

P

Type

21

Docs

1

Plans

ADR03-0041

Building Permit Number

1733

Street Number

SEBASTOPOL RD

Street Name

Community Code

APN



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

Application Fees / Invoice for: ADR03-0041

Project Address: 1733 SEBASTOPOL RD ROS
Cross Street: HAMPTON WAY

APN: 125-082-025

Description: HOME APPLIANCE STORE IN INDUSTRIAL BLDG

Status: STARTED
Printed: April 25, 2003
Initialized by: DHARDY
Activity Type: AB-ADR 201

Owner: SWEETMAN FRANCIS G TR ET AL
PO BOX 1530
TURLOCK CA 95381-1530

Applicant: BORBA DAVID
2376 PINERCREST DRIVE
SANTA ROSA CA
95403

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
121	FSS PLANCHECK & REF PRMD	025015-1341	154.00	.00	.00
334	EH REVIEW PUB SEW & WAT	025015-3355	104.00	.00	.00
1049	DR ADMIN > OR = 1000 SF	025015-3808	539.00	.00	.00
			\$797.00	\$0.00	

Total Fees: \$797.00
Total Paid: \$0.00
Balance Due: \$797.00

When validated below, this is your receipt.

Planning Application

PJR-001

File#: ADK03-0041

Type of Application:

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

Applicant (Contact Person):

Name: David Borba
 Mailing Address: 2376 Pinen Crest Dr
 City/Town: Santa Rosa State/Zip: Ca. 95403
 Phone: 707 527 0991 Fax: _____
 Signature: DBorba Date: _____

Owner, if other than Applicant:

Name: Tom Sweetman, Sweetman Trust
 Mailing Address: 4305 Las Cruces Wy.
 City/Town: Sacramento State/Zip: Ca. 95864
 Phone: 916 487 3251 Fax: 916 971-1780
 Signature: [Signature] Date: 3/22/03

Other Persons to be Notified: (Specify: Agent, Lender, Architect or Engineer)

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

Project Information:

Address(es): 1733 Sebastopol Rd : 95407-0816 City/Town: Santa Rosa
125 082 025 Acreage: 2.17
 Assessor's Parcel Number(s): _____

Project Description: relocation of existing business - service and bulk sales of home appliances from 680 SEBASTOPOL RD

Site Served by Public Water? yes no Site Served by Public Sewer? yes no Number of new lots proposed: N/A

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

Planning Area: 5 Supervisorial District: 3 Current Zoning: HA! General Plan Land Use: G1
 Specific Plan: Roseland S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)
 Pldg. sq. ft. Existing: 23,000 Proposed: SALE; Existing Employees: _____ New Employees: 9

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: _____

Pr. Reus Files: JR 385
 Application accepted by: [Signature] Date: 4/25/03

Sonoma County Permit and Resource Management Department
 2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Design Review Supplemental Application

Existing Use Proposed building is currently unoccupied

Proposed Use Bulk sales and service of home appliances by relocation of D & K Appliances from 680 Sebastopol Rd

Number of Employees 9 Operating Schedule: Days M-F Hours 8-5A
~~Sat~~ ~~8-6P~~

Expected Traffic 10-12 customers daily

Noise Generated minimal - autos driving into and out of parking lot

Chemicals, Oil, Gasoline Storage, etc.

Inside Acetylene, Refrigerants, Refrigerant oil

Outside NONE

Underground NONE

Surrounding Uses (Include the number, size, type, and location of nearby buildings)

North: MFC AIRBOY above ground oil tanks in one 10000 sq ft steel warehouse

West: RESIDENTIAL House - sales of used lawn equipment

South: ACROSS Sebastopol Rd - Grids Block BLDG - Auto Repair Foreign & Domestic Burton's Auto Clinic / ALSO used car sales lot "INTERCITY AUTO SALES"

East: ONE SULLCO BLDG - Hispanic Grocer "Super-Latino" - Auto Repair TIRE SERVICES BRICK BLDG

Type of Building Materials: STEEL STRUCTURE EXTERIOR / SHEET ROCK

steel studs in OFFICE area / SHEET ROCK STEEL STUDS IN WAREHOUSE
where applicable.

Roof Materials: STEEL corrugated panels

Color: YELLOW

Vegetation to be removed: P: tato vines and weeds

Parking: Number existing NONE Number Proposed 17 (includes 2
- handicapped spaces)

Surfacing of driveway and parking areas: ASPHALT

Signs - Type (attached or detached), number, size, materials, lighting:

Existing NONE

Proposed ONE MONUMENT SIGN - NON-ELECTRIC 37.5" x 48" x 14" DEEP - Lucite

Sign Program (Existing / Proposed) Yes ONE BLDG sign - letters individually cut 11" w x 16" h x 12" deep No 0 (Attach program if yes)

f see
PHOTOS

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."



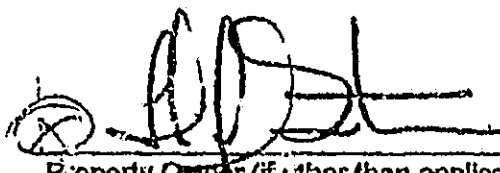
Applicant

04-08-C

Date

ADR03-0041

File No.



Property Owner (if other than applicant)

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.

Southern County Permit and Resource Management Department
2550 Ventura Avenue • Santa Rosa, CA • 95403-2829 • (707) 565-1800 • Fax (707) 565-110

Design Review

Proposal for a ~~use permit~~ at
1733 Sebastopol Rd.
Santa Rosa, Ca. 95407

The proposal is to relocate the business D&K Home Appliance Center- currently located at 680 Sebastopol Rd. - to 1733 Sebastopol Rd. Santa Rosa. 1733 Sebastopol Rd (APN 125-082-025) is the subject property of this proposal. This parcel has two warehouses situated on it in a north-south direction. The entrance to this property is from Sebastopol Rd. via a standard cement driveway from the street crossing the sidewalk into the parking area in the front of the building. The warehouse located on the south part of the parcel is the building we propose to re-locate to and is currently unoccupied.

The building is a steel warehouse measuring 60 ft. wide and 384 ft. long, or approximately 23,000 sq. ft. This area is made up of 4000 sq. ft. of office space and 19,000 sq. ft. of warehouse space. We have a lease on approximately 10,000 sq. ft. in the south part of the building and propose to use it as follows: we will utilize approximately 1000 sq ft of office space for the administrative aspects of D&K Home Appliance Center, and 9000 sq ft of the warehouse space for the sales and service of new and used appliances such as washers, dryers, and refrigerators.

D&K offers service and bulk sales of new and used appliances. The hours of operation will be 8am-6pm Monday-Friday and 8am-5pm Saturdays. We have a history of approximately 10 to 12 customers on a daily basis and we project that number of customers to be maintained following our move to this location.

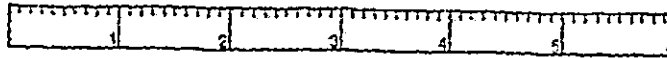
A large and primary part of our business is the reclamation and reconditioning of used appliances. We provide a savings to the consumer through the sale of these reconditioned appliances. An additional benefit is the reduction of discarded appliances into our county landfill. We also sell new appliances purchased from manufacturer vendors. D&K Home Appliance Center provides delivery of a purchased appliance to the consumer and the removal of the replaced appliance.

Our staff of 7-9 employees duties include: sales, service, reconditioning and repairs of appliances at the service shop along with pick up and deliveries. We also provide in home service with service technicians. If repairs cannot be made in the home we bring the appliance to our service shop to complete the repairs. The warehouse space will be organized to provide the necessary areas for the tasks and functions outlined above.

We have parking in the front (south end) of the building, providing 15 parking spaces, 2 handicap spaces and additional parking spaces for both consumer and employees along the east side of our driveway. (See site map)

We propose to have a single unlit monument sign at the edge of the parking lot adjacent to the entrance. We also propose to install a sign on the front of the building. Both of the signs will meet the permitted size and type requirements of the county for the application areas. (See site drawing and pictures submitted)

1-800-345-7334



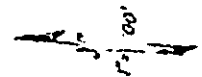
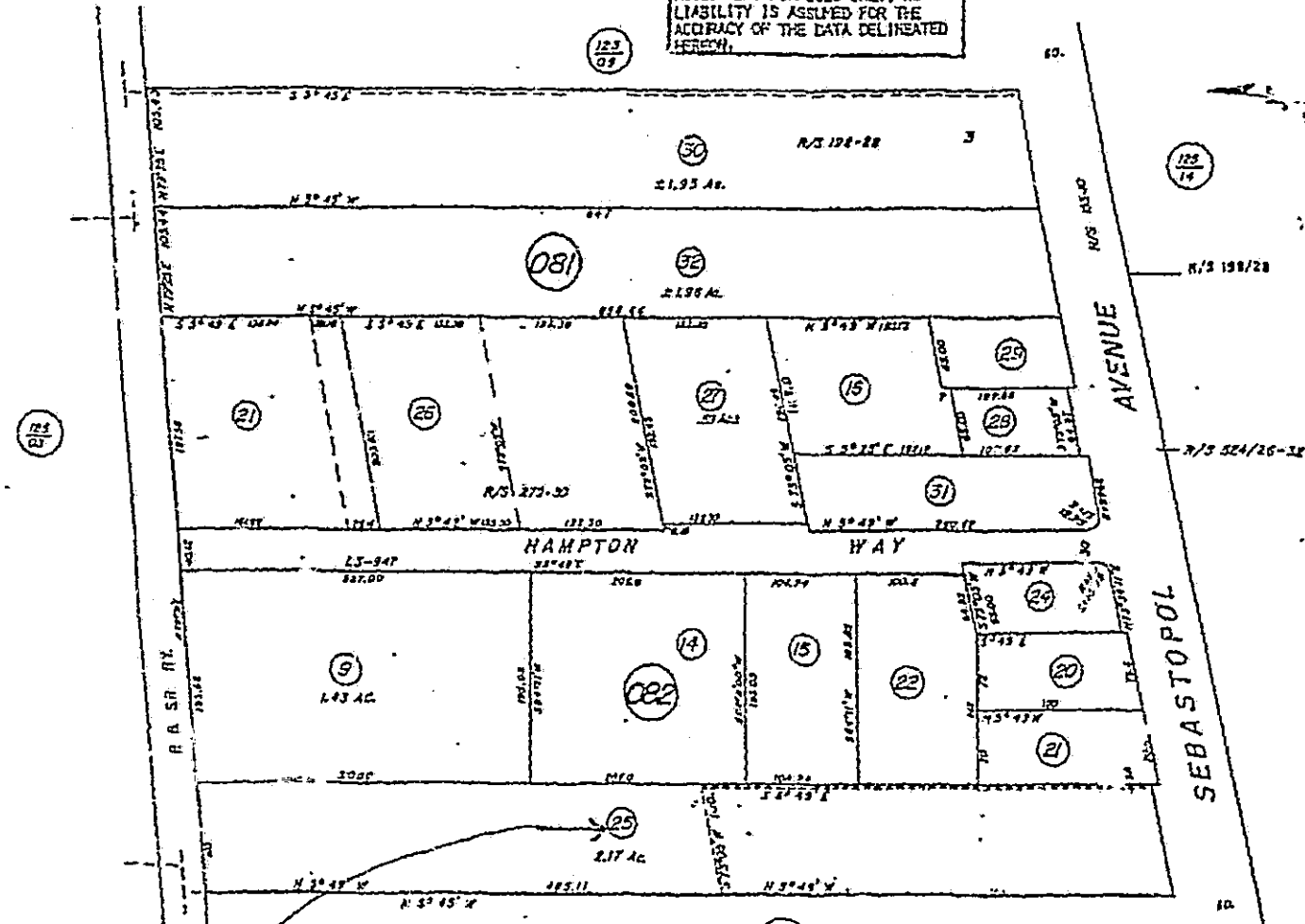
SCALE 1/10 OF AN INCH

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
150-009

125-08

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



REVISED
LSL 2-14-98
LSL 4-29-98
LSL 9-10-98
LSL 4-7-98

DAVIDSON TRACT Lot 3, pt. Lot 2
REV. 12-14-1985, MAP BOOK 8, PAGE 11

Assessor's Map Et. 125 Pg. 08
Sonoma County, Calif.

SITE



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

July 14, 2003

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

File Number: ADR03-0041
Applicant Name: David Borba
Owner Name: Tom Sweetman; Sweetman Trust
Site Address: 1733 Sebastopol Rd, Santa Rosa
A.P.N. 125-082-025

Request for Administrative Design Review for a home appliance store in an industrial building on 2.17 acres. This use is permitted as a heavy commercial use.

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 **July 28, 2003** and should be sent to the attention of **ADR03-0041, Yolanda Solano (ysolano@sonoma-county.org)**.

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

Please check the appropriate box and return or reply by e-mail to the address above.

No comments Comments attached Comments to be forwarded
 Please send meeting/hearing notices regarding this project.

<input type="checkbox"/> County Surveyor	<input type="checkbox"/> County Communications - George Waters
<input checked="" type="checkbox"/> Health	<input type="checkbox"/> Fire Marshal
<input type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam	<input type="checkbox"/> Fire District -
<input type="checkbox"/> Sanitation	<input type="checkbox"/> School District -
<input type="checkbox"/> Land Develop-PRMD	<input type="checkbox"/> Santa Rosa School District
<input type="checkbox"/> Public Works-La Plaza	<input type="checkbox"/> Water District -
<input type="checkbox"/> Ag Commissioner	<input type="checkbox"/> State Coastal Commission
<input type="checkbox"/> Flood & Drainage Review	<input type="checkbox"/> Caltrans (State)
<input type="checkbox"/> PRAC Planner	<input type="checkbox"/> State Fish & Game
<input type="checkbox"/> General Plan Staff	<input type="checkbox"/> State Department of Forestry
<input type="checkbox"/> Northwest Information Center, S.S.U.	<input type="checkbox"/> State Department of Health
<input type="checkbox"/> Milo Baker Chapter Conservation Committee	<input type="checkbox"/> State Parks and Recreation
<input type="checkbox"/> Public Works - Transit	<input checked="" type="checkbox"/> Regional Water Quality Control-North
<input type="checkbox"/> Building Inspection	<input type="checkbox"/> Regional Air Pollution Control
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Regional Parks Department
<input type="checkbox"/> P.G. & E.	<input type="checkbox"/> City of Dept.
<input type="checkbox"/> Pacific Bell	<input type="checkbox"/> Treasurer/Special Assessment
<input type="checkbox"/> Sheriff - Crime Prevention	<input type="checkbox"/> Assessor
<input type="checkbox"/> LAFCO	<input type="checkbox"/> Landmarks Commission
<input type="checkbox"/> ALLC/CLUP - Bob Gaiser	<input type="checkbox"/> Other:
<input type="checkbox"/> Board of Supervisors - Supervisor	<input type="checkbox"/> Other:



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

9-20-03-RP

RAFT HEALTH USE PERMIT CONDITIONS

DATE: September 23, 2003
TO: Permit and Resource Management Department, Project Review Section, Planning
ATTN: Yolanda Solano
FROM: Jon Tracy, R.E.H.S., Project Review Section, Health
PROJECT TYPE: Use Permit
SUBJECT: File Number: ADR03-0041
Applicant Name: David Borba
Owner Name: Tom Sweetman; Sweetman Trust
Site Address: 1733 Sebastopol Rd, Santa Rosa
A.P.N. 125-082-075

Request for Administrative Design Review for a home appliance store in an industrial building on 2.17 acres. This use is permitted as a heavy commercial use.

The application has been reviewed by this Division (see x1 through x4).

X1) If the application is approved, it is recommended that it be subject to the following conditions:

PRIOR TO PROJECT OPERATION:

Water and Septic:

1. Connection shall be made to public sewer and water. Prior to building permit issuance the applicant shall submit a "will serve" letter to Project Review Health to verify compliance.

Condition Compliance: This condition shall not be signed off until the requested "will serve" letter is received by the Project Review Health Specialist.

12. 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 project operation.

Solid Waste:

18. Prior to project operation, the applicant shall submit a design for trash enclosures and recycling areas for review and approval to the Division of Environmental Health. (Fees may apply.)

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist has received a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

OPERATIONAL REQUIREMENTS:

33. A safe, potable water supply shall be provided and maintained.

Hazardous Materials Program:

35. 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.

Noise:

39. Noise shall be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan.
40. Hours of operation shall be limited to 8:00 AM to 7:00 PM.

Comments:

1. The restricted hours of operation are proposed in lieu of requiring a sound study.
2. Thank you for the Wipe Sampling Results dated September 25, 2003, by Winzler and Kelly.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, Monday through Friday, should you have any questions on the above information.

Cc: District Specialist
Applicant David Borba
Owner Tom Sweetman; Sweetman Trust
Other

Revised 11/00



California Regional Water Quality Control Board

North Coast Region



Winston H. Hickox
Secretary for
Environmental
Protection

William R. Massey, Chairman

Gray Davis
Governor

Internet Address: <http://www.swrcb.ca.gov/rwqcb1/>
1550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: 1-887-721-9203 Office (707) 576-2220 FAX (707) 523-0135

May 9, 2003

Mr. Tom Sweetman, Trustee
4305 Las Cruces Way
Sacramento, CA 94864

Dear Mr. Sweetman:

Subject: California Water Code Section 13267(b) Order

File: Almetco Incorporated - Case No. INSO463

This letter is to provide you with Regional Water Board staff comments on recent work at the subject site and to inform you of actions staff is ordering in response to evidence that there is an on-going discharge of chromium and VOCs originating at 1733 Sebastopol Road. This discharge can present a significant hazard to drinking water and other beneficial uses, warranting a detailed inquiry into the nature and extent of the contamination, and the creation of a plan to remediate any contamination found.

1. Comments on Recent Work

Regional Water Board staff received the report entitled "*Report of Soil Excavation of Chromium-Impacted Soil, 1755 Sebastopol Road, Santa Rosa, California,*" prepared on your behalf by Winzler & Kelly Consulting Engineers, dated December 2002 (2002 Soil Removal Report). This report details soil excavation work at 1755 Sebastopol Road, which is a parcel adjacent, and west of the Almetco site. The Almetco site is at 1733 Sebastopol Road. We have the following comments on the three recommendations made (quotations from the report are in bold type, and our comments follow in regular type):

- a. **Based on the RWQCB's cleanup level requirements for total chromium, and the site-specific analytical results of confirmation soil samples collected during the excavation of chromium contaminated soil, Winzler & Kelly requests for closure at the 1755 Sebastopol Road, neighboring property, with no further action required.**
Staff concurs that, based on the available information, it appears that soil contaminated with chromium originating from the Almetco facility at 1733 Sebastopol Road has been excavated to background levels for chromium. In addition, the soil has been removed from

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California Environmental Protection Agency

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the property at 1755 Sebastopol Road, the property immediately adjacent to the west of the Almetco facility. However, the vertical and horizontal extent of contamination in groundwater related to chromium and the other constituents of concern, including halogenated volatile organic compounds, must still be investigated. Soil contamination under the Almetco building has yet to be defined.

- b. **Winzler & Kelly understands the property owner of the neighboring property has plans to abandon the inactive domestic well. The site owner has requested Winzler & Kelly's assistance with well destruction. The depth of the well is unknown, and according to the Department of Water Resources there is no record of this well. The location of this well shown on Figure 3.**
If the well is to be abandoned, the abandonment must be done in a way appropriate for an area with identified groundwater contamination. Proper permits from the County of Sonoma must be procured. Regional Water Board staff request to be notified several weeks prior to abandonment of this well so that staff may be present during the fieldwork. Staff may wish to sample the well prior to destruction.
- c. **It is Winzler & Kelly's understanding that the owner of the site (1733 Sebastopol Road) is planning on completing the change over to city water in the next year or two. In the event the Almetco property changes to a city water supply, Winzler & Kelly recommends that the domestic well be abandoned after the hook up is complete. Staff has the same comment as number two above.**

2. Previously proposed work

A workplan entitled "*Limited Phase 1 Site Assessment and Workplan for the Continued Definition of the Extent of an Accidental Release of Wastewater from a Pipe, Former Almetco Facility, 1733 Sebastopol Road,*" dated June 30, 1999 (1999 Workplan), was received on July 2, 1999. On September 10, 1999, Regional Water Board staff concurred with the implementation of the workplan. Some of the work originally proposed in that workplan has been accomplished under the recent work described by the 2002 Soil Removal Report. The remainder of the work described in the 1999 Workplan must be undertaken as soon as possible. It should be noted that a number of proposed borings and monitoring wells are on the property at 1755 Sebastopol Road, and that access to that property will be necessary.

During a phone conversation on February 16, 2000, between Regional Water Board staff and Pierre Lescure and Elizabeth Cargay of Winzler and Kelly Consulting Engineers, the consultants for the Almetco site, the required analytical methods required for the laboratory analysis were discussed. It was decided that in addition to the analyses listed in section 7.6 (page 14) of the 1999 Workplan, the following analyses would also be required:

- Total petroleum hydrocarbons as motor oil would be analyzed on the soil and groundwater samples from the former drum storage area at the northern end of the property;

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- Analysis for volatile organic compounds (VOCs) is required for all groundwater samples, and;
- Analysis for methyl tertiary butyl ether (MtBE) will not be required.

VOC analysis shall be by EPA Method 8260, and all peaks shall be reported. Regional Water Board staff may want to take split-samples during the fieldwork.

Water Code Section 13267(b) Order

Evidence contained in the record indicates that there is a discharge of chromium and VOCs originating at 1733 Sebastopol Road. The discharge can present a significant hazard to drinking water and other beneficial uses, warranting a detailed inquiry into the nature and extent of the contamination, and the creation of a plan to remediate any contamination found.

Under the California Water Code (CWC), Section 13267(b), the Regional Water Board may require "any person who has discharged, discharges, or is suspected of discharging, or proposes to discharge waste" to furnish "technical or monitoring program reports." This Order is directed to you as the current owner of the property at which a discharge or suspected discharge of waste has occurred.

Therefore, pursuant to CWC Section 13267(b), I require you to submit a revised workplan and a schedule for implementing the workplan, addressed in item 2 above, by **June 13, 2003**.

The foregoing revised workplan is needed to address the ongoing water quality threat posed by on-going discharge of chromium and VOCs originating at 1733 Sebastopol Road. The discharge can present a significant hazard to drinking water and other beneficial uses, warranting a detailed inquiry into the nature and extent of the contamination, and the creation of a plan to remediate any contamination found. The workplan required by this Order will facilitate compilation of information to determine extent of water pollution and in turn, form a basis for remedial action. More detailed information is available in the Regional Water Board's public file on this matter.

Any person failing to provide the requested information by the required date or falsifying any information is, pursuant to CWC Section 13268, guilty of a misdemeanor and may be subject to administrative civil liabilities of up to one thousand dollars (\$1,000.00) for each day in which the violation occurs.

Any person affected by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) for a review of this action, in accordance with CWC Section 13320 and Title 23, California Code of Regulations, Section 2050. If such a review is desired, the State Water Board must receive the petition within 30 days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request. In addition to filing a petition with the State Water Board, any person affected by this Order may

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request the Regional Water Board to reconsider this Order. To be timely, such request must be made within 30 days of the date of this Order. Note that even if reconsideration by the Regional Water Board is sought, filing a petition with the State Water Board within the 30-day period is necessary to preserve the petitioner's legal rights. Note also that, unless a stay is granted, this Order remains in effect and enforceable pending review by the State Water Board. If you choose to request reconsideration of this Order or file a petition with the State Water Board, be advised that you must comply with the Order while your request for reconsideration and/or petition is being considered.

Please call Stephen Bargsten at (707) 576-2653 if you have any questions or would like to set up a meeting to discuss this case.

Sincerely,



for Susan A. Warner
Executive Officer

SKB:tmk\SKB_Almetco_Report_Review.doc

- cc: Winzler & Kelly Consulting Engineers, 495 Tesconi Circle, Santa Rosa, CA 95401-4696
Mr. Steve Mitchell, Geary, Shea, O'Donnell & Grattan, 37 Old Courthouse Square,
4th Floor, Santa Rosa, CA 95404
Mr. David Del Monte
Mr. Stewart Dobbie, P.O. Box 12278, Santa Rosa, CA 95406
Mr. Cameron Scott Kirk, Lanahan & Reilley, LLP, 3558 Round Barn Boulevard, Suite 300,
Santa Rosa, CA 95403
Mrs. Laura Sweetman
Mr. Rick Rackerby, Airboy, P.O. Box 2649, Santa Rosa, CA 95405
Mr. ~~Mike Jennings~~, Santa Rosa Industrial Waste, 4300 Llano Road, Santa Rosa, CA 95407
Mr. Mark Wein, Sonoma County Public Works Department, 575 Administration Drive,
Room 117A, Santa Rosa, CA 95401
Ms. Eileen Kortas, Santa Rosa Fire Department, 955 Sonoma Avenue,
Santa Rosa, CA 95404
Mr. Bill Lewis, U.S. EPA, 75 Hawthorne Street, San Francisco, CA 94105
Mr. Brent Smith, Sonoma County Community Development, 1440 Guerneville Road,
Santa Rosa, CA 95403

Lynne Small

- bc: Winzler & Kelly Consulting Engineers, 495 Tesconi Circle, Santa Rosa, CA 95401-4696
Mr. Steve Mitchell, Geary, Shea, O'Donnell & Grattan, 37 Old Courthouse Square,
4th Floor, Santa Rosa, CA 95404
Mr. David Del Monte, 160 West 66th Street, #25C, New York, NY 10023-6559
Mr. Stewart Dobbie, P.O. Box 12278, Santa Rosa, CA 95406
Mr. Cameron Scott Kirk, Lanahan & Reilley, LLP, 3558 Round Barn Boulevard,
Suite 300, Santa Rosa, CA 95403
Mrs. Laura Sweetman, 755 Donner Drive, Santa Rosa, CA 95403
Mr. Rick Rackerby, P.O. Box 2649, Santa Rosa, CA 95405
Mr. Mike Jennings, Santa Rosa Industrial Waste, 4700 Llano Road, Santa Rosa, CA 95407
Mr. Mark Wein, Sonoma County Public Works Department, 575 Administration Drive,
Room 117A, Santa Rosa, CA 95401
Ms. Eileen Kortas, Santa Rosa Fire Department, 955 Sonoma Avenue,
Santa Rosa, CA 95404
Mr. Bill Lewis, U.S. EPA, 75 Hawthorne Street, San Francisco, CA 94105
Mr. Brent Sraith, Sonoma County Community Development, 1440 Guerneville Road,
Santa Rosa, CA 95403

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FENCE LINE

ALMETCO BUILDING
1733 SEBASTOPOL RD

ALMETCO DOMESTIC WELL

11/18/02
<0.01
<0.05
0.091
<1.0
<1.0
<1.0
<1.0

EXCAVATION

GARAGE

SEBASTOPOL ROAD

BACKGROUND SAMPLE
BS-1-2.0

INVERTED BOAT HULL

DOMESTIC WELL (DW-2)

RESIDENCE

NOTE:
PROPERTY LINE LOCATION BASED ON
SURVEYED FENCE LINE LOCATION AND
DIMENSIONS SHOWN ON ASSESSORS
PARCEL MAP. NO PROPERTY CORNERS
OR MONUMENTS WERE RECOVERED.

SHED

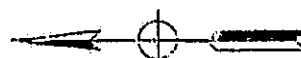
11/18/02
<0.01
<0.02
0.10
<1.0
<1.0
<1.0
1.6

BACKGROUND SAMPLE
BS-2-2.0

LEGEND:

11/18/02	DATE SAMPLED
Cr	TOTAL CHROMIUM (ug/L)
HEX Cr	HEXAVALENT CHROMIUM (ug/L)
Ba	BARIUM (CAM 17 METAL)
PCE	TETRACHLOROETHANE (ug/L)
TCE	TRICHLOROETHANE (ug/L)
DCE	cis 1,2-DCE= 1,2-DICHLOROETHENE
VC	VINYL CHLORIDE (ug/L)
TCA	1,1,1-TRICHLOROETHANE (ug/L)

1755 SEBASTOPOL RD
PROPERTY



SCALE (IN FEET)
1" = 40'

ALMETCO FACILITY
1733/1755 SEBASTOPOL ROAD
SANTA ROSA, CA

DOMESTIC WELL &
SITE FEATURES MAP

FIGURE 3

WINZLER & KELLY
CONSULTING ENGINEERS

Rackerby Sales Company

P.O. Box 8309

Santa Rosa, CA 95407-1309

707.577.0500 Fax 707.571.8354

Email: rackerby@bigplanet.com

Web: rackerby.com

August 11, 2003

To Whom This May Concern:

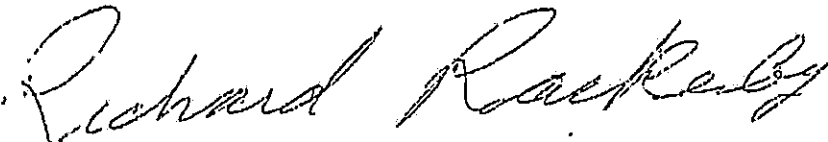
As the tenant of 1733 Sebastopol Rd Santa Rosa, Ca 95407 Building B

I do request NOT to have our company name on any sign placed on Sebastopol Road.

Feel free to call if you have any questions.

Sincerely,

Richard Rackerby

A handwritten signature in cursive script that reads "Richard Rackerby". The signature is written in black ink and is positioned below the typed name.

ATTERBURY & BORBA ENTERPRISES, INC.
DBA D&K HOME APPLIANCE CENTER
1733 Sebastopol Rd
Santa Rosa, CA 95407

DATE: March 1, 2004

To: PRMD
ATTN: Yolanda Solauo

Re: ADRO3-0041
1733 Sebastopol Rd
A.P.N. 115-082-025

Dear Yolanda,

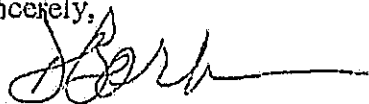
After further discussion and review of our location and use of the space we have found we have ample unused area in our workspace inside the warehouse to locate our debris box. This works out in all aspects of our operation and is not in view or accessible to the public or animals. The debris box is the covered type and is locked when outside for our scheduled refuse pickup.

Please also find attached:

- A letter from our other tenant in the rear warehouse stating he has no desire to be represented on the sign out front.
- Copies of the City of Santa Rosa utility statement for 1733 Sebastopol Rd. which Jon Tracy said would be a sufficient option to a "will serve" letter.

Please contact me if any questions or further needs arise and thank you for your patience.

Sincerely,



David Borba



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

September 14, 2004

David Borba
D & K Appliance
1733 Sebastopol Rd
Santa Rosa CA 95407-6816

Re: ADR 03-0041; 1733 Sebastopol Rd; APN: 125-082-02E;
Zoning: M1 (Limited Urban Industrial District)

The Project Review Division of the Sonoma County Permit and Resource Management Department has completed its review of your application pursuant to Article 82 (Design Review) of the Sonoma County Zoning Code for the operation of a major appliance retail business to be located at 1733 Sebastopol Road. Please be advised that your Administrative Design Review application has been conditionally approved based on the project description, proposal statement and site plan submitted. In granting this Administrative Design Review approval the Project Review Division makes the following finding(s):

1. A determination was made by the Permit and Resource Management Department's Project Review Division that the proposed use (major appliance business consisting of retail sales of new and used appliances and reclamation/reconditioning of used appliances) is consistent with the General Industrial land use designation and the M1 (Limited Urban Industrial) district of the Sonoma County Zoning Code in that the project is similar and compatible in nature to other uses permitted in the Industrial district.
2. The project complies with the provisions of the California Environmental Quality Act in that it qualifies for a Class 3 exemption (Conversion of Small Structures) in that the project consists of the conversion of an existing structure from one use to another where only minor modifications are made to the exterior of the building and floor area does not exceed 10,000 square feet.
3. The project would not constitute a nuisance or be injurious or detrimental to the public health, safety, or general welfare in that, as conditioned, no nuisance has been found to exist.

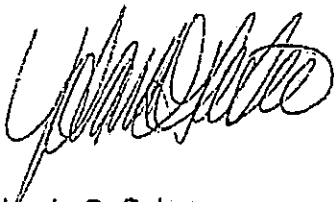
The Administrative Design Review approval granted for this project is contingent upon compliance with all conditions listed below. These conditions are required to be met within 90 days of the date of this letter in order to validate this Administrative Design Review Approval. Failure to comply with all of the following conditions would render the project illegal and, therefore, subject to abatement and/or penalties.

1. Landscaping shall be installed in accordance with landscape plans (copy enclosed) submitted and dated July 24, 2003. The landscaped area which adjoins the sidewalk (front yard setback area) shall be a minimum of 20' deep. Landscaping shall be continuously maintained in a healthy and attractive condition, free of weeds and debris.

2. Exterior lighting shall be fully shielded and downward directed. No off-site trespass of light onto adjoining properties, roadways or into the sky shall be permitted. No flood lighting shall be used.
3. Hours of project operation shall be limited to those between 8:00 a.m. and 6:00 p.m., Monday through Saturday.
4. Project shall comply with all Health conditions specified in Letter dated September 29, 2003 (copy attached).
5. The 5 1/2' high monument sign shall be located so as not to obstruct the free and clear vision of vehicles entering and exiting the subject property.
6. Signs in the form of banners, pennants, promotional flags etc. are prohibited.
7. Any proposed modification, alteration, and/or expansion of the use authorized by this Administrative Design Review approval shall require the prior review and approval of the Permit and Resource Management Department's Project Review Division.

This administrative determination is appealable within ten (10) calendar days of the date of this letter.

Please contact me at (707) 565-2138 should you have any questions.



Yolanda G. Solano
Planner II

Enclosures

c: file
Tom Sweetman

