Email/Fax: 707-473-8620

3. Project Information:

Project Name: Los Amigos Cottages

4. Site Address:

City/State/Zip: 263 Arata Lane Windsor, CA 95492

5. Permit(s):

Note: If the applicant has already applied for permits, please indicate permit number(s) below.

☐	Building Permit	# _____	☐	Design Review	# _____
☐	Encroachment	# _____	☐	Grading Permit	# _____
☐	Hillside Development	# _____	☑	Subdivision	# _____
☐	Time Extension	# _____	☐	Use Permit	# _____
☐	Other(s)	_____			

Part A: Initial SW LID Submittal

1. Design Information:

Narrative: Please check the items attached to this form, leaving lines to the left blank.
Note: To be submitted with all Project Applications.

Project Description

Reviewer/Applicant

- ☑ Description of proposed project type, size, location, and any specific uses or features
- ☐ Description of any sensitive features (creeks, wetlands, trees, etc.) and whether they are going to be preserved, removed or altered
- ☑ Description of the existing site, including impervious area noted
- ☐ Description of other triggering factor(s) such as 401 water quality certification
- ☑ Level of treatment and Volume Capture
- ☐ Treatment Only ☐ Delta Volume and Treatment ☑ 100% Volume Capture and Treatment
- ☐ Describe any "on-site offset" used. "On-site offset" refers to BMPs developed or sized to receive runoff from project improvements made in the public right-of-way, or on a separate parcel, but treated on the project site.

Determination Worksheet

Reviewer/Applicant

- ☑ Determination Worksheet must be completed.

Pollution Prevention and Runoff Reduction Measures

Reviewer/Applicant

- ☑ Description of all proposed pollution prevention measures (street sweeping, covered trash enclosures, indoor uses, etc.).
- ☑ Description of all Runoff Reduction Measures which provide area reduction credits (Interceptor Trees, Impervious Area Disconnection, and/or Alternative Driveway Design).

Type of BMPs Proposed

Reviewer/Applicant

- ☑ Description of each type of BMP selected, its priority group, reason for selection, and a narrative of how each works. (A full detail drawing will be required for the final SW LIDS submittal.)
- ☑ Completed BMP Selection Table
- ☑ Description of level of treatment and volume capture achieved for each BMP.

Maintenance

Reviewer/Applicant

- ☑ Preliminary description of maintenance for each type of BMP
- ☑ Description of proposed funding source

2. Exhibits:

Proposed SW LIDS Exhibit:

Reviewer/Applicant

- ☑ Exhibit should include: site layout, new or replaced impervious areas, street names, property lines, storm drainage system, and waterways. Also include title, block, scale and north arrow.
- ☑ Tributary areas shown for all BMPs (including off-site drainage areas)
- ☑ C value for each tributary area.
- ☑ Soil Type of existing site.
- ☑ New or replaced impervious area shown.
- ☑ All inlets and BMPs, shown (including unique identifier).
- ☑ All interceptor trees shown.
- ☑ All proposed BMPs shown including dimensions.

Existing Condition Exhibit

Reviewer/Applicant

- ☐ Exhibit should include: street names, property lines, storm drainage system, waterways, title block, scale and north arrow.
- ☐ Soil Type of existing site.
- ☐ Proposed tributary areas shown for all proposed BMPs with existing impervious area shown and labeled in square feet or acres (including offsite drainage areas). Also, show land cover types and associated C values.
- ☐ Existing impervious areas. Existing impervious area.

3. BMP Details:

Reviewer/Applicant

- ☑ For each type of BMP selected, provide a preliminary 8.5" x 11" detail for each BMP type or include changes are proposed. If the design varies from fact sheets, describe how and why there were modified.

4. On Plans:

Reviewer/Applicant

- ☑ Show all applicable elements of the selected BMPs on the appropriate plan sheets.

5. Calculations:

Reviewer/Applicant

- ☑ Sizing calculations for each BMP and summary sheet using the Storm Water Calculator found at www.srcity.org/stormwaterLID
- ☐ Supplemental or supporting calculation if applicable.

6. Preliminary Plan

Project Representative/Title	Date	Signature
Town Approval/Title	Date	Signature

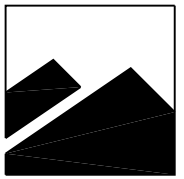
INITIAL STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL

LOS AMIGOS COTTAGES

OCTOBER 2024

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820



INITIAL
STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL

FOR

LOS AMIGOS COTTAGES

Location

263 Arata Lane
Windsor, CA

APNs 161-020-049

Prepared for

Arata Properties, LLC
P.O. Box 2357
Healdsburg, CA 95448

October 2024



Prepared by

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403

23-110

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Soils Analysis

BMP Selection Tables

ISWLID Hydrology Map

BMP Details

Stormwater Calculator Spreadsheets

Maintenance Checklists

Stormwater BMP Facility Maintenance/Monitoring Agreement

1 INTRODUCTION

The project site is within the limits of the Town of Windsor, a CoPermittee of the National Pollutant Discharge Elimination System (NPDES) Phase I Municipal Separate Storm Sewer System (MS4) Storm Water Permit issued by the North Coast Regional Water Quality Control Board (NCRWQCB) for Region 1 in 2016. The NDPES regulates discharges into the watershed with the intent to reduce storm water pollution and protect the water quality of our local creeks and waterways and continue to promote groundwater recharge. The Town of Windsor and the County of Sonoma have adopted the Storm Water Low Impact Development (LID) Technical Design Manual as part of the Storm Water Management Program (SWMP) that is an enforceable part of the NPDES MS4 permit. This Initial Storm Water Low Impact Development Submittal (SWLIDS) was developed to show compliance with the NDPES MS4 permit and the following requirements to the maximum extent practicable:

1. Prevent pollutants generated at the site from leaving the site.

2. Prevent increases in Storm Water runoff for 1.0 inch of rainfall over a 24-hour period.

3. Strive to maximize the amount of land left in a natural undisturbed condition.

This Initial SWLIDS will provide the following information:

- Project Description
- Pollution Prevention Measures
- Types of Best Management Practices (BMPs) selected to mitigate pollutants and provide volume capture.
- Responsibility for BMP maintenance
- Location and design of BMP (on project drawings)

2 PROJECT DESCRIPTION

The project site is located at the northern edge of the Town of Windsor, approximately 700 feet east of State Highway 101, adjacent to Arata Lane. The project site has a total area of approximately 2.72 acres and is contained within a single assessors parcel: APN 161-020-049. The site is primarily undeveloped, containing scattered trees and vacant grassland. The existing topography is relatively flat, slightly sloping south toward a drainage ditch and culvert entrance on the north side of Arata Lane.

The project site's native soil has been classified by the Natural Resources Conservation Service as Huichica loam (HuB) in Hydrologic Soil Group D. These are a poorly drained soils with an expected infiltration rate less than 0.06 in/hr. No site specific percolation/infiltration studies have been performed.

The project is proposed by Arata Properties, LLC, as a single-phased project. The proposed improvements include the construction of 32 residential lots and private common driveways to service them. Based on the pre- and post-development impervious area, 100% volume capture and treatment is required.

The project will collect overland flow and route it to a series of proposed Low Impact Development Best Management Practices (LID BMP's) with underground volume capture, before entering the underground drainage system. These features shall not only remove pollutants but will also reduce the amount of runoff by capturing and infiltrating storm water onsite. The LID BMP's are proposed at various locations throughout the project site, providing treatment for each of the site tributaries. The purpose of these features and their effect on the quality and quantity of runoff leaving the developed site will be further explained throughout this report.

3 POLLUTION PREVENTION MEASURES

The project will incorporate a robust Landscape plan including interceptor trees that will be planted throughout the project (to be shown and credited with the Final Storm Water Low Impact Development Submittal).

Drainage inlets will be raised a minimum of 3-inches above the bio-retention flowline to provide trash capture.

4 TYPES OF BMP'S SELECTED TO MITIGATE POLLUTANTS AND PROVIDE VOLUME CAPTURE

Low Impact Development Best Management Practices (LID BMP's) are design features that address the quality and quantity of the storm waters that flow from a development. In most cases, these LID BMPs are used to mitigate a development's impact on the quality of storm water by treating or cleaning the storm water. Some controls have dual treatment control measure capabilities, not only treating, but also containing a required volume of storm water. Due to the very low expected infiltration rate, the selected LID features will be Priority 2 containing subsurface perforated pipe to prevent long term surface ponding of storm water. The project will implement bio-retention beds (Priority 2) to mitigate pollutants and provide volume capture for 1.0 inch of rainfall over a 24-hour period. Volume capture is accomplished by incorporating an area for storm water storage beneath the bio-retention beds.

Bio-retention beds (Priority 2) have been selected for this project because of their ability to remove pollutants through a variety of natural physical, biological and chemical treatment processes. Large trash is collected at the surface and easily removed with routine maintenance. Suspended solids and hydrocarbons, pollutants that can degrade the downstream receiving waters of the project, settle out and are removed from runoff. Fine particles are collected within vegetated buffer strips or within the planting soil layer, providing potential nutrients for plant growth. Compared to pipe networks, bio-retention beds with a volume capture layer will provide an opportunity for runoff to infiltrate through native soil before entering the underground storm drain system. This infiltration will reduce runoff from a site, reduce the peak flow in a basin, and provide ground water recharge.

The bio-retention bed section will consist of 12" planting soil on top of structural soil (volume capture) of various depths. The structural soil consists of ¾ inch to 1-½ inch aggregate, with a porosity of 30%, and organic soil material for a thriving landscape environment, meeting standards set forth in the City of Santa Rosa Low Impact Development Design Manual reference document 'E'.

The bio-retention bed located in Tributary 2 will have a structural soil consisting of a porosity of 40%. This BMP provides treatment for the majority of the site and the increased structural soil porosity is necessary to reduce the required depth for 100% volume capture for TRIB 2.

The attached plans titled "Initial Storm Water LID Hydrology Map" shows the proposed general grading pattern for the project along with the tributary drainage areas and proposed LID BMP's. Standard LID BMP details with volume capture can be found in the attachments section of this document. This project meets the hydromodification control requirement by achieving 100% volume capture.

5 RESPONSIBILITY FOR BMP MAINTENANCE

LID BMPs serving the Quail Acres project are located between the back of curb and sidewalk within the public right of way and at the ends of common driveways on private property. The developer will be responsible for the surface and sub-surface oversight and maintenance of all on-site LID BMP's during the construction of each phase.

Upon project completion the Town of Windsor will own and maintain the bio-retention beds within the parkway planter strips running along public streets, within the right-of-way of Los Amigos Road and Arata Lane. A special tax district such as a Landscape & Lighting Assessment Districts (LLAD) will be formed to fund the surface and sub-surface oversight and maintenance of public LID BMPs serving the Quail Acres project.

LID BMPs at the ends of the private common driveways on private property will be privately owned and maintained by a joint maintenance agreement that will also cover maintenance of the private common driveways.

Attached is a Draft of the Stormwater BMP Facilities Maintenance/Monitoring Agreement.

Typical maintenance shall include the following:

- Dry pavement sweeping during and upon completion of construction
- Dry pavement sweeping annually and when algae is observed in gutters and when sediment/debris is observed
- Inspect twice annually for sediment and trash accumulation
- Pesticides and fertilizers shall not be used in bioretention area
- Plants shall be pruned, weeds pulled and dead plants replaced as needed
- Inspect twice annually for ponded water. If ponded water exists, then top layer of planting soil or aggregate may need to be replaced
- Drain inlets shall be inspected and cleaned as necessary to remove any obstructions

Sample maintenance checklists have been added in the attachments section of this report.

Although the proposed on-site BMP's are all anticipated to provide effective treatment for 10-20 years, their life will depend on the quality of water draining to them and how well these areas are maintained. BMP maintenance and replacement should be conducted to ensure that their character and function are in substantial conformance with the original design. Approximate anticipated replacement costs are summarized below to assist the Owner(s) in budgeting for BMP end of life replacement activities.

Approximate BMP Replacement Costs

Bioretention Area Replacement for Public Parkways:	$ 80,550
Bioretention Landscape Replacement for Public Parkways:	$ 50,050
	$ 138,600

ATTACHMENTS

FOR OFFICE USE ONLY:
Does this project require permanent storm water BMP's?

☐ Y ☐ N

Date Submitted: _____

Print Form

2017 Storm Water LID Determination Worksheet

PURPOSE AND APPLICABILITY: This determination worksheet is intended to satisfy the specific requirements of "ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." Additional design requirements imposed by Governing Agencies, such as local grading ordinances, CAL Green, CEQA, 401 permitting, and hydraulic design for flood control still apply as appropriate. Additionally, coverage under another regulation may trigger the requirement to design in accordance with the Storm Water LID Technical Design Manual.

Part 1: Project Information

Los Amigos Cottages Project Name	Willowglen Homes - Arata Properties, LLC Applicant (owner or developer) Name
263 Arata Lane Project Site Address	P.O. Box 2357 Applicant Mailing Address
Windsor, CA 95492 Project City/State/Zip	Healdsburg, CA 95448 Applicant City/State/Zip
	707-473-8620 Applicant Phone/Email/Fax
Permit Number(s) - (if applicable)	
Civil Design Consultants, Inc. Designer Name	2200 Range Avenue, Suite 204 Designer Mailing Address
Santa Rosa, CA 95403 Designer City/State/Zip	707-542-4820 / matt@civildesignconsultants.co Designer Phone/Email

Type of Application/Project:

☑ Subdivison ☐ Grading Permit ☐ Building Permit ☐ Hillside Development

☐ DesignReview ☐ Use Permit ☐ Encroachment ☐ Time Extensions ☐ Other :_____

PART 2: Project Exemptions

1. Is this a project that creates or replaces *less than* 10,000 square feet of impervious surface[1], including all project phases and off-site improvements?

   ☐ Yes ☑ No

1 Impervious surface replacement, such as the reconstruction of parking lots or excavation to roadway subgrades, is not a routine maintenance activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacing, trenching and patching are defined as maintenance activities per section VI.D.2.b.

2. Is this project a routine maintenance activity[2] that is being conducted to maintain original line and grade, hydraulic capacity, and original purpose of facility such as resurfacing existing roads and parking lots?

☐ Yes ☑ No

3. Is this project a stand alone pedestrian pathway, trail or off-street bike lane?

☐ Yes ☑ No

4. **Did you answer "YES" to any of the questions in Part 2?**

☐ **YES:** This project will *not* need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 Permit. **Please complete the "Exemption Signature Section" on Page 4.**

☑ **NO:** Please complete the remainder of this worksheet.

Part 3: Project Triggers

Projects that Trigger Requirements:
Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SW LIDs as required by the NPDES MS4 Permit order No. R1-2015-0030.

1. Does this project create or replace a combined total of 10,000 square feet or more of impervious surface[1] including all project phases and off-site improvements?

☑ Yes ☐ No

2. Does this project create or replace a combined total or 10,000 square feet or more of impervious streets, roads, highways, or freeway construction or reconstruction[3]? ☑ Yes ☐ No

3. Does this project create or replace a combined total of 1.0 acre or more of impervious surface[1] including all project phases and off-site improvements? ☑ Yes ☐ No

4. **Did you answer "YES" to any of the above questions in Part 3?**

☑ **YES:** This project will need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 Permit. **Please complete remainder of worksheet and sign the "Acknowledgement Signature Section" on Page 4.**

☐ **NO:** This project will *not* need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 permit. **Please complete the "Exemption Signature Section" on Page 4.**

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1 Imprevious surface replacement, such as the reconstruction of parking lots or excavation to roadway subgrades, is not a routine maintence activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacint, trenching and patching are defined as maintenance activities per section VI.D.2.b.

2 "Rountine Maintenance Activity" includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities per section VI.D.2.b.

3 "Reconstruction" is defined as work that extends into the subgrade of a pavement per section VI.D.2.b.

Part 4: Project Description

1. Total Project area: 2.72 ○ square feet ◉ acres

2. Existing land use(s): (check all that apply)

☐ Commercial ☐ Industrial ☑ Residential ☐ Public ☐ Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

The site is primarily undeveloped, containing scattered trees and vacant grassland.

3. Existing impervious surface area: 0 ○ square feet ◉ acres

4. Proposed Land Use(s): (check all that apply)

☐ Commercial ☐ Industrial ☑ Residential ☑ Public ☐ Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

The proposed site plan will feature 32 residential lots and private common driveways to service them.

5. Proposed impervious surface area: 1.88 ○ square feet ◉ acres

Acknowledgment Signature Section:

As the property owner or developer, I understand that this project is required to implement permanent Storm Water Best Management Practices and provide a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit Order No. R1-2015-0030. *Any unknown responses must be resolved to determine if the project is subject to these requirements.

_____ _____

Applicant Signature Date

Exemption Signature Section:

As the property owner or developer, I understand that this project as currently designed does not require permanent Storm Water BMP's nor the submittal of a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit*. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMP's.

_____ _____

Applicant Signature Date

Please Read:

*** This determination worksheet is intended to satisfy the specific requirements of "ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." Additional design requirements imposed by Governing Agencies, such as local grading ordinances, CAL Green, CEQA, 401 permitting, and hydraulic design for flood control still apply as appropriate. Additionally, coverage under another regulation may trigger the requirement to design in accordance with the Storm Water LID Technical Design Manual.**

Implementation Requirements: *All calculations shall be completed using the "Storm Water Calculator" available at: www.srcity.org/stormwaterLID*

Hydromodification Control/100% Volume Capture: Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.

***Treatment Requirement*:** Treatment of 100% of the flow calculated using the modified Rational Method and a known intensity of 0.20 inches per hour.

Delta Volume Capture Requirement: Capture (infiltration and/or reuse) of the increase in volume of storm water due to development generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.

Soil Map—Sonoma County, California
(Los Amigos Cottages)



Map Scale: 1:987 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sonoma County, California
Survey Area Data: Version 16, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HuB	Huichica loam, ponded, 0 to 5 percent slopes	3.1	100.0%
Totals for Area of Interest		**3.1**	**100.0%**

Sonoma County, California

HuB—Huichica loam, ponded, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: hffn
Elevation: 100 to 300 feet
Mean annual precipitation: 30 inches
Mean annual air temperature: 61 degrees F
Frost-free period: 260 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Huichica and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Huichica

Setting

Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

H1 - 0 to 14 inches: loam
H2 - 14 to 23 inches: sandy clay loam
H3 - 23 to 38 inches: clay
H4 - 38 to 57 inches: cemented

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches; 20 to 40 inches to duripan
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D

Ecological site: R014XG912CA - Loamy Terrace
Hydric soil rating: Yes

Minor Components

Clear lake
Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Zamora
Percent of map unit: 5 percent
Hydric soil rating: No

Wright
Percent of map unit: 5 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Sonoma County, California
Survey Area Data: Version 16, Sep 14, 2022

BMP Selection Table

	Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with...	High Ground Water	Contamination	Slope Constraints	Achieves...	Treatment	Volume Capture	Runoff Reduction Measure	BMP in priority selected?	Yes	No	Unique Identifier of BMP per planes	Explanation of selection	Other notes:
Universal BMP- to be considered on all projects.	Living Roof	N/A	N/A		X	X	X		X	X							
	Rainwater Harvesting	N/A	N/A		X	X	X			X							
Runoff Reduction Measures	Interceptor Trees	N/A	N/A		X	X	X				X		✓				
	Bovine Terrace	RRM-01	Bovine Terrace		X						X						
	Vegetated Buffer Strip	RRM-02	Vegetated Buffer Strip								X						
	Impervious Area Disconnection	N/A	N/A		X	X	X				X						
Priority 1- to be installed with no underdrains or liners. Must drain all stading water within 72 hours.	Bioretention	P1-02	Roadside Bioretention - no C & G						X	X							
	Vegetated Swale-with Bioretention	P1-06	Swale with Bioretention						X	X							
	Constructed Wetlands	N/A	N/A						X	X							
Priority 2 BMPs- with subsurface drains installed above the capture volume.	Bioretention	P2-02	Roadside Bioretinton - Flush Design Roadside						X	X							
		P2-03	Roadside Bioretenion-Contiguous SW						X	X							
		P2-04	Roadside Bioretenion-Curb Opening						X	X			✓				
		P2-05	Roadside Bioretenion- No C & G						X	X							
	Constructed Wetlands	N/A	N/A						X	X							

Date: _____

Page _____ of _____

BMP Selection Table

	Best Management Practice (BMP)	Detail Sheet	Detail Title	**Can be used with...**	High Ground Water	Contamination	Slope Constraints	**Achieves...**	Treatment	Volume Capture	Runoff Reduction Measure	**BMP in priority selected?**	Yes	No	Unique Identifier of BMP per planes	Explanation of selection	Other notes:
Priority 3 BMPs- installed with subdrains and/or impermeable liner. Does not achieve volume capture and must be used as part of a treatment train.	Bioretention	P3-02	Roadside Bioretinton - Flush Design Roadside		X	X	X		X								
		P3-03	Roadside Bioretenion- Contiguous SW		X	X	X		X								
		P3-04	Roadside Bioretenion- Curb Opening		X	X	X		X								
	Flow Through Planters	P3-05	Flow Through Planters		X	X	X		X								
	Vegetated Swale	P3-06	With Bioretention		X	X	X		X	X							
		P3-07	Vegetated Swale		X	X	X		X								
Priority 4 BMPs- does not achieve volume capture and must be used as part of a	Tree Filter Unit				X	X	X		X								
	Modular Bioretention				X	X	X		X								
Priority 5 BMPs- does not achieve volume capture and must be used as part of a treatment train.	Chambered Separator Units				X	X	X		X								
	Centrifugal Separator Units				X	X	X		X								
	Trash Excluders				X	X	X		X								
	Filter Inserts				X	X	X		X								
Priority 6 BMPs- see the "Offset Program" chapter for details.	Offset Program								N/A	N/A	N/A						
Other	Detention				X												

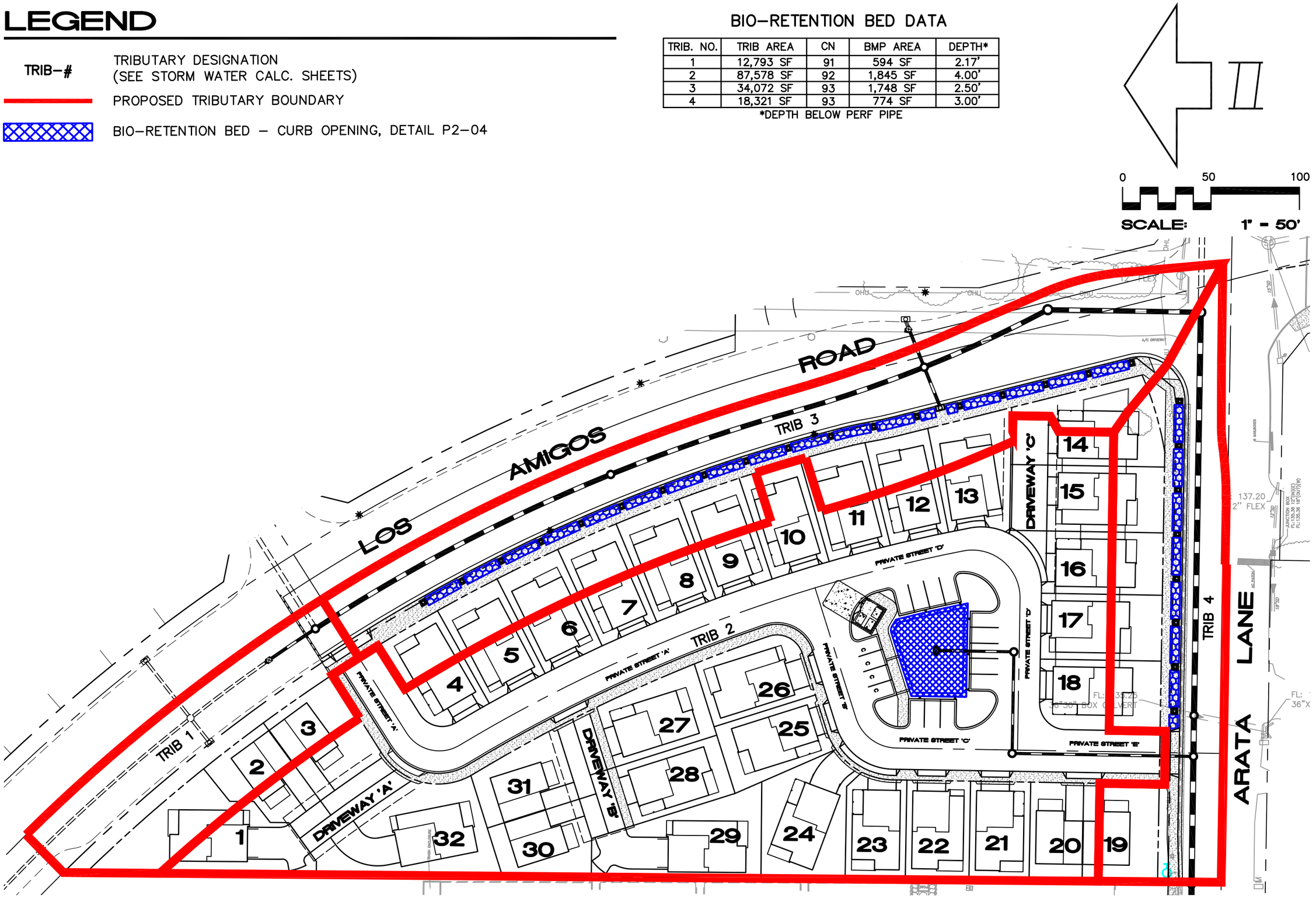
LEGEND

TRIB–#	TRIBUTARY DESIGNATION (SEE STORM WATER CALC. SHEETS)
	PROPOSED TRIBUTARY BOUNDARY
	BIO–RETENTION BED – CURB OPENING, DETAIL P2–04

BIO–RETENTION BED DATA

TRIB. NO.	TRIB AREA	CN	BMP AREA	DEPTH*
1	12,793 SF	91	594 SF	2.17'
2	87,578 SF	92	1,845 SF	4.00'
3	34,072 SF	93	1,748 SF	2.50'
4	18,321 SF	93	774 SF	3.00'

*DEPTH BELOW PERF PIPE



CML DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

ISWLID – HYDROLOGY MAP

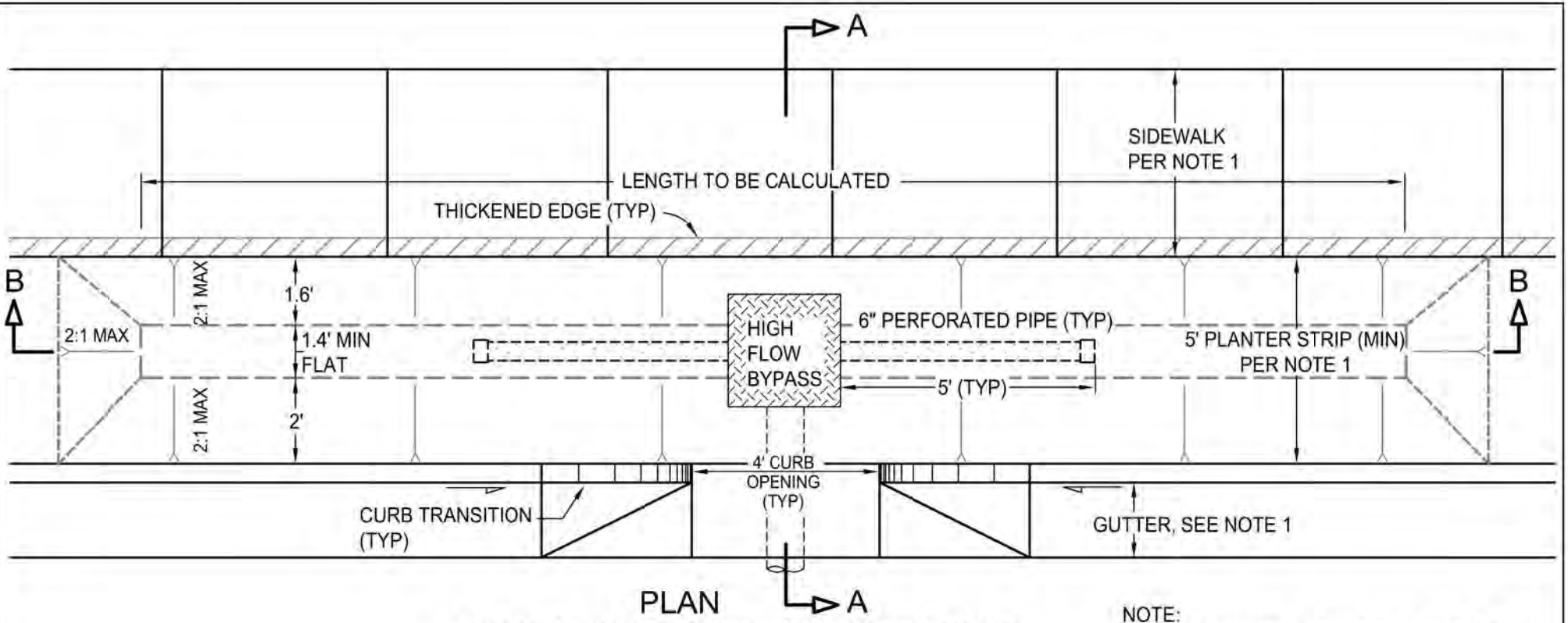
LOS AMIGOS COTTAGES

263 ARATA LANE
WINDSOR, CALIFORNIA
APN 161–020–049

OCTOBER 2024

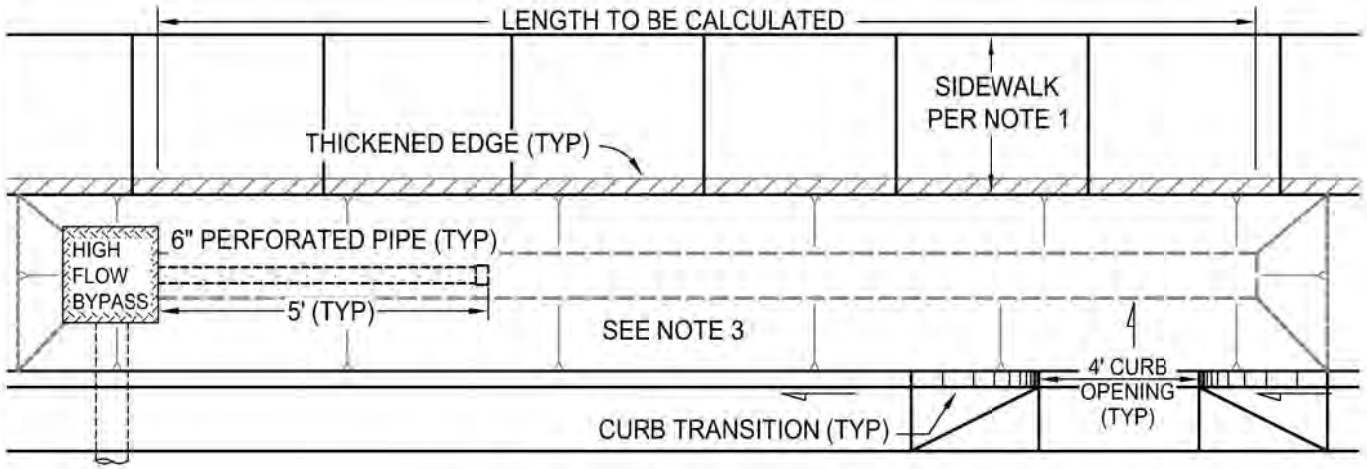
JOB NO.
23–110

ATTACHMENT
4



PLAN

TYPE A - CURB OPENING AT LOW POINT



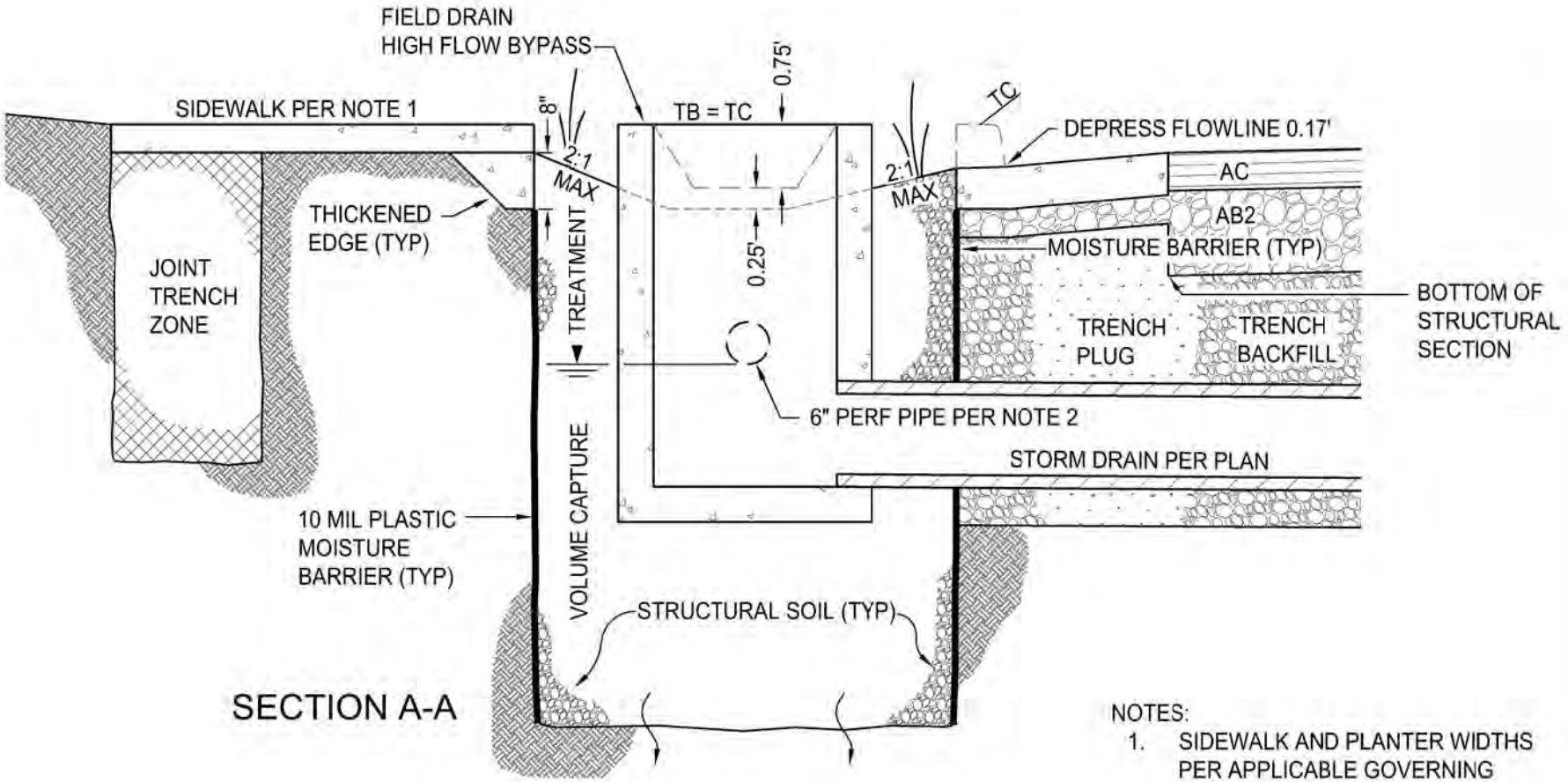
TYPE B -CURB OPENING ALONG A SLOPE

NOTE:

1. SIDEWALK, GUTTER AND PLANTER WIDTHS PER APPLICABLE MUNICIPAL STANDARDS (TYP).
2. TOP OF 6" PERFORATED PIPE TO BE SET 6" BELOW ROAD STRUCTURAL SECTION, MIN.
3. TYPE A MINIMUM DIMENSIONS AND GRADES APPLY TO TYPE B.

Not to Scale

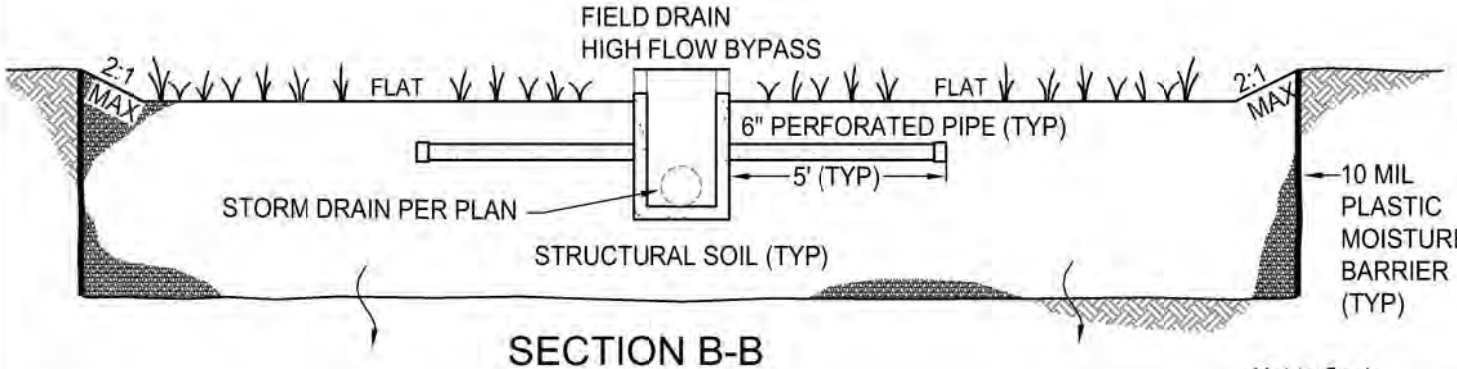
PRIORITY 2 ROADSIDE BIORETENTION - CURB OPENING		
SCALE: *NONE*	DATE: *04/06/17*	
DWN. *DIT* CHK. *HM*	SHEET 1 of 2	P2–04



SECTION A-A

NOTES:

1. SIDEWALK AND PLANTER WIDTHS PER APPLICABLE GOVERNING AGENCY STANDARDS (TYP).
2. TOP OF 6" PERFORATED PIPE TO BE SET 6" BELOW BOTTOM OF ROAD STRUCTURAL SECTION.



SECTION B-B

Not to Scale

PRIORITY 2
ROADSIDE BIORETENTION
- CURB OPENING
SECTION A-A & B-B

SCALE: *NONE*		DATE: *04/06/17*
DWN. *DIT* CHK. *HM*	SHEET 2 of 2	P2-04

STORM WATER CALCULATOR

LID BMP Summary Page & Site Global Values

Project Information:

Project Name:	Los Amigos Cottages
Address/Location:	263 Arata Lane
Designer:	Dennis Dalby
Date:	10/16/2024

Site Information:

Mean Seasonal Precipitation (MSP) of Project Site:	30.00	(inches)
K=MSP/3(K=	1.00	
Impervious area - pre development:	0.0	ft^2
Impervious area - post development:	81,800.0	ft^2

Based upon the pre and post development impervious area, the post construction BMP requirement is:

100% Capture & Treatment

Summary of Saved BMP Results:

		Tributary Area		Requirements		BMP Design Results						
							Hydromodification Control		Flow Base Treatment		Delta Volume Capture	
	BMP ID:	Tributary Area (ft^2.)	Runoff Reduction Measures (Y/N)	Type of Requirement Met	Type of BMP Design	Percent Achieved	Required $V_{Hydromod}$ (ft^3)	Achieved (ft^3)	Required Q Treatment (cfs)	Achieved (ft^3)	Required Vdelta (ft^3)	Achieved (ft^3)
1	TRIB 1	12,793	No	Hydromod Volume Capture	Priority 2: P2-04 Roadside Bioretention - Curb Opening	101.0	383.0224	386.6940				
2	TRIB 2	87,578	No	Hydromod Volume Capture	Priority 2: P2-04 Roadside Bioretention - Curb Opening	100.6	2935.6145	2952.0000				
3	TRIB 3	34,072	No	Hydromod Volume Capture	Priority 2: P2-04 Roadside Bioretention - Curb Opening	102.6	1278.3815	1311.0001				
4	TRIB 4	18,321	No	Hydromod Volume Capture	Priority 2: P2-04 Roadside Bioretention - Curb Opening	101.3	687.4039	696.6000				
5												
6												
7												
8												
9												
10												
11												
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STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: **Los Amigos Cottages**

BMP ID:	TRIB 1
BMP Design Criteria:	100% Capture & Treatment
Type of BMP Design:	Priority 2: P2-04 Roadside Bioretention - Curb Opening
BMP's Physical Tributary Area:	12,793.0 ft^2
Description/Notes:	

Hydromodification Requirement: 100% Volume Capture; $V_{HYDROMOD}$

$V_{HYDROMOD}$ = 383.02 ft^3

Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (transmission) rate
Post development ground cover description:	Residential - 1/8 acre or less (town houses)
CN_{POST} :	
User Composite post development CN:	91.0

BMP Sizing Tool: Hydromodification Requirement

Percent of Goal Achieved = 100.96 %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.30			
Depth below perforated pipe if present:	2.17	ft	Depth: 0.00	ft
Width:	0.00	ft	Width: 0.00	ft
Length:	0.00	ft	Length: 0.00	ft
Area:	594.00	ft^2	Area: 0.00	ft^2

STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: **Los Amigos Cottages**

BMP ID:	TRIB 2	
BMP Design Criteria:	100% Capture & Treatment	
Type of BMP Design:	Priority 2: P2-04 Roadside Bioretention - Curb Opening	
BMP's Physical Tributary Area:	87,578.0	ft^2
Description/Notes:		

Hydromodification Requirement: 100% Volume Capture; $V_{HYDROMOD}$

$V_{HYDROMOD}$ = 2,935.61 ft^3

Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (transmission) rate
Post development ground cover description:	Residential - 1/8 acre or less (town houses)
CN_{POST} :	
User Composite post development CN:	92.0

BMP Sizing Tool: Hydromodification Requirement

Percent of Goal Achieved = 100.56 %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.40			
Depth below perforated pipe if present:	4.00	ft	Depth: 0.00	ft
Width:	0.00	ft	Width: 0.00	ft
Length:	0.00	ft	Length: 0.00	ft
Area:	1,845.00	ft^2	Area: 0.00	ft^2

STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: **Los Amigos Cottages**

BMP ID:	TRIB 3
BMP Design Criteria:	100% Capture & Treatment
Type of BMP Design:	Priority 2: P2-04 Roadside Bioretention - Curb Opening
BMP's Physical Tributary Area:	34,072.0 ft^2
Description/Notes:	

Hydromodification Requirement: 100% Volume Capture; $V_{HYDROMOD}$

$V_{HYDROMOD}$ = 1,278.38 ft^3

Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (transmission) rate
Post development ground cover description:	Residential - 1/8 acre or less (town houses)
CN_{POST} :	
User Composite post development CN:	93.0

BMP Sizing Tool: Hydromodification Requirement

Percent of Goal Achieved = 102.55 %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.30			
Depth below perforated pipe if present:	2.50	ft		
Depth:			0.00	ft
Width:	0.00	ft	0.00	ft
Length:	0.00	ft	0.00	ft
Area:	1,748.00	ft^2	0.00	ft^2

STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: **Los Amigos Cottages**

BMP ID:	TRIB 4
BMP Design Criteria:	100% Capture & Treatment
Type of BMP Design:	Priority 2: P2-04 Roadside Bioretention - Curb Opening
BMP's Physical Tributary Area:	18,321.0 ft^2
Description/Notes:	

Hydromodification Requirement: 100% Volume Capture; $V_{HYDROMOD}$

$V_{HYDROMOD}$ = 687.40 ft^3

Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (transmission) rate
Post development ground cover description:	Residential - 1/8 acre or less (town houses)
CN_{POST} :	
User Composite post development CN:	93.0

BMP Sizing Tool: Hydromodification Requirement

Percent of Goal Achieved = 101.34 %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.30			
Depth below perforated pipe if present:	3.00	ft	Depth: 0.00	ft
Width:	0.00	ft	Width: 0.00	ft
Length:	0.00	ft	Length: 0.00	ft
Area:	774.00	ft^2	Area: 0.00	ft^2

Town of Windsor LID Feature Maintenance Checklist

Item	Conditions When Maintenance Is Needed	Typical Maintenance	Results Expected
Trash and Debris	Trash and debris accumulated in basin. Visual evidence of dumping	Trash and debris cleared from feature	No trash or debris in feature to impede flow
Contaminants and Pollution	Any evidence of oil, gasoline, pesticides or other pollutants	Remove contaminants or pollutants. Dispose of properly.	No pollutants in feature
Vegetation	When the planted vegetation becomes excessively tall. When nuisance weeds and other vegetation start to take over. When planted vegetation dies.	Vegetation mowed per specifications of maintenance plan, or nuisance vegetation removed so that flow is not impeded. Vegetation should never be mowed lower than the design flow depth. Remove clippings from the area and dispose of properly. Replace dead/ dying vegetation with same or similar species.	Vegetation is healthy and attractive in appearance, not overly mowed, and will not impede flow.
Tree/Brush Growth and Hazard Trees	Growth does not allow maintenance access or interferes with maintenance activity. Dead, diseased, or dying trees are present.	Trees that impede the flow of water should be removed, per Town approval.	Trees are in good health and attractive in appearance. Any replacement trees are planted on edge of features, not in deepest part of features.
Erosion	Eroded over 2 inches deep where cause of damage is still present or where there is potenial for continued erosion. Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.	Determine causes of erosion and repair	Obstructions and sediment removed so that water flows freely and disperses over wide area. No soil is left bare and any channels have been filled in.
Mulch	Mulch is missing or patchy in appearance. Areas of bare and exposed earth.	Add mulch to fill in void areas. Ensure mulch is 3 inches deep, replenish as necessary before wet season begins. Do not use bark that can float--tree mulch is best. No mulch in flow line of swales--use rock instead.	All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance and at a depth of 3 inches. Rock is placed along flow line of swales.
Sediment	Accumulated sediment affects inletting or outletting condition of the feature	Remove sediment. Replant/reseed area.	Material is removed so that there is no clogging or blockage. Material is disposed of proplerly
Damaged Pipes	Any part of the piping that is crushed or deformed more than 20% or any other failure of the piping	Repair or replace pipe	All piping is free of leaks/damage and performs as intended
Rodent Holes	If feature acts as a dam or berm, any evidence of rodent holes, or any evidence of water piping through dam or berm via rodent holes	Repair damage so the intended design is not compromised by holes. Rodent control activities must be in accordance with applicable laws and must not affect any protected species.	No water piping through dam or berm, feature functions as designed
Drainage	Excessive pooling. Water remaining in feature 72 hours after rain stops.	Ensure high infiltration soil is not blocked with sediment or trash. Replace high infiltration soil for maximum filtration, as needed. Improve grade from head to foot of feature, or add underdrains.	There should be no areas of standing water once inflow has ceased (within 72 hours).
Inlet/Outlet Obstructions	Obstructions found upon inspection of pipe inlet/outlet	Remove any obstructions found	Pipe should be clear and free to flow as designed. Area leading to pipe should be lined with rock.

Inspection Instructions--Please Read

1. Using the Town of Windsor LID Feature Maintenance Checklist as a guide, fill out Inspection Forms A-1 and A-2, listing each feature with the Feature ID number, as labeled on the enclosed map of your property. Include the property address, the inspector's name and contact information, and the name of the business, if applicable.
Please complete both inspection sheets; if only one sheet is filled, your inspection will be considered incomplete.

2. Include photos of each LID feature and label photos with corresponding Feature ID number, as shown on the map of your property.

3. If notable repairs or maintenance activities such as plant replacement are conducted, include photos of the LID features before and after maintenance is complete.

4. Return the forms and photos by email to stormwater@townofwindsor.com (preferred) OR call the Storm Water Program Manager, Elizabeth Cargay at 707-838-5385 for a mailing address or to set up drop off time at the Town of Windsor Public Works office.

TOWN OF
WINDSOR

TOWN OF WINDSOR

Inspection Form A-1
Inspection of LID Features for Routine Maintenance

Inspection Date: _____
Start Time: _____
Stop Time: _____
Number of Photos: _____

Property Name: _____
Property Address: _____
Inspector Name: _____
Email/Phone: _____
Property Manager: _____
Email/Phone: _____

Status Codes:
Y= Yes
N= No
Q= Questionable
\ = Not Observed

				LID Feature ID:													
				Questionable (Q): Comments Required													
				Deficient (N): Actions/Comments Required													
Drainage	Drawdown - Drainage - Vector Risk - Pump Out - Blockage	D1	Evidence of standing water or ponding in feature 72 hours after the end of a storm?														
		D2	Evidence of the high flow bypass or overflow not working as designed?														
		D3	Is sediment accumulating in or around feature?														
		D4	Has water been observed flowing in pervious concrete section during a low intensity storm?														
Erosion	Hydraulic Function - Failure - Sediment Clogging	E1	Is there undercutting or washouts along sidewalks and/or curbs abutting planter area?														
		E2	Is there channelization (gully) forming along the length of the planter area?														
		E3	Is sediment (sand, dirt, mud) accumulating in the planter area?														
		E4	Observed or potential transport of mulch to drainage system?														
		E5	Are there voids or holes present in the BMP?														
		E6	Is there evidence of animal activity?														
Vegetation	Excessive Mowing - Herbicide Overuse - Health of Desired Vegetation	V1	Is the vegetation clogging the inlet or flow path?														
		V2	Evidence of Excessive Mowing and/or Herbicide Overuse?														
		V3	Are there dead or dry plants or excessive weeds?														
		V4	Is there an absence of correct vegetation?														
General	Trash & Debris - Improper Modifications - Drainage	G1	Is there debris/trash accumulation in the BMP or high flow by pass?														
		G2	Missing or damaged structural features? (Grates, pipes, walls, curbs, etc.)														
		G3	Evidence of improper modifications or removal of BMP?														

OFFICE USE ONLY
Complete: Corrective Action Issued: Re-Inspection Required:

Inspection Form A-1
Inspection of LID Features for Routine Maintenance

Inspection Date: _____

Property Name: _____

Comments or Changes
Include date and description of reparis, volume of sediment or trash removal, plant replacements, structural reparis, & improper modificatoins, if applicable.

Action Items

Site Summary

Attachments: Site Map, Photos

RECORDING REQUESTED BY:
TOWN ENGINEER

WHEN RECORDED RETURN TO:
Town Engineer
Town of Windsor
P. O. Box 100
Windsor, CA 95492-0100

File No: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Project Name: Los Amigos Cottages
Project Address(es)/Lot Number(s): 263 Arata Lane
Original Lot APN(s): 161-020-049

DECLARATION OF COVENANTS RELATED TO THE MAINTENANCE OF COMMONLY OWNED STORM WATER LID BMP(S)

This Declaration of Covenants Related to Maintenance of permanent Storm Water Low Impact Design Best Management Practices (LID BMPs) ("Declaration") is made on this _____ day of _____, 20___, by rata Properties, LLC , (collectively, "Landowners").

RECITALS

A. Landowner(s) is/are the fee simple owners of certain real property located in the Town of Windsor ("Town"), Sonoma County, California, at the address(es) of: 263 Arata Lane and corresponding APN(s)(161-020-049);, more fully described as Lot Number(s) 1- 32 respectively and set forth in Exhibit A to this Declaration ("Property"). The Property is part of a larger development referred to herein as the "Project."

B. The Town's National Pollutant Discharge Elimination System ("NPDES") Municipal Separate Storm Sewer System ("MS4") Permit, issued by the North Coast Regional Water Quality Control Board, requires the Town to implement and enforce specific requirements for the construction and maintenance of onsite storm water management Low Impact Design best management practices (collectively, the "LID BMPs") for development, redevelopment, and other applicable projects with the goal of mitigating impacts to storm water quality and runoff volume discharges to the Town's storm drain system (MS4) and/or waters of the State of California. Provisions of Town Municipal Code Title IX, Chapter 4 and other applicable sections of the Town Municipal Code shall apply to the construction, inspection, and maintenance of the LID BMPs and the enforcement of MS4 Permit requirements.

C. Provisions of Title IX, Chapter 4 and other applicable sections of the Town Code shall apply to the construction, inspection, and maintenance of LID BMP(s) on the property and the enforcement of MS4 Permit requirements.

D. On _____, the Town Engineer approved Improvement Plans titled: Los Amigos Cottages Improvement Plans ("Plans") including a Final Storm Water LID Plan ("F-SWLID") and Maintenance Plan for the Property which requires the construction and maintenance of LID BMP(s) on the Property by the 1 Landowners of the Property. The LID BMP(s) required under the F-SWLID may include both built and landscaping features. The F-SWLID and Maintenance Plan may be inspected, upon appointment, at the Town of Windsor, Public Works Department, 8400 Windsor Road.

E. The Town's MS4 Permit and/or the F-SWLID requires that all 1 Landowners make and execute this Declaration.

DECLARATION OF COVENANTS

NOW, THEREFORE, in consideration of the foregoing recitals, Landowners hereby covenant, agree, and declare as follows:

1. Landowner(s) shall, at the cost and expense of the Landowner(s), construct, inspect, and maintain such common area LID BMP(s) on the Property in perpetuity, all in accordance with the Plans and the F-SWLID and Maintenance Plan. Landowners shall ensure that all common area LID BMP(s) on the Property remain fully functional and that all common area(s) identified in the Plans and F-SWLID for treatment and/or volume capture discharge to the specified common area LID BMP as designed. All Landowners and/or any entity designated in writing by all 1 **Landowners and approved by the Town, assume all responsibility for conducting a maintenance inspection of the common area LID BMP on the Property at least annually and shall submit an annual inspection report to the Town no later than September 1st of each year**. The Owner(s) shall ensure that the common area LID BMP(s) will be maintained and fully functional until such time that the responsibility is legally transferred to an entity designated and trained to take over permanent responsibility for common area LID BMP maintenance. Landowners shall be jointly and severally liable under this section.

2. The Landowner(s) each shall keep all records related to annual inspections of the common area LID BMP(s) on the property and all records related to the common area LID BMP maintenance by the Landowner(s) for a period of at least five (5) years. The records shall include all corrections, repairs, and replacements of all common area LID BMP(s) on the Property. The Landowner(s) shall make these records available to the Town upon request.

3. In the event the Landowner(s) fail(s) to maintain the common area LID BMP(s) in good working condition as solely determined by the Town, in the exercise of its reasonable discretion, and fail(s) to repair within thirty (30) days following Town's written notice thereof to Landowners, the Town may enter upon the common area LID BMP(s) and take whatever steps it deems reasonably necessary to maintain and/or place in good working condition such common area LID BMP(s); provided, however, that such notice and opportunity to repair shall not be required when, in the Town's sole determination in the exercise of its reasonable discretion, the Town's immediate entry and repair are required in the interest of the public health, safety and welfare. It is expressly understood that the Town is under no obligation to maintain or repair the common area LID BMP(s) on the property, and in no event shall this Declaration be construed to impose such an obligation on the Town. The Landowner(s) has/have no obligation with respect to performing physical maintenance of any public LID BMP which are annexed into the Town's 1982 Act Benefit Assessment District.

4. In the event that the Town performs work of any nature, or expends any funds in the performance of such work for labor, use of equipment, supplies, materials, or the like, due to failure of the Landowner(s) to perform the maintenance obligations under this Declaration, as solely determined by Town, in the exercise of its reasonable discretion, all 1 Landowner(s) (each responsible for 1/1 of the costs)shall reimburse the Town within sixty (60) days of receipt of notice for all costs incurred by the Town to undertake such work. Costs shall include, but are not limited to, the actual cost of construction, maintenance and/or repair, and administrative costs directly related to such work. Notwithstanding the above, allocation, Landowners shall be jointly and severally liable for any and all costs.

5. Any violation of the Plans or F-SWLID and Maintenance Plan by the Landowner(s) shall be deemed a public nuisance and the Town shall be entitled to the remedies available to it under Town Municipal Code Title IX, Chapter 4. The remedies identified herein shall be in addition to and cumulative of all other remedies, criminal or civil, which may be pursued by the Town. The Landowner(s) shall be jointly and severally liable for any and all such violations.

6. All 1 Landowner(s) shall indemnify, defend and hold harmless the Town and its employees, officials, and agents, from and against any liability, (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, related expenses or costs of any kind, whether actual, alleged or threatened, interest, defense costs, and expert witness fees), where the same relates to, or arises out of, the construction, presence, existence, inspection, or maintenance of the common area LID BMP(s) or the performance of the covenants contained in or arising from this Declaration by any of the Landowners, its officers, employees, agents, contractors or subcontractors, excepting only that resulting from the sole, active negligence or intentional misconduct of the Town, its employees, officials, or agents. This indemnification obligation is not restricted in any way by any limitation on amount or type of damages or compensation payable to or for the Landowners or its agents under workers' compensation acts, disability benefits acts or other employees' benefits acts. If any judgment or claim against the Town, its officials, agents, or employees, shall be entered, each Landowner shall pay 1/1 of all costs and expenses in connection therewith, subject to the aforementioned exception for cost resulting from the sole, active negligence or intentional misconduct of the Town. All 1 Landowner(s) shall be jointly and severally liable for any and all costs required under this section.

7. If any provisions of this Declaration shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

8. This Declaration shall be governed according to the laws of the State of California. The parties hereto agree that the forum for the adjudication of any dispute related to this Declaration shall be brought exclusively and solely in Sonoma County, California.

9. The Landowner(s) may not assign this Declaration to a third party without the express prior written consent of the Town and the consent of all the other non-assigning Landowner(s), provided that such consent will not be unreasonably withheld. However, such consent shall not be required for Landowners to sell or lease the adjoining lots to a third party who expressly assumes the obligations of the Landowner(s) hereunder pursuant to an Assignment and Assumption Agreement or similar document between the Landowner(s) and the third party, in a form reasonably acceptable to the Town.

10. The Landowner(s), and each of them, binds themself/themselves, their partner(s), successor(s), legal representative(s) and assign(s) of the Town with respect to all promises and agreements of the Landowner(s) contained herein.

11. This Declaration shall be recorded by each Landowner and shall: (a) constitute a covenant running with the land; (b) be binding upon each Landowner and the Landowners' successors, heirs, and assigns in perpetuity; and (c) benefit the Town of Windsor, its successors, and assigns. Any breach of this Declaration

by the Landowner(s) shall render each Landowner or Landowner's/Landowners' heirs, successors or assigns liable pursuant to the provisions of the Town Municipal Code. Upon a valid transfer of title to the adjoining lots from the Landowner(s) to a third party and Town's approval of an Assignment and Assumption Agreement or similar document between each Landowner and the third party, each Landowner shall be released from all responsibility under this Declaration.

12. Any notice, submittal or communication required or permitted to be served on each Landowner or Town may be served by personal delivery to the person or the office of the person identified below. Service may also be made by mail, by placing first-class postage, and addressed as indicated below, and depositing in the United States mail to:

    To Landowner(s): Arata Properties, LLC

    Attention: Ben vanZutphen

    To Town: Town of Windsor
    P.O. Box 100
    Windsor, CA 95492-0100
    Attention: Town Engineer

Executed as of the day and year first above stated.

LANDOWNER(S):

Name(s)/Title(s):_____

Corresponding Address(es)/Lot Number(s):_____

Signatures of Authorized Persons:

_____

_____

ATTACHMENTS:

(1) Exhibit A- Legal Property Description
(2) Exhibit B- Storm Water LID Feature Operation and Maintenance Plan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)

County of_____)

On_____before me,_____,
Date *Here Insert Name and Title of the Officer*

personally appeared _____
Name(s) of Signer(s)

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date:_____Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Exhibit A – Legal Property Description

Exhibit B –Storm Water LID Feature Operation and Maintenance Plan