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June 29, 2020

**County of Sonoma PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403**

**Re: 4020, 4028, 4034, 4040 & 4060 Santa Rosa Avenue
Use Permit Application Proposal Statement
APN's 134-192-016, 134-192-005, 134-192-006, 134-192-007**

Proposal Statement

To whom it may concern,

The proposed action consists of a Use Permit Application for multiple uses on the subject properties noted above.

Owner/Applicant: Attn: Jim Brown 4040 Santa Rosa Ave LLC 5401 Old Redwood Hwy Ste 101 Petaluma, CA 94954	Engineer: Dan Hughes, P.E. Munselle Civil Engineering 513 Center Street Healdsburg, CA 95448
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The Proposed project site will include Permitted Uses as follows:

Sec. 26-46-010. - Permitted uses.

Permitted uses include the following:

- (a) Truck, trailer and farm implement sales, including major repair facilities;
- (c) Cabinet shops; electrical, plumbing and heating shops; welding, sheet metal and machine shops; lumber yards;
- (d) Other heavy commercial uses for which storage, large or heavy merchandise or commercial transportation facilities are necessary and usual to the operation;
- (e) Professional, administrative and business offices;
- (h) The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops;
- (i) Accessory uses and buildings incidental and appurtenant to a permitted use that do not alter the character of the site;
- (j) Small collection facilities as an accessory use to any permitted use subject to the provisions of Section 26-88-070;
- (s) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in Section 26-70-010;



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Sec. 26-46-020. - Uses permitted with a use permit.

Uses permitted with a use permit include the following:

- (a) New and used passenger vehicle and recreational vehicle sales including incidental rental and repair;
- (c) Contractor's equipment storage or rental yards;
- (d) Auto and truck repair provided all work is conducted inside a building, there is not unscreened storage of materials, junk or nonoperable vehicles, and that vehicles are not parked outside overnight;
- (f) Manufacturing or processing of asphalt, building materials, cement, concrete, earth, fuel, briquettes or similar products;
- (m) Planned industrial developments and industrial condominiums. Compatibility with adjacent development, unique characteristics, innovation and the provision of amenities will be the primary criteria utilized in evaluating such development. The lot size, coverage and setback requirements of Section 26-46-030 shall not apply to such developments;

PROJECT SITE

The project is located at 4028, 4034, 4040 and 4060 Santa Rosa Avenue, Santa Rosa, CA in Sonoma County, CA approximately 1.5 miles south of the city limits of the City of Santa Rosa. The project site consists of three parcels, **134-192-016**, 134-192-005, 134-192-006, 134-192-007. The combined site is approximately 14.25 acres, of which 6.25 acres are zoned M1 Limited Urban Industrial District. The remaining 8 acres is zoned RR Rural Residential, and is the rear portion of the larger parcel, APN 134-192-016. The zoning boundary is indicated on the Site Plan.

The project site is nearly flat and varies a maximum of 3 feet across the entire site. The mean slope of the site is 1.25%.

The site is currently leased to a number of tenants who primarily store vehicles, equipment, and materials, occupying approximately 272,150 SF. See the attached site plan for reference for existing uses. The number of tenants historically and as planned in the future will vary, and specific areas for each use specifically cannot be determined at the time of application. Historical uses include 8 residences (3 residences and 5 cottages), Freidman's employee parking lot, general contractor storage yard/office, Pacific Dive shop commercial/retail store, Landscape business storage yards and various Agricultural uses.

There are two wells on site, which are both shown on the Site Plan. There are two septic areas on site. One system is north of the existing 1 bedroom house and a newer septic system was built in 2011 to support future commercial and residential use, and was approved by permits SEP08-0836 and SEP14-0585.



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Surrounding Uses

To the south, the site borders a used car dealership, storage facility, plumbing and HVAC repair facility, and two single family residences. The residences abut the residentially zoned portion of the site.

To the east, the site borders agricultural land.

To the north, the site borders the Hunter Creek Trail along Hunter Creek, and further to the north directly across the creek, a building material store and RV storage.

To the west, the site borders Friedman's Home Improvement across Santa Rosa Avenue.

Overall, the surrounding area along Santa Rosa Avenue is dominated by industrial uses, including storage, building material sales and storage.

Easements and Utilities

An easement exists for the purposes of inspecting and monitoring the septic system. An access easement is proposed between the larger and smaller parcels of the site to facilitate a future tenant using a portion of or all of the parcels for future uses.

A looped water system connects both wells and loops around the site and under the road to provide water service to future tenants requiring water service. New water lines will be constructed to service the new accessible bathroom facility. The locations of water lines are shown on the Site Plan.

Electrical service is provided throughout the site for future tenants who may require electrical service. Light poles exist throughout the site to provide security for tenants storing vehicles and equipment onsite overnight.

A septic system exists to the north of the existing house along Santa Rosa Avenue, and provides septic service to the house. A septic system exists for future residential and commercial development in the rear of the site. Pipes connect the existing septic tanks to the disposal area, and a future line will be constructed to connect the new accessible restroom facilities to the septic tank.

Covenants and Restrictions: TBD



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Farming Operations

There are no existing or proposed farming operations on the site, and no agricultural areas will be displaced. The site is not an Agricultural Preserve. Agricultural sites lie to the east of the site.

Waterways and Drainage

Hunter Creek and the Hunter Creek Trail are directly north of the property, and is designated a 100' Riparian Corridor in the General Plan.

Vegetation

Existing vegetation on the site consists mostly of non-native grasses and forbs. Some native species are present. See 2016 Biology Report from Wildlife Research Associates.

Tree Protection

No trees will be removed, and no work will take place near the existing trees.

Noise: TBD

Hazards: TBD

Proposed Project

Proposed Land Uses

The westerly portion of the site is zoned M1 Limited Urban Industrial District. This area will be used as contractor equipment storage and rental yards, such as employee vehicle storage, company vehicle storage, construction, building, and landscaping material storage, electrical equipment storage, and other possible uses associated with building and construction, automobile storage, trailer storage, recreational vehicle (RV) storage and automobile sales. The site will be split up into different areas for each tenant of the land as required, and fencing may be used to delineate each tenant's area and provide security for the materials, vehicles, and other equipment left on site. The existing house will be used as indoor storage.

It must be noted that the proposed uses within the western portion of the site shall remain flexible with respect to the changing needs and requirements of tenants. A variety of tenants (contractors and others) will be leasing with varying terms all having unique requirements. The site and storage yards will be fluid (as they are by their very nature). Specific areas/uses will regularly adjust in size, location and duration. The proposed project must retain flexibility.



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Setbacks

The site is zoned M1 Limited Urban Industrial District, with front and side setbacks of 0 feet. A rear setback of 10 feet applies to the site abutting the RR Rural Residential District.

Heights

Proposed building heights will not exceed one story. The existing three-sided shed along Santa Rosa Ave. is a maximum of 15 feet tall.

Lot Coverage

Existing Building Lot Coverage: 1025 SF (approx.) Existing Impermeable Surfaces: 12190 SF (approx.) Proposed Building Lot Coverage: 1150 SF (approx.) Proposed Impermeable Surfaces: 12320 SF (approx.)

Hours of Operation

Proposed to be 5am to 9pm, Sunday through Saturday

Employees

No employees will remain on site for extended periods of time. In general and for the most part, most employees may temporarily be on site, they will only be on site long enough to pick up materials and vehicles. The number of employees maximum will be determined based on the existing septic system capacity. It is projected that there may be (roughly) 56 +/- during morning/evening arrive and leave, and possibly 24 regularly, fully present (average) during daylight hours (beginning 5am).

Exact number TBD

Storage Areas

The entire portion of the site zoned M1 is to be used as "Contractor's equipment storage and rental yards," an allowed use with a Use Permit under Sec. 26-46-040. Materials stored in these areas include but are not limited to, building materials, landscaping materials, electrical equipment, employee vehicles, company vehicles, and other uses that would be allowed under the definition of "Contractor's yard" in the Zoning Code, Sec. 26-02-140. A portion of the site will also be used for the storage of vehicles that are for sale, although actual sales of the vehicles will occur offsite. This use is permitted with a use permit under Sec. 26-46-020 (a), "New and used passenger vehicle and recreational vehicle sales including incidental rental and repair." The site will be leased out to tenants according to the amount of space that the business requires, so it is not possible at the time of application to specify exactly which areas will be used for storage or parking, or what materials exactly will be stored. The existing house will be used as a storage space. In general, Spaces are to be 'convertible', adjusting to interested tenants. Available spaces to be a



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minimum of 10,000 square feet, separated by cyclone fencing. Areas to be rocked and gated

Visitors

There will be no visitors to the site, since no sales of stored materials or vehicles will take place on the site. The storage areas are exclusively for the use of the employees of the companies who will lease the space.

Housing Plan

Workforce Housing Program Requirements

This application proposes to convert the existing 280 square foot house to a storage space and construct a new 130 square foot restroom facility, resulting in a total of 410 square feet. The project is less than 2,000 square feet, and is therefore exempt from Article 89 housing requirements under Sec. 26-89-045.B.3

Affordable Housing Requirements for Residential Development

There are no residential units on site, and no new units are proposed. Affordable units are not required.

Circulation Plan: TBD

Utilities and Services

Water Supply

There are two private wells onsite, shown on the site plan, located in a Class 1 Major Groundwater Basin. One well is located on the smaller parcel (APN 134-192-005) and was constructed to supply water to the original house in the 30's, and is roughly 100 feet deep. The second well, constructed on the larger parcel (APN 134-192-016) was in the 70's, and is roughly 140 feet deep.

Water Conservation Plan: Landscape irrigation plan will be prepared at a later date for irrigation of the landscape berm fronting Santa Rosa Ave.

Sewage Disposal System

There is an existing, on-site, at-grade sewage disposal system, approved by permits SEP08-0836 and SEP14-0585. It operates under permit OPR11-4949. There is currently 54 LF of gravel bed disposal area (158% of 1 bedroom) in a gravel bed 14' x 54' in size. An additional 75 LF of reserve gravel bed disposal area (221% of 1 bedroom) is permitted for future expansion. The system is located in the rear of the site, in the residential zoned portion, and is shown on the Site Plan.

Storm Water Management Plan: TBD

Solid Waste Disposal: TBD

Fire and Emergency Services: TBD



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Energy Conservation Plan: TBD

Proposed Design

Architectural Design Style: TBD

Landscaping and Fencing

A berm will be constructed along Santa Rosa Avenue to improve the aesthetics of the property frontage and overall neighborhood. Design TBD.

Construction Methods and Timing: TBD

If there are any questions, please contact me at 707-395-0969

Dan Hughes
Munselle Civil Engineer