

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

**EXHIBIT "A"  
MAY 28, 2020  
NORTHERN STANDARD CANNABIS  
2220 MERCURY WAY  
PRJ19-035**

- 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 September 9, 2019

**PARCEL AND EASEMENT DEDICATIONS**

1. The applicant shall agree to permit the City maintenance staff to enter into the property to access the public storm drain system located along the rear of the property through the project parking lot from the Right of Way for maintenance access and pipe replacement on an as-needed basis. A formal easement may or may not be required to be recorded for the permanent access and shall be determined at building plan submittal to the approval of the City Engineer. The parking stall directly in front of the existing catch basin located at the south west corner of the project shall be striped "No parking" so that the staff can access the inlet 24/7 for maintenance per the review and approval of the City Engineer at first review. The EV charging station shall be relocated as it may block the inlet access for the maintenance truck.
2. As applicable, 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**

3. A City of Santa Rosa Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right of way or any existing public utility or storm drainage easements shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are considered "final plans" and these plans 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.
4. Sidewalk connections shall be coordinated with the approved plans so there is a continuous 5-foot wide sidewalk and a minimum 6-foot wide planter along Mercury Way. Sidewalk design may meander to avoid existing healthy trees. All public sidewalk shall be compliant with the Americans with Disabilities Act (ADA).
5. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

### **TRAFFIC**

6. The applicant shall paint the interior parking lot curb red along the driveway entrance and where warranted onsite to prevent parking along the storm drain inlet or maintenance access area.
7. Landscaping shall be maintained at a maximum of 36" height and tree canopies shall be maintained at least 7-feet off the ground. Signs and monuments shall not be placed in the stopping sight distance triangle.

### **PRIVATE DRIVEWAY IMPROVEMENTS**

8. The commercial driveway apron on Mercury Way shall be constructed in accordance with City Standard detail 250A. The private driveway shall have a minimum width of 26-feet at the back of sidewalk, accessing through an additional 6-feet in width at the curb cut per City Standard 250A. Install a 5-feet

wide level portion of sidewalk behind the driveway ramp. Install curb and gutter at the edge of asphalt at least 10-feet behind the driveway apron. Paint onsite curbs red to indicate no parking along the entry ways.

### **GRADING**

9. A recent soils and geologic investigation report shall be required to be submitted with the building permit application.
10. An erosion control plan shall be included as part of the project improvement plans. Street and existing drainage systems shall be protected from siltation coming from the site. The applicant is solely responsible to obtain a permit per the current State of California Construction General Permit for discharges of storm water associated with construction activity.

### **STORM DRAINAGE**

11. Public storm drainage systems, storm drain easements and maintenance access shall be designed and conform to and with the City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) standards. Designs shall be calculated by a licensed Civil Engineer. Review and approval shall be by SWCA or a designated city plan reviewer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off.
12. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
13. Blind connections to the public storm drainage system are not permitted. Install a 48" manhole at each connection point to the public 42" storm drain system or connect at a junction structure. The minimum pipe size in the easement shall be a 15" pipe.
14. All storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
15. There are 2 existing public easements along two sides of the property.
  - a. An existing 15-feet wide Public Storm drain easement containing an existing public 42-inch storm drain pipe and is located along the

southern property line.

- b. An existing 20-foot wide PUE and sidewalk easement is located along Mercury Way (north property line) and contains multiple known public utilities.

No structures may encroach on, above, or below the surface of the ground in any public easement. This includes footings of foundations, eaves from the roof, pools, ponds, or outbuildings. No trees may be planted in a public storm drain easement without first obtaining approval of the Director of Transportation and Public Works.

- 16. All existing utilities shall be located, labeled on the plans and protected in place during construction.
- 17. No permanent private improvements such as lighting foundations, fences, BMP devices or building foundations shall encroach into the public utility or storm drain easements. The buildings shall be located as to not load the existing underground pipes and the engineer shall calculate the placement of the foundations for that purpose if applicable. Trees shall not be planted within 10-feet of the underground city mains. All improvements located over the 42" storm drain pipe shall not interfere with the pipe cover or pipe bedding.
- 18. The public storm drain inlet shall be kept accessible for City maintenance access. Install an paved access way to the storm drain inlet at the southwest corner for the city maintenance truck to access the feature to the approval of the City Engineer. If an storm drain maintenance and access easement cannot be dedicated to the City of Santa Rosa from the Right of Way to the storm drain junction structures at the southwest corner drainage inlet through the project parking lot as per Condition #1; or, if this is not feasible then, at a minimum, the applicant shall provide and install a separate access road way design over top of the PUE that shall conform to the requirements of Standard 216 for a Utility Access Road with a turnaround per City Standard 206 for access lengths over 100 feet in length or as approved by the City Engineer.
- 19. The Public Works Department shall take due caution when performing maintenance or repair of drainage systems in easements but shall not be responsible for the repairs or replacement of trees, landscaping, or structures not specifically approved by the Director of Transportation and Public Works.
- 20. As applicable, then any fences placed within the PUE/storm drain easement(s) shall be removable. Where vehicular access is required for maintenance, minimum 14-foot minimum width and sliding gates are preferred. Man-gates and vehicular gates shall be provided for access through any fence crossing a public utility or storm drain easement, or as approved by the City Engineer. If a fence is proposed onsite or within the easements, then the applicant shall allow the

City of Santa Rosa access to the storm drain easement from Mercury Way. As applicable, an agreement may be recorded prior to building permit issuance addressing any future removal of private improvements and or the fence that may be needed to support the intended use of the easement.

21. On-site pump stations shall be maintained and owned by the lot owner for perpetuity.

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

22. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. As applicable, final Plans shall incorporate all Stormwater Low Impact Development (SWLID) and Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. As applicable, final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement signed by the property owner to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
23. Perpetual maintenance of SWLID BMP's shall be the responsibility of the lot owner. The owner shall be responsible for performing and documenting an annual inspection of all BMP's on the property. The annual reports shall be retained by the private property owner for a period of the latest five years and shall be made available to the City upon request.
24. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to building permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
25. After the SWLID BMP improvements have been constructed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SWLID BMP's shall be received by the City prior to acceptance of public improvements.
26. An erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board Construction General Permit Requirements.

27. 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 any 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.
28. Where bio swales or BMP facilities are located in landscape strips, other utilities such as transformers, irrigation meters, meter boxes, joint trenches, cleanouts, fire hydrants, storm drain mains etc. shall be located without conflict with the swales/water infiltration or collection system. Each utility trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
29. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled-in with landscape materials.
30. Soil testing shall be provided by the developer prior to building permit to confirm the SWLID design. Percolation tests shall confirm that the water shall dissipate in 72 hours or less and that the BMP's are functional as designed in a type D soil.
31. Remove drainage inlets from the pavement and install only landscape-based city standard BMP details on-site or as approved under first review by the Building plan reviewer. Install a trash capture device for the project per State permit requirements.

### **WATER AND WASTE WATER**

32. Water services shall be provided per Section X of the Water System Design Standards. Domestic and irrigation uses shall be metered separately.
33. City Standards require that a commercial project install a 12" combination service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and irrigation meters if one does not exist. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.
34. 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.

35. 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.
36. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Three complete sets of WELO plans shall be submitted to EDS prior to or with the Encroachment permit application. WELO plans shall be approved prior to building permit issuance or meter sets.
37. Sewer and water demand fees, meter installation fees and processing fees shall be paid prior to Building permit issuance and connection to City water. The applicant may contact the Water Engineering Services to determine estimated sewer and water demand processing and meter fees.
38. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices per City Standard 876.
39. Install a sewer cleanout at the back of curb per City Standard 513. Sewer laterals shall have clean outs at all angle points or changes in direction and/or every 100 feet. If the sewer lateral size is determined to be a 6" pipe, then install a 6" cleanout at the property line. The connection to the sewer main shall be a wye type of connection.
40. Grease interceptors shall be privately owned and maintained by the lot owner for perpetuity.

**ENVIRONMENTAL COMPLIANCE (dated 10.9.19)**

41. 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.
42. 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.

43. 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.
44. 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.
45. Any on-site manufacturing that involves producing baked or food grade products shall require the installation of a grease removal device(s) for any scullery sink used for clean-up. Note: See City's Interceptor Policy for more details on connections and sizing criteria.
46. Any trash enclosure shall be covered to prevent any storm water contact with food waste trash bins and receptacles.

**FIRE DEPARTMENT (dated 11.01.19)**

This permit proposes use a Cannabis Retail with delivery, Cannabis distribution and cannabis manufacturing (Type 6, 10 & 11 Licenses) associated with CUP19-103 & Dr19-065.

Fire Department has the following **General Conditions** on this project:

47. 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.**
48. 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.**
49. 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.



50. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
- a. There shall be a minimum of 26-foot access provided along the longest side of structure that exceed 30 feet in height and allows for placement of the Fire Department aerial apparatus to be positioned 15 – 30 feet from the face of the building.
  - b. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
51. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
52. 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.
53. 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.
54. The building **will** be required to be protected by automatic fire sprinkler system throughout.
55. The fire sprinkler system - fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
56. 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**

57. Street trees shall be required and planted by the developer. Selection shall be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. 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.
58. Property owner shall be responsible for the irrigation of the street trees and the maintenance of the planter strips along the sides of the lot and on Mercury

EXHIBIT A

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Way.

A handwritten signature in blue ink, appearing to read "CDugas".

CAROL DUGAS – EDS PROJECT ENGINEER

<file:///E:/ENG/CEC/DR/Mercury Way 2220 Northern standard cannabis>