

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
September 20, 2018

Cannabis Retail – Type 10 License – Tenant Improvement
335 O'Hair Court
CUP18-052

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 19, 2018:

PUBLIC STREET IMPROVEMENTS

1. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right or public drainage easement that is located onsite 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.)

STORM WATER COMPLIANCE (SWLID)

2. 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.

3. New services (electrical, telephone, cable or conduit) shall be installed underground.

WATER AND WASTE WATER

4. 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.
5. 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.
6. If applicable and landscaping is being installed then 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.

STORM DRAINAGE FACILITIES

7. Label the underground utilities clearly on the plans set and protect the existing public storm drain pipes (two – 27-inch RCP pipes) in place onsite. Dedicate an additional 15-foot wide public storm drainage easement over the existing pipe adjacent to the existing 10-foot wide storm drainage easement so that the easement is 25-foot total in width and meets the width required in the event of a pipe replacement.

TRAFFIC

8. 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 accessible path of travel from the public way to the buildings entrance.

ENVIRONMENTAL COMPLIANCE

9. There may be additional requirements to meet environmental compliance if this project begins performing any cultivation activities in the future. There is none present on this application.

FIRE – 8.20.18

10. Post a minimum of a six-inch office suite address for clear identification of the occupied space. Installation to comply with California Fire Code as amended by the Santa Rosa City Code.
11. 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.



Carol Clark
EDS Project Engineer