

Resolution Number

County of Sonoma  
Santa Rosa, California

December 1, 2022  
DRH22-0008 Blake Hillegas

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING PHASE II OF THE WEST COUNTY TRANSPORTATION AGENCY FACILITY (BUS STORAGE WITH ASSOCIATED BUS DRIVER EMPLOYEE PARKING) TO BE WITHIN THE SCOPE OF THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING A DESIGN REVIEW APPLICATION, AS CONDITIONED, FOR PROPERTY LOCATED AT 3300 JUNIPER AVENUE, SANTA ROSA, CA; APN 134-074-022.

WHEREAS, the applicant, Steve Petcavich with RGM Kramer Inc., on behalf of the West County Transportation Agency, filed an application DRH22-0008 with the Sonoma County Permit and Resource Management Department for Design Review to permit Phase II of the West County Transportation Agency's bus storage, maintenance, and administration facility on 5.27 acres at 3300 Juniper Avenue; APN 134-074-022; Supervisorial District No. 3; and

WHEREAS, a Mitigated Negative Declaration was previously prepared and adopted for the project PLP98-0050 by the Board of Supervisors in accordance with the appropriate laws and guidelines; and

WHEREAS, the entitlements approved under PLP98-0050 include a General Plan Amendment and Area Plan Amendment to the Public Quasi/Public land use, and zone change to the PF (Public Facility) zoning, and a Use Permit; and

WHEREAS, the Use Permit was for a phased project, including the subject Phase II bus storage yard with up to 80 bus spaces and no more than 80 vehicles at one time; and

WHEREAS, on May 3, 2022, a grading permit for a project with 90 bus parking spaces and 96 employee parking spaces, and with berms that did not meet a six-foot height screening requirement from the bus yard, was issued in error before Design Review Committee approval; and

WHEREAS, the Phase II design has been modified to include storage for up to 80 bus spaces with 80 bus driver employee parking spaces; and

WHEREAS, the berm has been modified to meet a minimum 6-foot height requirement from all sides; and

WHEREAS, striping for 26 parking spaces has been removed from the approved grading plans to reduce employee parking by 16 spaces and bus parking by 10 spaces; and

WHEREAS, the size of the parking lot is substantially the same as initially contemplated under PLP98-0050 because the number of large bus spaces has been reduced from 80 to 28; and

WHEREAS, the inclusion of bus driver employee parking would not intensify the approved use, but would make parking more efficient as bus drivers would not have to shuffle cars and buses between 80 spaces, and no more than 80 vehicles would be on the Phase I parcel at any time;

and

WHEREAS, in accordance with the provisions of law, the Design Review Committee held a public hearing on August 3, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Design Review Committee, after taking public testimony and holding a public hearing on the Phase II development, certified that the project, as conditioned, is within the scope of the previously adopted Mitigated Negative Declaration and in substantial conformance with the approved Use Permit for the West County Transportation Agency; and

WHEREAS, the Design Review Committee conditionally approved the project on August 3, 2022, subject to revisions to lighting and landscaping; and

WHEREAS, an appeal was filed on August 15, 2022 requesting the Planning Commission not authorize bus driver employee parking and require changes to the site plan, berm location, lighting, fencing and landscape design, due to alleged non-conformity with the Conditions of Approval approved by the Board of Supervisors in 1999; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on the appeal on December 1, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission, after taking public testimony and holding a public hearing on the appeal of the Phase II development, certified that the project, as conditioned, is within the scope of the previously adopted Mitigated Negative Declaration and in substantial conformance with the approved Use Permit for PLP98-0050, West County Transportation Agency.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The project complies with General Plan land use designation of Public Quasi Public use in that the West County Transportation Agency is a Joint Powers agreement formed by multiple school districts. The project is consistent with policies of the General Plan as follows:

Noise:

- a) The project is conditioned and redesigned to include a six-foot high earth berm paralleling the north and west property lines of the western parcel (APN 134-074-022), with the centerline of the berm set back at least 50 feet from the northern property line, to reduce noise impacts. The berm and 50 setback area shall be densely landscaped with evergreen trees and shrubs.
- b) The project is conditioned to have specific restrictions on noise producing activities, including but not limited to no use of power tools/equipment on site, no maintenance activities on site, no employees stationed on site, no refueling on site, and no backup beeper or horn checks on site.

- c) The project is redesigned and conditioned to reduce noise by avoiding the need for buses backing up (triggering backup beepers), and by locating parking for the largest buses farthest from the north and west property lines.
- d) The project is conditioned to have hours of operation restricted to Monday through Friday 6am to 6pm only.
- e) The project is conditioned to comply with the General Plan Noise Element.

#### Visual

- a) The project is conditioned and redesigned to include a six-foot high earth berm paralleling the north and west property lines of the parcel, with the centerline of the berm setback at least 50 feet from the northern property line. In addition, the berm and 50-foot setback area are required to be densely landscaped with evergreen trees and shrubs.
- b) The project is conditioned that any night lighting be fully shielded or include cut off fixtures to direct light downward and inward to prevent direct glare on the adjacent properties or roadways.

#### Drainage

- a) The project is conditioned to require a revised engineered drainage plan be submitted to the Permit Sonoma for review and approval to avoid adverse drainage impacts.
2. The project complies with the development standards of the PF, Public Facility Zoning District.
  3. Based upon the information contained in the previously adopted Initial Study/Mitigated Negative Declaration and included in the project file, it has been determined that no additional CEQA review is required for this project, which was analyzed under the previously approved IS/MND for PLP98-0050. The design review approval is for the second phase of the approved project and is in conformance with that project approval. Previously adopted mitigation measures (which were agreed to by the applicant) are incorporated into the project which will reduce environmental impacts related to, air quality, biological resources, cultural resources, geological constraints, hazardous materials, noise and traffic to less than significant levels. No substantial changes are proposed in the project that will require major revisions of the MND previously approved for PLP98-0050, no substantial changes have occurred in the circumstances under which the project is being undertaken that require major changes in the MND, and there is no new information of substantial importance to the project that was not known and could not have been known at the time the MND was adopted.
  4. While use permit findings are not required for this design review approval because this project is part of the use permit approved by the Board of Supervisors for the multi-parcel project, the Planning Commission finds that the design of the project will not, under the circumstances of this particular case, be incompatible with nor be detrimental or injurious to property and improvements in the neighborhood. The particular circumstances in this case are:

- a. The design includes earthen berms and landscaping to mitigate noise and sufficiently screen the bus storage yard and employee parking lot from nearby residential uses. Landscaping has been added along the berm to ensure dense evergreen landscape screening.
- b. While the site plan includes 80 bus and 80 bus driver employee parking spaces, the size of the parking lot is in substantial conformance with initial project approval in that the footprint is generally the same due to reconfiguration of circulation and the conversion of 80 large bus spaces to 28 large bus and 52 small bus spaces.
- c. The lighting levels are compatible in intensity of light, and measures are required to be implemented in the design to minimize off site glare. Lower wattage lights, lower height lights, and power shut off have been incorporated into the bus driver parking area. Lower height lights and dimmers have been incorporated into the bus parking area.
- d. The perimeter fence will help screen the facility as required and the design is compatible with surrounding residential uses.
- e. The hardscape employee parking area, where striping has been removed for 16 parking spaces will be converted to landscaping to physically reduce parking counts and minimize hardscape.

BE IT FURTHER RESOLVED, that the Planning Commission hereby determines that no further CEQA review is required, the project is within the scope of the previously adopted Mitigated Negative Declaration, is in substantial conformance with the approved Use Permit, and there are no new significant impacts or changes in circumstances that would result in new significant impacts; and

BE IT FURTHER RESOLVED, That the Planning Commission hereby grants approval of Phase II subject to the attached Exhibit A, Conditions of Approval as modified.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Committee as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commission Member, who moved its adoption, seconded by Committee Member, and adopted on roll call by the following vote:

Commission Member  
Commission Member  
Commission Member  
Commission Member  
Commission Member

Ayes:      Noes:      Absent:      Abstain:

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.