

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"  
DECEMBER 9, 2021**

**GOOD ONWARD, Inc. Cannabis Processing and indoor cultivation  
WAREHOUSE- ADD MEZZANINE EXPANSION OF 4950 SQ. FT.  
3192 JUNIPER AVENUE**

**CUP21-073**

- I. Developer'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.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received March 23, 2020 (no changes to the site plan) :

**GENERAL**

1. Comply with all previous Conditions of Development for this project approved under PRJ18-082.

**PUBLIC STREET IMPROVEMENTS**

2. If applicable, then an Encroachment Permit shall be 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 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing shall 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.)

3. Public Improvement plans under ENG have been signed by the City engineer.

### **TRAFFIC (Updated)**

4. The project shall adhere to the Traffic Study as entitled **"Updated Focused Traffic Study for the Good Onward Medical Cannabis Project"** as prepared by W-Trans 5 dated Jan. 8, 2020 and all subsequent recommendations, including updates and amendments dated April 29, 2021; and Dec. 2, 2021.

### **WATER AND WASTEWATER**

5. Sewer, water and irrigation demand fees, meter installation fees and processing fees shall be required to be paid to the City prior to building permit issuance and connection to City water or sanitary sewer, as applicable. Fees shall be determined after review of the building permit application and all fees shall be paid prior to the issuance of the Building Permit. The applicant may contact Utilities Engineering to determine estimated processing and meter fees.
6. Private improvements plans have been submitted (EP17-0067) and were approved in Dec 2019 to extend a new sewer lateral force main from this property to connect through a private sewer easement located through the lot to the north addressed as 3135 Juniper Avenue to connect to the existing public sanitary sewer system in Bellevue Road. These improvements were approved under an encroachment permit. Cross reference the approved public sewer main extension plans on the sewer lateral plans and permits on this drawing set if being installed under a separate permit.
7. Submit engineering calculations and certifications that prove the existing sewer force main installed is of the required capacity to service the entire projects sewer needs.
8. As applicable, submit the proposed private sewer pump station plans, calculations, cut sheets and force main design and other design details to the Building Department for review and approval. Cross reference the approved sewer main extension and the sewer lateral and force main plans and permits on all drawing sets if being installed under a

separate permit. City sewer demand fees shall be paid by the applicant prior to connection to the city Public sanitary sewer main.

9. One sewer lateral connection per lot is permitted to be connected to the City sewer main. Private sewer force mains shall not be directly connected to the city public main and shall flow by gravity into a standard sewer lateral connected to the main with a wye connection per City standard detail 515. Locator wires and or boxes will be placed at every horizontal alignment change or a maximum of every 200 feet along the force main. Private lift stations shall be maintained in perpetuity by the property owner(s) and shall be located entirely on private property.
10. The private sewer lift station shall be designed to serve the entire tributary area at build-out densities conforming to the City General Plan, in accordance with City Peaking standards and I/I allowance.
11. Submit the type of use for each portion of the building (office, retail, warehouse, lab, cultivation etc.) and the square footage of each type of use. Provide the number of plants that shall be onsite and the estimated peak monthly water usage in thousands of gallons for water and sewer usage to Water Engineering Services to calculate the fees for this application. If any meters for firelines are to be installed, then fees shall be determined at the encroachment permit application. The applicant may contact Utilities Engineering to determine estimated fees.
12. There is not a public water main located within Juniper Avenue. If the City public water main is extended down Juniper Avenue by the applicant and a City water connection is proposed then apply conditions 55 through 65, if not then disregard conditions 55 through 65. All utility connections shall be installed to City of Santa Rosa standard Design and Construction manual details.
13. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
14. Install a combination service per City Standards 870 for the fire sprinkler, fire hydrant, domestic and irrigation meters.
15. Install a separate irrigation meter 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.

16. Reduced pressure backflow devices are required on all domestic and irrigation services.
17. Water laterals and meters shall be sized to meet domestic and irrigation uses and reduced pressure back flow per City Standard 876 shall be required on all water services. The fire line shall require a double detector check valve backflow device per City Standard 880. The flow calculations shall be submitted to the Engineering Development Services during the first plan check phase of the Improvement Plans to determine adequate sizing.
18. Fire hydrant spacing shall be determined during first plan review in the event of a water main extension or an alternative Fire suppression system shall be reviewed and approved by the Fire Department prior to building occupancy.
19. A fire flow test shall be completed immediately after the time of tie-in of the project to the City water system. The fire flow shall meet the mitigated minimum requirements imposed for the project by the Fire Department before the City shall accept the water main. The City shall perform the fire flow test. The fee for the flow test shall be paid to Santa Rosa Water prior to the request for the test to be done.
20. 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. The location shall be determined during the plan check process of the Improvement Plans.
21. Santa Rosa Water Engineering services provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fire line. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrants locations to the Water Engineering Services Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
22. Connection to the public water main in Bellevue Avenue for the fire hydrant and the main shall require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.
23. Fire protection is to be provided in accordance with City Fire

Department requirements. Submit a Fire Flow Analysis to both Santa Rosa Water and Fire Departments to show fire flow requirements can be met. The engineer shall contact Santa Rosa Water Engineering Services prior to submittal of improvement plans to determine hydrant locations. Fire Department access shall meet City Fire Department standards.

24. 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 Chris Murray at 707-543-3393.

#### **WELL and SEPTIC SYSTEMS (revised and updated 12.3.21)**

1. Show the existing well and septic field location(s) on the plan set and note if abandoned, to be abandoned, removed or in sufficient working order to service the project use.
2. Any existing wells are subject to compliance with City Code Chapter 14-12. If a well exists on the property, at least one of the following conditions apply:
  - a) Retention of wells shall comply with City and County codes. An approved backflow prevention device shall be installed on any connection to the City water system. Provide a well clearance from Permit Sonoma/Sonoma County Permit and Resource Management Department for the proposed use prior to issuance of a building permit. The applicant shall obtain all required Permit Sonoma permits at their sole expense. Indicate on the plans if the well will be used solely for irrigation purposes or both irrigation and domestic purposes.
  - b) Abandonment of wells requires a permit from Permit Sonoma. Indicate the Well permit application number on the plans.
  - c) Wells shall not serve more than one parcel, and any lines from existing wells that cross lot lines shall be severed.
3. If the project is retaining the existing septic system, then provide a septic clearance for the proposed use from Permit Sonoma to the Planning and Economic Development Department.

4. Except where specifically authorized by permit, any septic tanks shall be abandoned in conformance with Permit Sonoma regulations. If the septic system is removed or abandoned, then submit a copy of the Septic System Destruction permit from Permit Sonoma to the City's Planning and Economic Development and Water Departments.
5. As applicable, if the project is retaining the existing well system, then provide a well clearance from Sonoma County Permit and Resource Management Department (PRMD) and or Sonoma County Health Department for the proposed use of the well and or site prior to issuance of a building permit. The well water supply may be adequate for the proposed use but could require upgrades depending on the water usage needed for the proposed manufacturing and processing. The applicant shall obtain all required agency permits at their sole expense. Indicate on the plans if the well shall be used solely for irrigation purposes or both irrigation and domestic purposes.

#### **FIRE DEPARTMENT (10.14.2021)**

Applicant is advised that the following **General Conditions** apply to this project:

1. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to manufacturing. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> .
2. 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.**
3. 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.
4. 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.

5. The building will be required to be protected by automatic fire sprinkler system throughout. Modifications to the existing sprinkler system requires plans and calculations submitted to the Fire Department for review and approval prior to any work on system.
6. 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.
7. The fire sprinkler system - fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
8. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C and Santa Rosa City Code.
9. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
10. Fire hydrants installed for this project shall be commercial (double steamer) and provide a minimum of 2500 gpm at 20psi.
11. Fire hydrants shall be spaced at 300 feet in commercial areas
12. For private underground fire main installations, the Fire Department requires a deferred submittal for review and compliance with NFPA 24.
13. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
14. 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.
15. Deferred submittals to the Fire Department:
  - a. Private underground fire main
  - b. Fire sprinklers
  - c. Fire alarm

- d. Gates and barriers
  - e. Hazardous Materials Business Plan – CERS submittal
16. Access and water supplies shall be installed and accepted by the Fire Department prior to combustible construction materials delivered to the site or vertical construction.
17. Site shall be maintained in compliance with City Weed and Rubbish Abatement ordinance requirements.



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