

# 3. PROPOSAL STATEMENT

**Proposal Statement.** *This should be a detailed written description of the current and proposed uses of the property following the following outline. A thorough, detailed, and quantified project description is required for a complete application and will facilitate the permitting process and reduce processing timelines. The required elements of the proposal statement are:*

*A. Describe the project location, size of the parcel, general topography and slope, existing land uses, and vegetation on the site and in the surrounding area.*

We are proposing the construction of an RV Park/Small Home Community to provide affordable long-term housing. The development of the 'Graton Small Home Community' will be at 8525 Graton Road on a 1.92 acre parcel located at the South West corner of HWY 116 and Graton Road in unincorporated West Sonoma County (District 5).

Currently, this property is an undeveloped lot with a slight slope running Southeast to Northwest and is vegetated with a mixture of annual grasses, Himalayan Blackberry, wild grape, live and deciduous oak and a variety of invasive tree species such as acacia and locust. The soils are a sandy loam and provide excellent drainage for the property and surrounding area. This property was previously used as a storage yard for Sebastopol Tractor and has historically had tractors and other equipment stored on it. For the last 20 years this location has been vacant but has been used for construction equipment storage and staging.

*B. Describe the **architectural style, design, materials, finishes, and colors** for all buildings and structures, including roofs, fences, walls, or other site features. Include a discussion of the lighting plan. If the site is located in a Scenic Resource area, story poles and/or visual simulation may be required. Information should also be shown on architectural elevations.*

There are no pre-existing structures on this property and the property has been unused for many years.

The proposed development will provide infra-structure for tenant owned, modular units of various style and type. This compilation of different units

creates a diverse aesthetic, as does the ability of residents to utilize their outdoor space in individual ways.

Generally speaking, the units will be a mixture of Tiny Homes ('stick built' homes on a chassis), and nice Travel Trailers (RV's). The Trailers will all be either newer, clean units, or refurbished vintage units with nice aesthetic character. We find the mixture of these units to be visually interesting and appealing, as they allow for individual expression. That said, we plan to protect the view shed of passing motorists by building appealing visual screens and with thoughtfully placed plantings.

*C. Identify the **surrounding land uses** and approximate distance from the nearest property line and the proposed use. Identify the proximity of other sensitive land uses including residences, hospitals, and schools.*

8525 Graton Road is bordered by Graton Road, to the North and HWY 116, to the East. The South and West Property lines abut single family residences and are delineated by fences. On the North Side of Graton Road is a Winery and Tasting Room, across the street to the North West is a small commercial area with a mini mart as well as an established Mobile Home Park. To the East side of 116 is another Single Family Residence, set back from Hwy 116, and effectively screened by trees and landscaping. All properties to the South and West are Single family residential.

There are no hospitals or schools in close proximity to this property.

*D. Identify the location, square footage, number of floors, and type of use for all **existing and proposed structures and land uses** on the parcel. Include all outdoor use areas, fences, driveways, patios, utilities, wells, septic systems, and parking areas.*

This development will serve RV's and Tiny Homes, all of which will be owned by Tenants. The development process includes construction of a gravel loop road with a primary entrance point off of the North West corner of the property (Graton Road) and an emergency access/egress on the South East corner. RV 'sites' will be placed on both sides of this loop road with a focus on creating appropriate density which allows for individual privacy, ample parking, and functional traffic flow for cars, bikes and pedestrians.

Each individual site will have RV hookups including a 50A power service, water and sewer connections. Water connections will be 3/4" hose bib 'stub ups', attached to a pressure treated post for stability. Sewer connections will be a 4" RV style connection; each unit will connect to these utilities using standard RV connections. Water connections will be serviced by a well and

community water system and all black water will be directed to the Graton Community Sewer District.

The wells and associated pump and filtration infra-structure will be located in the SE corner of the property, just to the South of the emergency vehicle access road. A shed will be constructed to house all pump and filtration equipment required by the Community Water System.

In order to create internal privacy, a wall, built of concrete bunker blocks, will be constructed along the North and East sides of the property to create a visual screen, block noise and provide safety for residents in the case of a car crash. Concrete bunker blocks are an excellent material for this purpose as they provide security, block noise and are aesthetically appealing (they create a clean, modern look). An additional advantage of utilizing bunker blocks is that they are easily movable and so create a high degree of flexibility. These blocks are composed of recycled material and will be strong enough to support vines which will further improve the aesthetics of the wall (see attached images).

In addition to our bunker block wall, internal privacy fences will be built to facilitate privacy for tenants and a sense of continuity throughout the development. All internal fences will be built with pressure treated posts and horizontal, 1x6 redwood fence boards (see attached images).

Each home site will have a standard sized parking space directly in front of the unit (but still within the footprint of the site). Overflow and guest parking will be allowed in some locations on the internal loop road (Please review site plan for more details).

*E. Discuss the proposed **onsite circulation and the nearby circulation patterns**. Identify and provide widths of roadway or pathways and length of site access for vehicles, trucks, bicycles, and pedestrians. Indicate whether the site access is from a public roadway or private road easement. Describe the condition of the roadway and any potential issues with sight distance at driveway entrances.*

The internal road, serving individual home sites will be a 'one way' loop driveway that will circulate in a counterclockwise rotation around the property.

The main entrance will enter the property from Graton Road, on the North West side of the property and will be placed far enough to the East of the property corner to allow for line of site to watch for oncoming traffic. There will, additionally, be a gated emergency vehicle access on the South East side of the property, on HWY 116. This secondary entrance will not be

utilized by residents or visitors but will be reserved exclusively for Emergency Services (EMS).

The road will be 22' wide (as per HCD standards) and will have a speed limit of 10MPH. The road will be used by cars, for entering and exiting the park, as well as by residents for walking and biking.

Graton Road and HWY 116 are both main roads, that provide easy access to nearby towns and commercial centers. This site is ideal, from a circulation perspective, as it does not add traffic to any minimally used roads or drives but instead adds car trips only to two of the main roads in this area of West Sonoma County.

*F. Estimate the anticipated **trip generation** for all types of uses proposed. Include the peak period daily trips and the average daily trips. Trip generation rates for various types of land uses are published by the Institute of Traffic Engineers and can be used and compared with project specific trip estimates.*

A 40 unit RV Park is expected to generate 199.6 trips per day with an AM peak of 20 trip/hr and a PM peak of 26 trips/hr. Although this development will be permitted as a Mobile Home Park, the units being utilized will be much smaller than standard Mobile Homes. As a result of this, we expect trip generation to be significantly lower than that of a standard Mobile Home Park. To give context, Travel Trailer Parks calculate a daily trip generation of .5 trips/day per site as opposed to the 4.99 trips/day calculated for a Mobile Home Park.

Obviously using a Travel Trailer Park as a comparison is not reasonable give the fact that the residents of this property will be living on site full time and will be, largely, working off site. This said, the units being used in our proposed community will be much more similar to those found in Travel Trailer Parks than in standard Mobile Home Parks and will house fewer individual residents than full sized Mobile Homes.

*G. Discuss the **proximity to transit and transit headways**, including rail and bus services. Describe **existing pedestrian and bicycle access** and how the access is planned in the County's [Bicycle and Pedestrian Plan](#).*

This development is located at the SW corner of HWY 116 and Graton Road, two country highways used to connect many of the small towns in West Sonoma County by car and bicycle. This location is marked as a 'Transit Destination' on the Sonoma County bicycle and pedestrian plan and has significant transportation infrastructure nearby.

Cyclists leaving this location can utilize a short stretch of 'Class II' trail which will place them in a network of 'Class I' and 'Class III' trails, allowing them to cycle to the nearby towns of Forestville (to the North) and Sebastopol (to the South). These existing bike trail networks are ideal for commuters as well as recreational users and families.

In addition to good bike access, there is an existing bus stop on the North end of the property. Residents of this development will be able to access this bus stop without crossing any roads, making it an especially safe and efficient method of transportation.

In general, 8525 Graton Road is an excellent, central location, which allows easy access for efficient commuting by car, bicycle or public bus line.

*H. Identify the total square footage and dimensions of all proposed **parking** areas, including overflow parking areas and the size, number, and type of parking spaces (include bicycle parking, accessible vehicle parking, and electric vehicle charging stations) and the type of surface proposed. New or expanded uses must meet on-site parking requirements contained in the Zoning Ordinance ( [Article 86](#)). Parking lot layouts must conform to the dimensions shown in the Off Street Parking Design Standards ( [Article 82](#)).*

Parking will be dispersed throughout the site and each RV Site will be provided with one, 9x20' parking space (totaling 7200sq.ft of parking throughout the development). Additionally, bicycle parking will be provided at the entrance of the property for visitors. Each unit will be provided with a 50A plug which may also be used for EV charging.

All off street parking spaces will be constructed using permeable drain rock, allowing additional water infiltration at each site. All on street parking will be composed as the same material as the loop road which we propose to be compacted Road Base or gravel. On street parking will consist of an additional 2400sq.ft of surface area.

*I. Identify the type of **water supply** (public water, mutual water, or private well) and describe the location and depth of the supply well(s) for the use. A Groundwater Study may be required if located within a water scarce area (Groundwater Availability Class 3 and 4) or within a medium- or high-priority Groundwater Management Basin. View map showing [groundwater availability areas and priority basins](#).*

As an RV Park, our Community Water System will be governed by the State of California and we will utilize wells to supply the system with water.

We are currently in the process of applying for the appropriate well permits for the two wells we will need for this system (the State requires redundancy

in Community Water systems). Based on the quantity and quality of the water we find we will build an appropriate system to pump, store and filter this water for residential use.

We have been assured by both Weeks Well Drilling and Fisch Brothers Well Drilling that our property is located in an excellent location for drilling wells and that the aquifer in this area is very resilient.

*J. Provide an estimate of the annual water demand for the use and a **Water Conservation Plan** including all reasonably feasible measures to reduce water and energy demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and storm water collection systems, and graywater reuse.*

Tiny Homes and RV's are, by definition, low water use units as they are designed for travel and have the ability to utilize stored 'tank water' for all household needs. All RV's and Tiny Homes utilize fixtures that exceed CA low flow requirements for water usage. This efficiency has been very notable in the historic, overall water usage of the RV Parks that we operate. Generally speaking, we see a water usage of 30-40 gallons per day/per unit.

Based on the historic water usage of Redwood Village, an RV Park of a similar size that we own in Guerneville we expect the 'Graton Small Home Community' to have an annual water usage of 1.2 Acre Feet. This is a very low water usage for the number of residents who will live on this site.

RV's, due to their mobile nature and roof construction, are not equipped with down spouts and all water that falls on the RV's roof will fall to the ground in a dispersed fashion. To compensate for this, we plan to build all RV Pads out of drain rock, allowing much of the dispersed water to be infiltrated into the pad as it contacts the ground. Any water that is not immediately infiltrated into the pad will be directed, through positive drainage, into swales and infiltration basins which will treat water onsite.

Our construction company, Two Crows Ecological Design, has spent many years working on landscape scale restoration projects and site plans. We have a strong focus on creating landscape plans that focus on water infiltration and ecological enhancement and are excited to create a beautiful site that has highly functional onsite storm water treatment.

*K. Describe the location, size, dimensions, and type of **sewage disposal system** (i.e., public sewer or on-site septic system).*

We will utilize the Graton Community Sewer District's Public System for all blackwater treatment. The internal sewer system will utilize gravity to move blackwater from RV sites to the Northern end of the property and then into the Sewer District's infrastructure.

In regard to our internal system, each line of RV sites will tie, via a 4" 'spur', into a 6" or 8" mainline that will gravity feed to the North. In total, there will be two mainlines draining to the North. As these lines intersect at the Northern part of the property the lines will be 'upsized' to 8" before tying into the 8" sewer Main on Graton Road.

*L. Provide description of **storm water management** including runoff, treatment, drainage, and flood control. If applicable, provide location and square footage of existing wetlands and identify measures to avoid them. An alternative analysis should be required demonstrating why the wetlands cannot be avoided.*

8525 Graton Road is a relatively flat, dry property and no wetlands exist on site. All storm water generated by RV roofs and internal streets will be treated (infiltrated) before discharge to meet BMP requirements for this site. Please see our site plan for specifics of our drainage and infiltration plan, roughly speaking, our plan is as follows:

A 512sq.ft Bio-Retention Swale will be built on the Western edge of the property and will overflow into a drop inlet, leading to an additional drop inlet on the street, and then into the Graton Storm Water System, via a 15" culvert. Water from the entire property, will sheet flow into this bio-retention swale which will allow for additional infiltration in un-compacted areas before reaching the swale.

A 2' wide retaining wall will be built on the Western edge of the bio-retention to provide structural support for the landscape feature. The retaining wall will have a maximum height of 2.5' above grade and will help to create a level grade for infiltration.

*M. Provide description of **storm water management** including runoff, treatment, drainage, and flood control.*

The grading plan and site design will focus on spreading, slowing and sinking all storm water into a bio-retention swale in order to stop any runoff from leaving the site.

A 512sq.ft Bio-Retention Swale will be built on the Western edge of the property and will overflow into a drop inlet, leading to an additional drop inlet on the street and then into the Graton Storm Water System via a 15" culvert. Water from the entire property, will sheet flow into this bio-retention swale which will allow for additional infiltration in un-compacted areas before reaching the swale.

A 2' wide retaining wall will be built on the Western edge of the bio-retention to provide structural support for the landscape feature. The retaining wall will have a maximum height of 2.5' above grade and will help to create a level grade for infiltration.

*N. Describe the **solid waste disposal** facilities (location, size, and access of trash enclosures and frequency of pick-up) at the site, and identify opportunities for source separation, recycling, reuse, composting, and minimization of waste.*

'The Graton Small Home Community' will utilize individual waste service at each site. Residents will be required to retain a standard, weekly service including trash, recycling and compost bins.

Intrinsic in the lifestyle of those living in small spaces (RV's and Tiny Homes) is a general reduction in household waste. Small spaces have much less room for 'stuff' and much of the packaging waste that is generated by a standard American Consumer, living in a larger house, is absent in small home communities.

This reduction in waste is one of the factors that makes these communities intrinsically efficient in terms of human habitation.

*O. Describe the type and location of **emergency services** relative to the project site. Is the site located in a high fire hazard area? Is the access adequate for fire and emergency vehicles?*

'The Graton Small Home Community' is located half a mile from the Graton Fire Department which should allow for rapid response times in the case of fire or medical emergency.



The site is surrounded by developed property and actively managed landscape which indicates a much lower risk of fire than in rural locales with higher fuel load densities.

Internal road width will allow for easy emergency vehicle access. The secondary access, on the South East corner of the property, creates an emergency access and egress in the event that it is needed.

*P. Describe all measures taken to reduce **energy demand** and incorporate renewable energy. A greenhouse gas emissions study may be required for significant projects.*

Small homes are extremely energy efficient. In small home communities two or three people will often live in a home that is less than 400Sq/ft. This home size means a dramatic reduction in energy usage related to heating and cooling. In addition, small homes and RV's use small sized refrigerators and other appliances, reducing energy usage in kitchens.

In our experience operating Redwood Village, in Sonoma County, a Travel Trailer or Tiny Home has an average energy bill of between \$75 and \$100 per month for a family of two; the average home in Sonoma County has a monthly utility bill of around \$300. These numbers indicate that a couple, living in a Travel Trailer or Tiny Home consume significantly less electricity than a couple living in a standard sized Single Family Home.

Sonoma County is lucky to rely primarily on Geo-Thermal energy for all of its electricity needs. Like all nearby homes, the Graton Small Homes Community will be grid tied to this renewable energy source.

*Q. Describe the predominant **vegetation** on the site and within the development area. Identify the size and proximity of any wetlands, creeks or riparian areas, or woodlands and whether the project will require fill, crossings, or otherwise disturb these areas. A biotic assessment and wetland delineation may be required.*

The ecology of 8525 Graton Road is a mixture of native and non-native trees as well as non-native annual grasses, Himalayan Blackberry, Wild Grape and other miscellaneous ground cover. No wetlands, creeks or significant woodlands exist on site.

In order to meet BMP requirements for this development we will import fill dirt and raise the grade in the middle of the property. This regrade will create positive drainage which will direct water into bio-retention which will infiltrate the storm water generated by the development's impermeable

surfaces. Any water that leaves the Bioretention swale will overflow into Graton's existing storm water system.

This work will necessitate the removal of several trees; these removals are detailed on our site plan.

*R. Identify all **landscape and outdoor use areas**, including dimensions and size of all turf areas, tree plantings, gardens, landscaping, patios, trash enclosures, type of irrigation proposed, fencing, walls, hedges and other landscape features (i.e., ponds, pools, berms, etc.).*

## **Residential 'Sites'**

All RV pads and parking areas will be constructed using drain rock, to support water infiltration on site. Each home site will have, in addition to a parking area, an area of uncompacted soil that will be seeded with dryland grasses. These areas will not be irrigated and will be, naturally, green in the Winter and Spring and dry in the Summer months.

## **Common Areas**

A common area will be established in the South West corner of the property and will utilize the shade of established existing oak trees. This common area will include a picnic table and outdoor seating and will be mulched both to enhance the health of the existing Oak trees and to create a nice surface for walking. This area has the nicest existing oaks and will be left as a 'mini-park' for residents to sit, gather and have a sense of nature and privacy. No irrigation will be used in this area.

An additional sitting area will be built on the North West side of the property to create an inviting place to sit for those who are walking, cycling or utilizing public transportation to get to site.

To the North of this common area covered mail boxes and a community board will be built for use by all residents. No irrigated landscaping will be utilized in this area.

## **Tree Planting and Hedges**

As we will, necessarily, remove some trees in the construction process we plan to plant Deciduous Oaks and other drylands natives on the North and East edges of the property. These plantings will be designed to provide shade, ecosystem service and some visual screening from Graton Road and HWY 116. The plantings may include Valley Oak, Black Oak, White Oak, Blue Oak, Western Red Bud, Native Dog Wood, Coast Live Oak, Madrone,

Toyon, Coffee Bush, Elderberry and Ceanothus. The plantings will be on the road side of the sound wall and will create habitat and a nice aesthetic effect for passing motorists.

In addition to the tree and 'hedgerow' plantings on the North and Eastern edges of the property native Oaks will be planted in key locations close to those that were removed as a result of grading. The purpose of these plantings will be to provide shade and ecosystem service, replacing elements of the property that will need to be removed to implement required BMP's.

These plantings are native and drought tolerant and will meet requirements set by Sonoma County's 'Water Efficient Landscape Ordinance'. Targeted, seasonal drip irrigation will be utilized to initially establish these plantings but after the first two years all irrigation will stop and the plantings will be able to survive without additional water inputs.

*S. Provide details regarding the **type and extent of construction required**, the construction methods, extent of grading, quantities of cuts and fills, location of any deposits or spoils, the duration and hours of construction, and the location of staging areas. Note if any blasting or pile driving is proposed.*

Site construction will include trenching and backfilling, utility work, site grading, road construction, pad and parking area construction, above ground utility work (finish plumbing/electrical per site), fencing, bunker block wall construction, planting and the construction of a utility shed.

### **Grading (see grading plan):**

Grading will be required on an estimated 1.6 acres of the site; this is most of the site excepting the Southern edge. Our engineer estimates that this project will require 1398 CY of cut and 2022 CY of fill meaning that 624 CY of fill dirt will need to be imported to site for construction. Most of the fill dirt will be placed in the central part of the property, raising a low area that extends to the Western property line. This fill will allow us to move the water flow from its existing drainage point, on the Western edge of the property to the North side of the lot. Soil will be cut, in moderate amounts from the Northern and Eastern edges in order to create a 2%-3% grade falling to the West.

Spoils will be staged in the central area of the property, where the grade will be raised the most. Areas that do not require grading will not be impacted by machine travel or soil staging.

Site Grading will take 30 days and will be conducted in the Summer and Fall, once soil is dry, to mitigate adverse impacts on soil structure from heavy equipment traffic.

### **Utility Work (see site plan):**

*Sewer:* 6" and 8" sewer lines will be placed in the loop road and 4" 'spurs' to each site will connect to the internal mainline. All sewer line will be built using SDR-35 and will be a combination of 4", 6" and 8" material.

*Water/Power:* Water and electrical supply will run along the back side of each site and 'spurs' of each will be run to each utility cluster to serve each unit.

*Main Electrical Infrastructure:* The main electrical panel will be located on the North side of the property, in close proximity to the onsite power pole. Sub-panels and gutters will be placed here and power will be run to each individual site from this location.

*Main Water Infrastructure:* The wells and pump system will be located on the South East corner of the property and appropriately sized 'main' water lines will be run from this location to the back of each site. Stepped down water line 'spurs' will 'T' out of this line to provide individual water service per site.

Utility Work time requirements are as follows: 60 Days

### **Other Construction (bunker block wall, internal fencing, well shed construction, planting)**

*Fencing:* Fencing work will be completed after all grading and utility work has been completed. Total time allocated for internal fence construction is 30 days.

*Bunker Block Wall:* The construction of the bunker block wall will be completed after site grading is finished. It will be built concurrently with other aspects of the project as time allows. Total time allocated for construction is 10 days.

*Well Shed Construction:* The well shed will be constructed before the installation of pump system and other well infra-structure. Time allocated for construction of well shed is 10 days.

*Tree Planting:* Plantings shall be completed after all other site work is completed. Time allocated for plantings is 14 days.

*T. Describe the existing ambient **noise** conditions (rural or urban) and sources of ambient noise. Describe the location and distance from noise sources. Depending on the noise source and the distance to property lines, a Noise Study prepared by a qualified professional may be required. Refer to the County's [Guidelines for Preparation of Noise Analysis](#).*

8525 Graton Road is impacted by road noise generated by HWY 116 and Graton Road. Our site plan seeks to mitigate this noise by building a perimeter wall around the property. This wall will shelter residents of the community as well as neighboring Single-Family Homes from noise generated by HWY 116 and Graton Road.

There is little ambient noise generated by sources outside of HWY 116 and Graton Road, nor will this development generate much noise.

Well operated Small Home Communities are very quiet. Residents are invariably working people who are gone for much of the day and inside in the evenings. The Graton Small Home Community will have enforced quiet hours but, in our experience, it is rare to have to enforce this rule.

*U. Discuss potential **hazards** and measures to mitigate those hazards including flood, wildfire, landslides, and earthquake. Maps illustrating hazard areas are found in the [Sonoma County General Plan Public Safety Element](#).*

8525 Graton Road is not in a flood zone, nor is it at risk of landslide. It's peri-urban location and access to HWY 116 and Graton Road give residents excellent emergency egress to the North, South, East and West which gives excellent escape options in the case of catastrophic earthquake or danger from wildfire.

*V. Indicate whether the subject property is located on a State list of sites containing hazardous materials compiled pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code. For more information, see the [DTSC's Hazardous Waste and Substances Site List \(Cortese List\)](#).*

8525 Graton Road is not on a State list of sites containing hazardous materials or toxic substances.

W. Describe the **distance to property lines** for all existing structures and outdoor use areas (i.e., outdoor storage, loading, and parking areas). Information should also be shown on site plan.

All structures and outdoor use areas meet minimum setback requirements as described by Sonoma County and the HCD.

X. Describe the **height** of all structures, including buildings, fences, retaining walls, and accessory structures. Information should also be shown on architectural elevations).

No Structure will exceed 13'6" in total height and most Travel Trailers and Tiny Homes will be significantly shorter.

All fences and walls will be 6' or lower in total height from grade.

The well shed will be under 12' tall.

Y. Provide the total area in square feet of the lot covered by buildings and structures for the building **lot coverage**; provide the total area in square feet of the lot covered by impervious surfaces. Information should also be shown on site plan.

After the completion of all construction, the total coverage of impervious surfaces will be 32,100sq.ft.

The total area to be covered by RV Pads is 12,900sq.ft.

The total area to be covered by parking spaces is 7,200sq.ft .

The total area to be covered by new roadways is 12,000sq.ft.

## 4. HOUSING PROPOSAL

***Housing Proposal.*** A Housing Proposal meeting the requirements of Sec. 26-89- 030(G) is required. The Housing Proposal must include a site plan and a detailed proposal statement describing how the project will comply with the provisions of Article 89 of the Sonoma County Zoning Ordinance (i.e., provision of units, payment of in-lieu fees, or alternative equivalent action). The Housing Proposal shall include a listing of the proposed number of units and their type, sizes, tenure, number of bedrooms, and proposed affordability level for each unit within the development. The Housing Proposal should also identify any existing units and their type, sizes, tenure, number of bedrooms, and whether they are currently occupied or when they became vacant. If an alternative equivalent action is proposed under Sec. 26-89-040(G), the Housing Proposal must demonstrate "how the requested alternative action will further affordable housing opportunities in the County to an equal or greater extent" than the other options for compliance.

The Graton Small Homes Community will meet affordability requirements laid out in Article 89 of Sonoma County Code through the provision of affordable units.

The Graton Small Homes Community will be constructed as a Mobile Home Park and operated as a long term stay Travel Trailer/Tiny Home Community. All residents will own their own homes and will pay a site rent which will allow them long term tenancy, use of community utilities (sewer, water, power) and access to site amenities.

As all residents will own their own, movable, homes, there is not a 'typical' unit type. This said, all units will be small (400sq.ft or less) and generally have a maximum of two bedrooms.

The Graton Small Home Community will allocate 20% of sites for 'low income' residents of Sonoma County. Assuming an RV Park, with 40 spaces, is constructed, 8 of these spaces will be allocated for low income residents. The remaining 32 spaces may be rented to residents of any income level. These affordability numbers exceed requirements set out in Sec. 26-89-040 and 26-89-045 of the Sonoma County Code.

In reality, The Graton Small Homes community is likely to serve many more 'low income' individuals and families than this number represents. Small Home Communities are, by their nature, communities that are built and

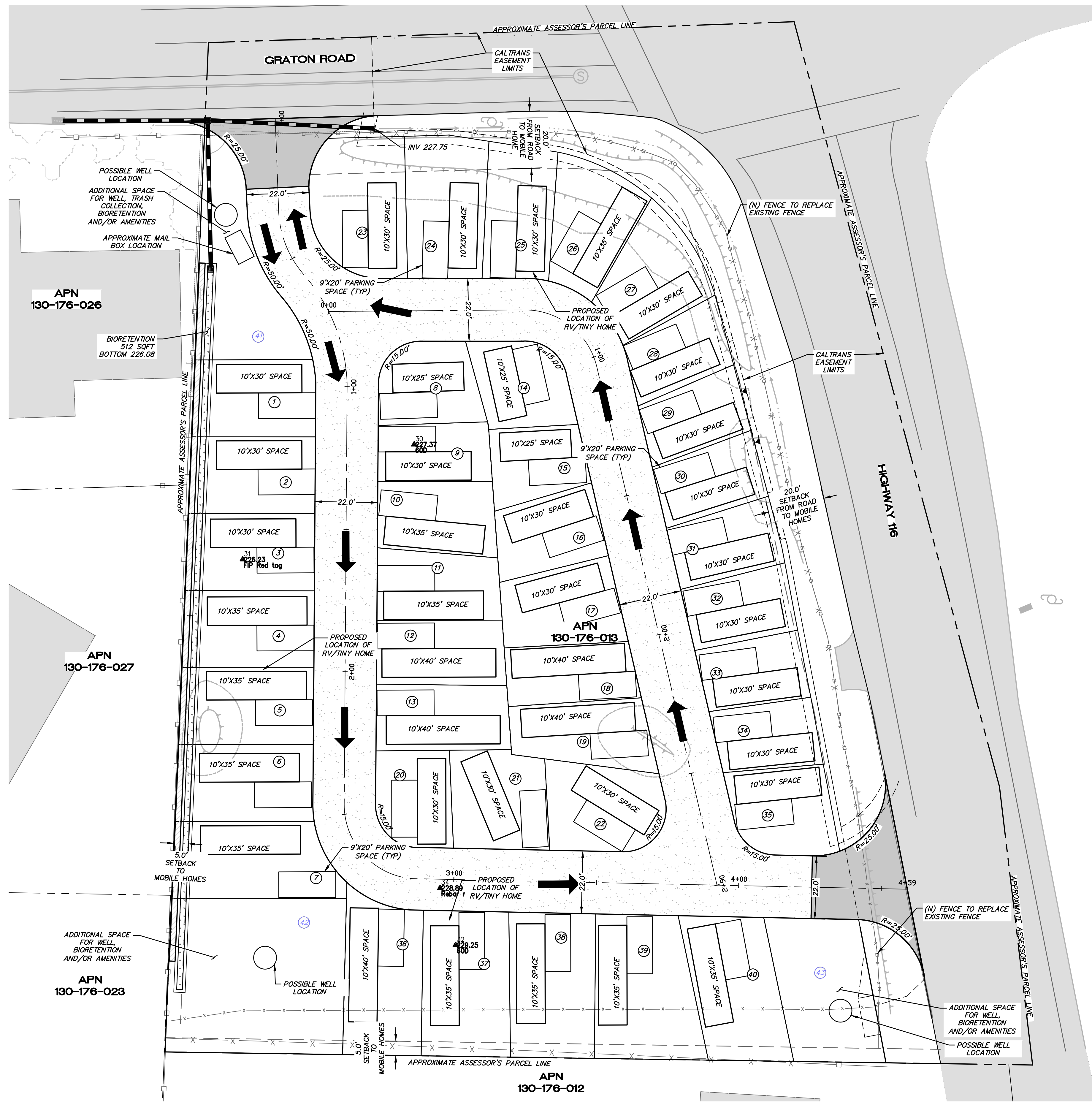
operated to provide workforce housing. The communities that we own and operate generally serve a mixture of retirees, young families, immigrants, teachers, nurses, firefighters, service workers, retail workers and construction workers. Many of these critical careers pay wages that are considered to be low income in Sonoma County and the majority of our tenants fall into this category.



## 5. SITE PLAN

**Site Plan** meeting the requirements of [PJR-129, Site Plan Requirements for Planning Applications](#). Preparation of the required site plan by a draftsman, architect, landscape architect, or engineer is strongly recommended. If the existing site is to be significantly modified by the proposed project (i.e., removal of existing buildings, extensive grading, and removal of vegetation), both an existing site plan and a proposed site plan should be submitted.

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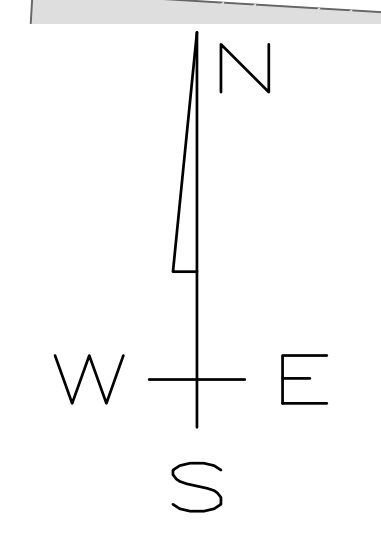
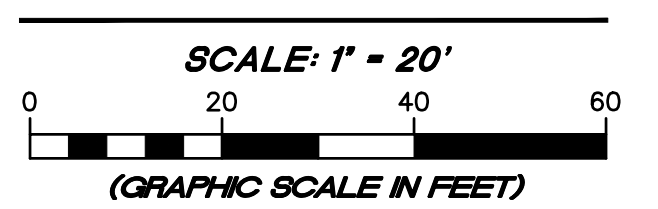
**PARKING TABLE**

40	90° 20' PARKING STALLS
40	TOTAL PARKING STALLS

**LEGEND**

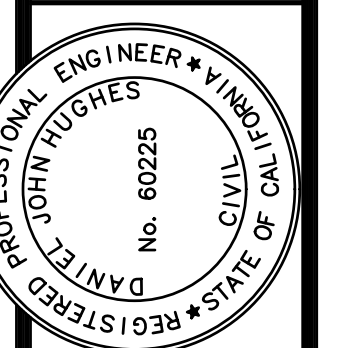
- 1 PROPOSED LOT
- 2 LOT TO BE USED FOR WELL, TRASH COLLECTION, AND/OR AMENITIES
- PROPOSED LOCATION OF RV/TINY HOME
- PROPOSED ASPHALT 3" AC OVER 8" CL II AB
- PROPOSED GRAVEL 12" CLASS II AB
- PROPOSED BIORETENTION

**SITE PLAN**



REVISION	DESCRIPTION	BY	DATE

**MUNSELLE CIVIL ENGINEERING**  
 CIVIL ENGINEERING • SURVEYING •  
 PLANNING • CONST. MANAGEMENT •  
 515 CENTER STREET  
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 DANIEL JOHN HUGHES DATE  
 PCE 60225

**8525 GRATON ROAD**  
**SITE PLAN**  
 APN 130-176-012  
 8525 GRATON ROAD  
 GRATON, CA

NOVEMBER 17, 2023  
 JOB NO. 258-23  
 SHEET NO.

**C1**  
 OF 3 SHEETS

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### DRAINAGE SCHEDULE

DI-1	18"x18" PRECAST OLDCASTLE CONCRETE INLET WITH TRAFFIC RATED GRATE OR APPROVED EQUAL
DI-2	18"x18" PRECAST OLDCASTLE CONCRETE INLET OR APPROVED EQUAL

ALL 15" STORM DRAIN PIPE TO BE HDPE DUAL WALL.

### EARTHWORK:

CUT = 1398 CY  
 FILL = 2022 CY  
 NET = 624 CY <FILL>

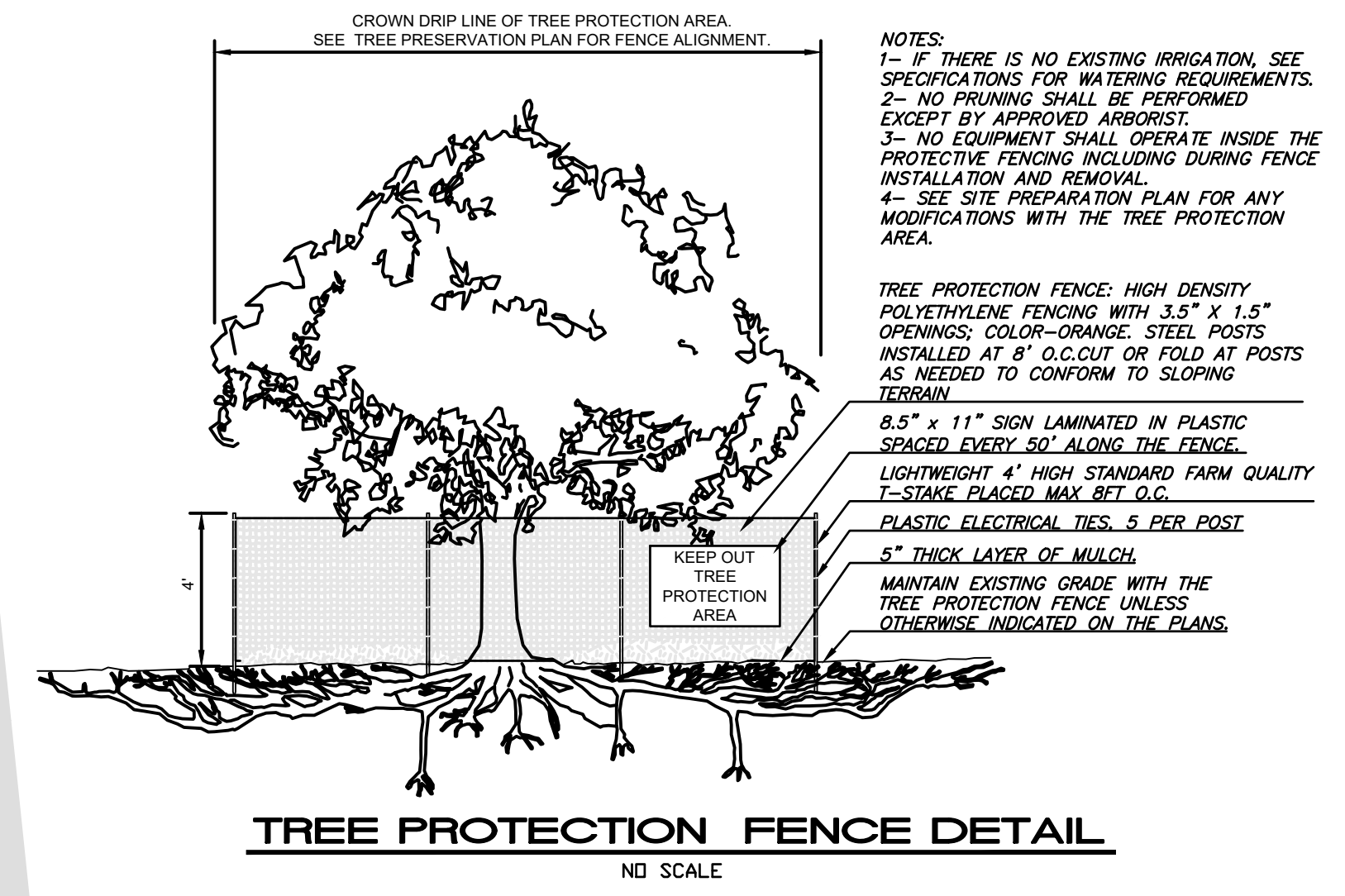
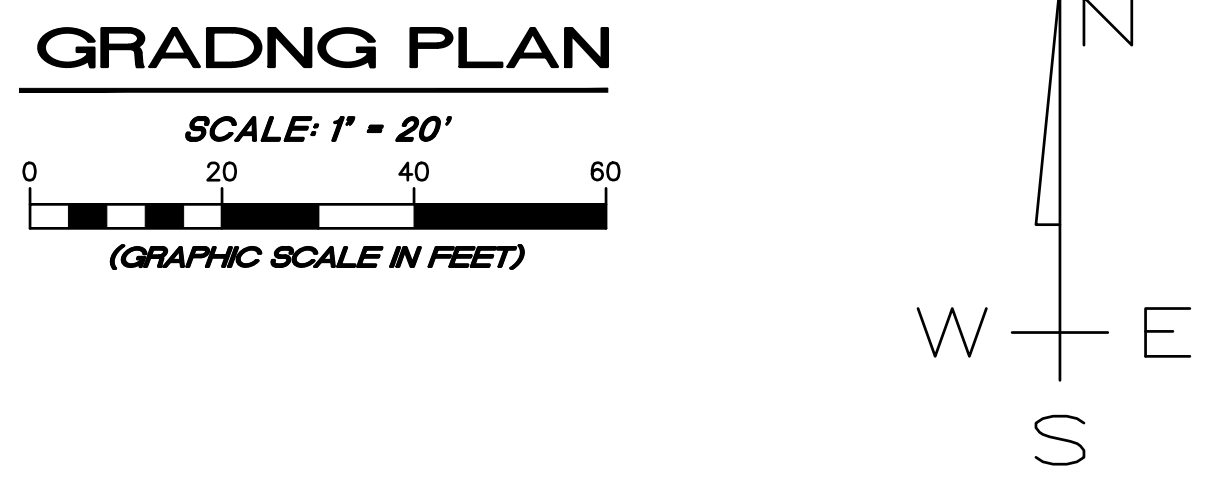
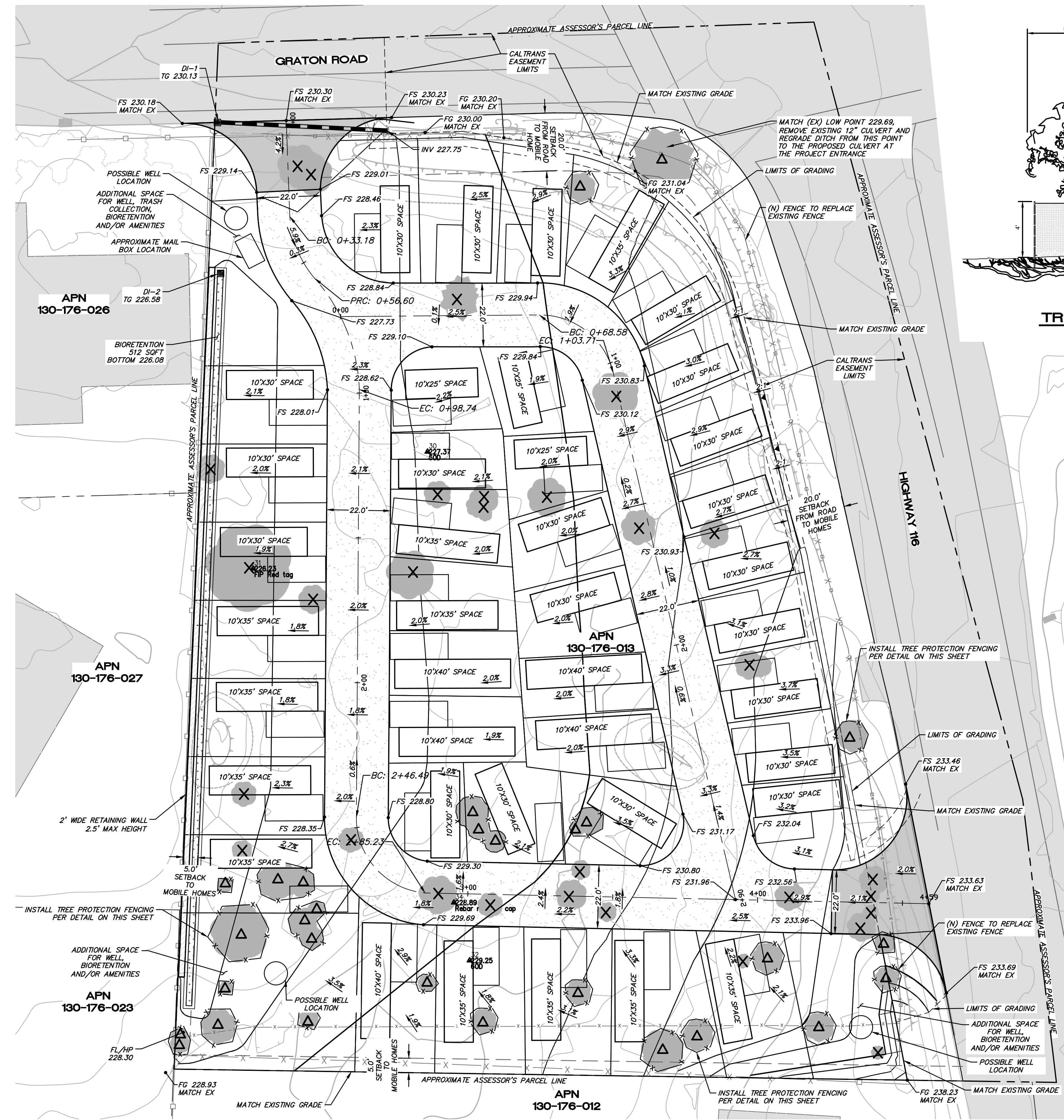
NOTES:  
 1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR UTILITY TRENCHES, BENCHING, KEYWAYS, OVER EXCAVATION, IMPORT FILL, ETC AND/OR OTHER MEASURES DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING PROJECT CONSTRUCTION.  
 2. CONTRACTOR IS RESPONSIBLE FOR HIS OWN EARTHWORK QUANTITIES.  
 3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.  
 4. NEW OR REPLACED IMPERVIOUS AREA = 29,638 SF.  
 5. APPROXIMATE DISTURBED AREA OF SITE = 1.74 ACRES.

### TREE PROTECTION NOTES

- WHERE PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN (PROPERTY LINE TREES OVERHANGING THE SITE), IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA & ANSI A300 PRUNING GUIDELINES, PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.) AND FOR CLEARANCE. PRUNING SHOULD BE DONE PRIOR TO GRADING TO PROVIDE CLEARANCE FOR EQUIPMENT.
- DURING GRADING A MONITORING ARBORIST SHALL BE AVAILABLE AND PRESENT TO OBSERVE AND INSPECT WORK DONE WITHIN DRILINES OF PROPERTY LINE TREES TO BE PRESERVED.
- IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES WHICH CAN'T BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW, PAST ANY DAMAGED PORTIONS.
- NO PARKING, OPERATION OF EQUIPMENT, STORAGE OF MATERIALS, DISPOSAL OF WASTE OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRILINES OF PROTECTED TREES.

### LEGEND

	PROPOSED LOCATION OF RV/TINY HOME
	PROPOSED ASPHALT 3" AC OVER 8" CL II AB
	PROPOSED GRAVEL 12" CLASS II AB
	PROPOSED BIORETENTION
	TREE TO BE REMOVED
	TREE TO BE SAVED



DATE	
BY	
REVISION	

**MUNSELLE CIVIL ENGINEERING**  
 CIVIL ENGINEERING & SURVEYING  
 CIVIL PLANNING & CONST. MANAGEMENT  
 515 CENTER STREET  
 HEALDSBURG, CA 95448  
 (707) 365-0868

**MCE**  
 MCE ENGINEERING  
 1000 UNIVERSITY AVENUE  
 SUITE 200  
 SAN FRANCISCO, CA 94133  
 (415) 774-1100

**DANIEL JOHN HUGHES**  
 REGISTERED PROFESSIONAL ENGINEER - CIVIL  
 No. 60225  
 DATE: 11/29/2023

**8525 GRATON ROAD GRADING PLAN**  
 APN 130-176-018  
 8525 GRATON ROAD  
 GRATON, CA

NOVEMBER 17, 2023  
 JOB NO. 258-23  
 SHEET NO. C2  
 OF 3 SHEETS

### SEWER STRUCTURE TABLE

STRUCTURE ID	TG	INV IN	INV OUT
SSMH-1	230.27	224.63	224.53
SSMH-2	229.43	224.71	224.61
SSMH-3	229.51	225.84	225.74
SSCO-1	234.27	-	226.58
SSMH-4	229.97	225.14	225.04
SSMH-5	230.69	225.28	225.18
SSMH-6	231.87	225.56	225.46
SSMH-7	232.28	225.75	225.65
SSCO-2	233.00	-	226.60
SSCO-3	229.70	-	226.20

### DRAINAGE SCHEDULE

DI-1	18"x18" PRECAST OLDCASTLE CONCRETE INLET WITH TRAFFIC RATED GRATE OR APPROVED EQUAL
DI-2	18"x18" PRECAST OLDCASTLE CONCRETE INLET OR APPROVED EQUAL

ALL 15" STORM DRAIN PIPE TO BE HDPE DUAL WALL.

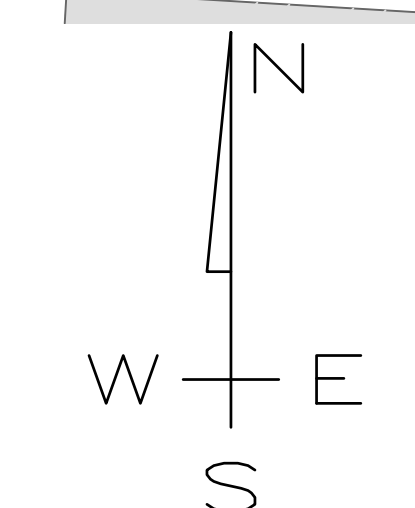
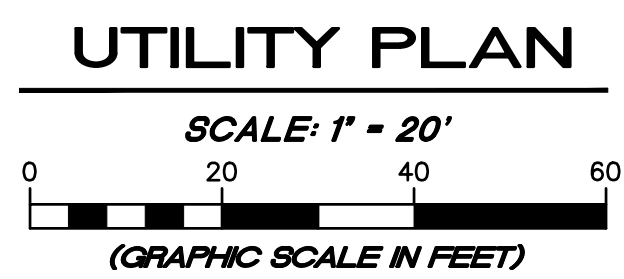
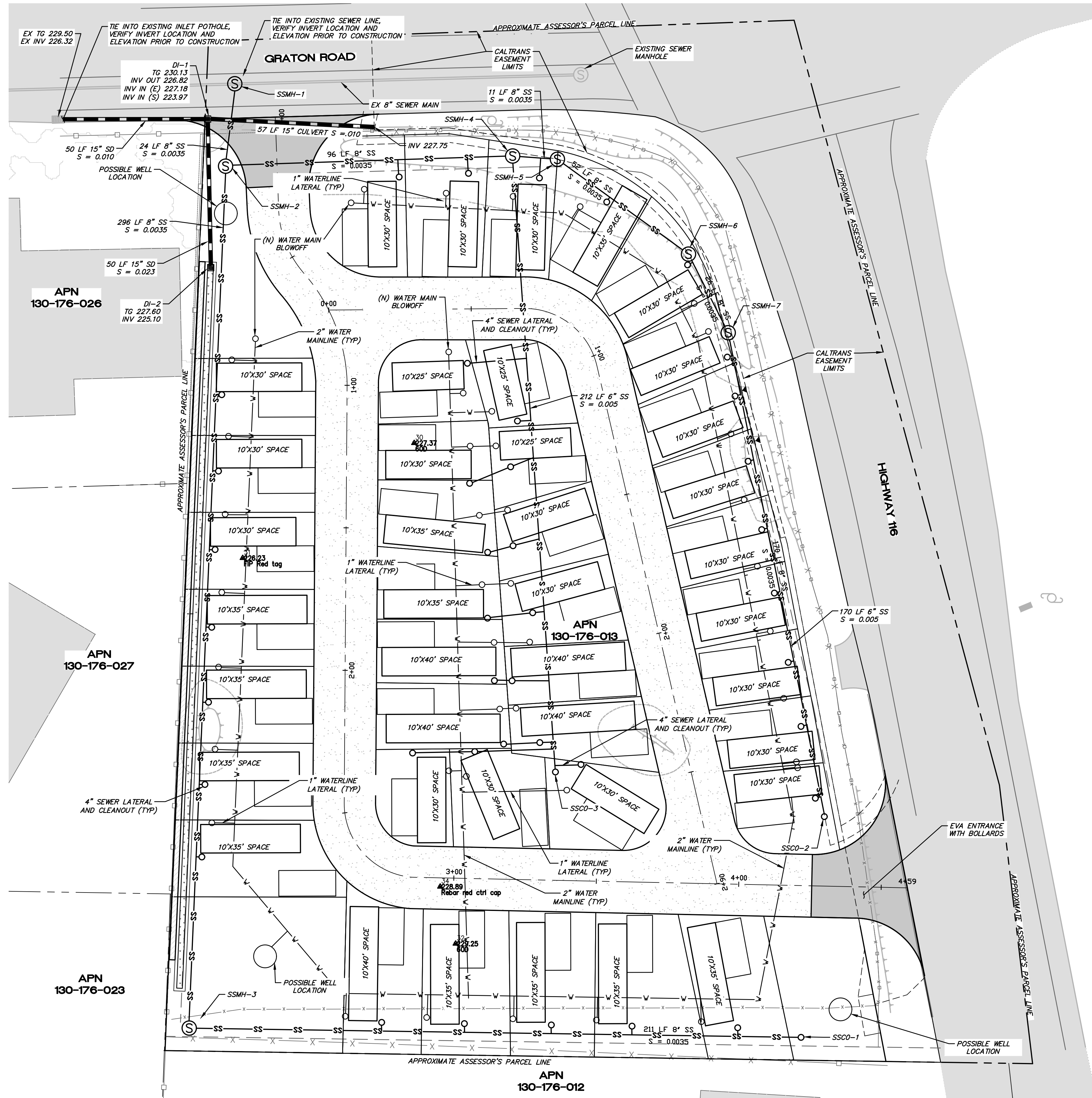
WATER MATERIAL SCHEDULE		SEWER MATERIAL SCHEDULE	
SIZE	MATERIAL	SIZE	MATERIAL
1"-2"	HDPE	4"-8"	PVC SDR-26

NOTES:  
 1. ALL WATER LINES SHALL BE INSTALLED PER CITY OF SANTA ROSA STANDARDS.  
 2. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY CITY OF SANTA ROSA STANDARDS.

NOTES:  
 1. ALL SEWER LINES SHALL BE INSTALLED IN TRENCH PER CITY STANDARDS.  
 2. ALL SEWER MAINS SHALL BE COMPLIANT WITH CITY OF SANTA ROSA BLANKET WAIVER 1

### LEGEND

	PROPOSED LOCATION OF RV/TINY HOME
	PROPOSED ASPHALT 3" AC OVER 8" CL II AB
	PROPOSED GRAVEL 12" CLASS II AB
	PROPOSED BIORETENTION



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<p><b>MUNELLE CIVIL ENGINEERING</b>          CIVIL ENGINEERING &amp; SURVEYING          PLANNING &amp; CONST. MANAGEMENT          515 CENTER STREET          HEALDSBURG, CA 95448          (707) 393-0868</p> <p><b>MCE</b>          THE ENGINEERS</p> <p><b>DANIEL HUGHES</b>          REGISTERED PROFESSIONAL ENGINEER - CIVIL          No. 60225          STATE OF CALIFORNIA</p> <p><i>Daniel Hughes</i>          DANIEL JOHN HUGHES DATE          PCE 60225</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td></td> </tr> <tr> <td>BY</td> <td></td> </tr> <tr> <td>DESCRIPTION</td> <td></td> </tr> <tr> <td>REVISION</td> <td></td> </tr> </table> <p style="text-align: center;"><b>8525 GRATON ROAD</b>  <b>UTILITY PLAN</b>          APN 130-176-018          8525 GRATON ROAD          GRATON, CA</p> <p style="text-align: center;">NOVEMBER 17, 2023</p> <p>JOB NO. 258-23</p> <p>SHEET NO. <b>C3</b> OF 3 SHEETS</p>	DATE		BY		DESCRIPTION		REVISION	
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