

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
10/22/2021

Flora Terra Dispensary  
1226 4<sup>th</sup> Street  
CUP21-061

**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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 6, 2021:

**PUBLIC STREET IMPROVEMENTS**

1. 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.

**BUILDING**

2. Obtain building permits for the proposed project.

**WATER AND WASTEWATER**

3. All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
4. A sewer cleanout per City Standard 513/513A must 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.

5. A dedicated irrigation meter will be required to serve the existing or any proposed new landscaping. An encroachment permit is required for this work.

**FIRE** – (from Scott Moon dated October 21, 2021)

6. Facility shall comply with the requirements of “Building and Fire Code Requirements for Cannabis Related Occupancies” including General Requirements and those specific to Retail. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> .
7. 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.
8. 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.
  - a. Hazardous Materials Business Plan – CERS submittal



10/22/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER