

West County Transportation Agency
ADR22-0008, DRH22-0008 & PLP98-0050
3300 Juniper Avenue, APN 134-074-022
Sonoma County Board of Supervisor, Appeal Meeting
July 11, 2023

Chad Barksdale – Executive Director, West County Transportation

Jeff Gilchrist – Project Manager, RGMKramer

Dave Zaro, Project Architect, COAR Design Group

Matthew Machi, P.E. EBA Engineering

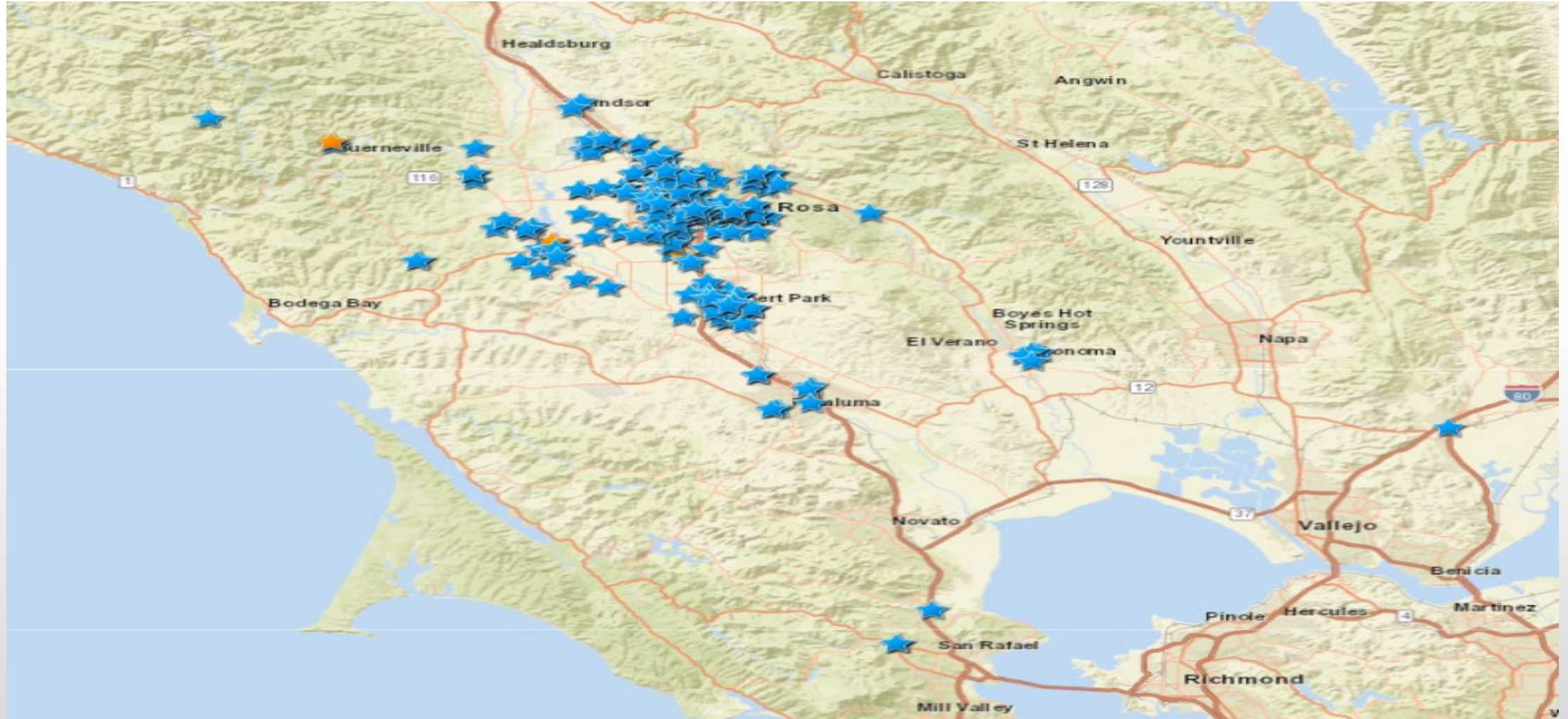
Jan Myer, Lighting Engineer, O'Mahony & Myer

Stephanie McAllister, Landscape Architecture

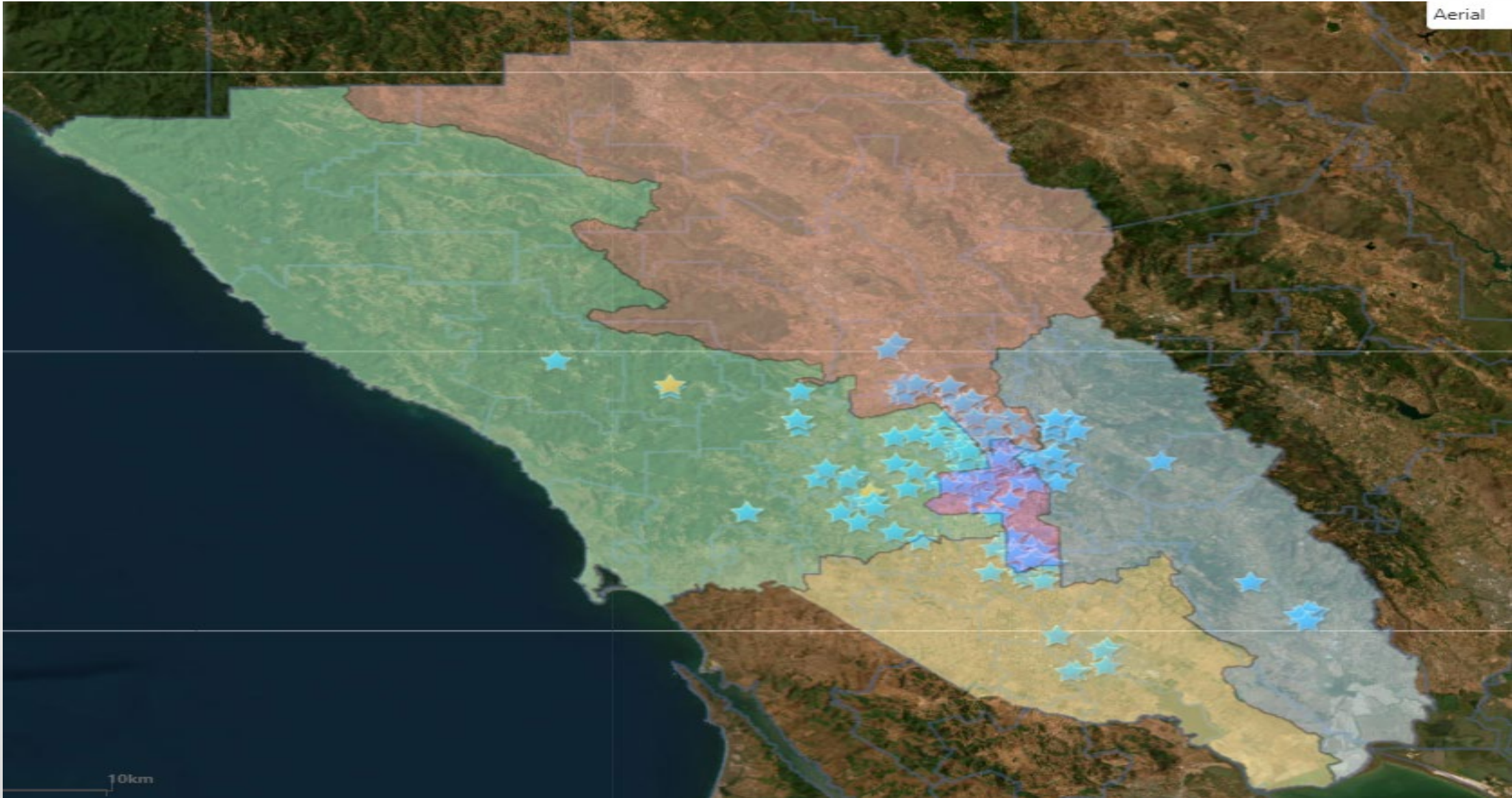
About West County Transportation Agency

- Local Public Joint Powers Agency funded and governed by 17 public school districts within Sonoma County
- **We Provide**
 - Safe, Child-Centered transportation services for students to and from school
 - We are the primary transportation for underserved communities and special needs families
 - Transportation to vital extracurricular activities and events
 - Otherwise underserved and special needs students would not be able to attend
 - Meal security for children who rely on State and Federal meal programs
 - The largest pupil transportation North of San Francisco

Over 200 School Sites

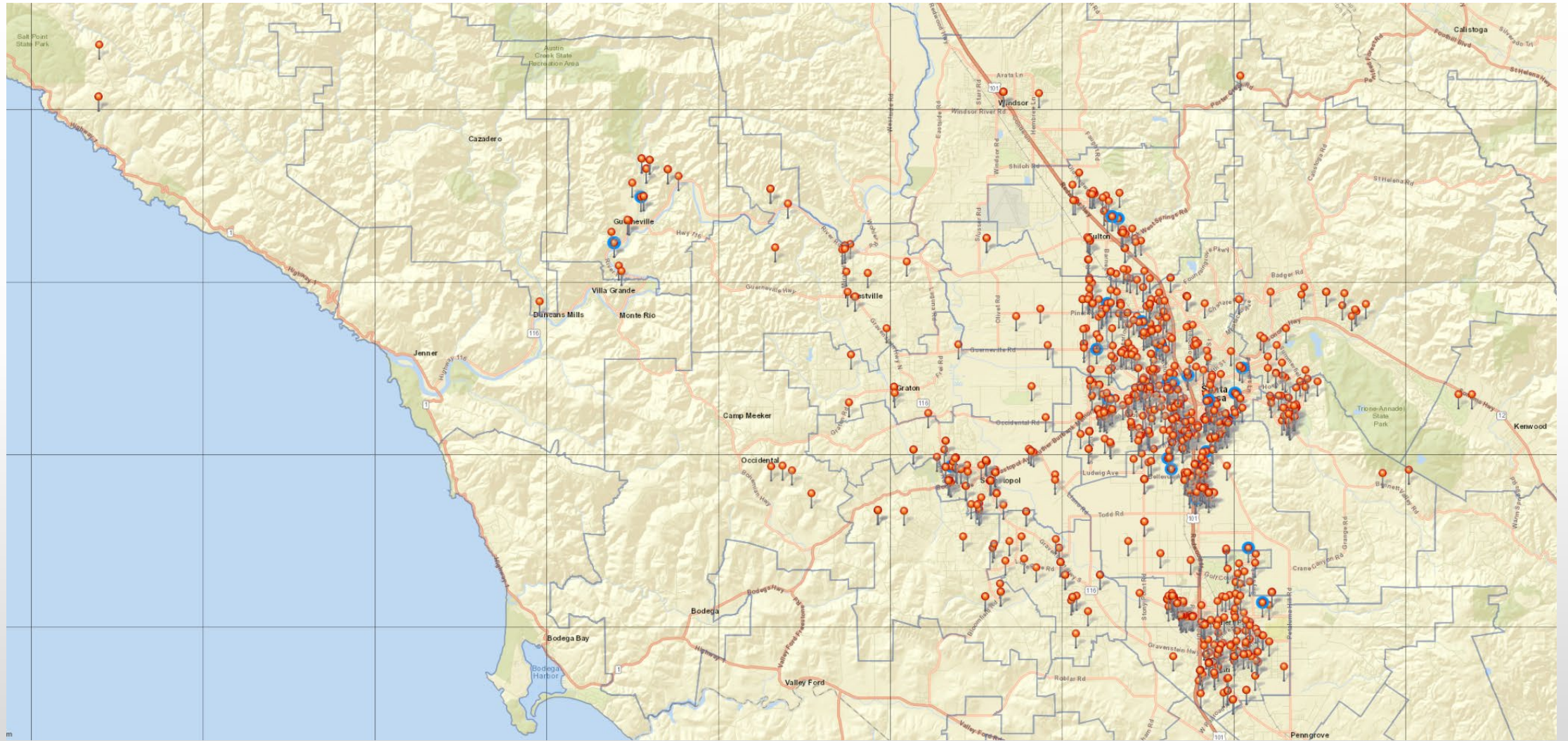


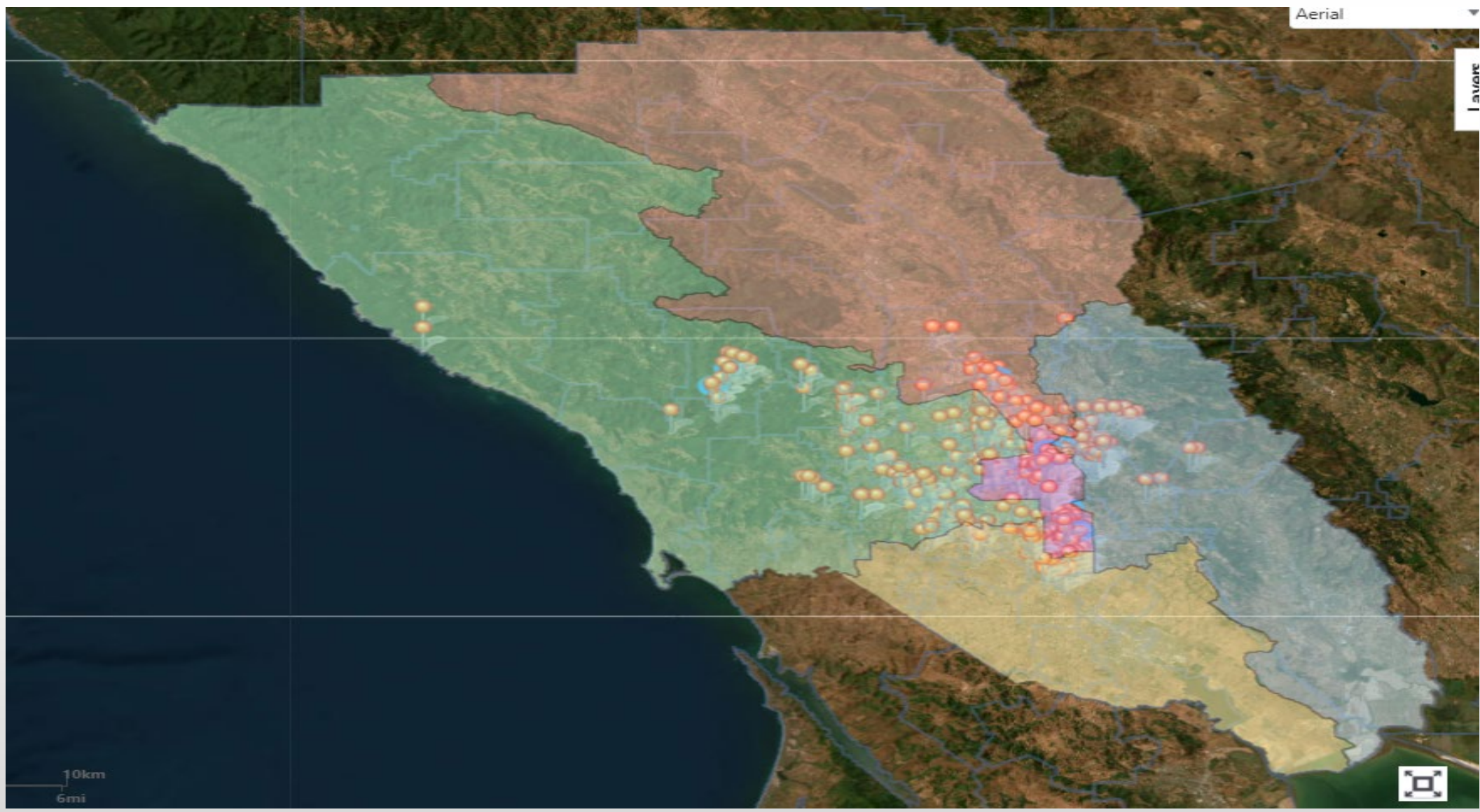
Aerial



10km

Over 2600 Stop Locations





Current School District Membership

- Sebastopol Union School District
- Twin Hills Union School District
- Forestville Union School District
- Bellevue Union School District
- Bennett Valley Union School District
- Cotati-Rohnert Park Unified School District
- Gravenstein Union School District
- Guerneville School District
- Harmony Union School District
- Mark West Union School District
- Montgomery School District
- Oak Grove Union School District
- Piner-Olivet Union School District
- Roseland School District
- Santa Rosa City Schools
- West Sonoma County Union High School District
- Wright Elementary School District

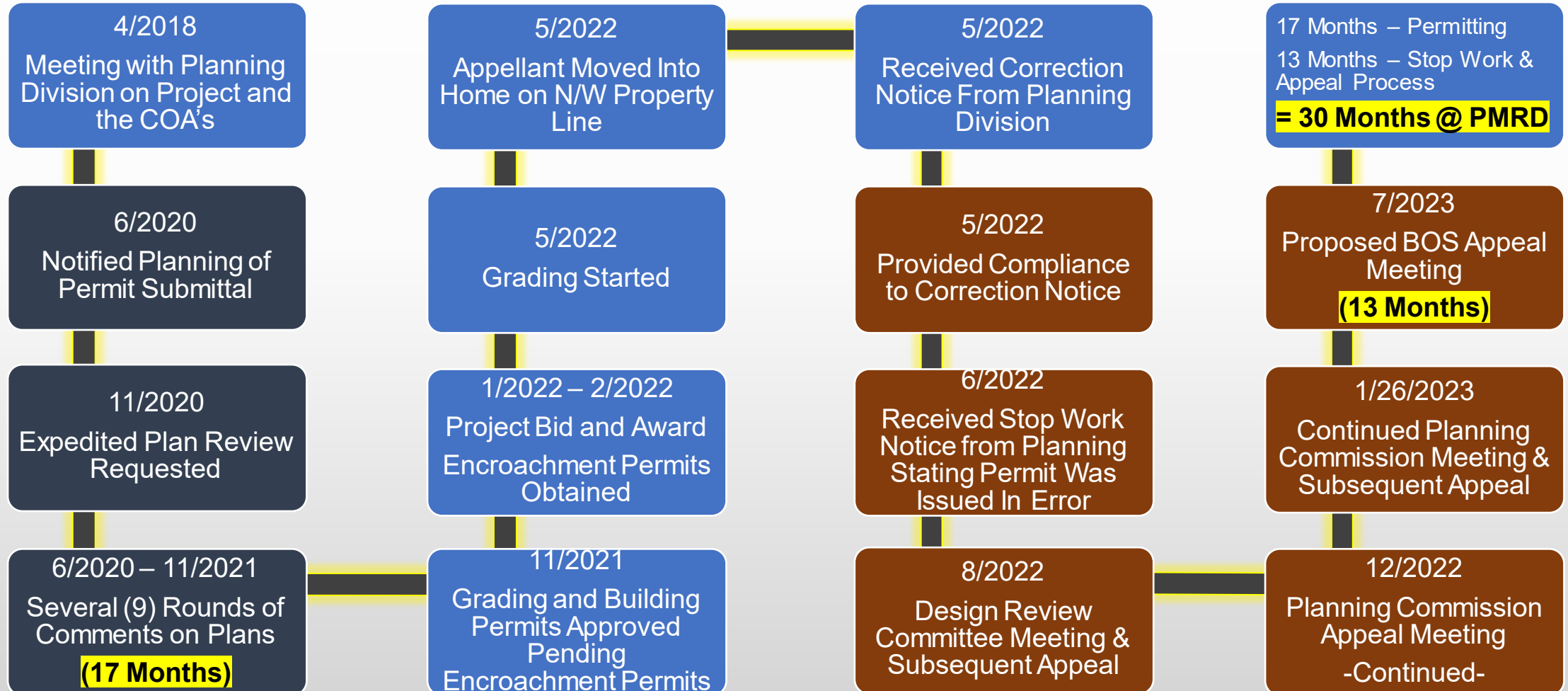
Largest Pupil Transportation Provider (Non Members)

- Sonoma County Office of Education
- Sonoma County Water Agency Education Program
- West County Consortium
- Rincon Valley Partnership

Mutual Aid Agency

- A Primary Mutual Aid Point of Contact for Sonoma County EOC
 - Provided past evacuation support during Fire Storms
 - Current resource for County's EOC
 - All WCTA Employees are Disaster Service Workers

Timeline 2018 to Current



Significant Milestones & Events

- 4/2018 - Meet with current planner and division director to discuss how we would proceed with plan submittals and what would be required to meet the condition of approval. Discussion of proposed scope of work and if the extension of Juniper was still a requirement.
- 6/2020 – Submittal of plans for permitting
- 11/2020 – Requested and paid for an expedited plan review
- 11/2021 – Approval of plans after 17 months of review
 - Project was identified as being in substantial conformation with initial scope of work, land use, and COA's
- 6/2022 - Issued a stop work order from Planning claiming issuance of permit was made in error
- 8/2022 – Design Review Committee Meeting
 - Again, project was identified as being in substantial conformation with initial scope of work, land use, and COA's
- 12/2022 – Planning Commission Meeting #1
 - Once again, project was identified as being in substantial conformation with initial scope of work, land use, and COA's
- 1/26/2023 – Planning Commission Meeting #2
 - Project was identified as being in substantial conformation with initial scope of work, land use, and COA's
- 7/11/2023 – BOS Appeals Meeting
 - Project is identified as being in substantial conformation with initial scope of work, land use, and COA's

Approval History – Post Stop Work Order

County Staff has spent an additional year reviewing the project and unanimously recommended approval at each juncture.

- Staff recommended approval to Design Review Committee.
- Unanimous approval by the Design Review Committee.
- Staff recommended approval to Planning Commission.
- Unanimous approval by Planning Commission.
- Staff Recommended approval to Board of Supervisors.
- Between Three Positive Staff Recommendations, unanimous Design Review Committee Recommendation, and Unanimous Planning Commission Recommendation, Over a dozen, impartial, county experts have found the project to be in conformance with the conditions of approval and worthy of approval.

Permit Activity

- 1998 Use permit applied for with Zoning Change, specific plan amendment and General Plan Amendment.
- 1999 Use permit, Zoning Change, and General Plan Amendment approved.
- 2001 Phase 1 – Construction of Main facility Begins
- 2017 Phase 2 – first expansion of Parking infrastructure
- 2001-2021 46 permits improving site to meet Use Permit Scope.
- 2018 Phase 3 - Final Build out of parcel 134-074-022 begins
- 2020-2022 10 permits for Phase 3 Improvements active

Estimated Additional Cost To Date Since Planning Division Error and Stop Work Order

- Architectural/Construction Management: **\$230,607 (to date)**
- Adjustments to construction after 11/2021 approval: **\$150,831 (to date)**
- Permit Sonoma: **\$41,048 (number will increase due to BOS Meeting)**
- Proposed 8.5 % – 9.0% Contractor Increase Effective July 2023:
 - $\$1,620,500 * 8.5\% =$ **\$137,742** (estimated based on remaining construction itemized)
- **Total Increase Cost: \$560,168**