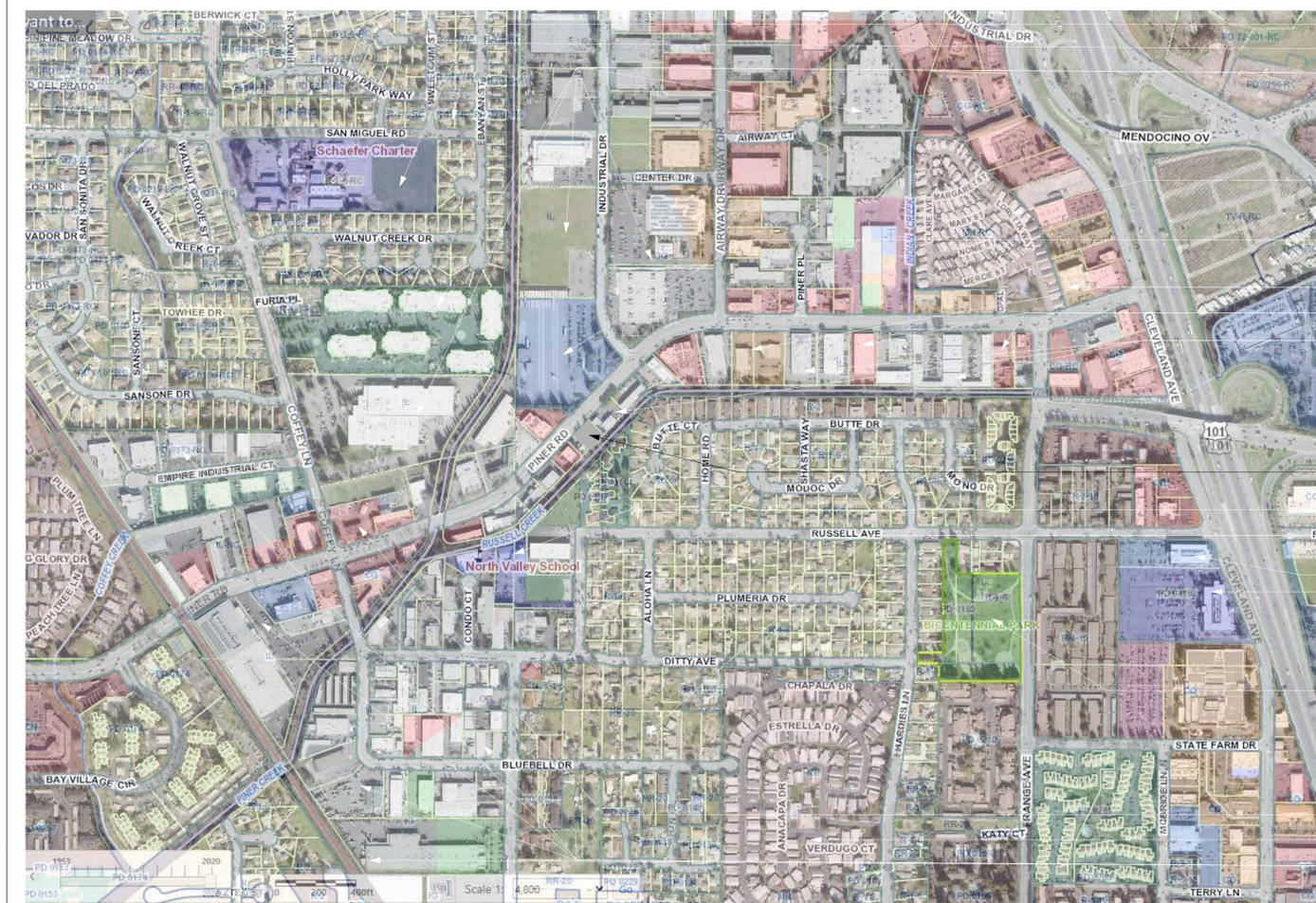


PERSPECTIVE OF PROPOSED PROJECT



NEIGHBORHOOD CONTEXT MAP



- SCHAEFER ELEMENTARY SCHOOL
- RESIDENTIAL DISTRICT, TYP.
- INDUSTRIAL DISTRICT, TYP. IN GREY
- MOBILE HOME PARK
- SANTA ROSA BUS TERMINAL
- BUSINESS (OFFICE) DISTRICT, TYP. IN ORANGE
- BUSINESS (STRIP/CENTER) DISTRICT, TYP. IN RED
- INDUSTRIAL DISTRICT, TYP. IN GREY
- PROJECT SITE
- NORTH VALLEY SCHOOL (PRIVATE)
- RESIDENTIAL DISTRICT, TYP.
- SONOMA COUNTY SUPERIOR COURT
- EMPIRE COLLEGE
- BICENTENNIAL PARK
- BUSINESS (STRIP/CENTER) DISTRICT, TYP. IN RED
- MOBILE HOME PARK
- INDUSTRIAL DISTRICT, TYP. IN GREY

ZONING: DEVELOPMENT STANDARDS

16-16.983.2.4 GROUP F.
 (F) SECTION 983.2.4 GROUP F. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP F OCCUPANCY.

20-24.030 INDUSTRIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS.

TABLE 2-10 ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR INDUSTRIAL DISTRICTS*
 CANNABIS—MICROBUSINESS: CONDITIONAL USE PERMIT REQUIRED

TABLE 2-11—INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

SETBACKS:
 FRONT: 7.5 FT ADJACENT TO A RESIDENTIAL ZONE OR USE; SET BY CUP APPROVAL ELSEWHERE (2)
 SIDE: INTERIOR (EACH); 5 FT ADJACENT TO A RESIDENTIAL ZONE OR USE; SET BY CUP APPROVAL ELSEWHERE (2)
 REAR: 10 FT ADJACENT TO A RESIDENTIAL ZONE OR USE; NONE REQUIRED ELSEWHERE.
 LOT COVERAGE: DETERMINED BY CUP
 HEIGHT LIMIT: 55 FT, OR GREATER OR LESSER HEIGHT AS APPROVED OR REQUIRED BY CUP

CHAPTER 20-34 LANDSCAPING STANDARDS:
 LANDSCAPING SHOWN (IF ANY) IS SCHEMATIC AND FULL LANDSCAPE PLANS WILL BE DEVELOPED PER 20-34.030 FOLLOWING ENTITLEMENTS.

CHAPTER 20-36 PARKING AND LOADING STANDARDS
 TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

USE	VEHICLE	BICYCLE
CANNABIS—CULTIVATION	1 SPACE PER 1,000 SF	1 SPACE PER 14,000 SF.
CANNABIS—DISTRIBUTION	1 SPACE PER 1,000 SF.*	1 SPACE PER 14,000 SF.
CANNABIS—MANUFACTURING	1 SPACE PER 350 SF.	1 SPACE PER 7,000 SF.
CANNABIS—RETAIL	1 SPACE FOR EACH 250 SF.	1 SPACE PER 5,000 SF.

*THE GROSS FLOOR AREA MAY INCLUDE ACCESSORY OFFICE SPACE COMPRISING LESS THAN 5% OF THE TOTAL GROSS FLOOR AREA.

20-38.030 SIGN PERMIT REQUIREMENTS - A SEPARATE SIGN PERMIT WILL BE REQUIRED

20-46.050 GENERAL OPERATING REQUIREMENTS (PARTIAL)

E. BUILDING AND FIRE PERMITS. CANNABIS OPERATORS SHALL MEET THE FOLLOWING REQUIREMENTS PRIOR TO COMMENCING OPERATIONS:

- THE CANNABIS OPERATOR SHALL OBTAIN A BUILDING PERMIT TO CONFORM WITH THE APPROPRIATE OCCUPANCY CLASSIFICATION AND BE IN COMPLIANCE WITH CHAPTER 18 OF THE CITY CODE.
- THE CANNABIS OPERATOR SHALL OBTAIN ALL ANNUAL OPERATING FIRE PERMITS WITH INSPECTIONS PRIOR TO OPERATION.
- THE CANNABIS OPERATOR SHALL COMPLY WITH ALL APPLICABLE HEALTH AND SAFETY CODE AND CALIFORNIA FIRE CODE REQUIREMENTS RELATED TO THE STORAGE, USE AND HANDLING OF HAZARDOUS MATERIALS AND THE GENERATION OF HAZARDOUS WASTE. CANNABIS OPERATORS SHALL ALSO OBTAIN ALL REQUIRED CERTIFIED UNIFIED PROGRAM AGENCY (CUPA) PERMITS INCLUDING COMPLETING A CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) SUBMISSION FOR HAZARDOUS MATERIALS INVENTORY THAT MEET OR EXCEED STATE THRESHOLDS AND ANY WASTE GENERATION FOR ACCOUNTABILITY.
- ACCESS WITH A FIRE DEPARTMENT LOCK BOX FOR KEYS TO GATES AND DOORS SHALL BE PROVIDED.

L. LIGHTING. INTERIOR AND EXTERIOR LIGHTING SHALL UTILIZE BEST MANAGEMENT PRACTICES AND TECHNOLOGIES FOR REDUCING GLARE, LIGHT POLLUTION, AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES AND THE FOLLOWING STANDARDS:

- EXTERIOR LIGHTING SYSTEMS SHALL BE PROVIDED FOR SECURITY PURPOSES IN A MANNER SUFFICIENT TO PROVIDE ILLUMINATION AND CLEAR VISIBILITY TO ALL OUTDOOR AREAS OF THE PREMISES, INCLUDING ALL POINTS OF INGRESS AND EGRESS. EXTERIOR LIGHTING SHALL BE STATIONARY, FULLY SHIELDED, DIRECTED AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY, AND OF AN INTENSITY COMPATIBLE WITH THE NEIGHBORHOOD. ALL EXTERIOR LIGHTING SHALL BE BUILDING CODE COMPLIANT AND COMPLY WITH SECTION 20-30.080 (OUTDOOR LIGHTING).
- INTERIOR LIGHT SYSTEMS SHALL BE FULLY SHIELDED, INCLUDING ADEQUATE COVERINGS ON WINDOWS, TO CONFINE LIGHT AND GLARE TO THE INTERIOR OF THE STRUCTURE.

J. NOISE. USE OF AIR CONDITIONING AND VENTILATION EQUIPMENT SHALL COMPLY WITH THE CHAPTER 17-16 (NOISE). THE USE OF GENERATORS IS PROHIBITED, EXCEPT AS SHORT-TERM TEMPORARY EMERGENCY BACK-UP SYSTEMS.

PROJECT DESCRIPTION

PROJECT ADDRESS: 1626 PINER RD. SANTA ROSA, CA 95403
 PARCEL NUMBER: 015-053-051

SCOPE: CONDITIONAL USE PERMIT FOR A CANNABIS MICROBUSINESS TO OCCUPY THIS EXISTING 4,130 GSF BUILDING IN AN INDUSTRIAL DISTRICT ZONED IL. THE FOLLOWING USES ARE PROPOSED:

- CANNABIS—CULTIVATION - F-1, 1293 SF
- CANNABIS—DISTRIBUTION - S-1 & S-2 (STORAGE, ENCLOSED VEHICLE PARKING), 1289 SF
- CANNABIS—MANUFACTURING - F-1, 463 SF
- CANNABIS—RETAIL - M.B & A-2, 567 SF

HOURS OF OPERATION:
 CULTIVATION: M-SUN 24HRS
 DISTRIBUTION: M-F 9AM - 7PM
 MANUFACTURING: M-F 9AM - 7PM
 RETAIL: SUN-THURS: 11AM - 7PM, FRI & SAT 11AM - 9PM
 (RETAIL NOTES: WILL SELL EDIBLES BUT NO EDIBLES WILL BE MANUFACTURED ON-SITE. NO ON-SITE CONSUMPTION IS PROPOSED.)

PROJECT DATA

CONSTRUCTION TYPE: V-B
 JURISDICTION: CITY OF SANTA ROSA
 ZONING: IL
 GENERAL PLAN: LIGHT INDUSTRIAL
 OCCUPANCY: PREVIOUS OCCUPANCY WAS OFFICE BUILDING. SEE PROJECT DIScription FOR PROPOSED OCCUPANCIES
 LOT SIZE (ACRES): 0.27
 LOT SIZE (SF): -11,761
 YEAR BUILT: 1980
 EXISTING BUILDING AREA: 4,130
 EXISTING BUILDING AREA: 4,130
 FAULT KM: 2
 WIND ZONE: EXPOSURE B
 FIRE ZONE: NO
 FIRE DISTRICT: 3

TEAM DIRECTORY

OWNER/CLIENT:
 ASA SHAEFFER
 6698 PETALUMA HILL ROAD
 SANTA ROSA, CA 95404
 707 338-1090
 asa@cherrykola.com

PLANNING: WAYFINDER
 JAKE MCKEE
 (707) 849-7522
 jake@wayfinderca.com
 jake@wayfinderca.com

ARCHITECT: TBE ARCHITECTURE

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 ray@TBEarch.com

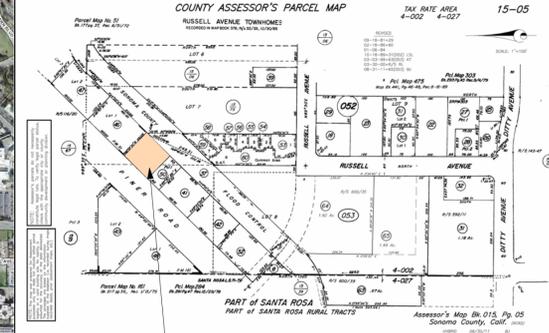
DRAWING INDEX

TO.1	TITLESHEET
A1.0	SITE PLAN
A1.1	PLANS / "SECURITY PLAN"
A2.0	ELEVATIONS

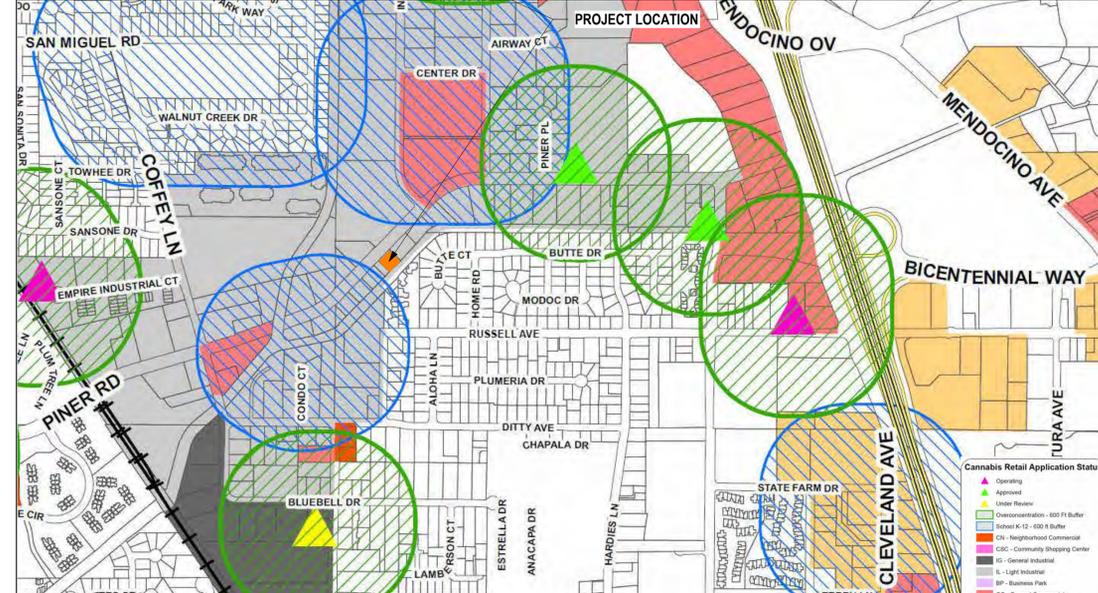
VICINITY MAP



PARCEL MAP



CANNABIS RETAIL APPLICATIONS AS OF MAY 15, 2021 (EXCERPT)



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Date	Description
AUG. 12, 2022 <td>PLANNING COMMENTS AND SELF INITIATED CHANGES</td>	PLANNING COMMENTS AND SELF INITIATED CHANGES
No. 1	

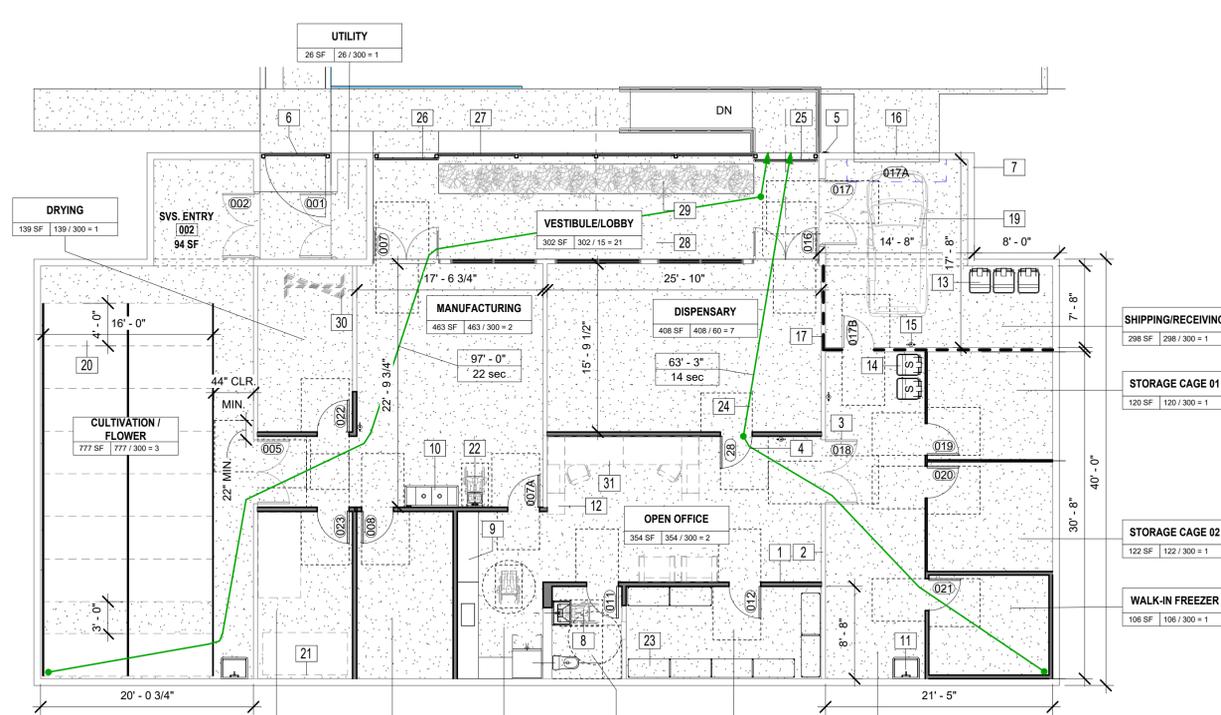
SO CO GROW

1626 PINER RD.

TITLESHEET

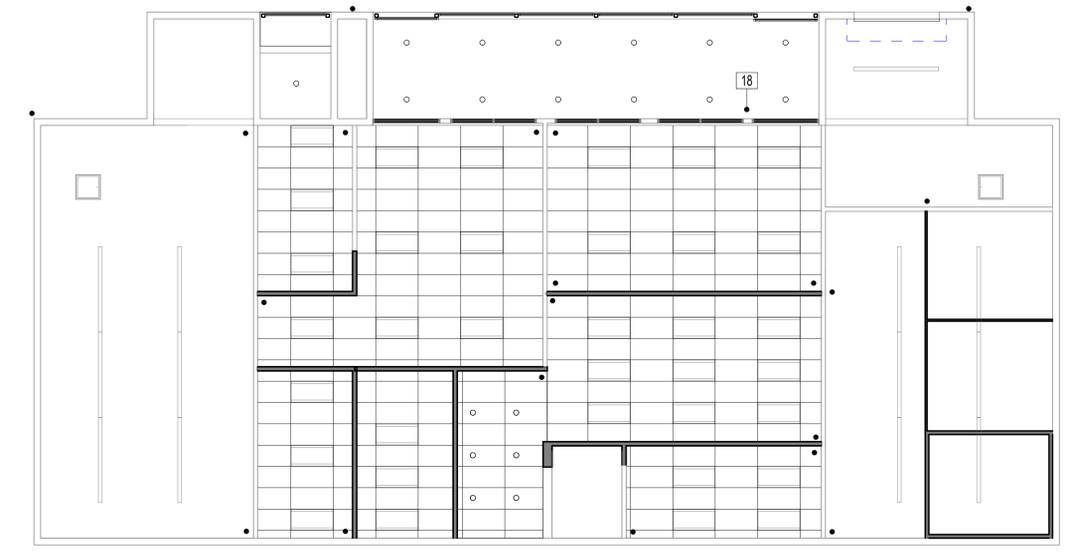
Project number --
 Date 2022-07-19
 Drawn by TBE
 Checked by TBE

TO.1
 Original drawing is 1P-307
 Scale As indicated



1 PROPOSED FLOOR PLAN
A1.1 1/8" = 1'-0"

- REV 1. INCLUDES MINOR PLAN CHANGES, INCLUDING:
1. FLIPPING THE DRYING RM W/ VEG. RM
 2. ADDING TISSUE CULTURE ROOM WHERE OFFICE WAS
 3. REDUCED MANUFACTURING
 4. ENLARGED BREAK ROOM
 5. OFFICES AND SECURE STORAGE LAYOUT REVISED



2 PROPOSED RCP
A1.1 1/8" = 1'-0"

PLAN NOTES

- COMMERCIAL GRADE DOOR HARDWARE AND LOCKS SHALL BE PROVIDED ON ALL DOORS AND AT ROOF ACCESS. THE FACILITY HAS NO OPERABLE WINDOWS.
- A PROFESSIONALLY MONITORED SECURITY ALARM SYSTEM SHALL BE INSTALLED.
- SEE PLAN FOR LOCATION OF SECURITY CAMERA'S A RECORDING EQUIPMENT.

KEYNOTES

- (N) WALL, TYP.
- (E) WALL, TYP.
- (E) DOOR, TYP.
- (N) DOOR, TYP.
- (N) KNOXBOX 3200 SERIES KEY SAFE. MOUNT PER MFGS. MOUNTING INSTRUCTIONS. COORDINATE W/ FIRE DEPARTMENT
- (N) SWINGING SECURITY GATE
- CMU EXTERIOR WALL, TYP. UON.
- (N) ACCESSIBLE UNISEX TOILET
- (N) ACCESSIBLE BREAK ROOM
- (N) 3 COMPARTMENT SINK
- (E) UTILITY SINK
- VIDEO RECORDING EQUIPMENT CABINET-LOCATED IN SECURITY OFFICE
- WASTE AND RECYCLE BINS, TYP.
- SECURE CANNABIS WASTE BIN (64 GAL. SECURED WASTE BIN) TO BE PROVIDED. TYP. CANNABIS WASTE TO BE COMPOSTED OFFSITE BY OWNER'S 3RD PARTY VENDOR.
- (N) FIRE EXTINGUISHERS TO BE PROVIDED, TYP.
- (N) OVERHEAD DOOR
- (N) 1 HR RATED WALL, TYP. DASHED
- (N) SECURITY CAMERA, TYP.
- OVERNIGHT DELIVERY VEHICLE STORAGE
- (N) 2-TIER MOVEABLE CULTIVATION RACKS AND ANTI-TIP FLOOR TRACK. INSTALL PER MFG.S INSTALLATION INSTRUCTIONS. TYP. OF 8 ROWS.
- (N) 2-TIER FIXED CULTIVATION RACKS. INSTALL PER MFG.S INSTALLATION INSTRUCTIONS. TYP. OF 2.
- (N) ACCESSIBLE HAND SINK, TYP.
- OWNER PROVIDED N.S.F. WIRE RACK SHELVING, TYP. 18"D X 48"W X 63" HT. BOTTOM SHELVES SHALL BE INSTALLED 6" MIN. ABOVE FLOOR WITH TOP SHELF AT 5'-9" MAX. A.F.F.
- INDICATES ACCESSIBLE MOVING CLEARANCE OR GROUND SPACE REQUIRED. SEE GX.X AND CBC 11B-404.2.3, TYP.
- (N) SLIDING SECURITY GATE
- (N) STEEL FRAME WITH ARCHITECTURAL METAL MESH FABRIC OR SIM.
- (N) ENTRANCE SLAB TO PROVIDE ACCESSIBLE LANDINGS & PATH OF TRAVEL
- (N) LANDSCAPED AREA
- OWNERS DRYING RACKS
- (N) FURNITURE BY OWNER, TYP.

OCCUPANCY SCHEDULE

#	NAME	OCC	AREA	LF	LOAD	Occupant
007	MANUFACTURING	F-1	463 SF	300	2	MANUFACTURING
	MANUFACTURING		463 SF		2	
015	OPEN OFFICE	B	354 SF	300	2	DISTRIBUTION
017	SHIPPING/RECEIVING	S-2	298 SF	300	1	DISTRIBUTION
018	DISTRIBUTION	S-1	288 SF	300	1	DISTRIBUTION
019	STORAGE CAGE 01	S-1	120 SF	300	1	DISTRIBUTION
020	STORAGE CAGE 02	S-1	122 SF	300	1	DISTRIBUTION
021	WALK-IN FREEZER	S-1	106 SF	300	1	DISTRIBUTION
	DISTRIBUTION		1289 SF		7	
012	SECURE STORAGE	B	159 SF	100	2	DISPENSARY
016	DISPENSARY	M	408 SF	60	7	DISPENSARY
	DISPENSARY		567 SF		9	
002	SVS. ENTRY	F-1	94 SF	0		CULTIVATION
003	CULTIVATION / FLOWER	F-1	777 SF	300	3	CULTIVATION
004	DRYING	F-1	139 SF	300	1	CULTIVATION
006	CULTIVATION / VEG.	F-1	140 SF	300	1	CULTIVATION
008	TISSUE CULTURE	B	142 SF	100	2	CULTIVATION
	CULTIVATION		1293 SF		7	
001	VESTIBULE/LOBBY	B	302 SF	15	21	COMMON
010	BREAK RM	B	130 SF	100	2	COMMON
011	UNISEX TOILET	B	57 SF	0		COMMON
024	UTILITY	B	26 SF	300	1	COMMON
	COMMON		514 SF		24	
	Grand total		4126 SF		49	

PARKING CALCULATION

USE	AREA	RATIO		
MANUFACTURING	463	1/350	463/350 = 1.3	(1)
DISTRIBUTION	1289	1/1000	1289/1000 = 1.2	(1)
DISPENSARY	527	1/250	567/250 = 2.3	(2)
CULTIVATION	1293	1/1000	1293/1000 = 1.2	(1)
TOTAL PARKING REQUIRED				6
TOTAL EXTERIOR PARKING PROVIDED (SEE A1.0)				8

FIRE/LIFE/SAFETY

TENANT IMPROVEMENTS INCLUDE: AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE ALARM, PORTABLE FIRE EXTINGUISHERS, KNOX BOX FOR F.D. ACCESS, FIRE RATED CONSTRUCTION TO SEPARATE OCCUPANCIES AS REQUIRED BY THE BUILDING CODE.

PLUMBING FIXTURE OCCUPANCY CALCULATION

ROOM	AREA	OCCUPANCY	OLF	LOAD
B				
VESTIBULE/LOBBY	302 SF	B		0.00
TISSUE CULTURE	142 SF	B	200	0.71
BREAK RM	130 SF	B	200	0.65
UNISEX TOILET	57 SF	B	0	0.00
SECURE STORAGE	159 SF	B	200	0.80
OPEN OFFICE	354 SF	B	5000	0.07
UTILITY	26 SF	B	0	0.00
B: 7	1170 SF			2.23
F-1				
SVS. ENTRY	94 SF	F-1	0	0.00
CULTIVATION / FLOWER	777 SF	F-1	2000	0.39
DRYING	139 SF	F-1	3000	0.05
CULTIVATION / VEG.	140 SF	F-1	2000	0.07
MANUFACTURING	463 SF	F-1	2000	0.23
F-1: 5	1614 SF			0.74
M				
DISPENSARY	408 SF	M	200	2.04
M: 1	408 SF			2.04
S-1				
DISTRIBUTION	288 SF	S-1	5000	0.06
STORAGE CAGE 01	120 SF	S-1	5000	0.02
STORAGE CAGE 02	122 SF	S-1	5000	0.02
WALK-IN FREEZER	106 SF	S-1	5000	0.02
S-1: 4	637 SF			0.13
S-2				
SHIPPING/RECEIVING	298 SF	S-2	5000	0.06
S-2: 1	298 SF			0.06
Grand total: 18	4126 SF			5.19



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Date	Aug. 12, 2022
Description	PLANNING COMMENTS AND SELF INITIATED CHANGES
No.	1

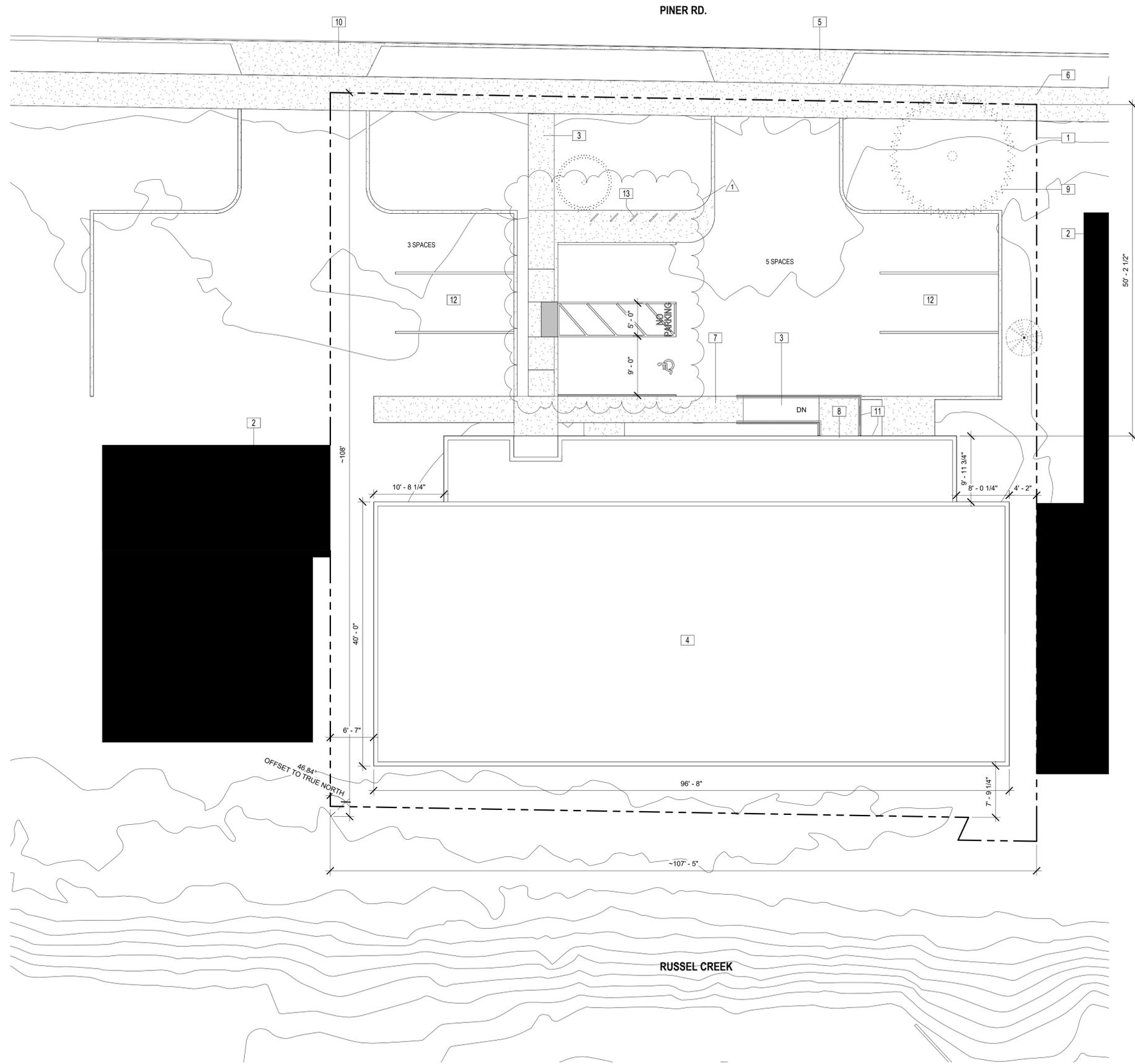
SO CO GROW

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PLANS / "SECURITY PLAN"

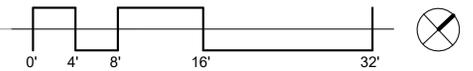
Project number: --
Date: 2022-07-19
Drawn by: TBE
Checked by: TBE

A1.1
Original Drawing is 34x36"
Scale: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
A1.0 1/8" = 1'-0"

NOTE:



- PLAN NOTES**
- SEE PARKING CALCULATION ON A1.1
 - NO OUTDOOR WASTE RECEPTILES/TRASH ENCLOSURE TO BE PROVIDED. SEE A1.1 FOR
 - ALL EXTERIOR LIGHTING SHALL BE BUILDING CODE COMPLIANT AND COMPLY WITH SECTION 20-30.080 (OUTDOOR LIGHTING).
 - 20-30.080 Outdoor lighting.
 - Outdoor lighting on private property shall comply with the following requirements.
 - A. The following maximum heights shall be adhered to for outdoor light standards based on land use type:
 - Business and Light Industrial Parks—15 feet.
 - Retail Centers and Commercial Districts—16 feet.
 - B. Outdoor lighting shall utilize energy-efficient fixtures/lamps. Examples of energy efficient fixtures/lamps include high pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater energy efficiency.
 - C. For safety and security, during business hours, all areas having frequent vehicular and pedestrian traffic shall be equipped with a lighting device providing a minimum one-foot candle of light at ground level during the hours of darkness.
 - D. Lighting fixtures shall be shielded or recessed to reduce light bleed to adjoining properties, by:
 - Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and
 - Confining glare and reflections within the boundaries of the site to the maximum extent feasible. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site.
 - E. No lighting on private property shall produce an illumination level greater than one footcandle on any property within a residential zoning district except on the site of the light source.
 - F. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Director.
- KEYNOTES**
- ASSUMED PROPERTY LINE, TYP.
 - BUILDING IN ADJACENT PARCEL
 - (N) RAMP AND ACCESSIBLE PATH OF TRAVEL TO PARKING AND PUBLIC WAY.
 - (E) BUILDING, NO CHANGE TO BUILDING AREA PROPOSED
 - (E) CURB CUT
 - (E) PUBLIC SIDEWALK
 - (N) SITE SIDE WALKS AND ACCESSIBLE PATH, TYP.
 - PROPOSED PRIMARY ENTRANCE
 - (E) TREE, LANDSCAPE AREA TO BE REDESIGNED DURING SUBSEQUENT PHASE, TYP.
 - (E) CURB CUT SHARED WITH ADJACENT PARCEL
 - (N) KNOXBOX 3200 SERIES KEY SAFE. MOUNT PER MFGS. MOUNTING INSTRUCTIONS. COORDINATE W/ FIRE DEPARTMENT
 - (E) ASPHALT PARKING LOT TO BE REPAIRED/REPLACED AND NEW STRIPING TO BE PROVIDED.
 - (N) BIKE RACKS



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No.	Description	Date
1	PLANNING COMMENTS AND SELF INITIATED CHANGES	AUG. 12, 2022

SO CO GROW

1626 PINER RD.

SITE PLAN

Project number --

Date 2022-07-19

Drawn by TBE

Checked by TBE

A1.0
Original Drawing is 34"x56"

Scale 1/8" = 1'-0"

