

P

Type

Docs

Plans

ADR06-0098

Building Permit Number

680

Street Number

SEBASTOPOL RD

Street Name

Community Code

APN

**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: ADR06-0098**

**Project Address:** 680 SEBASTOPOL RD ROS  
**Cross Street:** AVALON AVE  
  
**APN:** 125-161-033

**Status:** STARTED  
**Printed:** Friday, September 22, 2006  
**Initialized by:** MGROSCH  
**Activity Type:** AB-ADR 601

**Description:** REQUEST FOR DESIGN REVIEW FOR A GROCERY

**Owner:** BRADLEY WILLIAM J ET AL  
 660 SEBASTOPOL RD  
 SANTA ROSA CA 95407

**Applicant:** MENDOZA JUAN GAMINO  
 1036 TENTH AVE  
 REDWOOD CITY CA  
 94063  
 650 444 0084 CELL

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1033	DR C/I/S P/C I NO HRG	025015-3808	733.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	29.00	.00	.00
			<b>\$762.00</b>	<b>\$0.00</b>	

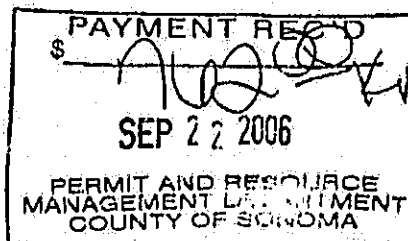
**Total Fees:** \$762.00

**Total Paid:** \$0.00

**Balance Due:** \$762.00

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

When validated below, this is your receipt.



# Planning Application

PJR-001

OK  
9-22-06

File#: ADR 06-0098

### Type of Application:

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance      |
| <input type="checkbox"/> Ag./Timber Preserve    | <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 type="checkbox"/> Use Permit                   |  |

### Applicant (Contact Person):

Juan Gamino Mendoza  
 Name  
1096 Tenth Avenue  
 Mailing Address  
Redwood City CA 94063  
 City/Town State/Zip  
 Phone (650) 444-0084 Home (650) 365-5659  
 Signature Juan Gamino Date 09/14/06

### Owner, if other than Applicant:

Ken Link  
 Name  
3900 Franz Valley Road  
 Mailing Address  
Santa Rosa CA 95404  
 City/Town State/Zip  
 Phone (707) 849-0312 Fax 707-579-5062  
 Signature Ken Link Date 9-22-06

### 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:

640 Sebastopol Road Santa Rosa, CA  
 Address(es) City/Town  
125 161 033 1 ac  
 Assessor's Parcel Number(s) Acreage

Project Description: Redevelop the existing Morris Boat Location & part of the vacant Bradley Video location in to a full service supermarket providing meat, produce, dairy, baked goods & conventional grocery to the community.  
 Site Served by Public Water?  yes  no Site Served by Public Sewer?  yes  no Number of new lots proposed 0

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

Planning Area: S Supervisorial District: \_\_\_\_\_ Current Zoning: C2 / R136 General Plan Land Use: GC / UR5  
 Specific Plan: So. Santa Rosa S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no  
 Commercial/Industrial Uses: (Enter numbers where applicable) S.P. - Urban Services Area  
Roseland Redevelopment  
 Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
 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: VM 88-53, UP 88-717, DRH 01-0024, DRS 89-193, MNS 05-000Y, UPE 06-  
 Application accepted by TWK - Brock Date 9-22-06

**Sonoma County Permit and Resource Management Department**  
 2550 Ventura Avenue \* Santa Rosa, CA \* 95403-2029 \* (707) 565-1900 \* Fax (707) 565-1103

0082

Design Review Supplemental Application

(Vacant)

Existing Use Commercial (Retail) Moras Boots/Bradley Video

Proposed Use Commercial (Retail) Full Service Supermarket providing meat, produce, dairy, baked goods, & conventional grocery products to the community.

Number of Employees 20 FTE <sup>2 PTE</sup> Operating Schedule: Days 7 Hours 15 hours

Expected Traffic 100 passen. vehicles/20-25 <sup>APRX.</sup> 3-6 Trucks, delivery <sup>MORAS FEATRE</sup>

Noise Generated Compressor noise for refrigerated cases - interior of building

Chemicals, Oil, Gasoline Storage, etc.

Inside Refrigerant for produce, meat cases, deli cases etc.

Outside NONE

Underground NONE

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

North: Commercial

West: Commercial

South: Residential

East: Commercial

Type of Building Materials: Stucco & Glass Store Front Redeveloped in 2004

Roof Materials: Tar & Gravel Existing. NO CHANGE

Color: Tan & Purple

Vegetation to be removed:  NO CHANGE

Parking: Number existing 60 Number Proposed NO CHANGE

Surfacing of driveway and parking areas: NO CHANGE

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

Existing Attached Moras Boots Sign (Building Redeveloped in 2004)

Proposed Replace Existing Sign in the same location of the Building

Sign Program (Existing/Proposed) Yes \_\_\_\_\_ No \_\_\_\_\_ (Attach program if yes)

Will proposal require annexation to a district in order to obtain public services?

yes \_\_\_\_\_ no

# 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."

*Juan Ramirez Mendez*  
Applicant

*John Flair*  
Property Owner (if other than applicant)

09/14/06  
Date

ADR06-0098  
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) 565-110

Project Description Rancho Mendoza Supermercado  
September 14, 2006  
Proposal Statement

Rancho Mendoza Supermercado proposes to redevelop the soon to be vacant Moras Boots and part of the Bradley Video location on Sebastopol Road that has been vacant for over a year in to a full service supermarket. Rancho Mendoza Supermercado will carry a full line of fresh meats, produce, dairy, baked goods, specialty and conventional grocery to cater to the community. Rancho Mendoza Supermercado will provide job skills training and employment for the community.

The proposed operation is as follows:

Days and hour of operation:

Supermarket: Monday through Sunday 7:00 am - 10:00 pm

Deliveries: 7:00 am - 2:00 pm  
3-6 Delivery trucks per day

Retail Sales Traffic Trips:  
150 retail sales customers

Number of Employees: 20 full time employees and 2-4 part-time employees

Signage: The previous Moras Boots signs will be replaced in the same location on the building and site with the new signs.

There will be no modifications to the exterior of the existing building or parking lot. Ingress and egress will remain unchanged. Traffic circulation and parking will remain unchanged.

Minor tenant improvements will be made to convert the interior of the store to the use and display needs of Rancho Mendoza Supermercado as differentiated from the previous Moras Boots and Bradley Video stores.

COUNTY ASSESSOR'S PARCEL MAP

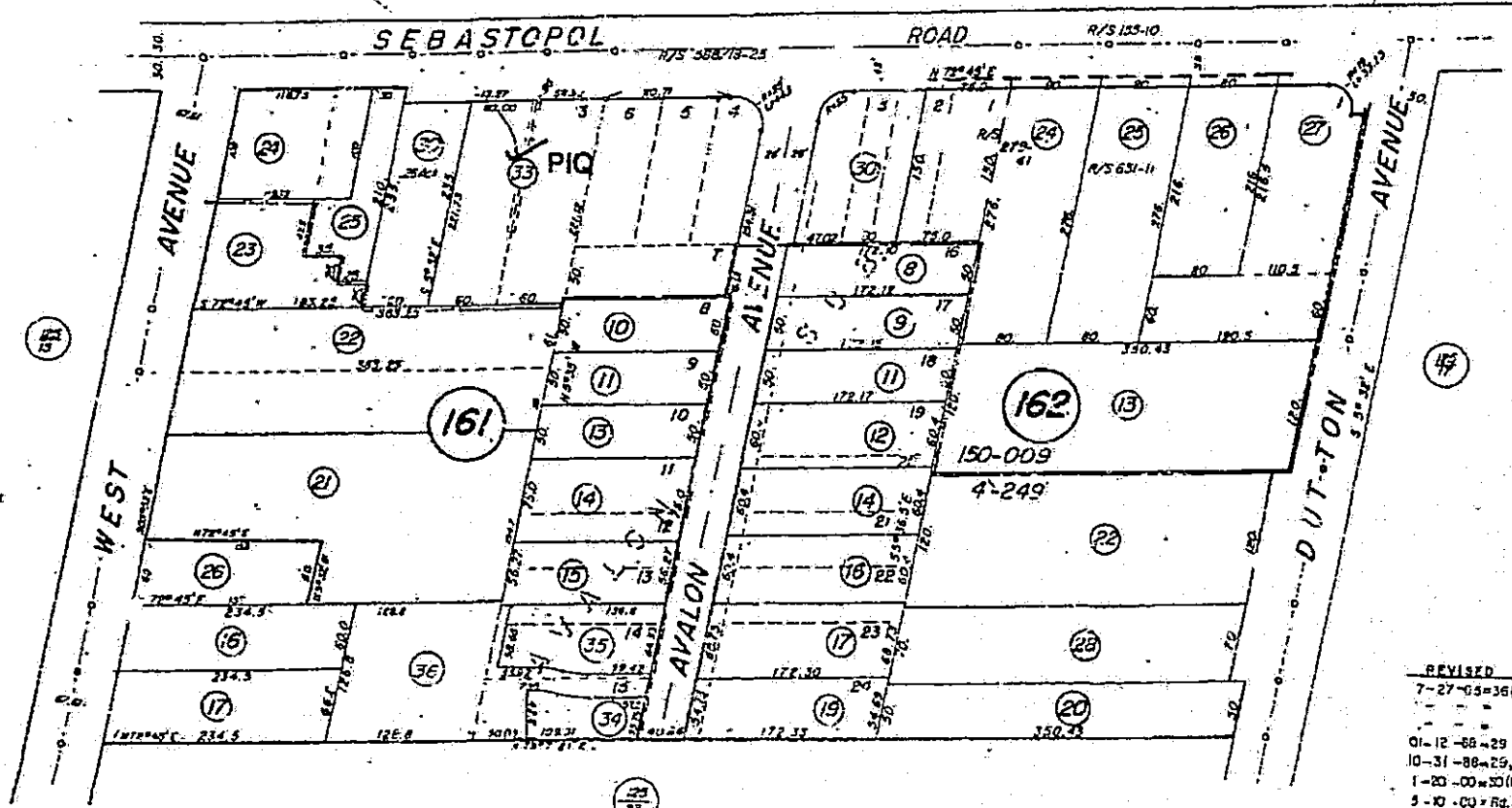
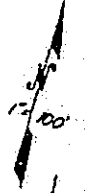
TAX RATE AREA  
150-009  
4-249

125-16

Site

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

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



AVALON SUBDIVISION  
ROSELAND, Block B, lots 1, 3.

Assessor's Map Bk. 125 Pg. 16  
Sonoma County, Calif.

REVISED

7-27-65	36 (12) HI
01-12-68	29 RA
10-31-88	29, 30 XT
1-20-00	30 (18) XT
5-10-00	CO = Rd. C&C RL
9-18-01	32 X X X X

# PROPOSED SIGN FOR RANCHO MENDOZA

INDIVIDUALL PAN CHANNEL LETTERS 5.5" DEEP 20" AND 12" HEIGHT

MATERIALS: METAL LETTERS, COLORS INSIDE LETTER FLAT WHITE

FACE: ACRILIC FACE 3/16" RED 2283

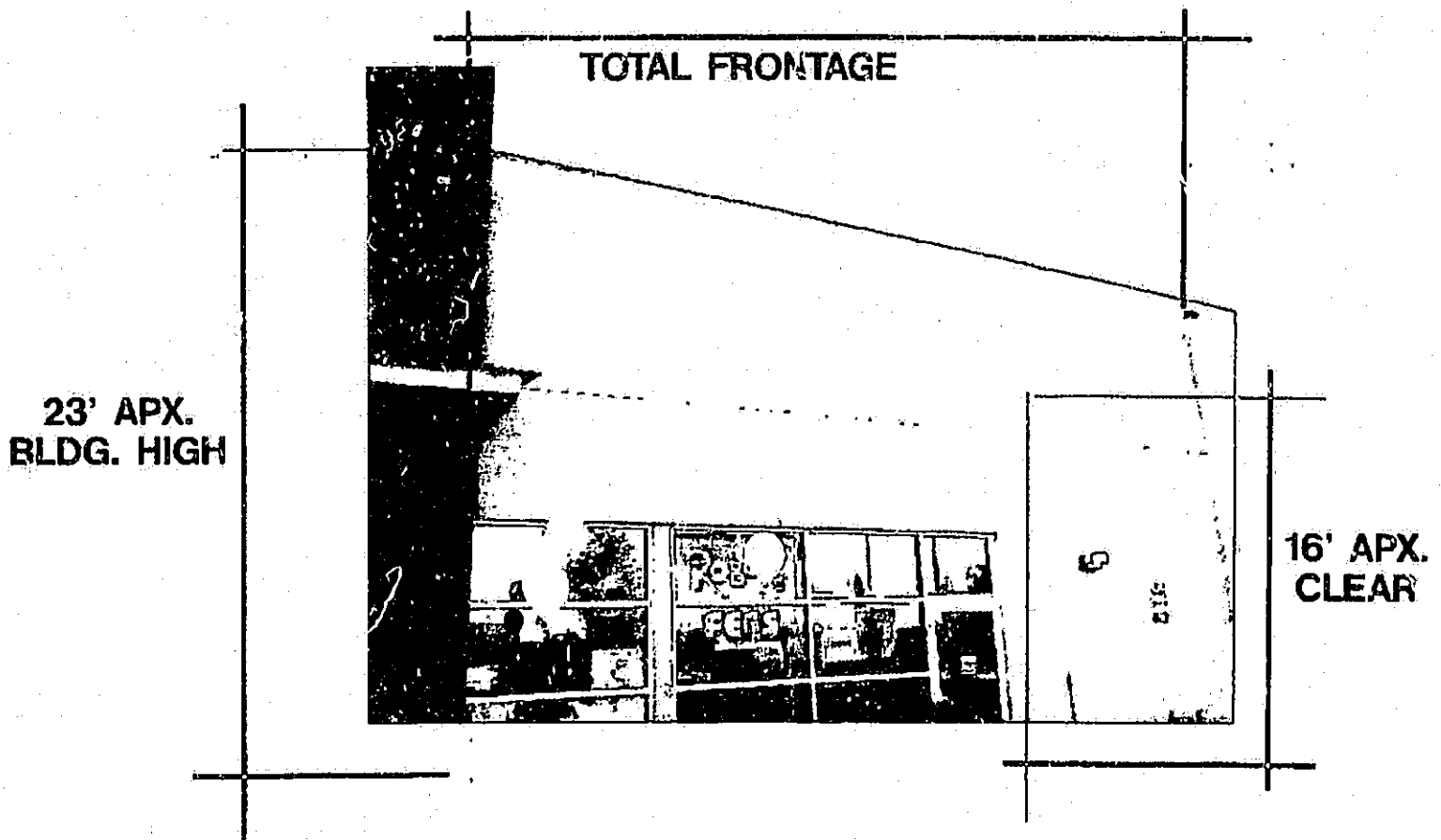
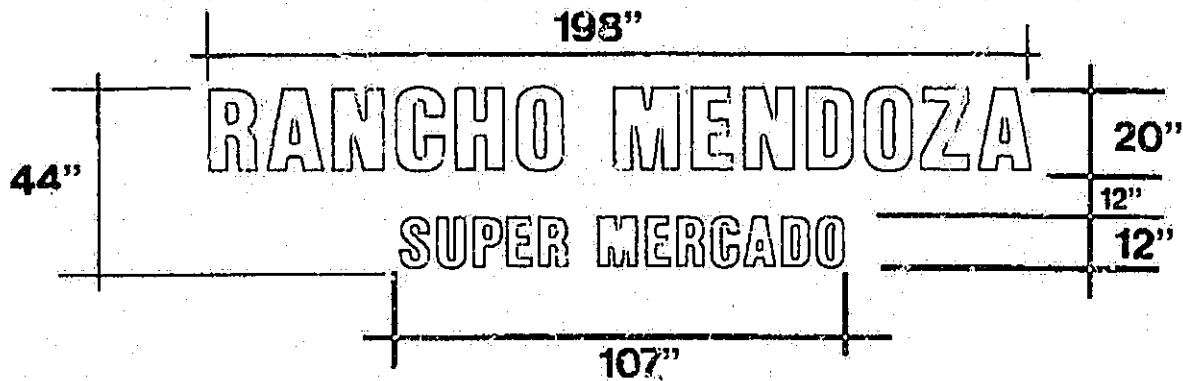
TRIM CAP 1" GOLD

RETURNS: 5" BLACK

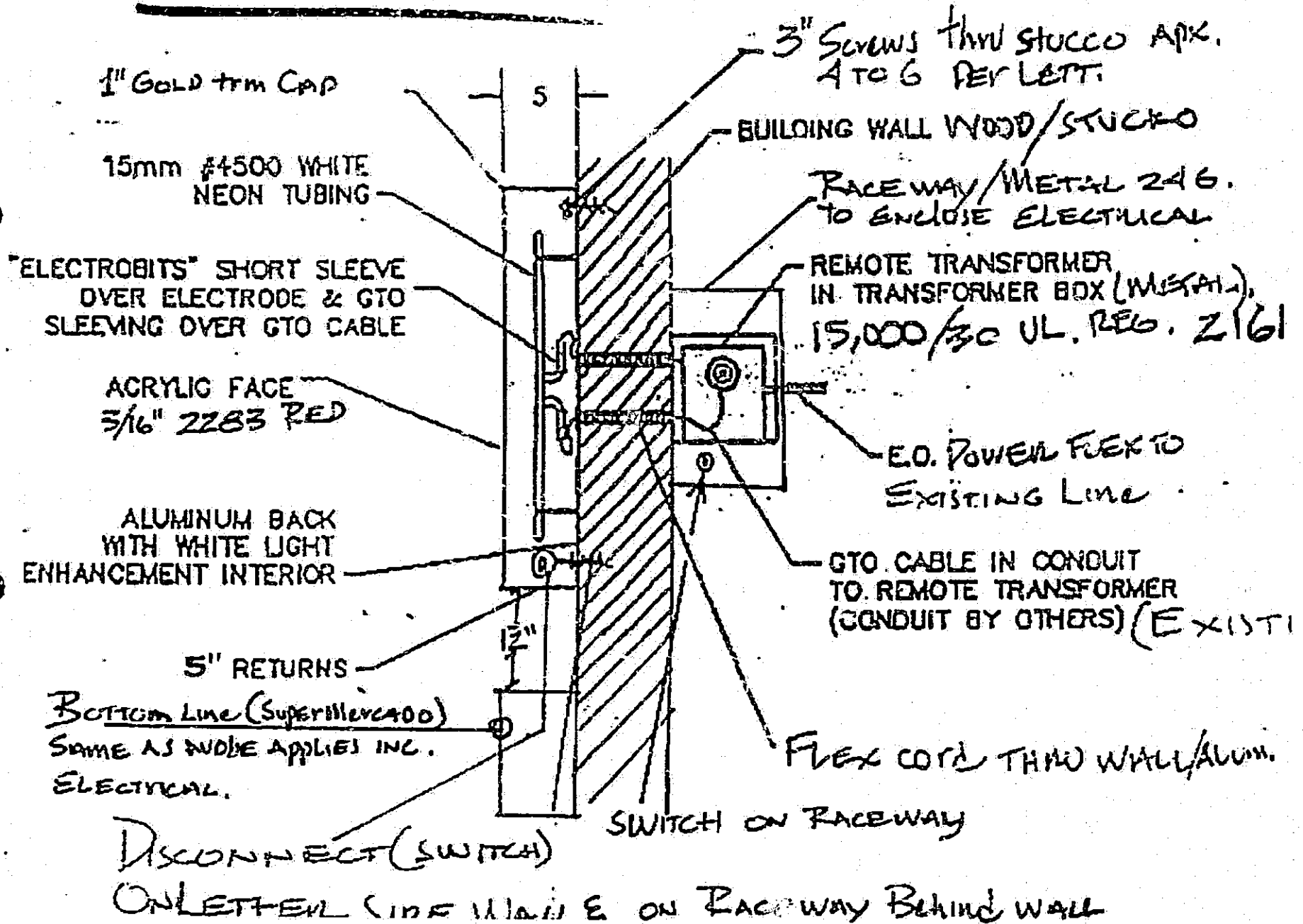
ILLUMINATION: NEON 15MM CLEAR RED

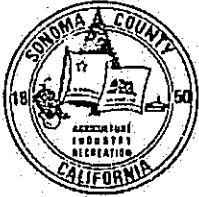
TRANSFORMERS: 15,000/30 UL 2161

FONT TYPE: HELVETICA COMP BOLD



# INSTALLATION:





# 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

October 12, 2006

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

**File Number:** ADR06-0098  
**Applicant Name:** Juan Mendoza  
**Owner Name:** Ken Link  
**Site Address:** 680 Sebastopol Rd, Santa Rosa  
**A.P.N.:** 125-161-033

Request for Design Review of a grocery store in an existing building constructed in 2004 (former Bradley Video and Mora's Boots site). This use will occupy 8,851 square feet of the building. The grocery will operate 7 days a week for 15 hours per day. There will be 20 full-time and 2 part-time employees. They will be doing interior remodel and changing the signs.

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 **November 2, 2006** and should be sent to the attention of **ADR06-0098, Karin Theriault ([kttheriau@sonoma-county.org](mailto:kttheriau@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"/> Fire District -   |
| <input checked="" type="checkbox"/> Health                                  | <input type="checkbox"/> School District -   |
| <input checked="" type="checkbox"/> Sanitation                              | <input type="checkbox"/> SUSMP Review - Reg Cullen                                 |
| <input checked="" type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam     | <input type="checkbox"/> Water District -  |
| <input checked="" type="checkbox"/> Public Works (La Plaza) - John Maitland | <input type="checkbox"/> State Coastal Commission                                  |
| <input type="checkbox"/> Public Works (La Plaza - Drainage) - J. Foster     | <input type="checkbox"/> Caltrans (State)  |
| <input type="checkbox"/> Ag Commissioner                                    | <input type="checkbox"/> State Fish & Game   |
| <input type="checkbox"/> Flood & Drainage Review                            | <input type="checkbox"/> State Department of Forestry                              |
| <input type="checkbox"/> PRAC Planner                                       | <input type="checkbox"/> State Department of Health                                |
| <input type="checkbox"/> General Plan Staff                                 | <input type="checkbox"/> State Parks and Recreation                                |
| <input type="checkbox"/> Northwest Information Center, S.S.U.               | <input type="checkbox"/> Regional Water Quality Control                            |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee          | <input type="checkbox"/> Regional Air Pollution Control                            |
| <input checked="" type="checkbox"/> Building Inspection                     | <input type="checkbox"/> Regional Parks Department                                 |
| <input type="checkbox"/> Army Corps of Engineers                            | <input checked="" type="checkbox"/> City of Santa Rosa Community Development Dept. |
| <input type="checkbox"/> P.G. & E.  | <input type="checkbox"/> Treasurer/Special Assessment                              |
| <input type="checkbox"/> SBC  | <input type="checkbox"/> Assessor  |
| <input type="checkbox"/> Sheriff - Crime Prevention                         | <input type="checkbox"/> Landmarks Commission                                      |
| <input type="checkbox"/> LAFCO  | <input type="checkbox"/> So County Transit - Steven Schmitz                        |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser                             | <input type="checkbox"/> Road Naming   |
| <input type="checkbox"/> Board of Supervisors - Supervisor                  | <input type="checkbox"/> Other:  |
| <input type="checkbox"/> County Communications - George Waters              | <input type="checkbox"/> Other:  |
| <input checked="" type="checkbox"/> Fire Marshal                            |  |



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

**DRAFT HEALTH USE PERMIT CONDITIONS**

**DATE:** November 17, 2006  
**TO:** Permit and Resource Management Department, Project Review Section,  
Planning  
**ATTN:** Karin Theriault  
**FROM:** Jon Tracy, R.E.H.S., Project Review Section, Health  
**PROJECT TYPE:** Administrative Design Review  
**SUBJECT:** File Number: ADR06-0098  
Applicant Name: Juan Mendoza  
Owner Name: Ken Link  
Site Address: 680 Sebastopol Rd, Santa Rosa  
A.P.N. 125-161-033

Request for Design Review of a grocery store in an existing building constructed in 2004 (former Bradley Video and Mora's Boots site). This use will occupy 8,851 square feet of the building. The grocery will operate 7 days a week for 15 hours per day. There will be 20 full-time and 2 part-time employees. they will be doing interior remodel and changing the signs.

The application has been reviewed by this Division and applicable response categories (x1 through x4) have been selected as follows:

**PRIOR TO BUILDING PERMIT OR TENANT IMPROVEMENTS:**

**Water:**

1. Connection shall continue to be made to public sewer and water.
15. 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.

**Consumer Protection:**

18. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility that serves food to the public must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

PRIOR TO OCCUPANCY OR PROJECT OPERATION:

Consumer Protection:

37. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

OPERATIONAL REQUIREMENTS:

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

Consumer Protection:

53. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

56. 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.
57. Truck deliveries shall be limited to the hours of 7:00 AM to 10:00 PM, as described by the applicant on the meeting of November 17, 2006.

Solid Waste:

61. All meat waste 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 and located in a refrigerated area until the day of collection. 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.
62. All garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days if a larger dumpster capacity is provided. If increased dumpster capacity is not provided, then refuse collection shall occur once every three days or as needed to prevent the dumpster from being over-filled. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

Comments:

1. The sound study was waived based upon the applicant's Description that truck deliveries will only occur between the hours of 7:00 AM to 10:00 PM.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, 7:30 AM to 9:00 AM, Monday Tuesday, Thursday or Friday, should you have any questions on the above information.

Cc: District Specialist  
Applicant                      Juan Mendoza  
Owner                            Ken Link  
Other

Revised 7/06



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

**REQUIREMENTS FOR  
FOR  
PUBLIC SEWER AND WATER**

Date: November 21, 2006  
Planner: Karin Theriault  
From: Charlie Ozanich  
File Number: ADR06-0098  
Applicant: Juan Mendoza  
Owner: Ken Link  
Site Address: 680 Sebastopol Road, Santa Rosa, California  
A.P.N. 125-161-033

This application proposes to convert a portion of an existing retail building into a new grocery store, encompassing approximately 7,420 square feet of gross floor space.

9. In accordance with the South Park County Sanitation District Sewer Fee Ordinance, the Applicant shall pay Increased Sewer Use Fees to the Permit and Resource Management Department (PRMD) Sanitation Section prior to obtaining building permits for conversion of the existing building into a grocery store. 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.

NOTE: Sewer Use fees for Grocery stores are calculated on 0.42 Equivalent Single Family dwelling billing units per 1,000 square feet of gross floor space. Currently, APN 125-161-033 is using 3.34 ESD, serving two buildings on this parcel. Building 'B' is a 1,308 square foot office building, using 0.21 ESD / 1,000 sf, or 0.27 of the total 3.34 ESDs, leaving 3.07 for Buildings 'A-C'.

The proposed grocery store will use half of the floor space of Building A-C (14,840 sf), and will use:  $7,420 \text{ sf} / 1,000 \text{ sf} \times 0.42 \text{ ESD} = 3.12 \text{ ESDs}$  of the existing sewer credit, owing payment for 0.05 ESD. Should an independent development of the remaining portion of Building 'A-C' commence before construction of the grocery store begins, that development will be eligible to receive the full credit remaining.

Date: December 1, 2006  
Attention: Karin Theriault  
Submitted by: John Maitland \_\_\_\_\_

FILE #: ADR06-0098  
NAME: Juan Mendoza  
ADDRESS: 680 Sebastopol Rd., Santa Rosa

---

APN: 125-161-033

**TRANSPORTATION AND PUBLIC WORKS:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

1. 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.



COUNTY OF SONOMA  
DEPARTMENT OF HEALTH SERVICES

Rita Scardaci, MPH - Director  
Ruth Lincoln, PHN, MA - Assistant Director

November 2, 2006

*Environmental Health Division*  
Walter L. Kruse - Director

Karin Theriault  
County of Sonoma  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa, CA 95403

**RE: ADR06-0098 for Juan Mendoza, 680 Sebastopol Rd., Santa Rosa**

The above Design Review is for a grocery store in an existing building. This Department will require a retail food facility permit for the above use. A review of building plans and construction final will be required prior to issuance of the retail food facility permit.

If you have any questions, please contact me at (707) 565-6544.

Sincerely

James Tyler, R.E.H.S.  
Environmental Health Specialist III

c: Jon Tracy



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

**REQUIREMENTS FOR  
FOR  
PUBLIC SEWER AND WATER**

Date: November 21, 2006  
Planner: Karin Theriault  
From: Charlie Ozanich  
File Number: ADR06-0098  
Applicant: Juan Mendoza  
Owner: Ken Link  
Site Address: 680 Sebastopol Road, Santa Rosa, California  
A.P.N. 125-161-033

This application proposes to convert a portion of an existing retail building into a new grocery store, encompassing approximately 7,420 square feet of gross floor space.

9. In accordance with the South Park County Sanitation District Sewer Fee Ordinance, the Applicant shall pay *Increased Sewer Use Fees* to the Permit and Resource Management Department (PRMD) **Sanitation Section** prior to obtaining building permits for conversion of the existing building into a grocery store. 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.

NOTE: Sewer Use fees for Grocery stores are calculated on 0.42 Equivalent Single Family dwelling billing units per 1,000 square feet of gross floor space. Currently, APN 125-161-033 is using 3.34 ESD, serving two buildings on this parcel. Building 'B' is a 1,308 square foot office building, using 0.21 ESD / 1,000 sf, or 0.27 of the total 3.34 ESDs, leaving 3.07 for Buildings 'A-C'.

The proposed grocery store will use half of the floor space of Building A-C (14,840 sf), and will use:  $7,420 \text{ sf} / 1,000 \text{ sf} \times 0.42 \text{ ESD} = 3.12 \text{ ESDs}$  of the existing sewer credit, owing payment for 0.05 ESD. Should an independent development of the remaining portion of Building 'A-C' commence before construction of the grocery store begins, that development will be eligible to receive the full credit remaining.

## "Standard Subdivision Conditions"

Recommended "Building" Conditions of Approval:

1. A grading permit shall be obtained from the Permit and Resource Management Department prior to the start of any earthwork, unless exempted under Appendix Chapter 33 of the 2001 California Building Code. The grading plan, prepared by a civil engineer who is registered by the state, shall be submitted for review and approval by the Permit and Resource Management Department prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
2. Prior to submission of the final subdivision map, the subdivider shall file with the Permit and Resource Management Department a preliminary soil report, prepared by a civil engineer who is registered by the state, based upon adequate test boring or excavations at the subdivision.
3. If any changes to plans, drawings, documents or specifications required pursuant to any conditions here-in specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

## "Standard Use Permit Condition"

Recommended "Building" Condition of Approval:

1. The applicant shall apply for and obtain building related permits from PRMD for the proposed project. The necessary applications appear to be, but may not be limited to, site review, building permit and grading permit.

Or, if no grading permit appears to be needed:

1. The applicant shall apply for and obtain building related permits from PRMD for the proposed project. The necessary applications appear to be, but may not be limited to, ~~site review and~~ building permit, *for remodel.*



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

January 26, 2007

Juan Mendoza  
1096 Terith Avenue  
Redwood City, CA  
94063

Re: UPE06-0098; 640 Sebastopol Road, Santa Rosa/a.p.n. 125-161-033

This letter is in reference to your request for Administrative Design Review for an interior remodel to convert and existing shoe store ("Moras Boots") into a grocery store ("Ranch Mendoza Super Mercado") to be located in the eastern half of an existing building consisting of 5,420 sq. ft. of retail area, 2,855 sq. ft. of warehouse, the rear portion of the tenant space and 576 sq. ft. of storage and office on the mezzanine level with permitted hours of operations Monday through Sunday, 7:00 a.m. to 10:00 p.m., and approximately 180 vehicles per day (approximately 150 retail customers, 3-6 delivery trucks per day, and 20 full time employees with 2-4 part time employees) on a 1 acre site at the southwest corner of Sebastopol Road and Avalon Avenue.

The Administrative Design Review approval is based on a determination by the Department of Permit and Resource Management that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Administrative Design Review approval is 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 Department of Permit and Resource Management, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Administrative Design Review application or, other appropriate application.

If you have any questions, feel free to contact me at 565-1908. Please refer to your file number (ADR06-0098) and site address when making inquiries.

Sincerely,

Karin Theriault  
Project Planner

Attachment

c: File ADR06-0098  
Ken Link- Property Owner

## Final Conditions of Approval

**Date:** January 26 2007                      **File No.:** ADR06-0098  
**Applicant:** Juan Mendoza                      **APN:** 125-161-033  
**Address:** 680 Sebastopol Rd, Santa Rosa

**Project Description:** Request for Administrative Design Review for an interior remodel to convert an existing shoe store ("Moras Boots") into a grocery store ("Ranch Mendoza Super Mercado") to be located in the eastern half of an existing building consisting of 5,420 sq.ft. of retail area, 2,855 sq.ft. of warehouse in the rear portion of the tenant space and 576 sq.ft. of storage and office on the mezzanine level with permitted hours of operations Monday through Sunday, 7:00 a.m. to 10:00 p.m., and approximately 180 vehicles per day (approximately 150 retail customers, 3-6 delivery trucks per day, and 20 full time employees with 2-4 part time employees) on a 1 acre site at the southwest corner of Sebastopol Road and Avalon Avenue.

**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 the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
2. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the 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.

### **HEALTH:**

#### **PRIOR TO BUILDING PERMIT OR TENANT IMPROVEMENTS:**

##### Water:

3. Connection shall continue to be made to public sewer and water.
4. 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.

##### Consumer Protection:

5. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility that serves food to the public must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

**PRIOR TO OCCUPANCY OR PROJECT OPERATION:**

Consumer Protection:

6. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFLL).

**OPERATIONAL REQUIREMENTS:**

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

Consumer Protection:

8. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

9. 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.
10. Truck deliveries shall be limited to the hours of 7:00 AM to 10:00 PM, as described by the applicant on the meeting of November 17, 2006.

Solid Waste:

11. All meat waste 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 and located in a refrigerated area until the day of collection. 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.
12. All garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days if a larger dumpster capacity is provided. If increased dumpster capacity is not provided, then refuse collection shall occur once every three days or as needed to prevent the dumpster from being over-filled. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

**PUBLIC SEWER AND WATER:**

13. In accordance with the South Park County Sanitation District Sewer Fee Ordinance, the Applicant shall pay Increased Sewer Use Fees to the Permit and Resource Management Department (PRMD) Sanitation Section prior to obtaining building permits for conversion of the existing building into a grocery store. 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.

NOTE: Sewer Use fees for Grocery stores are calculated on 0.42 Equivalent Single Family dwelling billing units per 1,000 square feet of gross floor space. Currently, APN 125-161-033 is using 3.34 ESD, serving two buildings on this parcel. Building 'B' is a 1,308 square foot office building, using 0.21 ESD / 1,000 sf, or 0.27 of the total 3.34 ESDs, leaving 3.07 for Buildings 'A-C'.

The proposed grocery store will use half of the floor space of Building A-C (14,840 sf), and will use:  $7,420 \text{ sf} / 1,000 \text{ sf} \times 0.12 \text{ ESD} = 3.12 \text{ ESDs}$  of the existing sewer credit, owing payment for 0.05 ESD. Should an independent development of the remaining portion of Building 'A-C' commence before construction of the grocery store begins, that development will be eligible to receive the full credit remaining.

**TRANSPORTATION AND PUBLIC WORKS:**

14. 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.

**PLANNING:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

15. This Administrative Design Review approval allows the applicant an interior remodel to convert an existing shoe store ("Moras Boots") into a grocery store ("Ranch Mendoza

Super Mercado") to be located in the eastern half of an existing building consisting of 5,420 sq.ft. of retail area, 2,855 sq.ft. of warehouse in the rear portion of the tenant space and 576 sq.ft. of storage and office on the mezzanine level, with permitted hours of operations Monday through Sunday, 7:00 a.m. to 10:00 p.m., and approximately 180 vehicles per day (approximately 150 retail customers, 3-6 delivery trucks per day, and 20 full time employees with 2-4 part time employees) on a 1 acre site at the southwest corner of Sebastopol Road and Avalon Avenue. The use shall be operated in accordance with the proposal statement and site plan located in File# ADR06-0098 as modified by these conditions.

16. The applicant shall pay all applicable development fees prior to issuance of building permits.
17. The parking spaces on the entire property are shared between the two tenant spaces in the primary retail building and the office building on the corner. Based on this shared parking situation, the amount of retail, warehouse and office space in the existing tenant space shall be restricted to the originally approved floor plans. A restaurant or other more intensive parking use shall not be permitted.

The use and amount of space devoted to that specific use shall be restricted as follows:

- 5,420 sq.ft. of retail area - general sales floor
- 2,855 sq.ft. of warehouse - storage only. No office or retail space.
- 576 sq.ft. of storage and office on the mezzanine level

18. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
19. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by PRMD or Design Review Committee). 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 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.
20. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
21. Applicant shall keep the property in a clean and orderly condition. All trash, litter, miscellaneous debris, etc. shall be removed immediately.
22. Applicant/property owner shall ensure that in the event of the appearance of graffiti on the subject property, applicant will remove the offending marks within 24 hours or as soon as is practicably possible.
23. Applicant shall ensure that the windows facing Sebastopol Road be kept in a manner common to windows in a retail store and that the windows be kept clear of clutter or stored items other than those displayed in a professional retail scheme.

24. Applicant shall paint that portion of the building which is now purple with a color to match or complement the remainder of the building.
25. Utilize a covered trash container.
26. Signage shall be limited to one wall sign not to exceed 32 square feet in area.
27. Any proposed modification, alteration, and/or expansion of the use authorized by this permit approval shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Design Review application.
28. 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.