

RESOLUTION NO. 12052

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MAJOR CONDITIONAL USE PERMIT AND PARKING REDUCTION FOR THE SANTA ROSA FARM GROUP, LLC CANNABIS FACILITY, CONSISTING OF NEW CONSTRUCTION OF A ± 116,700 SQUARE FOOT (SF) INDUSTRIAL BUILDING AND COMMERCIAL CANNABIS CULTIVATION (86,050 SF), MANUFACTURING LEVEL 1 (NON-VOLATILE) AND LEVEL 2 (VOLATILE) (21,505 SF), AND DISTRIBUTION (TYPE 11) (8,070 SF), WITH TESTING LABORATORY (1,085) LAND USES - LOCATED AT 800 YOLANDA AVENUE, APN: 044-091-063 - FILE NUMBER PRJ17-068 (CUP17-123)

WHEREAS, on November 1, 2017, Conditional Use Permit and Design Review applications for The Santa Rosa Farm Group, LLC Cannabis Facility, a project consisting of demolition of existing structures and construction of a new ± 116,700 square-foot (sf) industrial building and Cannabis Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses on an approximately 5.5-acre project site, located at 800 Yolanda Ave., also identified as Sonoma County Assessor's Parcel Number 044-091-063, were submitted to Planning and Economic Development; and

WHEREAS, a pre-application Neighborhood Meeting was held on May 3, 2017, at City Hall to provide the opportunity for early input by affected neighbors, and comments were received from attendees; and

WHEREAS, pre-application Concept Design Review was conducted by the Design Review Board on May 4, 2017, and comments were provided to the applicant; and

WHEREAS, an Initial Study and Mitigated Negative Declaration were published for review on June 30, 2020, and onsite noticing and mailed notice to property owners in an area of greater than 600 feet from the project site were completed; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application on April 8, 2021, at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this use and project; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-

52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the proposed cannabis facility would be located within new industrial development in the Light Industrial zoning district, which is permitted subject to Planning Commission approval of a Conditional Use Permit;
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that in enacting its commercial cannabis land use regulations, the City specifically identified the Light Industrial (IL) and General Industrial (IG) zoning districts where the proposed uses would be appropriate. The proposed uses will provide viable commercial services to the community, create permanent full-time and part-time jobs, help in maintaining the economic viability of this area, while being conducted with odor control and noise reduction measures, as well as a security plan, consistent with the applicable underlying General Plan goals and policies and the associated General Industry General Plan land use designation;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the proposed uses will be located within a newly constructed light industrial campus specifically designed for the proposed uses on a site that is surrounded on nearly all sides by IL-zoned properties that include a mix of light manufacturing, warehousing, distribution and office related uses. As such, the area is well-suited for the proposed operation. There is a single-family residential neighborhood located at the south/southwest corner of the project site, however, the proposed facility is separated from the residences by  $\pm 70$  feet with an 8-foot tall security wall, landscaping and parking areas located between the parcel boundary and building. In addition, the subject site does not share an access road with the residential neighborhood, which will further minimize potential impacts to the residences;
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the proposed cannabis facility, accessory structures, and parking and circulation areas would cover approximately 50% of site, which is appropriate for industrial development. Proposed uses would be located entirely within an industrial building, including all growing, harvesting, manufacturing, testing, packaging, and shipping functions. Access to the site is provided via Yolanda Avenue, and the building will be fully accessible pursuant to American's with Disabilities Act (ADA) standards, though no public access will be permitted due to the nature of the proposed use and for security purposes. All necessary utilities are available at the project site, including water, wastewater, storm drainage and Pacific Gas and Electric (PG&E) services;
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons,

property, or improvements in the vicinity and zoning district in which the property is located in that the proposed uses will be located within a newly constructed light industrial campus specifically designed for these uses on a site that is surrounded on nearly all sides by both Light Industrial zoned properties that include a mix of light manufacturing, warehousing, distribution and office related uses. Project conditions of approval would further regulate the use to ensure it will not result in a public nuisance or health and safety hazard. This includes implementation of an odor mitigation plan and a detailed project security plan addressing use of a security service, use of surveillance cameras, secure entry gates to the project site, and similar measures. The project is required to comply with current City-wide Noise and Outdoor Lighting Ordinances.

- F. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in § 20-36.040 - Table 3-4; and the number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use in that a parking analysis prepared by Fehr & Peers dated March 22, 2021, analyzed the proposed uses and determined that (1) employee staffing of cannabis cultivation facilities typically falls well below industry standards for other light industrial uses and this project is consistent with this trend; (2) the project site is located in close proximity to residential neighborhoods, which reduces demand for commuting by single-occupancy vehicle; and (3) the project site is serviced by City and County public transit services, and bicycle transportation is supported by on-street bicycle facilities. These special circumstances associated with the operation of the use at this location would generate parking demand different from parking ratio requirements, and 85 parking spaces as proposed would be sufficient for its safe, convenient, and efficient operation of the use.
- G. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that required Conditional Use Permit approvals for The Santa Rosa Farm Group, LLC Cannabis Facility to be located at 800 Yolanda Avenue, are approved subject to each of the following conditions:

## **PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

### **GENERAL:**

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated received March 27, 2021.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.
4. The applicant shall comply with the Inclusionary Housing Ordinance requirements in Section 21.02 of the Santa Rosa Municipal Code ("Code") regarding commercial linkage fees in effect at the time the building permit is issued. The project land use classification is Industrial for the purpose of fee calculation.

### **EXPIRATION AND EXTENSION:**

5. This Conditional Use Permit shall be valid for a four-year period. If the permit has not been exercised within 48 months following the date on which the permit was granted, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
6. If exercised within the initial or extended approval period, in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

### **BUILDING DIVISION:**

7. Obtain a demolition permit for the structures to be removed. Final Design Review approval is required prior to issuance of demolition permit.
8. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
9. Obtain required building permits for the proposed project. Final Design Review is required prior to issuance of any required building permits.

**ENGINEERING DEVELOPMENT SERVICES (INCLUDING FIRE AND TRAFFIC):**

10. Comply with all conditions of approval contained in the Engineering Development Services Exhibit "A" dated March 24, 2021, attached hereto and incorporated herein.

**PLANNING DIVISION:**

11. Compliance with the adopted *Santa Rosa Farm Group Cannabis Cultivation, Manufacture, and Distribution Facility Mitigated Negative Declaration* Mitigation Monitoring and Reporting Program is required.
12. All hollow pipes or posts, if used, shall be capped to prevent wildlife entrapment.
13. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division in accordance with Section 20-54.060 Changes to an approved project.
14. PROJECT DETAILS:
  - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
  - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
  - C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
  - D. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.
15. TREE PRESERVATION AND TREE REMOVAL MITIGATION:
  - A. Pursuant to the Tree Preservation and Mitigation Report prepared by Horticultural Associates, dated December 1, 2017, the total trunk diameter of trees to be removed is 675 inches. Per the requirements of City Code Chapter 17-24, Trees, a total of 225 15-gallon trees must be replanted as mitigation for the approved tree removal. Coast Redwood native trees

represent 414 inches of the total trunk diameter of trees to be removed. At least 138 of the 15-gallon trees must be Coast Redwoods or a suitable alternative approved by the Director. Replanting of larger trees may be equivalent to a number of 15-gallon trees as follows:

- i. 24-inch box tree = 3 15-gallon trees
- ii. 36-inch box tree = 4 15-gallon trees
- iii. 48-inch box tree = 6 15-gallon trees

As an alternative, a fee of \$100 per 15-gallon replacement tree may be paid to the City of Santa Rosa Tree Replacement Fund in-lieu of planning replacement trees onsite.

Applicant shall submit a Tree Mitigation Plan to Planning for review and approval prior to issuance of construction building permit. Consultation with Planning staff during development of the required Tree Mitigation Plan is encouraged.

- B. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- C. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
  - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
  - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
  - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
  - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
  - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
  - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or

any other location from which substances might enter the perimeter of a protected tree.

- D. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- E. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- F. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- G. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- H. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

16. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

17. LIGHTING:

- A. Compliance with the City's Outdoor Lighting Ordinance, Zoning Code Section 20-30.080, is required.

- B. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.

18. NOISE

- A. Compliance with the City's Noise Ordinance, City Code Chapter 17-16, is required.

19. PARKING:

- A. The parking lot shall be constructed to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- D. Bicycle parking shall be provided in accordance with Zoning Code requirements contained in Section 20-36.090. A minimum of eight bicycle parking spaces is required, of which at least 25 percent of the bicycle parking spaces shall be provided in long-term bicycle parking facilities and at least 50 percent shall be provided in short-term bicycle parking facilities. Outdoor bicycle lockers may be installed as required long-term bicycle parking facilities. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit. Compliance with shower, locker, and dressing room requirements is required. The shower requirement may be satisfied by providing at least one (1) gender neutral shower with private changing area.

20. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit.
- B. A planning sign permit application is required for signs as required by Chapter 20-38 Signs.
- C. Sign permit approval shall be obtained prior to application for a building permit for sign installation.
- D. Building permits for sign installations shall be separate permits from other building permits issued for construction.



21. CANNABIS GENERAL OPERATING REQUIREMENTS

- A. In accordance with Zoning Code Section 20-46.050 (H), Cannabis Businesses shall incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the structure in which the Business operates.

22. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit, prior to the start of any construction, may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if natural resources violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is proven.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City. This project does not require natural resource permits for construction or operation.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of April, 2021 by the following vote:

AYES: (7) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Kalia, and Commissioner Okrepkie

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: *Karen Weeks*  
Karen Weeks (May 27, 2021 08:26 PDT)  
KAREN WEEKS, CHAIR

ATTEST: *Amy Lyle*  
AMY LYLE, EXECUTIVE SECRETARY

ATTACHMENT: Department of Planning & Economic Development Engineering Development Services Exhibit "A" dated March 24, 2021

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"

March 24, 2021 (updated April 5, 2021)

Santa Rosa Farms Cultivation Facility  
800 Yolanda Ave  
PRJ17-068

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual in effect at the time this application was deemed complete. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application:

**PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION**

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. Prior to the signing of Improvement Plans or the issuance of any Encroachment Permit required public easements and rights of way shall be dedicated to the satisfaction of the City Engineer.
3. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
4. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water services, sewer laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.

5. Vehicular access rights shall be dedicated to the City along the Yolanda frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not appear on the present plan.

## **PUBLIC STREET IMPROVEMENTS**

6. Unless otherwise approved through a variance process, all public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
7. Civil Public improvement plans containing all public improvements proposed within the Public Right of Way or within Public Utility easements shall be prepared by a Registered Civil Engineer licensed to practice in the State of California and submitted to the City for review and approval by the City Engineer prior to Building permit issuance.
8. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
9. To the extent that any area of existing or proposed sidewalk is or shall be situated outside of current City right of way, a sidewalk easement shall be dedicated to the City.
10. A public utility easement (PUE) shall be dedicated behind the property line ending 7.5-feet behind the back of sidewalk per City Standard 230 E. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs, boundary walls and fences.
11. Yolanda Ave is a Three Lane Regional/Arterial Street according to the General Plan. Improvements to Yolanda Ave shall consist of the following:
  - a. A street section measuring 30-feet from the centerline of Yolanda Ave to the edge of new gutter pan along the project frontage is the responsibility of this project. A new street section with a minimum TI of 9.0 shall be installed from the current edge of pavement to the outside edge of the new gutter pan. From the centerline to the current edge of pavement the street section shall be replaced or reconstructed to a minimum TI of 9.0 to the satisfaction of the City Engineer in consultation with the Materials Lab during plan check.

- b. The road right of way shall be dedicated to the City in fee. See **PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION** section for more information about the form and timing of right of way dedications.
  - c. A public storm system shall be installed similar to a City Standard 252 culvert of adequate size and with positive drainage at all points to intercept flows from the existing roadside ditch along the project frontage and upstream of it and convey these flows into an approved public drainage system to the satisfaction of the City engineer and in accordance with City Storm Drain Standards and the current SCWA Flood Control Design Manual.
  - d. New curb and gutter shall be installed per City Standards 241 and 235.
  - e. An 8-foot planter strip and a 6-foot sidewalk shall be installed per City Standard 200 J. The new sidewalk shall also adhere to City Standard 235.
  - f. A sidewalk easement and public utilities easement shall be dedicated per City Standard 230 E. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs. See **PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION** section for more information about the form and timing of easement dedications.
  - g. Two curb return driveways shall be installed per City Standard 250 C or D.
  - h. The public sidewalk shall end with a City Standard 236 sidewalk barricade at either end to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during plan check.
12. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.
13. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
14. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.
- a. City Standard 611 cobra style street lights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
  - b. Electrical boxes for new and/or relocated street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City

Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."

15. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

## **TRAFFIC**

18. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
19. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Building Permit, Encroachment Permit, and Improvement Plans.
20. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

## **COMMERCIAL DRIVEWAYS**

21. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space or other vehicular obstruction.

## **STORM DRAINAGE**

22. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
23. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by the Sonoma County Water Agency (SCWA). If it is determined that the project design doesn't adequately address all storm events per City Standards and the most current SCWA Flood Management Design Manual dated March 2020 an extension of the public storm drain system may be required.
24. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the

City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.

25. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
26. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted (the exception is for lots draining to a common driveway). Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
27. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.
28. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.
29. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drains shall be plumbed direct to a grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.

#### **STORM WATER COMPLIANCE (SUSMP & SWPPP)**

30. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
31. Perpetual maintenance of SUSMP BMPs shall be the responsibility of the owner of the site.
32. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
33. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional is to prepare and sign a written certification

that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of the improvements.

34. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
35. Note on the plans that "No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of any nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area."
36. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
37. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
38. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.

#### **GRADING** (from Building memo dated May 30, 2018)

39. Obtain a demolition permit for the structures to be removed.
40. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
41. Obtain building permits for the proposed project.

#### **WATER AND WASTEWATER**

42. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.



43. All underground improvements including sewer lines, water lines, storm drains, and public utility facilities shall be installed, tested, and approved prior to the paving of any project streets.
44. Private water, fire, sewer and storm drain mains shall not be permitted to run laterally within the PUE. Public water meters or backcheck devices shall not be located under private asphalt, sidewalks and driveways.
45. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
46. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
47. Provide square footage of each area of the building: Office, retail, warehouse, lab, cultivation etc.

In addition, for the square footage area containing cultivation, also provide the # of plants and the estimated peak monthly water and sewer usage in thousands of gallons. Water and Sewer demand fees will be determined after review of this information.

For manufacturing – provide estimated peak monthly water and sewer usage in thousands of gallons.

*\*\*Water usage for cultivation will be calculated at 1.16 gallons per plant\*\**

*Estimated 111 plants can be planted in 1000 square feet.*

*4,000 gallons a day/1000 sq feet*

*(111 x 1.16 x 31 = 3991.56 gallons)*

48. Install a sewer lateral of appropriate size. Sewer laterals shall be sized as determined by the Design Engineer, in accordance with the requirements of the Uniform Plumbing Code (UPC), any amendments in the California Plumbing Code (CPC) and/or the City's Design and Construction Standards, and per final approval from the Engineer.
49. Install a water service and meter of appropriate size. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
50. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
51. Install a reduced pressure backflow device on the domestic meter per City Standard 876. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
52. Double check back flow per City Standard 875 will be required on all domestic water services. The flow calculations shall be submitted to the Santa Rosa Water

Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.

53. Applicant must install a combination service per City Standard 870 for fire service, public fire hydrant, domestic and irrigation meters.
54. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
55. If a well exists on the property, one of the following conditions apply:
  - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
  - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
  - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
56. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
57. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
58. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
59. Contact Environmental Compliance for their conditions.

**ENVIRONMENTAL COMPLIANCE** (from Environmental Compliance Review Referral dated September 8, 2020)

60. The operator(s) and/or owner(s) shall submit a Wastewater Discharge Permit Application including plumbing plans to City of Santa Rosa Environmental Services section. The Application requires no permit fee and it can be accessed online at: [www.srcity.org/generalapp](http://www.srcity.org/generalapp)
61. Any cannabis production and/or cultivation trench drain(s) excluding restroom waste lines shall connect to one common process waste line prior to any connection to the City sanitary sewer.

62. Install a sample box as per City Standard #522 or equivalent at the common process waste line in an area that is free of forklift traffic, and accessible to City personnel.
63. **May be required to install a City approved effluent meter or equivalent to measure all process waste discharges to the City sanitary sewer.** The effluent meter will be used to determine discharge flow data for City commercial sewer discharge fees.
64. Any on-site manufacturing that involves producing baked or food grade products shall require the installation of a grease removal device(s) for any 3-compartment sink used for clean-up.
- Note: See City's Interceptor Policy for more details on connections and sizing criteria.**
65. Any fume hood drain that has a direct connection to City sanitary sewer shall be either protected with a berm and/or standpipe to prevent any chemical spill or leak to sanitary sewer.
66. All extraction condenser non-contact cooling water shall be recycled with either a chiller and/or water tower. The City of Santa Rosa Title 15-08.070 (18) prohibits the discharge of unpolluted wastewater including non-contact cooling water.

## **FIRE**

67. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
68. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
69. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
70. The buildings are required to be protected by automatic fire sprinkler systems.
71. Buildings three (3) or more stories are required to provide a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.
72. Fire department connections (FDC's) shall be located within 100 foot of a fire hydrant.

73. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
74. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
75. Provide a Fire Department key box (Knoxbox) access to all buildings and Opticom and key-switch access through electric gates.
76. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
77. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
78. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

## **PARKS AND RECREATION**

79. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and approved by the City's Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the City Parks Division Tree Section personnel. Contact Parks Division Tree Section 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, 543-3770.



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A. R. Jesús McKeag

PROJECT ENGINEER

# 12052

Final Audit Report

2021-05-27

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