

From: [Eduardo Hernandez](#)
To: "Padi Selwyn"
Cc: [Tennis Wick](#); [Scott Orr](#)
Subject: RE: Amazon Airport truck terminal-PLP21-0002
Date: Tuesday, May 11, 2021 8:47:19 AM

Dear Padi Selwyn,

Thank you for your comments on the subject project. Your comments will be considered in our ongoing review of the project.

Kind regards,

Eduardo Hernández

Sonoma County, Planner III

Direct line: 707.565.1735

Due to the Public Health Orders, online tools remain the best and fastest way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at [PermitSonoma.org](https://www.permitsonoma.org).

The Permit Center has reopened with limited capacity and modified hours. Monday, Tuesday, Thursday, Friday: 9:00 AM – 1:00 PM; Wednesday, 12:00 PM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

From: Padi Selwyn <padi.selwyn10@gmail.com>
Sent: Wednesday, April 28, 2021 8:35 AM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Cc: Tennis Wick <Tennis.Wick@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>
Subject: Re: Amazon Airport truck terminal-PLP21-0002

EXTERNAL

County of Sonoma
Permit and Resource Management Departments
2550 Ventura Avenue
Santa Rosa CA 95403

RE: PLP21-0002; 1631 Airport Blvd., Santa Rosa,

Dear Mr. Hernández,

Preserve Rural Sonoma County (PRSC) submits the following comments regarding

the above referenced application (Project).

The Project consists of a distribution facility for Amazon's "last-mile" package delivery service. The Project referral assumes that the proposed use is allowed under the current MP zoning and that project review consists of Design Review rather than a use permit.

The proposed application raises the following substantive issues:

- 1.
- 2.
3. The proposed use under the zoning code definitions is considered a Truck Terminal which requires
4. a use permit, not merely design review.
- 5.
- 2.
- 3.
4. The current zoning of the property is MP, and such zoning does not allow Truck Terminals as a
5. permitted use.
- 6.

As discussed below, ***Permit Sonoma should request that the applicant apply to rezone the property to an appropriate zoning which lists Truck Terminals as an allowed use, and apply for a use permit as required for such use.***

Background

The proposed use falls under the definition of a Truck Terminal. The proposed use for the property as a "last-mile" Amazon distribution facility clearly falls under the definition of a Truck Terminal contained in the zoning code. The Zoning Code modernization approved by the Board of Supervisors on February 9, 2021 (effective March 12, 2021), includes clarification to the Definition of a Truck/Bus/Freight Terminal under Section 26-30-130 to include "trucking facilities including transfer and storage...".

On April 8, 2021 the Board of Zoning Adjustments specifically determined the use for an identical Amazon project located near Sonoma (ORD20-0010 Appeal of Administrative Decision) to be a truck terminal because it includes substantial heavy

trucking and van delivery services and the transfer and storage of merchandise.

Therefore, according to the Zoning Code definitions and the above referenced BZA decision, this project should be considered a Truck Terminal, and a Use Permit should be required for the proposed use.

The current zoning of the parcels for the Project does not allow Truck Terminals. The current zoning for parcels proposed for the Project is MP. This zoning does not permit Truck Terminals. The zoning code amendment only lists zoning M1, M2, and M3 as permitting a Truck Terminal with a use permit. The proposed use must comply with the underlying zoning; therefore, a zoning change must be included as part of the project review.

Given the significant increase in truck traffic associated with a truck terminal, the use permit process should require a thorough traffic analysis with appropriate mitigations.

In summary, the proposed Project should be considered a Truck Terminal which requires a use permit and a rezoning change before it can be approved.

Thank you for considering PRSC's comments.

Padi Selwyn
Co-chair

PRESERVE RURAL SONOMA COUNTY

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