

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
SEPTEMBER 18, 2019**

**GREEN QI, LLC
CANNABIS MICRO BUSINESS-
manufacturing, dispensary, cultivation
925 PINER ROAD
CUP18-056**

- I. 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.
- II. Per City Code 18-12.010, if the project Valuation is over \$200,000 then Piner Road shall be improved to a City Standard Boulevard street cross-section to comply with the General Plan. A half-street cross section shall consist of a 6-foot wide median lane, a 12-foot wide travel lane, an 11-foot wide travel lane, a 5-foot wide Class 2 bike lane an 8-foot wide parallel parking lane and a concrete curb and gutter and an 8-foot wide landscape planter and a 6-foot wide sidewalk. See the City Standards for the dimensions. If the valuation is over \$200,000, then the applicant shall submit Public Improvement Plans to the City engineer for review and approval prior to building permit issuance. Submit a valuation from the project Architect for the project at first review. Show the existing and proposed dimensioned street cross-sections on the construction plans.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 19, 2018:

MAPS AND EASEMENTS

1. Piner Road shall be dedicated to a City Standard No. 200 I for a Boulevard street cross-section per the approved General Plan. A half-street cross section shall consist of a 6-foot wide median lane, a 12-foot wide travel lane, an 11-foot wide travel lane, a 5-foot wide Class 2 bike lane, an 8-foot wide parallel parking lane and a concrete curb and gutter and a 8-foot wide landscape planter and a 6-foot wide sidewalk for a half street ROW width of 50-feet. If not existing, a 13-foot wide public utility easement and public access easement shall be dedicated to the City of

Santa Rosa directly behind the Right of Way line. The applicant may apply for a variance from the City Engineer under code 18-12.110 for the street dedication.

2. No construction is permitted in the existing Public Utility easement without an Encroachment permit. The applicant shall verify the easement with a title report.
3. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

4. An Encroachment Permit may be required prior to issuance of the building permit. Any improvements, proposed or required, within the public right of way shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
5. The driveway and sidewalk along the property frontage shall be ADA compliant. Install a City Standard driveway apron per City Standard 250A with flat sidewalks along the frontage. Cracked or broken driveway aprons, curb and gutter or sidewalk panels shall be replaced.
6. The applicant shall keep the project frontage vehicular site distance clear of over grown vegetation. Vegetation shall be kept to less than 3-feet or more than 7-feet in height.

STORM WATER COMPLIANCE (SWLID)

7. Note on the plans that "No debris, soil, silt, sand, 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 completed, any excess material or debris shall be removed from the work area."
8. 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.
9. New services (electrical, telephone, cable or conduit) shall be installed underground.

WATER AND WASTE WATER

10. Demand fees may be required and shall be determined after review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, cultivation, lab, etc.) and the square footage of each type of use. If applicable, provide the number of plants that shall be onsite and the estimated peak monthly water usage in thousands of gallons for water and sewer usage to Water Engineering Services to calculate the fees for this application.
11. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Utilities Engineering to determine estimated fees.
12. Water services shall be provided per Section X of the Water System Design Standards. Domestic and irrigation uses shall be metered separately.
13. City Standards require that a commercial project install a combination service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and irrigation meters if one does not exist. Submit fire flow calculations to size the line to serve the project.
14. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to

the Engineering Development Services Division during the plan check phase of the Encroachment Permit application.

15. The project engineer shall provide a detailed utility plan showing onsite and offsite sewer, water, and fire protection systems, and their connections to existing sewer and water facilities.
16. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices per City Standard 876.
17. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513.
18. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

TRAFFIC

19. Submit an onsite signing and striping plan to comply with the current codes and requirements for Accessible parking signing and striping.

ENVIRONMENTAL COMPLIANCE (6.3.19)

20. The operator(s) or Owners(s) shall submit a Waste Discharge Permit Application including plumbing plans to City of Santa Rosa Environmental Services section. The application requires no permit fee and it can be accessed online at : www.srcity.org/generalapp . Contact this office for more information at (707) 543-3393.
21. 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.
22. 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.
23. This project may be required to install a City approved effluent Meter or equivalent to measure all process waste discharges to the City Sanitary

Sewer. The effluent Meter will be used to determine discharge flow data for City commercial sewer discharge fees.

FIRE DEPARTMENT – May 31, 2019

24. 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.

25. 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.
26. The building will be required to be protected by automatic fire sprinkler system.
27. 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.
28. If a fire sprinkler system is required, the fire department connection (FDC's) shall be located within 100 feet of a fire hydrant.
29. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
30. 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.
31. 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.

32. 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. Volatile manufacturing process operations need to be clearly defined on the Building and Fire Plan submittals and additional monitoring equipment and signage will be required.

RECREATION AND PARK

33. Street trees shall be required and planted by the developer. Selection shall be made from the city's approved master plan list. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Tree*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.

34. Property owner shall be responsible for the irrigation of the street trees and the maintenance of the project's adjacent planter strips.

The 5-foot wide frontage planter along Piner Road shall be re-installed, replanted and irrigated by the applicant. A variance request with a request for waiver of the frontage improvements may be submitted to the City Engineer.



Carol Dugas
EDS Project Engineer