

**PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
September 3, 2019**

**1236 Briggs Ave.
Citrus Hill Cultivation & Manufacturing; Add Dispensary Facility
CUP18-050**

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 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer. In addition, the following summary constitutes the recommended conditions of approval on the subject application based on the plans stamped received April 18, 2018;

WATER

1. If not present, a new irrigation service and meter shall be installed per City Standard No. 876 Reduced Pressure Backflow Device for the onsite existing and proposed landscaping. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
2. A City Standard 876 Reduced Pressure Backflow Device shall be installed on the domestic service.
3. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form and Hydrozone form.
4. Provide square footage of the building: Office, retail, warehouse, lab, cultivation etc. In addition, to the square footage area containing cultivation, the number of plants and the estimated peak monthly water usage in thousands of gallons shall be provided to determine additional sewer and water usage. Water and Sewer demand fees shall be determined after review of this information.
5. If the existing service is not large enough to serve the fire, irrigation and domestic services shall be upsized, and the existing service shall be abandoned at the main per current City standards under an Encroachment Permit.

6. An Encroachment Permit shall 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.

ENVIRONMENTAL COMPLIANCE

7. 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
8. 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.
9. 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.
10. 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 (Oct. 3, 2018)

11. 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> .
12. 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.
13. 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.

TRAFFIC

14. Submit on-site parking lot signing and striping plans at first building review per ADA standards. On-site lighting shall meet current city requirements.
15. The applicant shall provide an executed copy of the private lease agreement for at least 4 offsite parking spaces for the entire time the business operates under this conditional use permit. Provide a copy of the lease agreement for the city file prior to building permit issuance.



Carol Dugas
Project Engineer