

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
July 1, 2019

NKM
468 Yolanda Ave, #s 304 & 305
CUP18-062

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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. 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. 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 4/19/18:

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 developer 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. 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 development 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 development 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.

STORM DRAINAGE

5. 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.
6. Storm drainage design shall be finalized during the Building Permit process.

GRADING (Building Memo dated February 6, 2019)

7. Obtain building permits for the proposed project.

WATER AND WASTEWATER

8. 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.
9. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
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.
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 std 876 if none exists (for existing bldgs.)** Use standard service conditions if this is new construction. Reduced Pressure backflow per Std. 876 will always be required on the domestic and irrigation meters for this industry.**
14. Contact Environmental Compliance for their conditions.
15. 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)
16. 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)

FIRE (Fire Memo dated February 8, 2019)

17. Facility shall comply with the requirements of “Building and Fire Code Requirements for Cannabis Related Occupancies” including General Requirements and those specific to cultivation, distribution and dispensaries. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support> .

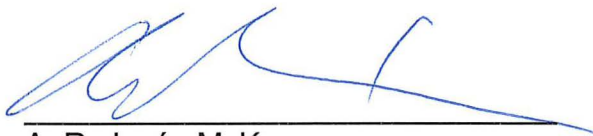
Building Permit submittal (required for verification of occupancy) shall include a copy of all required documents and reports for Fire Department review and approval.

18. An annual Fire Department Operational Permit is required for cannabis cultivation, manufacturing, testing and laboratory, and distribution facilities.

Annual permit submittal shall include re-certification of all processing equipment by a CA licensed professional engineer and updating of Hazardous Materials storage, use, handling, and waste records.

19. The building will be required to be protected by automatic fire sprinkler system.

- 20.** Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
- 21.** If a fire sprinkler system is required, the fire department connection (FDC's) shall be located within 100 feet of a fire hydrant.
- 22.** Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
- 23.** Provide a Fire Department key box (Knox box) access to the building and if a gate is installed across the driveway Opticom and key-switch/Knox pad-lock access through electric/manual gates will be required.
- 24.** Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
- 25.** Storage or use of any hazardous materials (such as pool chemicals) at the site will 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 permit 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.
 - a. Processes for cultivation, manufactureing operations need to be clearly defined on the Building Plan submittal and additional monitoring equipment and signage will be required.



A. R. Jesús McKeag

PROJECT ENGINEER