

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
January 12, 2017

60 Maxwell Ct.
Fleuron, Inc
CUP16-087

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 as related to this application 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 December 8, 2016:

SEWER AND WATER

1. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
2. Demand fees may be required and are to be determined after review of building plans. Submit the square foot of each type of use in the building (office, lab, grow areas, etc), the number of plants in the grow area, estimated peak monthly water and sewer usage in thousands of gallons. Provide details for the size of the services lines to Water Engineering Services for review.
3. Install a reduced pressure backflow device on the domestic meter per City Std. 876 if the existing meter is being upsized, existing services not being used shall be abandoned at the main per City Standards under an Encroachment Permit.
4. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
5. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

ENVIRONMENTAL COMPLIANCE

6. 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 on line at www.srcity.org/generalapp
7. 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.
8. 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, or with traffic rated lid in parking area, and is accessible to City personnel.
9. They may be required to 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.



Larry Lackie
Project Engineer