

Odor Mitigation Plan
The Bjork Group DBA Sonoma Gardens
Brian Bjork

City of Santa Rosa

JUN 21 2018

Planning & Economic
Development Department

June 7, 2018

Re:
Sonoma Gardens
2074 Armory Drive
Santa Rosa, CA 95401
Cannabis Retail Dispensary
City of Santa Rosa –
Conditional Use Permit Application

As required by the City of Santa Rosa's Cannabis – Conditional Use Permit Application, the Owner has hired TEP Engineering to address three items regarding HVAC filtration and noise. These three items are "Storage of Cannabis Products/Inventory", "Odor Control – Engineering Controls" and "Noise".

Dual EHS Permitting - Storage of Cannabis Products/Inventory

The project as proposed shall comply with the City of Santa Rosa's storage of cannabis products/inventory standards set forth in Zoning Code Chapter 20-46. Sonoma Gardens will store and display packaged edible cannabis goods in spaces that have temperature and humidity controlled heating, ventilation and air conditioning (HVAC) systems. The outside and recirculated air for these HVAC systems will include filters that mitigate environmental contaminants such as smoke and dust. These filtration systems must be specified and sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions. The area in which edible medical cannabis goods are stored also may not be exposed to direct sunlight.

Odor Control – "Engineering Controls"

The project as proposed shall comply with the City of Santa Rosa's odor mitigation standards set forth in Zoning Code Chapter 20-46. The industry accepted method to remove cannabis odors for exhaust airstreams is carbon filtration. Sonoma Gardens will install activated carbon filter canisters or inline filters on their exhaust systems serving spaces at risk for emitting cannabis odors. Sonoma Gardens will also install activated carbon inline filters on their recirculating air systems serving spaces at risk for emitting cannabis odors. These carbon filters are designed for the control of VOC's, odors and other gaseous contaminants. The spaces at risk for emitting cannabis odors are noted on the odor-control floor plan provided by Sonoma Gardens; these spaces include the Reception/Retail Display/ POS Counter and Inventory. The exhaust and recirculated air for these spaces will pass through an activated carbon filter, which uses chemical adsorption to remove organic compounds from the airstream. These organic compounds carrying the cannabis odor are captured through a process of adsorption in the microporous carbon. The activated carbon filtration systems must be sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions. Suitable activated carbon filters manufacturers include: Camfil, Can-Filters Canada, Purafil or approved equivalent by a Professional Engineer.

Noise

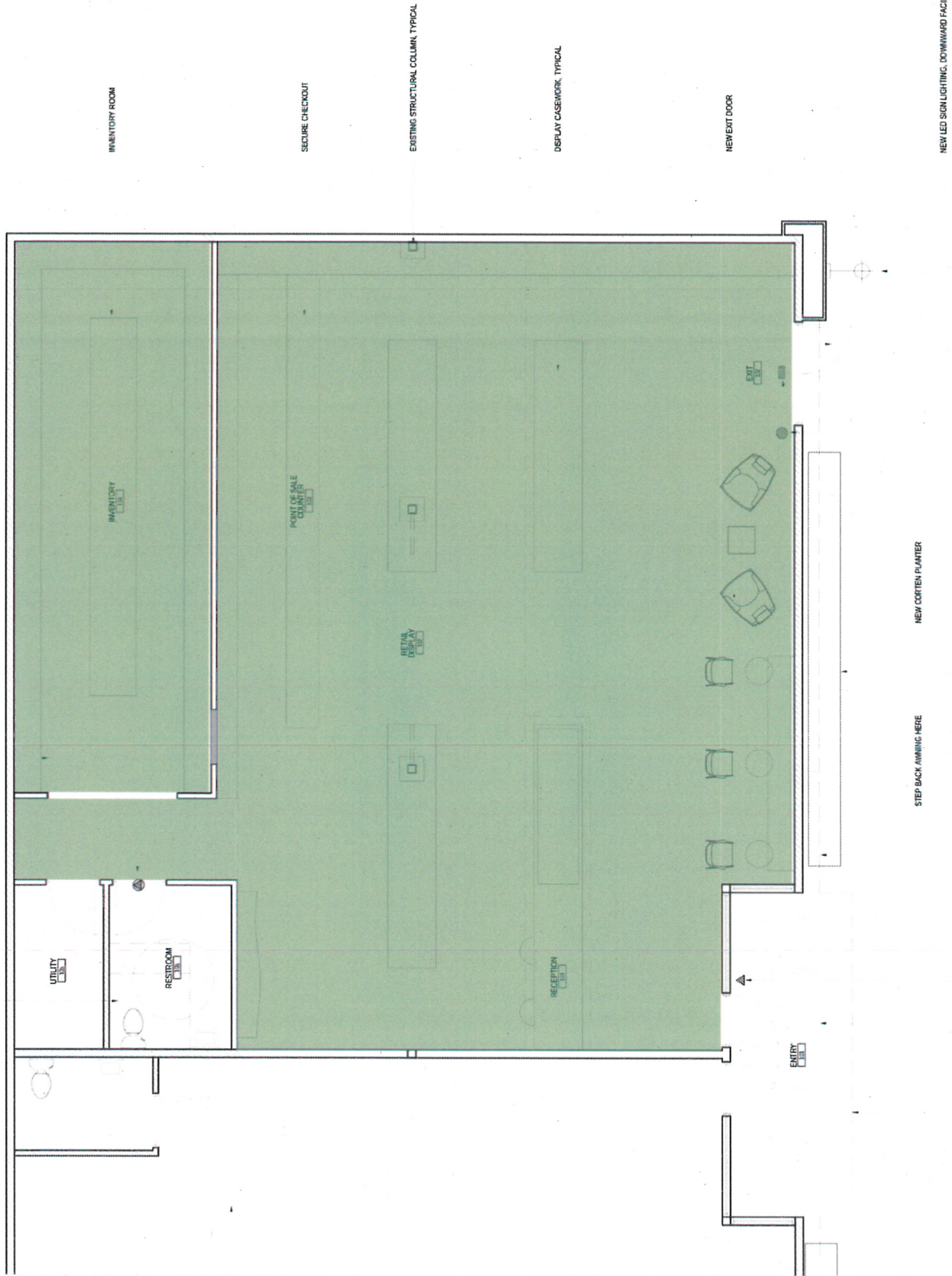
HVAC equipment shall comply with the City of Santa Rosa's Chapter 17-16 (Noise) requirements. These HVAC systems must be specified and sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions.

Sincerely,



TEP Engineering
Andrew Souza, P.E., CPD, GPD, LEED AP BD+C





INVENTORY ROOM

SECURE CHECKOUT

EXISTING STRUCTURAL COLUMN, TYPICAL

DISPLAY CASEWORK, TYPICAL

NEW EXIT DOOR

NEW LED SIGN LIGHTING, DOWNWARD FACING

ILLUMINATED EXIT SIGN

TACTILE EXIT SIGN

NEW CORTEN PLANTER

STEP BACK AWNING HERE

ACCESSIBLE ENTRANCE SIGN

SPACES AT RISK FOR EMITTING CANNON

DATE: 10-08-2020

PROJECT: 8685a58657061aa1c3859115b1c770

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PROJECT: 2074 ARMORY DRIVE

Engineer Name: ANDREW SOUZA, P.E. (MECHANICAL ENGINEER)
Phone: 707-538-0400
Email Address: andy@tep.net

ENGINEER /SURVEYOR'S SIGNATURE

Andy Souza

Architect Name: _____

Phone: _____

Email Address: _____

ARCHITECT/DESIGNER'S SIGNATURE _____

Landscape Architect Name: _____

Phone: _____

Email Address: _____

LANDSCAPE ARCHITECT/DESIGNER
SIGNATURE _____

12/2015