



November 18, 2019

TO: City of Santa Rosa
Adam Ross, City Planner
FROM: Lindzi Bishop, Furst Construction
SUBJECT: Site Lighting Height Justification
DATE: Oct. 21, 2019

This letter is a follow up to the requested light pole variance application for the Old Dominion Freight Line project. The site development design team is requesting the site lighting height be allowed at 30'.

The team has previously demonstrated life safety issues associated with poles lower than 30' tall. This letter and attached exhibits will demonstrate that physical site constraints also pose a hardship for the site lighting.

There are several unique features to this site which have created multiple design restrictions. These specific restrictions include a wetland and buffer area, a rail spur, two railroad easements and an SWCA Aqueduct easement. Refer to sheet C-1 for a map of these features. The presence and locations of these features have squeezed the entrance and exit driveways closer together than desired and also reduced the yard and parking areas, particularly at the southeast and southwest corners. All of these site restrictions have decreased the overall mobility, maneuverability and circulation of the site for the large semi-trucks.

Due to the already decreased mobility onsite, 30' tall lights poles are the only way to obtain the minimum lighting requirements without severely disturbing truck access around the site. The attached Site Lighting Plan demonstrates the lighting layout if the site were to use 16' poles. As shown on the exhibit, there are several areas of conflict and much of the site would become unusable. If allowed to use 30' poles, there would only need to be two light poles placed in the yard area and trucks could function properly.

The light poles would not be of substantial detriment to surrounding properties as the fixtures are full cut off. As demonstrated on the photometrics plan, offsite light spillage is not increased with the increased light pole height.

Please let me know if you have further questions regarding this project.

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