

July 17, 2023

QUESTIONS RE: File # DRH19-0006; Platinum Storage

RE: Tree groves to north and west

A. Dimensions 4 engineering inc. Project Description (April 29, 2022)

Pg 3. Expanded Narrative

“Approximately 7+ acres of open meadow to the west and south of improvements shall remain. Screen row of large diameter redwoods and evergreens running along the westerly and northerly limits of the property shall remain.”

Pg 7.

“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.” (Thousands of dollars on plantings behind the facility shows that they know we don’t want to look at it)

Question: What recourse do residential property owners have if applicants decided to cut trees down or thin trees any time in the future? Residential property value would go down due to view and noise of facility. *

Re: Hours of operation

Dimensions 4 engineering inc. Project Description (April 29, 2022)

Pg2 Proposed development>Proposed hours of operation for facility:

7 days a week 7am-7pm

“These hours of operation can be modified to mitigate noise”

Question: Modified by whom and how?

Concerned with weekend 7am hours.

Re: Lighting

Question:

What hours will interior and exterior lights be?

RE: Fencing / Existing fencing along western and southern parcels

Question: Will existing fencing be left as is? If not, what are the plans/timeline for alterations.

RE: Fencing / to enclose facility and separate open space

Question: Will customers of facility have free access to the open space behind facility that backs up to residential parcels? Or will there be fencing behind and the length of facility to keep people from intruding into open space.

RE: Drainage of clean water

Dimensions 4 engineering inc. Project Description (April 29, 2022)

Pg 5

“Any increase in pollutant discharge from the proposed paving and structures shall be minimized by the basis, adjacent vegetated slopes, proposed landscaping, proper maintenance and stewardship by the owner.”

Question: Who oversees and enforces this “proper maintenance” and owner stewardship of the absentee facility owner?

RE: Use of pesticides

Dimensions 4 engineering inc. Project Description (April 29, 2022)

Pg 6.

“Use of natural non-toxic alternatives to fertilizers, herbicides, and pesticides will be utilized whenever possible.”

Question:

Who defines, “possible” and who decides if it’s possible in this situation? It’s always possible.

Can the owner decide that any increased time, material or labor costs of non-toxic landscape care make it not possible?

Question:

What timeline does applicant expect from the time they break ground till Completion?

Subject: RE: Project #: DRH19-0006 (1382 S Hwy 116, Sebastopol)
Date: Tuesday, July 18, 2023 8:35:25 AM

From: Sheina Curtis <hisheina@gmail.com>
Sent: Monday, July 17, 2023 11:50 PM
To: Wil Lyons <Wil.Lyons@sonoma-county.org>
Subject: Project #: DRH19-0006 (1382 S Hwy 116, Sebastopol)

EXTERNAL

Dear Mr. Lyons,

I have concerns about the self-storage facility being proposed for approval on Wednesday. I live uphill from the project at 7535 Elphick Rd.

First, I am concerned that the documentation states that they've received concerns about visibility and traffic issues at this curve, but it sounds like they're only currently in a 'process' of some sort with CalTrans to possibly widen the road and add a dedicated turn lane. I'd like to see any approval delayed until this process has been completed. As someone who frequently drives between Sparkes Rd (just south of the site) to Elphick Rd (just north of the site), I am very familiar with the traffic patterns on 116 that nearly prevent one from turning left onto 116 from Sparkes. Currently, one needs to wait for the Lynch Rd stoplight cycle to create a gap in the southbound traffic. Ideally, there's also a gap in northbound traffic and there's no one waiting across the way on Industrial Dr. However, if there are additional cars turning onto 116 from the proposed site, they will fill in the gaps created by the Lynch Rd. stoplight cycle. I disagree with their report that traffic will decrease. Discount Alley has been closed and this traffic issue is a current issue.

In order to accommodate cars from this project, I think it is essential that 116 is widened all the way between Elphick and Sparkes and a center turn lane is created between Elphick and Sparkes (currently, the center turn lane only exists between Lynch and Elphick).

Another concern in regards to this process are about the metal roll up doors that line the back of the proposed building and face Elphick. What Decibel is created by rolling these open and closed? Are there measures that can be taken to dampen the sound? Will they have plastic or rubber rollers along metal tracks? Will there be a rubber stopper that quiets forceful shutting of the roll-up doors? I would like the storage facility developers to do everything they can to maintain the quiet of our neighborhood.

Lastly, we enjoy very dark skies over our neighborhood due to a lack of street lights in unincorporated Sonoma County. I am concerned that the self-storage buildings and parking lot will be well lit all night long and will create a pocket of brightness in what used to be a dark sky neighborhood.

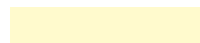
Please call or email me with any questions. I am not able to attend Wednesday's meeting, but would appreciate if my letter can be read at the meeting if that is appropriate protocol.

Thank you,
Sheina Curtis
650-248-3186

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

From: Brent Gorris <brent@callporchlight.com>
Sent: Tuesday, July 18, 2023 4:40 PM
To: Wil Lyons <Wil.Lyons@sonoma-county.org>
Subject: Re: DRH19-0006



Wil-

Thanks for sharing the plans.

It is good to see the trees are to remain as a natural screen. I understand that this pushes the building setback further than required and appreciate the consideration by the developer.

I also appreciate the recognition of the 12" drain pipe allowing water to exit my parcel and the incorporation of retaining the flow to the frontage drainage. At times the undersized culvert placed upstream in the frontage drainage by Caltrans as a pedestrian crossing just South of Elphick Rd. backs up water and overflows the banks. This overflow joins other runoff and moves South to that 12" outlet drain before exiting my property and rejoining the drainage along the edge of 116.

Does the developer have any intention of building a new fence or wall along the North property line (most of which is shared with my parcel... currently there is only a wire fence.) If there is a plan for such, it may mitigate some of my additional concerns.

I am wondering if all or some of the facility lighting will be operational only during the stated facility hours. Could lighting be significantly dimmed after hours without compromising site security? The most significant to possibly impact my property would be the several on the North side of building B. Additionally the higher wall lights on building D as well as Pole lights could negatively change the dark nights. I realize lights help with security but wanted to inquire. I was part of a project where downcast pole lights were installed at a school. Even though our intention was to be neighborly, the lights still cast light into neighboring windows or were sharp/bright to the eyes of distant neighbors and we ended up voluntarily installing aftermarket light shields.

I see there is restricted gated access to the facility and request it be extended to restrict any public access to the strip of land behind building B. It appears the easement for the potential bike path will bring public bike / pedestrian traffic right to the front of that land strip. There have been past issues with security and fires along that strip. Unrestricted access from the West end of that strip leaves open the potential of unwanted storage items being discarded behind the building.

I look forward to seeing what others have to say about the overall project and seeing any revisions that are made.

I am not sure if there is any interest in preserving the "tobacco barn", but I would be interested in at least discussing the idea of possibly moving it or a portion of it onto my property rather than demolishing it. I am not aware of its condition or if all or part of it is salvageable but would be open to discussing options. I am familiar with local building movers and believe it could be accomplished without needing to enter the state highway or county roads. I realize it has not been deemed historical and am not in any way trying to dispute that. I simply have an appreciation for old buildings / structures and would be open to a discussion.

Thanks,

Brent Gorris

On Thu, Jul 13, 2023 at 3:12 PM Wil Lyons <Wil.Lyons@sonoma-county.org> wrote:

Hi Brent,
Thanks again for reaching out.

This hearing will be to express initial feedback regarding the design of the proposed facility from the Design Review Committee. The project will return at an to-be-determined date for review again and/or approval. Please feel free to attend the meeting or provide comment by email.

Materials can be found here: <https://share.sonoma-county.org/link/AktNX8e2LQ0/Item%20%233%20DRH19-0006/>

Thanks in advance. Let us know if you have further questions.

Wil Lyons

Planner II

www.PermitsSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planning and Zoning FAQs Page!

<https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

Access Permit Sonoma's extensive online services at www.PermitsSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

Subject: RE: DRH19-0006
Date: Tuesday, July 18, 2023 4:49:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

From: Brent Gorris <brent@callporchlight.com>
Sent: Tuesday, July 18, 2023 4:40 PM
To: Wil Lyons <Wil.Lyons@sonoma-county.org>
Subject: Re: DRH19-0006

Wil-

Thanks for sharing the plans.

It is good to see the trees are to remain as a natural screen. I understand that this pushes the building setback further than required and appreciate the consideration by the developer.

I also appreciate the recognition of the 12" drain pipe allowing water to exit my parcel and the incorporation of retaining the flow to the frontage drainage. At times the undersized culvert placed upstream in the frontage drainage by Caltrans as a pedestrian crossing just South of Elphick Rd. backs up water and overflows the banks. This overflow joins other runoff and moves South to that 12" outlet drain before exiting my property and rejoining the drainage along the edge of 116.

Does the developer have any intention of building a new fence or wall along the North property line (most of which is shared with my parcel... currently there is only a wire fence.) If there is a plan for such, it may mitigate some of my additional concerns.

I am wondering if all or some of the facility lighting will be operational only during the stated facility hours. Could lighting be significantly dimmed after hours without compromising site security? The most significant to possibly impact my property would be the several on the North side of building B. Additionally the higher wall lights on building D as well as Pole lights could negatively change the dark nights. I realize lights help with security but wanted to inquire. I was part of a project where downcast pole lights were installed at a school. Even though our intention was to be neighborly, the lights still cast light into neighboring windows or were sharp/bright to the eyes of distant neighbors and we ended up voluntarily installing aftermarket light shields.

I see there is restricted gated access to the facility and request it be extended to restrict any public access to the strip of land behind building B. It appears the easement for the potential bike path will bring public bike / pedestrian traffic right to the front of that land strip. There have been past issues with security and fires along that strip. Unrestricted access from the West end of that strip leaves open the potential of unwanted storage items being discarded behind the building.

I look forward to seeing what others have to say about the overall project and seeing any revisions that are made.

I am not sure if there is any interest in preserving the "tobacco barn", but I would be interested in at least discussing the idea of possibly moving it or a portion of it onto my property rather than demolishing it. I am not aware of its condition or if all or part of it is salvageable but would be open to discussing options. I am familiar with local building movers and believe it could be accomplished without needing to enter the state highway or county roads. I realize it has not been deemed historical and am not in any way trying to dispute that. I simply have an appreciation for old buildings / structures and would be open to a discussion.

Thanks,

Brent Gorris

On Thu, Jul 13, 2023 at 3:12 PM Wil Lyons <Wil.Lyons@sonoma-county.org> wrote:

Hi Brent,
Thanks again for reaching out.

This hearing will be to express initial feedback regarding the design of the proposed facility from the Design Review Committee. The project will return at an to-be-determined date for review again and/or approval. Please feel free to attend the meeting or provide comment by email. Materials can be found here: <https://share.sonoma-county.org/link/AktNX8e2LQ0/Item%20%233%20DRH19-0006/>

Thanks in advance. Let us know if you have further questions.

Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planning and Zoning FAQs Page!

<https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

Access Permit Sonoma's extensive online services at www.PermitsSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.