

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE  
**June 22, 2023**

**PROJECT TITLE**

Northpoint Commerce Center

**APPLICANT**

Joseph McNeil

**ADDRESS/LOCATION**

1408, 1416 and 1420 Thunderbolt Way

**PROPERTY OWNER**

Robert Ule

**ASSESSOR'S PARCEL NUMBER**

035-530-023, -024, -025, -057

**FILE NUMBER**

DR23-007

**PROJECT SITE ZONING**

General Industrial

**GENERAL PLAN DESIGNATION**

General Industry

**APPLICATION DATE**

04/04/2023

**PROJECT PLANNER**

Suzanne Hartman

**RECOMMENDATION**

Provide comments and recommendations.

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**PROPOSAL**

The applicant is proposing to develop an approximately 114,884-square-foot industrial building, Northpoint Commerce Center. The sound wall proposed on the southern property line is proposed to be setback approximately 55 feet from Roseland Creek. The proposed development is adjacent to Roseland Creek Reach 4.

**Attachments**

- Attachment 1 - Disclosure Form
- Attachment 2 - Site Photos
- Attachment 3 - Plan Set
- Attachment 4 - Neighborhood Context Map
- Attachment 5 - South Santa Rosa Watershed Map
- Attachment 6 - Biological Resources Supporting Information
- Attachment 7 - Citywide Creek Master Plan Excerpt (Roseland Creek Reach 4)
- Attachment 8 - Creek Exhibit