

UP/DRC 90-423

FORM OF REMITTANCE:

CASH
CHECK

OFFICIAL RECEIPT

COUNTY OF SONOMA
SANTA ROSA, CALIFORNIA

1420347/K

DATE 10/22/10 1910

RECEIVED FROM

ADDRESS

THE SUM OF

FOR

QUADRUPPLICATE BOOKKEEPER'S COPY

DEPARTMENT OR OFFICE

BY

PH. 38

#15 24

(11/10-4)3

[Signature]

This notice was posted on SEP. 18 1990
and remained posted for a period of thirty days
until OCT. 18 1990

EVEE T. LEWIS, Co. Clerk

BY *Elthe*
DEPUTY CLERK

TO: Office of Planning and Research FROM: Sonoma County
1400 Tenth Street, Room 121 Department of Planning
Sacramento, California 95814
or
County Clerk, County of Sonoma

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or
21152 of the Public Resources Code.

R AND S TRUCKING File #UP/DRC 90-423
Project Title

Ken Ellison 707-527-2412
State Clearinghouse Number Contact Person Telephone Number
(If submitted to Clearinghouse)

1650 Airport Blvd., Santa Rosa APN 059-210-36 (ptn)
Project Location

Use Permit for a 6,000 square foot trucking facility, 3,900 square foot repair shop
2,100 square foot office and associated parking on 3.6 acres.
Project Description

This is to advise that on September 13, 1990, the Sonoma County Board of Zoning
Adjustments approved the above described project and has made the following
determinations regarding the above described project:

1. The project will, X will not, have a significant effect on
the environment.
2. An Environmental Impact Report was prepared for this project
pursuant to the provisions of CEQA.
X A Negative Declaration was prepared for this project pursuant
to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be
examined at the County Planning Department, 575 Administration Drive,
Room 105A, County Administration Building, Santa Rosa, California.

3. Mitigation measures X were, were not, incorporated into
project.
4. A statement of Overriding Considerations was, X OCT 19 1990
adopted for this project.

 SONOMA COUNTY
DEPARTMENT OF PLANNING

575 Administration Dr., Room 105A, ■ Santa Rosa, California 95401 ■ (707) 527-2412

Richard Lehtinen
PLANNING DEPARTMENT
COUNTY OF SONOMA
Richard Lehtinen
Senior Environmental Planner

RECEIVED

OCT 19 1990

NOTICE OF DETERMINATION

This notice was posted on MAY 22 1990
and remained posted for a period of thirty days
until JUN 21 1990

EVEE T. LEWIS, Co. Clerk
BY: [Signature]
DEPUTY CLERK

TO: Office of Planning and Research FROM: Sonoma County
1400 Tenth Street, Room 121 Department of Planning
Sacramento, California 95814
or
County Clerk, County of Sonoma

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or
21152 of the Public Resources Code.

SOILAND CO-PARTNERSHIP/COMMON GROUND 90-423
Project Title

State Clearinghouse Number Kenneth Ellison 707-527-2412
(If submitted to Clearinghouse) Contact Person Telephone Number

1650 Airport Boulevard, Santa Rosa, California APN 059-210-36
Project Location

Subdivision of 31 acres m/l into 16 lots averaging 1.5 acres in size.
Project Description

This is to advise that on May 17, 1990 the Sonoma County Planning Commission approved
the above described project and has made the following determinations regarding the
above described project:

1. The project will, XX will not, have a significant effect on
the environment.
2. An Environmental Impact Report was prepared for this project
pursuant to the provisions of CEQA.
XX A Negative Declaration was prepared for this project pursuant
to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be
examined at the County Planning Department, 575 Administration Drive,
Room 105A, County Administration Building, Santa Rosa, California.

3. Mitigation measures XX were, were not, incorporated into the
project.
4. A statement of Overriding Considerations was, XX was not,
adopted for this project.

[Signature]
Jim Olsted
Assistant Planning Director

 SONOMA COUNTY
DEPARTMENT OF PLANNING

575 Administration Dr., Room 105A. ■ Santa Rosa, California 95401 ■ (707) 527-2412

NOTICE OF DETERMINATION

BZA Resolution No. 90-133
September 13, 1990
UP 90-423/R & S Trucking
Planner: Kenneth Ellison

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS, COUNTY OF
SONOMA, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION
AND GRANTING A USE PERMIT FOR A TRUCK TERMINAL

WHEREAS, the Sonoma County Board of Zoning Adjustments has considered the Use Permit application by R and S Trucking for a truck terminal for up to 50 gravel trucks on 3.6 acres, including a 3,900 square foot truck repair shop, 2,100 square foot office building, landscaping and screening fences pursuant to Airport Industrial Specific Plan requirements, and a large graveled parking area for trucks located at 1650 Airport Boulevard, Santa Rosa, APN 059-210-36 (ptn), zoned M2 (Heavy Industrial), Supervisorial District No. 4, and

WHEREAS, a Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines, and

WHEREAS, in accordance with the provisions of law, the Sonoma County Board of Zoning Adjustments did conduct a public hearing on September 13, 1990 on said application at which time all interested persons were given an opportunity to be heard thereon, and

WHEREAS, said Board does make the following specific findings relative to this particular application:

1. The project as conditioned is consistent with the Airport Industrial Specific Plan and County General Plan.
2. The project as conditioned will result in the timely installation of landscaping and sidewalk improvements after road construction is completed.
3. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Negative Declaration has been completed in compliance with CEQA, State and County guidelines and the information contained therein has been reviewed and considered.

The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area.

NOW, THEREFORE BE IT RESOLVED that the Sonoma County Board of Zoning Adjustments in regular session assembled this 13th day of September, 1990, hereby adopts the Negative Declaration as being completed in compliance with CEQA State and County Guidelines and certifies that it has reviewed and considered the information contained therein, and hereby grants the Use Permit requested subject to the attached conditions in Exhibit "A".

AND BE IT FURTHER RESOLVED that the Sonoma County Board of Zoning Adjustments action shall be final on the 13th day after the date of the resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner Stewart, who moved its adoption, seconded by Commissioner Condron, and adopted on roll call by the following vote:

| | |
|----------------------|-----|
| Commissioner Dawson | Aye |
| Commissioner Meyer | Aye |
| Commissioner Condron | Aye |
| Commissioner Stewart | Aye |
| Commissioner Mills | Aye |

AYES: 5 NOES: 0 ABSENT: 0 ABSTAIN: 0

WHEREUPON, the Chairman declared the above and foregoing resolution duly adopted; and
SO ORDERED.

EXHIBIT "A"
September 13, 1990
BZA Conditions of Approval
UP 90-423/R & S Trucking
Planner: Ken Ellison

Building Inspection Department

1. All applicable permits must be obtained from the Building Inspection Department prior to commencing site development or construction.

Public Health Department

2. Noise shall be controlled to be in compliance with Table NE-2 of the County General Plan Noise Element as measured at the property line.
3. *Condition of permit.* The office area shall be noise insulated so that maximum interior intermittent noise levels will not exceed 55 dBA.
4. Connection shall be made to public sewer and water.
5. Applicant shall comply with Hazardous Waste Generator laws and AB 2185 as enforced by the State Health Department and local fire jurisdiction.

Water Agency

6. Drainage improvements shall be designed by a civil engineer in accordance with the Water Agency's Flood Control Design Criteria for approval by the General Manager of the Sonoma County Water Agency and shall be shown on the improvement plans.
7. The developer's engineer shall include a site grading plan as part of the required improvement drawings submitted with the application for a building permit.

Public Works Department

8. The applicant shall secure a Road Department Encroachment Permit prior to constructing the private commercial driveway intersection with WestWind Boulevard and "A" Street. The intersection improvements shall be constructed in accordance with Road Department Standards and shall be completed prior to occupancy of any new buildings or new uses of existing buildings which result from this application.
9. Construct curb and gutter and five foot wide sidewalk along the entire frontage of "A" Street

Sanitation

10. Prior to submitting improvement plans to the Sanitation Division of the Sonoma County Public Works Department, the Applicant must pay fees and file an application for a Wastewater Discharge Permit with the Sonoma County Wastewater Operations Department located at 2173 Airport Boulevard, Santa Rosa, CA 95403, Phone (707) 546-3377.

Once conditions have been established for the Wastewater Discharge Permit then improvement plans shall be submitted for their plan check and approval by the Director of Public Works prior to the start of any construction. All fees as per County Service Area No. 31 (Airport/Wikiup/Larkfield) Ordinance No. 3709 (Latest Revision) and Sonoma County Resolution No. 72383 (Latest Revision) must be paid prior to the start of any construction.

Planning Department

11. The site shall be graded to insure no drainage shall occur directly into Mark West Creek.
12. All development shall be according to the approved plans and application.
13. Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m.
14. A maximum of 50 trucks shall be permitted on site at any one time.
15. The truck wash clean out, and repair area shall be designed so that all rinsate shall be collected and disposed of to a sanitary sewer system.
16. Prior to Building Permit issuance the project shall be subject to the review and approval of the County Design Review Committee.
17. All applicable county development fees shall be paid prior to building permit issuance and start-up of the use.
18. All working drawings shall conform to the designs approved by the County Design Review Committee. Working drawings shall be submitted to the County Department of Planning to review conformance prior to issuance of a building permit. Working drawings that conform to approved designs will be stamped approved for construction by the Department of Planning.
19. Prior to issuance of grading, building or other permits, the applicant shall prepare a work schedule for grading or drainage improvements necessary for the proposed project. The work schedule shall provide for completion of the improvements prior to the rainy season or include provisions to prevent damages and inconveniences if not completed prior to the rainy season. The work schedule shall be approved by the Sonoma County Water Agency and filed with the County Department of Planning.
20. Prior to being allowed use of the site or occupancy of the building, the applicant shall provide to the County Department of Planning a written statement signed by his or her engineer/contractor verifying that the grading and or drainage improvements are completed in accordance with the plans approved by the Sonoma County Water Agency, Sonoma County Department of Planning, (and) the Public Works Department (and the City of Santa Rosa.)
21. An exterior security lighting plan shall be submitted to the County Department of Planning for review and approval. Exterior lighting shall be internal only and not "wash out" onto adjacent properties nor be a source of glare onto adjacent streets. Generally, fixtures should accept sodium vapor lamps and lighting should be located at the periphery of the property and not as flood lights. The lighting shall be installed in accordance with the approved lighting plan, during the construction phase.

22. A "trash enclosure" plan shall be reviewed by the Environmental Health Department and submitted to the County Department of Planning for approval, prior to application for building permits. The design and location of the approved trash enclosure structures shall be included in the working drawings submitted with an application for a Building Permit.
23. Utility distribution facilities, except surface mounted transformers, pedestal mounted terminal boxes, meter cabinets, concealed ducts, fire hydrants, and street lights shall be placed underground. Appropriate easements shall be provided to facilitate these installations. Improvement plans submitted to the County shall reflect this condition.
24. All underground utilities within the road rights-of-way on site driveways and parking areas shall be installed prior to pavement and street construction.
25. Public utility easements shall be shown on the working drawings.
- ✓ 26. Prior to Building Permit Issuance, a Fire Safety Plan shall be reviewed and approved by the Rincon Valley Fire Protection District. Said plan shall include but not be limited to, emergency vehicle access and turnaround at the building site, address visibility, water storage or fire hydrant location/flow, flammable/hazardous materials storage, roofing materials, fire break maintenance and compliance with the Uniform Fire Code. Prior to occupancy, written approval that the required improvements have been installed shall be provided to the Planning Department from the Rincon Valley Fire Protection District.
27. Prior to the issuance of a Building Permit, the APPLICANT/DEVELOPER shall post security in the form of a bond, cash deposit or other form acceptable to the County Counsel to assure that the required landscape planting, irrigation, and sidewalk improvements are completely constructed in accordance with the construction documents approved by the Design Review Committee. The APPLICANT/DEVELOPER shall enter into an agreement with the County which provides for the landscape planting, irrigation and sidewalk improvements to be completed in accordance with the construction documents approved by the Design Review Committee within twelve (12) months of the date that Final Design Review Approval of the project was granted by the Design Review Committee, or upon completion of the Phase II major subdivision roadway improvements (90-053).
28. Prior to the release of security posted to insure the installation of landscape planting and irrigation improvements, and prior to Final Inspection or occupancy of the building, the applicant shall provide to the Department of Planning, a written statement signed by the Landscape Architect, Nurseryman, or Landscape Contractor who prepared the construction documents for the landscape planting and irrigation improvements, which are approved by the Design Review Committee, verifying that the landscape planting and irrigation improvements are completed in accordance with the approved drawings.

29. The APPLICANT/DEVELOPER shall be responsible for controlling dust and debris such that dust and debris do not drift or spill over onto adjacent properties or roadways. Dust or debris nuisance may, at the discretion of the Department of Planning, result in the issuance of a Stop Work Order, or abatement proceedings being initiated.
30. Conditions were imposed as a part of the environmental document for this project. The Planning Department shall be responsible for monitoring the implementation of these conditions. Other conditions were imposed at the recommendation of other departments or agencies. Each department or agency is responsible for the implementation of those conditions. The County shall ensure implementation of the above conditions by hiring a consultant or causing the applicant to hire a consultant to perform any necessary site inspections. The County may charge a fee for administering these inspections in addition to the cost of the consultant. The County has the power to revoke and may revoke the permit or entitlement if the conditions have not been met.
31. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-207 and 26-207.2 of the Sonoma County Code.

In any case where a zoning permit, use permit or variance permit has not been used within one (1) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided, however, that upon written request by the applicant prior to the expiration of the one year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-207.1 of the Sonoma County Code.

SONOMA COUNTY DESIGN REVIEW COMMITTEE RECORD OF ACTION

Applicant: R & S Trucking Date: 10/31/90
 File: UP/DRC 90-423 Time: 2:10 p.m.
 Location: 1650 Airport Blvd., Santa Rosa
 Zoning: M2 40,000/20,000 (Heavy Industrial)
 APN: 059-210-36 Supervisory District: 4
 Proposal: Request for a use permit and commercial design review of a trucking facility including a 3900 square foot repair shop, 2100 square foot office and associated parking and site improvements on 3.6 acres.

PUBLIC HEARING: Yes Level of Design Review: Final

PEOPLE PRESENT

Design Review Committee: Staff: Ken Ellison
 Doug Hanford, Elee Tsai, Ken Ellison Applicant: Phil Davis
Others: Steve Polizziani

ACTION OF THE DESIGN REVIEW COMMITTEE

PROJECT DESIGN Final Review

ACTION: PROJECT DESIGN APPROVED (SUBJECT TO COMMENTS AND CONDITIONS BELOW)

Details of Action

| | <u>Approved as Submitted</u> | <u>Approved as Conditioned</u> |
|------------------------------|------------------------------|--------------------------------|
| Site Plan | <u>X</u> | _____ |
| Building Desg/ Ele. Drawings | <u>X</u> | _____ |
| Bldg. Color/Mat. | <u>X</u> | _____ |
| Ldsp Des. Draw. | <u>X</u> | _____ |
| Ldsp Const. Doc | <u>X</u> | _____ |
| Signs | <u>X</u> | _____ |
| Grading | <u>X</u> | _____ |
| Ex. Lighting | <u>X</u> | _____ |
| Fence Design | _____ | <u>X</u> |

MOTION INTRODUCED BY: Doug Hanford

VOTE: Ayes 3 Noes 0 Absent: 0 Abstain: 0

APPROVED: 
 Ken Ellison, Chairman

DESIGN REVIEW RECORD OF ACTION SHEET
(COMMENTS)

OTHER

1. Six foot high chain-link fence with plastic slats required on west side, north side, most northern 30 feet of east side, and southwest property line.

SONOMA COUNTY DESIGN REVIEW COMMITTEE RECORD OF ACTION

Applicant: R And S Trucking

Date: July 25, 1990

Filer: UP/DRC 90-423

Time: 3:10 p.m.

Location: 1650 Airport Blvd., Santa Rosa

Zoning: M2(Heavy Industrial)

APN: 059-210-36

Supervisorial District: 4

Proposal: Request for a Use Permit and commercial design review of a trucking facility including a 3,900 square foot repair shop, 2,100 square foot office and associated parking and site improvements on 3.6 acres.

PUBLIC HEARING:

No

Level of Design Review: Preliminary

PEOPLE PRESENT

Design Review Committee:

Don Tomasi, Ken Ellison

Staff: Ken Ellison

Applicant: Rudy Goldstein

Others: Steve Kwok

ACTION OF THE DESIGN REVIEW COMMITTEE

ENVIRONMENTAL DOCUMENT Not Applicable

PROJECT DESIGN Preliminary Review

ACTION: PROJECT DESIGN NEEDS REVISION (AS INDICATED ON ATTACHED COMMENTS)

Details of Action

- Bring Back On Regular Calendar:
1. Site Plan
 2. Building Desg/ Ele.Drawings
 3. Bldg.Color/Mat.
 4. Ldsp Des. Draw.
 5. Ldsp Const. Doc
 6. Signs
 7. Ex.Lighting

MOTION INTRODUCED BY: Don Tomasi

VOTE: Ayes: 2 Noes: 0 Absent: 1 (Hanford) Abstain: 0 ()

APPROVED:

Ken Ellison, Chairman

DESIGN REVIEW RECORD OF ACTION SHEET
(COMMENTS)

UP/DRC 90-423
July 25, 1990
R And S Trucking
APH 059-210-36

SITE PLAN

1. Need paved aprons that extend into yard at driveway entrances.

ARCHITECTURE

1. Tree's must be located 30' on center along full perimeter of property.

LANDSCAPE ARCHITECTURE

- 1.


SIGNS

- 1.

OTHER

1. Need solid fence along west side, north side, and wrapped around onto beginning of east side of property. Remainder may be chain link.
2. Road frontage landscaping and sidewalk to be bonded for until after public road is installed.

STAFF REPORT — BZA

FILE: UP 90-423  **SONOMA COUNTY DEPARTMENT OF PLANNING**
575 Administration Dr., Room 105A, Santa Rosa, California 95401
DATE: September 13, 1990 (707)527-2412
TIME: 2:25 p.m. Appeal Period: 12 calendar days
STAFF: Kenneth Ellison

SUMMARY

Applicant: R and S Trucking
Owner: Same
Location: 1650 Airport Boulevard, Santa Rosa (Temporary Address)
APN 059-210-36 (ptn.) Supervisorial District No. 4
Subject: Use Permit
PROPOSAL: Request for a truck terminal on 3.6 acres.
Env. Document: Negative Declaration
General Plan: General Industrial
Specific Plan: Airport Industrial Specific Plan
Land Use: Heavy Industrial
Zoning: M2 40,000 square foot density, 20,000 square foot minimum
(Heavy Industrial)
Ord. References: 26-1226
RECOMMENDATION: Adopt a Negative Declaration and approve the Use Permit subject to the attached conditions.

ANALYSIS

Proposal:

The applicant is proposing a truck terminal for up to 50 gravel trucks on 3.6 acres located at the south end of WestWind Boulevard (AKA Fourth Street) in the Airport Industrial area. The development would include a 3,900 square foot truck repair shop, 2,100 square foot office building, landscaping and screening fences pursuant to Airport Industrial Specific Plan requirements, and a large graveled parking area for trucks. Hours of operation will be 8:00 a.m. to 5:00 p.m.

Site Analysis:

The 3.6 acre parcel is the first phase to be recorded of a previously approved industrial major subdivision, of 31 acres into 16 lots (HJS 90-053). The parcel is currently accessed via the southern end of WestWind Boulevard (AKA Fourth Street). Upon recordation of the remaining phases of the subdivision, a new access road will be constructed adjacent to this site (on its north side), connecting WestWinds Boulevard with Brickway Boulevard.

The site is currently graded level with no vegetation. Mark West Creek passes to the south of the parcel, and is to be dedicated to the County with phase two of the subdivision. Public sewer and water are available.

Surrounding Land Use and Zoning:

North, East - M2 (Heavy Industrial) Zoning - approximately 50% of the lots built out with heavy industrial uses.

West - MP (Industrial Park) Zoning - vacant

South (Across Mark West Creek) - LIA B5 SD - 20 acre minimum (Land Intensive Agriculture) Zoning, developed with a single family dwelling on a 28 acre parcel.

DISCUSSION OF ISSUES

Issue #1: Phasing of Improvements

To meet all landscaping and design requirements of the Airport Industrial Specific Plan, the applicant must install screening fences, 20 feet of landscaping along the parcels north and west property lines, and sidewalks along the site's northern road frontage. Since the new roadway along the property's north side will not be installed until Phase II of the subdivision is recorded, it is necessary to phase in some of these improvements at a later time. The recommended conditions of approval include installation of the project's screening fence immediately, with sidewalks and landscaping to be bonded for and installed after the road is constructed.

RECOMMENDED ACTION

The Board of Zoning Adjustments adopt a Negative Declaration and approve the Use Permit subject to the attached conditions after making the following findings:

1. The project as conditioned is consistent with the Sonoma County General Plan and Airport Industrial Specific Plan.
2. The project as conditioned will result in the timely installation of landscaping and sidewalk improvements after road construction is completed.
3. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Negative Declaration has been completed in compliance with CEQA, State and County guidelines and the information contained therein has been reviewed and considered.
4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area.

Staff Report - UP 90-423
September 13, 1990
Page Three

LIST OF ATTACHMENTS

- EXHIBIT "A" - Conditions of Approval
- EXHIBIT "B" - Application
- EXHIBIT "C" - Zoning/Location MP
- EXHIBIT "D" - Draft Resolution

Truck Yard repair/office
PLANNING APPLICATION FORM

File #: UPDRC 90-423 Date Filed: 6/13/90
 Accepted by: STAMP

- TYPE OF APPLICATION REQUESTED:
- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Appeal of Ord. (Ord.) | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input checked="" type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT: 838-0374
 Name: R & S Trucking Day Phone: 707/829-1484
 Mailing Address: P.O. Box 414 City/Town: Fulton State: CA. Zip: 95439
 Signature: [Signature] Date: 6/12/90

OWNER, IF OTHER THAN APPLICANT:
 Name: Same Day Phone: _____
 Mailing Address: _____ City/Town: _____ State: _____ Zip: _____
 Signature: _____ Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Leaders, Parties to Deed of Trusts, Etc.
 Name: ARRIS Architects Name: _____ Name: _____
 Address: 445 Orchard St. #101 Address: _____ Address: _____
 City: Santa Rosa Zip: 95404 City: _____ Zip: _____ City: _____ Zip: _____
 Title: _____ Phone: _____ Title: _____ Phone: _____ Title: _____ Phone: _____

PROJECT ADDRESS: 1650 AIRPORT BLVD City/Town: SANTA ROSA Zip: 95403
 ASSESSOR'S PARCEL NUMBER(S): part of: 59-21-36 Total acreage: 3.6

PROJECT DESCRIPTION: Trucking facility: 3900 S.F. Repair Shop; 2100 S.F. Office;
Parking for trucks when not in use.

Use of New Lots Proposed: 1 Site Served By Public Sewer? (Y/N): Y Site Served By Public Water? (Y/N): Y

COMMERCIAL/INDUSTRIAL USES (Complete all questions which apply):
 Bldg. Sq. Ft. Proposed: 6000 S.F. Number of Existing Employees: 8 Number of New Employees Proposed: 0

RESIDENTIAL USES (Complete all questions which apply):
 Number of New Single Family Homes: _____ Number of New Multi-Family Units: _____ Number of New Second Units: _____
 Number of New Mobile Homes: _____ Number of New Units For Sale: _____ For Rent: _____ Number of Density Bonus Units: _____

DO NOT WRITE BELOW THIS LINE

Staff Planner: _____ Planning Area: 5 Supervisorial Dist: 4
 Current Zoning: M2 40,000/20,000 General Plan Land Use: 6E
 Specific Plan Title: AIRPORT S.P. Land Use: INDUSTRIAL Needs CEQA Review: YES
 1975 Rolls Checked: J Previous Files: HJS 90-053



575 Administration Dr., Room 105A. ■ Santa Rosa, California 95401 ■ (707) 527-2412

Design Review Supplemental Application

Existing Use Vacant

Proposed Use Trucking facility: Dispatching, repairing of trucks; business office.

Number of Employees _____ Operating Schedule: Days M-F Hours 8 - 5

Expected Traffic Employees cars, trucks (leaving at morning and returning at evenings.

Noise Generated Minimal

Chemicals, Oil, Gasoline Storage, etc.

Inside None

Outside Hydrolic fluid; anti-freeze; transmission fluid; gear lube; motor oil; waste oil.

Underground None

Surrounding Uses (Include the number, size, type, and location of nearby buildings)

North: Calico Hardwoods

West: Vacant (future office park)

South: Mark West Creek

East: M-2 Vacant

Type of Building Materials: Repair Shop: Metal Building

Office: Wood siding with metal roof

Roof Materials: Metal

Color: Green

Vegetation to be removed: Grasses

Parking: Number existing None Number Proposed 14

Surfacing of driveway and parking areas: Driveway: concrete; Parking: A.C.

Signs - Type (attached or detached), number, size, materials, lighting:

Existing None

Proposed Detached; 32 S.F.; (4'x8'); external lights.

Sign Program (Existing /Proposed) Yes _____ No X (Attach program if yes)

dn: drai(4)

PLANNING APPLICATION FORM

File #: _____ Date Filed: _____
 accepted by: _____

TYPE OF APPLICATION REQUESTED:

| | | | |
|--|--|--|--|
| <input type="checkbox"/> Appeal of Trs. Interp. | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: R & S Trucking Day Phone: 571-8820 838-0374
 Mailing Address: P.O. Box 414 City/Town: Fulton State: CA Zip: 95439
 Signature: [Signature] Date: 6/12/80

OWNER, IF OTHER THAN APPLICANT:

Name: Same Day Phone: _____
 Mailing Address: _____ City/Town: _____ State: _____ Zip: _____
 Signature: _____ Date: _____

(For State Letter Authorizing Applicant to act as owner's agent)

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Leaders, Parties to Deed of Trusts, Etc.)

| | | |
|--|---------------------------|---------------------------|
| Name: <u>ARRIS Architects</u> | Name: _____ | Name: _____ |
| Address: <u>445 Orchard St. #101</u> | Address: _____ | Address: _____ |
| City: <u>Santa Rosa</u> Zip: <u>95404</u> | City: _____ Zip: _____ | City: _____ Zip: _____ |
| Title: <u>Architect</u> Phone: <u>536-1928</u> | Title: _____ Phone: _____ | Title: _____ Phone: _____ |

PROJECT ADDRESS: _____ City/Town: _____ Zip: _____
 ASSESSOR'S PARCEL NUMBER(S): part of: 59-21-36 Total Acreage: 3.6 ac.

PROJECT DESCRIPTION: Trucking facility : 3900 S.F. Repair Shop; 2100 S.F. Office;
Parking for trucks when not in use.

Number of New Lots Proposed: 1 Site Served By Public Sewer? (Y/N): Y Site Served By Public Water? (Y/N): Y

COMMERCIAL/INDUSTRIAL USES (Complete all questions which apply):
 Bldg. Sq. Ft. Proposed: 6000 S.F. Number of Existing Employees: 8 Number of New Employees Proposed: 0

RESIDENTIAL USES (Complete all questions which apply):
 Number of New Single Family Homes: _____ Number of New Multi-Family Units: _____ Number of New Second Units: _____
 Number of New Mobile Homes: _____ Number of New Units For Sale: _____ For Rent: _____ Number of Density Bonus Units: _____

===== DO NOT WRITE BELOW THIS LINE =====
 Staff Planner: _____ Planning Area: _____ Supervisorial Dist: _____
 Current Zoning: _____ General Plan Land Use: _____
 Specific Plan Title: _____ S.P. Land Use: _____ Needs CEQA Review: _____
 1975 Rolls Checked: _____ Previous Files: _____



575 Administration Dr., Room 105A. ■ Santa Rosa, California 95401 ■ (707) 527-2412

EXISTING SITE CHARACTERISTICS:

Existing use of property: vacant Acreage: 3.6

Proximity to creeks, waterways and impoundment areas: Mark West Creek to South

Vegetation on site: grasses; some trees near riparian area.

General topography: generally flat

Surrounding uses to North: Calico Hardwoods South: Mark West Creek

East: M-2 Vacant West: Vacant (future office park)

Photographs of site attached: yes no

Number of Employees (total): _____ Operating days: M-F Hours: 8 - 5

Expected traffic (amount, type): Employee cars, trucks (leaving at morning and returning eves.)

Water source: Windsor Water District Sewage disposal: Sonoma Co. Sanitation

Noise Generated: Minimal

Grading Required - Cut Max.: 2500 C.Y. Fill Max.: 2500 C.Y.

Fill Area: _____ Approx. total yds.: _____

Vegetation to be removed: grasses only

Will proposal require annexation to a district in order to obtain public services?
yes _____ no

Are there currently any hazardous materials (chemicals, oils, gasoline) etc. stored, used,
or processed on this site? yes _____ no

Were there any hazardous materials used, stored, or processed on this site anytime in the
past? yes _____ no _____

Will the use, storage, or processing of hazardous materials occur on this site in the future
if this project is authorized? yes no _____

ENVIRONMENTAL STATUS: _____



A. R. R. L. S.
ARCHITECTS STUDIO

R & S TRUCKING FACILITY
NORTHWEST REGIONAL INDUSTRIAL PARK
UNIT 3, PHASE I, LOT 1

PROPOSAL STATEMENT

Our proposal is for a trucking facility to be located on a 3.6 acre parcel bordered on the North by Calico Hardwoods, the South by Mark West Creek, the East by the same industrial park, and the West by a future office park. The facility entails parking for as many as 50 gravel trucks (when not in use), a repair shop for truck repairs, and a business office.

The repair shop is 3900 square feet and will have a maximum of 4 employees working from 8 a.m. to 5 p.m..

The business office is 2100 square feet and will have a maximum of 6 employees working from 8 a.m. to 5 p.m..

The property is currently an undeveloped lot in a new phase of an existing industrial park.

Trucks are dispatched from the facility in the morning and return at the end of the day. During business hours (8 to 5) the activities on the site will be limited to repair and cleaning of vehicles and the normal operation of the business office. Most of the traffic at the site will be the going and coming of trucks in the mornings and evenings.

The property frontage on 'C' street will have two entrances set back 30 feet from the street and a 20 foot wide landscaped area with deciduous and evergreen trees and shrubs. The westerly property frontage is situated at the bottom of an existing drainage swale; our proposal is to have our fence line 20 feet in from the swale, at the top of the bank. This area is to be planted heavily with trees and shrubs that are indigenous to the riparian foliage of Mark West Creek. This planting area will be dense enough to give an adequate visual barrier between the trucking facility and the neighboring, future office park.

445 ORCHARD STREET, SUITE 101
SANTA ROSA, CALIFORNIA 95404
707-576-1928

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Sonoma

I am a citizen of the United States and a resident of the country aforesaid: I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Press Democrat, a newspaper of general circulation, printed and published DAILY IN THE City of Santa Rosa, County of Sonoma; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sonoma, State of California, under the date of November 29, 1951, Case number 34831, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit:

August 12,

all in the year 19...90...

I certify (or declare) under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Dated at Santa Rosa, California, this

..... 13th day of August,

19...90

Rosemary J. Reeves
SIGNATURE

This space for County Clerk's Filing Stamp

RECEIVED
AUG 14 1990
PLANNING DEPARTMENT
COUNTY OF SONOMA

Proof of Publication of

NOTICE OF PUBLIC HEARING

The Sonoma County Planning Department has received application UP/DRG 90-423 from A and B Trucking requesting a use permit for a trucking facility including a 3,000 square foot repair shop, 2,100 square foot office, and associated parking and site improvements on 3.8 acres located at 1650 Airport Boulevard, Santa Rosa, APN 059-210-30, Zoning M2 40,000/20,000, 4th Supervisorial District.

A Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Board of Zoning Adjustments will conduct a public hearing to consider adoption of a Negative Declaration and action on the project and/or conditions of approval at 2:25 p.m. on Thursday, September 13, 1990, in Room 107A of the Administration Building at 575 Administration Drive, Santa Rosa, CA 95403.

If you challenge the decision on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and Environmental Documents may be reviewed at, or written comments submitted to the Planning Department, Room 105A at the above address. Contact Ken Ekson (707) 527-2412.

32859 - Pub. Aug. 12, 1990 1-4



DEPARTMENT OF PLANNING

375 Administration Dr., Room 103A ■ Santa Rosa, CA 95403 ■ 707/532-1400

TO: Interested Agencies

The following application has been filed with the Sonoma County Planning Department

UP/DRC 90-423

6/20/90

R & S Trucking
Box 414
Fulton 95439

APN 059-210-36

Request for a use permit and commercial design review of a 6,000 square foot trucking facility including a 3,900 square foot repair shop, 2,100 square foot office and associated parking and site improvements on 3.6 acres located at 1650 Airport Boulevard, Santa Rosa.

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

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project.

Your comments will be appreciated on 7/5/90 and should be sent to the attention of UP/DRC 90-423 (S).

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- | | |
|--|--|
| <input type="checkbox"/> County Surveyor | <input checked="" type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Environmental Health | <input type="checkbox"/> Fire Dist. _____ |
| <input checked="" type="checkbox"/> Sanitation | <input type="checkbox"/> School Dist. _____ |
| <input checked="" type="checkbox"/> Road Dept., Attn: Ron Nickel | <input checked="" type="checkbox"/> Water Dist. <u>Windsor</u> |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission |
| <input checked="" type="checkbox"/> Water Agency | <input type="checkbox"/> Cal Trans (State) |
| <input type="checkbox"/> PRAC Planner | <input checked="" type="checkbox"/> State Fish and Game |
| <input checked="" type="checkbox"/> General Plan Staff- <u>Richard</u> | <input type="checkbox"/> State Department of Forestry |
| <input checked="" type="checkbox"/> Dr. Fredrickson, Archaeologist | <input type="checkbox"/> State Department of Health |
| <input checked="" type="checkbox"/> Betty Guggolz, Native Plant So | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Geologist | <input checked="" type="checkbox"/> Regional Water Quality Control Bd. No. Coast |
| <input checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> Regional Air Pollution Control Bd. Bay Area |
| <input type="checkbox"/> P. G. & E. | <input checked="" type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Pacific Bell | <input type="checkbox"/> City of _____ Dept. _____ |
| <input type="checkbox"/> Soil Conservation Service | <input type="checkbox"/> Alcoholic Beverage Control |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Assessor - Attn: Bill Harris |
| <input type="checkbox"/> Corps of Engineers | <input type="checkbox"/> Farm/Home Advisor - Rick Bennett |
| <input checked="" type="checkbox"/> Other: <u>ALUC</u> | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

SONOMA COUNTY



DEPARTMENT OF PLANNING

575 Administration Dr., Room 105A ■ Santa Rosa, California 95403 ■ (707) 527-1900

Kenneth L. Malm, AICP
Planning Director

James P. Olmsted, Jr.
Assistant Planning Director

File Copy

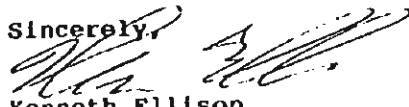
8/13/91

R & S Trucking
P.O. Box 414
Fulton, Ca 95439

Re: Landscape Security for Design Review File 90-423
1650 Airport Blvd., Santa Rosa (APN 059-210-39)

Pursuant to a recent site inspection of the above described property, the County of Sonoma hereby recognizes compliance with the required landscaping conditions of approval on Design Review File 90-423, and releases the related improvement securities. Specifically, all interest in Bond #1237451 for \$24,705.00 dated April 16, 1991, from the Amwest Surety Insurance Company is hereby released, and the original bond enclosed for your records. If you have any questions in regard to this matter please contact me at 527-1900.

Sincerely,


Kenneth Ellison
Planner III

MULLINS ACOUSTICS



architectural, industrial & environmental noise control engineering

March 7, 1991

Phil Davis, AIA
120 D Street
Santa Rosa, CA 95402

Subject: R & S Trucking - Noise Study

Project # 9113

Dear Phil:

I have conducted noise measurements and made an analysis of the airport's noise impact on this project.

The project consists of a large graveled area for semi-truck parking. In addition, two buildings are planned. One building will house a dispatcher and offices, and another building will be used for maintenance and repair functions.

Because there will be offices, the County Planning Department has asked for an analysis of noise impact. The Airport Industrial Area - Specific Plan (page 125, paragraph 1) calls for a maximum of 55 dBA for intermittent noise levels in offices and conference rooms. The concern is that aircraft flyovers from the airport will exceed this limit.

I visited the site and made noise measurements near the property line facing the airport. Noise measurements were made between 12:30 and 3:30 pm on Thursday, March 7. The weather was perfectly clear and sunny, and there was significant general aviation activity during that afternoon. I observed roughly 20-25 single engine planes per hour either taking off or landing. Their sound levels ranged from 48 to 75 decibels, with the typical being about 63 dBA. The loudest planes measured passed directly overhead during a powered climb. These were exclusively non-commercial flights.

Several commuter flights were also observed. The twin engine commuter planes are actually quieter than the general aviation. They also do not fly over this property. Commuter flight noise levels range from 52 dBA for flyovers, to 66 dBA for a takeoff.

Lastly, two helicopter flights were measured. A takeoff created 66 dBA sound levels, and the landing created 54 dBA noise levels.

Based on these observations, single engine piston aircraft are the most significant aircraft noise source for this site.

925 Lakeville Street, Suite 321 • Petaluma, CA 94952
(707) 763-8848 • fax 763-1712

R & S Trucking
Noise Study
page 2

Since the indoor limit is 55 decibels, and the maximum observed outdoor noise level was 75 decibels, the building facade must provide about 20 dBA of noise reduction.

The roof and exterior wall construction are more than adequate to provide this level of sound isolation. They will each provide at least 40 decibels of noise reduction.

The windows are almost always the controlling element. The design calls for windows in offices to be at most about 25% of the wall area. The windows will be standard dual-pane thermal systems. Thus, the building exterior will provide about 30-32 decibels of overall noise reduction. Resulting indoor noise levels will be about 45 dBA due to the noisiest aircraft flyovers. Most aircraft will be significantly quieter than this, including the scheduled commuter airline flights.

The building as designed will provide more than enough isolation from aircraft noise to comply with the 55 dBA indoor noise criteria. No further mitigating action is needed.

Please call if there are any questions about this information.

Sincerely,



Earl Mullins, PE

cc: R & S Trucking
PO Box 414
Fulton, CA 95439



A.R.R.I.S.
ARCHITECTS STUDIO

July 16, 1990

Mr. Ken Ellison
County of Sonoma
Dept. of Planning
575 Administration Dr. Room 105A
Santa Rosa, CA. 95401

RE: R & S TRUCKING FACILITY, REFERRAL FROM CALIFORNIA REGIONAL
WATER QUALITY CONTROL BOARD (July 2, 1990), USE PERMIT AP-
PLICATION # 90-423.

Dear Ken,

In the design of the new trucking facility, we are coordinating with the following agencies in dealing with all toxic materials:

1. Rincon Valley Fire District: Fire protection of the buildings and hazardous material containment above ground. Motor oil, waste oil, hydraulic fluid, anti freeze, transmission fluid, gear lube, and grease are to be kept in containers which are located in a containment area at the direction of RVFD. These materials are supplied and removed from the site by a company (American Oil, Pleasanton) under contract to R & S Trucking for that sole purpose.
2. County of Sonoma, Dept. of Public Works: Design requirements for the truck washing area and the discharge of those wastes into the sanitary sewer system. The truck washing area will be on a concrete pad adjacent to the Shop building. This slab will be bermed and sloped to a catch basin. The drain from the catch basin will be directed to an oil separator before entering the sanitary sewer system.

RECEIVED

JUL 17 1990

PLANNING DEPARTMENT
COUNTY OF SONOMA

445 ORCHARD STREET, SUITE 101
SANTA ROSA, CALIFORNIA 95404
707-576-1928

3. County of Sonoma, Dept. of Fire Services: A Hazardous Materials Management Plan will be filed with this agency describing what materials are to be stored on site and what to be done if there is a spill, and who to contact in case of a spill.

A Wastewater Discharge Permit has also been applied for with the County of Sonoma Dept. of Public Works.

We are cooperating with all of the public agencies listed above as well as the County Planning and Building Departments to insure a proper installation up to current standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil A. Davis". The signature is stylized with a large, looped initial "P" and a long horizontal stroke extending to the right.

Phil A. Davis
Architect

Copy: R & S Trucking (Rudy Goldstein)

Ken E.
Please respond
if needed.
RL



Sonoma County Planning Commission
575 Administration Drive
Santa Rosa, Ca. 95403

May 1, 1990

Dear Sirs:

This is to advise you that we have moved from our old location in Sebastopol to a new temporary location in Windsor. Our offices are now located at 930 Shiloh Road, Building #38 Suite C, our shop is in Building #1 and our trucks are parked behind Standard Structures at 920 Shiloh Road. We expect to move into new quarters which we are in the process of purchasing. They will be located at AP #59-21-36 Lot 4 Unit 3, C Street, Santa Rosa. Please let me know if you require any further information, thank you.

Sincerely,

Fran Hammond
Office Manager

RECEIVED
MAY 02 1990
PLANNING DEPARTMENT
COUNTY OF SONOMA

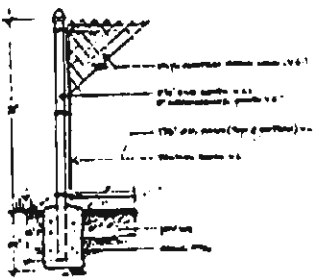


ARRIS
ARCHITECTS P.C.

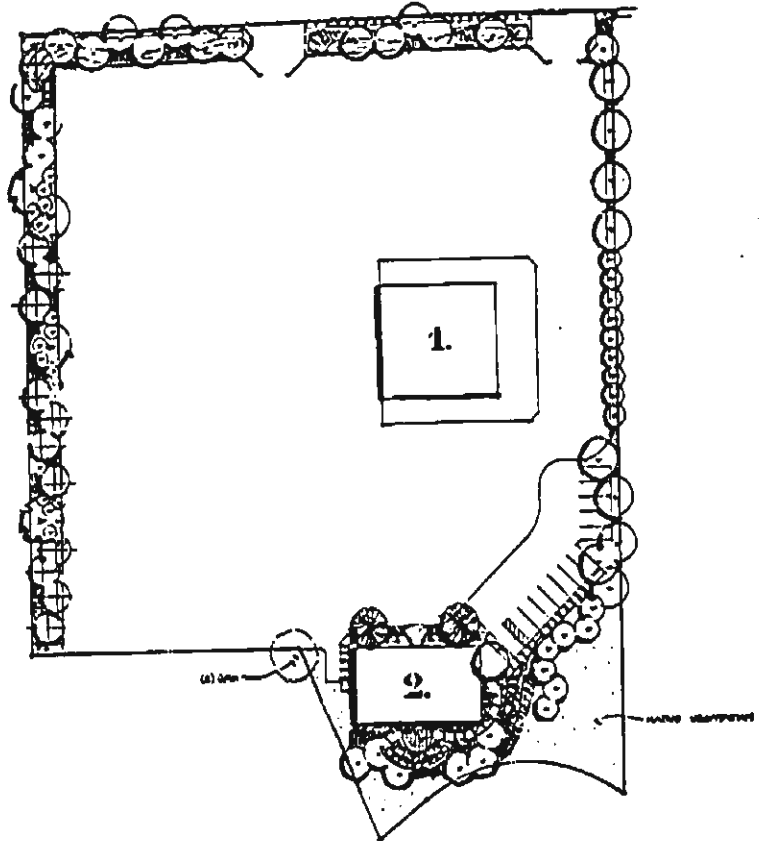
444 Ontario Street, Suite 40
North Hills, Columbus OH 43202
760-279-2890

PLANT MATERIAL

| Symbol | Plant Name | Quantity | Notes |
|--------|------------|----------|-------|
| | Plant Name | 10 | |
| | Plant Name | 15 | |
| | Plant Name | 20 | |
| | Plant Name | 25 | |
| | Plant Name | 30 | |
| | Plant Name | 35 | |
| | Plant Name | 40 | |
| | Plant Name | 45 | |
| | Plant Name | 50 | |
| | Plant Name | 55 | |
| | Plant Name | 60 | |
| | Plant Name | 65 | |
| | Plant Name | 70 | |
| | Plant Name | 75 | |
| | Plant Name | 80 | |



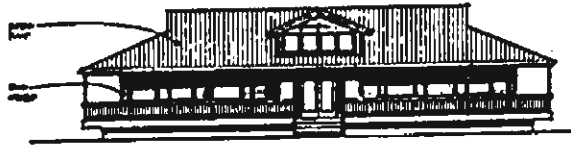
VINYL FENCE



LANDSCAPE PLAN

ARRIS
ARCHITECTS P.C.

DATE: 07/14/11
SCALE: 1/8\"/>



SOUTH



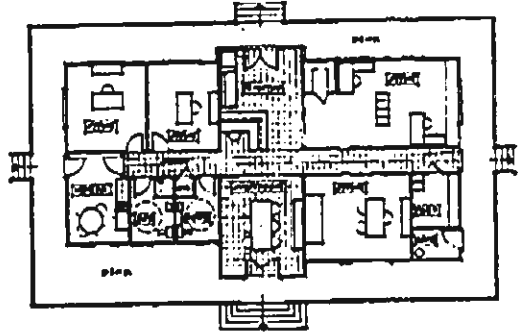
WEST



EAST



NORTH



PLAN

OFFICE



ARRIS
CORPORATION
1000 Ontario Street, Suite 100
Ann Arbor, Michigan 48106
734-579-0200

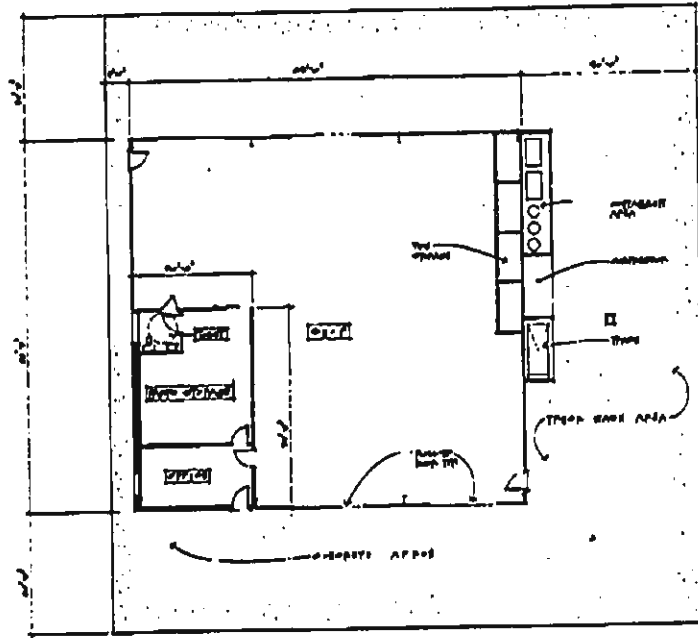
R
S
A
R
C
H
I
T
E
C
T
S

DATE: 07/97
SCALE: 1/8" = 1'-0"
SHEET: 3

3



ARRIS Outdoor Signage, Inc. C
3000 Ross Capitan Blvd
PO BOX 10270



PLAN

SHOP

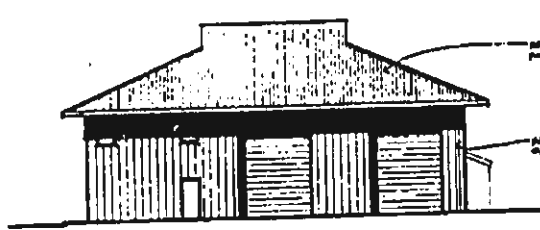


R
a
n
d
S
i
n
g
l
e
s

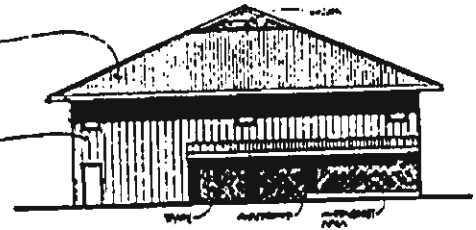
Scale
1" = 10'
1" = 20'
1" = 30'



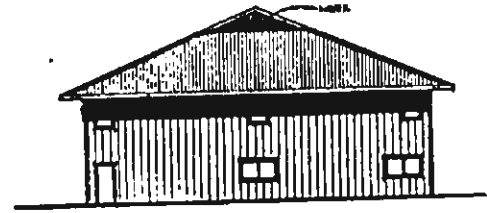
All-Season Shop, Item 1
Basic Plan, Complete Plan
7034-10-0000



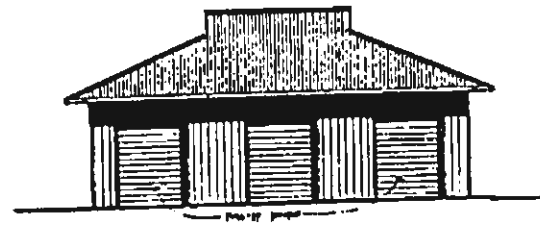
SOUTH



EAST



WEST



NORTH

SHOP

R^{and} S

7034-10-0000



488 Ontario Street, Suite 10
 South San Francisco, CA 94080
 708.475.8888

R
 S
 I
 S
 I
 S
 I

DATE: 11/17/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT INFORMATION

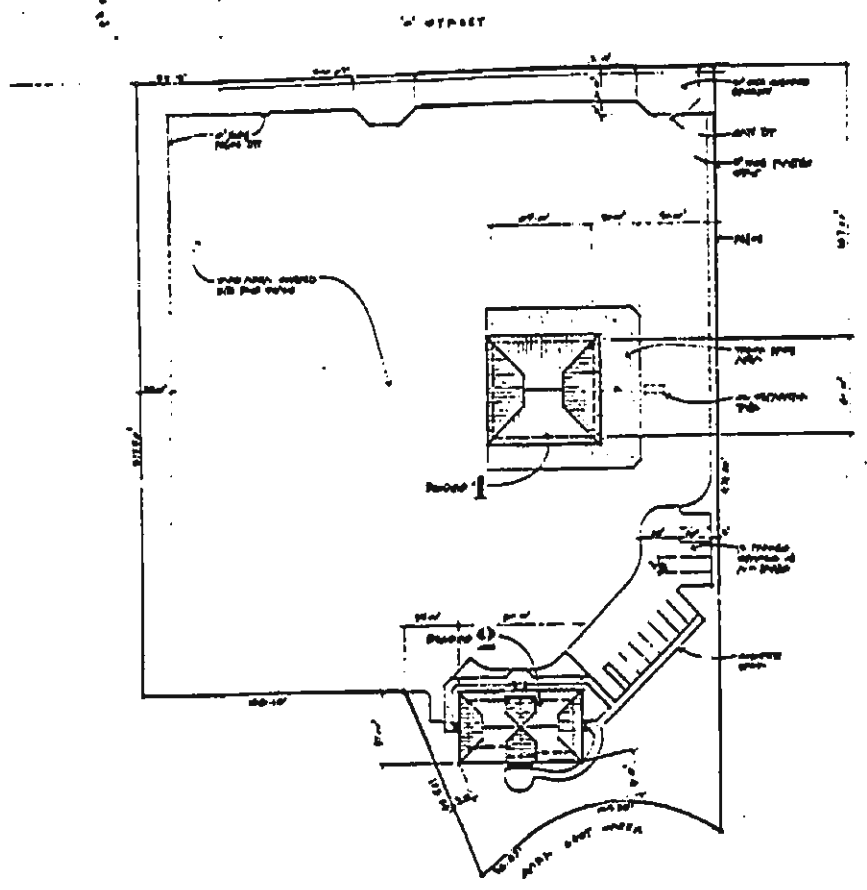
PROJECT NAME: [Name]
 ADDRESS: [Address]
 CLIENT: [Client Name]

COVERAGE

| COVERAGE | AREA |
|----------|--------|
| Building | 10,000 |
| Site | 15,000 |
| Other | 5,000 |

PARKING

| TYPE | NO. OF SPACES |
|---------|---------------|
| Surface | 15 |
| Garage | 10 |



SITE PLAN



ARRIS ARCHITECTS
 1000 Ontario Street, Suite 10
 North York, Ontario M2H 3P2
 TEL: 416-491-1111

R S

DATE: 1/15/99
 DRAWN: [Name]
 CHECKED: [Name]

1

PROJECT INFORMATION

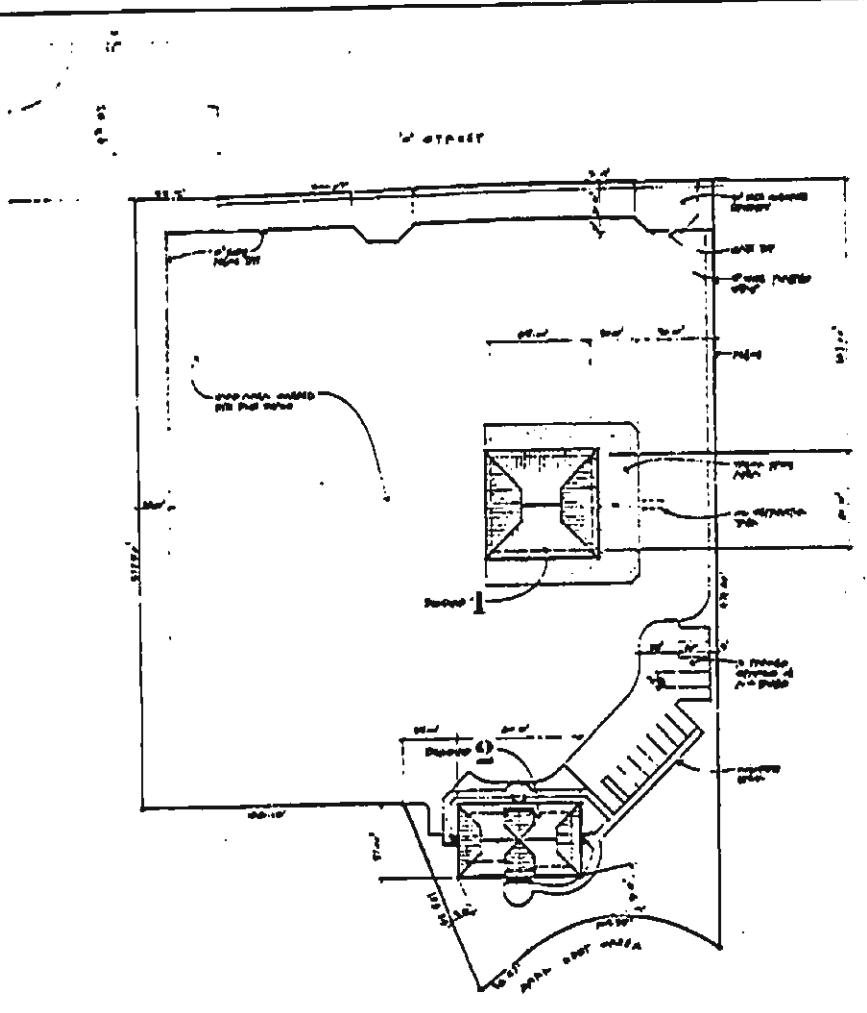
PROJECT NAME: [Name]
 CLIENT: [Name]
 ADDRESS: [Address]

COVERAGE

| COVERAGE AREA | AREA (sq. ft.) |
|---------------|----------------|
| Building 1 | [Value] |
| Building 2 | [Value] |
| Building 3 | [Value] |
| Building 4 | [Value] |
| Building 5 | [Value] |
| Building 6 | [Value] |
| Building 7 | [Value] |
| Building 8 | [Value] |
| Building 9 | [Value] |
| Building 10 | [Value] |
| Building 11 | [Value] |
| Building 12 | [Value] |
| Building 13 | [Value] |
| Building 14 | [Value] |
| Building 15 | [Value] |
| Building 16 | [Value] |
| Building 17 | [Value] |
| Building 18 | [Value] |
| Building 19 | [Value] |
| Building 20 | [Value] |
| Building 21 | [Value] |
| Building 22 | [Value] |
| Building 23 | [Value] |
| Building 24 | [Value] |
| Building 25 | [Value] |
| Building 26 | [Value] |
| Building 27 | [Value] |
| Building 28 | [Value] |
| Building 29 | [Value] |
| Building 30 | [Value] |
| Building 31 | [Value] |
| Building 32 | [Value] |
| Building 33 | [Value] |
| Building 34 | [Value] |
| Building 35 | [Value] |
| Building 36 | [Value] |
| Building 37 | [Value] |
| Building 38 | [Value] |
| Building 39 | [Value] |
| Building 40 | [Value] |
| Building 41 | [Value] |
| Building 42 | [Value] |
| Building 43 | [Value] |
| Building 44 | [Value] |
| Building 45 | [Value] |
| Building 46 | [Value] |
| Building 47 | [Value] |
| Building 48 | [Value] |
| Building 49 | [Value] |
| Building 50 | [Value] |
| Building 51 | [Value] |
| Building 52 | [Value] |
| Building 53 | [Value] |
| Building 54 | [Value] |
| Building 55 | [Value] |
| Building 56 | [Value] |
| Building 57 | [Value] |
| Building 58 | [Value] |
| Building 59 | [Value] |
| Building 60 | [Value] |
| Building 61 | [Value] |
| Building 62 | [Value] |
| Building 63 | [Value] |
| Building 64 | [Value] |
| Building 65 | [Value] |
| Building 66 | [Value] |
| Building 67 | [Value] |
| Building 68 | [Value] |
| Building 69 | [Value] |
| Building 70 | [Value] |
| Building 71 | [Value] |
| Building 72 | [Value] |
| Building 73 | [Value] |
| Building 74 | [Value] |
| Building 75 | [Value] |
| Building 76 | [Value] |
| Building 77 | [Value] |
| Building 78 | [Value] |
| Building 79 | [Value] |
| Building 80 | [Value] |
| Building 81 | [Value] |
| Building 82 | [Value] |
| Building 83 | [Value] |
| Building 84 | [Value] |
| Building 85 | [Value] |
| Building 86 | [Value] |
| Building 87 | [Value] |
| Building 88 | [Value] |
| Building 89 | [Value] |
| Building 90 | [Value] |
| Building 91 | [Value] |
| Building 92 | [Value] |
| Building 93 | [Value] |
| Building 94 | [Value] |
| Building 95 | [Value] |
| Building 96 | [Value] |
| Building 97 | [Value] |
| Building 98 | [Value] |
| Building 99 | [Value] |
| Building 100 | [Value] |

PARKING

| TYPE | NO. | TOTAL |
|--------------|----------------|----------------|
| Office | [Value] | [Value] |
| Visitor | [Value] | [Value] |
| Handicapped | [Value] | [Value] |
| Other | [Value] | [Value] |
| Total | [Value] | [Value] |

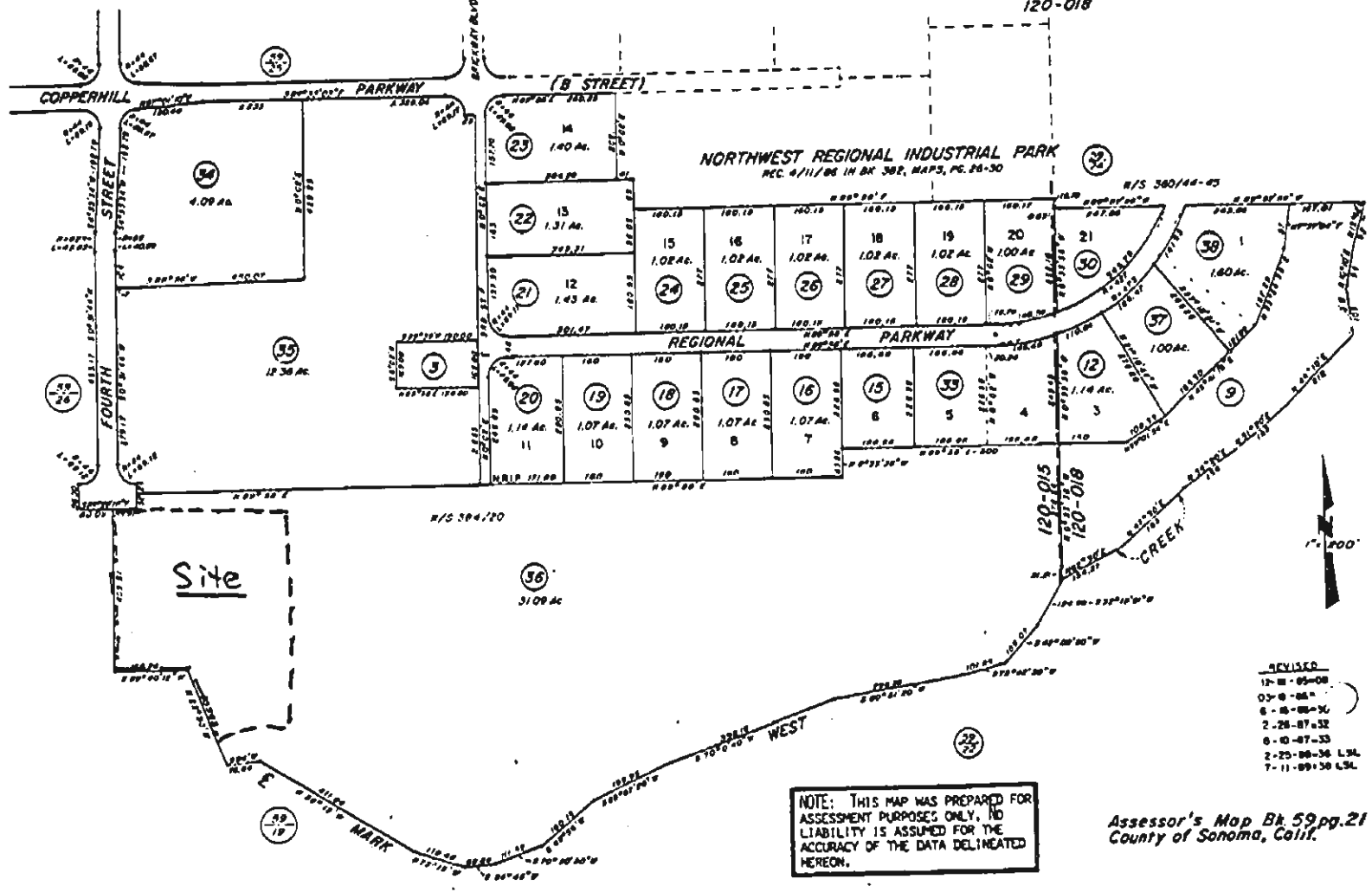


SITE PLAN

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
120-015
120-018

59-21



NORTHWEST REGIONAL INDUSTRIAL PARK
REC. 4/11/86 IN BK 382, MAPS, PG. 26-30

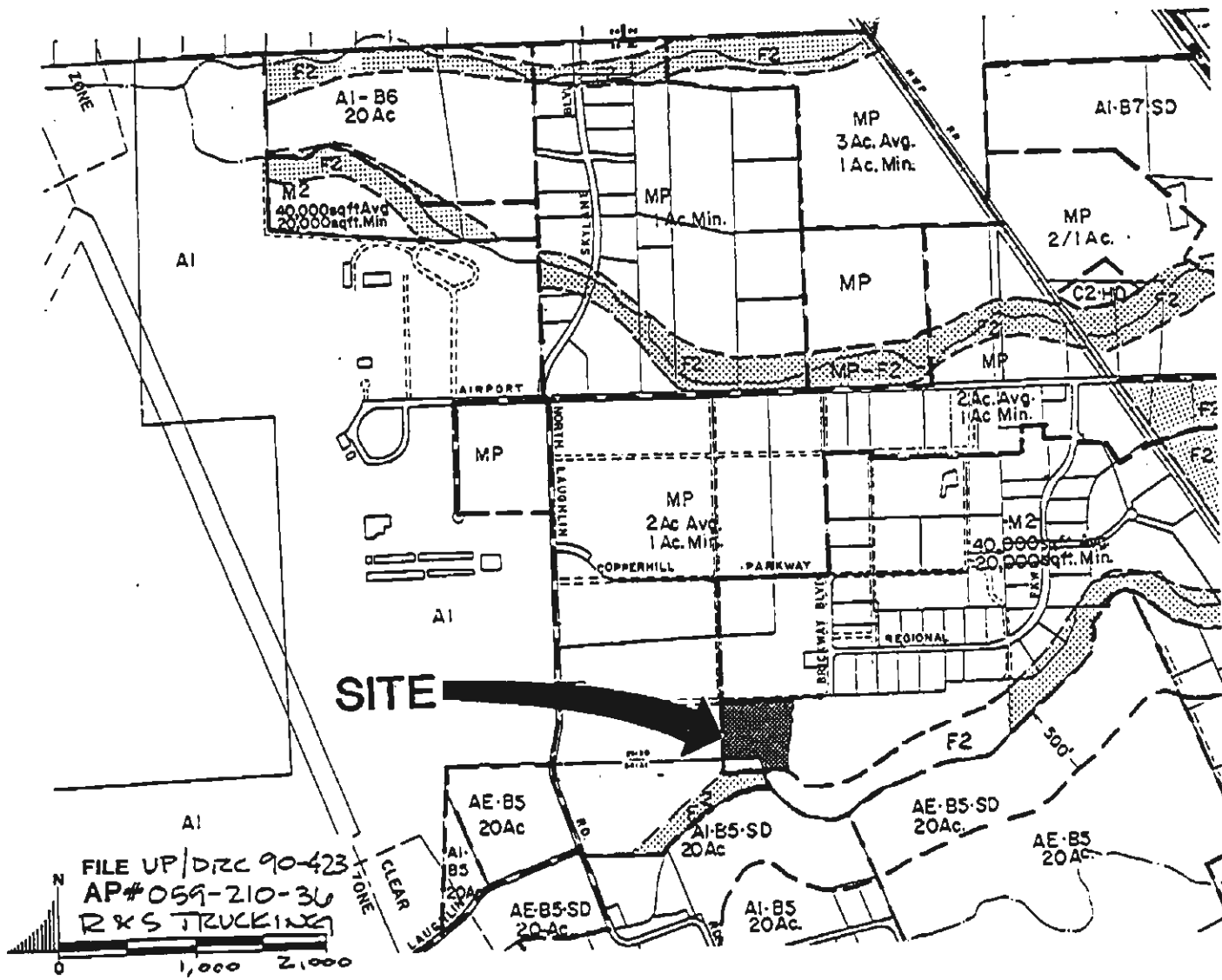
REGIONAL PARKWAY

Site

- REVISED
- 12-8-85-08
 - 03-8-86-31
 - 6-18-86-36
 - 2-28-87-32
 - 6-10-87-33
 - 2-25-88-36 L34
 - 7-11-89-38 L34

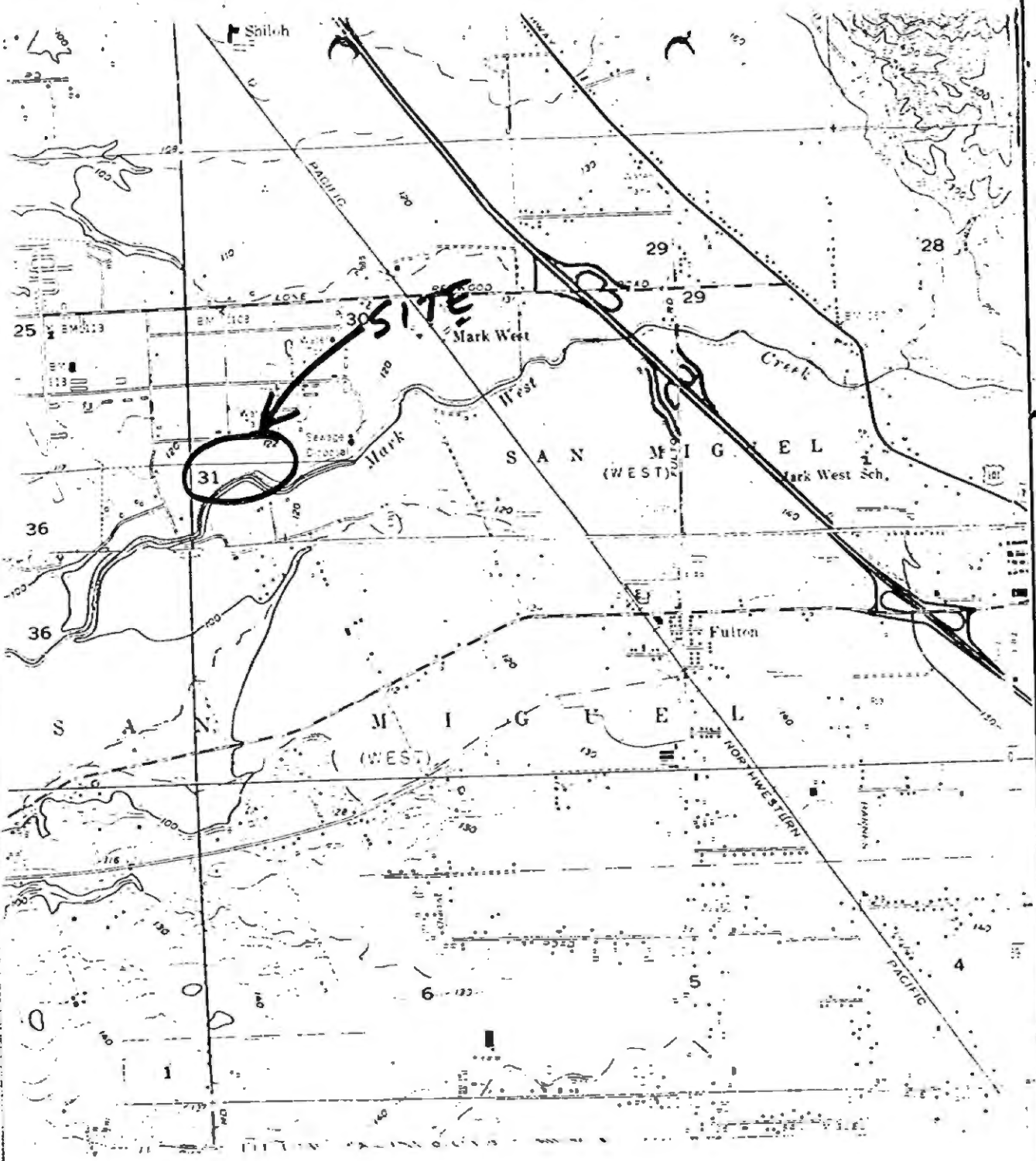
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk 59 pg. 21
County of Sonoma, Calif.



FILE UP/DZC 90-423
 AP# 059-210-36
 R & S TRUCKING

SITE



31

SITE

Mark West

SEASIDE DISposal

29

29

SAN MIGUEL (WEST)

Mark West Sch.

SAN MIGUEL (WEST)

Fulton

NORTHWESTERN

PACIFIC