

PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 13, 2017

3320 Industrial Dr
Indyone Cannabis Cultivation
CUP17-078

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 as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 13, 2017:

WATER

1. 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.
2. To determine if fees are due, provide the square footages of each of the types of use (office, warehouse, cultivation, etc.). to determine fees due for areas under cultivation it is necessary to provide the number of plants along with the estimated peak monthly water and sewer usage in thousands of gallons.
3. Provide square footage of each area of the building: Office, retail, warehouse, lab, cultivation etc.
 - a. 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.

** Water usage for cultivation will be calculated at 1.16 gallons per plant**
Estimated 111 plants can be planted in 1000 square feet.
(111 x 1.16 x 31 = 3991.56 gallons / mo.)
 - b. For manufacturing – provide estimated peak monthly water and sewer usage in thousands of gallons.

4. 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 usage. Water and Sewer demand fees will be determined after review of this information.

ENVIRONMENTAL COMPLIANCE

5. 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
6. 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.
7. 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.
8. 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.



Larry Lackie
Project Engineer