

**CITY OF CLOVERDALE**

**CITY COUNCIL**

**RESOLUTION NO. 53-2019**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE  
APPROVING A DESIGN REVIEW, AND PLOT PLAN REVIEW FOR  
APPROXIMATELY 4.67 +/- ACRES OF UNDEVELOPED LAND LOCATED AT  
28145 HIGHWAY 101 (APN 117-040-101); AND RESCINDING  
RESOLUTION NO. 019-2019**

**WHEREAS**, Sonoma County Vintners Co-op owns approximately 4.67+/- acres of land (APN 117-040-101) in the unincorporated portion of Sonoma County lying south of the City of Cloverdale and has requested approval of a Design Review, Plot Plan Review and Annexation of this property into the City of Cloverdale for the purpose of obtaining City services to develop the property with a wine storage warehouse building; and

**WHEREAS**, the property for annexation to the City lies within the Sphere of Influence and Urban Service Boundary of the City of Cloverdale; and

**WHEREAS**, annexation of this property is desired by Sonoma County Vintners Co-op for the purpose of obtaining City water, sewer, drainage and other municipal services including Police services provided by the City of Cloverdale; and

**WHEREAS**, the City of Cloverdale has determined that all requisite municipal services can be provided to the Sonoma County Vintners Co-op property; and

**WHEREAS**, pursuant to state annexation law, lead agencies, such as the City of Cloverdale, are required to prezone properties prior to annexation; and

**WHEREAS**, pursuant to California Government Code Section 65859, pre zoning becomes effective at the time the annexation to the City of Cloverdale becomes effective; and

**WHEREAS**, industrial projects which involve the development of vacant land with site and building improvements is allowed upon approval of a Major Design Review permit; and

**WHEREAS**, the Property is proposed to be pre zoned to the General Industrial (M-1) Zoning District and Wholesale and Warehouse uses 10,001 square-feet and larger are an allowed use in the M-1 Zoning District subject to approval of a Plot Plan Review; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared an Initial Study and Mitigated Negative Declaration with the finding that with adherence to mitigation measures included in the Initial Study, all potentially significant environmental impacts would be reduced to a less-than-significant level. To ensure these mitigation measures are met, the City will also approve a Mitigation Monitoring and Reporting Program (MMRP); and

**WHEREAS**, on February 5, 2019, the Planning Commission held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission considered the Initial Study/Mitigated Negative Declaration (IS/MND), as well as all above-referenced reports, recommendations, and testimony before making a recommendation of approval to the City Council on the Project; and

**WHEREAS**, on February 5, 2019, the Planning Commission adopted Resolution No. 001-2019, recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the Project and Resolution No. 002-2019, which is incorporated herein and available for review at City Hall during normal business hours; and

**WHEREAS**, on March 13, 2019, the City Council held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, on March 13, 2019, the City Council considered the Initial Study/Mitigated Negative Declaration (IS/MND), as well as all above-referenced reports, recommendations, and testimony before moving to approve; and

**WHEREAS**, the rezoning district and change to the M-1 District will become effective upon approval by the City Council and LAFCO and completion of annexation of the Property to the City of Cloverdale; and

**WHEREAS**, the City Council has determined that the findings for Major Design Review required by Section 18.03.150 of the Zoning Ordinance have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The proposal is consistent with the General Plan, any applicable specific plan and the provisions of this Title, including but not limited to Development Standards and Design Review Standards for the district in which the property is located, and with the Design Guidelines for the City of Cloverdale and/or design guidelines for the area in which the project is located.

*The project site is designated General Industrial (GI) on the City's General Plan land use map. The project is consistent with applicable General Plan policies by developing vacant land with an industrial use that would not affect an established residential area. The project would also significantly improve S. Cloverdale Boulevard with an additional southbound traffic lane, bike lanes and sidewalks. Based upon the information contained in the application materials, as proposed, staff concludes that the project would be consistent with the goals and policies of the General Plan.*

*Additionally, the improvements are in conformance with all applicable development standards of the Zoning Ordinance, including Industrial Design Standards, and the project is in substantial compliance with the Industrial Development Design Guidelines. The standards and guidelines call for*

*proper location of building placement and screening of parking areas, landscaping and setbacks. There is no applicable specific plan for the project site.*

2. The proposal will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of the proposed project.

*The IS/MND prepared for the project evaluated 18 separate categories of potential environmental effects that could result from implementation of the project. Several topics were determined to have "less-than-significant" or "no impact" on the environment, while six topics were determined to have a "potentially significant environmental impact unless mitigated". These six topics include: biological resources, transportation/circulation, cultural resources, air quality, geology/soils and noise. However, the IS/MND evaluated the public health, safety and welfare issue, and mitigation measures included in the Initial Study will eliminate or mitigate all such impacts to a less than significant level. The project is also subject to the requirements of the California Building Code and Fire Code to ensure the public health, safety and welfare. Finally, the Building Permit process and conditions of approval further ensure that the use will not be detrimental to the public health, safety or welfare.*

3. The general appearance of the proposal is in keeping with the character of the neighborhood.

*The improvements meet the Industrial District Design Standards of the Zoning Ordinance and are in substantial compliance with the Industrial Design Guidelines, are compatible with the M-1 Zoning District, and are in keeping with the industrial character of the neighborhood. All surrounding properties share the same General Industrial (GI) General Plan land use designation and the two properties to the north are developed with industrial uses including a wholesale card lock gas station and an indoor/outdoor public storage facility. The storage building/warehouse will be similar to the existing storage building/warehouse located to the north at the Renner Petroleum property. Although the wine storage building will be significantly larger than the existing storage/warehouse building on the Renner Petroleum property, the amount of landscaping with the project will help to screen the overall mass of the building.*

**WHEREAS**, the City Council has determined that the findings for Plot Plan Review required by Section 18.03.120 of the Zoning Ordinance have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The proposed project is consistent with the goals, objectives, policies and programs of the Cloverdale General Plan.

*The project site is designated General Industrial (GI) on the City's General Plan land use map. The project is consistent with applicable General Plan policies by developing vacant land with an industrial use that will not affect an established residential area. The project will also significantly improve S. Cloverdale Boulevard with an additional southbound traffic lane, bike lanes and sidewalks. Therefore, the project is determined to be consistent with the goals, policies and implementation measures of the General Plan.*

2. The proposed project conforms to applicable performance standards and will not be detrimental to the public health, safety or general welfare.

*The IS/MND prepared for the project evaluated 18 separate categories of potential impacts that could result from implementation of the project. Several topics were determined to have “less-than-significant” or “no impact” on the environment, while six topics were determined to have a “potentially significant environmental impact unless mitigated”. These six topics include: biological resources, transportation/circulation, cultural resources, air quality, geology/soils and noise. However, the IS/MND evaluated the public health, safety and welfare issue, and mitigation measures included in the Initial Study will eliminate or mitigate all such impacts to a less than significant level. The project is also subject to the requirements of the California Building Code and Fire Code to ensure the public health, safety and welfare. Finally, the Building Permit process and conditions of approval further ensure that the use will not be detrimental to the public health, safety or welfare. The Property is also subject to the requirements of the California Building Code and Fire Code to ensure the public health, safety and welfare.*

3. The physical location or placement of the use on the site is compatible with the surrounding neighborhood.

*The improvements meet the Industrial District Design Standards of the Zoning Ordinance and are in substantial compliance with the Industrial Design Guidelines, are compatible with the M-1 Zoning District, and are in keeping with the industrial character of the neighborhood. All surrounding properties share the same General Industrial (GI) General Plan land use designation and the two properties to the north are developed with industrial uses including a wholesale card lock gas station and an indoor/outdoor public storage facility. The storage building/warehouse will be similar to the existing storage building/warehouse located to the north at the Renner Petroleum property. Although the wine storage building will be significantly larger than the existing storage/warehouse building on the Renner Petroleum property, the amount of landscaping with the project will help to screen the overall mass of the building; and*

**WHEREAS**, on March 13, 2019, the City Council adopted Resolution No. 019-2019 approving the Design Review and Plot Plan Review permit to allow for the construction of a 99,570 square-foot wine storage warehouse building and related site improvements, post annexation of the Property, subject to conditions of approval; and

**WHEREAS**, the Conditions of Approval #29 and #81 pertaining to the design for the east facing façade and undergrounding of overhead utilities, respectively, which were included in Resolution No. 019-2019 required further Council review; and

**WHEREAS**, on June 26, 2019, the City Council further reviewed the above noted conditions of approval and approved the revised design for the east facing façade (Condition # 29) and further revised Condition #81;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Cloverdale hereby rescinds Resolution No. 019-2019, in its entirety; and

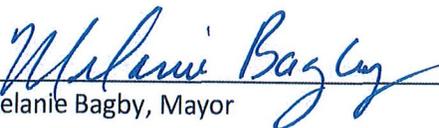
**BE IT FURTHER RESOLVED** that the City Council approves a Design Review and Plot Plan Review permit to allow for the construction of a 99,570 square-foot wine storage warehouse building and related site improvements, post annexation of the Property based on the findings attached as Exhibit A and conditions of approval attached hereto as Exhibit B.

The foregoing Resolution No. 53-2019 was duly introduced and adopted by the City Council of the City of Cloverdale at its regular meeting held on July 24, 2019, by the following roll call vote:

- Ayes: (5) Councilmember Brigham, Councilmember Cruz, Councilmember Turner, Vice Mayor Wolter and Mayor Bagby
- Noes: (0) None
- Absent: (0) None
- Abstaining: (0) None

APPROVED:

ATTEST:

  
\_\_\_\_\_  
Melanie Bagby, Mayor

  
\_\_\_\_\_  
Maria McArthur, Interim City Clerk

I, MARIA MCARTHUR, Interim City Clerk of the City of Cloverdale, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 53-2019 adopted by the City Council of the City of Cloverdale on the 24th day of July 2019.

  
\_\_\_\_\_  
Maria McArthur, Interim City Clerk



**EXHIBIT A**

**FINDINGS**

1. The amendment is consistent with the adopted Cloverdale General Plan. The General Plan designates the property General Industry (GI), which is consistent with the rezoning designation of General Industrial (M-1).
2. The amendment is internally consistent with other applicable provisions of this Zoning Ordinance.
3. The amendment will not be detrimental to the public health, safety, or welfare or to the use of land in any adjacent zone.
4. The site is suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning district and anticipated land uses/developments.

**EXHIBIT B**

**CONDITIONS OF APPROVAL  
VINTNERS CO-OP WINE STORAGE WAREHOUSE PREZONING, DESIGN REVIEW AND PLOT PLAN REVIEW  
28145 HIGHWAY 101  
APN 117-040-101**

**Planning Department:**

1. Prezoning, Design Review and Plot Plan Review approval is granted to allow for the construction of a 99,570 square-foot wine storage warehouse building and related site improvements at 28145 Highway 101 (APN 117-040-101), Cloverdale, CA as summarized above and shown in the application materials submitted to the Community Development Department. The applicant shall adhere to the Design Review and Plot Plan Review application materials submitted on August 21 and October 17, 2018 and the Conditions of Approval. Minor modifications to the approved plans and/or Conditions of Approval require Community Development Department approval. More significant modifications to the approved plans and/or Conditions of Approval require Planning Commission approval.
2. This approval is subject to appeal within 10 consecutive days from the date of approval.
3. All conditions of this Design Review and Plot Plan Review are necessary to protect the general health, safety and welfare, and to minimize or eliminate adverse environmental effects of the project. If any condition of this permit is held to be invalid by a court, then the entire permit shall be invalid. The City Council specifically declares that it would not have issued this permit unless all of the conditions herein are held as valid.
4. The applicant shall include all of these conditions of approval and all of the mitigation measures listed in the Mitigation Monitoring and Reporting Program for this project on the building plan set(s) that is submitted to the Building Department upon application for a Building Permit.
5. This Design Review and Plot Plan Review shall expire, and become null and void, two years from the date of approval unless a Building Permit has been issued for a significant portion of the project and the applicant is working diligently to complete the project, or through the commencement of business operations or a written request for an extension of time is submitted to the Community Development Department prior to the expiration date and an extension is granted by the Planning Commission.
6. The approval of this permit shall be subject to the latest adopted ordinances, resolutions, policies and fees of the City of Cloverdale. Applicant shall be responsible for any and all costs associated with any required special inspections necessary for the project.
7. The subject use as a wine storage warehouse and distribution facility shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Cloverdale Municipal Code or state laws. The Design Review and Plot Plan Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.

8. The owner/operator shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping as well as frontage improvements including the sidewalk, LID facilities, and storm drain systems.
9. The owner/operator shall promptly remove all graffiti on any structure located on the site within seven (7) days in accordance with Municipal Code Section 8.38.060 - Graffiti removal. In the event the owner/operator fails to remove all graffiti from the structure within seven business days following receipt of notification from the City, the City shall have the right to remove any graffiti and the owner/operator shall reimburse the City for all costs incurred for the removal within 30 days of receipt of a bill for the work done.

#### Outdoor Storage

10. Screening for outdoor storage shall be a minimum of eight (8) feet and a maximum of 12 feet. The height of any and all materials being stored shall not at any time exceed the height of the screening mechanism. Chain-link fencing with wood, plastic or metal slating is not permitted when visible from the public right-of-way. The method of screening shall be architecturally integrated in terms of materials, color, shape and size.
11. Outdoor storage of goods, materials, wood pallets, cardboard, recyclables, etc., is prohibited outside of a screened outdoor storage area.
12. Operation of Facilities. The wine storage warehouse and distribution facility shall at all times be operated in a manner not detrimental to surrounding properties, uses or residents. Site activities shall not produce or be reasonably anticipated to produce any of the following:
  - a. Damage or nuisance from noise, smoke, odor, dust, or vibration.
  - b. Hazard from explosion, contamination, or fire.
  - c. Hazard occasioned by the unusual volume or character of traffic, or the congregating of a large number of people or vehicles.

#### Landscaping

13. In accordance with Zoning Ordinance Section 18.10.070 (Industrial Design Standards), the landscaping plan shall be revised to include a berm or wall in the landscaped area between the off-street parking area and S. Cloverdale Boulevard prior to Building Permit submittal.
14. The applicant or landowner shall maintain the landscaping, all signs, buildings, lighting, and grounds of the property in good condition and in conformity with the conditions of approval, at all times. Once a deterioration of the quality of such items is noted and documented by the City and/or property owner/on-site manager, the items shall be replaced to the satisfaction of the Community Development Department.
15. Landscaping and irrigation shall meet the requirements of the City's Water Efficient Landscape Ordinance and shall be installed prior to issuance of Certificate of Occupancy.

16. The property and landscaped areas shall be properly maintained at all times to avoid overgrown, dead, dry, decayed or hazardous trees and the buildup of excessive leaf matter and other vegetation, brush or weeds.
17. Landscaping and irrigation shall be installed in accordance with the approved plans dated stamped received October 17, 2018 and as revised by these conditions of approval, prior to issuance of a Final Certificate of Occupancy by the Building Department.
18. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; Any dead plant material shall be replaced within 30 days. All trees and shrubs shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture. Any pollarding, significant tree trimming or removal performed on existing or proposed trees is subject to approval by the Planning Department prior to commencing trimming.

#### Trees

19. Where pruning for clearance is required on any trees to remain, it should be done by trained, qualified tree workers according to ISA & ANSI A300 Pruning Guidelines, prior to construction. Pruning shall be the minimum necessary for hazard reduction, (i.e. the removal of deadwood 2" and larger, etc.) and for clearance.
20. If any roots larger than 1" on trees to be preserved are encountered during construction activities which cannot be retained, they shall be cut cleanly across the face of the root with a sharp saw, past any damaged portions.
21. The developer shall adhere to the following tree protection measures during the construction of this project:
  - a. All trees to be saved shall be enclosed by a construction barrier placed around the protected zone of the tree, such as a protective fencing, chain link or other means acceptable to the Community Development Director, prior to the issuance of any grading or building permit and prior to commencement of work. Fences are to remain intact until construction is complete.
  - b. The applicant shall contact the Planning Departments and certified project arborist to inspect and approve the temporary fencing and signs around the protected zone before beginning any construction.
  - c. Any excavation, cutting, filling, paving or compaction of the existing ground surface within the protected zone of a tree designated for preservation shall be minimized. No adverse significant change in existing ground level shall occur within the drip line of a protected tree.
  - d. Construction equipment shall not be stored within the protected zone. Oil, gas, chemicals or other substances that may be harmful to trees shall not be stored or dumped within the protected zone, or any other location on the site from which such substances might enter the protected zone.
  - e. Trenching within the protected zone of protected trees shall be avoided to the greatest extent possible. Underground trenching for utilities shall avoid major support and feeder roots of

- protected trees to the greatest extent possible. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service as many units as possible.
- f. At the applicant's expense, a certified arborist shall immediately treat any severed or damaged roots (NOTE: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented.
  - g. In the event that trees shown to be saved on the design and/or improvement plans are removed, the tree(s) shall be replaced at a ratio of three (3) trees per one (1) removed tree.

### Signs

22. Prior to installing any sign(s) for the project, the applicant shall submit an application and plans to the Community Development Department for an Administrative Sign Permit or Planned Sign Program.

### Design

23. Mechanical equipment such as air conditioning units shall be screened from view from adjacent properties and the public right-of-way in accordance with Section 18.10.060 of the Zoning Ordinance.
24. The trash enclosure shall be placed on a concrete pad and have a concrete apron with a minimum depth of 4 inches. Adequate drainage shall be provided around the pad area. The percent of grade for access to the pad shall not exceed 3%. All refuse containers shall be screened with a six-foot high (minimum) enclosure of solid masonry or concrete tilt-up with an exterior finish compatible to the main structure. Gates shall be solid, heavy-gauge metal or of a heavy-gauge metal frame with a covering of wood or other suitable, opaque material. Gates shall be secured with sturdy hinges or sliders and latches. The perimeter of the recycling and trash enclosure shall be planted where practical with drought-resistant landscaping, including a combination of shrubs and/or climbing vines.
25. Light colored and/or reflective surface coatings should be considered to reduce the 'heat island' effect of traditional asphalt parking lots.
26. All aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows to simplify vehicular movement per Section 18.11.090.C.1 of the Zoning Ordinance. In addition to directional arrows, the Planning Director may require installation of signs to ensure safe and efficient vehicular movement.
27. Designated walkways for pedestrian access shall be clearly marked with materials distinguished from driving surfaces such as pavers, bricks, scored concrete or similar materials within parking areas per Section 18.11.100.2 of the Zoning Ordinance.

28. The on-street parking indicated on the site plan shall be removed from the site plan prior to Building Permit submittal in accordance with Table 18.10.030-B of the Zoning Ordinance.
29. Prior to building permit issuance, the applicant shall submit for City Council approval an alternate design for the east facing façade. The façade shall include varied articulation designed to breakup the long massing along the east facing facade. The design should be in conformance with the City's Design Standards. ***(Revised design approved by City Council on June 20, 2019)***

#### Lighting

30. Prior to issuance of a Building Permit, manufacturer specification sheets for all outdoor lighting fixtures not already indicated in the plan set date stamped received October 17, 2018 shall be submitted to the Planning Department for review and approval. All outdoor lighting fixtures shall comply with the requirements of Section 18.09.050 and shall be installed prior to issuance of Certificate of Occupancy. All building mounted, parking lot and site lighting shall be designed, located, installed, aimed downward or toward structures, shielded and maintained in order to prevent glare, light trespass and light pollution. Parking lot pole lights shall be limited to a maximum height of 15 feet in accordance with Section 18.09.050.C.5.
31. All exterior lighting shall be aimed downward, shielded and maintained in order to prevent glare, light trespass and light pollution, in compliance with Section 18.09.050.

#### Construction

32. If prehistoric archaeological remains such as bone, shell, worked stone objects, or human graves are unearthed during project related activities, work in the immediate vicinity of the finds shall halt until a qualified prehistoric archaeologist has evaluated the situation and made recommendations for mitigation to the resource. If human remains are encountered the Sonoma County Coroner must be notified immediately.
33. In the event that construction activities unearth materials classified as having archaeological significance, such work shall be halted and the materials assessed for their archaeological value by a qualified archaeologist. If these materials are indeed classified as being archaeologically or historically sensitive, a mitigation program shall be developed for Planning Commission review and approval by the applicant, which is designed to protect and conserve these resources.
34. If historic-period materials such as stone or adobe foundations or walls, structural remains with square nails, backfilled privies or wells, or refuse deposits are encountered, work in the immediate vicinity of the finds shall halt until a qualified historical archaeologist has evaluated the situation and made recommendations for treatment of the resource.
36. If archaeological remains or resources are unearthed during construction or at any time in the future, all construction activity and work shall stop immediately and the applicant shall immediately notify the Cloverdale Rancheria of Pomo Indians of California, currently located at 555 South Cloverdale Boulevard, Cloverdale, California.

37. Prior to issuance of a grading permit or building permit for any site work, the City shall inform the Cloverdale Rancheria of Pomo Indians that construction work will be commencing soon.
38. A representative of the Cloverdale Rancheria of Pomo Indians shall be granted site access and be allowed to perform site inspections to verify if any earth moving activities have uncovered any potential archeological artifacts or other potential cultural resources.

CEQA Mitigation Monitoring and Reporting Program:

39. All mitigation measures and requirements as listed in the Mitigation Monitoring and Reporting Program prepared as part of the CEQA Initial Study/ Mitigated Negative Declaration for the Sonoma County Vintners Co-op Annexation, Design Review and Plot Plan Review are hereby incorporated as Conditions of Approval for this project.

Fire District:

40. The project may require additional private hydrants on the development site and public hydrant(s) on the off-site improvements.
41. The project will be required to meet all water flow requirements for an industrial site.
42. The building will be required to meet the 2016 Title 24, Part 9 California Fire Code (CFC), 2016 Title 24, Part 2 California Building Code (CBC) and provide internal fire and alarm systems as prescribed by NFPA 13 and NFPA 72.
43. Fire hydrants will meet the Cloverdale Municipal Code Title 15 and Appendix CC of the 2016 CFC.
44. Access shall meet the Cloverdale Municipal Code Title 15 and Appendix D of the 2016 CFC.
45. The Cloverdale Municipal Code shall be consulted for all Fire and Building Code amendments by the design team.
46. The applicant will engage a Fire Protection Engineer to evaluate the fire protection water supply delivery system based on flow data calculations provided by the applicant. The FPE will consider the total fire area, proposed building use and use of high piled storage. High piled storage will comply with Chapter 32 of the 2016 California Fire Code (CFC). The fire sprinkler system will meet the fire density curve for the appropriate commodity classifications, as determined by the FPE, based on 2016 CFC and NFPA 13 standards. The FPE will issue a letter of acceptance to the Cloverdale Fire Protection District.
47. The fire hydrant distribution on the private side of the City water system shall comply with the City of Cloverdale Municipal Code standards. The City of Cloverdale will determine the necessity and location of back flow protection for the private fire hydrant system. Private water lines must meet required fire flow with 20 psi of residual pressure irrespective of back flow prevention devices.

48. It is with the authority provided by the California Fire Code and the City of Cloverdale Municipal Code that the Fire Code Official finds the supplemental information hereby requested necessary to assure adequate fire and life safety standards at proposed industrial project.

**Public Works/Engineering:**

**PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

49. The applicant shall submit to the City of Cloverdale for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit
50. The applicant shall submit to the City of Cloverdale for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The grading plan shall incorporate the recommendations of the approved Soils Report.
51. The applicant shall submit to the City of Cloverdale for review and approval, improvement plans prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Cloverdale to complete the improvements.
52. All existing wells, septic tanks and/or underground fuel storage tanks shall be permanently destroyed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search to make this determination.
53. Handicap ramps and parking shall be provided as required by State of California Title 24.
54. Project is subject to California General Construction permit and low-impact development (LID) requirements. Applicant shall provide a Final Storm Water Low Impact Development Submittal which shall be prepared in conformance with the current City of Santa Rosa Storm Water Low Impact Development Technical Design Manual.
55. Projects that disturb one or more acres of area shall prepare a Storm Water Pollution Prevention Plan (SWPP). The SWPP shall be prepared by a qualified professional and provide the project WDID number.
56. Developer agrees to cooperate with City in regard to, and not to oppose, the future formation of an assessment district by the City for the purposes of funding the installation or maintenance of public improvements, services or infrastructure including, but not limited to, water, wastewater, dry utilities, stormwater and roads which are determined to provide a special benefit to the Property, within the meaning of Section 2(i) of Article XIID of the California Constitution.

DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

57. That prior to any work being conducted within the City right-of-way, the applicant shall obtain an Encroachment Permit.
58. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
59. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
60. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
61. All haul routes shall be approved by the City Engineer. Haul routes shall be limited to graded area only.
62. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BOND EXONERATION, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

63. Applicant shall prepare a public improvements agreement and engineer's estimate for all required public improvements. Applicant shall provide to the City a bond in the amount of the engineer's estimate guaranteeing completion of the required public improvements.
64. Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.
65. Applicant shall prepare as built, original "as-built" plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office.

OTHER SPECIAL CONDITIONS:

STREETS

66. The applicant shall make an irrevocable offer of dedication for right of way along South Cloverdale Boulevard. Right of way dedication shall be a minimum of 43' when measured from the existing roadway center line.

67. The applicant shall construct improvements along South Cloverdale Boulevard to provide two 12' wide southbound travel lanes, one 5' wide southbound bike lane, one 8' wide emergency parking lane, and a 6' wide planter strip in accordance with the City's Design and Construction Standards for an Undivided Arterial Street Section (City STD. NO. 204). The existing pavement section shall be sawcut a minimum of 1' from the edge of existing pavement and a 5' wide grind and pave provided in accordance with City STD. NO. 215.
68. Applicant shall dedicate a 5' wide Public Utility Easement (PUE) adjacent to the new right of way dedication along South Cloverdale Boulevard.
69. A sidewalk in conformance with the City's Design and Construction Standards shall be installed along the project frontage and be located within a new public sidewalk easement.
70. All improvements within the City Right of Way shall conform to the City's Design and Construction Standards and be approved by the City Engineer.
71. The project shall be accessed via two driveways off Cloverdale Blvd. (one to the north and one to the south) and shall be installed in accordance with the City's Design and Construction Standards.
72. A new directional curb ramp and crosswalk shall be located at the northerly terminus of new sidewalk along South Cloverdale Boulevard. Curb ramp shall be designed in accordance with current ADA design requirements.
73. A sidewalk barricade shall be located at the southerly terminus of the new sidewalk along South Cloverdale Boulevard. Sidewalk barricade shall be in accordance with City STD. NO. 221.
74. Utility trenching, backfill, and paving shall be in accordance with the City's Design and Construction Standards. The applicant shall complete street repairs after utility trenching provided by a 2" grind and asphalt concrete overlay to the satisfaction of the City Engineer. The grind and overlay width shall extend from the westerly lip of gutter on South Cloverdale Boulevard to a minimum of 3' past the furthest edge of utility trench limits.
75. All new and replaced traffic signage and striping shall be installed in accordance with the City's Design and Construction Standards and current Caltrans Standards.
76. The applicant shall make an irrevocable offer of dedication for right of way along the northerly property boundary. Right of way dedication shall be a minimum of 7.5' when measured from the existing northerly property line.
77. Applicant shall construct improvements along the northern property which include a new concrete sidewalk, and a 6' landscaping strip located 6' behind the future curb line.
78. Applicant shall dedicate a 5' Public Utility Easement (PUE) and Public Sidewalk Easement at the back of the new sidewalk along the northern property line, for the future street lighting and storm drain utilities to be installed by others.

79. Should any damage occur to City owned facilities during construction the contractor and/or developer shall be responsible for repair at no cost to the city. Repairs to the City's streets shall be to the satisfaction of the City Engineer.
80. The applicant shall provide new pavement structural section calculations with corresponding Traffic Index (TI) for review and approval by the City Engineer.
81. The applicant/owner shall pay a deposit in amount approved by the City Engineer for the future undergrounding of electric utilities along S. Cloverdale Blvd. Payment shall be made prior to issuance of a certificate of occupancy or final inspection whichever comes first and will be held by the City until such time that the City forms an assessment District and performs the undergrounding of electric utilities. An agreement between the City and the Applicant/Owner shall be executed which describes the terms of credit for deposit toward future assessments to the property.

#### STORM DRAIN

82. The applicant shall demonstrate for each building pad to the satisfaction of the City of Cloverdale as follows:
  - a. Adequate protection from 100-year frequency storm; and
  - b. Feasible access during a 10-year frequency storm.
83. A copy of the applicable FIRM map and hydrology and hydraulic calculations shall be submitted with the improvement plans per current City and Sonoma County Water Agency Standards.
84. The applicant shall submit to the City of Cloverdale for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Cloverdale to complete the improvement and shall post sufficient surety guaranteeing the construction of the improvements.
85. All storm drain calculations shall analyze the 10-year frequency design storm and all storm drain facilities shall accommodate 10-year storm flows. Additionally, the 100-year shall be analyzed and provisions must be made to accommodate overland flows that exceed pipe capacity.
86. The applicant shall install a new 30-inch parallel storm drain along the Cloverdale Blvd project frontage in accordance with the City's Storm Drain Master Plan. The storm drain calculations shall demonstrate the new 30-inch storm drain is capable of conveying the existing and developed 10-year frequency design storm flows, including all tributary areas to the outfall.
87. Drainage facilities shall be constructed to intercept any drainage runoff from offsite properties and conveyed to an approved storm drain.
88. Maintenance and inspection of all storm water BMP facilities on private land are the responsibility of the property owner. This responsibility shall run with the land and be legally recorded, executed, and transferred upon sale of the property. Property owners shall inspect, or ensure the inspection

by a qualified professional, of all storm water BMP facilities at least once a year. Records of maintenance and inspections shall be retained on the property for a period of 5 years.

89. A legally binding, signed maintenance agreement, or equivalent mechanism approved by the City of Cloverdale, is required for all storm water BMP facilities prior to issuance of certificate of occupancy.

#### GRADING

90. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments or property corners be damaged or destroyed during construction, they shall be replaced by the developer.
91. Improvement plans shall include an erosion control plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. A separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the REAP shall be kept on-site throughout the duration of construction activities.
92. Tree protection plan must be shown on the grading plan(s).
93. During construction, dust control must be maintained to the City's satisfaction.

#### WATER & SANITARY SEWER IMPROVEMENTS

94. All public water mains must be located in public right-of-way or public utility easements meeting City standards and as approved by the City Engineer. Any and all rights-of-way, or if unavoidable, easement dedications must be made by the property owner to the City, at the property owner's expense, prior to approval of the improvement plans. The developer shall prepare all necessary legal descriptions and deeds and submit the documents to the City Engineer for review and approval prior to recordation.
95. All private storm drains, water mains, fire mains, sanitary sewer mains, laterals, and privately-owned appurtenances, must be located with the private property and clearly identified as private on the improvement plans.

#### WATER

96. The applicant shall submit with the improvement plans a water analysis demonstrating that the size of the lines and appurtenances proposed for the project are adequate for fire protection. Plans and calculations shall be submitted to both the City and Cloverdale Fire Protection District for review and approval.
97. Applicant shall provide and install 12" water main, in the public right-of-way, along the property frontage from the nearest city-owned water main to the southern boundary of the project property. New water main shall be terminated with a blow off or fire hydrant installed in conformance with

City Standards and in the public right-of-way. Additional water main(s) shall be provided in accordance with Fire Department requirements for flow and pressure. Refer to Fire Department requirements.

98. Install one domestic meter and a separate irrigation meter with reduced pressure backflow prevention devices for the proposed project in accordance with City standards. The meter and device shall be located in the public right-of-way or a utility easement accessible to City staff at all times.

#### SEWER

99. All on-site sewer lines shall be privately owned and privately maintained and shall be constructed to City public standards and as approved by the City Engineer.
100. If the project's design sewer discharge flows are greater than anticipated for this property in the sewer master plan, the applicant shall provide for a sewer capacity study to evaluate the adequacy of the existing sewer mains to convey the proposed project's peak wet weather flows. Any sewer capacity deficiencies identified in the analysis, beyond which is identified in the 2009 Sewer Master Plan, shall be corrected at the applicant's sole expense.
101. Applicant shall provide and install a privately owned and operated sewer lift station to serve the property. Applicant shall provide and install a private sewer lateral (force main) to the nearest City-owned sanitary sewer manhole.
102. Applicant shall provide and install a public 12" sewer main, sloped to the south, for future use. Sewer main may be terminated with cleanouts in traffic rated boxes in lieu of manways.

#### LANDSCAPING

103. All landscaping within the project and on South Cloverdale Boulevard shall be privately maintained.

#### BUILDING DEPARTMENT

104. All new construction and/or building modifications shall meet the applicable building and fire safety codes in effect at the time of building permit application. The 2016 edition of California Title 24, as adopted and amended by the City of Cloverdale, is currently in effect through December 31, 2019.
105. The applicant shall submit construction documents for plan review as part of the required building permit application process for all improvements subject to the California Building Code (CBC). A Building Permit shall be obtained prior to construction and all work shall be inspected and approved prior to issuance of Certificate of Occupancy. The applicant shall include all conditions of approval on the building plans that are submitted to the Building Department.
106. No site clearance, grubbing (except weed abatement), grading, or fill stockpiling, may be performed without prior approval of the Building Official or Community Development Director.

107. The City of Cloverdale has adopted CALGreen Tier 1 compliance which requires exceeding the minimum energy Code compliance margin by 15 percent. One or more elective measures must be chosen from each Division of the CALGreen Code for Tier 1 compliance (such as electrical vehicle charging station(s) per Division 5.1). The applicant shall identify the Tier 1 compliance methodology on the plans and on checklists acceptable to the Building Department.
  
108. A design level soils/geotechnical report prepared by a California licensed Geotechnical Engineer is required per CBC §1803 and shall be submitted to the City of Cloverdale Building Department with all applicable buildings plans for new construction and/or building modifications subject to the CBC. The Geotechnical Engineer of Record shall provide a letter of review stating that the project construction documents are in conformance with the report recommendations. The “plan review letter” shall provide a summary of the geotechnical engineer’s review of the designer/architect/engineer drawn plans to verify inclusion of the geotechnical engineering recommendations in the design. The Geotechnical Engineer of Record shall also provide construction observation for conformance to the report recommendations.
  
109. Work/construction hours are limited to Monday through Friday from 7:00 a.m. to dark, but in no case shall work continue later than 7:00 p.m. Work hours on Saturdays shall be from 7:00 a.m. to 5:00 p.m. No work shall occur on Sundays or Holidays. Inspections will be available Monday through Thursday from 2:00 p.m. to 4:00 p.m. Contractors shall schedule inspections 48 hours in advance by calling the Building Department at (707) 894-1725.

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