

Proposal Statement

304 Todd Road, Santa Rosa, CA 95407

APN 134-171-050

Summary

Currently the subject property is in use as a 1) contractor's equipment storage site 2) stockpile location for material and 3) processing site for broken asphalt and concrete materials for recycling. As this property is zoned for this use, the owners wish to obtain a use permit per the allowed zoning uses of M3 Limited Rural Industrial District. This application is to bring the current use into compliance pursuant to the Notice of Violation received from the County PRMD dated March 5, 2012 and per the Settlement Agreement executed on September 20, 2016.

Equipment storage: Various pieces of construction equipment (excavators, bulldozers, loaders, dump trucks, etc.) would be stored at the 304 Todd Rd property. These pieces will be transported from the various Ghilotti Construction projects to the 304 Todd Rd. property until they can be transported to the next project location. While equipment would be stored on the property the majority of Ghilotti's equipment moves from project to project, rarely returning to the subject property.

Hours of operation: 4:30 AM to 9:00 PM (With occasional import / export at night.)

Material storage: Various types of construction materials / supplies (pipe, precast concrete structures, cast iron and steel, form lumber, concrete barriers / k-rail, erosion control products – straw wattles, visqueen, etc.) would be stored at the 304 Todd Rd property. These materials will be transported from the various Ghilotti Construction projects to the 304 Todd Rd. property until they can be transported to the next project location. While materials would be stored on the property the majority of Ghilotti's project materials are shipped directly from the manufacture / supplier to the construction site.

Hours of operation: 4:30 AM to 9:00 PM (With occasional import / export at night.)

Dirt Stockpile: There currently exists a stockpile of native soils imported from projects in the surrounding area in Sonoma County. The surveyed quantity of this stockpile is 140,000 cubic yards. Just like the recycle operation listed below, the stockpile is designed to absorb clean dirt from various Sonoma County projects and later export that material for reuse on other projects requiring import fill. Ghilotti desires to continue to use the property, in part, for stockpile purposes - importing surplus material from various projects for later export and re-use on other projects.

Hours of operation: 4:30 AM to 9:00 PM (With occasional import / export at night.)

Rock / Broken Concrete Stockpile: There currently exists a stockpile of asphalt grindings, rock and broken concrete imported from projects in the surrounding area in Sonoma County. The stockpile is designed to absorb asphalt grindings, rock and broken concrete from various Sonoma County projects and later export that material for reuse on other projects. Ghilotti desires to

continue to use the property, in part, for stockpile purposes - importing surplus material from various projects for later export and re-use on other projects.

Hours of operation: 4:30 AM to 9:00 PM (With occasional import / export at night.)

Recycle operation: The material processing operation would involve the import and export of certain types of material. Importing and stockpiling of asphalt grindings and broken concrete would occur for purposes of periodic crushing / recycling. Processing the asphalt grindings and broken concrete by running them through a portable crusher produces a product used in the construction industry known as recycled class 2 aggregate baserock. The incoming asphalt grindings and broken concrete are generated by on-going countywide projects. Both stockpiling and processing of materials is on an as needed basis. Processing of the materials on site will occur during the week and on Saturdays between the hours of 7:00 AM to 6:00 PM.

Processing of the materials will involve the use of two operated pieces of equipment (excavator and loader) and an operated portable crushing plant. Approximately 50,000 tons of recycled baserock would be processed annually. The types of trucks used to haul the material to and from the site are semi-end dumps, semi-bottom dumps, super dumps and transfer trailers.

The crusher is a mobile piece of equipment that can be relocated to job sites when necessary to process material. It would be returned to the 304 Todd Road property to continue processing material as needed.

Vehicular and Truck Traffic: The number of trips per day will vary based on the time of year and on demand for materials. Anticipated vehicle / truck trips per day would range from 5 to 50 per day.

Note – Ghilotti offices and maintenance facility are located on property adjacent to 304 Todd road. As such, there are currently vehicles and trucks using Todd road and Ghilotti Avenue to access these facilities. The same is true of Syar Industries which operates an asphalt plant adjacent to 304 Todd road as well. These vehicle / truck trips per day already exist and are not considered in the information provided above.

REQUEST

Ghilotti Construction Company, Inc. – the site operator – requests that the Use Permit for 304 Todd Rd. be issued to allow use of the property as stated above. The requested use of the property fits well within the M3 zoning approved activities as well as being compatible with the uses of the neighboring properties.

Note:

- 1) The requested “existing” and “proposed” Site Use Plans herewith submitted are one in the same. Ghilotti Construction intends to use the property going forward in exactly the same manner as the property is currently being used. As such, the proposed site plan mimics the existing site plan.
- 2) The crushing equipment will be located on the property at the location shown on the plans to adhere to the recommendations stated in the sound study report. Also, per the sound study, the pad for the crushing equipment may be lowered eight feet from its current elevation (i.e. excavate a depressed area for the crusher). The effective berm height on the equipment side would remain 25feet, but the height of the berm on the west side at the location of the crusher would be reduced to only17 feet.
- 3) No occupied structures are being built on the property and therefor no restroom facilities will be constructed.
- 4) Ghilotti Construction maintains dust control measures routinely through the use of dust paliatives and water trucks. Additionally, vehicle parking will be limited to the north end of the property.