PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Balcerak Design
555 5th St. Suite 300B
Santa Rosa, CA 95401

*424 AIRPORT BOULEVARD*
*WATSONVILLE, CA 95076*
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July 11, 2024

## Horticultural Soil Analyses

Chemical analyses on samples received: June 27, 2024

| Sample Identification | pH saturated paste | Electrical Conductivity dS/m | Nitrate Nitrogen (N) | Ammonium Nitrogen (N) | Phosphorus (P) | Potassium (K) | Calcium (Ca) | Magnesium (Mg) | Sulfate (SO4) | Boron (B) | Zinc (Zn) | Copper (Cu) | Manganese (Mn) | Iron (Fe) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Saturated paste extract | RESULTS REPORTED IN PARTS PER MILLION OF DRY SOIL | | | | | | | | | | | |
| General Guidelines- Ornamental Plants | 6.5- 7.2 | 1.0- 3.0 | 25- 75 | 25- 75 | 50- 100 | 150- 300 | 2000-4000 | 150- 500 | 25- 500 | 0.5- 1.0 | 2.5- 5.0 | 1.0- 3.0 | 10- 25 | 25- 100 |
| Yosemite Junction | 6.9 | 1.1 | **22** | **12** | **32** | 302 | 2603 | 695 | **19** | 0.1 | 12.0 | 2.7 | 54 | 41 |

| (SP) Saturation Percentage | (Ca+Mg) Calcium plus Magnesium | Sodium (Na) | Chloride (Cl) | (SAR) Sodium Absorption Ratio | (ESP) Exchangeable Sodium Percentage | (CEC) Cation Exchange Capacity |
|---|---|---|---|---|---|---|
| weight ratio of water required to reach soil saturation (%) | milliequivalents per liter in extract | | | | | Meq/100 grams |
| | >6.0 | <3.0 | <3.0 | <8.0 | <9.0 | 20< |
| 52.0 | 7.8 | 0.8 | 0.7 | 0.4 | 0.5 | 29 |

| | Organic Matter (% by Weight) | Lime Content % Ca CO3 | Mechanical Analyses, % by weight, USDA Classifications | | | | Infiltration Rate (inches/hour) |
|---|---|---|---|---|---|---|---|
| | | | Sand | Silt | Clay | Soil Texture | |
| Optimum Values | >3.0 | <3.0 | | | | | >0.25 |
| | 5.9 | 1.0 | 48 | 29 | 23 | Loam | 0.50 |

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The pH value of this soil is slightly acid in reaction and is in a good range for most landscaping plants. The electrical conductivity reading is safely low indicating low levels of water-soluble salts.

The soil fertility analysis shows low nitrogen, phosphorus, and sulfate levels. The calcium, potassium, and magnesium levels are in excellent ranges. The micronutrient analysis shows excellent amounts iron, copper, and manganese. The zinc concentration is higher than expected and recommended. Thus, zinc containing fertilizers should be avoided in the future.

The boron level is safely low and should not cause toxicity issues with ornamentals planted in this soil.

The sodium and chloride concentrations are low and should not disrupt soil nutrient availability.

The low SAR and ESP values show the sodium that is present will not cause a hazard to the soil structure. The cation exchange capacity of this soil is in a good range and suggests that this soil has adequate nutrient holding properties.

The organic matter content is in an acceptable range. The mechanical analysis indicates that this is a loam textured soil. Loam textured soils generally have an acceptable infiltration rate of 0.50 inches/ hour.

Amending this area will require the following per 1000 sq ft of bed area:

| | |
|---|---|
| Ammonium sulfate (21-0-0) | 10.0 lbs |
| Treble superphosphate (0-45-0) | 30.0 lbs |

The above materials should be incorporated into the upper 6-8" of the soil profile.

A post planting fertilizer program should include an application of nitrogen at a rate of 0.5 lbs of actual nitrogen per 1000 sq ft of bed area approximately 3 months after planting. A fertilizer such as ammonium sulfate (21-0-0) can be used at a rate of 2.5 lbs per 1000 sq ft.

If you have any questions, please feel free to contact me.

Respectfully submitted,
John A. Jackson

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## ENTRY PLANTING

**CONCEPTUAL LEGEND**

| KEY | SIZE | BOTANICAL NAME | COMMON NAME | WCOLS |
|---|---|---|---|---|
| | | TREES | | |
| COC | #15 | CERCIS OCCIDENTALIS | CALIFORNIA REDBUD | VERY LOW |
| LAI | #15 | LAGERSTROEMIA INDICA | CRAPE MYRTLE | LOW |
| | | SHRUBS | | |
| CSN | #5 | CHAENOMELES SPECIOSA | FLOWERING QUINCE | LOW |
| CLA | #5 | CISTUS LADANIFER | ROCK ROSE | LOW |
| SJA | #5 | SPIRAEA JAPONICA | SPIRAEA | MEDIUM |
| | | PERENNIALS | | |
| DBI | #1 | DIETES BICOLOR | FORTNIGHT LILY | LOW |
| FCA | #1 | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | LOW |
| PHE | #1 | PENSTEMON HETEROPHYLLUS | FOOTHILL PENSTEMON | LOW |

## STREETSCAPE / PARKING LOT

**CONCEPTUAL LEGEND**

| KEY | SIZE | BOTANICAL NAME | COMMON NAME | WCOLS |
|---|---|---|---|---|
| | | TREES | | |
| LIQ | #15 | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEET GUM | MEDIUM |
| PCH | #15 | PISTACIA CHINENSIS | CHINESE PISTACHE | LOW |
| | | SHRUBS | | |
| ETE | #5 | ESCALLONIA 'TERRI' | ESCALLONIA | MEDIUM |
| GNO | #5 | GREVILLEA 'NOELL' | GREVILLEA | LOW |
| HSY | #5 | HIBISCUS SYRIACUS | ROSE OF SHARON | LOW |
| LES | #5 | LEPTOSPERMUM SCOPARIUM | NEW ZEALAND TEA TREE | MEDIUM |
| PHT | #5 | PHORMIUM TENAX | NEW ZEALAND FLAX | LOW |
| XCC | #5 | XYLOSMA CONGESTA 'COMPACTA' | COMPACT XYLOSMA | LOW |
| | | GROUNDCOVERS | | |
| CHO | #1 | COTONEASTER HORIZONTALIS | ROCK COTONEASTER | LOW |
| JPA | #1 | JUNCUS PATENS | CALIFORNIA RUSH | LOW |
| MRI | #1 | MUHLENBERGIA RIGENS | DEER GRASS | LOW |

## PICNIC AND PLAY AREA

**CONCEPTUAL LEGEND**

| KEY | SIZE | BOTANICAL NAME | COMMON NAME | WCOLS |
|---|---|---|---|---|
| | | TREES | | |
| BPO | #15 | BRACHYCHITON POPULNEUS | BOTTLE TREE | MEDIUM |
| CSI | #15 | CELTIS SINENSIS | CHINESE HACKBERRY | LOW |
| SLA | #15 | SEARSIA LANCEA | AFRICAN SUMAC | LOW |
| | | SHRUBS | | |
| AGR | #5 | ABELIA GRANDIFLORA | GLOSSY ABILIA | MEDIUM |
| CBE | #5 | CERCOCARPUS BETULOIDES | HARDTACK | VERY LOW |
| CUS | #5 | CORYLUS CORNUTA | WESTERN HAZELNUT | LOW |
| FXI | #5 | FORSYTHIA X INTERMEDIA | BORDER FORSYTHIA | LOW |
| RMA | #5 | RIBES MALVACEUM | CHAPARRAL CURRANT | VERY LOW |
| | | PERENNIALS | | |
| AMI | #1 | ACHILLEA MILLEFOLIUM | YARROW | LOW |
| ECA | SEED | ESCHSCHOLZIA CALIFORNICA | CALIFORNIA POPPY | VERY LOW |
| GAL | #1 | GAURA LINDHEIMERI | NO COMMON NAME | MEDIUM |
| MRI | #1 | MUHLENBERGIA RIGENS | DEER GRASS | LOW |
| | | VINES | | |
| CMR | #5 | CLEMATIS MONTANA 'RUBENS' | CLEMATIS | MEDIUM |
| SLX | #5 | SOLANUM LAXUM | POTATO VINE | MEDIUM |
| | | GROUNDCOVERS | | |
| CHO | #1 | COTONEASTER HORIZONTALIS | ROCK COTONEASTER | LOW |
| FID | SEED | FESTUCA IDAHOENSIS | IDAHO FESCUE | VERY LOW |
| FRU | SEED | FESTUCA RUBRA | RED FESCUE | LOW |
| MEL | SEED | MELICA CALIFORNICA | CALIFORNIA MELIC | LOW |
| SPU | SEED | STIPA PULCHRA | PURPLE NEEDLE GRASS | VERY LOW |

## RV SITES

**CONCEPTUAL LEGEND**

| KEY | SIZE | BOTANICAL NAME | COMMON NAME | WCOLS |
|---|---|---|---|---|
| | | TREES | | |
| CDE | #15 | CALOCEDRUS DECURRENS | INCENSE CEDAR | MEDIUM |
| PCH | #15 | PISTACIA CHINENSIS | CHINESE PISTACHE | LOW |
| | | SHRUBS | | |
| CTE | #5 | CHOISYA TERNATA | MEXICAN ORANGE | MEDIUM |
| FRA | #5 | FRANGULA CALIFORNICA | COFFEEBERRY | LOW |
| HAR | #5 | HETEROMELES ARBUTIFOLIA | TOYON | LOW |
| MAF | #5 | MYRSINE AFRICANA | AFRICAN BOXWOOD | LOW |
| MCO | #5 | MYRTUS COMMUNIS | MYRTLE | LOW |
| PHT | #5 | PHORMIUM TENAX | NEW ZEALAND FLAX | LOW |
| SVU | #5 | SYRINGA VULGARIS | LILAC | LOW |
| | | GROUNDCOVERS | | |
| GRS | SEED | TALL FESCUE / RYEGRASS MIX | GRASS | HIGH |



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LICENSED LANDSCAPE ARCHITECT
GARY PHILLIP BALCERAK
NO. C 3704
Ren. 7/31/25
STATE OF CALIFORNIA

LEGENDS AND LAB REPORT

YOSEMITE JUNCTION
APN: 064-440-001 & 064-310-005
7490 & 7520 HIGHWAY 120
JAMESTOWN, CALIFORNIA

| Date | No. | Revision |
|---|---|---|
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**PLANTING NOTES:**

1. FOLLOW THE RECOMMENDATIONS CONTAINED IN THE SOIL REPORT PREPARED BY PERRY LABORATORY (DATED 7/11/24).
2. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF ARBOR MULCH, EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS. ONLY NON-COMBUSTIBLE MULCH SHALL BE USED IN THE 5' AREA ADJACENT TO STRUCTURES.
3. THESE LANDSCAPE DESIGN PLANS COMPLY WITH THE CRITERIA OF THE WATER CONSERVATION ORDINANCE AND EFFICIENT USE OF WATER IN THE LANDSCAPE.

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LICENSED LANDSCAPE ARCHITECT
GARY PHILLIP BALCERAK
NO. C 3704
Ren. 7/31/25
STATE OF CALIFORNIA

# CONCEPTUAL PLANTING PLAN

# YOSEMITE JUNCTION
APN: 064-440-001 & 064-310-005
7490 & 7520 HIGHWAY 120
JAMESTOWN, CALIFORNIA

| Date | No. | Revision |
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Date: 10/2/24
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Of 3 Sheets

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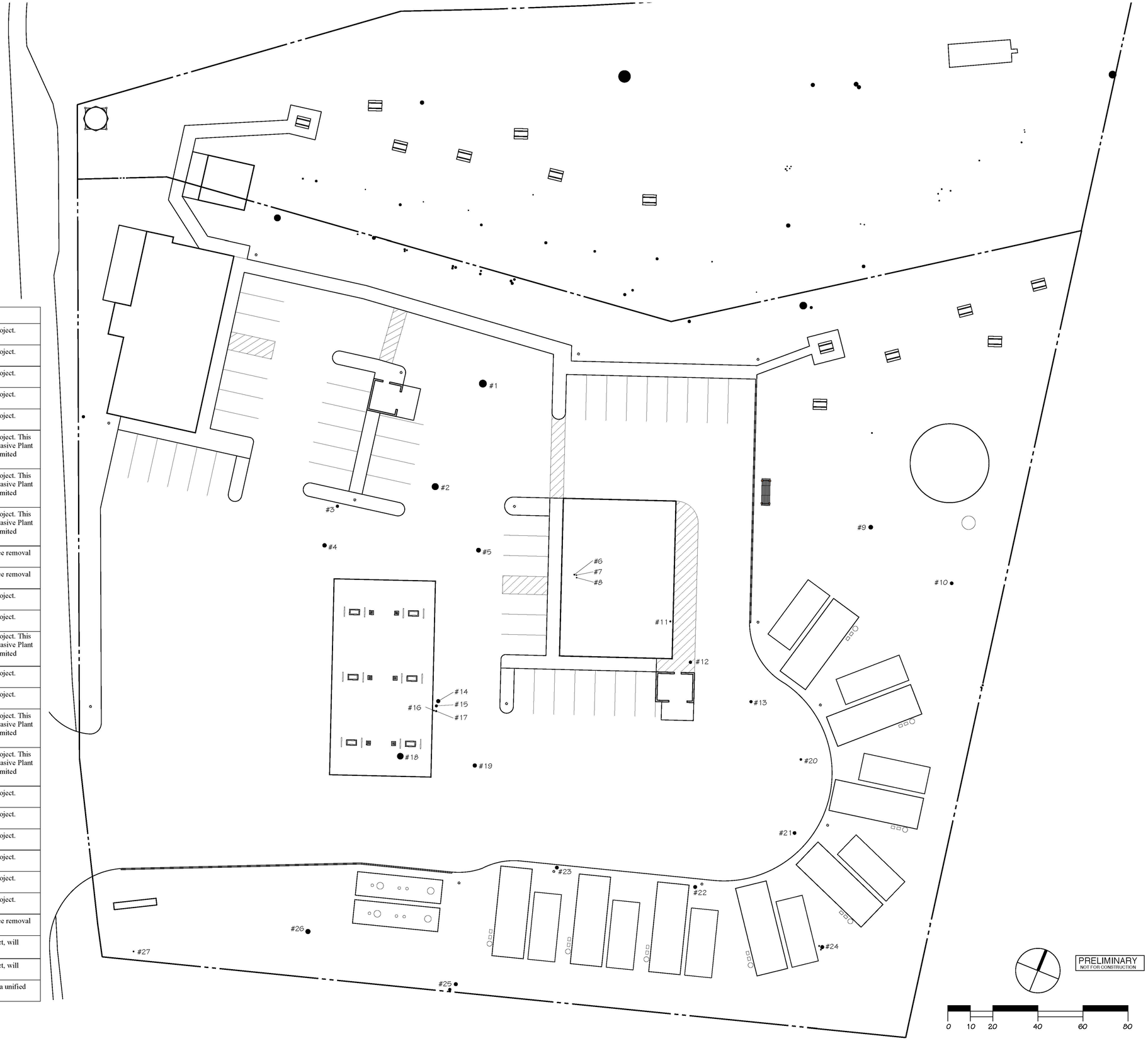
## TREE REMOVAL CHART

| Tree | Species | Diameter | Comments |
|---|---|---|---|
| **1** | *Quercus lobata* (valley oak) | 40" | Tree removal is required to construct the project. |
| **2** | *Quercus lobata* (valley oak) | 37" | Tree removal is required to construct the project. |
| **3** | *Calocedrus decurrens* (incense cedar) | 15" | Tree removal is required to construct the project. |
| **4** | *Calocedrus decurrens* (incense cedar) | 21" | Tree removal is required to construct the project. |
| 5 | *Platanus x hispanica* (London planetree) | 22" | Tree removal is required to construct the project. |
| 6 | *Ligustrum lucidum* (glossy privet) | 6" | Tree removal is required to construct the project. This species has been rated by the California Invasive Plant Council to be invasive. However, there is limited information on its impacts state wide. |
| 7 | *Ligustrum lucidum* (glossy privet) | 5" | Tree removal is required to construct the project. This species has been rated by the California Invasive Plant Council to be invasive. However, there is limited information on its impacts state wide. |
| 8 | *Ligustrum lucidum* (glossy privet) | 5" | Tree removal is required to construct the project. This species has been rated by the California Invasive Plant Council to be invasive. However, there is limited information on its impacts state wide. |
| 9 | *Morus alba* (common mulberry) | 23" | Due to the poor existing condition of the tree removal is recommended. |
| 10 | *Morus alba* (common mulberry) | 17" | Due to the poor existing condition of the tree removal is recommended. |
| 11 | *Morus alba* (common mulberry) | 11" | Tree removal is required to construct the project. |
| 12 | *Morus alba* (common mulberry) | 14" | Tree removal is required to construct the project. |
| 13 | *Ligustrum lucidum* (glossy privet) | 15" | Tree removal is required to construct the project. This species has been rated by the California Invasive Plant Council to be invasive. However, there is limited information on its impacts state wide. |
| 14 | *Cupressus sempervirens* (Italian cypress) | 19" | Tree removal is required to construct the project. |
| 15 | *Cupressus sempervirens* (Italian cypress) | 14" | Tree removal is required to construct the project. |
| 16 | *Ligustrum lucidum* (glossy privet) | 7" | Tree removal is required to construct the project. This species has been rated by the California Invasive Plant Council to be invasive. However, there is limited information on its impacts state wide. |
| 17 | *Ligustrum lucidum* (glossy privet) | 8" | Tree removal is required to construct the project. This species has been rated by the California Invasive Plant Council to be invasive. However, there is limited information on its impacts state wide. |
| **18** | *Quercus lobata* (valley oak) | 33" | Tree removal is required to construct the project. |
| **19*** | *Fraxinus velutina* (Modesto ash) | 22" | Tree removal is required to construct the project. |
| 20 | *Morus alba* (common mulberry) | 15" | Tree removal is required to construct the project. |
| 21 | *Morus alba* (common mulberry) | 20" | Tree removal is required to construct the project. |
| 22 | *Morus alba* (common mulberry) | 20" | Tree removal is required to construct the project. |
| 23 | *Morus alba* (common mulberry) | 19" | Tree removal is required to construct the project. |
| 24 | *Morus alba* (common mulberry) | 19" | Due to the poor existing condition of the tree removal is recommended. |
| 25 | *Pinus densiflora* (Japanese red pine) | 16", 18" | The grading required to construct the project, will result in tree removal. |
| **26*** | *Fraxinus velutina* (Modesto ash) | 24" | The grading required to construct the project, will result in tree removal. |
| 27 | *Catalpa speciosa* northern catalpa | 6" | Tree removal is recommended to allow for a unified entry design. |

Note: Tree numbers in bold denotes that the species is native to California; tree numbers in bold and * denotes that the species is not native to Tuolumne County.

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# TREE EXHIBIT

## YOSEMITE JUNCTION
APN: 064-440-001 & 064-310-005
7490 & 7520 HIGHWAY 120
JAMESTOWN, CALIFORNIA

| Date | No. | Revision |
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