

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
August 2, 2019

Mercy Wellness  
900 Santa Rosa Ave  
CUP18-043

- 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 dated July 3, 2019:

**PUBLIC EASEMENT DEDICATION**

1. Prior to finaling of EP16-0254 or the issuance of any other Encroachment Permit for this site the following shall be dedicated to the City;
  - a. a sidewalk easement of sufficient size to contain any portion of a minimum 4-foot sidewalk landing not already contained within 6-inches of the right-of-way at the northeast curb return per City Standard 231 and the most recent version of Caltrans Standard A88A
  - b. a sidewalk easement of sufficient size to contain any portion of a minimum 4-foot sidewalk landing not already contained within the right-of-way behind the northerly drive approach with sidewalk to City Standards 231
  - c. a Public Utility Easement starting at the property line and ending 7.5-feet behind the back of sidewalk along the project frontage. If the applicant wishes to reduce or eliminate the Public Utility Easement along any frontage, they

shall apply for a Variance during the review period for the Encroachment Permit.

2. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the subdivider.

## **PUBLIC STREET IMPROVEMENTS**

3. 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 subdivider 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.
4. 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.
5. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.
6. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
7. Install a Caltrans Standard A88A handicap ramp with a 4-foot sidewalk landing at the intersection of Bennett Valley Road and Rutledge Avenue. The curb return radius shall be 35-feet.
8. Any broken sidewalk behind the handicap ramp at the intersection of Bennett Valley Road and Santa Rosa Avenue shall be replaced per current City Standards 231, 235 and 237.
9. Improvements to Bennett Valley Road shall consist of;
  - a. the removal to City Standards of the drive approach and the installation of sidewalk per City Standards 235 and 237
  - b. any broken or missing curb, gutter and/or sidewalk shall be replaced per current City standards 235 and 237
10. Improvements to Rutledge Avenue shall consist of;
  - a. the removal and replacement to City Standard 250 A of the northerly drive approach with sidewalk to City Standards 231, 235 and 237 around the back
  - b. the removal to City Standards of the southerly drive approach and the installation of sidewalk per City Standards 235 and 237

- c. any broken curb, gutter and/or sidewalk shall be replaced per current City standards 235 and 237
11. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.
- a. City Standard 611 cobra style street lights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
  - b. Electrical boxes for new and/or relocated 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 Encroachment Permit 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."
12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

#### **TRAFFIC AND LINE OF SIGHT**

13. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of (Building Permit, Encroachment Permit, Improvement Plans).
14. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

#### **DRIVEWAY IMPROVEMENTS**

15. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space.

#### **STORM DRAINAGE**

16. 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.

## **GRADING** (from Building Memo dated October 4, 2018)

17. Obtain a modification to the existing building permit or obtain an additional building permit for the proposed project.

## **WATER AND WASTEWATER**

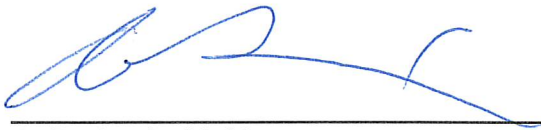
18. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
19. Provide square footage of each area of the building: Office, retail, warehouse, lab, cultivation etc.
20. 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.\*\*
21. 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)

## **FIRE** (from Memo dated October 16, 2018)

22. Facility shall comply with the requirements of the California Building and Fire Codes, for referenced guidelines see, "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to manufacturing, cultivation, distribution and dispensaries. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support>.
23. An annual Fire Department Operational Permit is required for cannabis cultivation, manufacturing, testing and laboratory, and distribution facilities.
24. The building is required to be protected by automatic fire sprinkler system.
  - a. The fire department connection (FDC's) shall be located within 100 feet of a fire hydrant.
25. 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.
26. 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.
  - a. Gates shall be automatic and electronically controlled with Opticom strobe activated device for emergency vehicles, have a Knox Key switch override and battery backup for operation during a power failure.
  - b. Gates shall be set back from the street a minimum of 10 feet to allow emergency vehicle to pull out of the traffic lane. *This dimension has been*

*mitigated from the code required 20 feet, due to site constraints. The developer shall provide as much setback as possible up to 20 feet but shall not be less than 10 feet.*

- c. Gates shall be a minimum of 20 ft. wide but shall not obstruct any portion of the roadway width.
27. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards.
- a. Address numbers shall be placed at a high point on the building that is visible from the street.
28. Storage or use of any hazardous materials 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. R. Jesús McKeag

PROJECT ENGINEER