

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 13, 2019

Emerald Blooms
112 Commercial Court Ste. 2
CUP18-065

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 12/03/18:

STORM WATER COMPLIANCE

1. Note on the plans submitted with the building permit application that "no debris, soil, silt, 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 complete, any excess material or debris shall be removed from the work area."
2. As applicable, the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

WATER AND WASTEWATER

3. Water and Sewer demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, lab, manufacturing, cultivation, etc.) and the square footage of each usage type with the building permit application. If the proposed use involves a cannabis growing operation, provide the number of plants and the estimated peak monthly water and sewer usage. The applicant may contact the Water Engineering Services division at 707-543-4300 to obtain a preliminary fee calculation.
4. The existing water service(s) must be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is likely that the change of use will require the installation of fire

sprinklers and potential modifications to the existing water supply. Any modifications to the public portion of the water system, located within the public right-of-way shall be installed under an encroachment permit. The water service size will be determined based on flow calculations submitted by the sprinkler designer.

5. Properties currently protected by automated fire protection system may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services must be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may be required to upgrade the device per City Standard 880 as part of the tenant improvements. Contact Water Engineering Services at 707-543-4200 or email watereng@srcity.org to determine the existing backflow type and to understand the specific requirements that will be placed on the building permit application. Any upgrades to the backflow device shall be installed under an encroachment permit.
6. Any proposed additions or modifications to the existing landscaping shall be consistence with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.

ENVIRONMENTAL COMPLIANCE

7. If the Cannabis cultivation and/or manufacturing activities have any process discharges to City sanitary sewer;
 - a. 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
 - b. 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.
 - c. 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.
 - d. 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

8. Facility shall comply with the requirements of “Building and Fire Code Requirements for Cannabis Related Occupancies” including General Requirements and those specific to Dispensary. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support>.
9. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. Installation to comply with California Fire Code as amended by the Santa Rosa City Code. Six inch numeric or alpha-numeric shall be provided for suites.
10. Storage or use of any hazardous materials at the site may 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 permitted 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.

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