

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
August 13, 2019**

**SPARC INC.
CANNABIS DISPENSARY MODIFICATION
TO USE AMENDMENT -Tenant Improvement
1061 NORTH DUTTON AVENUE
CUP19-034**

- I. 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 therein unless specifically waived or altered by written variance by the City Engineer.
- II. This project is subject to the Downtown Station Area Specific plan and Dutton Avenue is included in the Railroad Corridor Sub-area.
- III. Per City Code 18-12.010, if the project Valuation is over \$200,000 then North Dutton Avenue shall be improved to a City Standard Boulevard street cross-section to comply with the Specific Plan. A half-street cross section shall consist of a 6-foot wide median lane, a 12-foot wide travel lane, an 11-foot wide travel lane, a 5-foot wide Class 2 bike lane an 8-foot wide parallel parking lane and a concrete curb and gutter and an 8-foot wide landscape planter and a 6-foot wide sidewalk. See the City Standards for the dimensions. If over the \$200,000 valuation then the applicant shall submit Public Improvement Plans to the City engineer for review and approval prior to building permit issuance. Submit a valuation for the project at first building permit review. Show the existing and proposed dimensioned street cross sections on the construction plans. The applicant may apply for a variance postponement from the City Engineer for this condition.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the revised plans stamped received AUGUST 12, 2019:

MAPS AND EASEMENTS

1. North Dutton Avenue shall be dedicated to a City Standard No. 200I Boulevard street cross-section per the approved Specific Plan page B-3. A half-street cross section shall consist of a 6-foot wide median lane, a 12-foot wide travel lane, an 11-foot wide travel lane, a 5-foot wide Class

2, bike lane, an 8-foot wide parallel parking lane and a concrete curb and gutter and an 8-foot wide landscape planter and a 6-foot wide sidewalk for a half street ROW width of 50-feet. If not existing, a 13-foot wide public utility easement and public access easement shall be dedicated to the City of Santa Rosa directly behind the Right of Way line. The applicant may apply for a temporary variance from the City Engineer for this condition because of the location of the existing building is within the proposed right of way (ROW) and or Public Utility easement.

2. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

3. An Encroachment Permit may be required prior to issuance of the building permit. Any improvements, proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
4. If applicable, driveway aprons and sidewalks along the property frontage shall be brought up to ADA compliance by installing City Standard driveway aprons per City Standard 250A with flat sidewalks along the frontage to the review and approval of the City Engineer.
5. The applicant shall keep the project frontage vehicular site distance clear of over grown vegetation. Vegetation shall be less than 3-feet or more than 7-feet in height.

STORM WATER COMPLIANCE (SWLID)

6. Note on the plans that "no debris, soil, silt, sand, 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 completed, any excess material or debris shall be removed from the work area."
7. 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.
8. New services (electrical, telephone, cable or conduit) shall be installed underground.

WATER AND WASTE WATER

9. Demand fees may be required and shall be determined after review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, cultivation, lab, etc.) and the square footage of each type of use. If applicable, provide the number of plants that shall be onsite and the estimated peak monthly water usage in thousands of gallons for water and sewer usage to Water Engineering Services to calculate the fees for this application.
10. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Utilities Engineering to determine estimated fees.
11. Water services shall be provided per Section X of the Water System Design Standards. Domestic and irrigation uses shall be metered separately.
12. City Standards require that a commercial project install a 12" combination service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and irrigation meters if one does not

exist. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.

13. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the Encroachment Permit application.
14. The project engineer shall provide a detailed utility plan showing onsite and offsite sewer, water, and fire protection systems, and their connections to existing sewer and water facilities.
15. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices per City Standard 876.
16. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513.
17. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

TRAFFIC

18. Submit an onsite signing and striping plan to comply with the current codes and requirements for Accessible parking signing and striping. Submit a grading and drainage plan that shows the ADA accessible path of travel from the public way to the buildings entrance.

ENVIRONMENTAL COMPLIANCE

19. In the future, any cannabis cultivation and or manufacturing activities shall require approval by the City including the Environmental Compliance division. Contact this office for more information at (707) 543-3393.

FIRE DEPARTMENT – 4.30.19

Conditional Use Permit application proposing to (1) amend an existing commercial Cannabis Retail (Dispensary) use to expand square footage of use from 491 square feet to 1,897 square feet with existing building, and (2) add Cannabis Delivery service use.

20. 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.
21. Twelve inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
22. 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 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 annual Hazardous Material Use or Hazardous Waste Generator permit fees.

RECREATION AND PARKS

23. Property owner shall be responsible for the irrigation and the maintenance of the project's adjacent planter strips.
24. The installation of the 8-foot wide frontage planter and street trees along North Dutton Avenue shall be postponed until such time as the building is relocated out of the proposed right of way.



Carol Dugas
EDS Project Engineer