

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 19, 2019

FXL Inc.
3415 Industrial Drive
CUP19-042

- 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 April 24, 2019:

STORM WATER COMPLIANCE

1. 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."
2. As applicable, the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

WATER AND WASTEWATER

3. An encroachment permit must be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.
4. Water and sewer demand fees may be required and shall be determined during 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. If the proposed use involves a cannabis growing operation, provide the number of plants and the estimated peak monthly water and sewer usage. The applicant may contact the Water Engineering Services division at 707-543-4300 to obtain a preliminary fee calculation.

5. A dedicated fire service shall be installed to support the required automatic fire sprinkler system. Unless otherwise determined by Santa Rosa Water through a variance process, the existing domestic water service shall be abandoned at the main and a single new combination service per City Standard 870 shall be installed for all domestic, irrigation and fire uses.
6. A reduced pressure backflow device shall be installed on all domestic water services.
7. Any proposed or required additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.
8. If any landscaping is proposed or required, a dedicated irrigation service coupled with a reduced pressure backflow device per City Standard 876 shall be installed.
9. Install a sewer cleanout per City Standard 513 if one does not already exist.

ENVIRONMENTAL COMPLIANCE

10. If the Cannabis cultivation and/or manufacturing activities have any process discharges to City sanitary sewer, the following conditions may apply:
 - a. Submit a City of Santa Rosa general wastewater discharge permit application including plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA. It requires no fee and it can be accessed online at www.srcity.org/generalapp. Specific questions associated with the permitting process may be directed to the Environmental Compliance Division at 707-543-3393
 - b. 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.
 - c. All extraction condenser no-contact cooling water shall be recycled with either a chiller and/or a water tower. City Code prohibits the discharge of unpolluted wastewater including non-contact cooling water.
 - d. 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 the sanitary sewer.
 - e. 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. If there are no trench drains or a process water discharge a sample box is not needed.

- f. Install a City approved effluent meter or equivalent to capture common process waste line flow before discharge to non-process sanitary sewer lines or City sanitary sewer. Meter location will be project dependent. In the case of 100% process water reclamation, a City process meter or equivalent will be required, in lieu of the effluent meter, in order to capture incoming water used for production and cleanup.
- g. Any on-site manufacturing that involves the production of baked or food grade products shall require the installation of a grease removal device for any 3-compartment sink used for clean-up.

FIRE

- 11. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to cultivation, distribution and dispensaries. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> . **Building Permit submittal (required for verification of occupancy) shall include a copy of all required documents and reports for Fire Department review and approval.**
- 12. 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 processing equipment by a CA licensed professional engineer and updating of Hazardous Materials storage, use, handling, and waste records.**
- 13. The building will be required to be protected by automatic fire sprinkler system.
- 14. 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.
- 15. If a fire sprinkler system is required, the fire department connection (FDC's) shall be located within 100 feet of a fire hydrant.
- 16. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
- 17. 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.
- 18. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.

19. 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.
 - a. Volatile manufacturing process operations need to be clearly defined on the Building and Fire Plan submittals and additional monitoring equipment and signage will be required.



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