

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
12/07/2021

JANE 4040 INC DBA JANE DISPENSARY  
4040 Highway 12  
CUP21-071

**Tenant Improvement Conditions**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. Per City Code Section 18-12.015 (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal valuation shall be submitted with the building permit application. If the valuation is determined to be below the \$200,000 threshold, the project will not be required to perform public street and sidewalk improvements under the Public Street and Sidewalk Improvements section shown below.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 12, 2021:

**EASEMENTS AND DEDICATIONS**

1. The applicant shall provide a 6-foot wide sidewalk easement (SWE) along Streamside Drive for the full width of the lot if one does not already exist.

**PUBLIC STREET AND SIDEWALK IMPROVEMENTS**

2. It is recommended that any non-standard sidewalk sections and driveway approaches along the property's frontage be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards. Per City Code Section 13-32.020, the abutting property owner shall maintain the sidewalk in a manner that avoids creating a dangerous situation for the property owner and any members of the public utilizing the corridor.
3. Per City Code 18-12.010, one-half of the street along the abutting frontage adjacent to the existing or proposed improvement located on the lot or lots shall be improved for the full width of such lot or lots in accordance with City standards. Improvements shall include:

- a. The pedestrian ramp at the corner of Streamside Drive and Highway 12 per Caltrans Standard Plan A88A Detail B.
  - b. A contiguous permanent 6-foot wide sidewalk per City Standard 230 along Streamside Drive for the full width of the lot.
4. All sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
  - a. The northeastern parking stall at the corner of Streamside Drive and Highway 12 may be removed to avoid encroachments into the required sidewalk easement.
  - b. The existing shed and retaining wall along the southeast corner of the parcel may be removed or relocated to avoid encroachments into the required sidewalk easement.
5. The curb shall remain in its current location and all improvements shall be behind the existing curb line.
6. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.

#### **STORM WATER COMPLIANCE**

7. Note on the plans submitted with the building permit application that “no debris, soil, silt, 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 whatever 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 complete, any excess material or debris shall be removed from the work area.”

#### **BUILDING – (from Michael Enright dated October 26, 2021)**

8. Obtain building permits for the proposed project.

#### **WATER AND WASTEWATER**

9. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout shall be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out shall be performed under an encroachment permit.

#### **ENVIRONMENTAL COMPLIANCE**

10. Tenant improvements performed in conjunction with a change of use or an expansion of an existing use may result in additional requirements associated with the discharge to the City's public wastewater system. Contact the Water Department's Environmental Compliance section at 707-543-3369 to determine the necessary permitting path and to better understand the specific requirements that will be brought forward during the review of the building permit application.

**FIRE –** (from Scott Moon dated October 26, 2021)

11. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to Dispensary. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support>.
12. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. Installation to comply with California Fire Code as amended by the Santa Rosa City Code. Six inch numeric or alpha-numeric shall be provided for suites.
13. Storage or use of any hazardous materials at the site may require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permitted 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 permit fees.



12/07/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER