

**CITY OF SANTA ROSA, CALIFORNIA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"  
November 14, 2019**

**Medicinal Cannabis Manufacturing- Type 7- Level 2  
Add one 480 sq. ft. Flex modular unit  
2715 GIFFEN AVENUE - Building 2  
CUP19-083**

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 18, 2019:

**PARCELS AND EASEMENT DEDICATIONS**

1. As applicable, the applicant shall dedicate to the City of Santa Rosa Water, a revised public water easement that shall be extended to cover the new water and fire double detector check valves as needed to meet current City Standards.

**WATER AND WASTE WATER**

2. If applicable, then 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 at (707) 543-4522 to determine estimated fees.
3. An Encroachment Permit shall be required prior to issuance of the building permit. Any improvements, proposed or required, within the City Right of Way or Public Utility easement (PUE) limits shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, located at

## EXHIBIT A

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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, DDCV, backflow devices, etc.

4. Submit the type of use for each portion of the building (office, retail, warehouse, lab, manufacturing, cultivation etc.) and the square footage of each type of use. Provide the number of plants that will be onsite and the estimated peak monthly water usage in thousands of gallons for both the cultivation and the manufacturing for water and sewer usage to Water Engineering Services to calculate the fees for this application. If any meters for firelines are to be installed, then fees shall be determined at the building permit application. The applicant may contact Utilities Engineering to determine estimated fees.
5. 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.
6. Submit a site utility plan showing the existing and proposed utility connections including any existing domestic water, irrigation, sanitary sewer lateral connection and fire line connections to the public mains with meters and back flow devices. Indicate clearly any proposed utility work. Utility Connections shall be reviewed at first building permit application.
7. As applicable, install a combination water service per the City Standard plate 870 if one does not exist. A minimum 8" combination service may be supported upon approval of the flow calculations. The fire suppression line shall be connected to the main using the combination service.
8. Install a double detector check valve per City Standard 880 on the private fire line for the new sprinkler system.

### **STORM WATER COMPLIANCE (SWLID)**

9. If applicable, then the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.
10. As applicable, an erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General

Construction Permit Requirements.

11. 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.

**ENVIRONMENTAL COMPLIANCE (9.10.19)**

12. Submit a Wastewater 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](http://www.srcity.org/generalapp). Contact this office at 543-3369 for additional information.
13. Any fume hood drain that has a direct connection to City sanitary sewer shall be either protected with a berm and/or standpipe to prevent any chemical spill or leak to sanitary sewer.
14. All extraction condenser non-contact cooling water shall be recycled with either a chiller and/or water tower. The City of Santa Rosa Title 15-08.070 (18) prohibits the discharge of unpolluted wastewater including non-contact cooling water.
15. Any on-site manufacturing that involves producing baked or food grade products shall require the installation of a grease removal device(s) for any 3-compartment sink used for clean-up.
16. **Note: See City's Interceptor Policy for more details on connections and sizing criteria.**
17. Any cold-water solvent extraction process discharge shall require the installation of trench drain and/or floor drain equipped with City approved screening and sampling box as per City Standard #522 or equivalent.

**BUILDING**

18. The plans submitted with the building permit application shall show compliance with State and Federal accessibility criteria. The plans shall be reviewed for compliance with State criteria (CBC Chapter 11B). The applicant and design team are responsible for ensuring compliance with the Federal criteria (ADA). Show the amount of resurfacing of new asphalt or re-grading or pavement

replacement in square feet on the plan set.

19. The plans shall be reviewed for compliance with the City's "Building and Fire Code Requirements for Cannabis Related Occupancies".

### **TRAFFIC**

20. Submit a signing and striping plan with the building plans depicting the existing parking lot shall meet current standards for parking lot striping and ADA compliant parking lot signing and striping. If applicable, then install travel directional arrows, fire lane signing and striping, designated truck turnaround areas, gate stop bars, and traffic guidelines adjacent to the fences.
21. Submit parking lot and offsite lot lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

### **FIRE DEPARTMENT (9/10/19)**

This permit proposes commercial Level 2 Volatile Cannabis Manufacturing in 480 sq. ft. FlexMod industrial building.

22. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies" including General Requirements and those specific to Volatile Manufacturing. See <https://srcity.org/2515/Commercial-Cannabis-Application-Support>. All Plant Processing and Extraction facilities shall comply with CA Fire Code Chapter 38. Building Permit submittal (required for verification of occupancy) shall include a copy of all required documents and reports for Fire Department review and approval.
23. An annual Fire Department Operational Permit is required for cannabis manufacturing, testing and laboratory, and distribution facilities. Annual permit submittal shall include re-certification of all extraction equipment by a CA licensed professional engineer and updating of Hazardous Materials storage, use, handling, and waste records.
24. The building shall be required to be protected by automatic fire sprinkler system throughout.
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. The fire sprinkler system - fire department connection (FDC) shall be located within 100 feet of a fire hydrant.

27. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
28. 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.
29. Twelve inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
30. 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.

#### **RECREATION AND PARKS**

31. Property owners shall be responsible for the irrigation of the trees and the maintenance of the planter strips in front of and alongside of their parcel(s).



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CAROL DUGAS  
ASSOCIATE CIVIL ENGINEER  
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