

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

Notice of Meeting and Agenda
Wednesday April 21, 2010 6:30 p.m.
Sonoma Fire Station
630 Second Street West, Sonoma

Contact: Jennifer Hainstock at 707-565-2241 or jhainsto@sonoma-county.org

1. Call to Order; Roll Call
2. Approval of Minutes of the March 24, 2010 meeting Resolution P. 2-9
3. Public Comment Receive
(Limited to items not appearing on the agenda)
4. Presentation on the Sonoma Valley Groundwater Management Program Receive
5. File Number: PLP10-0010 P. 10-21
Applicant Name: Ed Fitzgerald
Owner Name: John Curotto
Site Address: 20850 Broadway, Sonoma
A.P.N. 128-322-013

Request for a use permit and design review for a truck terminal and storage yard.
6. Presentation and comment on the Sonoma Mayacamas Mountains Development Guidelines – PRMD Staff P. 22-30
7. Consideration of Items for Future Agendas Receive
8. Adjourn to May 26, 2010, if needed, at 6:30 p.m.,
City of Sonoma Fire Station

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners
6. Resolution, if indicated

Web Links:

County of Sonoma: www.sonoma-county.org select Boards and Commissions

City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

Wednesday, March 24, 2010
Sonoma Fire Station
630 Second Street West, Sonoma

Commissioners Present: Ig Vella, Mark Bramfitt, Clarence Jenkins, Yvonne Young, Pat Stevens, Garry Baker, Cynthia Wood, Jeff Baptista, William Pier, Greg Carr, Kirsten Lindquist, August Sebastiani, Bob Williams, Rochelle Campana

Absent: Richard Fogg, T. Patrick Smith, Mark Couchman

1. Call to Order; Roll Call
 - Meeting was called to order 6:32
2. A) Approval of Minutes of the January 27, 2010 meeting Receive
 - Minutes ApprovedB) Approval of the February 24, 2010 meeting
 - Minutes Approved
3. Public Comment- Limited to items not on the agenda
 - Jessica Glatt thanking the commission for all she has learned as previous minute taker

4. Agenda:

File Number: PLP09-0074
Applicant Name: Zon Architects
Owner Name: Alfonso Ulloa
Site Address: 17484 and 17494 Highway 12, Sonoma
A.P.N. 056-301-022, -023, -025

Request for a Use Permit and Design Review with hearing for an expansion of an existing market to include beer sales. Request includes reduction in parking from 22 to 21 spaces and encroachment into creek setback for both structure and parking area. The market includes a butcher and small seating area for consumption of sandwiches and snacks purchased on site.

David Elias- Spoke from Zon Architects and wants to create a park atmosphere-green zone-architecture to enhance neighborhood. Revive the architecture for the old building that already exists. Correct area of Hwy. 12 and alleviate from traffic on highway. Actual number of parking spaces is 17, needs room for a proper turn around.

Commission Questions & Comments

Carr- is the beer sale for on site consumptions?

Elias-No they currently sell beer already this is so customers have a better area to eat food that they purchase on site.

Carr- any opportunities to share parking around the neighborhood?

Elias-We share the lots already however, we lose space due to the creek and from limitations due to curb cuts. The creek currently controls the overflow of the area and the setbacks make it difficult to create more parking spaces.

Carr- Were there reasons for the County not giving you more room for parking?

Elias- First we are next to a bridge which does not allow for anything other than the 80 ft. needed for a pedestrian walkway, and the signaling for traffic.

Pier- Likes the overall concept but has some concerns about the creek and the setback requirement. A 50 ft setback is a real limitation for you. The county and you could work together to mitigate on that setback. I noticed that you have two bio-soil basins for making sure that runoffs from the parking lot does not get into the creek, that is great. I would like to see the parking area on S side maybe N too a permeable surface.

Elias- To reduce run-offs, surfaces and catchers are already being implemented.

Pier- Culvert would have to be on the uphill side? For encroachment the native riparian species should be planted at the barrier to contribute to the Steelhead habitat that they are trying to rebuild. Given they are a threatened species, I would like to see this area a place for a potential habitat for them and it is important for them to be planted on both sides.

Elias-We are planting trees and creating a backdrop that will not be affecting the area.

Baker- I Really though the location would be a great park site, and now we have someone to do it. I have two concerns- 1. Off sale of beer use- how is it being monitored? 2. What will the Taco truck do?

Elias- Owner chases them away, hasn't had much problems asking people to leave. Family owned business that wants the area to be cleaned up. The Taco Truck is increasingly scarcer in the area.

Bowers-You are under the height limit in our packet, is that a different figure now?

Elias-We wanted the tower to stand out but it draws less attention to the tower with shorter height.

Campana-How is the area going to change that has the no turn around sign and such?

Elias-There are three homes back there that created the sign for turn-around. Business operation and homeowners have not had any problems with the agreement of turning around. The trucks will now be able to pull into the driveway and turnaround without backing out.

Stevens-While we are on Cal Trans, you are installing a foot- bridge for pedestrian traffic off of highway 12?

Elias- Cal Trans is doing this and wants a type of lookout.

Wood- Questions from the public? Comments from the public? Open for deliberation from the Commission-NONE brought forth. Back to the Commissioners.

Pier-About seven years ago they put in this bridge without sidewalks and here we are getting sidewalks and you're stuck with an 80 ft setback! I like the idea and the entire concept.

Carr- I would like to express a lot of support for this project. It is in a redevelopment area that needs money from public and private sector and redevelopment of the area is great. The only thing I can think of for the county would be for them to look into the shared parking around the area, as we could run into problems in the future with overflow parking.

Baker- I think that 17 parking stalls is an improvement at this point because it is an open area being put to use. Hopefully they have the funding for the project to move faster than the last in the area.

Bramfitt-We have approved at least three other projects and have not seen an end with them so, I am really excited for the project and would like to make a motion for approval.

Lindquist-It's exciting and terrific, glad to see the developments moving forward.

Sebastiani- representing the city I also am in favor of the project and am looking forward to beautifying that part of the valley.

Baptista- Thank you for investing in the area that needs the public and private investment. Really looking forward to the project and the atmosphere that will be a real asset to the community.

Bramfitt Motion for approval-Baker second

All in favor

5. Agenda:

File Number: PLP10-0004

Applicant Name: FLP, LLC

Owner Name: FLP, LLC

Site Address: 850 Watmaugh Road, Sonoma

A.P.N. 128-301-034

Request for 1) two Administrative Certificates of Compliance to recognize historic lots on 246.67 acres and 2) a Minor Subdivision of 163 acres creating four parcels of 33.34, 45.60, 55.58, and 28.48 acres.

Aaron Smith with Adobe Associates- Representing FLP-Administrative Certificates of Compliance has been approved and recorded. Now working with 163-acre parcel and another 80-acre parcel. Want to take advantage of Fowler Creek. Easement for septic on N side of Watmaugh rd. These easements are specifically placed with design concept; it could change in final stages.

Wood- Open for Questions from the Commission

Campana-How will the well and septic easements work? When they are subdivided they will use septic else where not on the property?

Smith-Lot fee title is contained in fee for shared septic easement. The ACC lot has permission to use easement onto other property, the purpose of subdividing, will allow all properties to share with adjoining properties and septic must be on fee title.

Carr-A Certificate of Compliance recognizes an existing legal bind. It's not a subdivision and the county doesn't have any eligible blinds. The rule of the outside septic is allowed in cases they have a legal lot but they have no septic capacity. In order to put a home on the lot, they have to go off the property to create a peninsula for septic.

Campana-Does any of this apply to the wells as well?

Smith-We do not have to prove water at this time. To permit processing in the future, current standards will have to be reviewed. There is a well on site now that will have to be tested to meet new standards. The well may have to be abandoned. A new water system may have to be developed. These areas are highly likely to have a lot of ground water. Subdivision ordinants were not met for all parcels. Mound systems exist on standard systems. All failed on W side of creek.

Jenkins- There is a lot of criteria to evaluate in advance for watering requirements. Depending on how the leeching goes, criteria may change.

Lindquist-Is all of this covered by Z zoning? There can be no granny units?

Smith-That is correct.

Lindquist-Will there be criteria for additional housing for farm workers?

Smith-For Ag components Z standards are not applicable as a component.

Lindquist-Looking down the road at future developments of these parcels, what do the sellers see on the land?

Smith-Vineyard and single- family homes.

Bowers-The Administrative Certificate has to do with the nature of the parcel before? Originally you were asking for this for approval also?

Smith-I was correct in research with the county, they have now issued a compliance letter that has already been approved.

Pier- For parcel #2 where existing house and barns are is it proposed that more housing would be developed? Is the septic system on parcel 2 ok?

Smith-There has been no discussion on the development of current buildings; right now it is just the parcels under review to make legal lots. The current system needs to be brought to a Class 3 capacity for the current house.

Pier-What is the setback for any development along Fowler Creek?

Smith-Haven't studied but I think about 120 ft.

Site visit

Bowers-4-wheeling on the property made it exciting to explore the property. Great parcel and vineyards.

Carr-Almost entirely vineyards as shown, not many neighbors, lots of land and vineyards.

Pier-What about the railroad? That right of way is no longer for the Railroad?

Smith-That is correct. Fee title is back on the owner

Wood- Open for the Public Question and Comment? Back to the Commission

Jenkins- Propose to approve- Bramfitt second

Wood-It's really beautiful part of our valley, thank you for bringing it to another level, it will benefit our community.

All in favor

6. Agenda:

File Number: UPE 10-0005

Applicant name: City of Santa Rosa

Owner Name: Berg Holdings/Sonoma Land Trust

Site Address: 5400 Highway 37 and 7670 Lakeville Highway, Petaluma

A.P.N. 068-180-008; 068-120-014; 068-140-015; 068-190-005, -007, -008, -009, -013, -017

Request for a Use Permit to dispose of bio solids from the City of Santa Rosa operated water treatment facility and spread the material on agricultural lands on several separate parcels.

Site Visit Report

Carr- this application does include 3 areas of the county two areas are in Petaluma. We visited one area in Petaluma that I feel was valuable because it was helpful to see that Petaluma properties have been receiving bio solids already. The applicant of the Lakeville side came over and showed us the ranch and there was some value to seeing Mr. Yeni's ranch on both sides of highway 37. Our applicant has some

experience with bio solids on the Vallejo side although Santa Rosa has not had as much experience with this. About 800 acres of hay land and Ag ranch soils that wonder through the property and no neighbors. Pg. 47 of the application is worth mentioning that the ground is heavily influenced by ground water and the only thing near by is Skaggs Island.

Wood- I would add that the site that is N of the roadway of hwy 37 there is the center of the dwellings of the ranch. Feels like you're heading to the bay and the other side is farmland. Difficult or unusable land can be used for viable sustainable properties.

Zachary Kay works for City of Santa Rosa-The city of Santa Rosa operates a sub regional payment plan on Beaneau rd. We also operate and own the bio solids program with the payment plan. Through that we distribute bio solids to land and also composted the bio solids. Excess of that we use landfills for distribution; currently we are using Redwood for this landfill off hwy 101. Currently the city has Class B bio solids that are being applied to two city sites. Two sites that are privately owned that are used off of Lakeville highway. Dixon Ranch will no longer be in use as it is being turned over to the Fish and wildlife for a service preserve. We lose 125 acres due to this, and we have also lost 640 acres of city owned properties due to the Tiger Salamander habitat that they are preserving. This project is to bring us back up to the amount of land we have had in the past. National Bio Solids Partnership audits our facility and makes sure we are doing everything as seen fit by all regulations. We are only 1 of 25 groups in the U.S. that have the certificates to maintain the Bio Solids program.

Norm Yeni owns the land by Sears Point. Spoke about why he is an advocate of the land use. Good Ag practice has worked well in the past; this is a re-use plan not a dumping plan.

Wood opens the floor for Commission questions

Pier-What is Class B Bio Solids?

Kay- Class B means sludge has to be held and stored and maintains a temperature of 95 degrees Fahrenheit for at least 21 days. By doing so, you kill off a large amount of the pathogens and bacteria before adding to the soil.

Pier-Does a Biological assessment have to be done?

Kay-It has been assessed; we are building wells to monitor ground water and soil samples.

Baker-Just want to add that a Class B is a composting process.

Lindquist-I was not aware that the Sonoma Land Trust.

Kay-No conflict it is the Sonoma side. Jurisdiction is okay.

Lindquist- how has the land trust responded to this project?

Kay-Very well. The Sonoma Land Trust also owns the Dixon property, which we currently use. They have relinquished properties to fish and wild life.

Williams-The material is applied in lifts?

Kay-Like a manure spreader. Follow through with disc to distribute.

Williams-Is there a certain life span that you can dispose of bio solids on the land?

Kay-It's long time for this, the metals are the longest breakdown. They have an extremely long life and low amounts of metals.

Carr-The life limit is PH level from what I understand. Overtime PH has been going up and I think 6.5 is ideal, they would probably stop the application once this limit is met.

Yeni-To utilize the nutrients you have to apply lime with it, this neutralizes the soil.

Bowers-Does this stuff go down or does it stay on top?

Yeni-Soil profile is about 8-12 inches down.

Kay-Holds any nitrates and anything that might be there. This keeps it from the ground water as well.

Craig Jacobsen-Works for the City of Santa Rosa -Story about bio solids a positive

Lindquist-How the use of the bio solids affects the crop? Is it nutritious?

Yeni- Not sure if anyone has looked into that. Domestic consumption crops can be cropped in about 3 months.

Jacobsen- where you have high metals it is detrimental to livestock. Land is major asset so we are going to protect it. The county is a real advocate for that.

Kay-Land tested monthly and daily for different things. Land can be segregated if levels are high in certain areas.

Wood opens the floor for Commission Comments

Campana-Benefits us to not put them in landfills!

Jenkins-Farming is difficult, because if Norm's history, he is in support of the idea.

Carr-Convinced of the distribution of bio solids because of his need for farming and not disposal. It is an Ag benefit project.

Vella-I have known this family for a long time, these people have always protected their land. I trust their decision.

Bramfitt-Came in as a skeptic but it appears to meet some agricultural need. I am willing to support the project.

Wood-I too had concern even with my background, but with the presentation set-up as it is, as a benefit to the agriculture; I support the project as well.

Bramfitt move for approval, Jenkins second

All in favor

7. Consideration of items for Future Agenda
Proposed Mayacamas Mountain Ordinance

Receive

Wood-approached about the Maycamas and would like to see it on agenda with added info. Coming forward with the draft. Working administrative draft for processing so that there will be some public opinion.

Bramfitt-Add water district to be on April meeting.

8. Meeting Adjourned 8:12



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

March 30, 2010

To: Interested Agencies

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

File Number: PLP10-0010
Applicant Name: Ed-Fitzgerald
Owner Name: John Curotto
Site Address: 20850 Broadway, Sonoma
APN: 128-322-013

Project Description: REQUEST FOR A USE PERMIT AND DESIGN REVIEW FOR A TRUCK TERMINAL AND STORAGE YARD.

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

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by April 20, 2010, and should be sent to the attention of: PLP10-0010, Jim Maertz (jmaertz@sonoma-county.org). The Project Planner can also be reached at 707-565-2138.

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

- | | |
|---|---|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> Board of Supervisors Aide to District _____ |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> Aide to Dist 1 Supervisor and SVCAC |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> NW Information Center, S.S.U. |
| <input checked="" type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> AT&T |
| <input type="checkbox"/> Road Naming | <input checked="" type="checkbox"/> Fire District - Schell-Vista Fire General |
| <input type="checkbox"/> General Plan Section | <input type="checkbox"/> School District - |
| <input type="checkbox"/> So County Environmental Health | <input type="checkbox"/> Water District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Ag Commissioner | <input checked="" type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input type="checkbox"/> Regional Parks Dept | <input checked="" type="checkbox"/> State Dept of Fish & Game |
| <input checked="" type="checkbox"/> Fire Marshal | <input type="checkbox"/> State Dept of Forestry |
| <input type="checkbox"/> Treasurer/Special Assessment | <input type="checkbox"/> State Dept of Health |
| <input type="checkbox"/> Assessor | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Landmarks Commission | <input checked="" type="checkbox"/> State SF Bay / North Coast Regional Water QCB |
| <input type="checkbox"/> Transit | <input checked="" type="checkbox"/> Bay Area Air Quality Management |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> City of Sonoma, Planning Dept |
| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Other: Federated Indians |
| <input checked="" type="checkbox"/> LAFCO | <input type="checkbox"/> Other: |
| <input type="checkbox"/> ALUC/CLUP | <input type="checkbox"/> Other: |

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Planning Application

PJR-001

File#: PLP10-0010

Type of Application:

- | | | | |
|--|--|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | _____ |
| <input checked="" type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit | _____ |

Applicant (Contact Person):

Ed Fitzgerald
Name
22690 Broadway Suite S4
Mailing Address
Sonoma Ca. **95476**
City/Town State Zip
707-939-2802 **413-521-6644**
Phone Fax
email **ed@thecurottocan.com**
Signature *[Signature]* Date **2/25/2010**

Owner, if other than Applicant:

John Curotto
Name
20418 5th St. East
Mailing Address
Sonoma Ca. **95476**
City/Town State Zip
707-495-6682 **n/a**
Phone Fax
email **n/a**
Signature *[Signature]* Date **2-25-10**

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Thomas C. Antoni
Name
4239 3rd Ave.
Mailing Address
Lakeport Ca. **95453**
City/Town State Zip
PBD/AIBD Project Designer
Title
707-262-1314 **707-262-1314**
Phone Fax
email **designdrafting@pacific.net**

Name _____
Mailing Address _____
City/Town State Zip _____
Title _____
Phone Fax _____
email _____

Name _____
Mailing Address _____
City/Town State Zip _____
Title _____
Phone Fax _____
email _____

Project Information:

20850 Broadway **Sonoma**
Address(es) City/Town
128-322-013 **4.485**
Assessor's Parcel Number(s) Acreage

Project Description: **Construct an equipment maintenance and storage building - see attached Proposal Statement**

(Please attach additional sheet(s) if needed)
Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed **None**

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 9 Supervisorial District: 1 Current Zoning: LC, SR, VOH General Plan Land Use: LC
Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____

Previous Files: UP4810, 4450, 1482, 1572

Application accepted by SCOTT HUNSPERGER Date 3/2/10

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue * Santa Rosa, CA * 95403-2829 * (707) 565-1900 * Fax (707) 565-1103

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Supplemental Application Information

Existing use of property: Single family dwelling and collection bin open storage

Acreage: 4.485

Existing structures on property: Single family dwelling (mobile home) detached garage. pole barn and pump house.

Proximity to creeks, waterways and impoundment areas: seasonal drainage Northeastern p.l.

Vegetation on site: Native grass, bushes and some oak trees. See Site Plan

General topography: Near level lot.

Surrounding uses to (Note: An adjoining road is not a use.)
North: Ag & Commercial South: School
East: Open field West: Open field

New structures proposed (size, height, type): 60'x 125' x 32'-9" max. height Barn Style metal building with attached 12'x 30' single pitch lean-to style storage and attached 24'x50' single pitch lean-to style office and operations module.

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

Operating days: 5 1/2 Hours of operation: 5 A.M. to 2 P.M.

Number of vehicles per day: Passenger: 6 Trucks: 3 and 1 on Saturday

Water source: Well Sewage disposal: Public Sewer

Provider, if applicable: n/a Provider, if applicable: Sonoma Valley San. Dist.

New noise sources (compressors, power tools, music, etc.): Compressor, power tools. Used mostly in enclosed building

Grading proposed: Amount of cut (cu. yds.): n/a Amount of fill (cu. yds.): 300 - bid prod 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 X If Yes, indicate area of disturbance(acres): _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): Drain ditch on South P.L. to existing storm drain and existing sheet flow on North. New building rain water to be harvested.

Vegetation to be removed: Existing native grass and misc. native bushes in development areas only.

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

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

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Propose water storage tanks, Exist hydrant adjacent to Southeast property line.

Proposal Statement

Applicant : John Curotto
Location: 20850 Broadway Sonoma
APN: 128-322-013

Current Use

Property is currently used as open storage for empty refuse collection bins (dumpsters). As indicated on Site Plan there is an existing two bedroom manufactured home where a full time caretaker resides. The well and public sewer are fully operational and currently being used. Landscape of near level site consists of a few native Oak trees, shrubs and grass. Existing driveway is of a maintained road base construction.

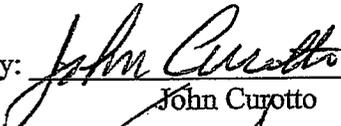
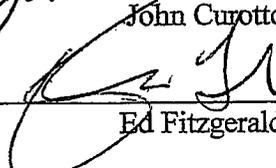
Proposed Use

A 60'x 125' equipment storage and maintenance shop is proposed. Attached are a 12'x30' enclosed storage lean to and 24'x 50' single story office and operations module. The facility will include a wash pad with containment barrier and waste water handling equipment. Human traffic is limited to owner, staff and commercial delivery personnel only.

Owner proposes to dispatch, service and store his fleet of seven vehicles along with refuse collection bins at rear of property. During a normal business day (Monday thru Friday) three collection vehicles leave to service routes at 5:00 A.M. and return empty at approximately 1:30 P.M. On Saturday a single service run of one collection vehicle leaves at 5:00 A.M. and returns by 7:30 A.M. No refuse storage or vehicle refueling are currently planned for this facility. One full time mechanic and owner operate the shop, accounting operations are performed off-site. All mechanical work will be performed indoors and equipment washing limited to wash pad. Insulated walls of proposed structure and all large roll-up doors face North. Along with the dense tree line on the Northern property line and structure design provide buffers to minimize sound transmissions produced by operational activities to adjacent properties.

Widening existing encroachment to 25' and paving the first 50' will provide a safe entrance and egress from driveway. The balance of driveway consists of road base material maintained with an ecologically safe stabilizer / sealer. Existing Caretaker's House will be moved North to allow extension and widening of driveway. A 10' wide landscaping belt is planned for the full length of South property line. The portion of landscape belt adjacent to proposed new structure will be planted with trees prior to the construction of the building. A pervious surface the same as driveway at perimeter will provide protection from mud and dust yet allow percolation of surface water. Roof drainage will be collected and recycled for wash pad operations.

Prepared By:

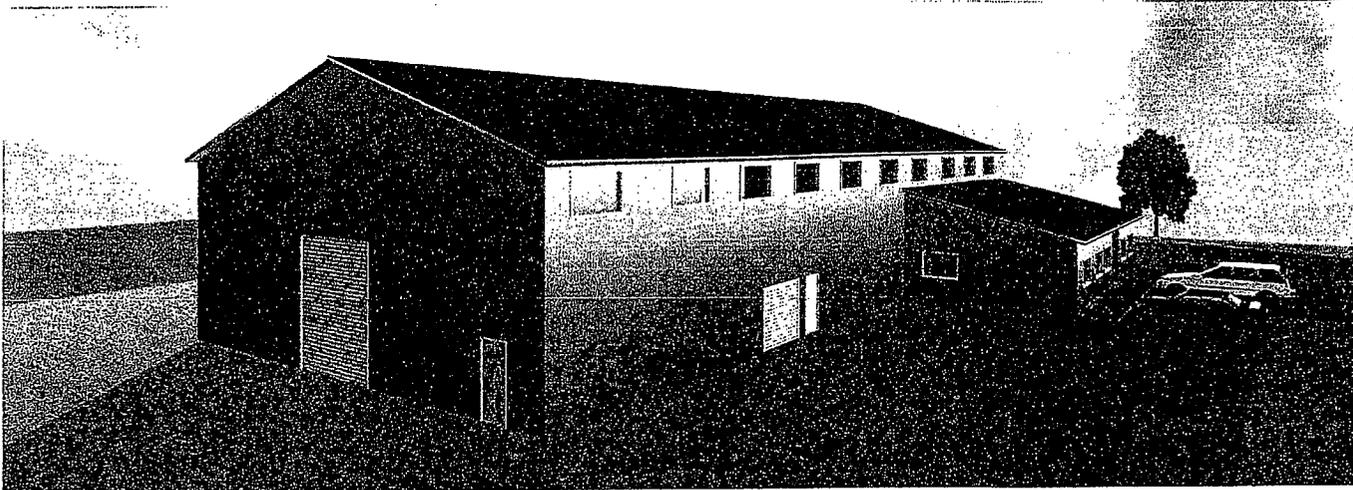

John Curotto

Ed Fitzgerald

Date: 2-25-10

2/25/2010

File: 2259-S1

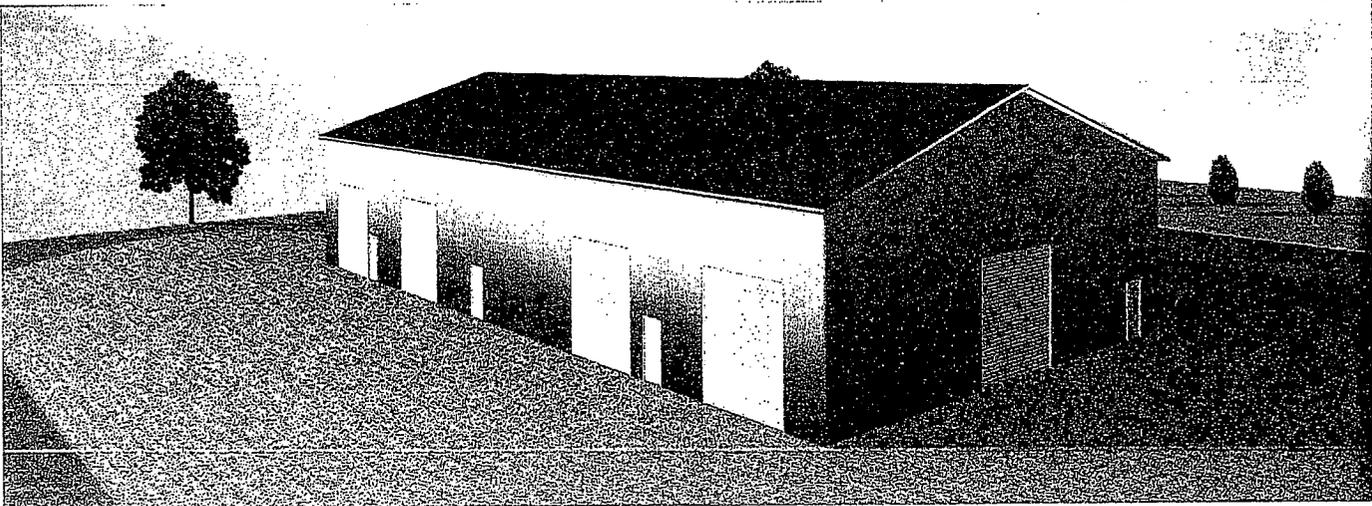
Curotto Maintenance & Storage Building



Southwest Elevation



Southeast Elevation

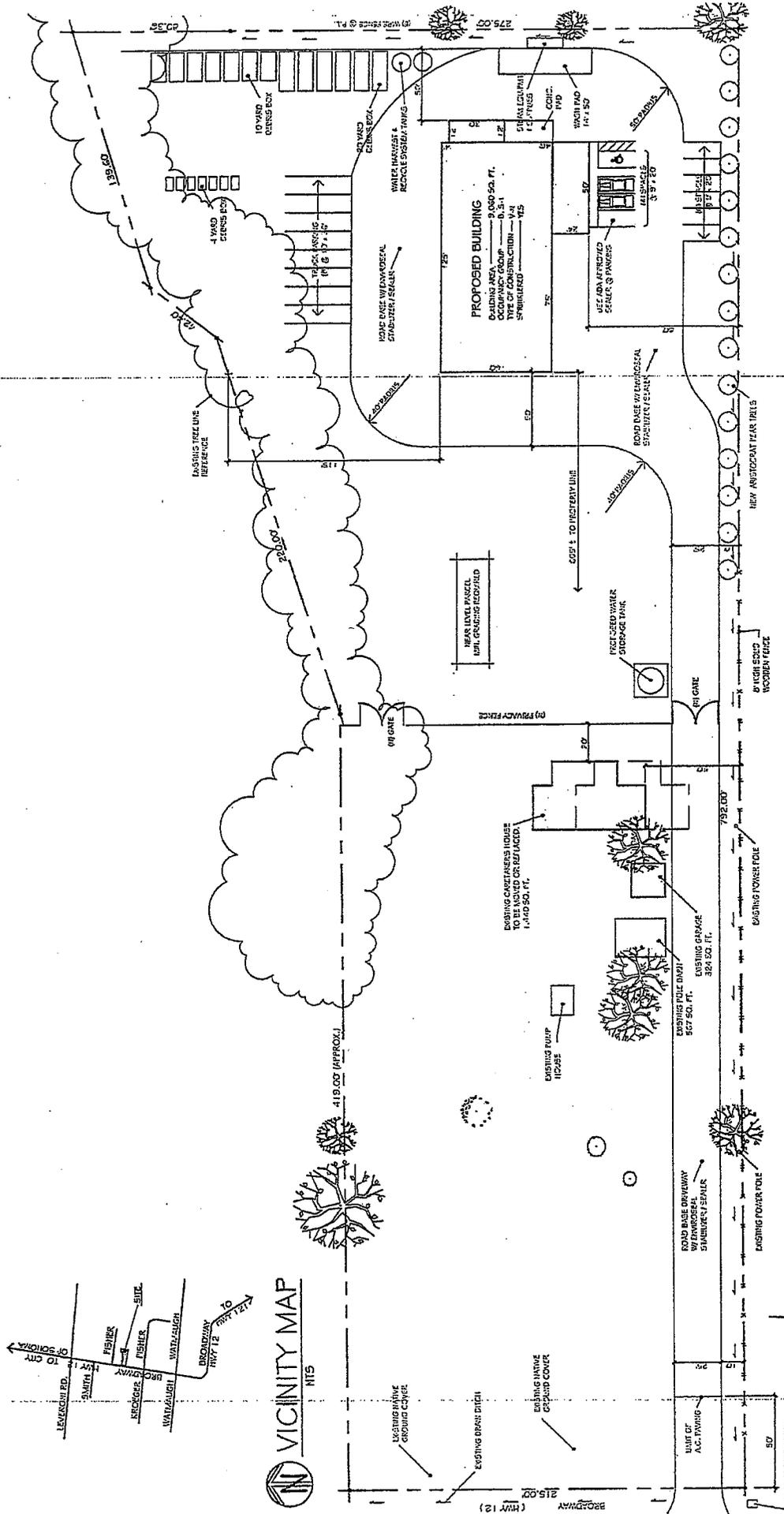


Northwest Elevation

Curotto Maintenance & Storage Building



Northeast Elevation



CURTO TO STORAGE & MAINTENANCE BLDG
 20850 BROADWAY SONOMA, CA.
 PROJECT # 2259

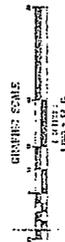
SITE DEVELOPMENT PLAN 1"=50' 0"

APN : 128-322-013
 ZONE: LC
 COMBINING DIST.: SR VOH
 FIRE ZONE : LSA

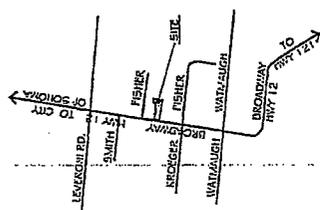
4.485 ACRES

NOTES

- 1.) ALL ROOF RAIN WATER TO BE HARVESTED.
- 2.) NO PROTECTED TREES SHALL BE REMOVED.



GRAPHIC SCALE



VICINITY MAP
 NTS

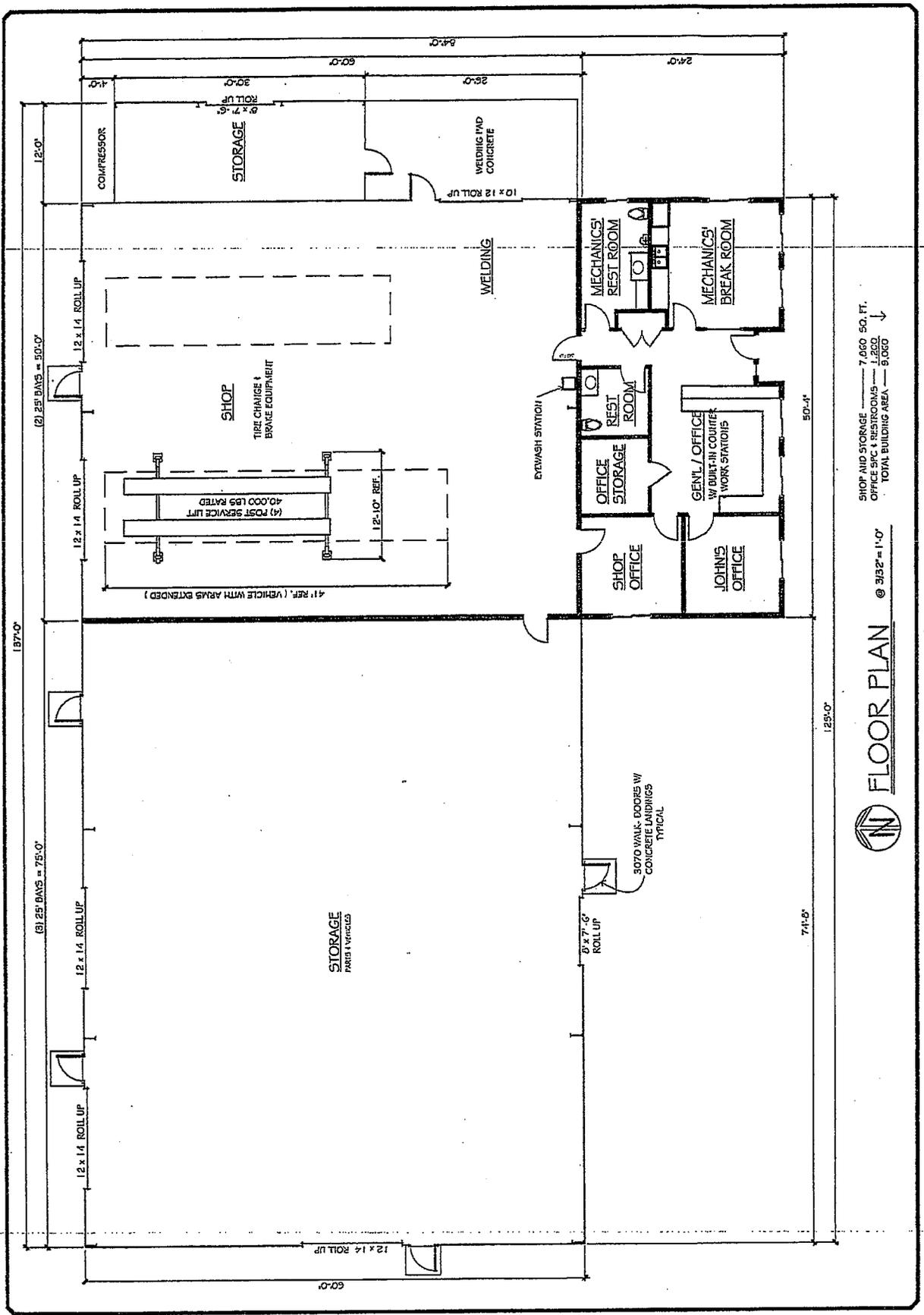
16

REVISIONS	BY

DESIGN DRAFTING SERVICE
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 PROJECTS
 425 9TH AVE. LAURENCE, CA. 94550
 PHONE: 925-455-1111
 FAX: 925-455-1112
 "Honesty is the Key"

PROPOSED FLOOR PLAN
 PROJECT: JOHN CUCRITTO - VEHICLE MAINTENANCE BUILDING
 LOCATION: 20850 BROADWAY SONOMA, CA. 95476

DATE: 01/11/07
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DESIGNED BY: [blank]
 APPROVED BY: [blank]
 SCALE: 1/8" = 1'-0"
 SHEET: 3 OF 4



SHOP AND STORAGE — 7,660 SQ. FT.
 OFFICE, RESTROOMS — 1,660
 TOTAL BUILDING AREA — 9,320

FLOOR PLAN @ 3/32" = 1'-0"

18

128-32

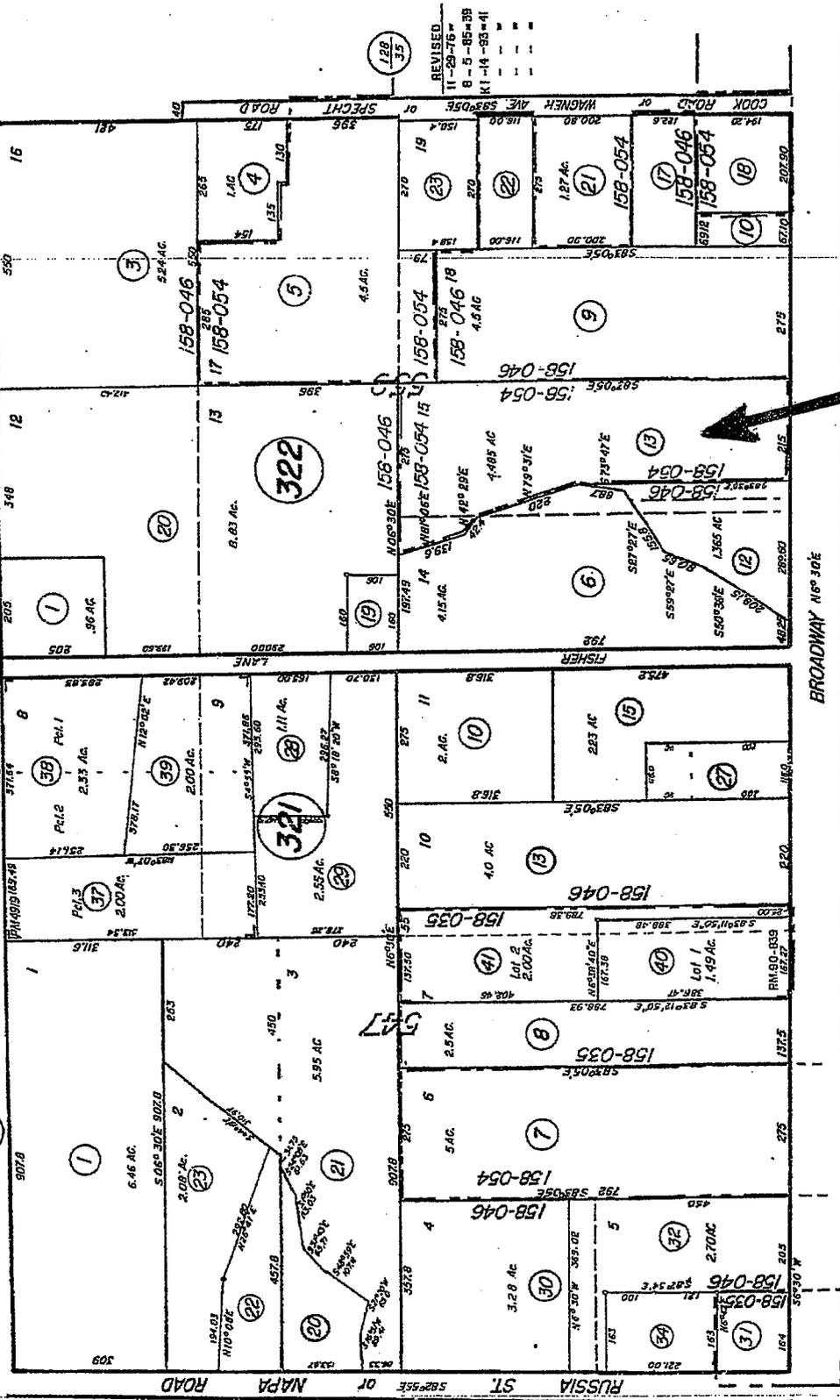
TAX CODE AREA
158-046 158-035
158-054

COUNTY ASSESSOR'S PARCEL MAP

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Pct. Map 4919
Blk. 291 Pgs. 12-13, 10, 28/76

128
33



128
34

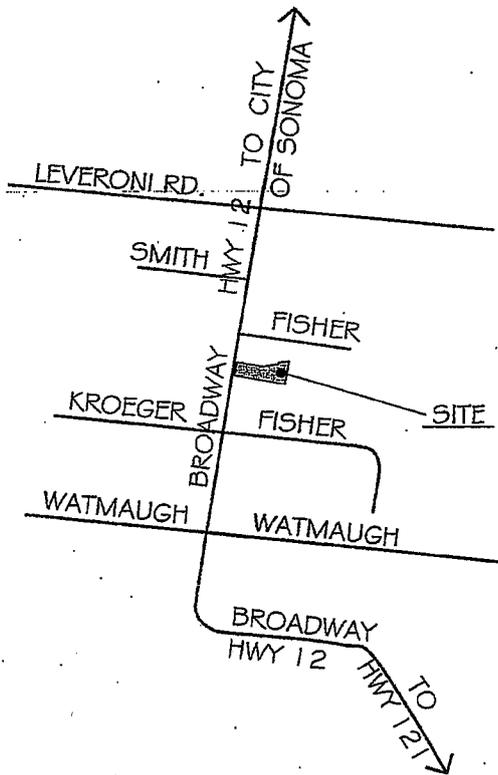
Assessor's Map Bk. 128 pg. 32
County of Sonoma, Calif.

SITE

WAGNER CLEMENTS TRACT
LOTS 1-19

128
35

Parcel Map No. 90-839
Blk. 803 Pgs. 10-11, Rec. 12-30-92



VICINITY MAP @ NTS

APN : 128-322-013

CUROTTO STORAGE & MAINTENANCE BLDG
20850 BROADWAY SONOMA, CA.

ADMINISTRATIVE DRAFT

Article 90: Local Area Development Guidelines

Sec. 26-90-005- Purpose

Sec. 26-90-010- West County

Sec. 26-90-020- North County

Sec. 26-90-030- Central County

Sec. 26-90-031- Canon Manor West Subdivision

Sec. 26-90-040- South County

Sec. 26-90-041- Glen Ellen

Sec. 26-90-050- Sonoma Mayacamas Mountains Development Guidelines

Sec. 26-90-050- Sonoma Mayacamas Mountains Development Guidelines

- A. Purpose.** These standards are intended to reduce the visual impact of residential related development within the Scenic Landscape Units of the Sonoma and Mayacamas Mountain area as visible from public roads.
- B. Applicability.** These standards apply to properties within the Scenic Landscape Units of Taylor Mountain, Sonoma Mountain, and Maycamas Mountain designated in the Open Space and Resource Conservation Element of the General Plan and classified with a Scenic Resource Combining Zone. These standards apply to single family dwellings, second dwelling units, residential accessory structures, and related roadways, site grading and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are or would be visible from public roads.
- C. Use of standards.** These standards shall be utilized by the Department and applicable local citizen's committees having jurisdiction to conduct Design Review (Section 26-82-050 and 26-64-050) to evaluate any Building Permit application for a proposed single-family dwelling, and/or an appurtenant structure.
1. **Effect on existing structures.** A legal single-family dwelling or appurtenant structure existing on the effective date of this Section shall be deemed to comply with this Section. Expansions to an existing single-family dwelling and/or appurtenant structure shall be required to comply with this Section.
 2. **Exempt structures.** The requirements of this Section shall not apply to:
 - a. An accessory structure that does not require a Building Permit;
 - b. An agricultural structure or use;
 - c. Farm family, agricultural employee and seasonal or year round farmworker housing; and
 - d. A structure that is not or would not be visible at the time of construction from public roads. Nothing in this Section shall apply

to the appearance of a single-family dwelling or appurtenant structure where viewed from a non-vehicular pedestrian, bicycle, or equestrian trail open to the public.

3. **Exemption for sites rendered unbuildable.** One or more of the requirements of this Section may be waived where the Decision Maker determines that strict compliance with these standards would render a legal parcel unbuildable, provided that the Decision Maker shall first find that:
 - a. A single-family dwelling or second dwelling unit and each appurtenant structure, road, driveway and utility line will be located where the least visual impact would result; and
 - b. The proposed development is not in conflict with Section 26-64-050 (Scenic Resources Combining District).
4. **Effect on residential density.** Nothing contained in this Section shall reduce the residential density allowed under this Chapter.
5. **Conflicting provisions.** Where a provision of this Section conflicts with any design standard or guideline of the General Plan, an applicable specific or area plan, or this Chapter, the more restrictive provision shall control; provided that the application of the more restrictive provision shall be limited to only those provisions which address the construction of a single-family dwelling and/or appurtenant structure that is subject to these standards.

D. Site planning standards.

1. **Applicability.** The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway except:
 - a. On a site where a building envelope was previously established by way of a Final Map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope; and
 - b. Where strict compliance with this Subsection would result in a structure being sited contrary to the provisions of Section 26-90-050 (Scenic Resource Combining District), in which case the structure shall be located in compliance with the Scenic Corridor Combining District.
2. **Siting criteria.** All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from public roads. The term "viewed" shall mean what is visible to a person of normal eyesight from public roads.
3. **Alternative Siting.** The location of site development in compliance with this Section must be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic and other constraints. Where these constraints make it infeasible to substantially screen the structures, they

shall be located in the least visible location on the parcel, all these factors considered, and shall be subject to the architectural and landscaping standards in Subsections E. and F.

4. **Use of existing vegetation and site features.** Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from public roads. The grading and removal of woody vegetation to accommodate the construction of a single-family dwelling and related non-agricultural improvements shall be limited to only that necessary to accommodate the construction consistent with these standards. The applicant shall provide the Department a site plan indicating any vegetation or topographic features proposed to be used to substantially screen the site development.
 5. **Ridge-line development prohibited. On hills and ridges,** no portion of a single-family dwelling, appurtenant structure, or any portion thereof shall appear against the sky when viewed from public roads.
 6. **Roads and driveways.** The grade and alignment of each new access road, including any driveway, related to the construction of any single family dwelling and/or appurtenant structure shall be located and designed to minimize the visibility of each road and road cut, as viewed from public roads.
 7. **Grading.** All exposed slopes and disturbed soil resulting from site development shall be graded so as to be gently sloping and blend with the natural topography. Regraded slopes and disturbed soils shall be revegetated with indigenous plants, or other plants with similar massing and coverage characteristics suitable to minimize soil erosion.
- E. **Architectural standards.** Each single-family dwelling and appurtenant structure shall comply with the following standards, except as may be exempted pursuant to Subsection C.2. (Exempt Structures).
1. **Rural Character.** All new structures shall be designed to enhance the rural character of the surrounding environment.
 2. **Building Materials and Exterior Colors.** The exterior colors of the structure shall be local earth tones blending with the natural environment of the site with a low reflectivity value. An exterior color may be changed to another new color, provided that the new color is consistent with these standards. Building materials such as bricks, natural wood, or stone may be acceptable provided the material used has a low reflectivity value.
 2. **Windows.** Window glazing shall be nonreflective on west-facing slopes with a high potential to result in glare due to direct exposure to the setting sun, or as otherwise required for windows that can be seen from public roads.

3. **Lighting.** Exterior lighting shall be low mounted, low wattage, downward casting with fully shielded fixtures to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking and driveway lights shall be low profile utilizing full cut-off fixtures. Security lighting shall be motion-sensor activated.

F. Landscaping. Site development in compliance with this Section shall require landscaping as follows, consistent with Section 7D-3 (Water Efficient Landscape Regulations), Sonoma County Code Chapter 13 (Fire Safety Ordinance), and Emergency Services Department Vegetation Management Guidelines, except as provided by Subsection F.3.

1. **Size and density of plant materials.** Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within 10 years following installation.
2. **Plant species.** Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the Decision Maker. Planting shall also comply with the fire safe standards.
3. **Waiver of landscaping requirements.** Where the Director determines that because of soil or climatic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements provided that the dwelling and/or appurtenant structure is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director has first determined that the applicant has:
 - a. Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures to the same degree as the landscaping requirements that would be waived; and
 - b. Either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.

G. Implementation of requirements. Where a single family dwelling unit or appurtenant structure is subject to the site planning, architectural and landscaping standards set forth in this section, compliance with said standards shall be a condition of approval of a Design Review Permit.

~~Sec. 26-90-050 Taylor Mountain/Sonoma Mountain Development Guidelines~~

~~(a) General Provisions.~~

~~(1) These guidelines shall be known and may be cited as the Taylor Mountain/Sonoma Mountain development guidelines. The area subject to these guidelines is depicted on Figure B at the end of this article.~~

~~(2) For the purposes of this section, the following words and phrases, and any variants of these words and phrases, shall have the meanings respectively ascribed to them by this subsection:~~

~~(i) "Appurtenant structure" means a structure incidental and accessory to a single-family dwelling unit which is subject to these guidelines, including but not limited to a garage, guest house, second dwelling unit, or storage building.~~

~~(ii) "Designated scenic corridor roadway" means and includes the following designated roadways: Adobe Road, Petaluma Hill Road, U.S. 101 Highway between the Lakeville Highway and College Avenue interchanges, Bennett Valley Road, Warm Springs Road, Arnold Drive, State Route 12, State Route 116, and Lakeville Highway, as depicted on Figure B set out at the end of this article;~~

~~(iii) "Feasible" shall mean that which is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal and technical factors.~~

~~(3) These guidelines are intended to reduce the visual impact of residential and related development within the area subject to the Taylor Mountain/Sonoma Mountain development guidelines as seen from the designated scenic corridor roadways. These guidelines shall apply to single-family dwelling units, appurtenant structures and related roadways, grading sites and utilities, except as otherwise exempt, that are or would be visible from any of the designated scenic corridor roadways. If such a structure is not or would not be visible at the time of construction from such roadways, it is exempt from these guidelines.~~

~~(4) These guidelines shall be utilized by the planning department and applicable local citizen's committees pursuant to Section 26-64-050 to evaluate building permit applications for proposed single-family dwelling units and appurtenant structures in the affected building site areas.~~

~~(5) A legal single-family dwelling or appurtenant in existence as of the effective date of this section shall be considered to be conforming to this section. Expansions of existing single-family dwelling units and appurtenant structures shall conform to these guidelines with the following exceptions:~~

~~(i) The remodeling and repair of an existing legal single-family dwelling or a structure appurtenant thereto in existence on the effective date of this ordinance and which does not comply with these guidelines;~~

~~(ii) The replacement or, over time, the expansion, up to twenty percent (20%) of the floor area, not to exceed five hundred (500') square feet of a legal unit or a structure appurtenant thereto that is in existence on the effective date of the ordinance codified in this section and which does not comply with these guidelines.~~

~~(6) Nothing contained in this section shall apply to:~~

~~(i) Accessory structures that do not require a building permit;~~

~~(ii) Agricultural structures or uses;~~

~~(iii) Farm family, agricultural employee and seasonal or year-round farmworker housing.~~

~~(7) Nothing contained in this section shall apply to views of single family dwelling units and appurtenant structures where viewed from non vehicular pedestrian, bicycle, or equestrian trails open to the public.~~

~~(8) Where strict compliance with these guidelines would render a parcel unbuildable, the single family dwelling unit and appurtenant structures, roads, driveways and utility lines shall be located where the least visual impact would result that is not in conflict with the provisions of Article 64 of this chapter.~~

~~(9) Where the planning director determines that because of soil or climatic conditions, the landscaping otherwise required pursuant to subsection 26 90 050(d) would not be feasible, such landscaping may be waived by the planning director provided that the single family dwelling and/or appurtenant structure(s) are constructed in the least visible location on the building site. The planning director shall not waive the landscaping requirements unless and until the applicant or property owner has (i) explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures to the same degree as the landscaping requirements that would be waived, and (ii) either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.~~

~~(10) Where a single family dwelling unit or appurtenant structure is subject to the site planning, architectural and landscaping guidelines set forth in subsections (b), (c), and (d) of this section, compliance with said guidelines shall be a condition of approval of a permit.~~

~~(11) Where the planning director determines that a single family dwelling or appurtenant structure which is subject to these guidelines has become substantially screened, conformance with the architectural guidelines may be waived.~~

~~(12) Nothing contained in this section shall reduce the residential density permitted under this chapter.~~

~~(13) Where the provisions of this section conflict with any other design guideline established under the general plan or an applicable specific or area plan or this chapter, the more restrictive provisions shall control provided, however, that the application of the more restrictive provisions shall be limited to only those provisions which address the construction of single family dwellings and appurtenant structures which are subject to these guidelines.~~

~~(14) The planning department shall develop and maintain a brochure to assist the public in complying with these guidelines. Such brochure shall, at a minimum, address the issues of earth tone paints, low paint reflectivity values suitable to meet the architectural guidelines, and plant materials suitable to comply with the landscaping guidelines.~~

~~**(b) Site Planning.**~~

~~(1) Single family dwelling units, appurtenant structures and related utility lines, access roads and driveways which are subject to these guidelines shall, to the extent feasible, be sited so as to be substantially screened when viewed from designated scenic corridor roadways. The term "viewed" shall mean what a person of normal eyesight can see from one of the designated scenic corridor roadways.~~

~~(2)The siting of single family dwelling units, appurtenant structures and related utility lines, access roads and driveways pursuant to this section must be feasible based on fire, septic, drainage, geologic and other such constraints. Where such constraints make it infeasible to substantially screen such structures, they shall be located in the least visible location on the parcel, all things considered, and shall be subject to the architectural and landscaping guidelines set forth in subsection (d), below.~~

~~(3)Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen single family dwelling units, appurtenant structures related utility lines and access roads and driveways as seen from the scenic corridor roadways. The grading and removal of woody vegetation for the purposes of construction of a single family dwelling unit and related non agricultural improvements should be limited to only that necessary to accommodate the construction consistent with these guidelines. The applicant shall provide a site plan indicating any vegetation or topographic features proposed to be used to substantially screen the single family dwelling unit and related improvements.~~

~~(4)No portion of a single family dwelling unit or appurtenant structure or any portion thereof shall appear against the sky when viewed from a designated scenic corridor roadway.~~

~~(5)Where strict compliance with the provisions of these site planning guidelines would result in a structure which is subject to these guidelines being sited contrary to the provisions of Article 64 of this chapter, the more restrictive provisions shall control.~~

~~(6)The site planning guidelines set forth in subsection (b) do not apply in building envelopes previously established by way of final map or recorded open space or conservation easement.~~

~~(7)The grade and alignment of new access roads, including driveways, related to the construction of single family dwellings and appurtenant structures subject to these guidelines, shall be located and designed to minimize visibility of those roads and road cuts as seen from the designated scenic corridor roadways.~~

~~(8)All exposed slopes and disturbed soil resulting from grading of building sites for single family dwellings and appurtenant structures subject to these guidelines, related access roads and driveways, and the installation of related utilities shall be graded so as to be gently sloping and blend with the natural topography. Such regraded slopes and disturbed soils shall be revegetated with indigenous plants or other plants of a similar character suitable to minimize soil erosion.~~

~~(c)Architectural Guidelines.~~

~~(1)Single family dwelling units and appurtenant structures shall conform to the following guidelines:~~

~~(i)Exterior colors shall be earth tones that have a low reflectivity value and blend with the surroundings. Exterior colors may be changed to another new color, provided that the other new color is consistent with these guidelines. Building materials such as bricks, natural wood, or stone may be acceptable provided they have a low reflectivity value.~~

~~(ii)Window glazing shall be nonreflective.~~

~~(iii) Night lighting shall be designed to minimize visibility from the designated scenic corridor roadways, through the use of low wattage fixtures, motion detectors for security lighting, and low profile lighting of driveways, and similar other measures.~~

~~(d) Landscaping Guidelines.~~

~~(1) Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within ten (10) years following installation.~~

~~(2) Plant species used for any screening and revegetation required by these guidelines shall be indigenous, or of a similar character. Planting shall also conform to the fire safe standards set forth in Chapter 13 of this code.~~