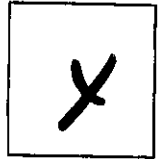


Type



Plans

UPE07-0112

Permit Number

3660

Street Number

Copperhill LN

Street Name

SRO

Community Code

059-250-004

APN

PRMD County of Sonoma



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

June 29, 2010

Carl's Ready Mix
Attn: Carl's Ready Mix
5900 Pruitt Avenue, #120
Windsor, CA 95492

Re: UPE07-0112; 3660 Copperhill Lane, Santa Rosa

This letter is in reference to your request for a one-year time extension on an approved Use Permit to establish a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. The hours of operation will be from 5:00 a.m. to 5:00 p.m. with a total of five employees and 45 estimated truck trips per day. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE07-0112 and as modified by the attached conditions. The property is located at 3660 Copperhill Lane, Santa Rosa; Zoning M2 (Heavy Industrial), VOH (Valley Oak Habitat); APN 059-250-004; Supervisorial District 4. Notice of the County's intent to waive the hearing requirement for the requested one-year extension of the Use Permit was posted for 20 days and no protests were received. Pursuant to Section 26-88-010 (g) of the Sonoma County Code, no public hearing is required and the Use Permit time extension will be issued subsequent with conformance with the attached conditions. Once compliance with all pre-operational conditions has been achieved, a Use Permit Certificate will be issued and the approved use may commence.

The Use Permit approval is based on a determination by the Permit and Resource Management Department that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. A Mitigated Negative Declaration, including mitigation measures, was prepared for the project to reduce potentially significant adverse impacts on the environment and the time extension does not result in any additional impacts.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

If you have any questions, feel free to contact me at 565-1352. Please refer to your file number (UPE07-0112) and site address when making inquiries.

Sincerely,

Steve Padovan
Project Planner

:af

Enclosures

c: File UPE07-0112
Robert Kolodge, Owner
Steve Sharpe

Final Conditions of Approval

Date: June 29, 2010 **File No.:** UPE07-0112
Applicant: Carl's Ready Mix **APN:** 059-250-004
Address: 3660 Copperhill Lane, Santa Rosa

Project Description: Request for a Use Permit to establish a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall apply for and obtain building related permits from PRMD for construction of new structures and remodels/additions to existing structures. The necessary applications appear to be, but may not be limited to, accessibility property report, site review and building permit(s).
2. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
3. All buildings, structures, sidewalks, curbs, and related facilities intended for use by the public shall be accessible to and usable by persons with disabilities. All buildings, structures, sidewalks, curbs, and related facilities constructed by the use of state, county, or municipal funds, or the funds of any political subdivision of the state, shall be accessible to and usable by persons with disabilities.
4. All required paths of travel (public parking lots and sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to PRMD shall include sufficient details of features to validate compliance.
5. All projects seeking application on or after January 1, 2008 shall conform to the requirements of the 2007 California code series.

HEALTH:

PRIOR TO BUILDING PERMIT:

6. Connection shall be made to public sewer and water. Prior to building permit issuance the applicant shall submit a "will serve" letter for water and sewer to Project Review Health to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the Sanitation Section of PRMD. Note that will serve letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.
7. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits. For planned tenant improvements, installed central water and wastewater lines the length of the building with appropriate breakout floor design is acceptable.

OPERATIONAL REQUIREMENTS:

8. A safe, potable water supply shall be provided and maintained.
9. Comply with applicable hazardous waste generator, underground storage tank, above ground storage tank and AB2185 (hazardous materials handling) requirements and maintain any

applicable permits for these programs from the Hazardous Materials Division of Sonoma County Department of Emergency Services.

10. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 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
¹ The sound level exceeded n% of the time in any hour. For example, the L ₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L ₀₂ is the sound level exceeded 1 minute in any hour.		

If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

11. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

SANITATION:

12. The Applicant shall construct sanitary sewer mains and appurtenances in accordance with Sonoma County Water Agency (SCWA) Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans.
13. The Applicant shall have Improvement Plans for sanitary sewer design prepared by a licensed civil engineer, registered in the State of California, and designed in accordance with SCWA Design and Construction Standards for Sanitation Facilities.

Prior to the start of improvement plan review, the Applicant shall submit four (4) sets of improvement plans for sanitary sewer design, (blue/line or black/line, 24 inch by 36 inch in size), one (1) copy of the Conditions of Approval for UPE07-0112 and Plan Checking fees, to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD). The sanitary sewer design shall include "plan and profile" diagrams of the proposed sewer, in addition to all other requirements of the sewer design standards.

Sanitary sewer Improvement plans shall be signed by the General Manager/Chief Engineer of SCWA prior to the issuance of any sanitary sewer inspection or sewer connection permits. All sanitary sewer inspection permits shall be obtained from the Sanitation Section of PRMD prior to the start of construction.

NOTE: Review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit and Resource Management Department under a separate permit.

14. All easements necessary for installation of the proposed sewer facilities shall be granted to the SCWA Airport/Larkfield/Wikiup Sanitation Zone by separate document, and shall be shown on the required Improvement Plans prior to signing by SCWA. A copy of each easement for sewer construction shall be submitted with the Improvement Plans for sewer design review.
15. No building shall be connected to the mainline sewer until the mainline sewer has been inspected and accepted by the Engineering Division of PRMD, and a Sewer Connection Permit has been issued for the building. A Sewer Completion Final is required PRIOR to Occupancy.
16. In accordance with SCWA Design and Construction Standards for Sanitation Facilities, the Applicant shall construct a Sampling Manhole per Standard Drawing Nos. 100-A and 120-C, and dual waste lines for the discharge of both domestic and "process" waste from the proposed building. The Sampling manhole and dual waste lines serving the proposed building shall be shown on the required improvement plans, and shall be constructed under a separate permit issued with the building permit or foundation permit, if applicable.
17. In accordance with Sanitation Zone Ordinances, the Applicant shall obtain a permit to construct sanitary sewer facilities PRIOR to obtaining a building permit. All sewer work shall be inspected and accepted by the Engineering Division of PRMD PRIOR to occupancy or temporary occupancy. A Sewer Completion Final is required prior to Occupancy.
18. Prior to submitting Improvement Plans for review, the Applicant shall obtain a Survey for Commercial/Industrial Wastewater Discharge Requirements from the Sonoma County Permit and Resource Management Department (PRMD), and shall return the completed Survey, and two (2) each of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD.
19. All Sewer Fees per Airport/Larkfield/Wikiup Sanitation Zone Ordinances (latest revision) shall be paid to the Sanitation Section of PRMD prior to obtaining building permits. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of obtaining building permits.

The estimated Sewer Connection fee and Annual Service Charges for this project will be based upon 1.00 ESD (Equivalent Single-family Dwelling billing units). The current rate per "ESD" for connection in this sanitation zone is \$8,587.96; The current Annual Sewer Service Charge is \$471.00. Both fees are subject to increase as of July 01 each year.

20. The Applicant shall construct water mains and appurtenances in accordance with Town of Windsor Water System Standards where applicable, and/or specific details, as shown on approved improvement plans.
21. Prior to approval and signing of the Improvement Plans, the Applicant shall submit a letter from the Town of Windsor to the Sanitation Section of PRMD, stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the Town of Windsor have entered into an agreement for water service.
22. Prior to construction of any sanitary sewer facilities that will be located within a County Right-of-Way, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit and any necessary sewer permit(s) from the Engineering Division of PRMD.
23. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the

issuance of a completion notice, unless otherwise specifically approved in advance by the PRMD.

24. The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6-05, of the SCWA Design and Construction Standards for Sanitation Facilities. The record drawings shall be submitted to the Sanitation Section of PRMD for review and approval prior to acceptance of the construction of the sanitary sewer facilities.

TRANSPORTATION AND PUBLIC WORKS:

25. Copperhill Lane is a private road that has an unimproved intersection with Brickway Boulevard west of the site and an improved entrance with Copperhill Parkway south of the site. Due to limited sight distance at the Brickway Boulevard intersection, right-turns from Copperhill Lane onto Brickway Boulevard are prohibited for this use.

Mitigation Monitoring: Prior to initiation of operations, PRMD staff shall perform a site inspection to confirm that the signage is posted.

26. Prior to issuance of any building permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

Mitigation Monitoring: The owner/developer shall pay the traffic mitigation fees prior to issuance of building permits for any structures on the property.

FLOOD AND DRAINAGE:

27. Drainage improvements shall be designed by a civil engineer, in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

28. The design engineer shall include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by PRMD staff until the above items are submitted to Storm Water staff for review.

29. The project is subject to Standard Urban Storm-Water Mitigation Plan (SUSMP) guidelines. Measures to mitigate project impacts to the quantity and quality of storm water discharge from the site are to be incorporated in the drainage and erosion control design of the project. (This condition may be removed based on project design.)

Mitigation Monitoring: This project shall not be approved by the Sonoma County Project Review and Advisory Committee until a Preliminary SUSMP is submitted to Storm Water staff for review and approval. The issuance of grading or building permits for the project will not be approved by the Project Review Division until the Final SUSMP plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

30. If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to the National Pollutant Discharge Elimination System (NPDES) requirements and coverage under the State Water Resources Control Board's General Construction Permit (General Permit) must be obtained. Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to permit construction issuance.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division unless a copy of the Notice of Intent (NOI) filed with the RWQCB, as well as the Waste Discharge Identification Number (WDID) issued by that agency have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

31. This Use Permit allows the establishment of a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m. with up to five employees and 45 estimated truck trips per day. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE07-0112 as modified by these conditions.
32. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
33. The project is located in the Traffic Pattern Zone (TPZ) for the Sonoma County Airport according to the Sonoma County Airport Land Use Plan (ALUP) and occupancy of any structures shall be limited to a maximum of 150 persons/acre. A minimum of 15% of the site shall remain open space as required by the ALUP and the generation of smoke and water vapor which could affect aircraft operations shall be prohibited. An aviation easement shall be required prior to final occupancy of the building.
34. The applicant shall pay all applicable development fees prior to issuance of building permits.
35. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
36. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, and \$1,876.75 (or latest fee in effect at the time of payment) because a Negative Declaration was prepared, for a total of \$1,926.75 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
37. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance

in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.

38. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
39. The applicant shall include these Conditions of Approval on a separate sheet(s) of blueprint plan sets to be submitted for building and grading permit applications.
40. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

41. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
42. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.
43. The project shall comply with all provisions of the County Low Water Use Landscaping Ordinance.
44. The applicant shall maintain a minimum of eight vehicle and eight truck parking spaces on-site to serve the concrete batch plant. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.

45. Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.
46. All new structures, lighting and signs shall require final design review by PRMD Project Review staff prior to issuance of building permits. All exterior finishes shall be of non-reflective materials and colors.
47. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD Project Review staff. Exterior lighting shall be low mounted, downward casting and fully shielded 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 lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

Mitigation Monitoring: No building permits shall be finalized until the project planner verifies the installation of the lighting fixtures per approved plans. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance. If compliance is not achieved, staff will initiate procedures to restrict operations or revoke the permit and terminate the use.

48. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
49. The operation shall utilize the Stephen's Mfg. Co. dust suppress and collection system as specified in the applicant's submittal documents. In addition, the truck circulation areas and materials piles shall be watered down, as necessary, during business operations to suppress dust. Obtain permits from BAAQMD as necessary.

Mitigation Monitoring: The dust suppression equipment shall be included on the batch plant and shall be inspected by staff prior to commencement of operations.

50. Install an impervious asphalt or concrete curb/berm along the north, south and easterly sides of the batch plant project site area and all drainage shall be collected and drained to the west, away from the undeveloped portion of the larger property.

Mitigation Monitoring: Proposed curb/berming shall be installed prior to commencement of operations and inspected by PRMD staff.

51. Ensure that best Management Practices (BMP's) are employed in order to minimize the amount of sediment and other pollutants leaving the site during construction and after construction. Include landscape swales along parking areas to capture and treat stormwater run-off and cover all dumpsters.

Mitigation Monitoring: Include all BMP's and landscape swales on the grading and building plan sets.

52. The applicant/developer shall mitigate for impacts to potential CTS habitat at a minimum ratio of 0.2:1 for all area disturbed by construction activities including but not limited to grading for all roads, building pad sites and parking areas. Mitigation can be achieved by providing funding for restoration and long term management at a mitigation bank or mitigation site or through payment into a Species Fund managed by the California Wildlife Foundation in an amount equal to the cost of mitigation plus a 2.5% administrative cost.

Mitigation Monitoring: The developer shall provide proof of mitigation credits or payment of fees prior to issuance of any grading or building permits.

53. The applicant shall provide PRMD staff with a spill containment plan and a location on-site where the plan will be available to employees along with necessary spill containment materials and equipment.

Mitigation Monitoring: The plan and equipment shall be located on-site and be inspected by PRMD staff prior to commencement of operations.

54. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

55. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

56. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

To: Interested Agencies

May 6, 2010

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

File Number: UPE07-0112
Applicant Name: Carl's Ready Mix
Owner Name: Robert Kolodge
Site Address: 3660 Copperhill Ln, Santa Rosa
A.P.N.: 059-250-004

Request for a one year extension of time to meet conditions of a previously approved Use permit for a concrete manufacturing plant.

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 **May 27, 2010** and should be sent to the attention of:
UPE07-0112, Steve Padovan (spadovan@sonoma-county.org) The Project Planner can also be reached at 707-565-1352.

Please send a copy of your comments to the applicant(s) or their representatives.

Health
Sanitation
Public Works - Mitch Simson
Grading and Storm Water
Building

STEVEN SHARPE & ASSOCIATES

2200 RANGE AVENUE, SUITE 201
SANTA ROSA, CALIFORNIA 95403
(707) 527-5068 - (707) 526-1129 F
SHARPEPLANNER@COMCAST.NET

April 15, 2010

Steve Padovan, Project Planner
County of Sonoma Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Extension of Time - UPE07-0112; Carl's Ready Mix

Dear Mr. Padovan,

I am writing you on behalf of Carl Davis, applicant for the above-referenced application. A Use Permit for a concrete mixing facility was approved for this site on April 21, 2008 subject to compliance with 56 conditions. Mr. Davis has been working diligently to comply with the numerous conditions and needs additional time to do so. He is requesting a 1 year time extension.

A key component of the project is providing sewer and water services to new use. Both County and Town of Windsor have approved extension of their services. Mr. Davis is negotiating easements from adjacent property owners for location of sewer and water pipes. These negotiations have caused extraordinary delays. He has contracted with Adobe Associates, Civil Engineers to design the sewer and water facilities.

Mr. Davis respectfully requests that the Use Permit approval be extended until April 21, 2011. Attached is the required fee for the extension of time. Please do not hesitate to contact me if you have any questions.

Very Truly Yours,



Steve Sharpe, Principal

Cc Carl Davis



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

April 21, 2008

Carl's Ready Mix
Attn: Carl's Ready Mix
5900 Pruitt Avenue, #120
Windsor, CA 95492

Re: UPE07-0112; 3660 Copperhill Lane, Santa Rosa

This letter is in reference to your request for a Use Permit to establish a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. The hours of operation will be from 5:00 a.m. to 5:00 p.m. with a total of five employees and 45 estimated truck trips per day. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE07-0112 and as modified by the attached conditions. The property is located at 3660 Copperhill Lane, Santa Rosa; Zoning M2 (Heavy Industrial), VOH (Valley Oak Habitat); APN 059-250-004; Supervisorial District 4. Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 20 days and no protests were received. Pursuant to Section 26-88-010 (g) of the Sonoma County Code, no public hearing is required and the Use Permit will be issued subsequent with conformance with the attached conditions. Once compliance with all pre-operational conditions has been achieved, a Use Permit Certificate will be issued and the approved use may commence.

The Use Permit approval is based on a determination by the Permit and Resource Management Department that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

If you have any questions, feel free to contact me at 565-1352. Please refer to your file number (UPE07-0112) and site address when making inquiries.

Sincerely,

Steve Padovan
Project Planner

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Enclosures

c: File UPE07-0112
Robert Kolodge, Owner
Steve Sharpe

Final Conditions of Approval

Date: April 22, 2008 **File No.:** UPE07-0112
Applicant: Carl's Ready Mix **APN:** 059-250-004
Address: 3660 Copperhill Lane, Santa Rosa

Project Description: Request for a Use Permit to establish a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall apply for and obtain building related permits from PRMD for construction of new structures and remodels/additions to existing structures. The necessary applications appear to be, but may not be limited to, accessibility property report, site review and building permit(s).
2. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
3. All buildings, structures, sidewalks, curbs, and related facilities intended for use by the public shall be accessible to and usable by persons with disabilities. All buildings, structures, sidewalks, curbs, and related facilities constructed by the use of state, county, or municipal funds, or the funds of any political subdivision of the state, shall be accessible to and usable by persons with disabilities.
4. All required paths of travel (public parking lots and sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to PRMD shall include sufficient details of features to validate compliance.
5. All projects seeking application on or after January 1, 2008 shall conform to the requirements of the 2007 California code series.

HEALTH:

PRIOR TO BUILDING PERMIT:

6. Connection shall be made to public sewer and water. Prior to building permit issuance the applicant shall submit a "will serve" letter for water and sewer to Project Review Health to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the Sanitation Section of PRMD. Note that will serve letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.
7. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits. For planned tenant improvements, installed central water and wastewater lines the length of the building with appropriate breakout floor design is acceptable.

OPERATIONAL REQUIREMENTS:

8. A safe, potable water supply shall be provided and maintained.
9. Comply with applicable hazardous waste generator, underground storage tank, above ground storage tank and AB2185 (hazardous materials handling) requirements and maintain any

applicable permits for these programs from the Hazardous Materials Division of Sonoma County Department of Emergency Services.

10. Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or sensitive land use:

Maximum Exterior Noise Level Standards, dBA

Cumulative Duration of Noise Event in any one-hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
30-60 Minutes	50	45
15-30 Minutes	55	50
5-15 Minutes	60	55
1-5 Minutes	65	60
0-1 Minutes	70	65

Limit exceptions to the following:

- A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.
 - B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
 - C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.
11. All garbage and refuse on this site shall be accumulated or stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid, and shall not be filled beyond a gross weight of 50 pounds (80 pounds if serviced by a mechanical lifting device). All garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of to a County Transfer Station or County Landfill before the end of the seventh day. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

SANITATION:

12. The Applicant shall construct sanitary sewer mains and appurtenances in accordance with Sonoma County Water Agency (SCWA) Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans.
13. The Applicant shall have Improvement Plans for sanitary sewer design prepared by a licensed civil engineer, registered in the State of California, and designed in accordance with SCWA Design and Construction Standards for Sanitation Facilities.

Prior to the start of improvement plan review, the Applicant shall submit four (4) sets of improvement plans for sanitary sewer design, (blue-line or blackline, 24 inch by 36 inch in size), one (1) copy of the Conditions of Approval for UPE07-0112 and Plan Checking fees, to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD). The sanitary sewer design shall include "plan and profile" diagrams of the proposed sewer, in addition to all other requirements of the sewer design standards.

Sanitary sewer Improvement plans shall be signed by the General Manager/Chief Engineer of SCWA prior to the issuance of any sanitary sewer inspection or sewer connection permits. All sanitary sewer inspection permits shall be obtained from the Sanitation Section of PRMD prior to the start of construction.

NOTE: Review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit and Resource Management Department under a separate permit.

14. All easements necessary for installation of the proposed sewer facilities shall be granted to the SCWA Airport/Larkfield/Wikiup Sanitation Zone by separate document, and shall be shown on the required Improvement Plans prior to signing by SCWA. A copy of each easement for sewer construction shall be submitted with the Improvement Plans for sewer design review.
15. No building shall be connected to the mainline sewer until the mainline sewer has been inspected and accepted by the Engineering Division of PRMD, and a Sewer Connection Permit has been issued for the building. A Sewer Completion Final is required PRIOR to Occupancy.
16. In accordance with SCWA Design and Construction Standards for Sanitation Facilities, the Applicant shall construct a Sampling Manhole per Standard Drawing Nos. 100-A and 120-C, and dual waste lines for the discharge of both domestic and "process" waste from the proposed building. The Sampling manhole and dual waste lines serving the proposed building shall be shown on the required improvement plans, and shall be constructed under a separate permit issued with the building permit or foundation permit, if applicable.
17. In accordance with Sanitation Zone Ordinances, the Applicant shall obtain a permit to construct sanitary sewer facilities PRIOR to obtaining a building permit. All sewer work shall be inspected and accepted by the Engineering Division of PRMD PRIOR to occupancy or temporary occupancy. A Sewer Completion Final is required prior to Occupancy.
18. Prior to submitting Improvement Plans for review, the Applicant shall obtain a Survey for Commercial/Industrial Wastewater Discharge Requirements from the Sonoma County Permit and Resource Management Department (PRMD), and shall return the completed Survey, and two (2) each of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD.
19. All Sewer Fees per Airport/Larkfield/Wikiup Sanitation Zone Ordinances (latest revision) shall be paid to the Sanitation Section of PRMD prior to obtaining building permits. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of obtaining building permits.

The estimated Sewer Connection fee and Annual Service Charges for this project will be based upon 1.00 ESD (Equivalent Single-family Dwelling billing units). The current rate per "ESD" for connection in this sanitation zone is \$8,587.96, The current Annual Sewer Service Charge is \$471.00. Both fees are subject to increase as of July 01 each year.

20. The Applicant shall construct water mains and appurtenances in accordance with Town of Windsor Water System Standards where applicable, and/or specific details, as shown on approved improvement plans.
21. Prior to approval and signing of the Improvement Plans, the Applicant shall submit a letter from the Town of Windsor to the Sanitation Section of PRMD, stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the Town of Windsor have entered into an agreement for water service.
22. Prior to construction of any sanitary sewer facilities that will be located within a County Right-of-Way, the Applicant shall have a licensed general contractor in possession of a valid

Public Road bond obtain an Encroachment Permit and any necessary sewer permit(s) from the Engineering Division of PRMD.

23. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the issuance of a completion notice, unless otherwise specifically approved in advance by the PRMD.
24. The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6-05, of the SCWA Design and Construction Standards for Sanitation Facilities. The record drawings shall be submitted to the Sanitation Section of PRMD for review and approval prior to acceptance of the construction of the sanitary sewer facilities.

TRANSPORTATION AND PUBLIC WORKS:

25. Copperhill Lane is a private road that has an unimproved intersection with Brickway Boulevard west of the site and an improved entrance with Copperhill Parkway south of the site. Due to limited sight distance at the Brickway Boulevard intersection, right-turns from Copperhill Lane onto Brickway Boulevard are prohibited for this use.

Mitigation Monitoring: Prior to initiation of operations, PRMD staff shall perform a site inspection to confirm that the signage is posted.

26. Prior to issuance of any building permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

Mitigation Monitoring: The owner/developer shall pay the traffic mitigation fees prior to issuance of building permits for any structures on the property.

FLOOD AND DRAINAGE:

27. Drainage improvements shall be designed by a civil engineer, in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

28. The design engineer shall include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by PRMD staff until the above items are submitted to Storm Water staff for review.

29. The project is subject to Standard Urban Storm-Water Mitigation Plan (SUSMP) guidelines. Measures to mitigate project impacts to the quantity and quality of storm water discharge from the site are to be incorporated in the drainage and erosion control design of the project. (This condition may be removed based on project design.)

Mitigation Monitoring: This project shall not be approved by the Sonoma County Project Review and Advisory Committee until a Preliminary SUSMP is submitted to Storm Water staff for review and approval. The issuance of grading or building permits for the project will not be approved by the Project Review Division until the Final SUSMP plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

30. If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to the National Pollutant Discharge Elimination System (NPDES) requirements and coverage under the State Water Resources Control Board's General Construction Permit (General Permit) must be obtained. Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to permit construction issuance.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division unless a copy of the Notice of Intent (NOI) filed with the RWQCB, as well as the Waste Discharge Identification Number (WDID) issued by that agency have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

31. This Use Permit allows the establishment of a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m. with up to five employees and 45 estimated truck trips per day. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE07-0112 as modified by these conditions.
32. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
33. The project is located in the Traffic Pattern Zone (TPZ) for the Sonoma County Airport according to the Sonoma County Airport Land Use Plan (ALUP) and occupancy of any structures shall be limited to a maximum of 150 persons/acre. A minimum of 15% of the site shall remain open space as required by the ALUP and the generation of smoke and water vapor which could affect aircraft operations shall be prohibited. An aviation easement shall be required prior to final occupancy of the building.
34. The applicant shall pay all applicable development fees prior to issuance of building permits.
35. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
36. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, and \$1,876.75 (or latest fee in effect at the time of payment) because a Negative Declaration was prepared, for a total of \$1,926.75 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be

operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

37. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
38. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
39. The applicant shall include these Conditions of Approval on a separate sheet(s) of blueprint plan sets to be submitted for building and grading permit applications.
40. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

41. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
42. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.

43. The project shall comply with all provisions of the County Low Water Use Landscaping Ordinance.
44. The applicant shall maintain a minimum of eight vehicle and eight truck parking spaces on-site to serve the concrete batch plant. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
45. Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.
46. All new structures, lighting and signs shall require final design review by PRMD Project Review staff prior to issuance of building permits. All exterior finishes shall be of non-reflective materials and colors.
47. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD Project Review staff. Exterior lighting shall be low mounted, downward casting and fully shielded 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 lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

Mitigation Monitoring: No building permits shall be finalized until the project planner verifies the installation of the lighting fixtures per approved plans. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance. If compliance is not achieved, staff will initiate procedures to restrict operations or revoke the permit and terminate the use.

48. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
49. The operation shall utilize the Stephen's Mfg. Co. dust suppress and collection system as specified in the applicant's submittal documents. In addition, the truck circulation areas and materials piles shall be watered down, as necessary, during business operations to suppress dust.

Mitigation Monitoring: The dust suppression equipment shall be included on the batch plant and shall be inspected by staff prior to commencement of operations.

50. Install an impervious asphalt or concrete curb/berm along the north, south and easterly sides of the batch plant project site area and all drainage shall be collected and drained to the west, away from the undeveloped portion of the larger property.

Mitigation Monitoring: Proposed curb/berming shall be installed prior to commencement of operations and inspected by PRMD staff.

51. Ensure that best Management Practices (BMP's) are employed in order to minimize the amount of sediment and other pollutants leaving the site during construction and after construction. Include landscape swales along parking areas to capture and treat stormwater run-off and cover all dumpsters.

Mitigation Monitoring: Include all BMP's and landscape swales on the grading and building plan sets.

52. The applicant/developer shall mitigate for impacts to potential CTS habitat at a minimum ratio of 0.2:1 for all area disturbed by construction activities including but not limited to grading for all roads, building pad sites and parking areas. Mitigation can be achieved by providing funding for restoration and long term management at a mitigation bank or mitigation site or through payment

into a Species Fund managed by the California Wildlife Foundation in an amount equal to the cost of mitigation plus a 2.5% administrative cost.

Mitigation Monitoring: The developer shall provide proof of mitigation credits or payment of fees prior to issuance of any grading or building permits.

53. The applicant shall provide PRMD staff with a spill containment plan and a location on-site where the plan will be available to employees along with necessary spill containment materials and equipment.

Mitigation Monitoring: The plan and equipment shall be located on-site and be inspected by PRMD staff prior to commencement of operations.

54. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

55. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

56. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

This notice was posted on MAR 31 2008

and will remain posted for a period of thirty days
until April 30, 2008

JANICE ATKINSON Co. Clerk
Janice Atkinson
DEPUTY CLERK

NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

APPLICANT: Carl's Ready Mix
OWNER: Robert Kolodge

FILE: UPE07-0112

DESCRIPTION OF PROJECT & LOCATION: Request fo a Use Permit to conduct concrete manufacturing on a 6.78 acre parcel to include batch plant, 250 square foot mobile office and on site truck storage for up to 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m., 5 employees are proposed, and 45 estimated truck trips per day. The property is located at 3660 Copperhill Lane, Santa Rosa; Zoning M2 (Heavy Industrial), VOH (Valley Oak Habitat); APN 059-250-004; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on April 18, 2008, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Steve Padovan at 707-565-1352, or via email to spadovan@sonoma-county.org.

Posting Date: March 28, 2008
Staff: Steve Padovan

This notice was posted on MAY 06 2008

JANICE ATKINSON, Co. Clerk

TO: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812
or: County Clerk, County of Sonoma

FROM:

Sonoma County Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403
DEPUTY CLERK

Overnight CR

08-0506-2

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Carl's Ready Mix Project Title	UPE07-0112 File #
Steve Padovan Contact Person	(707) 565-1900 Telephone Number
3660 Copperhill Lane, Santa Rosa Project Location	059-250-004 APN

Request for a Use Permit to establish a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m.

This is to advise that on April 18, 2008, the Sonoma County Permit and Resource Management Department approved the above described project and has made the following determinations regarding the above described project:

- The project will not have a significant effect on the environment.
- A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
The Mitigated Negative Declaration and record of project approval may be examined at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California.
- Mitigation measures were incorporated into the project.
- A statement of Overriding Considerations was not adopted for this project.

MAY 06 2008

Date received for filing and posting at County Clerk/OPR

Steve Padovan
Sonoma County Permit and Resource Management Department

Applicant:
Carl's Ready Mix
5900 Pruitt., #120
Windsor, CA 95492
707/838-2359

_____	\$2,606.75 EIR fee	_____	paid
<u>X</u>	\$1,876.75 ND fee	<u>X</u>	paid
<u>X</u>	\$50 County Clerk filing fee	<u>X</u>	paid

\$1926.75
549391

345232



Mitigated Negative Declaration
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Publication Date: March 24, 2008
Adoption Date:
State Clearinghouse:

This statement and attachments constitute the **Mitigated Negative Declaration** as proposed for or adopted by the Sonoma County decision-making body for the project described below.

File No.: UPE07-0112 **Planner:** Steve Padovan

Project Name: Carl's Ready-Mix Concrete Batch Plant

Project Description:

Request for a Use Permit to establish a ready-mix concrete batch plant on a 1.2 acre portion of a 6.78 acre site on the east side of Copperhill Lane, a private road located between Brickway Boulevard and Copperhill Parkway. The batch plant and associated equipment and materials storage will be located in the central portion of the site on an existing paved area. The proposed batch plant will replace an existing ready-mix operation located in the City of Windsor and will generally operate from 5:00 a.m. to 5:00 p.m., Monday through Friday and from 5:00 a.m. to 3:00 p.m. on Saturday, with occasional operations at other times to meet customer needs. The operation has five employees and includes a 250 square foot modular office, eight customer parking spaces and parking for seven concrete trucks and one gravel truck. Access will be provided by a driveway from Copperhill Lane, a private road, with primary access being from Copperhill Parkway, a public roadway.

Project Location: 3660 Copperhill Lane, Santa Rosa

Environmental Finding:

Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental impacts resulting from this project, provided that mitigation measures are incorporated into the project. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.

Initial Study: Attached

Other Attachments: Cultural Resources Evaluation, Thomas Origer and Associates (December 4, 2007)

Decision-making Body: Board of Zoning Adjustments

Lead Agency: Sonoma County Permit and Resource Management Department

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

ENVIRONMENTAL CHECKLIST FORM

FILE #: UPE07-0112 **PLANNER:** Steve Padovan
PROJECT: Carl's Ready Mix Concrete **DATE:** March 24, 2008

LEAD AGENCY: Sonoma County Permit and Resource Management Department

PROJECT LOCATION: 3660 Copperhill Lane, Santa Rosa

APPLICANT NAME: Carl Davis

APPLICANT ADDRESS: 5900 Pruitt Avenue, #120, Windsor, CA 95492

**GENERAL PLAN
DESIGNATION:** GI (General Industrial)

SPECIFIC/AREA PLAN: Airport Industrial Area Plan

ZONING: M2 (Heavy Industrial District) 40,000 square foot parcel size, VOH (Valley Oak Habitat)

DESCRIPTION OF PROJECT: Request for a Use Permit to establish a ready-mix concrete batch plant on a 1.2 acre portion of a 6.78 acre site on the east side of Copperhill Lane, a private road located between Brickway Boulevard and Copperhill Parkway. The batch plant and associated equipment and materials storage will be located in the central portion of the site on an existing paved area. The proposed batch plant will replace an existing ready-mix operation located in the City of Windsor and will generally operate from 5:00 a.m. to 5:00 p.m., Monday through Friday and from 5:00 a.m. to 3:00 p.m. on Saturday, with occasional operations at other times to meet customer needs. The operation has 5 employees and includes a 250 square foot modular office, eight customer parking spaces and parking for 7 concrete trucks and one gravel truck. Access will be provided by a driveway from Copperhill Lane, a private road, with primary access being from Copperhill Parkway, a public roadway.

SURROUNDING LAND USES AND SETTING: Briefly describe the project's surroundings:

The site is located in a heavy industrial area within the Airport Industrial Park which is a developed commercial and industrial business park located between the County of Sonoma Airport and Highway 101. Surrounding uses consist of the following: North - MP (Industrial Park) Zoning - steel tank manufacturer; South - M2 (Heavy Industrial) Zoning - lumber yard; East - M2 (Heavy Industrial) Zoning - miscellaneous industrial uses; West - M2 (Heavy Industrial) Zoning - auto dismantler and wrecking yard.

The property contains a 16,000 square foot warehouse that is currently vacant and the westerly half of the site is paved. The easterly half is undeveloped and there is a drainage swale that runs along the easterly property line draining south to Mark West Creek. The site is reasonably flat and drains basically to the east. All areas proposed for the ready-mix plant are paved and no trees or other vegetation is proposed to be removed. All surrounding industrial properties are developed. Copperhill Lane is an unimproved private road and provides access to several properties, although the subject property is the only one that has no frontage on a public road.

Other Public Agencies whose approval is required (e.g. permits, financing approval or participation agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed by in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, all potentially significant effects were previously analyzed in an earlier EIR or Negative Declaration pursuant to applicable standards and potential impacts have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. There are no changes in the project, no new information related to potential impacts, and no changes in circumstances that would require further analysis pursuant to Section 15162 of CEQA Guidelines, therefore no further environmental review is required.

The environmental documents which constitute the Initial Study and provide the basis and reasons for this determination are attached or referenced herein, and hereby made a part of this document.

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

- Project Application and Description
- Initial Data Sheet
- County Planning Department's Sources and Criteria Manual
- 1989 Sonoma County General Plan and Associated EIR
- Sonoma County Zoning Ordinance
- Sonoma County Rare Plant Site Identification Study
- Project Referrals from Responsible Agencies

X State and Local Environmental Quality Acts (CEQA)
X Notes of site visit conducted by Steve Padovan
X Airport Industrial Specific Plan
X Cultural Resources Evaluation, Thomas Origer and Associates (December 4, 2007)

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17 at the end of the checklist, "Earlier Analysis" may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	_____	_____	<u> X </u>	_____
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	<u> X </u>	_____
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	<u> X </u>	_____
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	<u> X </u>	_____	_____

Comment/Mitigation:

1.a Less than Significant Impact. The 6.78 acre site is located within an established industrial park and is surrounded by heavy industrial uses. The site is not visible from any scenic corridors nor is it located within a scenic landscape area. The proposed buildings are contemporary in design and are compatible with other structures in the area.

1.b Less than Significant Impact. There are no scenic resources on the site nor any features or natural resources of historic significance. In addition, the cultural study submitted by the applicant indicates that there are no historic structures on the property (Thomas Origer Associates, December 4, 2007).

1.c Less than Significant Impact. See Comment 1.a.

1.d Less than Significant with Mitigation. The project will introduce additional light and glare on a site that currently has no operations. Although there are industrial buildings in the surrounding area and existing sources of light and glare, lighting of the facility, especially night lights for parking, security and safety, may also affect nighttime views. This impact would be less than significant if the following mitigation measure is incorporated into the project.

Mitigation Measure 1.d. Prior to issuance of the Building permit, an exterior lighting plan shall be submitted to the Permit and Resource Management Department for review and approval. Exterior lighting shall be low mounted, downward casting and shielded, utilize motion detection systems where applicable and not "wash out" onto adjacent properties. Lighting shall not be mounted above the roofline of the storage buildings. Generally, fixtures should accept sodium vapor lamps and not be located at the periphery of the property. They shall not be flood lights. The lighting shall be installed in accordance with the approved lighting plan during construction. Lighting in the parking areas and on the building shall be limited in height and on the southerly and westerly portions of the site, utilize timers and motion sensor detection systems to reduce light impacts. This requirement shall be included in the conditions of approval.

Monitoring: No building permits shall be finalized until the project planner verifies the installation of the lighting fixtures per approved plans. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance. If compliance is not achieved, staff will initiate procedures to restrict operations or revoke the permit and terminate the use.

2. AGRICULTURE RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	<u> X </u>	_____
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u> X </u>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

2.a Less than Significant Impact. The property is designated as "Other Lands" on the Sonoma County Important Farmland Map which defines properties not used or valued as farmland. This site has not been used for agricultural purposes in many years and has been designated and zoned as Industrial land for over 25 years.

2.b No Impact. This site is not within a Williamson Act contract area.

2.c No Impact. This project does not involve the conversion of previously farmed lands nor will it result in the conversion of any vacant land into industrial use. The land is designated for industrial uses and the land was not used for agricultural uses.

3. AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<p>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	_____	<u> X </u>

- | | | | | |
|---|-------|--------------|--------------|-------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | _____ | <u> X </u> | _____ | _____ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | _____ | _____ | <u> X </u> | _____ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | _____ | _____ | <u> X </u> | _____ |
| e) Create objectionable odors affecting a substantial number of people? | _____ | _____ | <u> X </u> | _____ |

Comment/Mitigation:

3.a No Impact. The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) which has an adopted air quality plan. The project has no features that would conflict with the plan. The operator has a current operating permit from the BAAQMD for the existing plant located in Windsor which will be relocated to this site. The permit expires in 2008.

3.b Less than Significant Impact with Mitigation. State and Federal standards have been established for the "criteria pollutants": ozone, carbon monoxide, nitrogen dioxide, sulphur dioxide, and particulates (PM₁₀ and PM_{2.5}). To determine whether standards for any of these pollutants would be violated, the emissions from both stationary and mobile sources must be considered.

This project will not involve any significant increase in stationary equipment and processes. Power will be supplied by utilities and not by diesel generators. Mobile sources for this project are primarily vehicle and truck traffic and are estimated to generate approximately 45 average daily trips. This traffic will emit carbon monoxide, nitrogen oxides (NO_x), particulates, and Volatile Organic Compounds (VOC). Vehicles do not emit ozone directly, but ozone will form in the atmosphere from NO_x and hydrocarbons in the exhaust gases. The EIR for the 1989 General Plan anticipated the development of this site for industrial uses, therefore, the vehicle emissions produced are in-line with the projections in those plans.

In order to mitigate stationary dust impacts, the most current dust control systems will be utilized to substantially reduce dust emissions and the site will require constant watering down to suppress dust from vehicles.

Mitigation Measure 3.b: The operation shall utilize the Stephen's Mfg. Co. dust suppress and collection system as specified in the applicant's submittal documents. In addition, the truck circulation areas and materials piles shall be watered down, as necessary, during business operations to suppress dust.

Mitigation Monitoring: The dust suppression equipment shall be included on the batch plant and shall be inspected by staff prior to commencement of operations.

3.c Less than Significant Impact. The BAAQMD CEQA Guidelines (BAAQMD, December, 1999) include screening criteria to identify projects that may have significant emissions of criteria pollutants. These criteria are based on the size of the project and the amount of vehicle traffic it would generate. The Air District does not recommend further analysis of vehicle emissions if the amount of new traffic

generated would be less than 2,000 vehicles per day. Since the project would generate approximately 45 vehicle trips or less per day, the emissions would be less than significant. In addition, the owner/applicant has received a permit to operate from the BAAQMD.

3.d Less than Significant Impact. The California Air Resources Board has determined that diesel emissions contain toxic air contaminants. Exposure of people to these emissions over a long period of time is considered to increase the risk of cancer. The diesel emissions from trucks that deliver materials and haul concrete are regulated by current federal and state laws and these laws are becoming more restrictive with regards to exhaust emissions. The 45 truck trips proposed is not considered significant.

3.e Less than Significant Impact. The mixing of concrete is not considered a use that would produce objectionable odors.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	<u> X </u>	_____	_____
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	<u> X </u>	_____
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	<u> X </u>	_____	_____
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	_____	_____	_____	<u> X </u>
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	_____	_____	<u> X </u>	_____
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat conservation plan?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

4.a Less than Significant with Mitigation. The California Department of Fish and Game Natural Diversity Data Base did not indicate that there were any rare, threatened or endangered species on the site. In fact, there are no threatened species within 1 mile of the subject site. In addition, the entire western half of the property has been graded and the proposed facility will occupy a large paved area in the central portion of the site. However, this property is located within the range of the California Tiger Salamander (CTS) and is designated as a property that has the potential to impact CTS, although it is not within 1.3 miles of a known breeding pool or sighting.

Based on a visual inspection by staff, the one acre area that will be occupied by the concrete ready-mix plant is currently paved and the proposed access road crosses over an existing gravel area with no plants, vernal pools, wetlands or other natural features. The remainder of the eastern half of the site is in a disturbed state but still maintains some natural vegetation, including smaller oaks, grasses and small shrubs. In addition there are several drainage swales that cross the site and parallel the easterly property line and eventually drain to Mark West Creek. None of these areas are proposed to be disturbed.

However, it is possible that surface storm water run-off from the proposed operations could pose a pollution problem to the drainage swales and potentially to Mark West Creek because the pad where the operations will be located drains to the east.

Therefore, in order to reduce impacts to the Mark West Creek corridor, the adjacent wetlands, and to mitigate impacts to a less than significant level, the following mitigation measures shall be implemented:

Mitigation Measure 4.a.1: Install an impervious asphalt or concrete curb/berm along the north, south and easterly sides of the batch plant project site area and all drainage shall be collected and drained to the west, away from the undeveloped portion of the larger property.

Mitigation Monitoring: Proposed curb/berming shall be installed prior to commencement of operations and inspected by PRMD staff.

Mitigation Measure 4.a.2: Ensure that best Management Practices (BMP's) are employed in order to minimize the amount of sediment and other pollutants leaving the site during construction and after construction. Include landscape swales along parking areas to capture and treat stormwater run-off and cover all dumpsters.

Mitigation Monitoring: Include all BMP's and landscape swales on the grading and building plan sets.

Mitigation Measure 4.a.3: The applicant/developer shall mitigate for impacts to potential CTS habitat at a minimum ratio of 0.2:1 for all area disturbed by construction activities including but not limited to grading for all roads, building pad sites and parking areas. Mitigation can be achieved by providing funding for restoration and long term management at a mitigation bank or mitigation site or through payment into a Species Fund managed by the California Wildlife Foundation in an amount equal to the cost of mitigation plus a 2.5% administrative cost.

Mitigation Monitoring: The developer shall provide proof of mitigation credits or payment of fees prior to issuance of any grading or building permits.

4.b Less than Significant Impact. See Comment 4.a.

4.c Less than Significant with Mitigation. See Comment 4.a.

4.d No Impact. This project will not interfere with the movement of any native resident or migratory fish or wildlife species. The site is completely surrounded by other heavy industrial uses.

4.e Less than Significant Impact. There are no trees that will be removed as a result of this project. However, the site is located in the Valley Oak Habitat Overlay Zone and staff will require that the applicant plant several 5 gallon oak trees along the site's northerly property line. Therefore, the project is in compliance with the tree protection and replacement criteria in the ordinance.

4.f No Impact. There is no adopted habitat conservation plan that would be affected by this project.

5. CULTURAL RESOURCES	Would the project:			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	_____	_____	_____	_____X_____
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	_____	_____	_____	_____X_____
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____	_____X_____
d) Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	_____X_____

Comment/Mitigation:

5.a No Impact. A cultural resources evaluation was completed by Thomas Origer Associates on December 4, 2007 and no evidence of historical or prehistoric cultural resources, features, artifacts or culturally modified soil was observed. The standard condition regarding the accidental discovery of archaeological artifacts or human remains will be included in the conditions of approval.

5.b No Impact. See Comment 5.a

5.c No Impact. There was no evidence of paleontological resources nor are there any unique geologic features on the property. The project will include only surface grading and minor excavation, so it is extremely unlikely that there would be a disturbance to paleontological resources.

5.d No Impact. There was no evidence that the site contained a burial site.

6. GEOLOGY AND SOILS	Would the project:			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	_____	_____X_____

ii) Strong seismic ground shaking?	_____	_____	<u> X </u>	_____
iii) Seismic-related ground failure, including liquefaction?	_____	_____	<u> X </u>	_____
iv) Landslides?	_____	_____	_____	<u> X </u>
b) Result in substantial soil erosion or the loss of topsoil?	_____	_____	<u> X </u>	_____
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	_____	_____	<u> X </u>	_____
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	_____	<u> X </u>	_____
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

6.a.i, iv No Impact. There will be no impact since the site is not in an Alquist-Priolo Special Studies Zone, there are no known active faults on the property, and the property is located on relatively flat ground away from surrounding hillsides.

6.a.ii, iii Less than Significant. The Sonoma County Relative Hazard from Seismic Shaking Map (California Division of Mines and Geology) shows that the site is located on unconsolidated alluvium and terrace deposits that are from 0 to 150 feet deep with increased shaking hazards depending on the thickness of the alluvium and the depth of groundwater. Therefore, this property has the potential to experience liquefaction and settlement during a seismic event. However, impacts from this proposal will be less than significant because the project involves no significant fill and all structures will comply with Uniform Building Code (UBC) load and strength standards, including loads from seismic shaking. In addition, the office is a modular temporary single-story structure and the ready-mix plant consists of portable components that will not house employees.

6.b Less than Significant. The zoning ordinance allows a maximum of 50% lot coverage for buildings. Only one acre of this site will be developed with the ready-mix operations and the remainder of the site will remain vacant. The area to be developed is already paved with asphalt, an impervious material. This will not be significant as the site is industrially zoned property and not considered farmland of significance. The development of this site for industrial uses was anticipated in the general plan and industrial uses typically have greater lot coverage than other uses. Therefore, the loss of topsoil will not be significant. Regarding erosion issues, the flat topography of the site and proposed storm water drainage systems will limit erosion. See 8.c. for discussion on erosion control measures during construction.

6.c Less than Significant. See response to 6.a.ii, iii.

6.d Less than Significant. The soils in the project area belonging to the Wright series. The surface soils are loamy with clay subsoil and tend to have high shrink-swell characteristics. The actual shrink-swell characteristics of the soil will be evaluated by the soil report that is required for any building permits

for any new construction. This report will establish the foundation design parameters to ensure that should there be soil expansion, it would not damage the structures.

6.e Less than Significant. The project will connect to the Airport Industrial Area wastewater system.

7. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	_____	<u> X </u>	_____	_____
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	_____	_____	<u> X </u>	_____
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	_____	_____	_____	<u> X </u>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	_____	<u> X </u>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	<u> X </u>	_____
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	<u> X </u>	_____
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	<u> X </u>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

7.a Less Than Significant. The dry storage and mixing of concrete involves the transport, storage and discharge of small amounts of potentially hazardous materials including cement dust, diesel fuel, and machinery lubricant. Based on the scale of the facility, these impacts are considered less than significant because the amount of hazardous materials kept on-site are not substantial, the project site is paved which reduces infiltration, and the mixing silo will be equipped with dust suppression equipment. To mitigate any diesel fuel spills, the applicant shall develop a spill containment plan with procedures for containing diesel spills and training for workers on how to deal with the spills.

Mitigation Measure 7.a: The applicant shall provide PRMD staff with a spill containment plan and a location on-site where the plan will be available to employees along with necessary spill containment materials and equipment.

Mitigation Monitoring: The plan and equipment shall be located on-site and be inspected by PRMD staff prior to commencement of operations.

7.b Less than Significant. The proposed concrete ready-mix plant is of limited size and scale and does not involve a large amount of hazardous materials stored on-site. Furthermore, concrete ready-mix plants are a common industrial use in most urban areas and they do not pose a significant hazard to surrounding industrial uses. Dust suppression equipment is proposed that should reduce the amounts of airborne particulate matter and the site will be watered down frequently to reduce dust.

7.c No Impact. The site is not located near any existing schools.

7.d No impact. The project is not located on a listed hazardous materials site. Historical records indicate that the previous development on this property did not involve known hazardous materials.

7.e,f Less than Significant Impact. The project is located in the Traffic Pattern Zone (TPZ) for the Sonoma County Airport. The Sonoma County Airport Land Use Plan designates the future land uses as commercial/industrial/transportation/utilities and restricts the uses in structures to a maximum of 150 persons/acre. In addition, there are noise restrictions on land uses. The proposed concrete ready-mix plant is a compatible use in this zone and will not pose a safety threat to aircraft. In addition, well over 15% of the site will remain open space as required by the ALUP for all development in a TPZ. An aviation easement will be required as is standard in the TPZ.

7.g No Impact. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

7.h No Impact. The ready-mix plant will be located within an existing developed industrial park and there are no wildland areas surrounding the property.

8. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	_____	_____	_____	<u> X </u>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the				

	production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	_____	_____	_____	<u> X </u>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	<u> X </u>	_____	_____
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	<u> X </u>	_____
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	_____	<u> X </u>	_____	_____
f)	Otherwise substantially degrade water quality?	_____	_____	_____	<u> X </u>
g)	Place housing within a 100-year hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u> X </u>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	<u> X </u>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	<u> X </u>
j)	Inundation by seiche, tsunami, or mudflow?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

8.a,b No Impact. The project will be connected to Airport/Larkfield/Wikiup Sanitation District and City of Windsor water system.

8.c Less than Significant with Mitigation. The site is basically flat and no substantial grading is proposed, as the site has an existing paved pad where the plant will be located. However, some minor grading for the driveway will be required and berming will be required around the facility to limit run-off from the facility into the drainage ditched to the east.

Mitigation Measure 8.c.1: Drainage improvements shall be designed by a civil engineer, in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement

plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

Mitigation Measure 8.c.2: The design engineer include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by PRMD staff until the above items are submitted to Storm Water staff for review.

8.d Less than Significant. The project is utilizing an existing paved pad area and only minimal grading is proposed. Any run-off from the batch plant will be contained with berming at the perimeter of the facility and drainage will be directed toward Copperhill Lane, Away from the drainage ditches that run to the east. See mitigation under 4.a.1.

8.e Less than Significant with Mitigation. The proposed project will result in a minor amount of increased storm water run-off and it is located within the Standard Urban Storm-Water Mitigation Plan (SUSMP) area. Therefore, the following mitigation measures apply:

Mitigation Measure 8.e.1: The project is subject to Standard Urban Storm-Water Mitigation Plan (SUSMP) guidelines. Measures to mitigate project impacts to the quantity and quality of storm water discharge from the site are to be incorporated in the drainage and erosion control design of the project. (This condition may be removed based on project design.)

Mitigation Monitoring: This project shall not be approved by the Sonoma County Project Review and Advisory Committee until a Preliminary SUSMP is submitted to Storm Water staff for review and approval. The issuance of grading or building permits for the project will not be approved by the Project Review Division until the Final SUSMP plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

Mitigation Measure 8.e.2: If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to the National Pollutant Discharge Elimination System (NPDES) requirements and coverage under the State Water Resources Control Board's General Construction Permit (General Permit) must be obtained. Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to permit construction issuance.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division unless a copy of the Notice of Intent (NOI) filed with the RWQCB, as well as the Waste Discharge Identification Number (WDID) issued by that agency have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

8.f No Impact. There are no proposed uses that would substantially degrade water quality.

8.g No Impact. The project involves no new housing units within the 100-year flood hazard area.

8.h No Impact. The project is not located within a 100-year flood plain.

8.i No Impact. There are no dams or levees in the area that would affect this site and the site is located outside of any known flood plains..

8.j No Impact. The site is not subject to inundation by seiche, tsunami, or mudflow.

9. LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a)	Physically divide an established community?	_____	_____	_____	<u> X </u>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	_____	<u> X </u>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

9.a No Impact. The project is located within the existing Airport Industrial Area Specific Plan in an area designated for heavy industrial uses. This project would not alter ownership, nor reconfigure existing parcels or roadways. Therefore, the project would not divide an established community.

9.b No Impact. The proposal would not conflict with any land use policies in the General Plan. The property is designated "General Industrial" and this category is intended to provide lands which are needed to provide jobs and services for the region. This project is located in an established industrial park near the County airport and the production of concrete is an essential use in the construction industry. Furthermore, there are two other batch plants in the immediate area.

9.c No Impact. The project is not located within any habitat conservation plan or natural community conservation plan area.

10. MINERAL RESOURCES Would the project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	_____	<u> X </u>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

10.a,b No Impact. The Sonoma County General Plan shows that the project is not located within a known mineral resource deposit area.

11. NOISE

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	_____	<u> X </u>	_____
b) Exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels?	_____	_____	<u> X </u>	_____
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u> X </u>	_____
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u> X </u>	_____
e) For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u> X </u>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

11.a Less than Significant. The proposed project is located within the Airport Industrial Area Specific Plan and within an area of heavy industrial uses. Immediate surrounding uses consist of an auto dismantler, a lumber yard, a stainless steel tank manufacturer and several small manufacturing uses. Also, a large concrete batch plant is located to the south of the site off Copperhill Parkway just beyond the lumber yard. Therefore, the existing ambient noise levels in the immediate area are higher than those of the business parks which are located in the northern and western areas of the Airport industrial area.

The proposed batch plant will operate from 5:00 a.m. to 5:00 p.m. which is similar to the two other batch plants in the area and consistent with other industrial operations in the area, some of which operate on a 24 hour basis. The noise sources anticipated from the operation consist of the loading of sand and gravel into the hoppers for mixing, the actual mixing of the concrete, the loading of trucks and the trucks themselves. All of these sources produce short term noise impacts, as the operation is dependent on the availability of trucks for the loading of concrete and the batch plant will only be mixing and loading materials when those trucks are on-site.

The General Plan only regulates noise impacts for industrial uses that impact residential or other noise sensitive land uses. Being that the noise impacts are short term and that no noise sensitive uses exist near the project site, the impacts from noise would be considered less than significant.

11.b Less than Significant. The project may generate ground borne vibration and noise during assembly of the batch plant and for the minor grading for the driveway. These levels would not be excessive or significant as they would be limited to a short construction period (very little grading and the batch plant equipment is prefabricated and mobile) and would occur during normal business hours. Otherwise there are no other activities or uses associated with the project that would expose persons to or generate any excessive ground borne vibration or ground borne noise levels exceeding local noise standards.

11.c Less than Significant. See response to 11.a. The project would not create a substantial permanent increase in ambient noise levels due to existing ambient noise levels in the area and the existing surrounding industrial uses.

11.d Less than Significant. See response to 11.a. The project would not create a substantial temporary or periodic increase in ambient noise levels.

11.e,f Less than Significant. The project is within the TPZ for the Sonoma County Airport. The proposed batch plant is not located under the flight path for the southeasterly runway and will be constructed to current building codes which have a specific requirement for indoor decibel levels in the office trailer.

12. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	_____	_____	<u> X </u>	_____
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u> X </u>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

12.a Less than Significant Impact. The project will have little or no impact on population growth in the area. The proposed batch plant employs only 7 people, is relocating from the Windsor area directly north of the airport business park and is not of significant scale to cause substantial increased employment. No new services or extension of infrastructure is necessary to accommodate the use and the existing General Plan anticipated the development of this industrial parcel in its 2020 assumptions for job and housing growth.

12.b,c No Impact. The existing site is vacant and no housing will be displaced due to this project.

13. PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	_____	_____	<u> X </u>	_____
Police protection?	_____	_____	<u> X </u>	_____
Schools?	_____	_____	<u> X </u>	_____
Parks?	_____	_____	<u> X </u>	_____
Other public facilities?	_____	_____	<u> X </u>	_____

Comment/Mitigation:

13.a Less than Significant. The project would not have a significant impact on existing public services nor require new or physically altered governmental facilities. There is adequate water and sewer capacity, existing police and fire services are adequate and the project creates no impact on schools or recreational facilities.

The County Fire Marshal has reviewed the project and required that all buildings comply with fire safe standards, including a number of fire protection measures such as building sprinklers, extinguishers and hydrants that are appropriate for a project of this magnitude. These standard fire protection measures would be required to be installed before the new buildings are finished.

14. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	_____	_____	_____	<u> X </u>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

14.a,b No Impact. This project involves no housing units which in turn, results in no significant need for recreational facilities.

15. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?	_____	<u> X </u>	_____	_____
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	_____	<u> X </u>	_____	_____
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	_____	_____	_____	<u> X </u>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	<u> X </u>	_____	_____
e) Result in inadequate emergency access?	_____	_____	_____	<u> X </u>
f) Result in inadequate parking capacity?	_____	_____	_____	<u> X </u>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	_____	_____	<u> X </u>	_____

Comment/Mitigation:

15.a,b Less than Significant with Mitigation. The applicant has indicated in their application that the proposed project will generate approximately 45 trips per day maximum based on the number of employees and trucks associated with the operation, the size of the batch plant and their existing operations in Windsor. In addition, the project is anticipated to generate approximately 10 trips during the AM peak hours.

Access is provided to the site via Copperhill Lane which is a private road that abuts the west side of the property and runs from Copperhill Parkway to Brickway Boulevard. This road does not have curbs, gutters or sidewalks and is basically a gravel road with some remnants of a previous asphalt surface near the proposed driveway entrance. All trips generated by the new use will be required to use Copperhill Parkway and then travel up Brickway to Airport Boulevard or west to North Laughlin Road. The intersection of Brickway and Aviation is currently signalized.

A previous traffic study for a large warehouse and distribution facility on North Laughlin Road was completed early in 2008 which studied three intersections on Airport Boulevard. The report stated that future Levels of Service (LOS) on the three intersections will result in a LOS of C or better. However, additional traffic added to the intersection of southbound 101/Airport Boulevard interchange, which is currently at LOS F, could be a potentially significant impact. Therefore, the improvements to this interchange are necessary in order to reduce future cumulative impacts to a less than significant level.

The Sonoma County Department of Transportation and Public Works (DTPW) has reviewed the project and determined that the mitigation fees, to be paid by the developer upon building permit issuance, will mitigate the traffic impacts associated with the project by contributing to the future improvements at the Airport/101 interchange and for other improvements in the Airport Industrial Area. According to DTPW, the 101 interchange is in the final design phase and is part of the "Caltrans Hwy 101 North" project. This project is phased with construction to begin on the HOV (High Occupancy Vehicle) lanes in 2008-09 and the interchange to follow as a separate project beginning in 2012. Based on CEQA case law, traffic impacts resulting from a proposed project are considered to be mitigated if the proposed future road improvements are funded and programmed to be completed within a 5 year period. In addition, DTPW has added a condition that prohibits right-turn movements from Copperhill Lane onto Brickway Boulevard due to limited sight distance factors which make the turn unsafe for slow, large trucks. Therefore, all vehicle and truck trips that are intended to go north on Brickway to Airport will be required to travel south on Copperhill Lane, turn right onto Copperhill Parkway and then right again onto Brickway.

Being that the 101/Airport interchange is scheduled for construction within the next 5 years, and the improvements will result in a LOS of C or better at this interchange, the traffic impacts from this project will be less than significant after implementation of mitigation measures. In addition, the proposed project is a relocation of an existing ready-mix plant located just north of the Airport Industrial Park and the majority of truck trips associated with this project would occur during off-peak hours.

Mitigation Measure 15.a.1: The applicant/developer shall contribute traffic impact fees, which directly fund traffic improvements in the Airport Business Park and the Airport Boulevard interchange.

Mitigation Monitoring: The owner/developer shall pay the traffic mitigation fees prior to issuance of building permits for any structures on the property.

Mitigation Measure 15.a.2: Due to limited sight distance at the Brickway Boulevard intersection, right-turns from Copperhill Lane onto Brickway Boulevard are prohibited for this use. Signage shall be posted at the exit driveway from the proposed ready-mix plant that states that no right turn turns are permitted from Copperhill Lane to Brickway Boulevard.

Mitigation Monitoring: Prior to initiation of operations, PRMD staff shall perform a site inspection to confirm that the signage is posted.

15.c No Impact. The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

15.d Less than Significant with Mitigation. See Comment and Mitigation under 15.a,b.

15.e Less than Significant Impact. The project is conditioned on a requirement that the existing driveway must meet the minimum requirements for commercial/industrial driveways. This requirement insures that there will be adequate emergency access. In addition, all vehicular circulation will enter and exit the site through the driveway at the northwestern corner of the site.

15.f No Impact. The site will provide parking for 8 vehicles and 8 trucks which exceeds the requirements for this industrial project.

15.g Less than Significant Impact. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). A bicycle rack which can accommodate 2 bikes will be provided on site for employee use.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	<u> X </u>	_____
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u> X </u>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	<u> X </u>	_____
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	_____	_____	<u> X </u>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	_____	_____	_____	<u> X </u>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	_____	<u> X </u>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	_____	_____	_____	<u> X </u>

Comment/Mitigation:

16.a Less than Significant. The project will connect to an existing municipal sewage treatment system at the Airport.

16.b No Impact. Waste water generated by the project will go into a municipal sewer system.

16.c Less than Significant. See Comments 8.c and d.

16.d No Impact. Water will be provided by the City of Windsor and there is adequate water available for this use.

16.e No Impact. See response to 16.b.

16.f No Impact. Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that will result from the proposed project.

16.g No Impact. See response to 16.f.

17. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u> X </u>	_____
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively" considerable" means that the incremental effects of a "project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	_____	_____	<u> X </u>	_____
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u> X </u>	_____

Comment/Mitigation:

17.a Less than Significant. As identified through this initial study, all of the potential impacts of this project can be mitigated to a less than significant level. The project would not convert any existing riparian habitat or disrupt any protected wildlife species. Erosion control measures will minimize the impact of development and reduce sedimentation in surrounding drainage channels and no archaeological or historical artifacts were found or observed. Mitigation measures identified in this Initial Study would reduce impacts to a "Less than Significant" level.

17.b Less than Significant. No cumulative or long-term impacts have been identified that were not fully mitigated. The project will not interfere with existing land use plans and can be adequately served by existing public services and infrastructure. Improvements to the existing road network, impact fees and the improvements to the 101/Airport Boulevard interchange will mitigate any traffic impacts from this project.

17.c Less than Significant. The project will result in changes to the existing environment. However, mitigation measures identified in this Initial Study would reduce those impacts to Less than Significant.

FILE: UPED7-0112
Carl's Ready mix
Applicant
31600 Copperhill Ln,
Santa Rosa
Address

AFFIDAVIT OF NOTICING

I, Amy Wiegfeld, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)

light pole at the intersection of Brickway Blvd & Copperhill Parkway,
one light pole at the entrance of the property, and one mid-way down
on Copperhill Parkway. on May 26, 2010
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

May 26, 2010
(Date)

[Signature]
(Signature)

I, Amber Franzoni, mailed the attached notice to:
(Name of responsible Secretary)

_____ the County Clerk's Office on _____

_____ the newspaper on _____

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 5/26/10

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

5/26/10
(Date)

[Signature]
(Signature)

NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A NEGATIVE DECLARATION FOR A USE PERMIT

APPLICANT: Carl's Ready Mix
OWNER: Robert Kolodge

FILE: UPE07-0112

DESCRIPTION OF PROJECT & LOCATION: Request for a one year extension of time to meet conditions of a previously approved Use Permit for a concrete manufacturing plant. located at 3660 Copperhill Lane, Santa Rosa; Zoning M2 (Heavy Industrial)- 40,000 square foot average, VOH (Valley Oak Habitat); APN 059-250-004; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

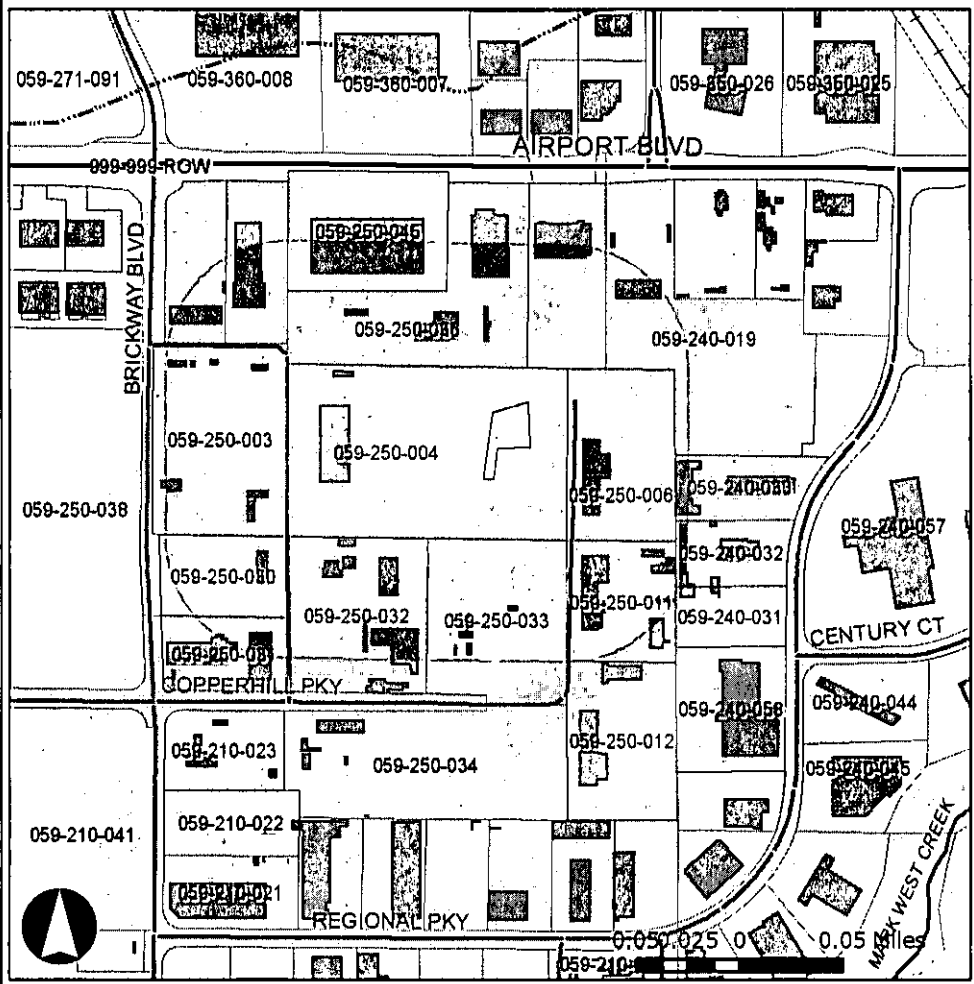
A Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on June 7, 2010, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Steve Padovan at 707-565-1352, or via email to spadovan@sonoma-county.org.

Posting Date: May 26, 2010
Staff: Steve Padovan



FILE No.: UPE07-0112
Subject Parcel: 059-250-004
Planner: spadovan
Created By: afranzino 5/26/10
Total Number of Parcels: 19

059-250-006
ARNOLD TIMOTHY E & KIM SUZETTE
2119 WOOD RD
FULTON CA 95439-8808

059-250-032
BURGESS LUMBER COMPANY INC ET AL
3610 COPPERHILL LN
SANTA ROSA CA 95403-8213

059-250-005
COUNTY OF SONOMA
2555 MENDOCINO AVE
SANTA ROSA CA 95403-2803

059-250-030
CREAM & MARSHALL PROPERTIES LLC
1130 COUNTRY ESTATES CIR
RENO NV 89511

059-250-003
CREAM JOSEPH J JR TR ET AL
14 NOONAN RANCH CIR
SANTA ROSA CA 95403

059-250-033
CROCKER SHARON ATHENE TR ET AL
PO BOX 11189
SANTA ROSA CA 95406-1189

059-250-044
GIORGIO MANAGEMENT INC
55 SAINT JAMES DR
SANTA ROSA CA 95403-1419

059-250-012
GRAVES ANN TR ET AL
PO BOX 11189
SANTA ROSA CA 95406-1189

059-250-004
KOLODGE ROBERT S TR & KOLODGE MYRNA L TR
4259 PLATEAU RD
RENO NV 89519-2977

059-250-031
LEWIS & LILLO LLC
1555 COPPERHILL PKWY
SANTA ROSA CA 95403-8200

059-250-011
OUR DIRT INC
1500 COPPERHILL PKWY # B
SANTA ROSA CA 95403-8200

059-240-033
SMYTH JERRY F TR & SMYTH BARBARA R TR
4719 GOLF VIEW CT
SANTA ROSA CA 95405

059-250-045
059-250-036
SRSS LLC
1400 AIRPORT BLVD
SANTA ROSA CA 95403

059-240-032
059-240-031
STEVENSON RODNEY K TR & DONNA I TR
3601 REGIONAL PKWY
SANTA ROSA CA 95403

059-250-025
TANCER PROPERTY ONE LLC
2889 MONTCLAIR WAY
FAIRFIELD CA 94534-1033

059-240-019
WHOLESALE LUMBER INC
18501 FOSS HILL RD
CALISTOGA CA 94515

059-250-023
WIGGINS ENTERPRISES LLC
1370 AIRPORT BLVD
SANTA ROSA CA 95403-1009

FILE: UPE07-0112

Carl's Ready Mix
Applicant

366 Copperhill ^{Lane} Hwy
Santa Rosa
Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

Francis C. Ascher
I, _____ mailed the attached notice to:
(Name of responsible Secretary)

the County Clerk's Office on 3-28-08

the newspaper on _____

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 3-28-08

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

3-28-08
(Date)

Francis C. Ascher
(Signature)

NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

APPLICANT: Carl's Ready Mix
OWNER: Robert Kolodge

FILE: UPE07-0112

DESCRIPTION OF PROJECT & LOCATION: Request for a Use Permit to conduct concrete manufacturing on a 6.78 acre parcel to include batch plant, 250 square foot mobile office and on site truck storage for up to 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m., 5 employees are proposed, and 45 estimated truck trips per day. The property is located at 3660 Copperhill Lane, Santa Rosa; Zoning M2 (Heavy Industrial), VOH (Valley Oak Habitat); APN 059-250-004; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on April 18, 2008, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Steve Padovan at 707-565-1352, or via email to spadovan@sonoma-county.org.

Posting Date: March 28, 2008
Staff: Steve Padovan

FILE: UPE 07- 0112

Carl's Ready - Mix
Applicant

3660 Copperhill Lane
Santa Rosa, CA
Address

AFFIDAVIT OF NOTICING

I, Steve Padova, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)
Ⓐ at corner of Copperhill Lane and Backway Blvd.
Ⓑ adjacent to front gate of property on telephone pole
Ⓒ across street at Creams on TP on 3/28/08
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

3/28/08
(Date)

[Signature]
(Signature)

~~I, _____, mailed the attached notice to:
(Name of responsible Secretary)
_____ the County Clerk's Office on _____
_____ the newspaper on _____
_____ to each owner of record within 300 feet of the subject property and to applicant/owner and
others that have requested notification on _____~~

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

APPLICANT: Carl's Ready Mix
OWNER: Robert Kolodge

FILE: UPE07-0112

DESCRIPTION OF PROJECT & LOCATION: Request for a Use Permit to conduct concrete manufacturing on a 6.78 acre parcel to include batch plant, 250 square foot mobile office and on site truck storage for up to 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m., 5 employees are proposed, and 45 estimated truck trips per day. The property is located at 3660 Copperhill Lane, Santa Rosa; Zoning M2 (Heavy Industrial), VOH (Valley Oak Habitat); APN 059-250-004; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on April 18, 2008, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Steve Padovan at 707-565-1352, or via email to spadovan@sonoma-county.org.

Posting Date: March 28, 2008
Staff: Steve Padovan



Town of Windsor
9291 Old Redwood Highway
P.O. Box 100
Windsor, CA 95492-0100
Phone: (707) 838-1000
Fax: (707) 838-7349

www.townofwindsor.com

Mayor
Warin J. Parker

Mayor Pro Tempore
Debra Fudge

Council Members
Steve Allen
Robin Goble
Sam Salmon

Town Manager
J. Matthew Mullan

September 6, 2007

Alan D. Fulkerson, PE
Steven J. LaFranchi & Associates, Inc.
775 Baywood Drive, Suite 312
Petaluma, CA 94954

Subject: Town of Windsor Water Service Will Serve Letter
3660 Copperhill Parkway
APN 059-250-004

Dear Mr. Fulkerson

The above referenced property is located within the Airport area which is provided water service by the Town of Windsor. Water service is provided subject to the rules, regulations and policies of the Town of Windsor.

Construction plans on the Town of Windsor title sheets and drawn in conformance with current standards are required to be reviewed and approved prior to permit issuance. Construction plans are to be drawn to primarily describe the water system to be constructed and shall be drawn to a minimum scale of 1" = 40' or as otherwise directed by the Town Engineer. All plan check, inspection and water connection fees are required to be paid in advance of approvals. All required easements shall be recorded before approval of plans and permit. Provisions for recycled water are required on all new developments and new water services. All work is required to be inspected by the Town of Windsor. Work completed without inspection is subject to rejection.

The Sonoma County Water Agency has declared a water shortage emergency. In response, the Town of Windsor has declared a Stage II Water Shortage Emergency through October 28, 2007. Your project may be subject to certain restrictions including deferral of water service until the water shortage emergency has been terminated.

Should you have any questions, please contact the Windsor Public Works Department at (707) 838-1006.

Sincerely,

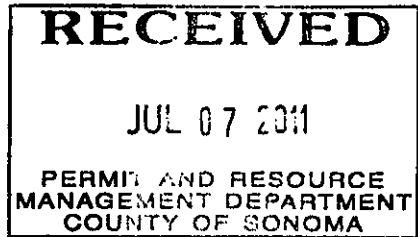


Richard W. Burt
Public Works Director/Town Engineer

Steve Spadovani ACP

STEVEN SHARPE & ASSOCIATES

2200 RANGE AVENUE, SUITE 201
SANTA ROSA, CALIFORNIA 95403
(707) 527-5068 - (707) 526-1129 F
SHARPEPLANNER@COMCAST.NET



July 6, 2011

Michael Carey, Code Enforcement Inspector
Sonoma County
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403-2829

Re: VPU11-0102

Dear Mr. Carey,

I am writing you at the request of my client Carl Davis, the owner of Carl's Ready. Mr. Davis leases the property at 3660 Copperhill Lane, Santa Rosa. I represent Mr. Davis regarding his efforts to secure permits for a portable concrete batch plant on this property. The Robert and Myrna L. Kolodge Trust is the owner of the property. On April 21, 2008 Mr. Davis received a Use Permit for a concrete mixing facility. An extension of time for the Use Permit was approved June 29, 2010.

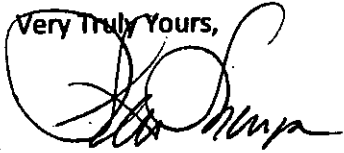
A key component of the project, include in the Use Permit conditions, is obtaining permits for sewer and water services to the site. Mr. Davis has worked diligently before and after Use Permit approval to get these services. Both the Town of Windsor and the County of Sonoma have approved permits extending their service facilities. Mr. Davis has also completed engineering design for the utilities at two different easement locations. In addition he has worked continually and hard to obtain easements from neighboring property owners for the utility improvements. These negotiations have resulted in significant delays for the project and in Mr. Davis having to relocate his operation on the site prior to obtaining sewer and water services. Mr. Davis and the Kolodge Trust principals are continuing to pursue negotiations with owners of neighboring property owners to obtain the necessary easements.

Therefore my client is requesting additional time to comply with the Notice and Order – Construction without Permit declaration. If negotiations result in obtaining the necessary easements for sewer and water utilities are successful Mr. Davis will apply for the applicable permits for the use and improvements on the property including the batch plant structure and the commercial coach. The water tank is owned by the property owner and is his responsibility. If negotiations to obtain the sewer and water easement fail, Mr. Davis will apply for permits to remove the batch plant structure and the commercial coach. I am requesting an additional 90 days or until October 1, 2011 to comply with the order. Mr. Davis will continue to work diligently to make this a successful project.

Mr. Davis and I appreciate your courtesy and flexibility in working with us to resolve these problems.

Please do not hesitate to contact me if you have questions.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'S. Sharpe', written over the 'Very Truly Yours,' text.

Steven J. Sharpe, Sharpe Associates

Cc: Carl Davi
Stève Padovan

Planning Application
PJR-001

OK cm

File#: UPE07-0112

Type of Application:

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

Applicant (Contact Person):

Carl Davis, dba Carl's Ready Mix
 Name
5900 Pruitt Ave. #120
 Mailing Address
Windsor CA 95492
 City/Town State Zip
838-2359
 Phone
 Signature: *[Signature]* Date: 9-25-07

Owner, if other than Applicant:

Robert S. Kolodge
 Name
4259 Plateau Rd.
 Mailing Address
Reno Nv. 89519
 City/Town State Zip
775-624-8337
 Phone
775-624-2338
 Fax
 Signature _____ Date _____

Primary Contact

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

Steve Sharpe, Sharpe Assoc.
 Name
703 Second St. Suite 200
 Mailing Address
Santa Rosa CA 95402
 City/Town State Zip
Planning Consultant
 Title
527-5068
 Phone
526-1129
 Fax

Project Information:

3660 Copperhill Ln.
 Address(es)
059-250-004
 Assessor's Parcel Number(s)
Santa Rosa
 City/Town
6.78 acres
 Acreage

Use permit for a concrete manufacturing plant on 6.78 acres.

Project Description: (Please attach additional sheet if needed)

Site Served by Public Water? Yes No
 Site Served by Public Sewer? Yes No
 Number of new lots proposed _____

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

Planning Area: 5 Supervisorial District: 4 Current Zoning: M2 40,000 sq ft J04 General Plan Land Use: GI

Specific Plan: Airport-Industrial S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable) ALUC Referral Area Larkfield/Wikiup/Airport

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____ Urban Service Area

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____

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: DR 129, UPE07-0073, 1805, 9260

Application accepted by [Signature] Date 10-2-02

Sonoma County Permit and Resource Management Department

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



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

USE PERMIT - SUPPLEMENTAL APPLICATION INFORMATION

Existing site characteristics:

Existing use of property: Vacant warehouse Acreage: 6.78 ac.

Proximity to creeks, waterways and impoundment areas: none

Vegetation on site: none

General topography: level

Surrounding uses to North: industrial South: industrial
East: industrial West: industrial

New buildings proposed (size, height, type): portable/modular office 250 sq. ft.

Number of employees (total): 5

Operating days: Mon. - Sat. Hours of operation: 5:00am-5:00pm

Number of vehicles per day: max. 45 trucks per day approximately
may vary as needed

Water source: public Sewage disposal: public

Provider, if applicable: Town of Windsor Provider, if applicable: County

Noise generated: Equipment noise

Grading required - Cut Max: none Fill Max: none
Fill area: _____ Approx. total yds: _____

Vegetation to be removed: none

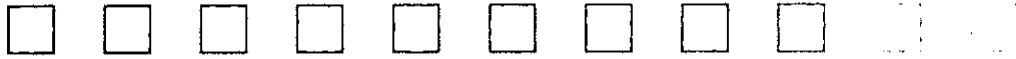
Will proposal required annexation to a district in order to obtain public services?
Yes _____ No X

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

Were there any hazardous materials used, stored, or processed on this site any time in
the past? 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 _____ No X

Additional information: _____



SHARPE ASSOCIATES

703 SECOND STREET, SUITE 200, SANTA ROSA, CALIFORNIA 95402
707-527-5088, FAX 707-526-1129

sharpeplanner@comcast.net

Proposal Statement Carl's Ready Mix Concrete Manufacturing Plant

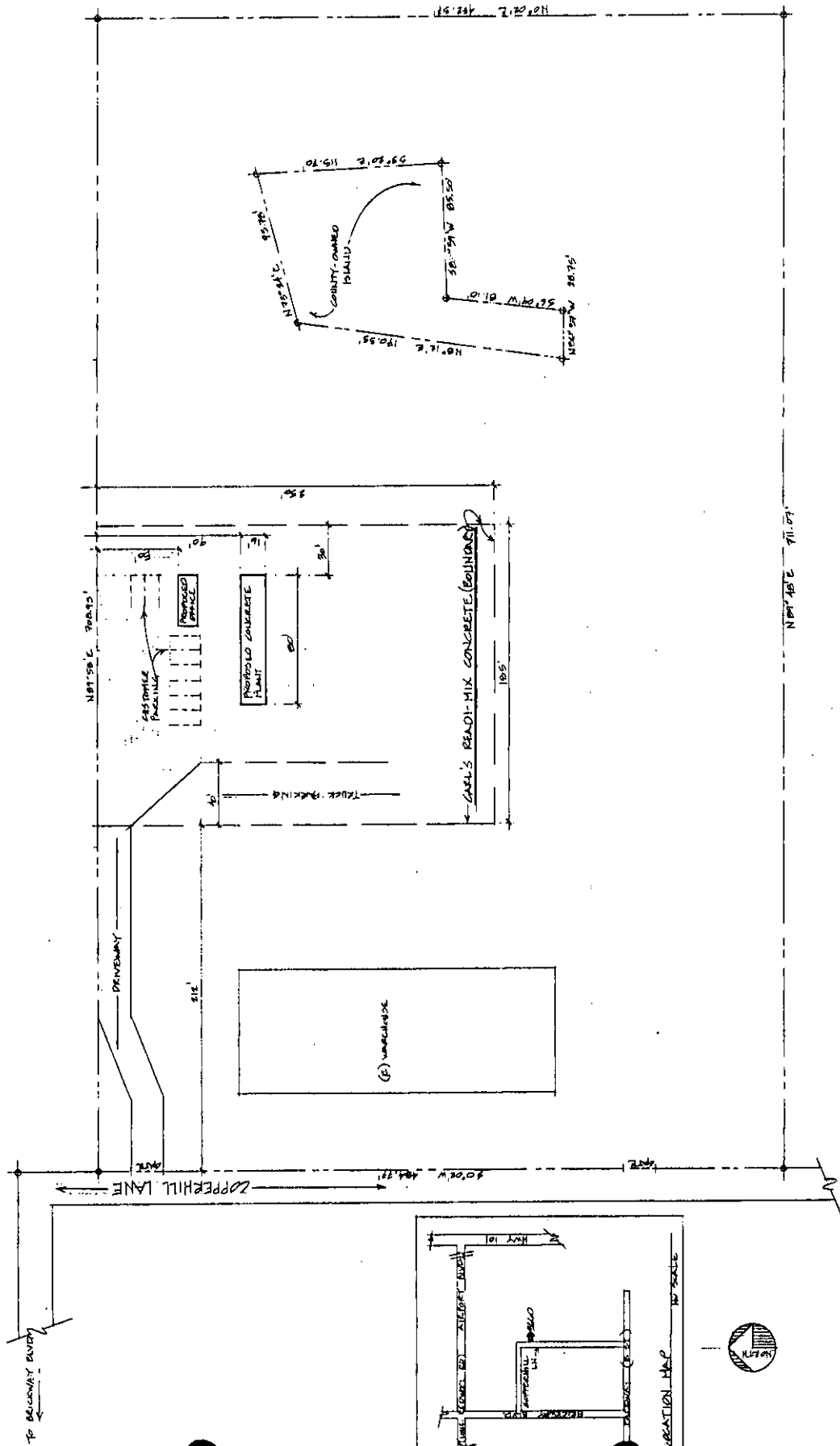
3660 Copperhill Lane, Santa Rosa
APNs 059-250-004

The site at 3660 Copperhill Lane totals 6.78 acres and contains a vacant industrial building. It is located south of Airport Boulevard and east of Copperhill Lane, a private road, in the Sonoma County airport industrial area. Land use in the area is exclusively industrial. Surrounding uses include a steel tank manufacturer to the north, a portable toilet rental business and auto dismantler/wrecking yard to the west, a lumber yard to the south and other manufacturing to the east. The proposed concrete manufacturing plant site will occupy approximately 1 acre. The plant site is vacant and entirely paved. The existing 16,000 sq. ft. building was previously used for sawdust manufacturing and storage.

Carl's Ready Mix, currently located in Windsor, proposes to relocate its existing concrete manufacturing plant to this site. Proposed improvements include a portable concrete batch plant, a portable/modular (250 square feet) office building and two water storage tanks, a portable dust collector and a truck/washout recycling system. The site would also include parking for 7 concrete mixers and 1 gravel truck. Water will be supplied by the Town of Windsor and sewer from the Airport/Larkfield/Wikiup Sanitation Zone. The site is accessed by private road from Brickway Blvd. and Copperhill Lane.

Carl's Ready Mix employs 5 people including the plant operator and truck drivers. Normal hours of operation are Monday thru Friday 5:00 a.m. to 5:00 p.m. and Saturday 5:00 a.m. to 3:00 p.m. Occasionally the plant will operate at other times to meet customer needs. Anticipated concrete production is approximately 300 loads per month. During peak times approximately 45 loads of concrete per day will be delivered. Very limited public traffic is anticipated as most concrete orders are by phone.

Materials used in concrete production are sand, gravel, cement and water. Sand, gravel and cement will be delivered and stored on site. Cement will be transported by truck and stored in the cement silo. Water will be stored in and taken from 2, 2500 gallon tanks.



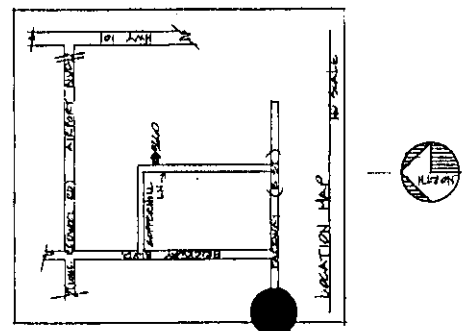
SCALE: 1" = 30'

SITE DESCRIPTION:
 3000 COPPERHILL LN, SANTA ANA,
 ORANGE CO, CA.
 APN: 0591-250-004

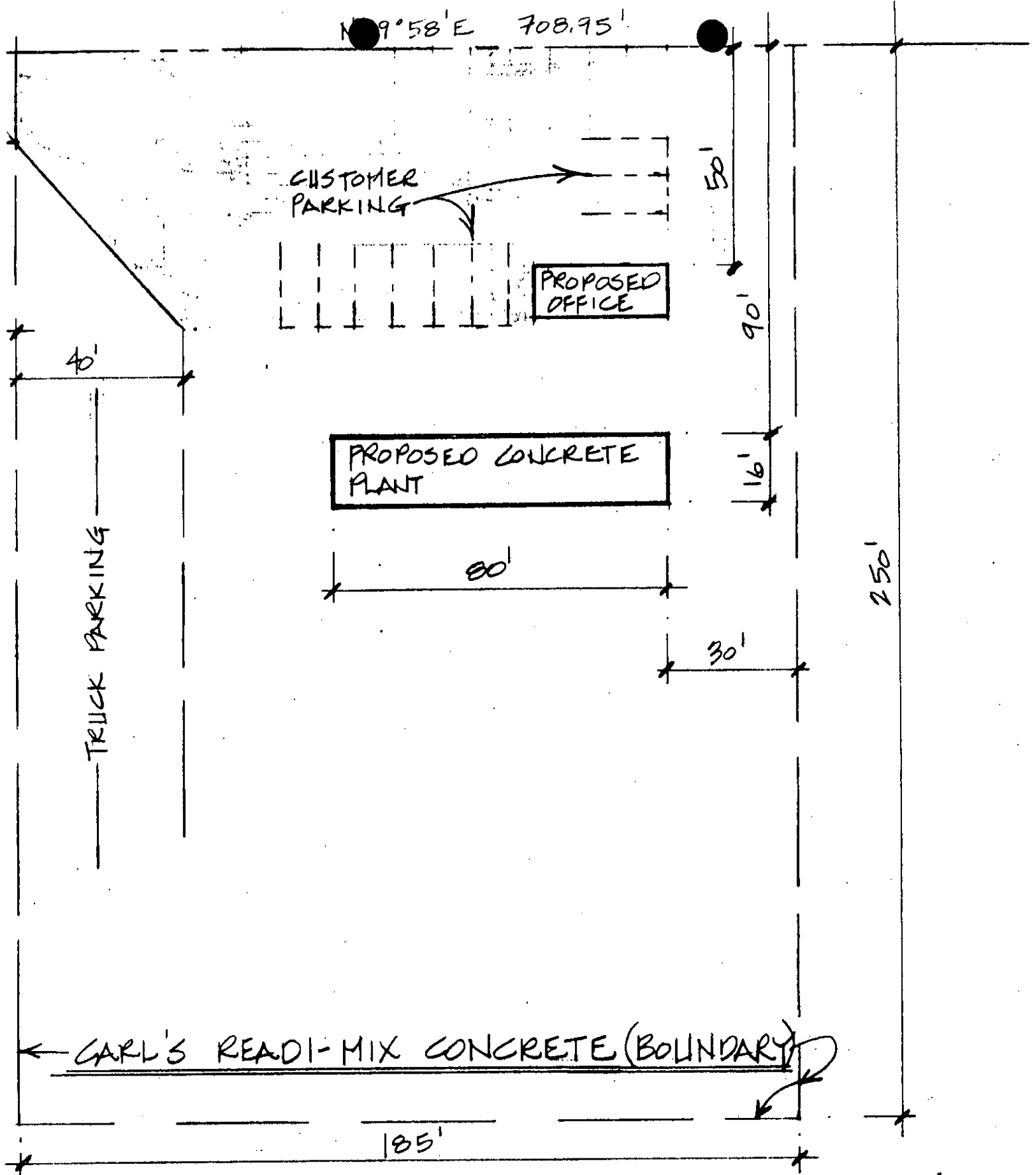
DATE:	06/07/2010
DRAWN BY:	ALBERT
CHECKED BY:	ALBERT
PROJECT NO.:	99439
CLIENT:	ALBERT
PROJECT NAME:	3000 COPPERHILL LN
PROJECT ADDRESS:	3000 COPPERHILL LN, SANTA ANA, CA 92705
PROJECT TYPE:	CONCRETE PLANT

NOTE: DRAFTER IS NOT RESPONSIBLE FOR INFORMATION ON THIS SITE PLAN. DATA PROVIDED BY CLIENT.

SITE PLAN



N 9°58' E 708.95'



TRUCK PARKING

CUSTOMER PARKING

PROPOSED OFFICE

PROPOSED CONCRETE PLANT

CARL'S READI-MIX CONCRETE (BOUNDARY)

SITE: 3660 COPPERHILL LN
SANTA ROSA, CA

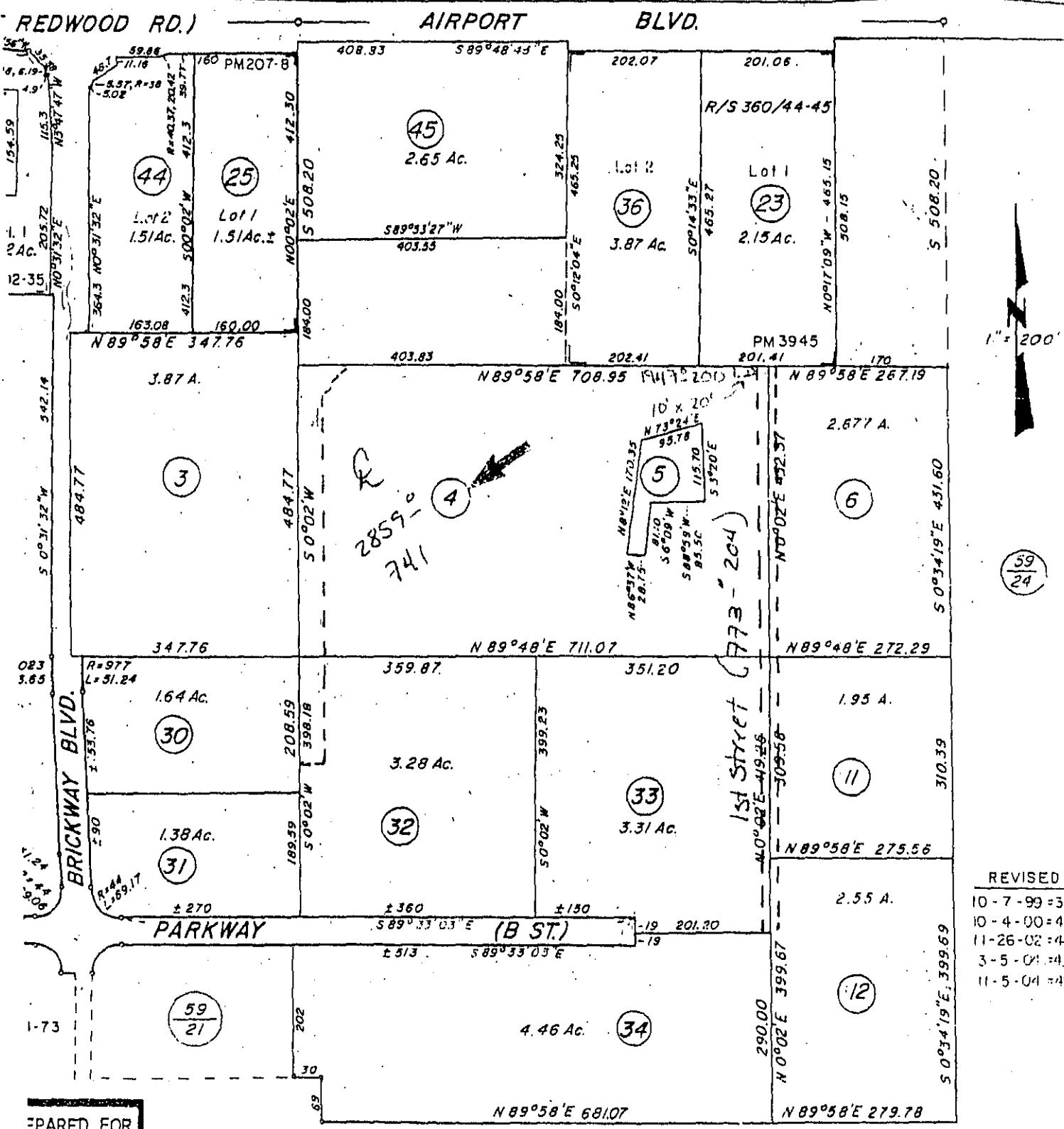
FOR: CARL DAVIS
P.O. BOX 454
FULTON, CA 95439
6/20/07

59
36

Parcel Map 207-B
Bk. 209 Pg. 27, Rec. 7/3/74

59
36

59
35

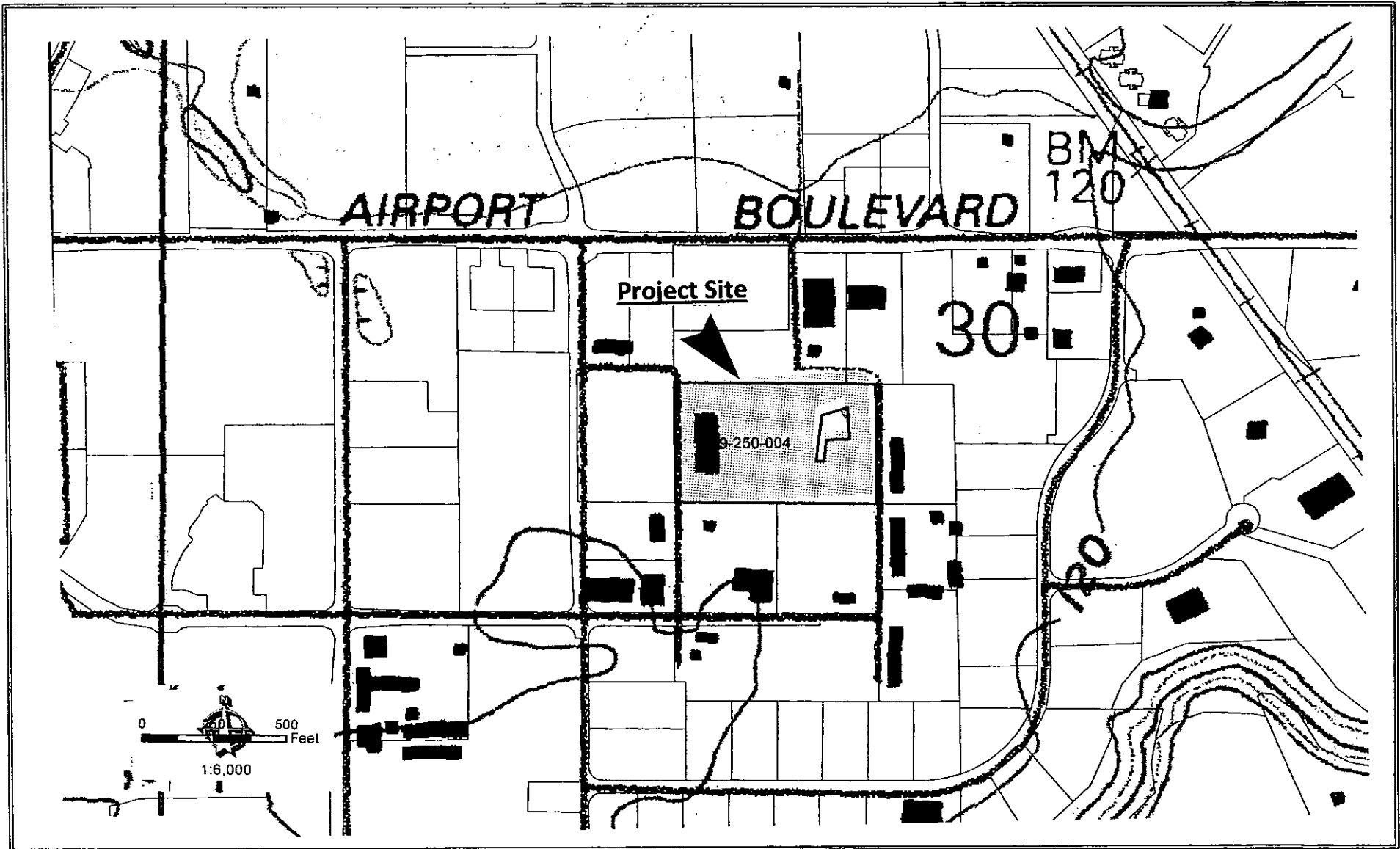


1" = 200'

59
24

- REVISED
- 10-7-99=39 I
 - 10-4-00=43 L
 - 11-26-02=44 L
 - 3-5-01=45 L
 - 11-5-04=49 L

PREPARED FOR
BY, NO
OR THE
DELINEATED

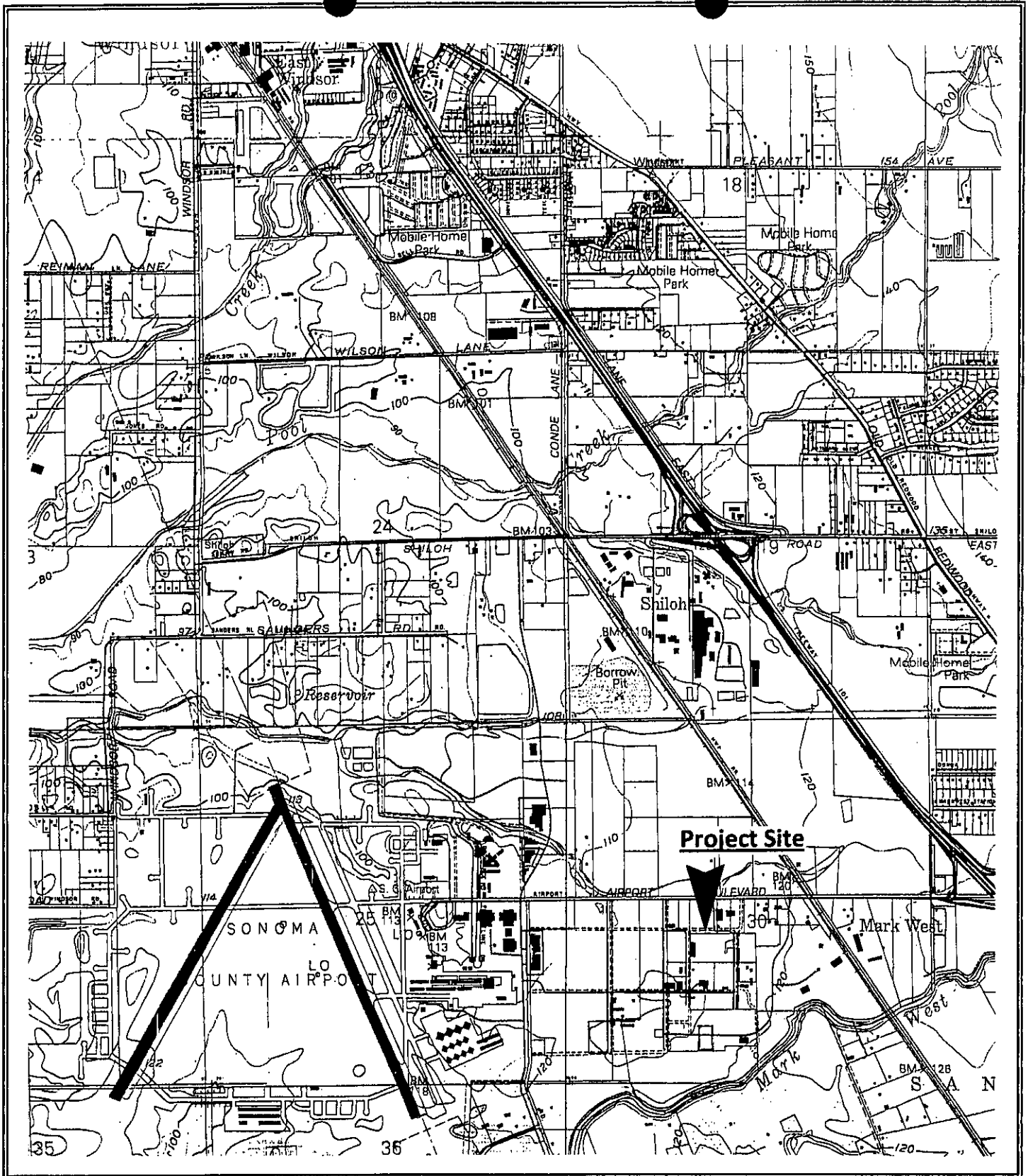


Location Map

Carl Davis Concrete Manufacturing Plant
3660 Copperhill Ln., Santa Rosa

Sharpe Associates

703 Second St., Suite 200
Santa Rosa, CA 95404
707-50-5068



USGS Map
 Carl's Ready Mix

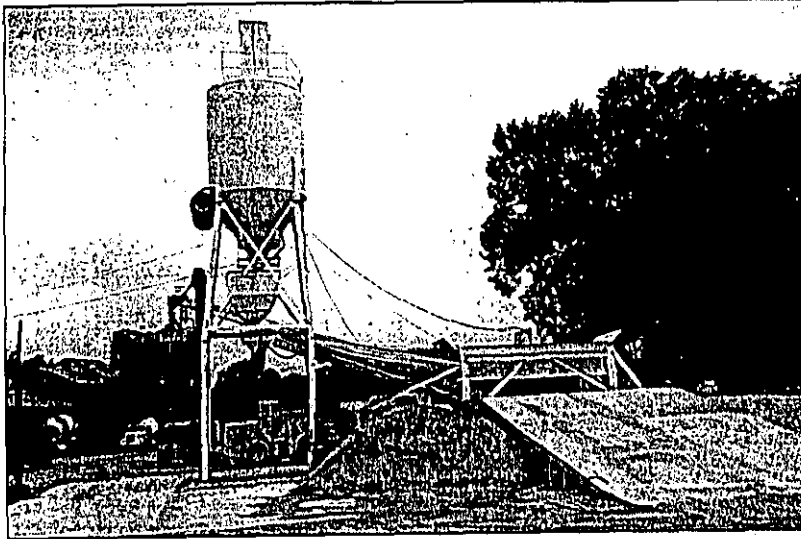
3660 Copperhill Ln., Santa Rosa

APN 059-250-004

Steve Sharpe, Sharpe Associates
 703 Second Street, Suite 200
 Santa Rosa, CA 95404

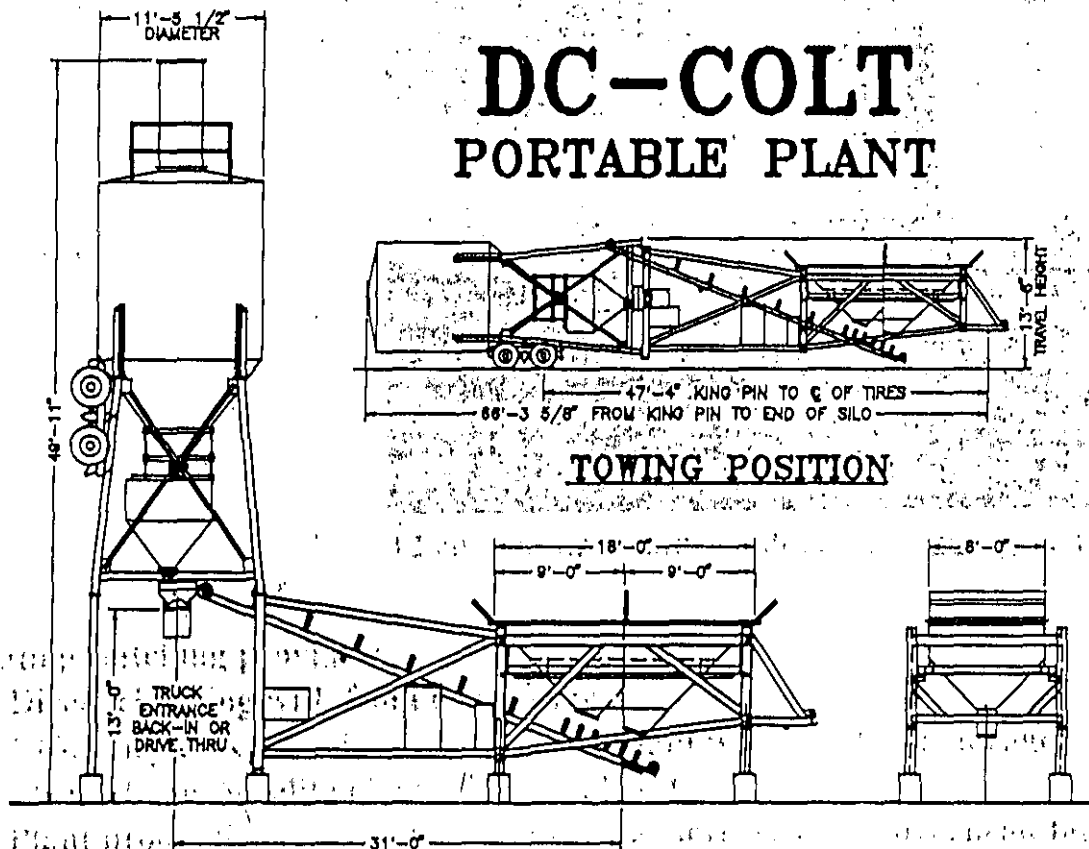
(707) 527-5068

DECUMULATING PLANTS



DC-COLT

DC-COLT PORTABLE PLANT



Stephens

MFG. CO. INC.
PO BOX 488
TOMPKINSVILLE, KY 42167
SINCE 1957 - OVER 30 YEARS
EXPERIENCE IN THE DESIGN AND
MANUFACTURE OF CONCRETE EQUIPMENT



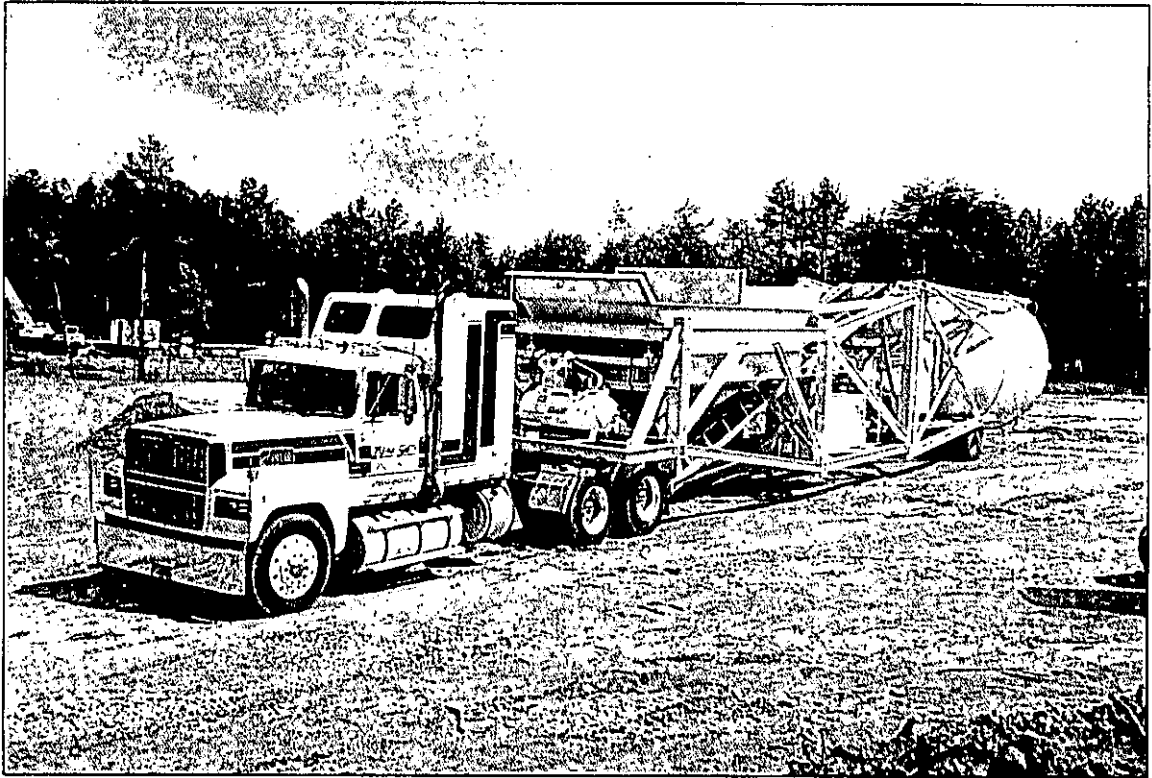
502-487-6774
502-487-8368 FAX
1-800-626-0200 USA

MEMBER OF:

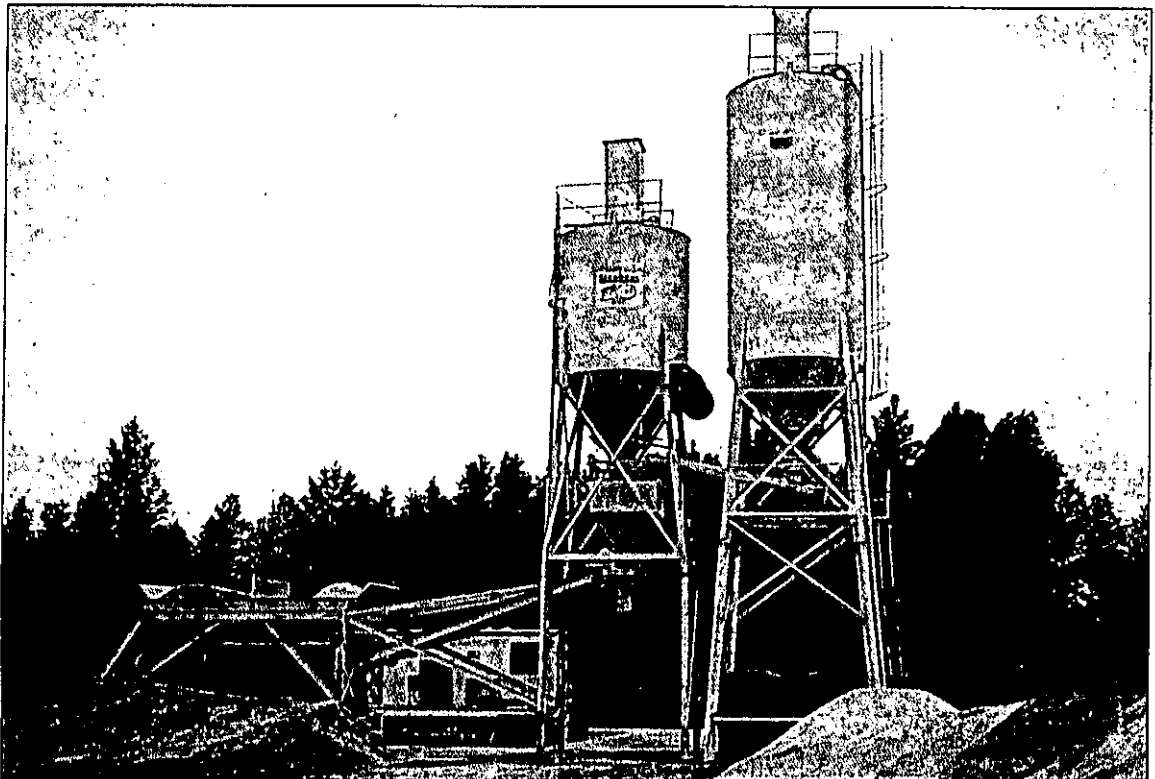


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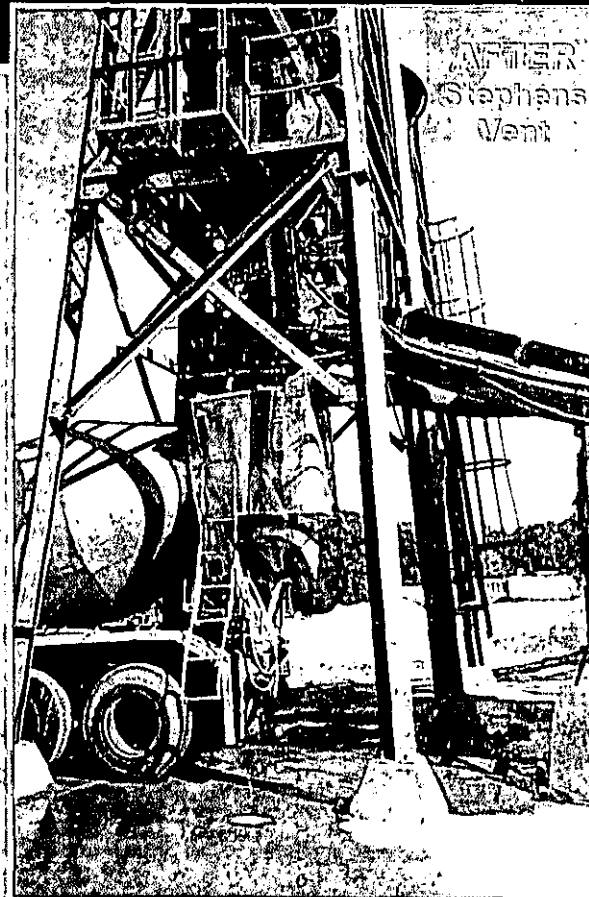
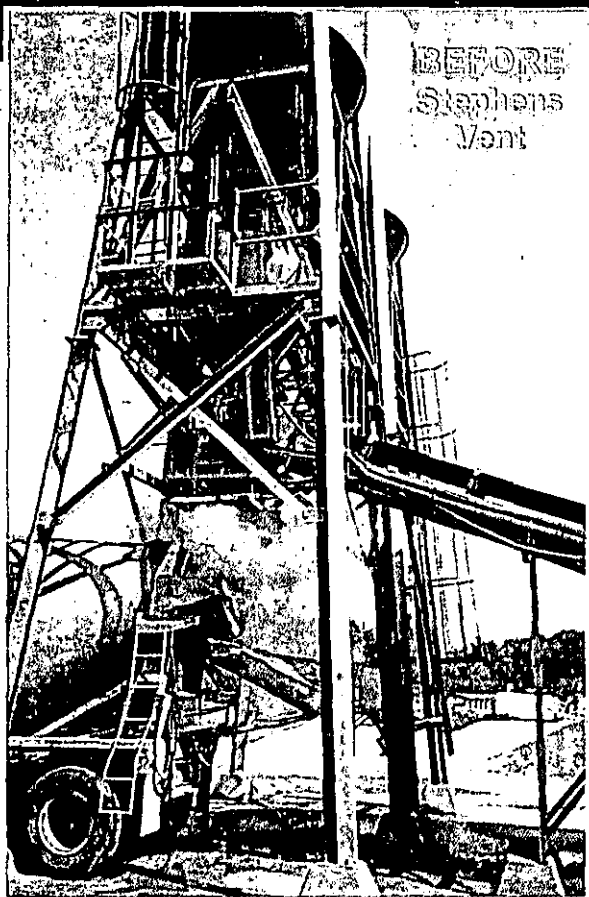
DC-Colt



The Stephens DC-Colt can be delivered in one load of freight. The plant is standard with 375 BBL silo (other sizes available) and 30" transfer conveyor. The plant is completely pre-wired and pre-plumbed with water meter and air compressor. The Stephens Colt is a low profile decumulating batch plant with a charging height of 12'3". The silo and cement batcher are both round and discharged by gravity. A flyash silo can easily be added.



DUST COLLECTORS



FOR:

- READY MIX TRUCKS**
- CENTRAL MIXER**
- CEMENT & FLYASH SILOS**
- CEMENT WEIGH BATCHER**

Stephens Mfg. has been supplying the concrete industry with quality filtration systems for more than thirty years. Whatever your particular need, Stephens Mfg. has the experience to meet your environmental requirements. Stephens Mfg. maintains a complete stock of equipment and parts ready for next day delivery.

CALL 1-800-626-0200
FOR MORE INFORMATION.

Stephens

MFG. CO. INC.

TOMPKINSVILLE, KY 42167
1-800-626-0200 • (270) 487-6774
Fax: (270) 487-8368

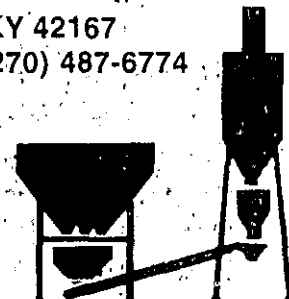
MEMBER OF:

WE SUPPORT



NRMCA
VISION

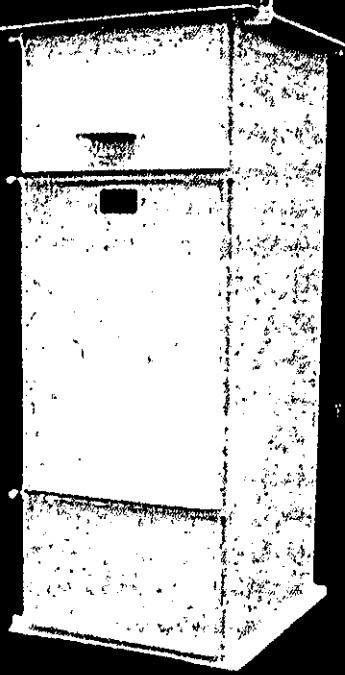
Enriching • Inspiring
Empowering.



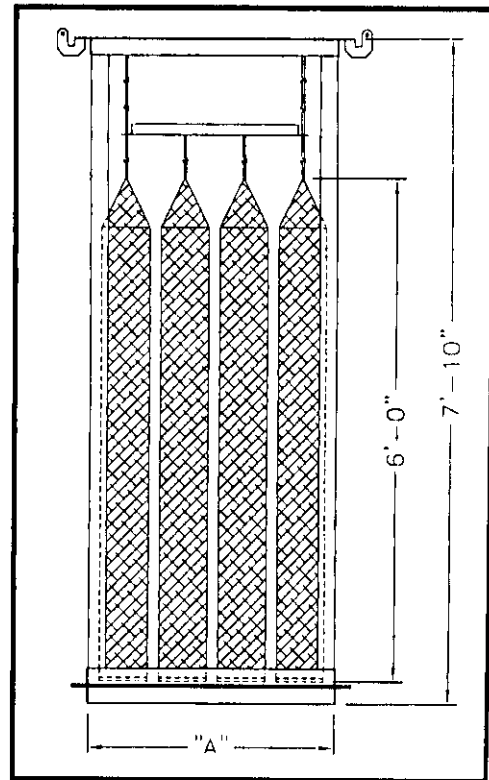
www.stephensmfg.com

Silo "Bag Type" Vent

BAG TYPE



- **STEPHENS FILTER VENTS** provide highly effective dust control for cement, flyash, and other granular materials.
- **DUO-DENSITY FILTER BAGS** of Polyester / Dacron fibers trap 99.6%* of moving dust particles, allowing the release of clean air into the atmosphere. Valuable materials are then recycled for reuse.
- Vent housing is of a high quality steel and the full length access door allows for easy maintenance and service of bags.
- **BLOWERS** are available for all units. CALL 1-800-626-0200 for complete information.



FILTER BAG SPECIFICATIONS:

Fiber Polyester / Dacron
 Construction Felt, Duo-Density
 Air Permeability 30-40 CFM Sq. Ft.
 Temp. Range 220°-440° F
 *Recovery 99.6% to one Micron size

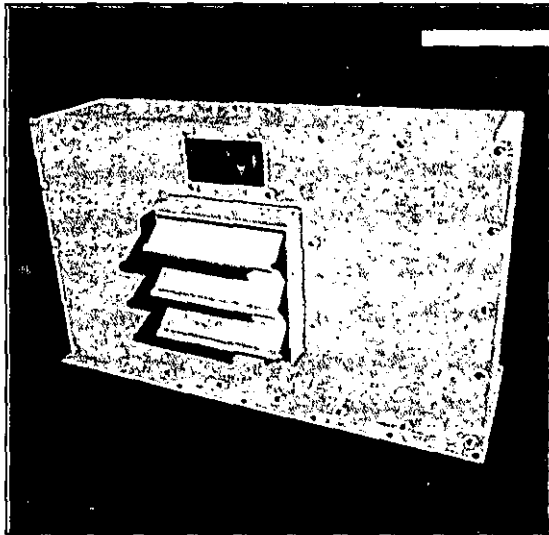
Model No.	No. Of Bags	Bag Size	Cloth Area	Approx. Wt.	Dim 'A'
SV-170	16	7" Dia x 72"	170 Sq. Ft.	750 Lbs.	36"
SV-265	25	7" Dia x 72"	265 Sq. Ft.	875 Lbs.	44"
SV-380	36	7" Dia x 72"	380 Sq. Ft.	1,000 Lbs.	54"

STEPHENS Filter Vents can meet all local, state and federal air pollution regulations.

NOTE: WE RESERVE THE RIGHT TO AMEND STANDARD SPECIFICATIONS WITHOUT NOTICE.

BATCHER VENTS

STEPHENS Weigh Batcher Filter Vents are an efficient means of collecting dust particles and preventing them from being discharged into the atmosphere during the batching process. Particles accumulated are recycled and discharged back into the weigh batcher.

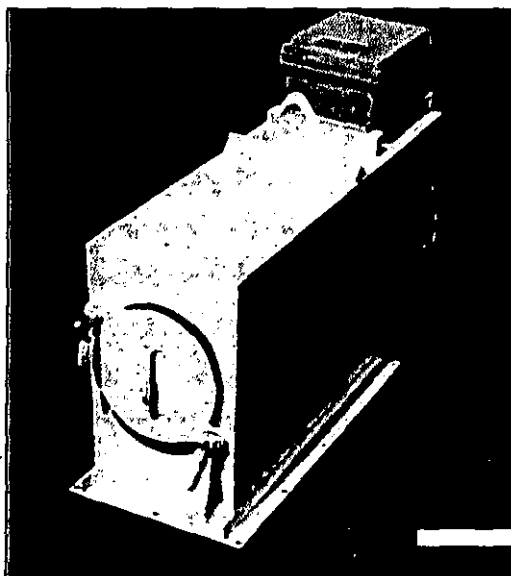
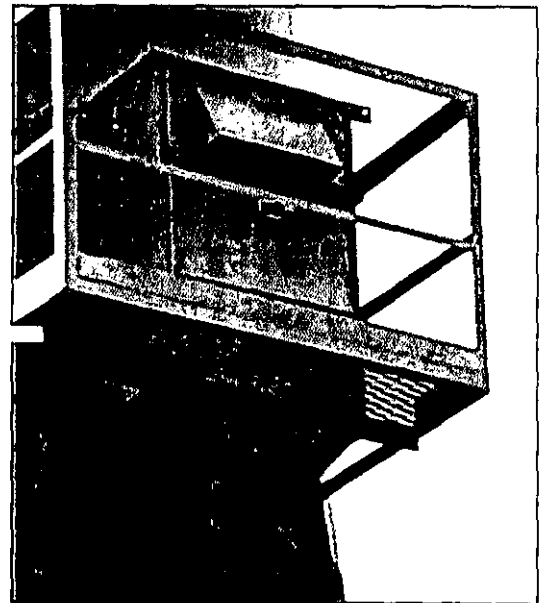


SV-20 BATCHER VENT mounts on top of Cement Batcher. The filtration process occurs when displaced air is forced through bags and clean air is pulled through the bags when the batcher discharges.

(Dimensions are: 22-3/4" H, 37" L, 9-1/2" W. The unit weighs approximately 115 lbs.)

VENT	HEIGHT	WIDTH	LENGTH
SV-45	79"	21"	39"
SV-65	79"	30"	39"

The SV-45 and SV-65 Filter Vents mount on the side of the silo with flexible 6" diameter hose connecting the vent to the Cement Batcher. The bags are cleaned by a 1/3 HP single phase motor that is activated when the batcher gate opens.



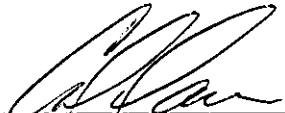
SOS-80 (Cartridge type) weigh batcher filter vent, vent mounted on top of Cement Batcher. Contains one replaceable cartridge that is cleaned by pulse air. No tools required to replace cartridge, cartridge replacement is quick and easy.

(Dimensions: 19-5/8" H x 36-1/2" L x 12-1/4" W).

Indemnification Agreement

PJR-011

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


Applicant Name

Applicant Signature

Owner Name

Owner Signature

10-2-07
Date

UPF07-0112
File No.

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

Sonoma County Permit and Resource Management Department

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

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: UPE07-0112

Project Address: 3660 COPPERHILL LN SRO
Cross Street: AIRPORT BLVD

APN: 059-250-004

Printed: Tuesday, October 02, 2007
Initialized by: MGROSCH
Activity Type: C-USE 701

Description: REQUEST FOR A USE PERMIT FOR A CONCRETE

Owner: KOLODGE MYRNA L TR
 4259 PLATEAU RD
 RENO NV
 89519-2977
 775 624 8337

Applicant: CARL'S READY MIX
 C/O CARL DAVIS
 5900 PRUITT AVE #120
 WINDSOR CA 95492
 707 838 2359

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
119	FIRE COMMERCIAL REVIEW	649103-3661	236.00	.00	.00
334	EH REVIEW PUB SEW & WAT	025015-3355	167.00	.00	.00
435	PLNG REF TO SANITATION	025015-1465	158.00	.00	.00
615	PUBLIC ROAD REVIEW	025015-3140	437.00	.00	.00
1053	ENV REV LEV II EXP INIT	025015-3811	3,148.00	.00	.00
1131	USE PERMIT LEVEL II	025015-3823	4,396.00	.00	.00
			\$8,542.00	\$0.00	

Total Fees: \$8,542.00

Total Paid: \$0.00

Balance Due: \$8,542.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

PAYMENT RECEIVED
 \$ 8542.00
 OCT 07 2007
 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA