

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
11/23/2021

California Organica Inc.
Cannabis Cultivation, Manufacturing, and Distribution
1825 Ferdinand Court
CUP21-091

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 October 25, 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 – (from Michael Enright dated November 17, 2021)

2. Obtain building permits for the proposed project.

WATER AND WASTEWATER

3. 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.), the square footage of each usage type, and number of plants and the estimated peak monthly water and sewer usage in thousands of gallons with the building permit application. The applicant may contact the Water Engineering Services division at watereng@srcity.org to obtain a preliminary fee calculation.
4. 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.

5. 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.
6. Submit proof of application with the North Coast Regional Water Quality Control Board if any outdoor storage of chemicals, dirt, etc. are 2,000 square feet or greater.

ENVIRONMENTAL COMPLIANCE – (from Patrick Pulis dated November 23, 2021)

7. 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
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. 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.

FIRE – (from Scott Moon dated November 8, 2021)

14. Facility shall comply with the requirements of “Building and Fire Code Requirements for Cannabis Related Occupancies” including General Requirements and those specific to cultivation, manufacturing, and distribution. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> .
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. The fire sprinkler system - fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
21. 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.

22. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
23. Fire hydrants installed for this project shall be commercial (double steamer) and provide a minimum of 2500 gpm at 20psi.
24. Fire hydrants shall be spaced at 300 feet in commercial areas
25. For private underground fire main installations, the Fire Department requires a deferred submittal for review and compliance with NFPA 24.
26. 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.
27. 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.
28. 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



11/23/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER