

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
November 1, 2022**

**Timothy Road (Roseland Enterprises) Cannabis & Addition – microbusiness,
distribution, cultivation, and manufacturing.
460 Timothy Road
PRJ22-008**

- I. Applicant's engineer shall obtain the current City Design and Construction Standards and the Community 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. 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 review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received October 18, 2022.

PARCEL AND EASEMENT DEDICATIONS

1. The common driveway shall be a minimum of 20-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance. The driveway's inside and outside radius shall be a minimum of 20-feet and 40-feet in radius respectively.
2. **Timothy Road** shall be dedicated and improved per City Standard 203A and 230G with an approximate 45-feet radius cul-de-sac, 6-inch curb and gutter and a 5-foot wide sidewalk along with a 7-foot wide Public Utility Easement (PUE) and an approximate 5-foot Right-of-Way (ROW) dedication for a half street ROW of 51-feet wide. The curb shall remain in its current location and all improvements shall be behind the existing curb line.
3. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.

4. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

5. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
6. All public and private 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.
7. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
8. Private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements (15-foot wide sewer easement, public utilities easement, and 10-foot wide storm drain easement at the southern corner of the lot) unless approved under a variance by the City Engineer.

TRAFFIC

9. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.
10. As applicable, City Standard 611 cobra style streetlights shall be installed along Timothy Road using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
11. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight 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 streetlight 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.”

12. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage and onsite per City code at their sole expense.
13. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
14. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Timothy Road to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
15. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Timothy Road frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.
16. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
17. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Timothy Road to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner for all costs and overhead incurred.
18. The existing fence and gate shall be relocated or removed to provide adequate line of sight to vehicles exiting the project driveway and vehicles utilizing adjacent commercial and residential driveways or residential access roads.

PRIVATE DRIVEWAY IMPROVEMENTS

19. A 2-way commercial driveway apron shall be constructed in accordance with City Standard detail 250A on Timothy Road. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut. Provide for a public sidewalk, level portion of sidewalk behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.

20. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping. 3. ADA compliant access(es) to the buildings from the public sidewalk.
21. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.
22. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.
23. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
24. Submit grading and drainage plans which shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.

PUBLIC STORM DRAINAGE

25. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
26. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) current 2020 flood management design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to public improvement plan and encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.
27. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
28. As applicable, all drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.
29. All onsite storm drain inlets shall be labeled per the City standard detail 409 -

“DRAINS TO CREEK” or an approved equal.

30. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Renae Gundy at 707-543-4368.
31. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
32. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
33. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.
34. All offsite storm drain work and coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
35. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged 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.
36. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction.
37. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the lot owner.

WATER AND WASTEWATER

38. Demand fees shall be required and shall be determined after review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, lab, manufacturing, cultivation, etc.) and the square footage of each usage type with the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter

installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.

39. Water services shall be provided per Section X of the Water System Design Standards. Multi-family residential, commercial clubhouse buildings and irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Water Engineering Services suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.
40. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve(s) per City Standard detail no. 880 shall be installed to serve a fire main. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.
41. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for the City Engineer's review and approval for public improvements prior to building permit issuance.
42. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
43. 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 must 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 must be performed under an encroachment permit.
44. If wells exist on the property, then the following apply:
 - a. Any lines from existing wells that cross property lines must be severed.
 - b. Abandonment of wells requires a permit from Permit Sonoma.
45. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.
46. The applicant shall install one Combination Water service(s) per City Standards 870 for the fire sprinkler, domestic and irrigation meters for the lot. The exact

configuration shall be reviewed at first building review and is based on the water pressure calculations.

47. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
48. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
49. No plumbing for landscape irrigation or any other use shall cross lot lines.
50. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Abandon the existing residential services to the existing houses.
51. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.
52. No structures may encroach on, above, or below the surface of the ground in any public easement. No trees may be planted in a public easement without first obtaining approval of the Director of Santa Rosa Water.

FIRE – (from Mike Johnson dated June 21, 2022)

53. Facility shall comply with the requirements of “Building and Fire Code Requirements for Cannabis Related Occupancies” including General Requirements and those specific to Volatile Manufacturing. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> . All Plant Processing and Extraction facilities shall comply with CA Fire Code Chapter 38. **Building Permit submittal (required for verification of occupancy) shall include a copy of all required documents and reports for Fire Department review and approval.**
54. An annual Fire Department Operational Permit is required for cannabis cultivation, manufacturing, testing and laboratory, and distribution facilities. **Annual permit submittal shall include re-certification of all extraction equipment by a CA licensed professional engineer and updating of Hazardous Materials storage, use, handling, and waste records.**
55. Plans state the existing automatic fire sprinkler system is a NFPA 13R design. This is a commercial business, and the system shall be of the NFPA 13 design. Plans shall be submitted for review and approval prior to sprinkler system being modified.
56. An approved fire alarm or fire sprinkler monitoring system installed in accordance with the provisions of the CFC and NFPA 72 shall be provided in new buildings and structures in accordance with CFC § 907.2 and provide occupant notification in

accordance with CFC § 907.6 as well as specific requirements detailed in CFC Chapter 38.

57. 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.
58. The fire sprinkler system - fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
59. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards. The access on the south side of the building and around back shall be clearly identified as a fire lane with no parking if less than 26 feet wide. The area between the Bio-Retention Basin and the building shall be designated as a Fire Department Turnaround per California Fire Code Appendix D and shall be kept clear of obstructions.
60. Provide a Fire Department key box (Knox box) access to the building and if a gate is installed across the driveway Opticom and key-switch/Knox pad-lock access through electric/manual gates will be required.
61. Twelve inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
62. 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 via the California Environmental Reporting System (CERS). 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 permit fees.

ENVIRONMENTAL COMPLIANCE – (from Renae Gundy dated June 16, 2022)

63. 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
64. 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.
65. 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.
66. 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.

67. 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.
68. 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.
69. 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.

RECREATION AND PARKS – (from Tim Bernard dated September 12, 2022)

70. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation and maintenance of the planter strips in front of and alongside of their lots.



11/01/2022

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER