

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | _____ |
| <input type="checkbox"/> Zoning Permit for: _____ | | | |

File # _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY							
APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name STEVE PETCAVICH				Name CHAD BARKSDALE			
Mailing Address 1101 COLLEGE AVE SUITE 215				Mailing Address 3300 JUNIPER AVENUE			
City SANTA ROSA		State CA	Zip 95404	City SANTA ROSA		State CA	Zip 95407
Day Ph 415/858 5010		Email stevep@rgmkramer.com		Day Ph 707/206-9988		Email cbarksdale@schoolbusing.com	
Signature			Date 7/8/22	Signature			Date 7/8/22
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title DAVID ZARO				Name/Title _____			
Mailing Address 200 E STREET, SUITE 100				Mailing Address _____			
City SANTA ROSA		State CA	Zip 95404	City _____		State _____	Zip _____
Day Ph 707 544-3920		Email edavid@coargroup.com		Day Ph () _____		Email _____	
PROJECT INFORMATION							
Address(es) 3300 JUNIPER AVENUE						City SANTA ROSA	
Assessor's Parcel Number(s) 13A-074-022							
Project Description A NEW PARKING LOT FOR BUSES AND VEHICLE PARKING. INCLUDES EXTENSION OF JUNIPER AVENUE, LANDSCAPING, FENCING, LIGHTING, SITE CONCRETE AND UTILITIES.							
Acreage 4.98				Number of new lots proposed 1			
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
TO BE COMPLETED BY PRMD STAFF							
Planning Area		Supervisorial District		<input type="checkbox"/> Critical Habitat		<input type="checkbox"/> Urban Service	
Current Zoning				<input type="checkbox"/> NPDES		<input type="checkbox"/> Williamson Act	
General Plan Land Use				Specific/Area Plan		Groundwater <input type="checkbox"/> 1 / 2	
				Parcel Specific Policy		Availability <input type="checkbox"/> 3 / 4	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Subject to CEQA <input type="checkbox"/> EX	
Previous Files				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No. _____	
Application accepted by				Date _____			
Approved by				Date _____			

INDEMNIFICATION AGREEMENT**PJR-011**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: STEVE PETCAVICHApplicant Signature: Owner Name: CHAD BARKSDALEOwner Signature: Chad BarksdaleDate: JULY 8, 2022

File No.: _____

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



Cecily Condon
Planning Manager, Project Review
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

July 8, 2022

Subject: Design Review Committee Application
Bus and Automobile Parking Expansion
3300 Juniper Avenue

Dear Ms. Condon

West County Transportation Agency has been informed that the staff level review done by the planning department was in error and a Design Review Committee review is now required. We have assembled a drawing package for the review that addresses four areas of concern. Each of these areas are explained below in greater detail.

Evergreen Landscaping – Condition 42

Since the 1999 Conditions of Approval, there have been two major restrictions, wild fire and drought that now limit what can be done with the landscape design. The plan that Stephanie McAllister has designed and part of this design review package, has taken both of these factors into account. There are 87 trees that are shown on the landscape plan included in this package. With the proposed trees and the existing mature trees on the neighboring properties, there is ample screening of the parking lot that meets the intent of the Conditions of Approval.

Vehicle Parking – Condition 32

The number of parking stalls for vehicles on the attached site plans totals 80, including 4 HC stalls and 5 stalls for electric vehicles. When a vehicle enters the parking lot and parks, the driver will then drive a bus out on their route, keeping the total bus and vehicle count at 80. The site plans in the Design Review Committee set have been revised to include the 80 vehicle maximum parking.

Parking Lot Lighting – Condition 46

Since the approval of the Conditions of Approval in 1999, lighting technology has vastly improved providing precise and accurate lighting options. The lighting shown on the attached electrical drawings and photometric plan satisfies the requirements of the Conditions of Approval while providing safe lighting levels for the operations of the parking lot and safety of the employees working at WCTA.

Carports – Not Under a Condition

The carports shown on the approved set of building permit drawings were for future construction only. An outline of the structures was shown for reference in determining where electrical pull boxes were placed. The



outline of the structures and any reference to them have been removed, since they were not under the Conditions of Approval.

As discussed in our meeting on June 16, 2022, we anticipate being on the Design Review Committee agenda for the August 8, 2022 review. Should you need additional information for the review, please contact us and we will promptly provide the information.

We appreciate your time in expediting this process.

Sincerely,

Chad Barksdale

Chad Barksdale
Executive Director

Cc: Dave Zaro
Steve Petcavich
Eric Glass
Matt Machi