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DRH19-0006 Project Description & Initial SWLID Design Review Stormwater Management Narrative For Platinum Sebastopol Self Storage Facility

**Platinum Storage Group
1382 Hwy 116 South
Sebastopol, CA
APN 063-011-017
D4E#21-7991.1**

General Quick Reference Site Data:

- Owners: Jefferson Storage Partners, LLC c/o Skip Elefante
- APN 063-011-017
- **Parcel Size:** 11.34 acres (mixed/split Zoning)
- **Post Mile:** SON28.081 to SON28.182
- **Zoning:**
 - **LC - Limited Commercial** (4.03 acres)
 - **RR B6 2 - Rural Residential** (7.31 acres)
 - **LG/ 116 SR - Hwy. 116 - approx. 345 ft. frontage.**
 - **General Plan:** Property Land Use designations
 - County - Limited Commercial and Rural Residential
 - New highway oriented businesses encouraged within nearby Urban Service Areas.
 - Sebastopol - Light Industrial (Urban Growth Boundary and Sphere of Influence).
 - No zone changes requested or required
 - **Proposed Project conforms with County Mini-Warehouse Policy**
 - Mini Warehouse projects are permitted in LC districts with only Design Review Application Dated July 27, 2010 - per Dean Parsons, Project Review Manager.(UNDER PREVIOUS OWNERSHIP)
- **Existing Land Uses:** Rural residential and Commercial

- **Existing Structures:**
 - Residence 2,150±sf (Remain)
 - Garage 730±sf (Remain)
 - Sequoia Burger 500±sf (Remain)
 - Mini Mart 3,602±sf (Remain)
 - Glass Art Building 1,753±sf (Remove)
 - Discount Alley 6,208±sf (Remove)
- **Proposed Development:**
 - 99,857 sf(all levels included) state of the art Self Storage Warehouse facility within 4.03+/- acre LC zone.
 - Post development LC area results in 29.4% lot coverage
 - Proposed Storage building footprint(51,556) + remaining structures footprint(6,982) = 58,538±sf.
 - Total post development square footage = 106,839±sf
 - Currently there are 745 storage units proposed within this facility
 - Proposed Hours of Operation for facility
 - 7 Days a week 7am – 7:00pm
 - These hours of operation can be modified to mitigate noise
 - Is projected that 1 full time employee and 2 part time employees will be required to staff the facility.
 - Hwy 116 southbound Bus Stall/Stop (pending CalTrans District 4 review)
 - Hwy 116 shoulder widening to allow for pedestrian path/access and north bound left turn land (pending CalTrans District 4 review)
- **Utilities:** (2)Existing on-site wells and (4)septic systems.
 - Wells to remain
 - No additional water sources proposed
 - Existing commercial septic relocation for (2)septic fields have been incorporated into the proposed site design layout to allow for proposed development
 - Existing residential septic to remain
- **Project Planning and Design** - work completed(on going) to date:
 - Architectural Drawings, Visual Assessment Analysis, Renderings & Site plan – Jordan Architects
 - Arborist Report - Merlin Schlumberger, Merlin Arborist Group
 - Septic relocation plan(drip/mound alternatives)- Dimensions 4, Civil Engineering
 - Archaeological Report - Bill Roop, Archaeological Resorce Service
 - Architectural Historian Report - Daniel Shoup Archaeological/Historical Consultants
 - Article 86 Report - Jordan Architects
 - Geotechnical Engineer – PJC
 - AMMR Fire Report –Jim Madden w/ Wiss, Janney, Elstner Associates, Inc.(in process)
 - Habitat Assessment Report - Jane Valerus, Wildlife Research Associates
 - Grading and stormwater plan (w/retention pond) - Dimensions 4, Civil Engineering
 - Outdoor Lighting Plan – Jordan Architects
 - Landscape design plan- Nuvis Landscaping

- So.County Irrevocable Offer of Dedication Acknowledgment Draft: Ken Tam w/So.County Regional Parks + Dimensions 4, Civil Engineering
 - Focused Traffic Study - W-Trans, Traffic Engineering Consultants
 - Solar Plan – (pending)
 - Hwy Improvement Plans - Dimensions 4, Civil Engineering
 - Air Quality & Greenhouse Gas Emissions Assessment - Illingworth & Rodkin(revision in process)
 - Noise Impact Assessment - Illingworth & Rodkin(existing report available, but no caretaker unit proposed so no longer needed)
- **Project Review steps completed to date: (UNDER PREVIOUS OWNERSHIP)**
 - County of Sonoma - Project Consultation meeting on February 11, 2019
 - City of Sebastopol Meeting - Planning Director Kari Svanstrom on February 28. 2019 Design Review application submitted.
 - Completed Design Review Application and plan documents. Building design and materials.
 - Architectural, engineering and landscape design site plans
 - Agency project referral process - review and recommended conditions
 - CalTrans and other State agencies County Departments
 - City of Sebastopol (per County GP Policy)
 - County of Sonoma Initial SWLID review (previous design approved)
 - Green House Gas Reduction Plan

Expanded Narrative

This 11.34+/- acre parcel is located 1000' southerly of the City of Sebastopol limits. Existing use of this parcel is commercial, residential & open meadow. The existing residence, Sequoia Mini Mart & Sequoia Burger shall remain. Existing buildings containing Glass Art and Discount Alley Businesses shall be removed as part of this development. Existing impervious surfaces equate to 45,121 sf, with an additional 80,438 sf of heavily compacted parking, storage, access. Proposed improvements include a 99,857 sf self storage facility, 54,558 sf of paved interior access+parking and 5,539 sf of proposed gravel emergency access roadway. Approximately 7+acres of open meadow to the west and south of improvements shall remain. A screen row of large diameter redwoods and evergreens running along the westerly and northerly limits of the property shall remain. This development reduces the number of daily trips to the parcel, improves vehicle flow and parking while consciously making efforts to preserve the surrounding open space. The established large diameter evergreens will remain. The design incorporates two landscaped stormwater bioretention facilities.

Hwy 116 runs along the easterly frontage of this parcel. A proposed controlled 45' wide entrance at the properties entrance together with additional parking and bus taper stall will replace the current paved 145' wide uncontrolled entrance & parking. This proposed entrance will aid in a safe and discernible

entrance/exit to the parcel. This entrance, parking and bus taper/stall do fall within Hwy 116 right-of way. The proposed layout for adjusted traffic lane, guard rail, proposed turning lane and bus taper/stall under review with Caltrans. Currently this area is entirely asphalt pavement which will be retained. There was no separation between Hwy traffic and parking prior to this submittal.

Efforts to improve onsite parking, vehicular circulation, emergency access and increased water storage can be seen on the attached plans. There is active AMMR communication between So. County Fire and Platinum Consultants. These talks will assist in quantifying required gallonage of proposed water storage together with various Fire suppression applications. Proposed Parking includes 30 designated paved parking stalls and an unrestricted firesafe turnaround is located to the south of mini mart at the beginning of said emergency access roadway.

The proposed design recognizes the sensitive features associated to this proposed development. First, there is a 12-20'+/-wide, 5'+/-deep roadside drainage separating this development and Hwy 116. This drainage is located on the Platinum property. Improvements to this channel are limited to the addition of channel mats to aid in erosion and sediment control. Bioretention#1 and #2 create a treatment and infiltration factor to stormwater gathered within proposed improvements prior to entering this drainage. A 120' length of 60" CMP exists beneath the existing entrance, no alterations to this pipe are proposed. Second, Pleasant Hill Creek, a designated blue line drainage, exists 480'+ southerly of the proposed development. Currently this creek lies 425'+/- southerly of existing Discount Alley building. This on-site roadside drainage and Pleasant Hill Creek intersect 1,150'+/- feet southeasterly of the existing parcel entrance. At this intersection the flows continue beneath Hwy 116 for 4300'+/- in a northeasterly direction towards the Laguna De Santa Rosa. Third, efforts have been made to preserve the long-term health to existing large diameter redwoods in close proximity to improvements, see arborist report. Additional trees and plantings are proposed to assist in reducing the profile of the storage buildings as it is understood that the visual impact of the development is also a sensitive feature.

Contributing sheet flows to these improvements historically come from the west, pass through the existing developed area and enter the roadside drainage. These flows shall be intercepted, westerly of the proposed buildings, by a proposed vegetated cutoff swale. This swale is designed to contain Q100 flows. This will reduce the amount of clean runoff from passing through the new & existing development. The swale will convey the waters southwesterly towards Pleasant Hill Creek and be allowed to sheet flow infiltration prior to entering the creek. This vegetated swale does allow for a 20' wide gravel access

crossing from the developed easterly portion to the westerly meadow. Without this crossing, fire protection and general access to the west side would be difficult.

The interior stormwater gathered from this proposed facility shall be collected by numerous 8" channel drains, drop inlets and storm drains prior to being deposited in proposed retention basins #1 & #2. These structures are designed to contain and convey Q100 events. Cumulatively these proposed basins allow for no increase in volume leaving the site due to development for the required Hydromodification 100% Volume Capture. An elevated drop inlet bypass within the basins #1 & #2 will allow a Q100 flows event to overflow into the existing roadside ditch. There are no proposed changes to offsite drainage patterns. This site is outside of FEMA flood plain designation.

Due to increased and/or replaced impervious areas over 1 acre, LID requirements have been addressed. This project includes mitigation for Hydromodification 100% Volume Capture. City of Santa Rosa, Storm Water Calculator was utilized to determine probable volume capture required. This calculation resulted in a required 5673 cu.ft. of retention for tributary area #1 and 2966 cu.ft. for area #2. Proposed priority 1 retentions shall provide 5702+/- cu.ft. & 3037+/- cu.ft of storage. Native soils Basins estimated drain time is 16 to 31 hours. Rate calculation based on soil infiltration data in proximity of improvements. GdC, Goldridge fine sandy loam, is the predominant soil type on the parcel. BhA, Blucher loam, can be found in the most southerly portion of the parcel. This results in no increase in storm water volume between pre and post development. Project meets treatment and capture requirements of LID and Grading Ordinance; therefore, no additional treatment or volume capture is required. Existing 80,438 sf of heavily compact gravel could potentially be considered impervious but is given a conservative CN factor of 87 for these initial calculations. Should future Geotechnical investigations determine said gravels are impervious in nature, calculations will be revised to reflect a CN=98.

- Existing impervious surface = 125,559 sf
 - Existing impervious= 45,121 sf
 - Existing heavily compacted gravel = 80,438 sf
- Proposed +Existing impervious = 113,094 sf

Any increase in pollutant discharge from the proposed paving and structures shall be minimized by the basins, adjacent vegetated slopes, proposed landscaping, proper maintenance and stewardship by owner. Surrounding vegetated slopes, between the proposed improvements and boundary lines, shall be maintained. Proposed cut off swale shall aid in separating clean waters from potential pollutants within the developed area. Trash enclosures shall be covered, and tenants will be directed to notify management

immediately if any pollutant enters the collection system. Storm drain inlets shall be labeled with “No Dumping, Drains to Creek” decals (Contact Storm Water and Creeks at (707) 543-4200 for more information). Garbage cans, to allow for small nuisance waste, shall be provided/emptied within the facility daily. Dumpster lids shall be kept closed to keep rain out and debris in. To Ensure dumpsters do not leak any drain holes shall be plugged. There are no projected indoor pollutant uses/sources in this storage facility. Double containment bins within the unit will be required by the tenant should any potential spill be anticipated. Restrictions on fluids allowed will be depicted in the facility rental agreement. Spill cleanup materials shall be available to trained employees should an unexpected spill be observed. Street sweeping will be implemented as necessary by facility staff. Facility shall be monitored at least once a day for pollution mitigation/ prevention.

Runoff Reduction Measures included existing established evergreen and deciduous interceptor trees, proposed interceptor tree plantings and impervious area disconnection. Impervious area disconnection includes the existing residence and garage.

Maintenance for all BMPS and storm drain infrastructure shall be at the direction/funding of applicant/owner. Proposed landscape plantings shall be managed to ensure health of plants/trees while at the same time confirming that they do not impede on function of bioretention basins, vegetated swales and their related out fall devices. Regular monthly or bi-monthly landscaping maintenance, at the direction of the owner, will be implemented for the facility and bioretention basins. Use of natural non-toxic alternatives to fertilizers, herbicides, and pesticides will be utilized whenever possible. Self Storage facility management, at direction of owner/applicant, shall evaluate the proposed storm drain network and each bioretention basin prior to, during (when practical) and after winter storm events to verify that system is functioning properly. If obstructions or complications to the systems are observed immediate action will be taken to clear system.

BMPs Proposed with this Facility Development:

- Post Tributary Area “X1”
 - Interceptor Trees (location, diameter and species show on plan)
 - Vegetated buffer strip
 - Retention Basin #1 ~ Priority 1 roadside bioretention (no curb & gut) installed with no perforated underdrains or liners. This is an infiltration based high flow bypass design. Includes 0.5’ of ponding retention with solid pipe high flow bypass above 57” of planting medium(P=0.666) above native underlining soils that shall infiltrate between 16-31

hours. This basin requires 59738 cu.ft of and captures 5702 cubic feet of capture prior to overflow together with macro/micro pore retention within the planting medium. This bioretention meets both delta volume capture and treatment requirements. High flow bypass shall dewater surplus flows.

- No on-site offsets are proposed for “X1”
- Post Tributary Area “X2”
 - Interceptor Trees (location, diameter and species show on plan)
 - Vegetated buffer strip
 - Retention Basin #2 ~ Priority 2 roadside bioretention (no curb & gut) installed with no perforated underdrains or liners. This is an infiltration based high flow bypass design. Includes 0.5’ of ponding retention with solid pipe high flow bypass above 24” of planting medium(P=0.666) 6” Cl.2 permeable Caltrans Spec 68-2.02F(3) (P=0.40) above native underlining soils that shall infiltrate between 16-31 hours. This basin requires 2966 cu.ft of and captures 3037 cubic feet of capture prior to overflow together with macro/micro pore retention within the planting medium and Cl.2 perm. This bioretention meets both delta volume capture and treatment requirements. High flow bypass shall dewater surplus flows.
 - Depth of media increased to allow for required retention while maintaining separation from existing large diameter redwoods, structures and drainage. Resulting in no on-site offsets are proposed for “X2”.

Note: Porosity figures “P” per data sited from Water Resources Research by Advanced Earth & Space Science and Physical & Chemical Properties of Compost by International Journal of Waste Resources.

For Dimensions 4 Engineering, Inc.
Sincerely,

Maria Ghisletta, LSIT, CPESC, QSD
Cc: File



John R. Rainwater