



Blake Hillegas
Supervising Planner
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

December 8, 2022

Subject: West Parking Lot – December 1 Planning Commission Hearing

Dear Mr. Hillegas

We were both surprised and frustrated at how the hearing went with the Planning Commission last Thursday. We were expecting the commission to vote on denying the appeal and uphold the Design Review Committee's final design review approval, based on staff recommendations. I'm sure it was also frustrating for you.

Since the public hearing section ended abruptly with no opportunity for our consultants or public to be able to speak, we have attached further supporting documentation for you and the board. Hopefully these documents will help clarify and illustrate for the board what is being proposed.

We want to continue to work towards an equitable solution, for the project to be completed in 2023.

We can accomplish the following;

1. Turning all of the parking lot lights off between the hours of 6:00pm to 6:00am, with (5) security lights to stay on during those hours for safety (security lighting - condition 46), these lights would be in the center row of buses facing south (see attached computer renderings of what the parking lot would look like during these hours).
2. Changing the color temperature of the lights to 2700k per the Design Review Board condition #9.
3. Parking lot lights will be 20' high for the vehicle parking and 27' high for bus parking. Since the lights will be off at night and the landscape screening has been increased along the north and west property lines, the pole height should no longer be important.
4. Parking for a maximum of 110 buses on both parcels (see the attached, revised site plan).
5. Additional planting of trees and shrubs on the north and west berms as shown in the revised planting plan (adding 11 pepper trees and 3 coast live oak trees, per the Design Review Board "landscaping" conditions).

We cannot accomplish the following;

1. Lowering the parking lot lighting fixtures to 14' for employee parking and 16' for bus parking (this should no longer be an issue with the lights off at night).
2. Removing the plastic slats from the chain link fencing at the north and west property lines (condition 42 of the 1999 conditions of approval).
3. Changing the chain link fence location from the property line to the back (parking lot) side of the north and west berm. (As a property owner, we have the right to a security fence at our property line. Under California Civil Code §841:



“(a) Adjoining landowners shall share equally in the responsibility for maintaining the boundaries and monuments between them.

(b) (1) Adjoining landowners are presumed to share an equal benefit from any fence dividing their properties...” The code goes on to describe that both parties are responsible for the cost of construction and maintenance of shared fences). A building permit is not required for this fence since it is less than 10’ high and is an open (wire mesh) design. The neighboring homeowners have already trespassed onto the WCTA property, homeless camping and trash dumping are regular occurrences and we have had school bus vandalism/theft (see attached photos for the record).

4. Planting lagerstroemia ‘Natchez’ – Crape Myrtle in the 8’x8’ planters at the parking lot (the Coast Live Oaks that were specified by the Design Review Board is not a good tree for this location).

In anticipation of the upcoming January 5th Planning Commission Hearing continuance, we have prepared the following supporting documentation.

The architect has revised the site plan to clearly show the bus and employee parking as requested by Commissioner Carr. The electrical engineer has completed the changes to the lighting drawings to reflect what was discussed at the hearing. I have also provided photos of what we have been dealing with over the past year at and around the site (see attached).

Respectfully,

Chad Barksdale

Chad Barksdale
Executive Director

Cc: Dave Zaro
Steve Petcavich
Matt Machi
Eric Glass
Jan Myer
Stephanie McCallister
Frank Zotter Jr.