



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

October 21, 2022

Subject: West Parking Lot – Design Review Committee Conditions

Dear Mr. Hillegas

In response to the Design Review Committee's new conditions of approval, we offer the following supportive documentation for the revised grading and building permit plans. The information below corresponds to the ten items from the August 3, 2022 Design Review Committee Record of Action.

General

1. The Design Review Committee found Phase II of the West County Transportation Facility to be in substantial conformance with the previously approved Use Permit. The attached Exhibit A provides an overview of some of the history of the facility, function of the facility, site parking, lighting, berms, landscaping, drainage/erosion, fencing, EV charging and wetland mitigation.
2. The DRC supports the proposal with incorporation of the noted comments. The design elements are further explained below without an exhibit.

Site Plan

3. See parking and landscaping comments. See items 4 through 7 below, there is no Exhibit for this item.

Parking / Circulation

4. Demonstrate conversion of the end 16 parking spaces to landscaping at the north-easterly corner of the employee parking site plan. The attached Exhibit B outlines the tree species change and a layout plan for the six planters.

West County Transportation Agency, 367 West Robles Ave., Santa Rosa, CA 95407

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Landscaping

5. Submit final berm planting / irrigation plan demonstrating substantial increase in shrub and tree planting. The attached exhibit C revised the Planting Plan to include (22) total pepper trees and (3) added live oak trees along the west property line.
6. Plant additional screening shrubs along or near the top of the berm. Exhibit C, revised planting plan, includes additional shrub planting at the top of the berm, in the northwest corner.
7. Apply minimum compaction to berm construction for better initiation of tree root systems. The attached Exhibit D is a letter from EBA Engineering confirming the re-construction of the berms.

Lighting

8. Submit final lighting plan for staff review, showing pole fixture heights at 14 feet on employee parking side and 16 feet on the bus parking side.
9. Provide details demonstrating a warm - range color temperature (2700 or less) for all fixtures.
10. Demonstrate pole fixtures with auto-dimming capacity on the bus parking side and auto dimming with power-off scheduling for the employee parking. For these three conditions of approval, see attached Exhibit E.

Please advise us if additional information is needed for the upcoming board meeting.

Sincerely,

Chad Barksdale

Chad Barksdale
Executive Director

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

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