

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
September 12, 2019

Justice Dispensary  
1111 Petaluma Hill Rd  
PRJ18-058

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. **All properties including, commercial and industrial properties shall be subject to public improvement requirements where the cost of any improvement to an existing building exceeds a value of \$200,000.00. Should this threshold be exceeded at Building Permit, the following improvements shall be installed;**
  - a. a City Standard 250 A, C or D driveway apron at each entrance/exit
  - b. a Caltrans Standard A88A curb return.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 9/26/18:

**PUBLIC EASEMENT DEDICATION**

1. All public easement and right of way dedications shall be granted by separate instrument to the satisfaction of the City Engineer.
2. Prior to the signing of Improvement Plans the following public easements and rights of way shall be dedicated;
  - a. a sidewalk easement to contain any areas of sidewalk that are currently outside of the public right of way as determined during the plan check phase of Improvement Plans

- b. a public utility easement (PUE) between the property line and 7.5-feet behind the back of sidewalk

## **PUBLIC STREET IMPROVEMENTS**

3. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
4. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
5. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
6. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

## **TRAFFIC AND LINE OF SIGHT**

7. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of (Building Permit, Encroachment Permit, Improvement Plans).
8. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.
9. The applicant shall install a JSF Technologies Dual-Sided Rectangular Rapid Flash Beacon (RRFB) with the solar unit mounted on 1-B poles per applicable Caltrans specifications and to the satisfaction of the City Engineer in consultation with the City Traffic Engineer. The wattage of the solar unit shall be determined during Plan Check. The unit shall include radio transmitter to link the two RRFB units. JSF units shall have indication lights on two sides. Units shall be black in color. Pedestrian signs shall also be on two sides (front and back) of each pole per CA MUTCD. Push buttons shall be Bulldog Polara or equivalent equal.

## **STORM DRAINAGE**

10. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

**GRADING** (from Building Memo dated November 13, 2018)

11. Obtain building permits for the proposed project.

**WATER AND WASTEWATER**

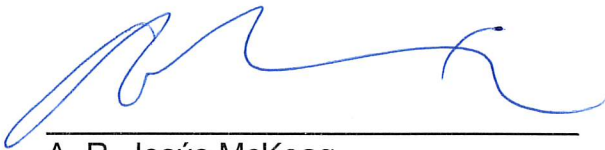
12. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
13. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
14. Provide square footage of each area of the building: Office, retail, warehouse, lab, cultivation etc.
15. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
16. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
17. 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.
18. Install a reduced pressure backflow device on the domestic meter per std 876 if none exists (for existing bldgs.)
19. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
20. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
21. Contact Environmental Compliance for their conditions.

**FIRE** (from Fire Memo dated November 09, 2018)

22. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to Cultivation and Distribution. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> . Any Plant Processing and Extraction facilities shall comply with CA Fire Code Chapter 38.

**Building Permit submittal (required for verification of occupancy) shall include a copy of all required documents and reports for Fire Department review and approval.**

23. The building(s) will be required to make modifications to the existing automatic fire sprinkler system.
24. Provide a Fire Department key box (Knox box) access to the building fire protection equipment.
  - a. Gates and access controls to be approved by the Fire Department.
25. 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.
26. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. 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 fees.



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A. R. Jesús McKeag

PROJECT ENGINEER