



**Lower Russian River Municipal Advisory Council (MAC)
Land Use Standing Committee, Kyra Wink, Chair
November 22, 2021, 5:30 – 6:30pm
Meeting Agenda**

In accordance with Executive Order N-25-20 and N-29-20 regarding the Brown Act for public meetings during the public health emergency, the River MAC Land Use Standing Committee meetings will be held virtually. Meetings will be on Zoom and on Facebook live, links below. After the event, videos are available both on Facebook and on YouTube. YouTube Channel can be found under Sonoma County 5th District.

Please click the link below to join the webinar:

<https://sonomacounty.zoom.us/j/93357818449?pwd=ZGVSc1JraUdyYzdlUitrYTc0TTJydz09>

Passcode: 912781

Or One tap mobile : US: +16699009128,,93357818449# or +13462487799,,93357818449#

Call to Order: Clerk Mary Agneberg

Pledge of Allegiance

Roll Call

- A. Approval of Agenda: Kyra Wink, Chair, Land Use Committee for the Lower Russian River MAC**
- B. Statement of conflict of interest**
- C. Correspondence**
- D. Consent Calendar**

Approval of Minutes from the September 27, 2021 Land Use Committee meeting

Calendar Items:

- 1) Permits and Projects of Interest:**
 - a. **Project Homekey – George’s Hideaway – Dave Kiff**, Sonoma County Community Development Commission and **Tim Miller/WCCS**
 - b. **PLP16-0054** Park in down town Forestville.Planner: **Georgia McDaniel**
Georgia.McDaniel@sonoma-county.org, 707-565-4919
 - c. **PLP21-0020** food truck washout station to be located within an existing remodeled 2,304 sq. ft. building located on a 0.78-acre parcel (former lumber site) zoned LC (16095 River Rd., Guerneville) Planner: Georgia.Mcdaniel@sonoma-county.org (707) 565-4919
 - d. **PLP19-0018** Design review gas station/mixed use – 15190 River Rd, Guerneville, CA 95446. Planner: Derik Michaelson, Derik.Michaelson@sonoma-county.org, (707) 565-3095 <https://share.sonoma-county.org/link/kIFZM3E8LIs/>

2) Updates on Permits and Projects of Interest:

- a. **PLP18-0012** Lok Guernewood Park Development Co.
Contact, Alexandria Sullivan at Alexandria.Sullivan@sonoma-county.org or (707) 565-1737
- b. **UPE21-0056** Timberland Conversion (7250 Giovanetti Rd, Forestville)
Planner: Marina.Herrera@sonoma-county.org or 707-565-2397
- c. **PLP21-0003 Monte Rio Gas Station Permit application**
Planner: Doug Bush Doug.Bush@sonoma-county.org , 707-565- 5276
- d. **PLP20-0018** Re-zoning sites for Housing Planner: Nina Bellucci 707-565-1236
<https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Rezoning-Sites-for-Housing/Resources-and-Documents/>

Adjournment

Attachments

September 27, 2021 Land Use Committee minutes

Permits: PLP16-0054; PLP21-0020, PLP19-0018

Documents related to open session agendas:

Any writings or documents provided to a majority of the Lower Russian River Municipal Advisory Council regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure will be made available for public review at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Disability Accommodations:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

Lower Russian River MAC Meetings

Thursday, December 16, 2021, Location TBD, 5:30 p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time: Sonomacounty.ca.gov/lrrmac

Permit Sonoma – Permit History Search: <https://sonomacounty.ca.gov/PRMD/Services/Permit-History-Search/>



**Lower Russian River Municipal Advisory Council (MAC)
Land Use Standing Committee, Kyra Wink, Chair
Minutes from September 27, 2021**

Call to Order at 5:32pm Chair/Kyra Wink

Pledge of Allegiance MAC Clerk/Mary Agneberg

Roll Call MAC Clerk/Mary Agneberg

Present: Chair/Kyra Wink, Committee Members Michael Nicholls and Nic Pereira

A. Approval of Agenda: Kyra Wink, Chair, Land Use Committee for the Lower Russian River MAC Representative Michael Nicholls made a motion to approve the agenda, seconded by Rep. Nic Pereira, passed unanimously 3-0.

B. Statement of conflicts of interest - none

C. Correspondence - none

D. Consent Calendar

Approval of Minutes from the August 18, 2021 Special Meeting of the Land Use Committees for the Lower Russian River and the Sonoma Coast

Representative Michael Nicholls made a motion to approve the consent calendar, which was seconded by Rep. Nic Pereira, and passed unanimously.

Public Comment on matters not on the agenda - none

Agenda Items:

1. Establish a meeting schedule for the Land Use Standing Committee

Members present agreed to the fourth Thursday of every other month beginning in January. The November meeting is scheduled for Monday, November 22, 2021 at 5:30p.m., and the January meeting will take place on Thursday, January 27, 2021, at 5:30p.m.

2. Discuss Land Use Standing Committee communications, notice requirements and outreach

Discussion around community engagement, Brown Act requirements for noticing meetings and community outreach will be modelled after the MAC format. There was further discussion around recruiting MAC members to assist with outreach and posting notices and a Land Use Committee

newsletter. Representative Nicholls suggests we create a Land Use Committee logo to help distinguish the LUC from the MAC in the public eye.

Staff recommends assembling a list of places where notices can be posted – the post offices, libraries, chamber of commerce and places like Lark’s Drugs. Representative Pereira states he is out and about with his work and that he is willing to post notices. Other MAC reps need to be approached for posting in the area they represent.

3. Permits and Projects of Interest:

a. **Lok GuerneWood Park Development Co., Permit Sonoma File No. PLP18-0012**

Public comment ended at 5pm and a hearing is tentatively set for October 14th. This project generates a great of public interest and should be tracked by the LUC in order to keep the community informed of its progress.

b. **UPE21-0056** (7250 Giovanetti Rd., Forestville) Completeness Referral (Respond by October 6, 2021). Planner: Marina.Herrera@sonoma-county.org or 707-565-2397 Use Permit for Major Timberland Conversion of 20.67 acres consisting of Douglas Fir, Madrone, and Oak trees to accommodate for future commercial cannabis cultivation and associated processing on an 80 acre parcel.

This project is at the beginning of the permit process. Timberland conversion and cannabis cultivation are both hot-button topics. The progression of this use permit will be monitored by the committee.

c. **Monte Rio Gas Station Permit application - PLP21-0003 Application in Process**

Use Permit and Administrative Design Review to add a 24-hour fuel station with three dispensers to an existing mini-mart operation along a Scenic Corridor on a 0.32-acre parcel.

Staff report: This project application is incomplete and has been stalled since March. Owner reports he has additional steps he must take before permit can go forward. Chair Wink has been approached by community members who favor and who oppose a gas station at this location. Doug Bush is the planner at Permit Sonoma doug.bush@sonoma-county.org

d. **Re-zoning sites for Housing PLP20-0018** Planner: Nina Bellucci 707-565-1236 <https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Rezoning-Sites-for-Housing/Resources-and-Documents/>

The proposed project would require a General Plan map amendment and/or area plan amendments to change land use designations and densities for identified sites, zone changes for identified sites to new zoning districts and density designations to match new General Plan land uses and densities, and, for select sites, the addition of the WH Combining District. Following hearings before the Planning Commission and the Board of Supervisors, the Board of Supervisors may certify the EIR and approve the project.

e. **Public comment regarding permanent outdoor dining on Main Street in Guerneville.**

One of the attendees of the CalTrans ADA/Beautification meeting asked if the outdoor dining/parklets will be continued after Covid-19 adaptations are no longer needed. There are no

permits related to this suggestion at this time. Staff indicated there are CalTrans requirements and accessibility requirements which are being redressed at the seating areas on Main Street in Guerneville.

Staff was asked about two topical issues related to land use:

- River Theater was red-tagged for electrical code violations which rendered the building unsafe. Permit Sonoma staff inspected and made recommendations for remediation. The power is restored but the public may not enter the premises and no events are permitted at this time.
- Johnson's Beach Project – The Board of Supervisors will be in a closed session tomorrow to discuss a potential purchase of Johnson's Beach. The property provides 200 additional parking spaces, worker housing opportunities, has RV sites for safe parking, and the public would continue to have access to the beach through regional parks. If the idea is approved it will be a primary topic for the October 6th Guerneville Town Hall

Adjournment

Motion to adjourn by Nic Pereira, Seconded by Kyra Wink, Passed unanimously and the meeting was adjourned at 6:42p.m

The next Land Use Committee meeting will take place via Zoom on November 22, 2021 at 5:30p.m.

Documents related to open session agendas:

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Lower Russian River MAC

Meetings Regular schedule:

Thursday, October 15, 2021, Location TBD, 5:30 p.m.

Thursday, December 16, 2021, Location TBD, 5:30 p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:
Sonomacounty.ca.gov/lrrmac.

Project Homekey-2

Funding Framework for Supportive Services and for Early Capital Match

Sonoma County Board of Supervisors

Tuesday, October 26, 2021

About CA HCD's Project Homekey-2

- \$1.45 BN in 2021
- Notice of Funding Availability out now
 - First applied, first received (generally)
 - Early application incentives through January 31, 2022
- Local or Tribal Government Sponsor required
- Can convert motels, hotels, apartments, commercial spaces and more or do new construction to provide housing for homeless.
- Bay Area:
 - \$165.3M available for capital (via ARPA funds)
 - \$34.5M available for capital or operations (via CA Gen Fund)
- Another Project Homekey-3 this time next year

Sonoma County Region's PHK-2 Plan

- Cities will submit applications on their own
- County may submit applications as well (i.e. George's Hideaway)
- Critical need – OPERATIONAL FUNDING
 - Provide a Funding Framework for sustaining the region's PHK facilities for at least seven years
 - If locals show funding for 4 years, State will provide (some) funding for 3 more
 - State's plan envisions \$33 - \$46.67/person/day
 - But local costs may be >\$80/person/day

The ~\$80/person/day assumption

What's Likely Included

- Utilities
- Maintenance
- Management fees
- Meals
- Laundry
- Security
- Facility management staff
- Some on-site case management

What may not be included

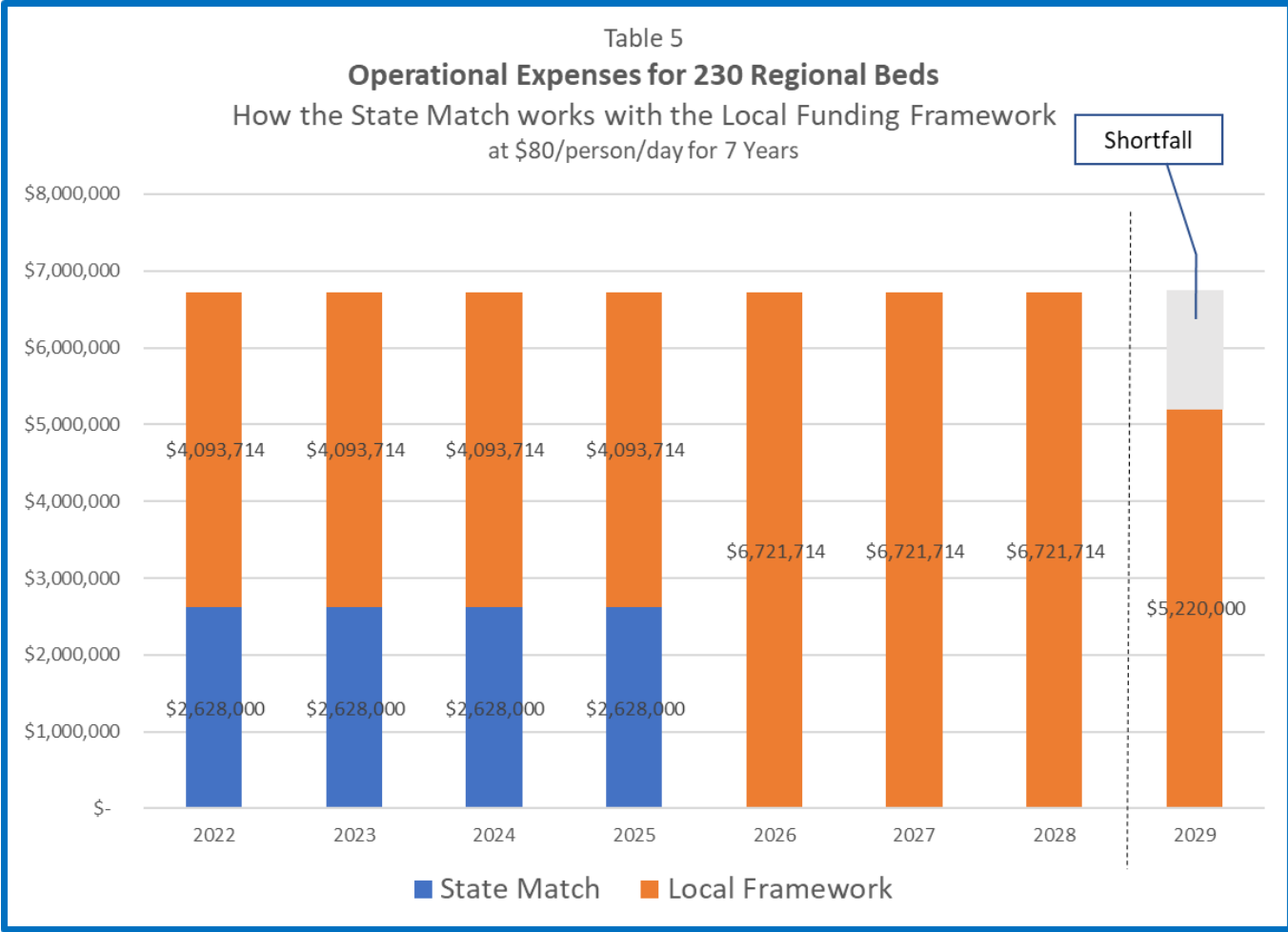
- Intensive behavioral and related health services
 - Served in part by PHK Cohort
- Debt service (not allowed)
- Reserve account deposits (not allowed)

Sonoma County Region's Framework

- Assumptions:
 - Region secures 230 beds locally (an optimistic projection)
 - We want the 3-year State match (we must provide 4 years)
 - This is a 7-year funding plan – at Year 8, we'll need to fill a shortfall or transition out of these facilities (new housing units will help)
 - \$80/person/day (@ 230 beds, that's \$6.7M/year)
 - A new DHS Project Homekey Cohort helps provide for high-needs behavioral and related services to the region's PHK projects
 - We focus on regional dollars to fund the Framework, and don't tap into any jurisdiction's General Funds at this time

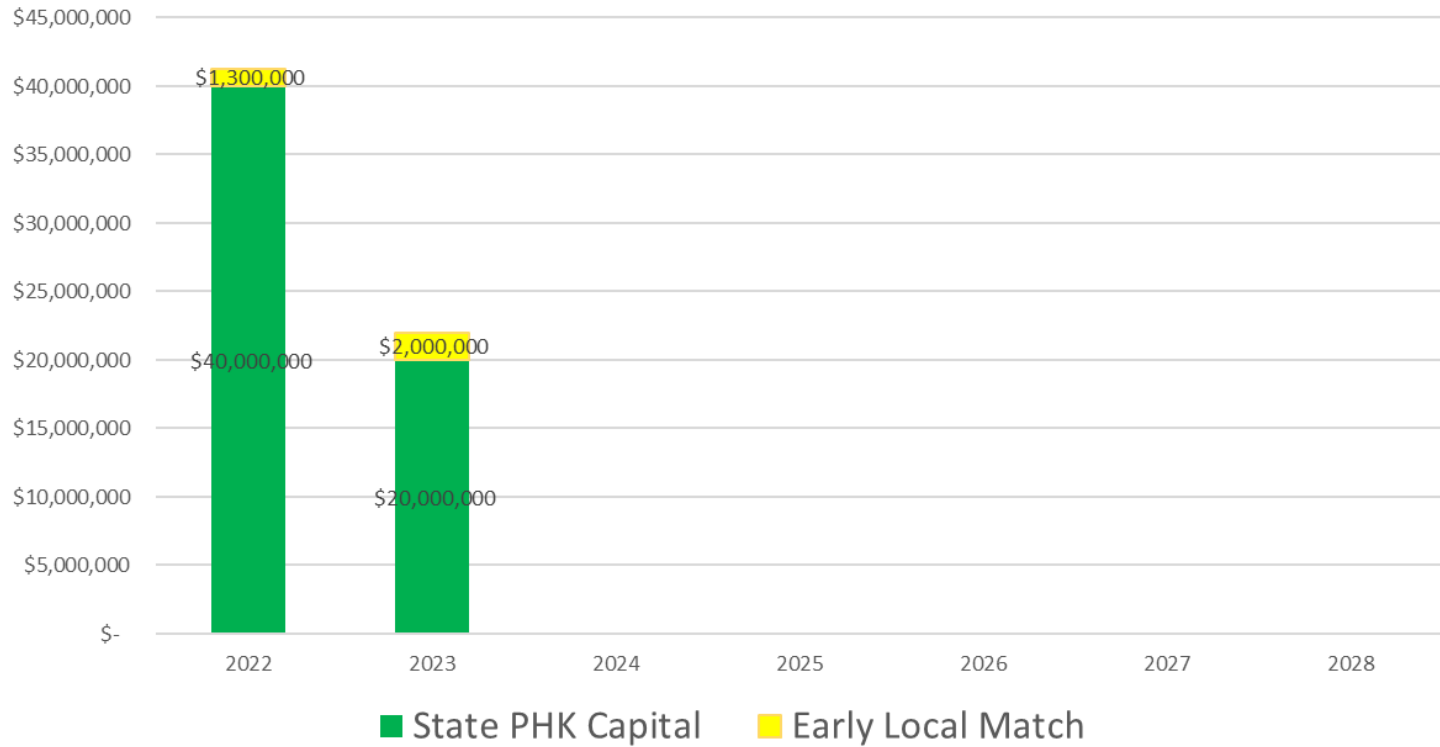
Proposed Funding Framework

Table 3 Proposed Supportive Services Funding Framework & Early Capital Match			
Source	Est Ongoing Revenue (annual)	One-Time Early Capital Match	Additional Detail
HHAP-3, HHAP-4	\$ 2,200,000	\$ -	\$2.2M from the \$8.5M shared jointly with CoC and County (= \$1.1M ea)
Measure O/PSH	\$ 500,000	\$ -	All of the \$500K allocation for Permanent Supportive Housing
Housing Vouchers	\$ 2,520,000	\$ -	Assumes 150 Sonoma County Housing Authority vouchers valued at \$1,400/mo. These vouchers may not be used in Santa Rosa.
Residual HHAP-1 Funds	\$ -	\$ 1,300,000	From the HHAP-1 County funds - emergency shelter-oriented
Other Capital Sources	\$ -	\$ -	Other sources may be identified that can be used for the Early Capital Match
Total =	\$ 5,220,000	\$ 1,300,000	Note: Other local revenues, including General Fund, may be used by the County and cities to contribute to capital costs or operating costs above \$80/person/day.



During the first four (4) years, as the State dollars are expended as part of the \$6.7M expenses, local dollars of about \$1.5M/year are accrued to use in Years 5-7.

Table 6
Capital Support for Local PHK Projects
How the Early Capital Match
combines with PHK-2 and -3 Capital Funds
(rough estimates/example purposes only)



This chart is for example purposes only, as we do not know how much PHK-2 (or -3) Capital funds the Sonoma County region will secure. Capital from PHK-2 and PHK-3 is expended in the first two years, and the proposed early local match is a small part of that.

Possible Sonoma County PHK-2 Applications

- George's Hideaway
 - 2.04 acres
 - About 1.8 miles SW of Guerneville
 - Asking price: \$849K
 - Partner = West Coast Community Services
 - Model: up to 30 tiny homes or building renovation or both



Possible Sonoma County PHK-2 Applications

- Redwood Inn

- In unincorporated Santa Rosa
- On Santa Rosa Avenue, near Costco
- 23 hotel rooms, 33 RV spaces

Asking price: TBD

Partner = A TAY youth provider plus one other (TBD)

Model: Motel rooms (renovated), tiny homes in RV spaces, some RV parking



Recommended Actions

- A. Adopt resolution re: Funding Framework and Early Capital Match, which includes delegating authority to the CAO to make modifications.
- B. Adopt resolution authorizing the filing of a George's Hideaway project under Project Homekey-2 (and any other project the Board determines)
- C. Approve the use of Measure O funding up to \$500,000 to establish a Project Homekey Cohort under the County's ACCESS Program to provide high-level behavioral health and other services to clients served in Project Homekey facilities;
- D. Direct staff to study and seek an operational partner for a Redwood Inn project that may include an element for Transition Aged Youth (TAY). Seek a 5-year master lease opportunity versus ownership.



To: Interested Agencies

November 2, 2021

The following **revised** application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP16-0054
Applicant Name: Forestville Planning Association
Owner Name: Forestville Planning Association & Forestville Square Partners, LLC
Site Address: 6990 & 6710 Front St., Forestville; 6720 Hwy. 116, Forestville
APN: 083-270-001 and 083-270002
Zoning: PC — Planned Community (3.84 acres), LG/116 - Highway 116 Scenic Corridor, PF - Public Facilities (Bike Trail)

Project Description: Request for a Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, and Use Permit and Design Review for a new public park containing a picnic area, amphitheater, (covered stage structure with sound barrier/backdrop), small plaza gathering area for public events, pathways and sidewalks 24 bicycle parking spaces at West County Trailhead, public restrooms/storage structure, drinking foundation and seating, 17 vehicle spaces parking lot including one ADA accessible space, drainage improvements, bus stop with shelter adjacent to park and State Hwy 116, trash cans and trash storage area, information kiosk, donor plaque displays plus oak and wetlands preservation areas located on a 4.26 acre parcel in downtown Forestville.

We are submitting the above **revised** application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.





Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by November 18, 2021, and should be sent to the attention of: PLP16-0054, Georgia McDaniel (Georgia.McDaniel@sonoma-county.org). The Project Planner can also be reached at 707-565-4919. **If no response is received by November 18, 2021, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|---|
| <input checked="" type="checkbox"/> PRMD Management Group | <input checked="" type="checkbox"/> BOS Dist. 5 Director and Commissioners |
| <input checked="" type="checkbox"/> PRMD Natural Resources | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal) |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> U.S. Army Corps of Engineers |
| <input checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> U.S. Fish and Wildlife |
| <input checked="" type="checkbox"/> So. Co. Environmental Health | <input checked="" type="checkbox"/> State Dept of Fish and Wildlife |
| <input checked="" type="checkbox"/> Community Development Commission | <input checked="" type="checkbox"/> State Water Resources Control Board |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Regional Parks Dept. | <input checked="" type="checkbox"/> Regional Water QCB: North Coast |
| <input checked="" type="checkbox"/> Fire Prevention | <input checked="" type="checkbox"/> Forestville Planning Association |
| <input checked="" type="checkbox"/> Local Fire District – Forestville FPD | <input checked="" type="checkbox"/> Forestville Water Dist. |
| <input checked="" type="checkbox"/> Economic Development Board | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input checked="" type="checkbox"/> Transit/BPAC | <input checked="" type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Air Pollution Control: No. So. County |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> LAFCO |
| | <input checked="" type="checkbox"/> So. Co. Ag Preservation & Open Space Dist. |
| | <input checked="" type="checkbox"/> Caltrans |
| | <input checked="" type="checkbox"/> SUSMP |
| | <input checked="" type="checkbox"/> Sanitation |



Planning Application

PJR-001

Application Type(s):

- | | | |
|---|---|---|
| <input type="checkbox"/> Admin Cert. Compliance
<input type="checkbox"/> Ag. or Timber Preserve/Contract
<input type="checkbox"/> Conditional Cert. of Compliance
<input type="checkbox"/> Cert. of Modification
<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Zoning Permit for: _____ | <input checked="" type="checkbox"/> Design Review Admin.
<input type="checkbox"/> Design Review Full
<input checked="" type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Major Subdivision | File # <u>PLP16-0054</u>
<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Voluntary Merger
<input type="checkbox"/> Ordinance Interpretation
<input type="checkbox"/> Second Unit Permit
<input type="checkbox"/> Specific/Area Plan Amendment |
| <input checked="" type="checkbox"/> Use Permit
<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Zone Change
<input type="checkbox"/> Other: _____ | | |

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 Forestville Planning Association (FPA) Michael Cuoio, Secretary			Name FPA website: https://forestvillefpa.org		
Mailing Address P.O. Box 184			Mailing Address _____		
City Forestville	State CA	Zip 95436	City _____	State _____	Zip _____
Day Ph (707) 887-9330	Email mcuoio@gmail.com		Day Ph () _____	Email _____	
Signature		Date 6/9/21	Signature _____		Date _____
Billing Responsible Party (At-Cost Only)			<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____		
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title Ken Smith			Name/Title Bonos Land Planning (Dino Bonos)		
Mailing Address _____			Mailing Address 822 College Ave. Suite D		
City Forestville	State CA	Zip 95436	City Santa Rosa	State CA	Zip 94504
Day Ph (707) 291-9723	Email kensmith@sonic.net		Day Ph (707) 479-3716	Email bonoslandplan@att.net	
PROJECT INFORMATION					
Address(es) 6990 & 6710 Front St.			City Forestville		
Assessor's Parcel Number(s) 083-270-001 (1.43 ac.) and 083-270-002 (2.83 ac.)					
Project Description Public park providing open space and a community gathering area.					
<u>In 2013, the Open Space Dist. approved a \$400,500 grant to FPA to acquire a downtown park & record a conservation easement. The 4.2 ac. park includes a .2 mi. extension of the West County Trail. This updated Master Plan proposal includes: 17 space parking lot, 24 bike parking spaces, bus stop, restroom, 6 picnic tables, benches, ADA paths & parking, stage with 105 seat amphitheater and natural areas.</u>					
Acreage 4.26 ac.			Number of new lots proposed 0		
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area _____	Supervisorial District _____	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning _____		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
General Plan Land Use _____		Specific/Area Plan _____		Subject to	<input type="checkbox"/> EX
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Parcel Specific Policy _____		CEQA	<input type="checkbox"/> YES
Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No. _____			
Previous Files _____		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by _____		Date _____			
Approved by _____		Date _____			

Supplemental Application Information

PJR-126

Existing use of property: Public Park (partially developed) — West County Trail (2020), plus informal signs, informal paths and picnicking and unpaved parking area. Acreage: 4.2

Existing structures on property: Informational signs, 8ft.-wide paved multi-use bicycle & pedestrian trail, (2) picnic tables, unpaved parking lot.

Proximity to creeks, waterways and impoundment areas: Jurisdictional channel & 2 seasonal wetlands.

Vegetation on site: Landscaped / disturbed annual grassland, blackberry (non-riparian), riparian, oak woodland, and stream channel / wetland. (see LSA bio report)

General topography: Gentle slope (5 to 9%)

Surrounding uses to (Note: An adjoining road is not a use.)
North: Hwy 116 Commercial South: Agriculture (Vineyard)
East: Commerical (stores) West: Vacant Commercial

New structures proposed (size, height, type): Picnic tables (6), restroom & storage bldg. (400 sf., 15 ft. ht.), amphitheater (seating = 75), stage (260 sf.) & cover, plus an adjacent gathering area (w/ seating: 25), benches (8), Hwy. 116 bus stop shelter.

Number of employees: Full time: 0 Part time: volunteer Seasonal: maint.

Operating days: 7 days, Sunday — Saturday Hours of operation: Sunrise to sunset

Number of vehicles per day: Passenger: 75 / day (est.) Trucks: 0 / day (est.)

Water source: Public Water System Sewage disposal: Sewer System

Provider, if applicable: Forestville Water Dist. Provider, if applicable: Forestville Water Dist.

New noise sources (compressors, power tools, music, etc.): Acoustic & Amplified events, including Farmer's Market & Holiday tree lighting (see event table & noise report)

Grading proposed: Amount of cut (cu. yds.): 266 Amount of fill (cu. yds.): 103 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes No If Yes, indicate area of disturbance(aces): 24,416 sf. (per G. Balcerak)

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): Sheet flow, storm drain & detention area. (580 sf. estimate).

Vegetation to be removed: Non-native grasses, blackberry (See attached LSA Bio. Report)

Will proposal require annexation to a district in order to obtain public services: Yes No

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes No

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Exist. 0 hydrants, w/ emergency access & turnaround.

Forestville Planning Association

FORESTVILLE DOWNTOWN PARK AMENDED PERMIT APPLICATION AND PROPOSAL STATEMENT

Owner: Forestville Planning Association
Site Address: 6990 and 6710 Front St., Forestville
A P Nos.: 083-270-001 (1.43 ac.) and 083-270-002 (2.83 ac.)
Total Size: 4.26 acres
Zoning: **PC** — Planned Community (3.84 acres)
LG/116 — Highway 116 Scenic Corridor
PF — Public Facilities (Bike Trail)

Utilities: Water and Sewer available and incorporated into proposed park design layout.

- Forestville Water District — Forestville Central.

Project Description:

- Existing land uses:
 - Vacant park site with temporary park signs and picnic tables.
 - West County Trail (Sonoma County Regional Parks).

County General Plan: Property Land Use designations

- Limited Commercial and Rural Residential
- New highway oriented businesses encouraged within Urban Service Area.

BACKGROUND

The Agricultural Preservation and Open Space District approved acquisition funding for the Forestville Town Park 4.25 acre parcel, in 2013, to the Forestville Planning Association (FPA), the property owner. FPA is a community non-profit organization, has also partnered with Sonoma County Regional Parks in the recently completed West County multi-use trail. The proposed park project implements open space, oak, public park, scenic Highway 116, and County General Plan goals.

INTRODUCTION

The citizens of Forestville are eager to proceed with the enclosed amended permit application and park plans to develop a new Downtown Park. Following the 2018 discovery of wetlands onsite, a revision of the Forestville Planning Association's 2016 park master plan and permit application was required. FPA's newly revised park design avoids wetlands discovered by LSA during a 2018 biological survey conducted for the adjacent West County Bike Trail Extension commissioned by Sonoma County Regional Parks.

The LSA study identified potential Section 404 waters of the United States within the West County Trail Extension study area and the Downtown Park Site totaling 1.04 acres. The newly designed park has necessitated updates to the Noise, Traffic and Archaeological environmental studies (see included reports).

Forestville Planning Association

FPA's new park design respects the wetlands perimeter and includes key features of the previous original plan, including a relocated parking lot, a gathering space and connecting pathways, amphitheater, a restroom/storage building, picnic area, and bike racks at the now-completed trailhead. The original park design would have required the removal of 12 oak trees, the new design will not remove or impact any tree and thus, further enhancing the project's conservation values.

The new redesigned park will require an Open Space District Conservation Easement and Building Envelope amendment. FPA has received favorable responses for the CE amendment from Supervisor Hopkins and District staff.

In coordination with District staff, an FPA amendment application will be filed in compliance with easement amendment procedures. FPA considers the amendment consistent with the District's goals, values, policies and procedures.

ZONING ORDINANCE CONSISTENCY

The proposed park project is consistent with Sec. 26-90-070. Highway 116 Scenic Corridor. The proposed project meets the purpose of the Highway 116 Scenic Corridor Study by providing land protection and park enhancement features along the State route.

PROJECT DESCRIPTION

This should be a detailed written description of the current and proposed uses of the property following the outline contained in the attached handout. A thorough, detailed and quantified project description is required for a complete application and will facilitate the permit process and reduce processing timelines.

The proposed project is to develop a 4.25 acre park containing the following public facilities:

- Picnic area — for 6-tables, including one ADA accessible table.
- Amphitheater — a covered stage structure with sound barrier / backdrop.
105 seating capacity.
- Gathering area — Small plaza for public events.
200 person capacity expected at any event.
Holiday tree insert surrounded by bench seating for lighting and other events (see schedule).
- Pathways and sidewalks — for pedestrian / bicycle use and ADA accessible.
24 Bike parking spaces at West County Trailhead.
- Restroom / Storage structure — 400 sf and ADA accessible
Nearby drinking fountain and seating.
- Parking and driveway — adjacent to State Hwy. 116.
17 vehicle spaces, including one ADA accessible space.
Proposed parking lot was sized to minimized impact on the site and to accommodate the number of people currently using the park.
- Bus Stop with shelter — adjacent to park and State Hwy. 116.
- Trash cans and trash storage area — adjacent to picnic area and restroom/storage area.
- Information kiosk, donor plaque displays.

Forestville Planning Association

- Oak and wetlands preservation areas — 40 ft. wetland setback.

PROJECT PHASING — FPA's park development phasing timeline below includes the time required to complete project conditions, obtain design review approval, organize fundraising events, seek donors, prepare construction plans, obtain building permits, solicit construction bids and complete the construction.

FPA anticipates it will vest the project with completion of Phase 1; Phase 2 may require, a total of 4-5 years for full completion.

- **Phase 1 (2021)** — Complete Trail with Pedestrian Bridge Through the Park; Upgrade Picnic Tables
- **Phase 1 (2022)** — Lay Utilities; Relocate bus stop, install sidewalk, and frontage improvements.
- **Phase 2 (2022-23)** — Parking lot with aesthetic envelope, picnic area and connecting pedestrian pathways.
- **Phase 2 (2023-24)** — Gathering area and Amphitheater Stage, Cover and Wall Seating
- **Phase 2 (2025 / 26)** — Restroom / Storage Building and landscaping improvements

Submitted Application Materials

The following materials were submitted or are available with FPA's Use Permit application:

1. **Application.** Signed planning application form [PJR-001](#) (PDF).
2. **Supplemental Application.** Additional supplemental application form ([PJR-126](#)).
3. **Indemnification Agreement.** Signed Indemnification Agreement form [PJR-011](#).
4. **Location/Vicinity Map.** 8.5 inches X 11 in. location/vicinity map
5. **Assessor's Parcel Map.** Current Assessor's Parcel Map.
6. **Project Description/Proposal Statement.** Included, see previous section.
7. **Site Plan.** Downloaded pdf site plan and related park development documents prepared by Gary Balcerak, Landscape Architect & Arborist (balcerak@sonic.net).
8. **Restroom and Storage Building Plans.** Plans show areas open to the general public and areas for park staff only. Downloaded pdf Architectural plans prepared by Ken Smith (kensmith@sonic.net).
9. **Title Report.** A recent preliminary title report is available detailing all conditions, covenants and restrictions, easements, agreements, or other property restrictions. Copies of easements, agreements or restrictions on the property are available.
10. **Preliminary Site Grading, Storm Water Management and Drainage Plan.** Prepared by Gary Balcerak, Landscape Architect & Arborist (balcerak@sonic.net) Location and square footage of existing wetlands, waterways and drainage are shown, as well as, proposed areas for storm water treatment.
11. **Preliminary Architectural Plans.** All building architectural elevations, floor plans identify the type, materials and colors and other exterior materials; trash enclosures, plus storage areas, and other exterior structures are shown. Building and site cross-section are included for all structures showing natural grade & building height.

Forestville Planning Association

12. **Preliminary Landscape and Irrigation Plans.** Same scale and size plans as Site Plan has been prepared by the Landscape Architect.
13. **Accessibility.** All proposed park facility meet State of California accessibility requirements, including accessible parking spaces, accessible paths of travel and accessible restrooms.
14. **Fire & Emergency Services.** The Traffic study address the Fire and Emergency Services access and turning requirements in order to accommodate fire trucks.
15. **Filing Fee.** In 2016, the Board of Supervisors approved a project fee waiver to FPA
16. **At-Cost Agreement.** It is anticipated the above fee waiver will include all staff costs.

FORESTVILLE DOWNTOWN OPEN SPACE PARK LIST OF CURRENT AND ANTICIPATED EVENTS

Event No.	Event Description	Sponsor	Duration	Frequency	Description	Est. Average Daily Attendance	Amplified Music / Speech
1	Christmas Tree Lighting	Chamber of Commerce	1 - 2 hrs.	Once a year	Citizens gathering at start of Christmas Season w/ coffee, hot chocolate and cookies.	100	Yes
2	School Fund Raiser	Forestville Education Foundation	3 - 4 hrs.	Once a year	Citizens gather to support local school programs with wine tasting fund raising event.	75 - 100	Yes
3	School Field Trips <i>Anticipated Event</i>	Sonoma County School District	1 - 2 hrs.	4 times / year	Classes are introduced to nature & conservation related issues, possibly w/ lunch	20 - 40	No
4	Bike and Walk Fund Raiser	Sunshine Roasters Coffee Co.	3 - 4 hrs.	Once a year	Includes a County trail walk/run/bike charity fund-raising event culminating in a social gathering serving food, beverages and wine	75 - 100	Yes
5	Farmers' Market	Forestville Chamber of Commerce	3.5 hrs.	Once a week for 16 wks.	Approx. 10 - 15 fruit, vegetable, craft, food, & beverage vendors and offering live music	100 - 150 total daily or 50 max.	Yes
6	Business Exposition	Forestville Chamber of Commerce	4 hrs.	Once a year	The Chamber sponsors a pig roast with alcoholic & non - alcoholic beverages. Local businesses highlight their services and products, often held with the Farmers' Market	100 -200 daily total per event.	Yes
7	Unknown - Flea Markets, Community events , etc. <i>Anticipated Event</i>	Unknown	1 - 4 hrs.	1-4 times / year	This line item is a placeholder for events that occur during the year, no more than 4 / year.	Est. 50 - 100 people	Yes
8	Skatespot Non-profit Fundraiser	Skatespot	4 hrs.	Once a Year (April)	Annual fund-raiser for local activities such as skating, bicycle riding.	Est. 150 people	Unknown
9	Forestville Downtown Oaks Park Fundraiser <i>Anticipated Event</i>	Forestville Planning Association	4 - 6 hrs.	Once a Year	An anticipated event designed to attract donations for park development	Est. 50-100 people	Unknown

NOTE: Typically, FPA holds 20 events per year in the Park, including the 16 Farmers' Markets. Event #3 is anticipated, although it is not necessarily an event. Event # 7 is also anticipated, but this type of event has not yet been sponsored in the Park. We ask the Board of Zoning Adjustments to allow these 20 events a year supported by ADA compliant Porta-potties, as necessary, in lieu of permanent restrooms. until fund-raising successfully achieves funding permanent restrooms.

COUNTY ASSESSOR'S PARCEL MAP

MIRABEL
ROAD

2ND ST

TAX RATE AREA
82-020 82-021

083-27

$\frac{83}{9}$

STATE HIGHWAY 116

N 89°21'45" W 569.07 (Deed)

PM MNS87-426
R/S 470/34

N 89°21'46" W 250.00

Ptn. Lot 1

①

1.43 Ac.
C/E13-110043

82-021
82-020

N 0°59'43" W 300.84

N 0°58'14" E 227.30

Ptn. Lot 1

③

3.53 Ac.

N 55°37'42" W
46.81

250.00

N 89°00'53" E 211.72
N 89°00'17" E 211.73

N 89°59'43" W
10.09

$\frac{83}{8}$

Ptn. Parcel Map No. 87-426
REC. 02-28-1992 IN BK. 491, MAPS, PGS. 33-35

2.83 Ac.

②

Lot 2
C/E13-110043

N 1°51'40" E 350.02 (Deed)

N 0°59'43" W 319.44

$\frac{84}{3}$

N 71°46'44" E
20.53

$\frac{84}{2}$

N 59°45'59" W 398.02
N 59°45'59" W 436.88

N 33°23'00" W 306.32

L=92.14
R=550.00
L=138.71

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

SCALE: 1"=100'

REVISED

Assessor's Map Bk. 083, Pg. 27
Sonoma County, Calif. (ACAD)

KEY 11-16-16=03 BC
0 50 100 200

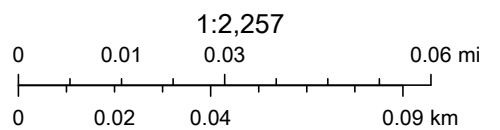


Permit Sonoma: Zoning & Land Use



6/7/2019, 12:52:29 PM

 Parcel



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ABBREVIATIONS

AB	AGGREGATE BASE ARCHITECT (URAL)	HP	HIGH POINT
BLDG	BUILDING	INV	PIPE INVERT
BLK	BLOCK	LF	LINEAR FOOT
BS	BACK OF SIDEWALK BOTTOM OF WALL	ME	MATCH EXISTING
CL	CENTERLINE	MAX	MAXIMUM
CLR	CLEAR (ANCE)	MIN	MINIMUM
CO	CLEARCUT	OC	ON CENTER (S)
CONC	CONCRETE	PL	PROPERTY LINE
CONT	CONTINUOUS OR CONTINUE	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
DL	DRAINLINE	S	SLOPE
DG	DECOMPOSED GRANITE	SCH	SCHEDULE
DI	DROP INLET	SF	SQUARE FEET
DIM	DIMENSION	SHT	SHEET
DS	DOWNSPOUT	SS	SANITARY SEWER
DWG	DRAWING	STD	STANDARD
EL	ELEVATION	TC	TOP OF CURB
ESMT	EASEMENT	TG	TOP OF GRATE
EX	EXISTING	TW	TOP OF WALL
EG	EXISTING GRADE	TYP	TYPICAL
FF	FINISHED FLOOR	UON	UNLESS OTHERWISE NOTED
FG	FINISHED GRADE		
FL	FLOW LINE		
FT	FOOT		

PROPOSED PARKING CALCULATIONS

1 ADA VAN SPACE
16 STANDARD PARKING STALLS
24 BIKE PARKING SPACES

APN: 083-270-001 LOT CALCULATIONS

AREA OF LOT: 1.43 ACRES
AREA OF IMPERVIOUS COVERAGE: 13,134 SQUARE FEET (0.30 ACRE)
PERCENTAGE OF IMPERVIOUS COVERAGE: 21.1%
DISTURBED AREA: 20,130 SQUARE FEET (0.46 ACRE)

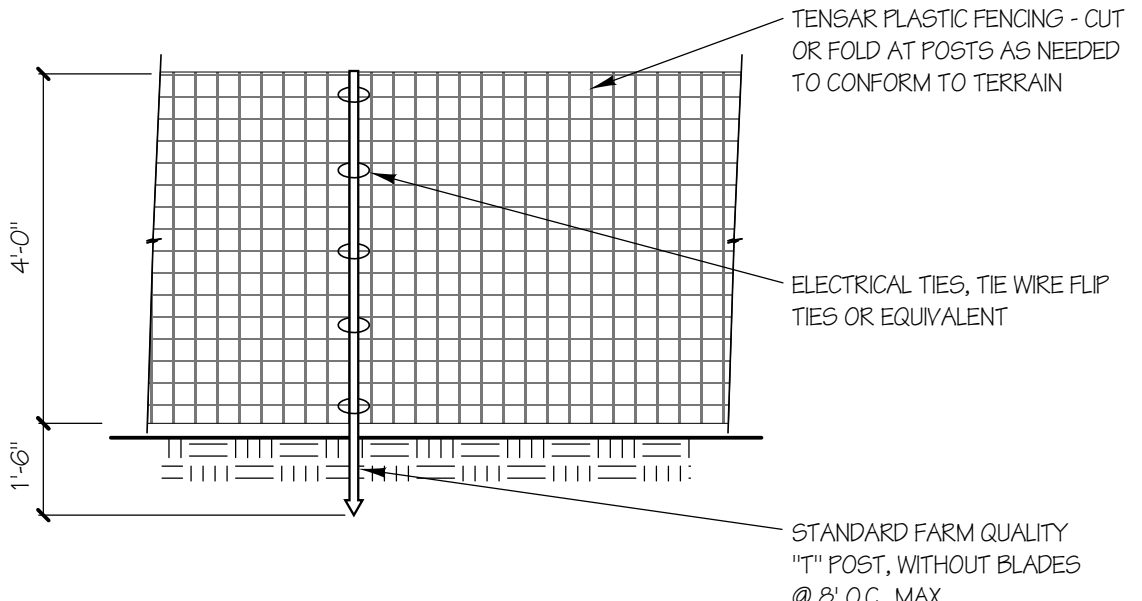
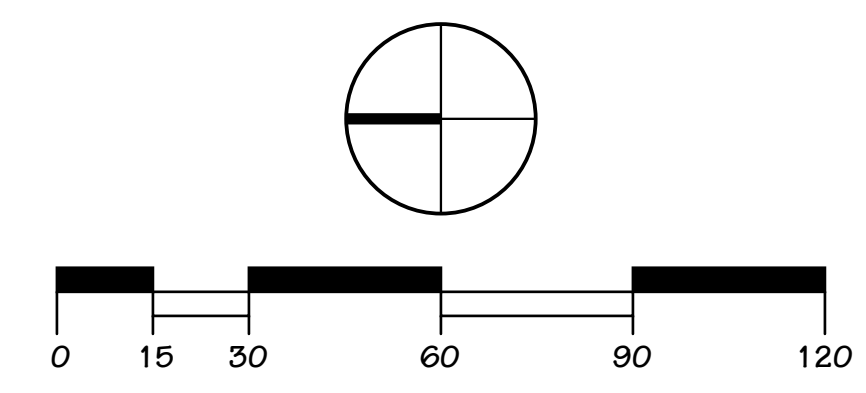
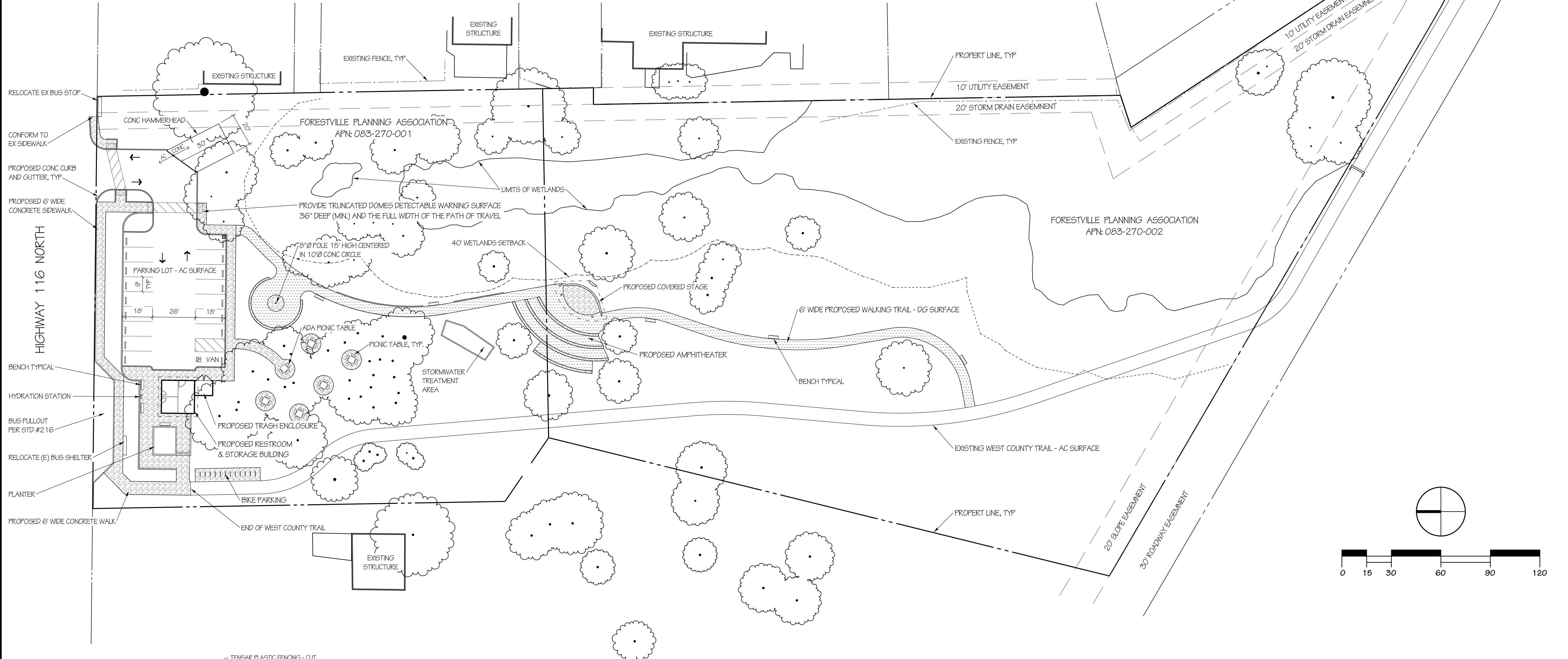
APN: 083-270-002 LOT CALCULATIONS

AREA OF LOT: 2.83 ACRES
AREA OF IMPERVIOUS COVERAGE: 537 SQUARE FEET (0.01 ACRE)
PERCENTAGE OF IMPERVIOUS COVERAGE: 0.4%
DISTURBED AREA: 4286 SQUARE FEET (0.10 ACRE)

SITE FURNITURE DATA:
 BIKE PARKING RACK SHALL BE ULINE SINGLE LOOP MODEL H-2892 BLACK IN COLOR, OR APPROVED EQUAL.
 HYDRATION STATION SHALL BE ELKAY OUTDOOR EZH20, OR APPROVED EQUAL.
 PICNIC TABLE SHALL BE ULINE 46" SQUARE MODEL H-7591 BLACK IN COLOR, OR APPROVED EQUAL.
 BENCH SHALL BE ULINE MODEL H-7969 BLACK IN COLOR, OR APPROVED EQUAL.

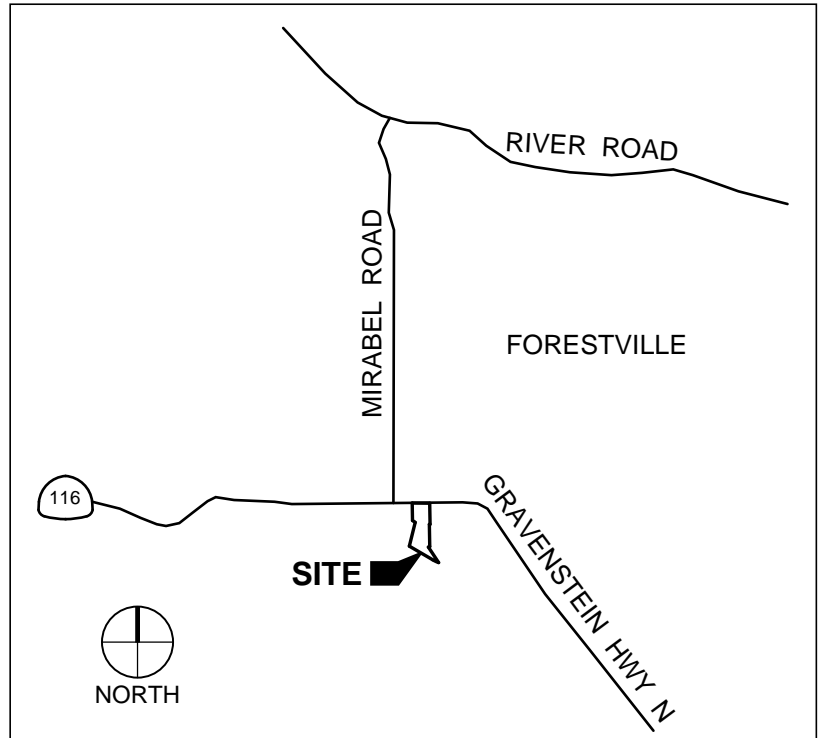
LEGEND

EXISTING TREE TO REMAIN



TREE PROTECTION NOTES:

- SEE ARBORIST'S REPORT PREPARED BY BALCERAK DESIGN, DATED MARCH 20, 2020 FOR ADDITIONAL INFORMATION. NO TREES ARE PROPOSED TO BE REMOVED.
- THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY. THE FENCE LOCATION SHALL DEPEND ON THE EXTENT OF WORK FOR PHASE 1. THE FENCE SHALL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO STARTING ANY CONSTRUCTION.
- THE TREE PROTECTION FENCE SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL FROM THE PROJECT ARBORIST.
- NO PRUNING OF THE EXISTING TREES IS ANTICIPATED FOR THE CONSTRUCTION OF THIS PROJECT. SHOULD PRUNING BE REQUIRED THE PROJECT ARBORIST SHALL BE NOTIFIED FOR APPROVAL PRIOR TO PERFORMING ANY PRUNING.
- NOTIFY PROJECT ARBORIST IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING TREES THAT ARE TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING ALL SUBCONTRACTORS AND INDIVIDUALS WHO WILL BE WORKING ON SITE OF THE TREE PROTECTION REQUIREMENTS AND CONDITIONS OF APPROVAL FOR THE PROJECT.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- SP1.0 SITE PLAN
- C1.0 PRELIMINARY GRADING & DRAINAGE PLAN
- L1.0 PLANTING PLAN
- L2.0 PLANT LEGEND AND MAVA CALCULATIONS
- A-1 PHOTOSHOP RENDERINGS
- A-2 BUILDING PLANS AND ELEVATIONS
- A-3 PARTIAL SITE PLAN

PROJECT TEAM

OWNER
 FORESTVILLE PLANNING ASSOCIATION
 PRESIDENT: MICHAEL CUIOIO
 6300 ANDERSON ROAD
 FORESTVILLE, CA 95436
 mcuiio@gmail.com

PROJECT MANAGER
 BONOS LAND PLANNING
 DINO BONOS
 822 COLLEGE AVENUE, SUITE D
 SANTA ROSA, CA 95404
 bonoslandplan@att.net

CIVIL / LANDSCAPE ARCHITECTURE / ARBORIST
 BALCERAK DESIGN
 GARY BALCERAK
 608 BEAVER STREET
 SANTA ROSA, CA 95404
 balcerak@sonic.net

ARCHITECTURAL DESIGN
 KEN SMITH
 6636 1ST STREET
 FORESTVILLE, CA 95436
 kensmith@sonic.net

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BALCERAK DESIGN
 LANDSCAPE ARCHITECTURE • URBAN FORESTRY
 608 Beaver Street Santa Rosa, CA 95404
 Phone (707) 573-8234
 email: balcerak@sonic.net



SITE PLAN

FORESTVILLE DOWNTOWN OAKS
 6710 & 6720 HIGHWAY 116 NORTH
 APN: 083-270-001 & 083-270-002
 FORESTVILLE, CALIFORNIA

Date	No.	Revision

Date: 12/11/20
 Scale: 1" = 30'-0"
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 Job: 1907
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 Of Sheets

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

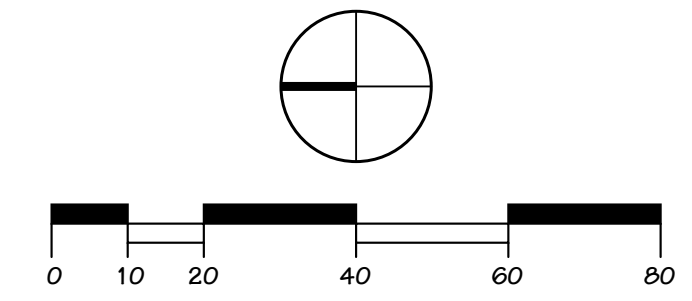
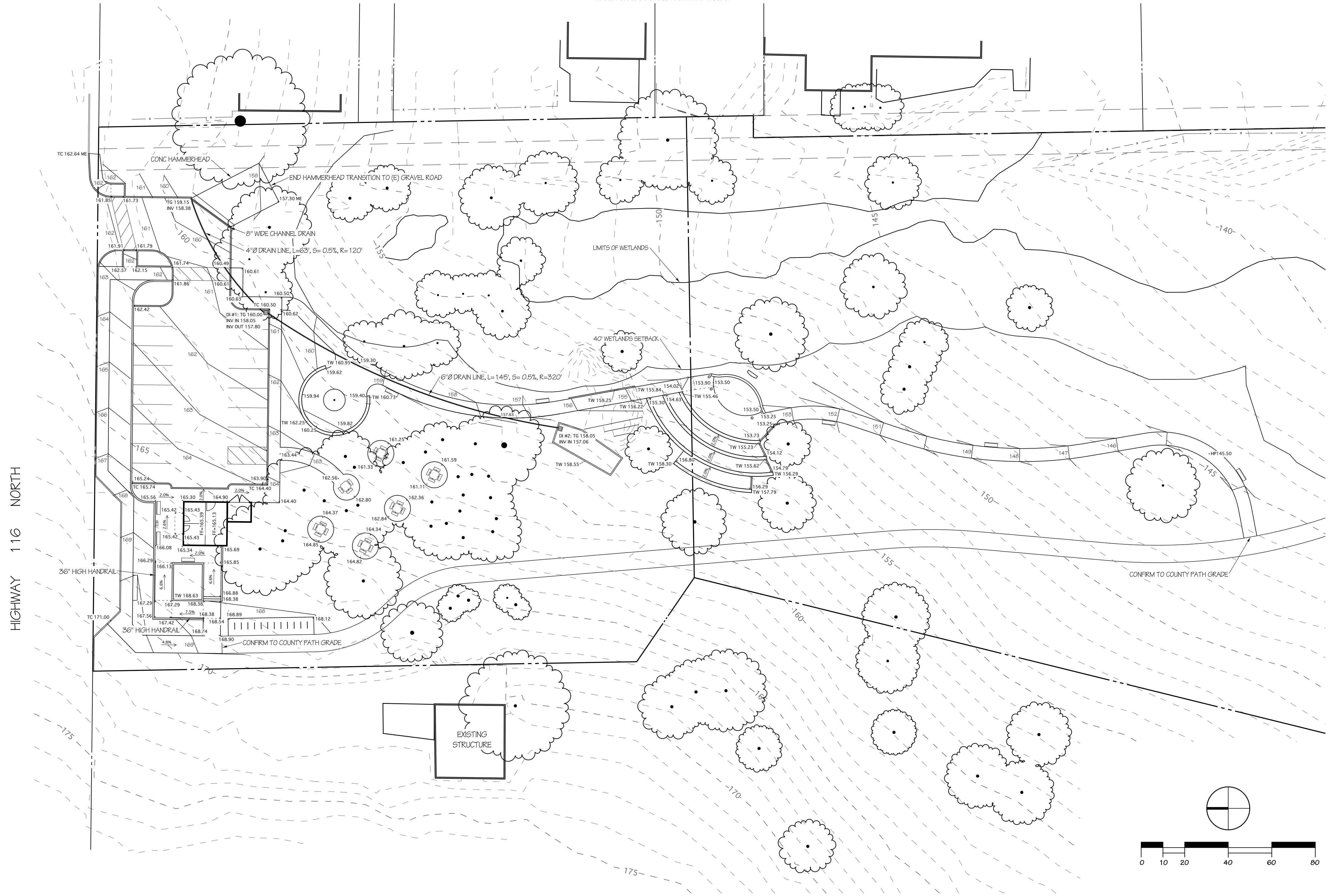
LOT CALCULATIONS	
AREA OF LOT:	7 129 SQUARE FEET (0.16 ACRES)
AREA OF IMPERVIOUS COVERAGE:	25 866 SQUARE FEET
PERCENTAGE OF IMPERVIOUS COVERAGE:	36.3%
DISTURBED AREA:	35 18 SQUARE FEET (0.08 ACRES)

LEGEND
 --- EXISTING CONTOUR
 - - - PROPOSED CONTOUR

STORM DRAIN SCHEDULE	
CHANNEL DRAIN	NDS PRO SERIES CHANNEL DRAIN WITH GRATE (MODEL 838)
DI #1	OLDCASTLE MODEL DI-1212
DI #2	OLDCASTLE MODEL DI-1212 (NO BOTTOM, FILL WITH CLASS II AB)

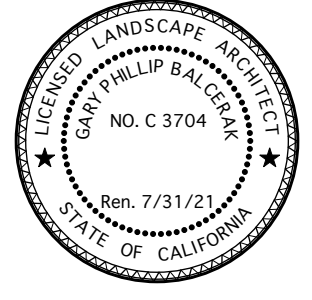
GRADING CALCULATIONS	
CUT	273 C.Y. CUT
FILL	103 C.Y. FILL
TOTAL	170 C.Y. CUT

QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE CONDITIONS, MEANS AND METHODS, ETC. CAN RESULT IN SUBSTANTIALLY DIFFERENT VALUES.



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 Phone (707) 573-8234 email: balcerak@sonic.net



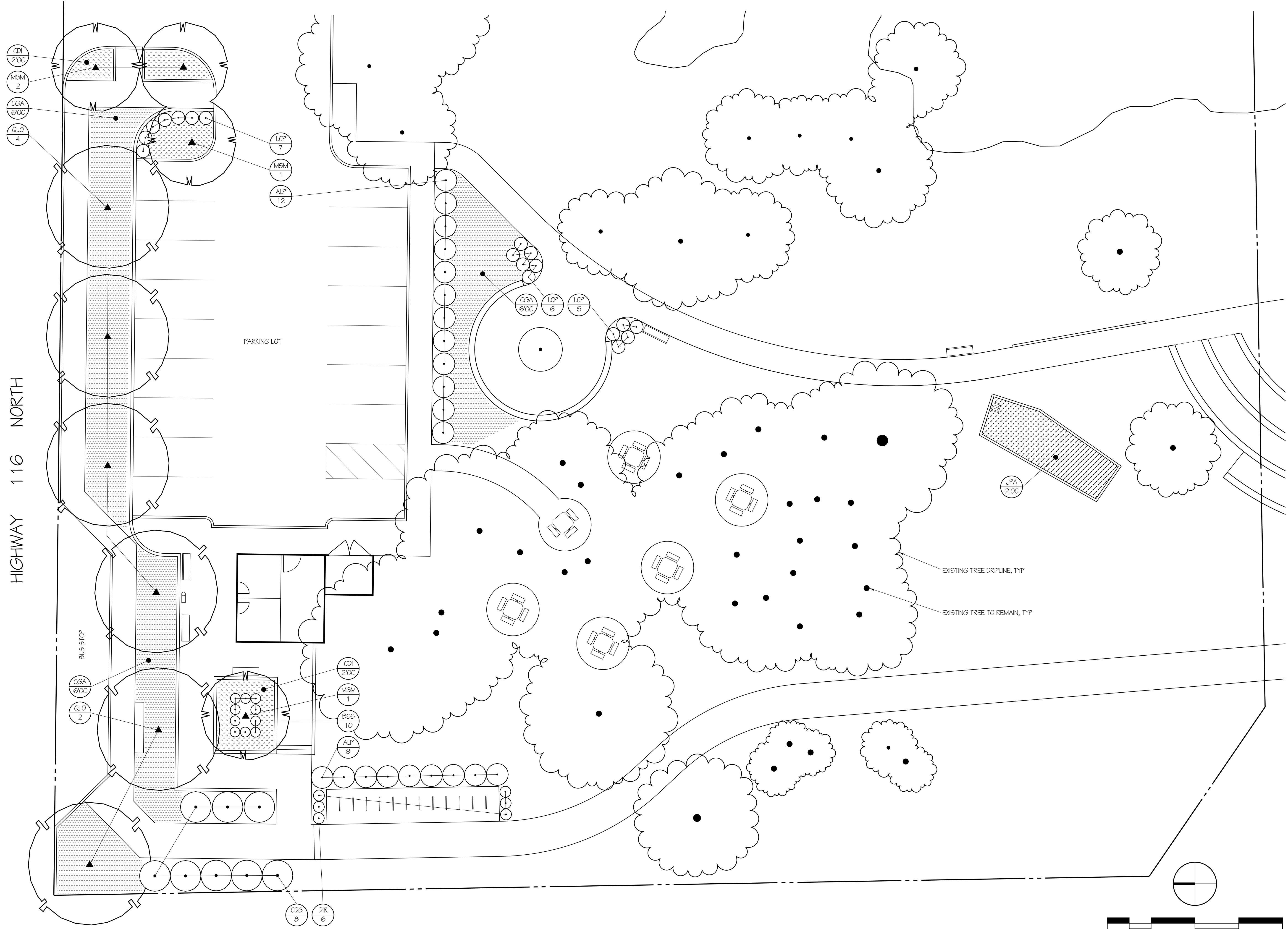
PRELIMINARY GRADING AND DRAINAGE PLAN

FORESTVILLE DOWNTOWN OAKS
 6710 & 6720 HIGHWAY 116 NORTH
 083-270-001 & 083-270-002
 FORESTVILLE, CALIFORNIA

Date	No.	Revision

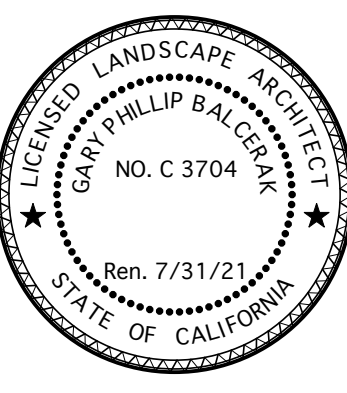
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 Of 1 Sheets

HIGHWAY 116 NORTH



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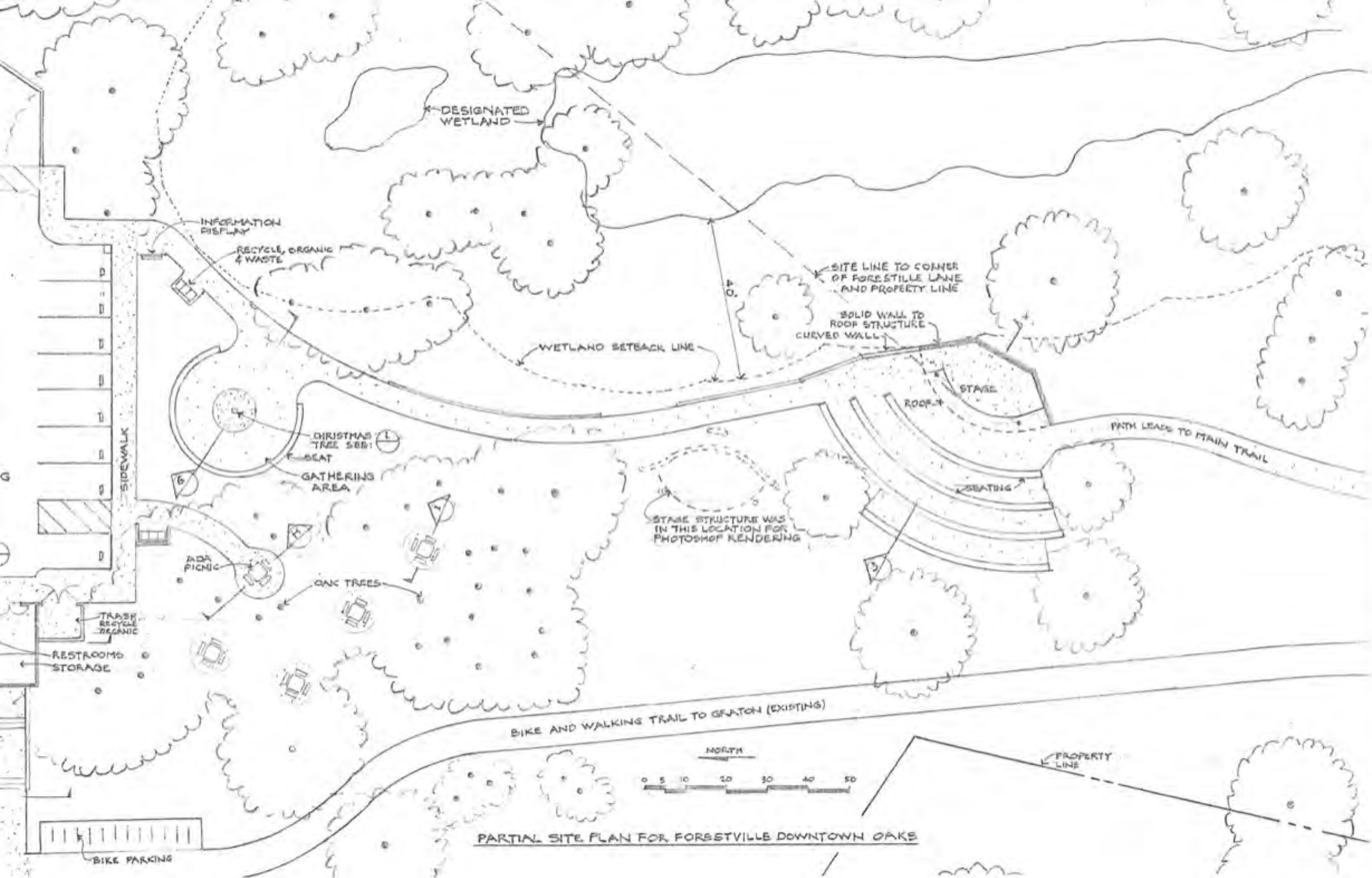


PLANTING PLAN

FORESTVILLE DOWNTOWN OAKS
 6710 & 6720 HIGHWAY 116 NORTH
 083-270-001 & 083-270-002
 FORESTVILLE, CALIFORNIA

Date	No.	Revision

Date: 7/17/20
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 Of Sheets



DESIGNATED WETLAND

INFORMATION DISPLAY

RECYCLE, ORGANIC & WASTE

SITE LINE TO CORNER OF FORESTVILLE LANE AND PROPERTY LINE

SOLID WALL TO ROOF STRUCTURE CURVED WALL

WETLAND SETBACK LINE

4.0

STAGE

ROOF

PATH LEADS TO MAIN TRAIL

CHRISTMAS TREE SEB!

SEAT

GATHERING AREA

STAGE STRUCTURE WAS IN THIS LOCATION FOR PHOTOSHOP RENDERING

SEATING

ADA PICNIC

OAK TREES

TRASH RECYCLE ORGANIC

RESTROOMS STORAGE

BIKE AND WALKING TRAIL TO GRATON (EXISTING)

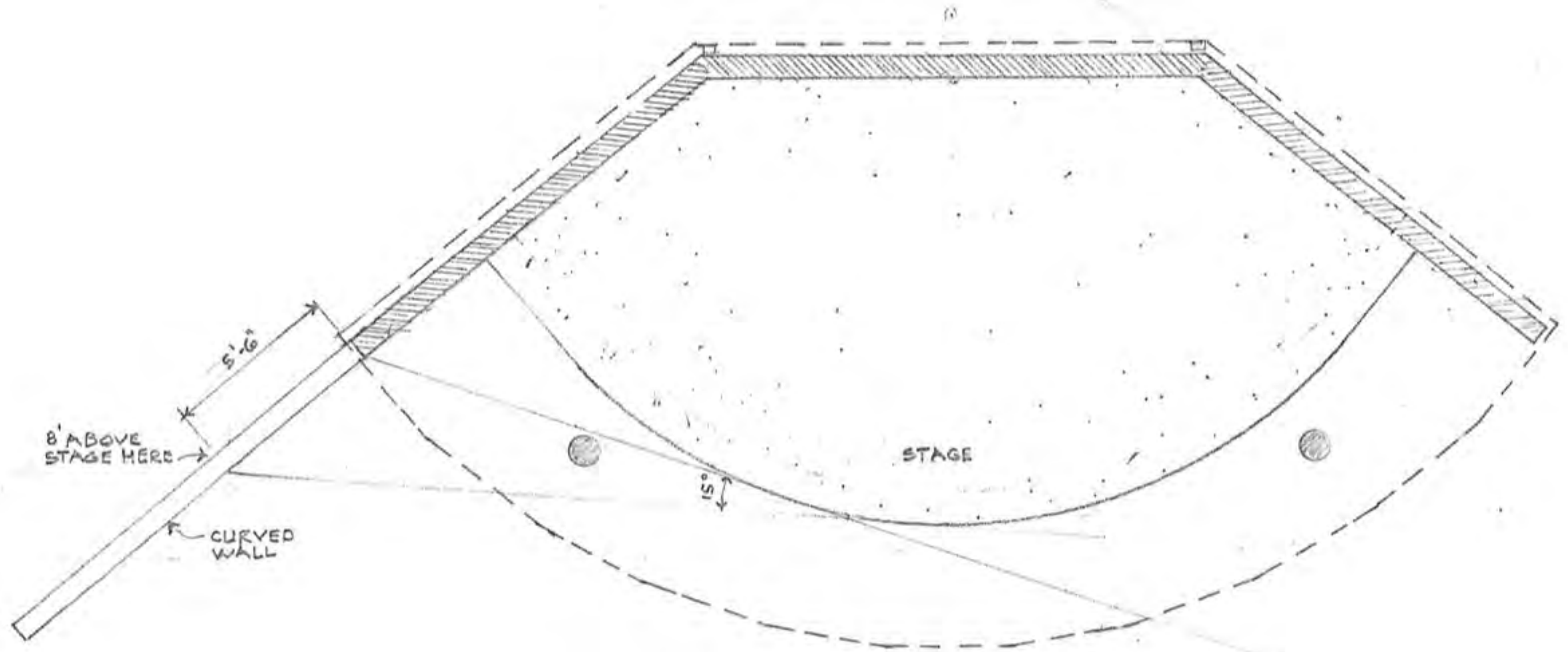
NORTH

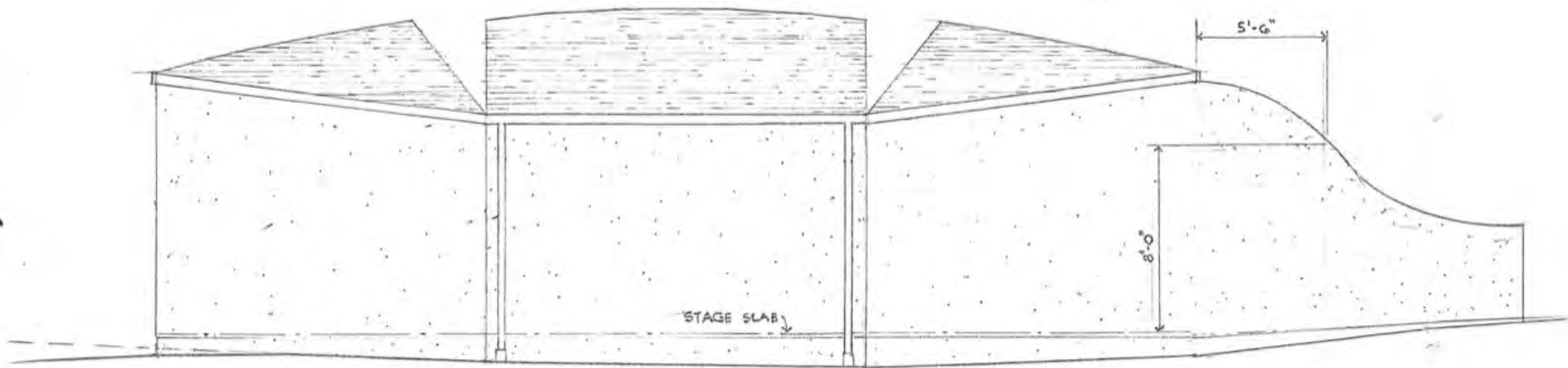


PROPERTY LINE

PARTIAL SITE PLAN FOR FORESTVILLE DOWNTOWN OAKS

BIKE PARKING





WING WALLS ARE FOLDED OUT TO BE EVEN WITH BACK VIEW OF STAGE STRUCTURE

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

429 East Cotati Avenue
Cotati, California 94931

Tel: 707-794-0400
www.illingworthrodkin.com

Fax: 707-794-0405
illro@illingworthrodkin.com

January 22, 2021

Dino Bonos
Bonos Land Planning
822 College Avenue, Suite D
Santa Rosa, CA 95404

VIA E-MAIL: bonoslandplan@att.net

**SUBJECT: Forestville Downtown Park, Sonoma County, CA
Addendum Memorandum to the Environmental Noise Assessment**

Dear Dino:

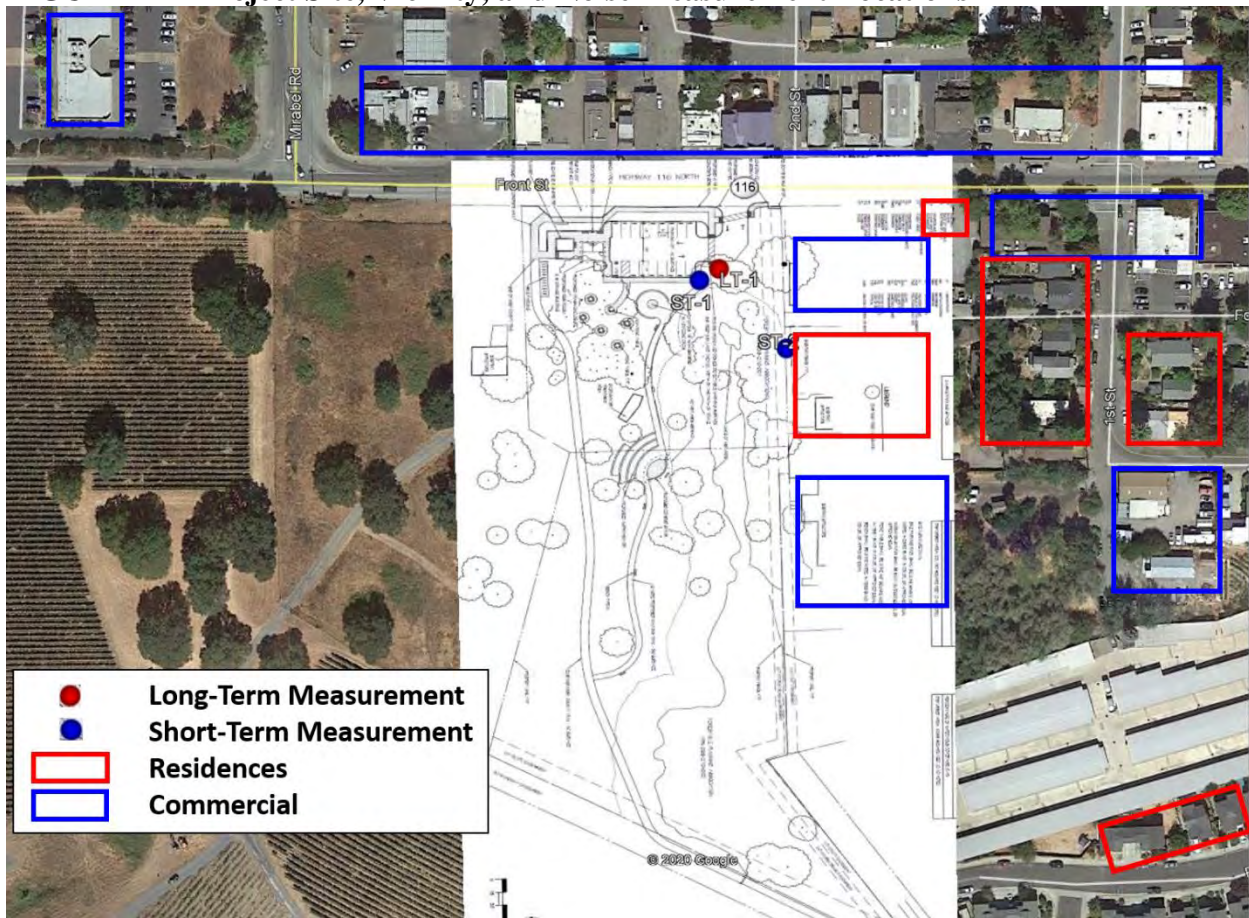
Illingworth & Rodkin, Inc. completed an environmental noise assessment for the Forestville Downtown Park in February 2018. Since the completion of the noise assessment, the total area of the project site located at 6708 State Route 116 (Front Street) has reduced from 7.79 acres to 4.2 acres. The site currently has trails and picnic tables with a gravel parking lot. The project would include a 105-seat amphitheater, public restrooms, parking area, gathering area, picnic areas, trailhead, and a bike staging area. Additionally, Table 1 summarizes the current and anticipated yearly events at the park. Figure 1 shows the updated site plan superimposed on an aerial map of the project site and the surrounding area, with the nearest noise-sensitive receptors identified.

TABLE 1 Information about Current and Anticipated Events at the Project Site

Event	Duration and Frequency	Maximum Expected Occupancy	Amplified Music/Speech?	New or Current
Christmas Tree Lighting	1 to 2 hours, once a year in December	100 people	Yes	Current and Future
School Fundraiser	3 to 4 hours, once a year	75 to 100 people	Yes	Current and Future
School Field Trips	1 to 2 hours, four times a year	20 to 40 people	No	New
Bike and Walk Fundraiser	3 to 4 hours, once a year	75 to 100 people	Yes	Current and Future
Farmers' Market	3.5 hours, once a week for 16 weeks in the summer	100 to 150 people (total daily), 50 maximum at any given time	Yes	Current and Future

Event	Duration and Frequency	Maximum Expected Occupancy	Amplified Music/ Speech?	New or Current
Business Exposition	4 hours, once a year	100 to 200 people (total daily per event)	Yes	Current and Future
Unknown – Flea Marks, Community events, etc.	1 to 4 hours, 1 to 4 times per year	Est. 50 to 100 people	Yes	New
Skatespot Non-profit Fundraiser	4 hours, once a year in April	Est. 150 people	Unknown	Current and Future
Forestville Downtown Oaks Park Fundraiser	4 to 6 hours, once a year	Est. 50 to 100 people	Yes	New

FIGURE 1 Project Site, Vicinity, and Noise Measurement Locations



Source: Google Earth, 2021.

The purpose of this letter is to determine if the updated project site plan and event description would result in any new impacts at the existing noise-sensitive land uses surrounding the site.

Regulatory Criteria

Sonoma County General Plan 2020 Noise Element. The Sonoma County Noise Element of the 2020 General Plan identifies a goal to:

Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.

The following policies, which are applicable for use at the Project, are intended to achieve this goal:

NE-1a: Designate areas within Sonoma County as Noise Impacted if they are exposed to existing or projected exterior noise levels exceeding 60 dBA L_{dn} , 60 dBA CNEL, or the performance standards of Table NE-2.

NE-1b: Avoid noise-sensitive land use development in noise impacted areas unless effective measures are included to reduce noise levels. For noise due to traffic on public roadways, railroads, and airports, reduce exterior noise to 60 dBA L_{dn} or less in outdoor activity areas and interior noise levels to 45 dBA L_{dn} or less with windows and doors closed. Where it is not possible to meet this 60 dBA L_{dn} standard using a practical application of the best available noise reduction technology, a maximum level of up to 65 dBA L_{dn} may be allowed provided that the interior noise level shall be maintained so as not to exceed 45 dBA L_{dn} .

NE-1c: Control non-transportation related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use. Limit exceptions to the following:

- 1) If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of five dBA above the standard, provided that no measurable increase (i.e. +/- 1.5 dBA) shall be allowed.
- 2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and dog barking at kennels.
- 3) Reduce the applicable standards in Table NE-2 by five dBA if the proposed use exceeds the ambient level by 10 dBA or more.
- 4) For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by five dBA. These events shall be subject to a noise management plan, including provisions for maximum noise level limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.

- 5) Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, instead of at the exterior property line of the adjacent noise-sensitive use where:
- a. The property on which the noise-sensitive use is located has already been substantially developed, pursuant to its existing zoning, and
 - b. There is available open land on these noise-sensitive lands for noise attenuation.

Note, this exception may not be used on vacant properties, which are zoned to allow noise-sensitive uses.

TABLE NE-2 Maximum Allowable Noise Exposures for Non-Transportation Sources

Hourly Noise Metric ¹	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₈ (5 minutes in any hour)	60	55
L ₀₂ (1 minute in any hour)	65	60

¹The sound level exceeded n% of the time in any hour. For example, the L₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L₀₂ is the sound level exceeded one minute in any hour.

Noise Impact Assessment

The proposed project would potentially generate two noise impacts at the surrounding land uses: project traffic and special events.

Project traffic would require analysis of two different impacts:

- A significant increase in traffic volumes with the inclusion of the proposed project. Typically, for noise environments less than 60 dBA L_{dn}, a significant impact would occur if project-generated traffic resulted in a permanent noise increase of 5 dBA or more. For noise environments of 60 or more dBA L_{dn}, a 3 dBA increase would be considered a significant impact. A 3 dBA increase would occur if the inclusion of project-generated traffic resulted in roadway traffic to double, while a 5 dBA increase would occur if traffic volumes tripled with the inclusion of project traffic.
- Currently, the parking lot is located at the north of the site adjacent to SR 116. Under project conditions, the parking lot would remain in the same location. In the original noise assessment completed in February 2018, the proposed parking area was relocated to the eastern boundary of the site. Project traffic would include automobile and light vehicle traffic accessing the parking lot during the daytime hours. Any special events occurring at the project site would include pickup truck deliveries, but medium or heavy trucks are not expected at the park. Noise produced by automobiles and light vehicles is expected to

include the sounds of vehicles maneuvering within the parking area, engine starts, door slams, etc. These noises typically range from 53 to 63 dBA at 50 feet.

Special events, such as those summarized in Table 1, are expected to occur at the park. All amplified sound from speech and music or regular levels of conversation would be centered at the proposed amphitheater and outdoor seating area. Typical noise levels expected during special events at the proposed project site are summarized in Table 2, based on the data collected at the project site during an existing farmers' market. Note, the measurements made at the existing farmers' market included amplified speech, which occurred concurrently with amplified music; however, amplified speech alone, such as during student assemblies, typically result in noise levels that are 1 dBA lower than amplified music. This is reflected in the Table 2 source levels.

TABLE 2 Typical Noise Source Levels for Special Events at the Park (A-weighted L₅₀ Levels)

Event or Activity	Typical Noise Level
Amplified Music ¹	54 to 64 dBA at 200 feet
Amplified Speech ¹	53 to 63 dBA at 200 feet
Non-amplified (acoustic) Music	55 to 58 dBA at 200 feet
Typical Conversation	50 to 52 dBA at 50 feet

¹ Amplified sound for the future activities would not exceed the noise levels measured here for the existing activities.

For purposes of assessing noise levels at the surrounding land uses, noise source levels summarized above are propagated to the property lines of the nearest surrounding sensitive uses. For simple, single sources, such as fixed sources, the divergence of the sound waves is hemispherical in nature, yielding a noise reduction of 6 dBA with each doubling of distance. For moving sources of noise, such as auto traffic along roadways, which are considered linear sources of noise, the divergence of the sound wave is cylindrical in nature, yielding a noise reduction of 3 to 4.5 dBA with each doubling of distance. Other effects can modify these fall-off rates, such as partial shielding from buildings or topography, atmospheric attenuation of sound, ground absorption, and meteorological effects. These effects typically reduce the noise in addition to the noise reduction due to sound divergence alone. As most of these effects will vary with time due to changing environmental conditions, it is most conservative to assume only attenuation due to divergence for outdoor activities. Therefore, this analysis conservatively assumes no additional noise reduction effects, representing the worst-case scenario.

To evaluate noise impacts on the most immediate off-site noise-sensitive uses, the closest residences to the site were identified, and noise levels were propagated to the residential property lines, as follows (see Figure 1 for locations):

Residences to the east: Several single-family residences are located adjacent to the park to the east. These residences would have direct line-of-sight to the park activities. In the original noise assessment, short- and long-term measurements were made at the project site. These levels are used in this assessment to establish existing ambient conditions at the surrounding land uses. Table

3 summarizes the existing noise levels used to quantify ambient conditions at the eastern residences.

TABLE 3 Existing Ambient Conditions at the Eastern Residences

Hourly Noise Metric	Exterior Ambient Noise Levels, dBA	
	East Residences (~160ft south of the centerline of SR 116)	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L ₅₀ (30 minutes in any hour)	54	44
L ₂₅ (15 minutes in any hour)	57	49
L ₀₈ (5 minutes in any hour)	61	54
L ₀₂ (1 minute in any hour)	65	60

While Figure 1 indicates additional residences to the east and to the southeast, these additional residences would be shielded from park activities by intervening buildings. Therefore, these residences would not have direct line-of-sight to activities at the park. Since the adjacent residences represent the worst-case scenario, the following analysis is focused on the adjacent residences only.

Project-Generated Traffic

A traffic analysis was completed for the proposed project by *W-Trans*¹ in December 2020. According to the analysis, 91 daily trips are expected at the park with and without the project. The project would produce 23 peak hour trips during the PM hour. While the peak PM trips would be the same as the traffic study analyzed in the original noise assessment completed in February 2018, the daily trips with and without the project are 2 trips reduced from the original study. Compared to the existing traffic volumes along SR 116, the daily and peak hour trips would be insignificant and would not result in a measurable increase in traffic noise levels. This would be consistent with the findings in the original noise study; therefore, no additional impact would be generated. This would be a less-than-significant impact.

Parking Lot Noise

In the most recent site plan, dated July 7, 2020, the parking lot would be located in the same location as existing conditions, which is different from the site plan analyzed in the original noise assessment. However, since the parking lot location is going to remain in the same location, the distance from the parking lot to the eastern residences would be the same. Considering the existing parking lot noise is included existing ambient noise level conditions at the eastern residences, the new parking lot located in the same place would not change existing noise level conditions. With no change from the existing conditions of the parking lot, this would result in a less-than-significant impact.

¹ W-Trans, *Second Update to the Focused Traffic Analysis for the Forestville Town Park Project*, December 22, 2020.

Amphitheater Noise

Special events expected at the park, which are summarized in Table 1, would only occur during daytime hours. The maximum number of people expected at an event would be 200 people during the once yearly business exposition. As shown in Table 1, amplified music and speech is expected at most events but not all events. However, Table 1 also indicates that amplified music and speech are already included at existing activities, such as farmers' markets, tree lighting, etc. During events when amplified music and speech are expected, this noise source type would be the dominant noise source at the event. Amplified music and speech would represent the worst-case scenario.

Amplified music and speech is expected only at the stage of the proposed amphitheater, located approximately 155 feet southwest of the nearest residential property line and approximately 325 south of the centerline of Highway 116. The stage would face northwest, away from the nearest residences. Further, the site plan, dated July 7, 2020, shows the amphitheater relocated from the previous site plan and indicates a covered stage. Assuming a covered stage with a solid wall at the back of the stage aligning with the eastern side of the stage cover shown in the site plan, which would provide shielding for the eastern residences, amplified sound was modeled in SoundPLAN, version 8.2, which is a three-dimensional ray-tracing computer program capable of modeling stationary noise sources.

Using the noise source levels provided in Table 2 as inputs to the model, noise levels were estimated at the property lines of the nearest residences to the east. These modeling results are summarized in Table 4. Since all proposed events occurring at the project site would be during daytime hours, the noise levels are assessed against the County's daytime thresholds only.

The estimated noise levels for amplified music and speech and non-amplified music shown for the 2020 site plan are about 4 dB lower than the estimated noise levels from the February 2018 noise assessment. While the noise levels are reduced, the County's NE-2 threshold would still be exceeded during the use of amplified music and speech.

Existing special events have successfully included amplified music and speech without receiving complaints from the existing residents living adjacent to the park. Therefore, without any major modifications to the existing special events, the County may permit current activities to continue as they are unless future residents complain about the excessive noise.

Assuming the County does not permit current activities to continue without mitigation, outdoor amplified music is expected to exceed the County's adjusted daytime noise limit of 49 dBA L₅₀ by up to 5 dBA. Outdoor amplified speech would exceed the threshold by up to 4 dBA. Non-amplified music and typical conversations are not expected to exceed the County's daytime limit. This would continue to be a potentially significant impact.

TABLE 4 Special Event Noise Levels, L₅₀, for Noise Sources at the Stage of the Proposed Amphitheater

	L₅₀ (Noise Level Exceeded 30 Minutes in any Hour), dBA
	Residences East of the Park (ST-2)
Unadjusted Table NE-2 Daytime Limit	50 dBA L ₅₀
Daytime Ambient Noise Levels	54 dBA
Ambient Exceeds NE-2 Limit?	Yes
Daytime NE-2 Adjustment	+4
NE-2 Adjustment for speech and music	-5
Special Event Noise at Receptor Property Line	Residences East of the Park (ST-2)
Outdoor Amplified Music	44 to 54 dBA
Outdoor Amplified Speech	43 to 53 dBA
Outdoor Non-Amplified Music	45 to 48 dBA
Typical Conversation	40 to 42 dBA
Adjusted NE-2 Limits and Compliance	Residences East of the Park (ST-2)
Event Noises Exceed Ambient by 10 dBA?	No (all)
NE-2 Adjustment	+0 (all)
Adjusted Table NE-2 Daytime Limit	49 dBA L ₅₀
Amplified Music Exceeds Adjusted NE-2?	Yes
Amplified Speech Exceeds Adjusted NE-2?	Yes
Non-Amplified Music Exceeds Adjusted NE-2?	No
Typical Conversation Exceeds Adjusted NE-2?	No

The following Mitigation Measure would be recommended to reduce noise levels during special events. These measures have been modified from the previous noise assessment to accommodate the most recent site plan.

Mitigation Measure 2 (modified):

Assuming the County would not allow existing amplified music and speech to continue to occur without mitigation, the impact would be reduced to a less-than-significant level with one of the following options implemented as part of the project’s conditions of approval:

1. Prohibit amplified music and speech. Under Policy NE-1c(4) of the County’s General Plan, short-term noise sources, such as concert events, would allow for the Table NE-2 thresholds to be increased by 5 dBA for up to six days a year. Therefore, amplified music and speech may be permitted for up to six days a year. During these six events, the County would require a noise management plan, including provisions for a maximum noise level limit of 54 dBA as measured at the nearest residential property line. The noise management plan would identify a procedure for responding to complaints and allowable hours of operation. The plan would also address potential cumulative noise impacts from all events in the area.

2. If the amphitheater was repositioned to face west, instead of northwest as shown in the July 7, 2020 site plan, noise levels for amplified music would reduce to 38 to 48 dBA, and noise levels for amplified speech would reduce to 37 to 47 dBA. Amplified music and speech would meet the County's adjusted daytime threshold of 49 dBA L₅₀ and would be allowed to operate year round.

The implementation of either option discussed above would reduce the impact to a less-than-significant level.

The proposed site plan, dated July 7, 2020, would not result in additional noise impacts.



If you have any questions or comments regarding this analysis, please do not hesitate to call.

Sincerely,



Carrie J. Janello
Senior Consultant
Illingworth & Rodkin, Inc.



To: Interested Agencies

November 1, 2021

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP21-0020
Applicant Name: Andre Vazquez
Owner Name: Jerry Knight
Site Address: 16095 River Rd., Guerneville
APN: 070-050-026
Zoning: LC, F2 LG/116 LG/RRC SR VOH

Project Description: Request for a Use Permit and Administrative Design Review for a food truck washout station to be located within an existing remodeled 2,304 sq. ft. building located on a 0.78-acre parcel (former lumber site) zoned LC. The 759 sq. ft. washout station will be used to clean out three food trucks in the evening hours. The trucks will be parked on site within the same building as the washout station. The washout station will be repainted and equipped with two exterior lights, a roll up bay door, hot water heater, sinks, and an exterior sub-grade grease trap used for cleaning out food trucks on a daily basis. Hours of operation are 7 pm – 9:30 pm., seven days per week. The washout station will employ 2-3 part time employees. No additional structures are proposed to be constructed. An existing detached restroom will be available for employees.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.





Your comments will be appreciated by November 15, 2021, and should be sent to the attention of: PLP21-0020, Georgia McDaniel (Georgia.Mcdaniel@sonoma-county.org). The Project Planner can also be reached at 707-565-4919. **If no response is received by November 15, 2021, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|---|
| <input checked="" type="checkbox"/> PRMD Management Group | <input checked="" type="checkbox"/> BOS Dist. 5 Director and Commissioners |
| <input checked="" type="checkbox"/> PRMD Natural Resources | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal) |
| <input checked="" type="checkbox"/> Survey and Land Development | <input checked="" type="checkbox"/> U.S. Army Corps of Engineers |
| <input checked="" type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> State Dept of Fish and Wildlife |
| <input checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> State Water Resources Control Board |
| <input checked="" type="checkbox"/> Code Enforcement | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> So. Co. Environmental Health | <input checked="" type="checkbox"/> Regional Water QCB: North Coast |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input checked="" type="checkbox"/> Air Pollution Control: No. So. County |
| <input checked="" type="checkbox"/> Regional Parks Dept. | <input checked="" type="checkbox"/> Lower Russian River MAC |
| <input checked="" type="checkbox"/> Fire Prevention | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input checked="" type="checkbox"/> Local Fire District – Sonoma County FPD | <input checked="" type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> Economic Development Board | |
| <input checked="" type="checkbox"/> Transit/BPAC | |
| <input checked="" type="checkbox"/> SCTA/RCPA | |



Agenda Request Sheet - All Informaton Must Be Filled In

Applicant: Andre Vazquez
 PO Box 656
 Guerneville, CA 95446

Date Accepted:
 File #: PLP21-0020
PCAS #: JP21-0020

Appellant:

Staff:
 Sup District:
 Zoning: LC, F2 LG/116 LG/RRC SR VOH

Parcel: 070-050-026

Williamson Act Contract: yes no
 Neighborhood Notification: yes no

Address: 16095 River Rd
 GUERNEVILLE, CA 95446

On-Site Public Hearing Sign: yes no
 Date Complete for Processing: _____

Description: Request for a Use Permit and Administrative Design Review for a food truck washout station to be located within an existing remodeled 2,304 sq. ft. building located on a 0.78-acre parcel (former lumber site) zoned LC. The 759 sq. ft. washout station will be used to clean out three food trucks in the evening hours. The trucks will be parked on site within the same building as the washout station. The washout station will be repainted and equipped with two exterior lights, a roll up bay door, hot water heater, sinks, and an exterior sub-grade grease trap used for cleaning out food trucks on a daily basis. Hours of operation are 7 pm – 9:30 pm., seven days per week. The washout station will employ 2-3 part time employees. No additional structures are proposed to be constructed. An existing detached restroom will be available for employees.

Env. Status: **CE** ND MND EIR State Clearing House Review and 30 day notice? yes no

Public Hearing: yes no Continued Hearing: yes no from _____ County Counsel? yes no

Requested Date and Amount of Time: _____ Need BOS Hearing: yes no Uncontested: yes no

OWNER

Name: KNIGHT JERRY A
 Addr: 16135 MAIN ST
 GUERNEVILLE, CA 95446-8301

Consultant

Name: Tom Lynch
 Addr: PO Box 1452
 Guerneville, CA 95446
 Name: Dean Parsons
 Addr: 2500 Montecito Ave
 Santa Rosa, CA 95404

REFERRALS AND NOTICING:

- _____ **County Surveyor**
- _____ **Health Specialist**
- _____ Sanitation
- _____ **Grading and Storm Water**
- _____ SUSMP
- _____ **Building Inspection**
- _____ Code Enforcement
- _____ Road Naming
- _____ **So County Environmental Health**
- _____ **DTPW, Land Development**
- _____ DTPW, Drainage
- _____ Ag Commissioner
- _____ **Regional Parks**
- _____ **Fire Prevention**
- _____ **FPD: CSA and FIRE SERVICES** Russian River FPD
- _____ Treasurer Special Assessment
- _____ Assessor
- _____ Landmarks Commission
- _____ Landmarks Approval Required
- _____ Trans/BPAC
- _____ Communications
- _____ SCTA/RCPA
- _____ Sheriff Community Service Office
- _____ LAFCO
- _____ ALUC/CLUP

- _____ **BOS Dist ⁵ Director**
- _____ BOS Dist 1 Director and SVCAC
- _____ Valley of the Moon Alliance and Kenwood Press
- _____ **NW Information Center, S.S.U.**
- _____ Milo Baker Chapter Conservation Committee
- _____ PG&E
- _____ School District
- _____ **Recology (Disposal)**
- _____ **US Army Corps of Engineers**
- _____ State Coastal Commission-Appealable? Y N
- _____ State Dept of Transportation (Catrans)
- _____ State Dept of Fish and Wildlife
- _____ CAL Fire
- _____ State Dept of Health
- _____ State Parks and Recreation
- _____ **Regional Water OCB: North Coast/SF Bay**
- _____ **Air Pollution Control: No. So County/Day Area AQM**
- _____ City of _____ Dept.
- _____ Sonoma MOAG
- _____ Forestry Specialist
- _____ Caltrans Division of Aeronautics
- _____ Sonoma Coast MAC
- _____ **Lower Russian River MAC**

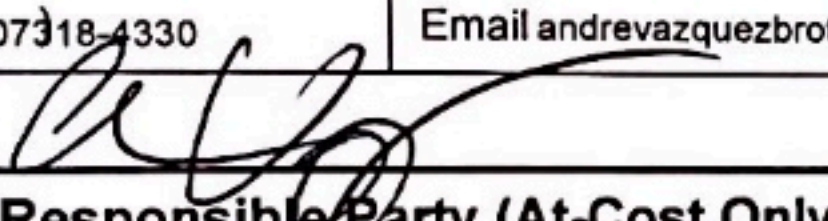
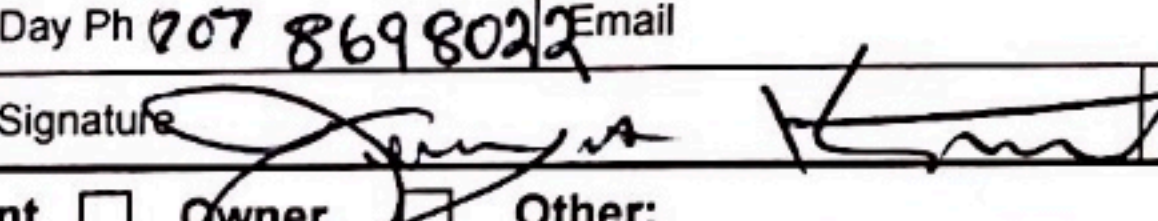
Planning Application

PJR-001

Application Type(s):

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

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 Andre Vazquez		Name Jerry Knight	
Mailing Address <u>P.O. Box 656</u>		Mailing Address <u>16135 MAIN ST</u>	
City <u>Guerneville</u>	State CA	Zip <u>95446</u>	
City <u>GUERNEVILLE</u>	State CA	Zip <u>95446</u>	
Day Ph (707) <u>18-4330</u>	Email <u>andrevazquezbrothers@yahoo.com</u>	Day Ph <u>707 8698022</u>	Email _____
Signature 	Date <u>7-21-21</u>	Signature 	Date <u>09-19-21</u>
Billing Responsible Party (At-Cost Only) <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____			
OTHER PERSONS TO RECEIVE CORRESPONDENCE			
Name/Title <u>Tom Lynch</u>		Name/Title <u>Dean Parsons</u>	
Mailing Address <u>P.O. Box 1452</u>		Mailing Address <u>2500 Montecito Ave.</u>	
City <u>Guerneville</u>	State CA	Zip <u>95446</u>	
City <u>Santa Rosa</u>	State CA	Zip <u>95404</u>	
Day Ph (707) <u>529-1890</u>	Email <u>tlynch@sonic.net</u>	Day Ph (707) <u>508-7571</u>	Email <u>deanparsonsplanning@gmail.com</u>
PROJECT INFORMATION			
Address(es) <u>16095 River Road</u>		City <u>Guerneville</u>	
Assessor's Parcel Number(s) <u>070-050-026</u>			
Project Description <u>Use Permit and Administrative Design Review requests to locate a food truck washout station in an existing 2,304 sq. foot building located on the west end of a 34,154 sq. ft. parcel located at the southeast corner of River Road and Highway 116. The 872 sq. ft. washout station is to be used to wash out both the interior and exterior of three food trucks on a nightly basis. The food trucks will be parked on site within the covered structure over night. The trucks will be driven off site in the morning to off site locations for food service. No food service will be provided on site, and no other vehicle maintenance will occur on site.</u>			
Acreage <u>.78 acres</u>		Number of new lots proposed <u>NA</u>	
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input 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	<input type="checkbox"/> YES
Application accepted by		Date	File No.
Approved by		Date	

Supplemental Application Information

PJR-126

Existing use of property: Former Guerneville lumber yard which includes structures to cover lumber.

Acreage: .78

Existing structures on property: 2304 sq. ft. covered lumber storage building, 759 sq. ft. covered lumber storage building, 840 sq. ft. office with attached 1400 sq. ft. of covered storage, and detached restroom building.

Proximity to creeks, waterways and impoundment areas: Approximately 60' to Russian River top of bank.

Vegetation on site: Ornamental trees on street frontage, native willows etc. around perimeter of site.

General topography: Gently slopes from River Rd. down to south end of site adjacent to park.

Surrounding uses to (Note: An adjoining road is not a use.)
North: Residential South: Riverfront Park
East: Residential West: Commercial building

New structures proposed (size, height, type): No new structures are proposed. Rehabilitating one existing structure on west end of site to install washout station. Existing restroom to be remodeled for ADA access if necessary.

Number of employees: Full time: _____ Part time: 2-3 Seasonal: _____

Operating days: 7 days/week Hours of operation: 8-9:30 pm

Number of vehicles per day: Passenger: 4-6 Trucks: 6

Water source: public Sewage disposal: public

Provider, if applicable: Sweetwater Springs Provider, if applicable: Russian River County Sanitation

New noise sources (compressors, power tools, music, etc.): trucks will be washed within washout bay located at far western portion of site adjacent to Highway 116/River Rd. intersection.

Grading proposed: Amount of cut (cu. yds.): 10.8 Amount of fill (cu. yds.): 4 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No XXX If Yes, indicate area of disturbance(acres): _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
No change in site drainage. Site currently sheet flows down hill towards adjacent Riverfront Park.

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes _____ No XXX

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No XXX

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No XXX

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Site is served by a driveway that has two gates on River Road, and has additional turnaround area for safety vehicles.

Parsons & Associates Land Use Consulting

Santa Rosa, CA

Dean Parsons 707-508-7571

Use Permit & Design Review Proposal for Vazquez Food Truck Wash-out Station

Applicant: Andre Vazquez
Property Owner: Jerry Knight
Site Location: 16095 River Road, Guerneville
APN: 070-050-026

Project Proposal:

Request for a Use Permit and Administrative Design Review for a food truck washout station to be located within an existing remodeled 2,304 sq. ft. building located on the former Guerneville Lumber site. The 759 sq. ft. washout station will be used to clean out three food trucks in the evening hours. No other food truck maintenance or repair will occur on site. The trucks will be parked on site within the same building as the washout station. The washout station will be equipped with a hot water heater, sinks, and an exterior sub-grade grease trap used for cleaning out food trucks on a daily basis. No other modifications to the site are proposed other than installation of a rollup door on the washout station bay and re-painting of the existing structure and installation of two exterior lights. Hours of operation are 7 pm – 9:30 pm., seven days per week. The washout station will employ 2-3 part time employees. No additional structures are proposed to be constructed. An existing detached restroom will be available for employees.

General Plan: Limited Commercial

Zoning: LC (Local Commercial), F2, LG/116 LG/RRC (Russian River Corridor & Highway 116 Local Development Guidelines), SR (Scenic Resource), VOH (Valley Oak Habitat)

Local Area Development Guideline: 116 Scenic Highway Corridor Study
Guideline, Russian River Corridor Design Guideline

Area or Specific Plan: Not Applicable

Ordinance Reference: Sonoma County Zoning Code Sec. 26-10-030 Table 10-1
“Vehicle Maintenance & Repair”

Planning Area: 4 – Russian River

Supervisory District: 5

Project Site and Context

Location:

The project site is .78 acres and located at the southeast corner of Highway 116 and River Road at 16095 River Road, Guerneville. The site is located within the Guerneville Urban Service Area with a connection to the Russian River Sanitation District and a connection to public water.

Project Site and History:

The project site was used for several years as the Guerneville Lumber Company. Two former lumber storage sheds are still located at the south side of the site and the former office and attached storage area are located at the northeast corner of the site adjacent to the easterly driveway. The lumber company closed several years ago, and various other businesses have operated on site including Christmas tree lots and a retail nursery. No business is currently operating on site.

Project Description

Background:

The Vazquez family has owned and operated restaurants and food trucks in the Guerneville community for nearly 30 years. They currently operate permitted food trucks in the Guerneville Safeway parking lot located approximately one-half mile west of the project site.

Food trucks must be cleaned out on a daily basis for health and sanitary reasons. Food truck cleaning is much more efficient if it can be completed at a dedicated washout station equipped with hot water, sinks, property drainage and a grease trap. The proposed facility will serve the need and involves remodeling the westerly 759 sq. ft. of an existing former 2,304 sq. ft. lumber storage shed. The

washout station will be equipped with interior sinks, a hot water heater and drainage to the sewer system. An approximate 1500-gallon concrete grease interceptor tank will be installed sub-grade and on the west side of the existing building. A new roll-up door will be installed on washout service bay which faces River Road. Three food trucks will be washed out on a nightly basis and will be parked overnight under designated covered parking in the existing structure.

No food service, food storage, truck repairs or other vehicle maintenance will occur on site.

Existing and Proposed Development (see Site Plan and building elevations):

Existing Development:

- An existing 2,240 sq. ft. structure at the northeast corner of the site that includes an 840 sq. ft. office and 1,400 sq. ft. of covered storage. This structure will remain, and no modifications are proposed.
- An existing approximately 150 sq. ft. detached restroom structure will remain and will be available for employees.
- An existing 759 sq. ft. former lumber storage building with a roof, sides and open front that will remain with no modifications.
- A 2,304 sq. ft. former lumber storage building will be remodeled to include a new washout station in the westerly portion of the building (see proposal below).

Proposed Development:

- The new washout station is 872 sq. ft. in size and will be located in the western portion of the existing 2,304 former lumber storage building.
- The washout station will be fully enclosed and will include a concrete floor to park food trucks during cleaning, a sink, a new hot water heater, and racks for cleaning supplies.
- The north elevation of the washout area will be enclosed with metal siding to match existing, and a 12' X 12' steel roll-up door will be added to the north elevation washout entry to secure the space.
- A below grade 1,500 gallon grease trap installed adjacent to the west side of the new washout station with a connection to sewer.
- Parking within the washout station for one food truck and two additional parking spaces for food trucks within the same building

- Four employee parking spaces (including one ADA space) within the existing bays within the same building.

Employees: The washout station will employ 2-3 part time employees.

Hours of Operation: 7 pm – 9:30 pm., seven days per week

Water Service: Sweetwater Springs Water District

Sanitary Sewer: Russian River County Sanitation District

Access & On-site Traffic

Circulation: An existing on-site paved driveway serves the site. It includes two driveways on River Road. Both driveway entries have locked gates to secure the site. Food trucks and employees are to use only the easterly driveway to enter and exit. The westerly driveway access will be for emergency use only. Right turn only turning movements will be permitted to enter and exit the site.

Traffic Trips: With a maximum of three part-time employees on site during a limited number of evening operating hours, a maximum of six employee trips will be generated per day, and a maximum of six food truck trips per day will be generated, total: 12 trips per day.

Parking: As indicated above, four covered parking spaces are available in the washout building for employees, including one ADA parking space. Three covered parking spaces for three food trucks is provided in the same building as the washout station, including one space in the washout station.

Fire Protection: Russian River Fire Protection District. All new construction will conform to Fire Safe Standards related to fire sprinklers, emergency vehicle access, and water supply. The site has a circular driveway for emergency access vehicles with two

separate driveways on River Road. Several vehicle turnaround areas are located on site.

GENERAL PLAN AND ZONING CONSISTENCY

Policy for LC (Limited Commercial) Areas:

“Purpose and Definition. *This category provides sites where commercial activities are limited. Particular limitations may be specified in the Land Use Policies for the Planning Areas. Limited commercial land is intended to accommodate retail sales and services for the daily self-sufficiency of local rural or urban neighborhoods or communities in keeping with their character. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas and for consideration of a single-family residence or Single Room Occupancy units in place of commercial uses allowed by zoning. Single Room Occupancy Units may only be considered in Urban Service Areas.*”

Permitted Development Intensities and Criteria. *New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water but may be smaller in Urban Service Areas. Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Commercial uses and Single Room Occupancy Units shall require design review approval and on-site parking. Single Room Occupancy Units shall be substantially limited in size, as specified in the Development Code, to ensure affordability. Mixed residential and commercial use may be considered where urban services are available and as part of a master plan for the site. The Development Code shall specify the appropriate ratio of residential use to nonresidential use and shall provide that residential use is secondary to commercial use unless the additional units are subject to affordability restrictions that make them available to very low-, low-, or moderate-income households.*

General Plan Consistency:

The proposed food truck washout station provides a needed commercial service for the daily self-sufficiency of a local food truck business that serves the Russian River area. The proposed food truck washout facility location is well suited for business operations because of its close proximity to where food trucks are parked

during the day, and it provides a safe, sanitary location for regular cleaning of the food trucks.

Zoning Consistency:

Limited Commercial Base Zoning District:

The project site is located in the Limited Commercial District (LC) which states “Vehicle Maintenance and Repair” is an allowed use subject to approval of a conditional use permit (Sec. 26-10-030. Table 10-1). Washing food trucks is a form of vehicle maintenance and is a mandatory requirement for food/health safety. No repair or other vehicle maintenance will occur on site.

All washing will be completed within the new washout building and very little noise is generated. The most proximate residence 420 feet to the east on a K-zoned parcel. The most proximate residence to the north is 280 feet and across River Road, a high traffic collector road.

No new structures are to be added to the site; only remodeling of a portion of the former westerly lumber storage building is proposed. All existing structural setbacks will remain unchanged as reflected below.

LC Development Standards:

Standard	Zoning Ord. Allowance	Project Site Existing Condition	Proposed Project: Food Truck Washout Station
Land Use Designation		LC (Limited Commercial)	LC (Limited Commercial)
Zoning District	LC (Limited Commercial)	LC (Limited Commercial)	LC (Limited Commercial)
Front Setback *	0'	0'	0'
West Side Setback	0'	15'	15'
East Side Setback **	0'	0' (commercial/K zone)	16'
Rear Setback ***	No min.	20'	20'
Height	35'	24'	24'
Lot Coverage %	50%	16%	16%
Parking Spaces Vehicle Service	1/400 sq. ft.	0	4
Bicycle Parking	1/5 required parking spaces	0	2 bicycle spaces

*The north side of River Road, directly across from the site's front yard, is a significantly sized public right of way and is not zoned. **The adjacent property to the east has a residence located on it but the property is zoned K. ***The Park located south of the site is zoned PF (Public Facilities).

Combining/Overlay Zoning Districts:

The project site is located within the F2 (Secondary Floodplain) zoning district. The F2 district is applied to properties located within the one hundred (100) year flood hazard area as shown on the most recent FEMA maps and accompanying report. The F2 combining district allows commercial structures, if demonstrated the location of structures is in an area that appreciable damage will not occur from the selected flood and provided that such structures comply with the flood protection regulations established in Chapter 7B of the Sonoma County Code. Typically, the F2 combining district requires it be demonstrated that any new residential, commercial, or industrial structure is designed to be built one foot above the flood elevation level.

The Russian River Corridor Design Guidelines:

The commercial standards of the Russian River Corridor Design Guidelines apply to the subject project. As indicated above, the project consists of the enclosure of only an 872 sq. ft. portion of an existing 2,304 sq. ft. former lumber shed located on the western portion of the site. This building is located east of the Guerneville commercial core is developed with structures originally constructed for a lumber yard. The subject lumber shed sits several feet below Highway 116 and River Road grade, yet it is visible from both roads.

The character of the building and design theme is not changing considerably for the remodeled building. For the washout station, metal siding matching existing will be added to a 24-foot-wide portion of the north elevation along with a new 12' X 12" roll up door. The roll up door will provide secure access to the wash out station. Building colors will match existing. The existing roof will not be modified. Siding on the west elevation of the building will be replaced to match existing because it is poor condition. No signage is proposed.

One exterior light fixture will be located adjacent to a door leading from the interior of the washout station to the adjacent covered parking area. The fixture is downward directed and shielded from the night sky.

Two food trucks and employee parking will be located within the same building but will be covered by the existing roof. The building walls and roof will help screen the vehicles. Existing landscaping/trees along the River Road and Highway 116 frontage help screen the washout area from public view.

Highway 116 Scenic Corridor (LG/116) Local Development Guidelines:

These guidelines were adopted in 1988 by the State of California and are incorporated into the Sonoma County Zoning Code as Local Development Guidelines. The subject site abuts the Highway 116 bridge over the Russian River and due to existing vegetation screening the site and a considerable grade difference (the site is 10+ feet below the highway grade), the subject structure is not highly visible from the highway. The west elevation of the existing structure faces Highway 116 and it is to be re-sided to match the existing metal siding/color. This minor change will only improve the appearance of the structure as viewed from the highway corridor, consistent with design goals of the scenic corridor plan. All of the existing trees that currently screen the site from the highway/bridge are to remain and the existing chain link fence with slats located along the western portion of the site will remain. The existing trees and vegetation and fencing will continue to screen the washout structure from the highway.

The relatively minor building modifications on the north elevation of the structure should improve the appearance of the building as viewed from the Highway 116 corridor because the building will be partially enclosed to secure the washout station and its contents. The proposed design changes maintain the character, colors and materials of the existing structure.

SR (Scenic Resource) Zoning Designation:

The subject site is located within a Scenic Landscape Unit, and it borders River Road and Highway 116, both scenic corridors. For that reason, the site has a Scenic Resource designation, and the SR zoning standards apply to the site. The project complies with the Scenic landscape unit standards in that the project site will continue to be screened by existing landscaping and trees located along the River Road and Highway 116 bridge frontage. As discussed above, the design modifications to the existing lumber storage building are relatively minor to accommodate the enclosure of an 872 sq. ft. portion of the existing 2,304 sq. ft. former lumber storage building. The enclosure will improve the appearance of the building with the enclosure of the existing open north elevation of the building and will screen the washout station as viewed from River Road. The subject building

sits approximately eight feet below River Road and approximately 10 feet below Highway 116. Maintaining the natural landforms helps to minimize views from both scenic corridors.

Valley Oak Habitat Zoning Designation:

The VOH (Valley Oak Habitat) district overlay designation applies to the subject site. No trees will be affected by the conversion of a portion of an existing lumber shed for the proposed washout facility. Since there is no building expansion, construction of new buildings, or any grading required for the project, no tree removal is required for the project. All existing trees will be maintained and will continue to provide screening of the subject building from public views.

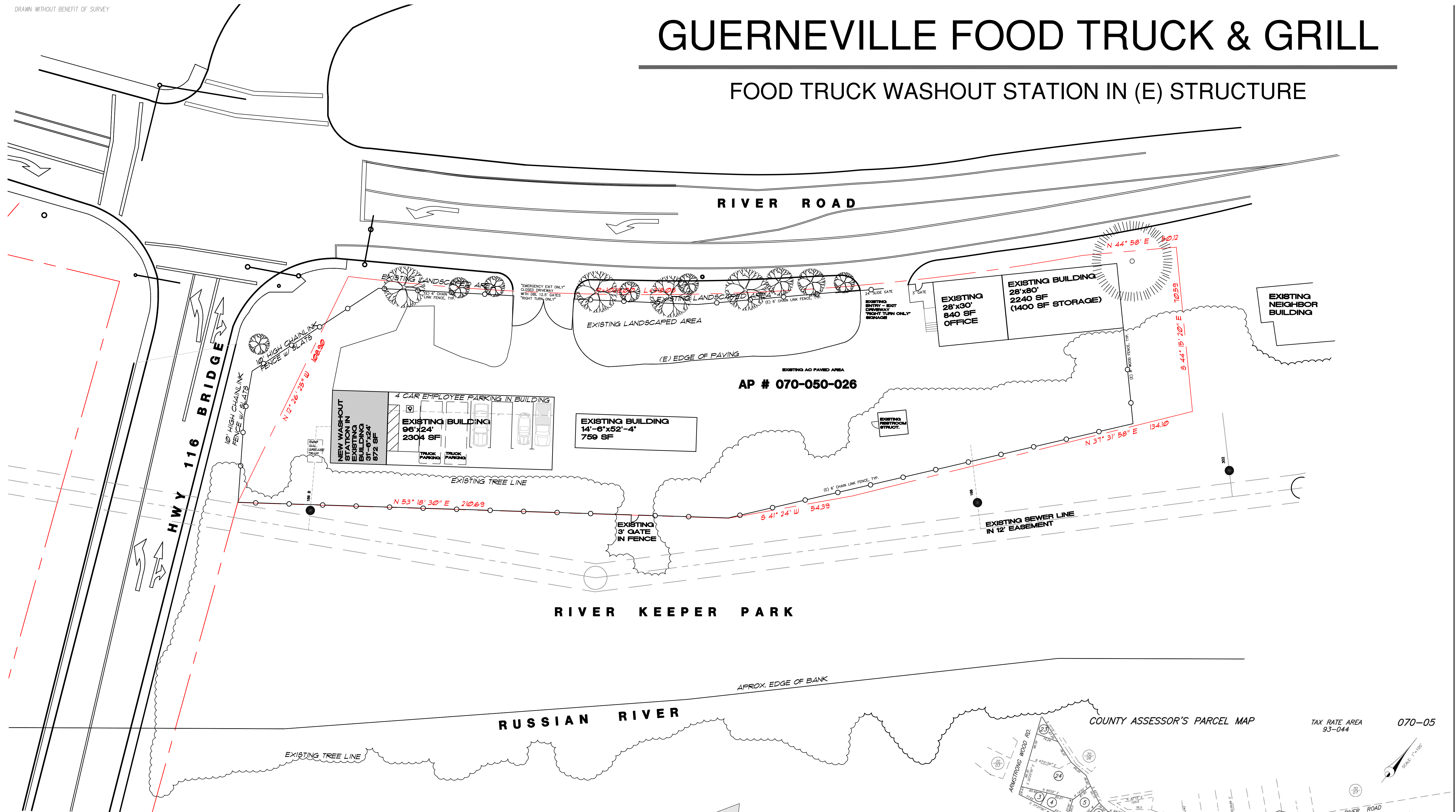
Area Context and Surrounding Land Uses:

Land uses in the project vicinity are mixed. The site is located east of Highway 116 just outside of the Guerneville commercial core where there is a mix of commercial and residential land uses. The surrounding uses to the north and across River Road are single family residential. To the east are residential uses, and to the south is Riverkeeper Park. To the west is the Highway 116 bridge and a gravel parking area for the River Theater and adjacent commercial tenant spaces.

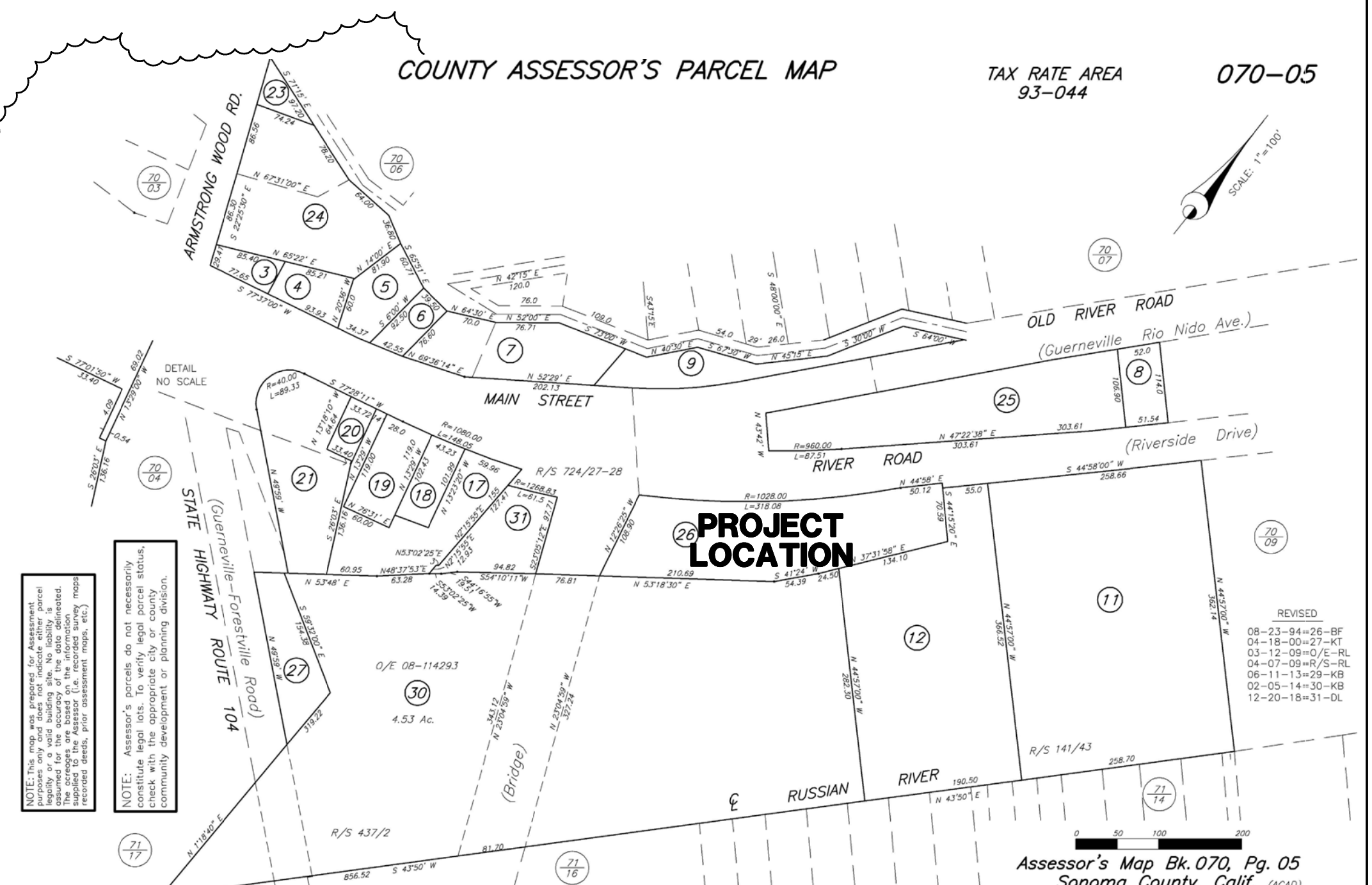
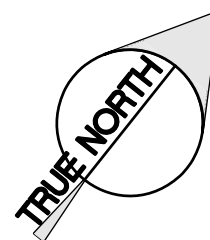
Direction	Zoning District	Land Uses
North	Public ROW and R1 Single Family Residential	Public ROW and Residential
East	Recreation and Visitor-Serving Commercial (K)	Residential
South	Public Facilities (PF)	Park
West	Limited Commercial (LC)	Commercial

GUERNEVILLE FOOD TRUCK & GRILL

FOOD TRUCK WASHOUT STATION IN (E) STRUCTURE



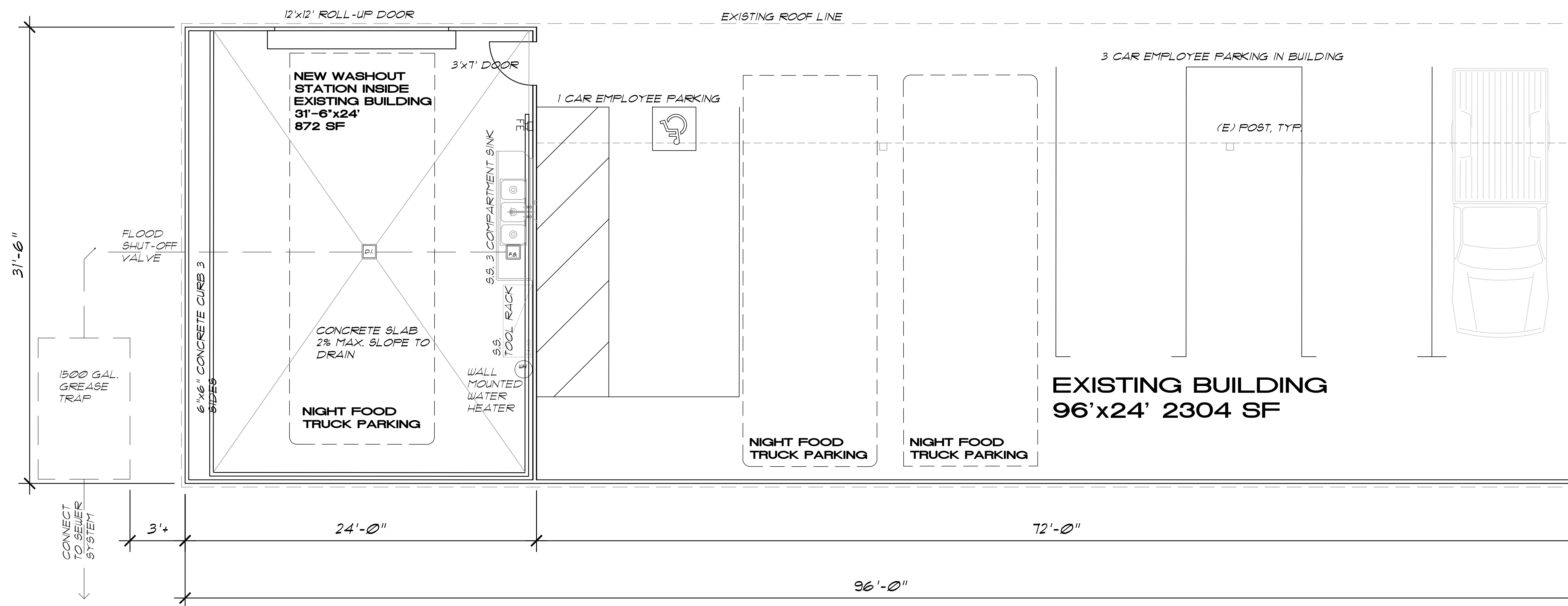
SITE PLAN
SCALE: 1" = 20' - 0"



VICINITY / AP MAP
SCALE: N.T.S.

WASHOUT STATION
16095 River Road
Guerneville, CA
Guerneville Food Truck & Grill
CONCEPTUAL SITE PLAN

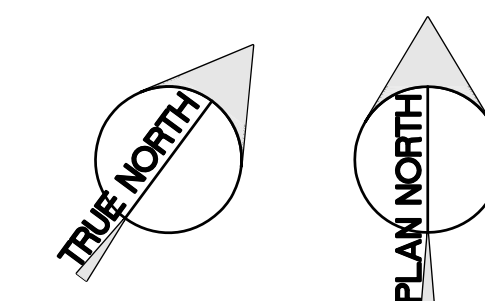
SCALE: AS SHOWN
JOB NO: 2021-04
DATE: 08/11/21
OWNER / PLANNING REVIEW
REVISIONS: 09/16/21
PLANNING REVIEW SET



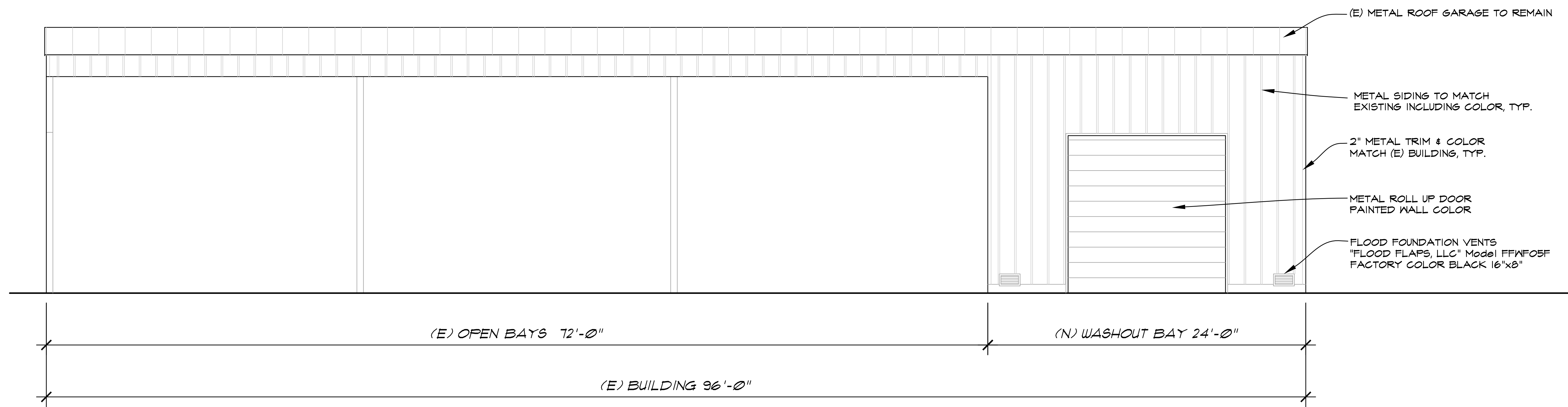
WASHOUT STATION
 16095 River Road
 Guerneville, CA
 Guerneville Food Truck & Grill
FLOOR PLAN

SCALE: AS SHOWN
 JOB NO: 2021-04
 DATE: 09/16/21
 PLANNING REVIEW
 REVISIONS:

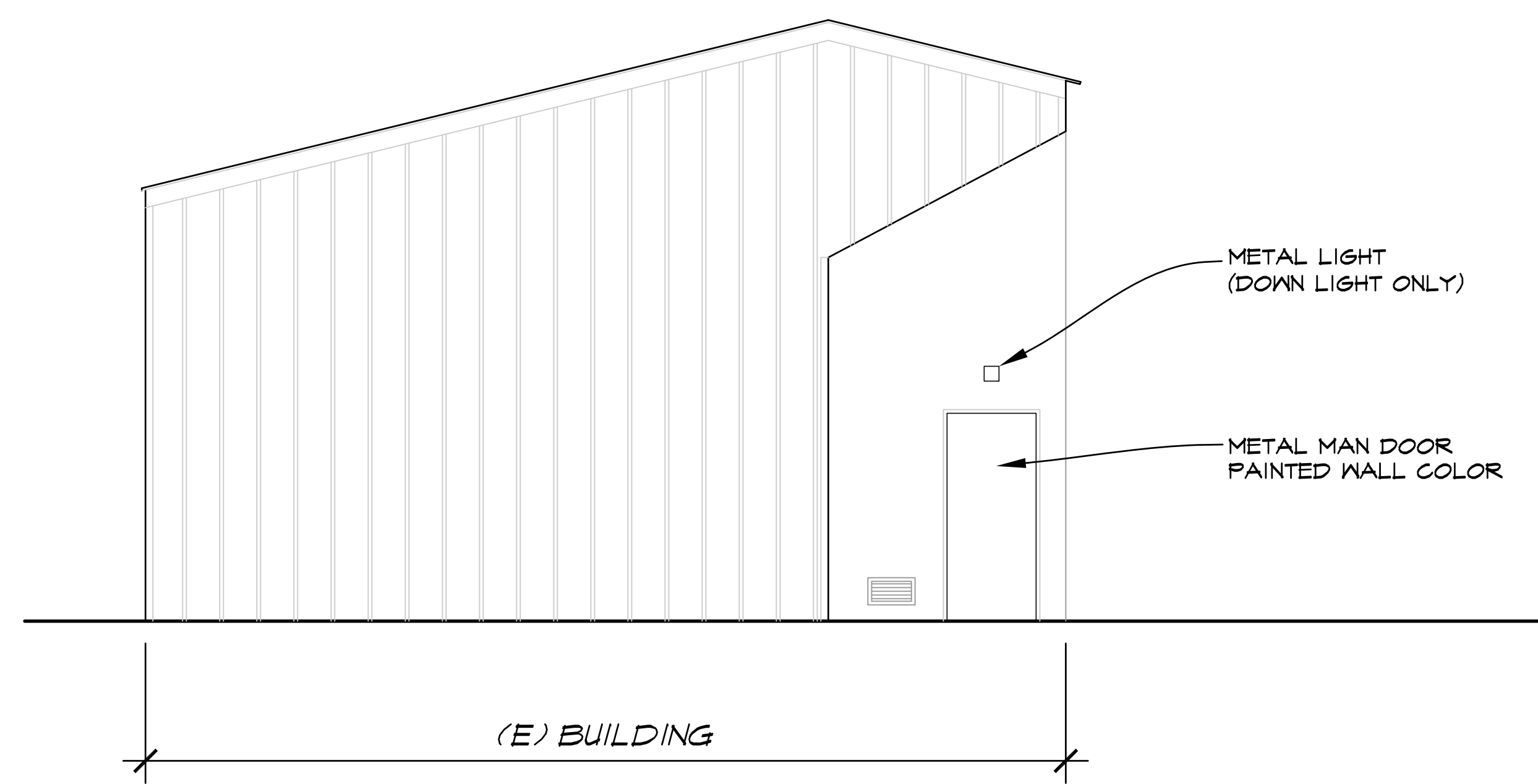
FLOOR PLAN
 SCALE: 1/4" = 1' - 0"



DRAWING
A2



NORTH ELEVATION
 SCALE: 1/4" = 1' - 0"



EAST ELEVATION
 SCALE: 1/4" = 1' - 0"

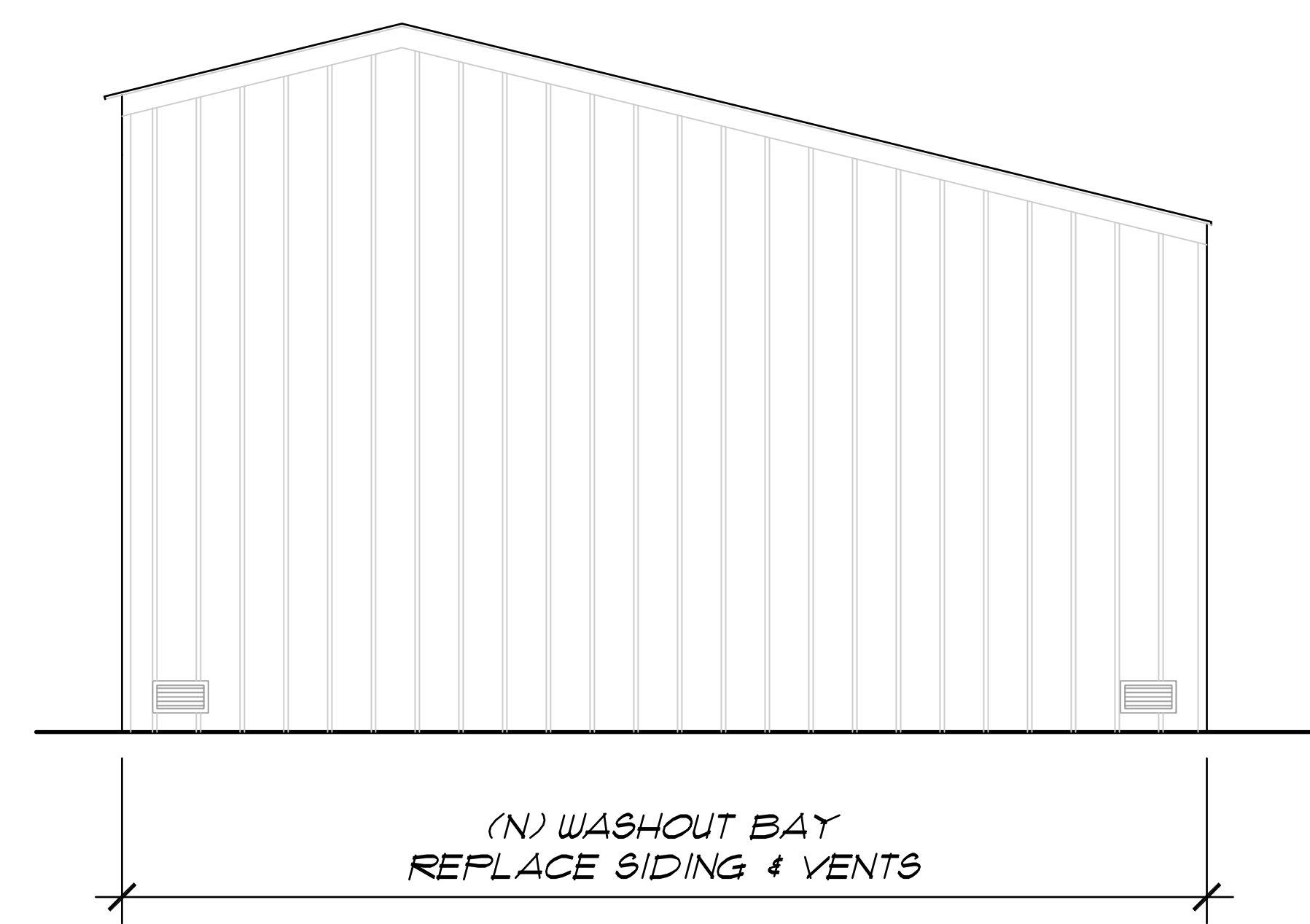
Commercial Grade High-Output 200-Watt Equivalent LED Flood Light with Wall Mount Kit, 3000 Lumens, Outdoor Security Lighting

Power Type: Hardwired

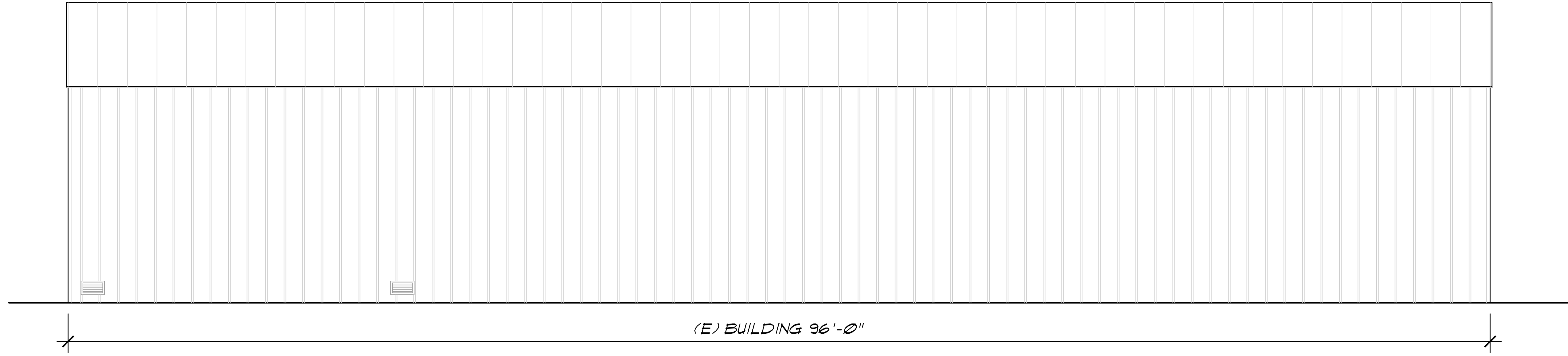
Outdoor Lighting Features: Adjustable Lamp, Head, Dark Sky, Rust Resistant

Dimensions	
Product Depth (in.)	7.68
Product Height (in.)	2.36
Product Length (in.)	6.46
Product Weight (lb.)	6.46

Details	
Actual Color Temperature (K)	4000
Color Rendering Index (CRI)	90
Color Temperature	Cool White
Detection Range (ft.)	8
Emergency Lighting Product Type	Flood and Spot Lights
Finish Color	Black
Material	Aluminum
Mounting Type	Surface Mount
Number of Lights	1 Light
Outdoor Lighting Features	Adjustable Lamp, Head, Dark Sky, Rust Resistant
Package Quantity	1
Product Type	Floodlight
Product Weight (lb.)	3.00
Recessed	No
Style	Modern
Warranty Type	See Website
Watt Equivalence	100



WEST ELEVATION
 SCALE: 1/4" = 1' - 0"

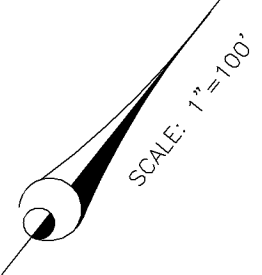


SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"

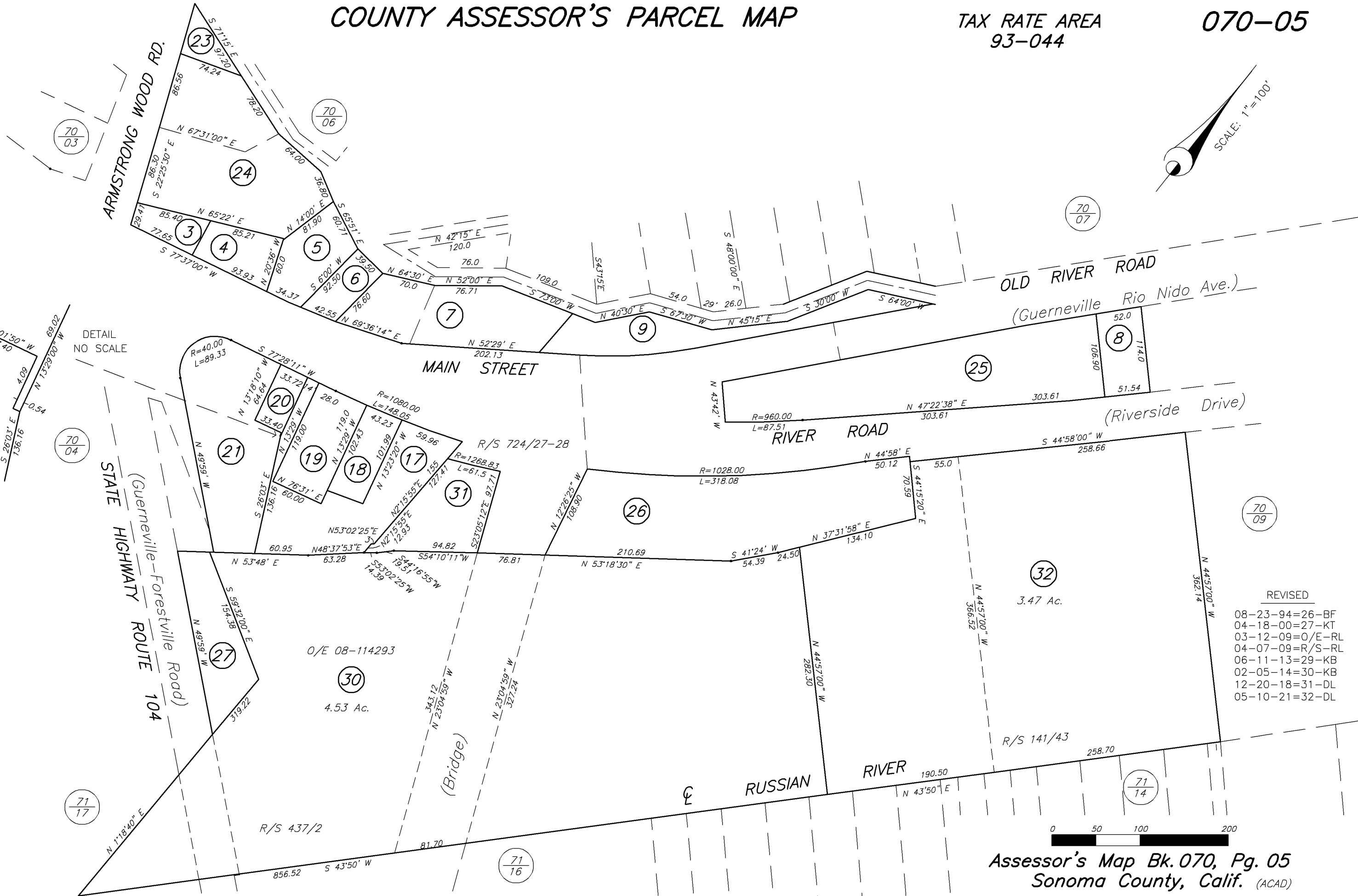
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
93-044

070-05

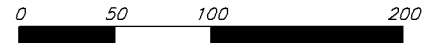


NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.



DETAIL
NO SCALE

- REVISED
- 08-23-94=26-BF
 - 04-18-00=27-KT
 - 03-12-09=0/E-RL
 - 04-07-09=R/S-RL
 - 06-11-13=29-KB
 - 02-05-14=30-KB
 - 12-20-18=31-DL
 - 05-10-21=32-DL



Assessor's Map Bk. 070, Pg. 05
Sonoma County, Calif. (ACAD)

KEY 6-11-13 KB

From: Derik Michaelson
Sent: Monday, November 15, 2021 12:01 PM
To: Mary Agneberg
Subject: PLP19-0018 - 15180 River Rd; Mixed-use (Gas Station/SRO units)

Hi Mary,

The file information appears too large to send via email. I'm forwarding a download link below for access to the files.

Download Link:
<https://share.sonoma-county.org/link/kIFZM3E8LIs/>

Update:
The project is in the process of returning to the Design Review Committee to address a number of items (See DRC Action 11.20.19) the DRC raised at the prior meeting. With a positive recommendation from the DRC, the project will proceed with completing environmental review and noticing of the associated use permit for the SRO units.

Regards,
Derik

Derik Michaelson
Planner III
www.PermitSonoma.org
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa CA 95403
Direct: 707-565-3095 | Office: 707-565-1900
derik.michaelson@sonoma-county.org

COURTESY NOTICE OF A POSTPONED SONOMA COUNTY DESIGN REVIEW COMMITTEE (DRC) VIRTUAL PUBLIC MEETING FOR REVIEW OF A PRELIMINARY MIXED-USE PROJECT DESIGN

This is a Notice of a Postponed Item.

Virtual Public Hearing Only--additional accommodations and digital file review are available.

WHO: Ruff and Associates Architecture and Planning **Permit Sonoma File No. PLP19-0018**

WHAT: Preliminary review of revised architectural and landscaping plans for reuse of four existing gas pump dispensers and development of a new three-story mixed-use building containing five (5) Single-room occupancy (SRO) units, two (2) two-bedroom apartments, and 2,000 square feet of ground floor retail space plus covered parking on a 0.32 acre commercial property fronting River Road near Guerneville, 15180 & 15190 River Road, Guerneville, **APN 070-130-033. Supervisorial District 5.**

Parcel Zoning: LC (Limited Commercial), F2 (Secondary Flood Plain), LG/116 (Local Guidelines/ Highway 116 Scenic Corridor), LG/RRC (Local Guidelines/ Russian River Corridor), SR (Scenic Resources), VOH (Valley Oak Habitat).

The Sonoma County Design Review Committee will hold a virtual Preliminary Design Review meeting for this item at a later date. All interested persons are invited to attend and provide comments virtually. **Project PLP19-0018 has been rescheduled to a date uncertain and will be re-noticed 10 days before the hearing.**

WHERE &

WHEN: **Originally noticed for Thursday, October 20, 2021 at or after 1:35 pm, the item has been postponed and will be re-noticed when the new hearing date has been determined.**

ADDITIONAL

MATERIALS: Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the project planner. For more information about this proposal, to submit comments, or to request an accommodation for review of the file, please contact the project planner, Derik Michaelson at Derik.Michaelson@sonoma-county.org or at (707) 565-3095.

GETTING

INVOLVED: If you have questions or concerns regarding the proposed project please contact the Project Planner.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public meeting.

DATE: October 14, 2021



RESPOND TO COMMENTS
15190 RIVER ROAD GUERNEVILLE CA 95446
2021-10-13

GENERAL (Comment 1-5)

The new revised and proposed development has been completely changed from the previous proposal. It has been reduced significantly in size and amount of the apartments. The design follows the county regulations and Russian River design lines. The design scheme for this development is the “false western façade” a very common scheme for downtown Guerneville.

SITE PLAN
Comment 6

As mentioned above the new development has been reduced significantly and complies with building intensity and lot coverage.

Comment 7

Laurel Putnam from DTPW has been contacted and her requests have been incorporated in the new design. The project is outside Caltrans jurisdiction and due to that Caltrans has not been consulted.

Architecture
Comment 8

All comments mentioned under “Architecture” have been considered and are addressed at the new scheme, some don’t apply anymore as the new scheme is completely different to the previous one.
A I does not apply anymore due to the revised layout and parking now being outside of the building
A II The development consists of two components, the commercial and the residential part. We chose to emphasize this with different materials on the first floor (commercial/concrete) and on the second and third floor (residential/ cement board with wood appearance). This has multiple reasons. One of them is that it breaks up the mass and helps to let the building appear lighter. Another one is longevity and durability. The first floor is within the flood zone and may face different challenges than the two upper floors. The concrete walls will be a perfect material in case the area ever gets flooded again and will reduce necessary repairs afterwards significantly. For the upper floors we chose the cement boards with a wood texture/ appearance as it is a much warmer material and as a cement board meets fire safety standards. We feel the chosen materials also represent two major materials in Guerneville: (River) Rock in its modern appearance as concrete and wood/ lumber.



B I & II The building massing and articulation has changed entirely. The massing has been reduced by approximately half the size. The articulation of the building has been emphasized with the different materials and the chosen scheme “false western façade”.

C I-III The retail presence has been emphasized with the different material chosen for the commercial floor and also due to the new design and storefronts with signage to the north and south.

D I As the design of the main building has changed to the “false western façade” a pitched roof on the service canopy would not relate to the building anymore and due to this the service canopy will have a flat roof.

D II The support columns may change after structural review but are currently designed to avoid top-heaviness.

E I View concerns of the neighbors have been taken seriously and have been addressed by reducing the size of the development by approximately half. Although the lot is zoned as zero lot-line the building steps back from the lot line now and the top floor steps back in by over 8ft.

Parking Design Comment 9

The parking design has been revised completely and parking next to the wall no longer applies.

Landscaping Comment 10

A preliminary landscape design has been provided for the new scheme.

Comment 11

The building steps back from the lot line to allow for more landscaping space here.

Comment 12

Espalier planting has been added to enhance the main façade.

Comment 13

The project has been scaled back significantly and allows for additional landscaping now.

Comment 14

A drainage study considering Storm Water Control Plan requirements has been submitted.



Colors/ Materials

Comment 15-16

Please see response to Comment 8 A II regarding colors and materials and the 3D visuals provided on the reduced sheets.

Lighting

Comment 18

A photometric study has been provided.

Signage

Comment 19

The conceptual signage is shown on the elevations and 3D visuals.

Public Comments regarding sustainability:

“Beyond Efficiency” a special consultant for sustainability and energy efficiency is part of the design team to ensure an ecofriendly and sustainable project. The sustainable narrative has been submitted, this will be expanded as we continue with the project.