

CONDITIONAL USE PERMIT PROJECT DESCRIPTION

The proposed project (Turning Point, Center Point Drug Abuse Alternatives Program) currently is located, and operational at 440 Arrowood Drive, Santa Rosa Ca. 95407. Center Point Drug Abuse Alternatives Program is proposing to relocate the current residential Substance Abuse Treatment Program to the new proposed project site located at 790 Sonoma Av. Santa Rosa Ca. 95404.

The proposed use for 790 Sonoma Avenue is a 50-bed substance abuse treatment facility. The facility once secured will be licensed and certified by the Department of Health Care Services to provide Residential Substance Abuse Treatment inclusive of life skills, anger management, parenting, employment soft skills, cognitive behavioral interventions, relapse prevention and other supportive services designed to assist the residents in discontinuing substance use, becoming gainfully employed and reestablishing healthy relationships in the community.

The project will be structured with rules and expectation of behavior, performance, and participation in the milieu. Residents will be subjected to a daily schedule that encompass their activities from the time they awake until the time they go to bed. The residents will reside on site 30 -270 days and program operations will be 24 hrs. a day 7 days a week.

The facility will be staffed and monitored 24 hrs. a day 7 days a week. The maximum amount of staff that will be on site will be 8-10 employees during peak hours (10am-6pm). From the hours of 6pm to 10pm there will be approximately 6 employees on site. The residents will be in their bedrooms from 10pm and 6am and there will be 3 staff on duty to monitor the facility during sleeping hours.

There will be no outside visitors to the facility during the weekdays unless special circumstances dictate. No visitors will be in the facility on any day from the hours of 6pm to 6am. We have visitation on the weekends for the residents. Typically, from noon until 6pm. Because many of our residents are estranged from their loved ones, visitation on the weekends is minimal (5-6 visitors).

New admissions into the program take place during normal business hours of 9am to 5pm. Intake of new program residents take place at our 2403 Professional Drive offices. The new residents are then transported via a company van to the 790 Sonoma Avenue location. There is no walk-up services available for new admissions at the 790 Sonoma Avenue location.

The current layout of the parking lot provides ample designated parking for 30 vehicles. The residents of the program will not have vehicles and the project will not have an adverse impact on traffic. Movement into and out of the facility will be monitored and controlled via staff supervision. The residents will primarily utilize public transportation when granted passes to visit family or reach a privilege level in the program to become eligible to seek employment. When necessary the staff will transport program participants to doctors and other scheduled appointments in a company owned vehicle parked on site.

The major renovations to the property will include the installation of a commercial kitchen and sufficient bathroom fixtures to accommodate 50 residents in compliance with the standards set by the Department of Health Care Services. Meals will be prepared on site and the kitchen will meet all requirements for health and safety. The facility will meet all ADA requirements, be fully outfit with a sprinkler system, and alarms will be tied directly to the local fire department. The project design

allocates enough bathroom fixtures to follow the compliance standards set by the State Department of Health Care Services.

Trip Generation Traffic Memo
790 Sonoma Avenue
Santa Rosa, Ca. 95404
CUP21-080

CURRENT USE

Luther Burbank Housing utilized the 790 Sonoma Avenue, Santa Rosa Ca. 95404 facility as a General Office Building with 10,978 square feet of office space. Per the institute of Transportation Engineers Common Trip Generation Rates the unit of measurement is 1.15 trips per 1,000 square feet. In addition to the general office use, Luther Burbank had clients accessing the office space daily to apply for housing in addition to the trips generated by the employees.

10,978 square feet

X

1.15

12.625

PROPOSED USE

Drug Abuse Alternatives Center proposed use for the 790 Sonoma Avenue, Santa Rosa Ca. 95404 facility is a Community Care Facility non-medical. Per the institute of Transportation Engineers Common Trip Generation Rates the unit of measurement for a Congregant Care Facility is 0.18 trips per unit. The proposed redesign of the facility will consist of 20 living units.

20 living units

X

0.18

3.6

Drug Abuse Alternatives Center will facilitate a Residential Behavioral Health Treatment Program where the residents will reside on site and receive educational and supportive services. The residents will not have vehicles on site during their stay. The program will have approximately 10 staff on site during peak programming hours 7am to 6pm. The majority of the staff live in proximity of the facility and some will take public transportation to work. There are 36 parking spots available on site and there will be no need for street parking. The change in use should result in a 65% reduction in trips.

Should you require further clarity in your determination of CUP21-080 traffic impacts, please feel free to reach out to me.

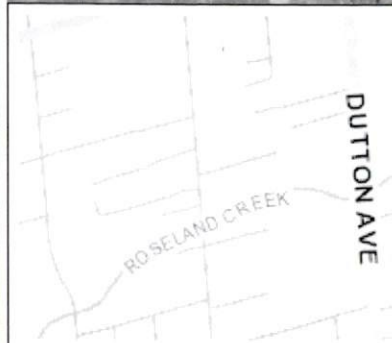
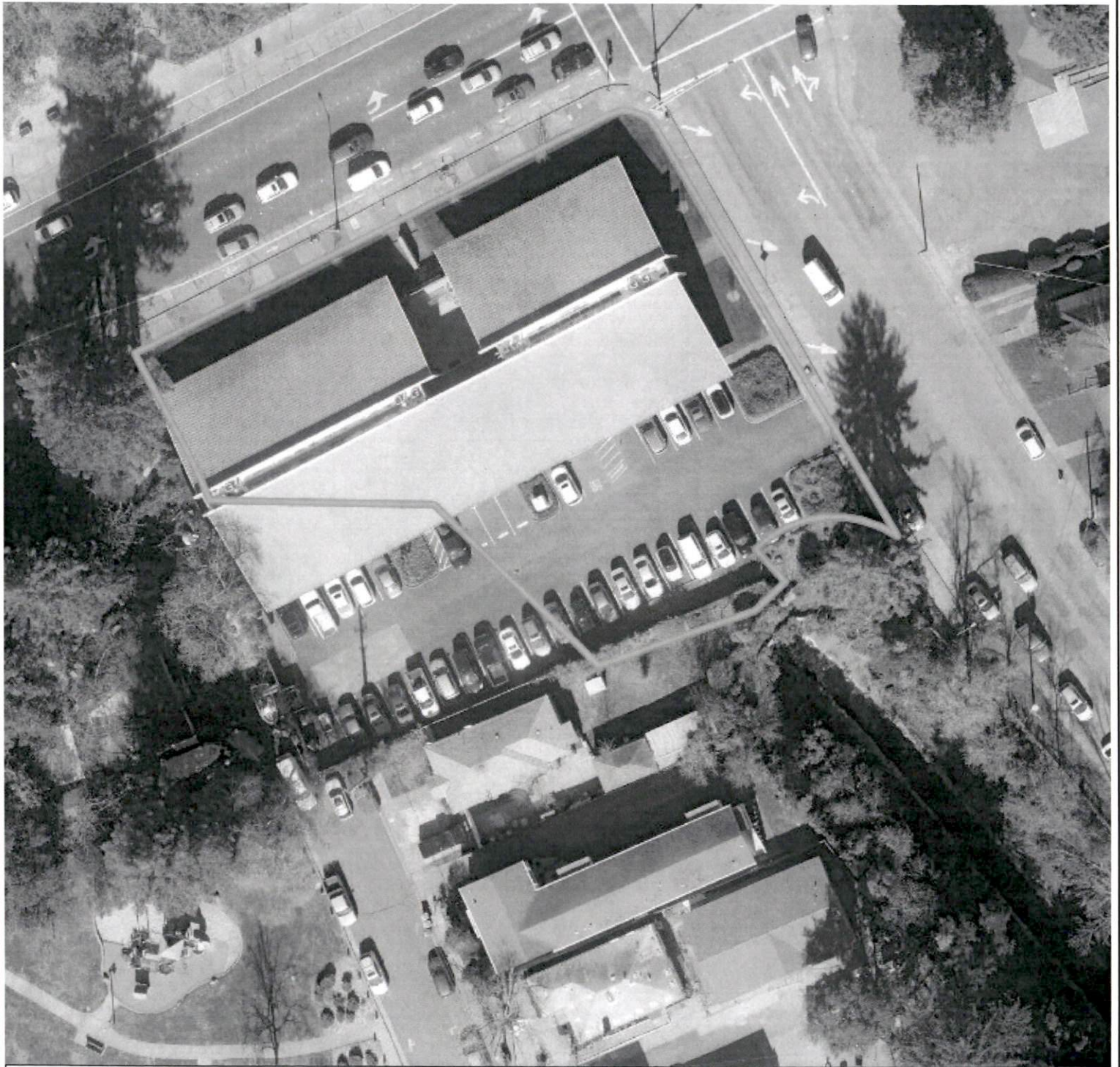
Maurice Lee, Executive Vice President
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8/10/2021

Scale 1: 4,800

0 Miles 0.08



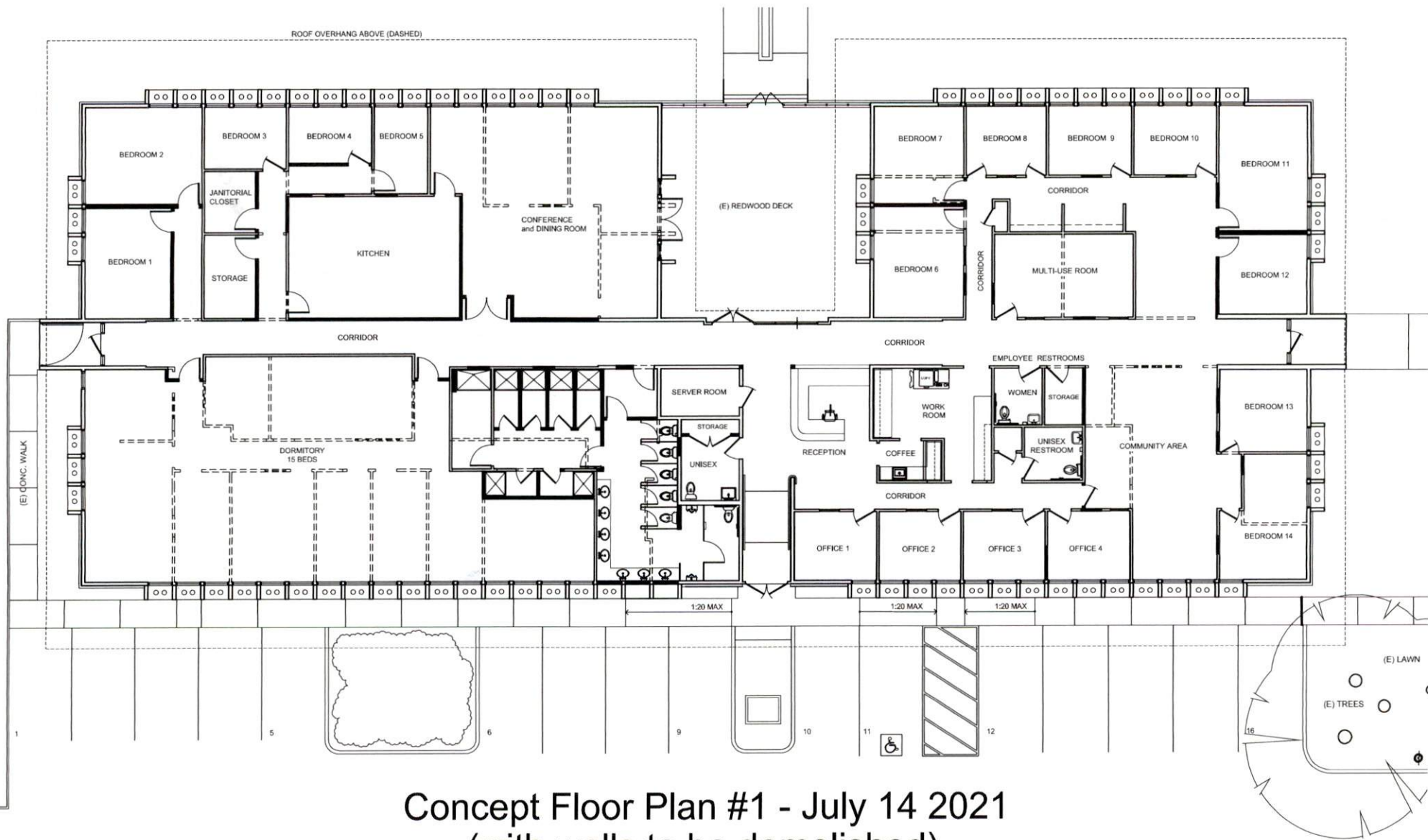
Site Plan



8/10/2021

Scale 1: 600

0 Miles 0.01



Concept Floor Plan #1 - July 14 2021
(with walls to be demolished)

790 Sonoma AV Project Valuation

Line Item	DESCRIPTION	ESTIMATED COST	NOTES
1	Demo	\$15,000	Walls, carpet
2	Plumbing	\$45,000	
3	Sprinkler Outside	NA	
4	HVAC	\$25,500	Kitch exhaust, make up, bath fan, select duct work
5	Framing	\$20,000	
6	Electrical	\$35,000	
7	Drywall Mud/Tape	\$8,500	
8	Paint	\$17,900	
9	Millwork	\$14,500	Kitch plam base & wall cabs, plam countertops
10	Appliances	\$35,000	range, reach in fridge, freezer, oven, micro,
11	Ansul	\$15,000	
12	Glazing	\$6,500	Future Detox 1/2 ht walls
13	Finish Flooring	\$25,000	carpet typ
14	Windows	\$75,000	
15	Doors & Hardware	\$35,000	
16	Restroom Accessories	\$8,500	
17	Roofing	\$3,500	Penetrations for new kitch HVAC
18	Kitchen Sinks	\$3,000	3 bin, pot sink, hand wash sink
19	Cultured Marble Shower Surrounds	\$12,600	
20	Shower Doors	\$2,400	
21	Tile Floor	\$8,400	
22	Range Hood	\$12,500	
23	Fire Sprinklers	\$150,000	
24	Fire Alarm Monitoring	\$7,000	
25	Added Drywall Patch/Paint FS	\$20,000	
26			
27			
28			

TOTAL: \$600,800
Contingency (5%) \$60,080
\$660,880 All In Total (Currently just a draft estimate, will require a formal bids.)

Notes To Estimate:

- A Salvage existing interior doors for re use?
- B Confirm 100% of interior needs to be painted?
- C Closets per bdrm?
- D Salvage existing window covering?
- E Used kitchen sinks & equip?
- F

Time Estimates:

Demo	1 wk
Framing/Plumbing/Elec RO	3 wk
Drywall	2 wk
Plumbing/Elec Trim/Ansul	2 wk
Paint	2 wk
Millwork/window covering/doors & hardware	1 wk
Tile	2 wk
Finish Flooring	1 wk
Total	14 wk