

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
May 31, 2017**

**EMERALD ALLIANCE GROUP MMC
2875 SEBASTOPOL ROAD
PRJ16-007; CUP16-028; DR16-016**

- 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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- III. The applicant shall comply with all Medical Cannabis Cultivation regulations as adopted now and in the future by the City of Santa Rosa, The State of California and the Federal Government.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted /stamped received May 31, 2017;

PARCEL AND EASEMENT DEDICATIONS

1. **Sebastopol Road** shall be dedicated as a Parkway in fee along the entire project frontage. The Parkway typical section consists of half street improvements of a 7-foot wide planter median, one 12- foot wide and one 11-foot wide travel lanes, 5-foot wide bike path, 8-foot wide planter strip and 6-foot wide sidewalk. A 13-foot wide Public Utility Easement is to be dedicated to the City containing a 6.5-foot wide sidewalk easement. See the Santa Rosa Street Construction Standard 200J for details.
2. **Brittain Lane** shall be dedicated as a Minor Street along the entire project frontage. The Minor Street typical section consists of half street improvements of a 10-foot wide travel lane, 8-foot wide parking lane, curb and gutter, a 6-foot wide planter strip and 5-foot wide sidewalk. An approximate 13-foot Public Utility Easement is to be dedicated to the City

containing a 5.5-foot wide sidewalk easement. See the Santa Rosa Street Construction Standard 200F for details. No curb and gutter, planter or sidewalk frontage improvements shall be required along this frontage. The applicant shall install a pipe crossing under the proposed driveway and retain the open ditch drainage feature and/or improve the existing ditch drainage for Brittain Lane that shall continue southward along their west property line to enter the Sebastopol Road drainage system. Said drainage shall not be blocked or rerouted. A city standard drainage structure such as a manhole or catch basin shall be installed at all changes in pipe grade, pipe size or pipe direction.

3. 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

4. Public Improvement Plans shall be submitted to the Engineering Division of the Planning and Economic Development Divisions for review and approval by the City Engineer for the Sebastopol Road expansion and utility extensions.
5. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right will be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and will 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.
6. Sebastopol Road shall be improved as a Parkway to City street standards along the entire project frontage. Right of way for a half street section shall be 45 feet from centerline to property line. The parkway typical section consists of half street improvements of a 7-foot wide planter median, one 12-foot wide and one 11-foot wide travel lanes, 5-foot wide bike path, 8-foot wide planter strip and 6-foot sidewalk. A 13-foot wide Public utility easement is to be dedicated to the City containing a 5.5-foot public access easement. See the Santa Rosa Street Construction Standard 200J for details.

7. Curb return radii shall be 25 feet at the corner of Brittain Lane and Sebastopol Road. A Caltrans standard A88A curb ramp shall be constructed at the corner with the design modified for an east – west direction only and not directing a crossing of Sebastopol Road. Right-of-way shall be dedicated so that a Caltrans Standard RSP A88A curb ramp and the sidewalk landing are contained within 6 inches of the right-of-way at curb returns.
8. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 5-foot wide. Concrete sidewalk shall transition to match the existing grades to the east property lines where practical.
9. Undergrounding of all joint electrical poles shall be deferred from being underground along Sebastopol Road and Brittain Lane frontage per the City Engineer until a future time of re-development.
10. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary to maintain the overhead wires on Sebastopol Road and Brittain Avenue. Clearances to remaining wires from proposed onsite improvements must be cleared by PGE.
11. Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
12. Sebastopol Road and Brittain Lane frontages shall be posted as a “No Parking” Zone.
13. Existing streets cut by new services will require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.

TRAFFIC

14. Provide sufficient line of sight so a vehicle exiting the project will not impede or cause the oncoming traffic on Brittain Lane to radically alter their speed. Based on Table 405.1A of the Caltrans' Highway Design Manual, the minimum sight distance is 200 feet in either direction.
15. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Sebastopol Road and Britain Lane corner of the parcel within the sight distance area. Landscaping must be maintained by the owner to be no more than 30" in height and/or the minimum height of the tree canopy shall be 70" within the sight distance areas.

16. The main project entrance on Sebastopol Road shall be designated as “one way” in with a gate. The exit driveway located on Brittain Lane shall be designated a “one way” exit out. The entrance and exit shall have directional traffic signs including an “Enter here” and “Exit only – “Do not Enter” sign and the parking lot shall be striped with painted directional arrows to direct traffic per the CA. MUTCD.
17. Submit an offsite signing and striping plan with all proposed traffic signing and striping modifications per the CA.MUTCD manual for approval by the City Engineer. Paint permanent left/right turn pocket arrows in the center common turn lane on Sebastopol Road center turn aisle.
18. Re-install the existing advance street name signs for “Brittain Lane” and “Corporate Center Parkway” on the Project frontage.
19. A 5-foot-wide, class 2, bike lane shall be clearly painted with bike lane symbols as designated along the Sebastopol Road project frontage.
20. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Developer shall be responsible for any transitional improvements required between new construction and existing improvements.
21. City Standard 611 cobra style street lights are to be installed along Sebastopol Road using LEOTEK LED fixtures. Existing light fixtures shall be retrofitted with LEOLED bulbs. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
22. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; “The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box.”

PRIVATE DRIVEWAY IMPROVEMENTS

23. The commercial driveway apron on Sebastopol Road shall be constructed in accordance with City Standard detail 250A. The private driveways shall have a minimum width of 16 feet at the back of sidewalk, accessing through an additional 6 feet in width at the curb cut per City Standard 250A. Provide for a 6-foot-wide level portion of sidewalk behind the driveway ramp. Install

curb and gutter at the edge of asphalt at least 10 foot behind the driveway aprons. Paint onsite curbs red to indicate no parking along the entry ways. The commercial driveway on Brittain Lane shall be constructed in accordance with City Standard detail 250A and detail 252. Drainage improvements may be required to support the existing drainage patterns for Brittain Lane flowing south to the Sebastopol Road storm drain system.

24. Submit an onsite signing and striping plan for the new parking lot improvements at first review. Submit parking lot lighting plans for review and approval by the Chief Building Official or his designated reviewer. Lighting shall meet minimum lighting requirements.

STORM WATER COMPLIANCE (SUSMP)

25. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final onsite Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
26. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the commercial lot owner. Commercial owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
27. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SUSMP BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SUSMP required improvements is to be received by the City prior to acceptance of improvements. The maintenance schedule and the Final SUSMP are to be included as part of the owner's records. ALL BMP's shall be maintained, replaced and repaired by the owner.
28. The SUSMP "Declaration of Maintenance" document shall be recorded prior to building permit issuance.
29. BMP's shall be located in the planter strip area on private property and not within City right of way or within the public access and utility easement.

Relocate BMP's that are encroaching into these areas.

30. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water with the first submittal for the building permit. Show enough grading elevations to verify the contributory areas are correct in the final SUSMP plan.
31. A Storm Water Pollution Protection Plan (SWPPP) will be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
32. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings so the BMP may be replaced in the future. Landscape plans and civil plans will be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the approved final SUSMP report.
33. 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.
34. Show the BMP locations on the future site plan and provide each devices' dimensions. Provide the report in the City format with the checklists attached. Show that the BMP's are not in conflict with other improvements such as utilities, drainage, all weather roadway etc. Indicate that the property Owner shall maintain all the BMP's for perpetuity on the plans. Indicate there will be dedicated BMP maintenance easements for perpetuity over the devices.
35. Where bio swales are required, transformers, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. Each trench crossing shall extend the length of a bioswale by 5 additional linear ft. Locations of infrastructure should be present on the plans and will be reviewed during plan check.
36. All onsite and offsite storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.

37. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch storm drain pipe through the public right of way to a public drainage structure. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street through City Standard curb drains.
38. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.

GRADING

39. A soils and geologic report is required and shall be provided with the Building permit plans submitted for review.
40. Maximum grade difference at project boundary to offsite property shall be less than 1 foot and/or as approved by the City Engineer. The grading plan shall direct storm water to the BMP facilities for treatment.
41. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated by the project. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards and built to City of Santa Rosa design standards.

STORM WATER

42. There is no existing city owned storm drain facilities adjacent to the project in Brittain Lane and private adjacent storm drain facilities within Sebastopol Road. The project is located at a drainage basin high point-divide and shall connect to the storm drain train system on the north side of Sebastopol Road and flow towards the west. Diversions to the storm drain system located on the south side of Sebastopol Road, which is a different water shed, shall not be permitted. The adjacent open drainage ditch on Brittain Lane frontage shall be maintained by the property owner.
43. Public Storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) standards by a licensed Civil Engineer. The applicant shall extend the public storm drain system from the site to connect into the closest off site public storm drain system which has capacity for the site drainage. The project shall continue to accept storm drainage at their north property line

along the east side of Brittain Lane to enter the drainage system in Sebastopol Road and also accept flows from the Sebastopol Roadway frontage that drains east to west. All storm drain main extensions design and construction costs shall be paid by the property owner. Preliminary and final storm drain design reports as approved by the Sonoma County Water Agency shall be provided to the City of Santa Rosa for the city file prior to approval of the public Improvement Plans.

44. Install a city standard inlet at the face of the proposed curb and gutter along Sebastopol Road Frontage that discharges to the west. The applicant shall remove and replace the existing storm drain crossing of Brittain Lane with city approved pipe discharging to the existing open roadside ditch on Sebastopol Road. The existing storm drain system must be confirmed by the applicants' engineer that it is constructed to current City Standards or the storm drain system shall be rebuilt to City Standards by the applicant.
45. A County of Sonoma Encroachment permit may be required to complete the storm drain connection/extension construction work on the west side of Brittain Lane as required to complete an engineered public storm drain system. A temporary construction easement may be required to be obtained from the private property owner and would be obtained at the sole cost of the applicant.
46. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way, or shall be fully treated by the project. Sebastopol Road open ditches shall be removed in the property frontage and up stream of the property and all off site and or street drainage shall be redirected to the proposed curb and gutter line of Sebastopol Road. Existing inlet grates shall be replaced with a drainage structure such as a manhole. Public Storm Drain design shall be reviewed and approved by the City Engineer.
47. Blind connections to the public storm drainage system are not permitted. Install a minimum 48" manhole at each connection point to the public storm drain system. All onsite and offsite storm drainage systems shall be designed to comply with Sonoma County Water Agency and City of Santa Rosa Design and construction standards. The minimum pipe size in the Right of Way shall be a 15" pipe using either Reinforced Concrete Pipe (RCP) or HDPE pipe. If the existing pipe is not RCP or HPDE, then the applicant shall install a new storm drain to City design standards using City standard materials. Install a city standard drain structure at any change of pipe size, pipe grade or pipe direction.
48. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a

valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.

WATER AND WASTE WATER

49. Demand fees will be required and will be determined after review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, retail, lab, cultivation etc.) and the square footage of each type of use. Provide the number of plants that will 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 demand fees for this application. Water and sewer demand, processing and meter installation fees must be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees.
50. 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.
51. Install a combination water service per City Standards 870 for the domestic and fire service as well as any required irrigation meter and public hydrant. Install one connection to the main in Sebastopol Road for the lot. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. A double detector check valve per City Standard 880 will be required on all fire water services. The flow calculations shall be submitted to the Engineering Development Services during the first plan check phase of the Improvement Plans to determine adequate sizing. The sprinkler system will require a Double Detector Check Valve (DDCV) Assembly between the connection to public water main in the street and bottom of Sprinkler Riser. DDCV takes up a space approximately 6 feet x 3 feet adjacent to the Property Line.
52. If public water is required for irrigation purposes, the applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
53. Reduced pressure backflow devices are required on all domestic and irrigation services per City Standard No. 876.

54. Sewer laterals shall have clean outs at all angle points or changes in direction and/or every 100 feet. Provide a sewer clean out at the Right of way line per City Standard 513.
55. Where BMP's or bio swales are required, meter boxes, cleanouts, transformers, joint trenches, fire hydrants, trees etc. must be located without conflict with the swales. Locations of infrastructure shall be reviewed during plan check. Swale lengths shall be extended by 5 foot for each crossing and/or conflict with utility trenches.

ENVIRONMENTAL COMPLIANCE

56. An industrial Waste discharge permit is required. Contact Chris Murray at Environmental Compliance at 707-543-543-3393.
57. 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
58. All cannabis production and/or cultivation trench drain(s) excluding restroom waste lines shall connect to one common process waste line prior to the proposed waste treatment or any connection to the City sanitary sewer.
59. Install a sample box as per City Standard #522 or equivalent after proposed waste treatment in an area that is free of forklift traffic, and accessible to City personnel.
60. 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.

FIRE

61. New building shall be protected with an automatic fire sprinkler system designed and installed per NFPA 13 for Ordinary 2 Hazards. Sprinkler system shall be monitored by a Waterflow Monitoring Fire Alarm system designed and installed per NFPA 72 and CA Fire Code.
62. Addressing per current Fire Department standards (12" address characters on the building, visible from street access, with photocell controlled illumination) is required.

63. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at <http://cers.calepa.ca.gov/>. The Fire Department will review for approval. Materials on site in excess of threshold quantities will require a Hazardous Materials Permit to be submitted to the Fire Department for review and approval and require payment of Hazardous Material Management Plan fee.
64. 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.
65. A Phase 1 Environmental Site Assessment (ESA) shall be submitted to the Fire Department for review and approval prior to approval of On- or Off-Site Improvement Plans. Two copies of ESA shall be submitted and review fees paid directly to Fire Department.
66. Install a drive aisle along the east side of the building that is a minimum 20 ft. wide and is marked as a required Fire Lane with "No Parking – Fire Lane" signs every 50 feet (on east side fence) per Fire Department standards. Align the hatched area at the northeast corner with the back of parking stall striping.

RECREATION AND PARKS

67. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done in accordance with the *City Standards and Specifications for Planting Parkway Trees*. Tree planting locations shall be marked by Recreation and Parks Division Tree Section personnel. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list, standards and to request field markings. This declaration shall be added to the General Notes of the improvement plans.
68. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their parcel(s).

69. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in the effect at the time.



CAROL CLARK
PROJECT ENGINEER

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