

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
July 18, 2018

NT Ventures
444 YOLANDA AVE, B
PRJ18-005

- 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. 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. Per City Code Section 18-12.015 (C) 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.**
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 1/19/18:

PUBLIC STREET IMPROVEMENTS

1. 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 subdivider 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.
2. 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.
3. Pursuant to City Code Chapter 13-12, with the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject subdivision or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the

boundaries of the road improvements of the subject subdivision shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.

4. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

COMMERCIAL DRIVEWAYS

5. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space per City Parking design standards 20-36.070 B,2.

STORM DRAINAGE

6. Storm 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 subdivider's expense.
7. Storm drainage design shall be finalized during the Building Permit process.

GRADING

8. Grading design shall be finalized during the Building Permit process.

WATER AND WASTEWATER

9. 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.
10. Water and sewer design shall be finalized during the Building Permit process.
11. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

Medical Marijuana- Standard Conditions

12. Provide square footage of each area of the building: Office, retail, warehouse, lab, cultivation etc.

In addition, for the square footage area containing cultivation, also provide the # of plants and the estimated peak monthly water and sewer usage in thousands of gallons. Water and Sewer demand fees will be determined after review of this information.

For manufacturing – provide estimated peak monthly water and sewer usage in thousands of gallons.
13. Install a reduced pressure backflow device on the domestic meter per City Standard 876 if none exists (for existing bldgs.)** Use standard service conditions if this is new construction. Reduced Pressure backflow per City Standard 876 will always be required on the domestic and irrigation meters for this industry.**

14. Submit proof of application with the North Coast Regional Water Quality Control Board. (if not connected to sewer or has an outdoor grow area with project)
15. If outdoor grow, submit plans for WELO review/compliance. Install a separate meter for irrigation if an outdoor grow. Obtain Encroachment Permit to install meter. Install a RP backflow per std. 876. Provide estimated peak monthly water usage for outdoor grow.

****Water usage for cultivation will be calculated at 1.16 gallons per plant****

Estimated 111 plants can be planted in 1000 square feet.

4,000gallons a day/1000 sq feet

(111 x 1.16 x 31 =3991.56 gallons)

ENVIRONMENTAL COMPLIANCE

Cultivation Operation

16. 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.
17. 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.
18. 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.
19. 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.

Extraction/Manufacturing

20. 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.
21. 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

*Fire Department has the following **Specific Conditions** on this project:*

22. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to Volatile Manufacturing. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> . All 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. An annual Fire Department Operational Permit is required for cannabis 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.

*Applicant is advised that the following Fire Department **General Conditions** apply to this project:*

24. Fire Apparatus Access roads (Fire Lanes) shall be provided to within 150 feet hose-pull distance of all first-floor exterior walls. Fire Lanes over 150 feet long shall have an approved fire apparatus turn-around. Vehicle gates limiting fire apparatus access shall be approved by the Fire Department. Electrically operated gates shall be equipped with strobe-actuators ("Opticom") on ingress side with Knox-key override on keypad. Egress side shall have strobe-actuator or magnetic loop detection in pavement. Fire Lanes shall be signed or marked per current Fire Department standards.



A. R. Jesús McKeag

PROJECT ENGINEER