

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

**EXHIBIT "A"  
SEPTEMBER 17, 2020 revised**

**GOOD ONWARD, Inc. Cannabis Processing and indoor cultivation  
Multiple Buildings and new WAREHOUSE  
3192 JUNIPER AVENUE  
PRJ18-082**

- 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.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received March 23, 2020:

**EASEMENTS AND DEDICATIONS**

1. An "offer to dedicate" the right of way for Juniper Avenue was recorded at the County of Sonoma in December 2016 and shall be accepted for dedication by the City Engineer prior to final construction acceptance of the final public improvements or final occupancy. The City Engineer shall record an official "Acceptance of the ROW dedication" as recorded by doc. Number 2016-115586, for 32 feet wide Right of Way only. A new separate document shall be recorded for the revised widths of a 4.0 wide combined Public Utility easement and Sidewalk easement that differ from the original "offer to dedicate" that was given to the City. **Juniper Avenue shall be dedicated as** a modified City standard industrial street per Standard plate 200 H along the entire project frontage for a half street Right of Way width of 32-feet. Right of way for the easterly half shall be 32-feet from the centerline to property line with a 4.0-foot sidewalk easement contained within the modified 4.0 feet wide public utility easement behind the property line. No variance is required. Show the existing Right of way widths, the existing pavement width on the other side of the street to remain, the proposed improvements and the City boundary line to-scale for the project frontage.
2. This parcel shall dedicate a 10-foot-wide minimum private sanitary

sewer easement over its property from the north to the south property line in favor of the property located at its south property line, 3210 Juniper Avenue, APN # 134-072-049.

3. As applicable, a revocable license agreement and/or consent agreement may be obtained from the Sonoma County Water Agency (SCWA) and or Permit Sonoma for Sonoma County for project encroachments within their jurisdictions to the west and south of the proposed project as the project lies at the City/County Borderline. As applicable, the applicant shall provide a copy of the consent approval letter and plans from SCWA prior to City building permit issuance. The existing and proposed improvements shall be shown on the construction drawings. All permitting and consent from SCWA shall be obtained directly by the applicant at the applicants' sole expense.
4. 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. Dedications shall be recorded at the County of Sonoma prior to building permit issuance.

### **PUBLIC STREET IMPROVEMENTS**

5. If applicable, then an Encroachment Permit shall be required prior to issuance of the building permit. Any improvements proposed or required, within the public right 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 shall 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.)
6. Install all frontage improvements for **Juniper Avenue** as a modified City standard Industrial Street per City Standard plate

200 H along the entire project frontage for a half street. Street improvements shall consist of a street section 30-feet wide that extends from an edge of pavement 6-feet west of the centerline to a face of curb 24-feet east of the centerline to a face of curb 24-feet east of the centerline to provide for 2-travel lanes, 14-feet wide Industrial street travel lanes and a 2-feet-wide paved shoulder on the west side and no parking. Street Improvements shall also include on the east side a concrete curb and gutter, modified 5-feet-wide planter strip (reduced from 8-feet wide), with a 5-feet wide sidewalk. No Engineering Variance is required. The sidewalk shall meet current ADA compliant codes for flat slopes and accessibility around the driveway apron. The applicant may be required to relocate minor sections of the existing wall to meet current codes.

7. Juniper Avenue shall be expanded in width to a minimum of 20-feet wide of paved surface to accommodate Fire Department vehicles per City Standards detail 200L for a rural/Hillside Street. The applicant shall install concrete curb and gutter along the eastern pavement edge or as approved by the City Engineer. Submit for review and approval by the City Engineer, a public Improvement plan set that shows the roadway widening of Juniper Avenue from Bellevue Avenue to the northernly property line of the project for approximately 850 LF. Install the roadway widening to City Standards prior to building permit issuance.
8. New and existing services (electrical, telephone, cable or conduit) shall be installed underground. The applicant shall install lines that are required for their property underground along Juniper Ave. at their sole expense consistent with City Code 13-12.
9. The existing wall was approved to remain at its current location and only short stretches of wall will be required to be relocated. The Public Utility easement (PUE) was reduced by allowance of the Utility companies in writing and the City Engineer to 4.0 feet minimum.
10. As applicable, a road width transition barrier shall be installed by the applicant along the north bound travel lane at the southern property line per City Standard detail 212 along Juniper Avenue frontage per the direction of the City Engineer.
11. Public Improvement plans shall include a complete street lighting plan and a signing and striping plan designed per the CA-MUTCD and is subject to review and approval by the City Transportation Department. Cobra Head luminaires street lighting shall be installed per city standard 615D for Street lights along the project

frontage of Juniper Avenue.

12. Public Improvement plans shall be submitted for review and approval by the City Engineer for the street expansion and frontage improvements which shall include a complete set of construction drawings including street cross sections and curb profile, signing and striping plans, lighting plan, utility plans and design profiles, SWPPP/erosion control plan, sidewalk plans and their transitions as applicable.

## **TRAFFIC**

13. Parking shall not be allowed on either side of Juniper Avenue and both sides shall be posted for no parking.
14. "No parking" and "fire lane" signs shall be installed along the private driveway entrances per Fire Department requirements and shall provide a striped drive aisle, that provides a minimum width 20-feet wide travel lane within the entire parking lot for emergency vehicular circulation. Minimum turning radius for trucks movements onsite shall be 20-feet minimum at the interior turn and 40 feet radius minimum at the exterior radius.
15. City Standard 611 cobra style streetlights shall be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
16. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The streetlight improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around each box."
17. Adequate sight distance from the driveways shall be maintained at all times and landscaping shall be maintained at maximum 36-

inches height within the stopping site distance triangle using a stopping site distance as designated by Caltrans standards. Signs and monuments shall not be placed in the stopping sight distance triangle. Tree canopies shall be maintained at least 7-feet off the ground.

18. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Developer shall be responsible for any transitional improvements required between new construction and existing improvements.
19. The project developer shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, road construction, utility installation, etc.). Required repair may involve patching, cleaning, sealing or overlaying affected areas as appropriate to return the roads to as good a condition as they were in prior to construction. If the project developer does not act prudently in a timely manner, the City may, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
20. Submit a signing and striping plan with the building plans depicting the proposed parking lot striping and ADA compliant parking lot signing and striping and addressing other traffic needs. Install travel directional arrows, fire lane signing and striping at the gates and traffic guidelines adjacent to the fences. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
21. The project shall adhere to the Traffic Study as entitled **"Updated Focused Traffic Study for the Good Onward Medical Cannabis Project"** as prepared by W-Trans 5 dated Jan. 8, 2020 and all subsequent recommendations, updates and amendments.
22. Any gate(s) at the property entrances shall be setback at least 20 feet from the curb face to allow one car length queue off of the roadway.

## **STORM WATER**

23. Hydrology and hydraulic design of the storm drain system shall conform to the most current Sonoma County Water- Flood Management Design Manual criteria 2020 and City of Santa Rosa Design and Construction Standards. 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. Provide two copies of the preliminary and final approved storm drainage design reports as prepared by a Civil Engineer for plan review and the City file at first submittal of the plans. Plans shall conform to the approved reports.
24. 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.
25. Blind connections to the public storm drainage system are not permitted. Install a 48" manhole at each connection point to the public storm drain system. The minimum pipe size in the Right of way shall be a 15" pipe.
26. All storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
27. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system or shall be fully treated by the project. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.

## **PRIVATE DRIVEWAY IMPROVEMENTS**

28. The two commercial driveway aprons on Juniper Avenue shall be constructed in accordance with City Standard detail 250D. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, accessing through an additional 6-feet in width at the curb cut per City Standard 250D. Provide for a 5-feet wide sidewalk, with a level portion of sidewalk behind the driveway ramp. Install curb and gutter at the edge of asphalt that extends at least 10-feet behind the driveway aprons. Paint onsite curbs red

to indicate no parking along the entry ways.

## **GRADING**

29. A soils and geologic report is required and shall be provided with the improvement plans submitted for review. The pavement section of Juniper Avenue shall meet City design standards.

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

30. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) 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. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
31. Perpetual maintenance of SWLID BMP's shall be the responsibility of the owner of these BMP's. 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.
32. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade 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.
33. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of public improvements.
34. A Storm Water Pollution Protection Plan (SWPPP) 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 General Construction Permit Requirements.

35. 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 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.
36. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
37. 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.
38. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
39. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.
40. Cannabis cultivation may require additional permits and/or approval from other agencies including the California State Water Control Board. The applicant shall apply and obtain approval directly from other agencies at their sole expense.
41. If applicable, under 40 CFR, construction activity including clearing, grading, and excavation activities is required to obtain an NPDES Permit from the California Water Resources Control Board prior to the commencement of construction activity. This project shall follow all applicable requirements of the Construction General



Permit.

42. Per the City's MS4 permit, proposed gravel is considered impervious and existing gravel is considered to be pervious unless a qualified soils engineer shall test the compaction levels and determine it to be impervious. As an design alternative, the civil engineer may assume that the existing gravel is impervious without testing for the SWLID calculations with approval from the City Engineer.
43. City Zoning code requires paved, all weather access for fire protection onsite. Parking lots shall be paved with asphalt cement as a minimum with 6" concrete curb and gutter surrounding the paved parking lot areas per the City design guidelines and as approved by the City Engineer. Paving may evoke SUSMP requirements, BMP installation and require additional onsite storm drain improvements to be installed by the applicant.
44. The SWLID report calculations shall show treatment and or infiltration of all pavement for Area 6 of Juniper Avenue expansion to the approval of the Building Official.

## **WATER AND WASTEWATER**

45. Public Improvement plans shall be submitted under a public improvement plan permit for a public water main extension from Bellevue Road connecting at the existing water main at the blow off located near the southern portion of the existing intersection of Juniper Avenue and Bellevue Avenue and then proceeding to extend the water main south down Juniper Avenue approximately 700 linear feet to the applicants southern property line along the frontage or as determined by the City Engineer. This property is not required to extend the water main with this project and its extension is optional for the applicant. The applicant is not required to connect to the City water public water main once it is constructed, if other approved sources of water and fire protection services are approved for the use. Public improvement plans shall be designed by a registered Civil Engineer per the City of Santa Rosa Design and Construction manual and submitted for review and approval by the City Engineer prior to construction.
46. Sewer, water and irrigation demand fees, meter installation fees and processing fees shall be required to be paid to the City prior to building permit issuance and connection to City water or sanitary sewer, as applicable. Fees shall be determined after review of the

building permit application and all fees shall be paid prior to the issuance of the Building Permit. The applicant may contact Utilities Engineering to determine estimated processing and meter fees.

47. Private improvements plans have been submitted (EP17-0067) and were approved in Dec 2019 to extend a new sewer lateral force main from this property to connect through a private sewer easement located through the lot to the north addressed as 3135 Juniper Avenue to connect to the existing public sanitary sewer system in Bellevue Road. These improvements were approved under an encroachment permit. Cross reference the approved public sewer main extension plans on the sewer lateral plans and permits on this drawing set if being installed under a separate permit.
48. Submit engineering calculations and certifications that prove the existing sewer force main installed is of the required capacity to service the entire projects sewer needs.
49. As applicable, submit the proposed private sewer pump station plans, calculations, cut sheets and force main design and other design details to the Building Department for review and approval. Cross reference the approved sewer main extension and the sewer lateral and force main plans and permits on all drawing sets if being installed under a separate permit. City sewer demand fees shall be paid by the applicant prior to connection to the city Public sanitary sewer main.
50. One sewer lateral connection per lot is permitted to be connected to the City sewer main. Private sewer force mains shall not be directly connected to the city public main and shall flow by gravity into a standard sewer lateral connected to the main with a wye connection per City standard detail 515. Locator wires and or boxes will be placed at every horizontal alignment change or a maximum of every 200 feet along the force main. Private lift stations shall be maintained in perpetuity by the property owner(s) and shall be located entirely on private property.
51. The private sewer lift station shall be designed to serve the entire tributary area at build-out densities conforming to the City General Plan, in accordance with City Peaking standards and I/I allowance.
52. 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.

53. Submit the type of use for each portion of the building (office, retail, warehouse, lab, cultivation etc.) and the square footage of each type of use. 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. If any meters for firelines are to be installed, then fees shall be determined at the encroachment permit application. The applicant may contact Utilities Engineering to determine estimated fees.
54. There is not a public water main located within Juniper Avenue. If the City public water main is extended down Juniper Avenue by the applicant and a City water connection is proposed then apply conditions 55 through 65, if not then disregard conditions 55 through 65. All utility connections shall be installed to City of Santa Rosa standard Design and Construction manual details.
55. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
56. Install a combination service per City Standards 870 for the fire sprinkler, fire hydrant, domestic and irrigation meters.
57. Install a separate irrigation meter with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
58. Reduced pressure backflow devices are required on all domestic and irrigation services.
59. Water laterals and meters shall be sized to meet domestic and irrigation uses and reduced pressure back flow per City Standard 876 shall be required on all water services. The fire line shall require a double detector check valve backflow device per City Standard 880. The flow calculations shall be submitted to the Engineering Development Services during the first plan check phase of the Improvement Plans to determine adequate sizing.
60. Fire hydrant spacing shall be determined during first plan review in the event of a water main extension or an alternative Fire suppression system shall be reviewed and approved by the Fire Department prior to building occupancy.

61. If this project involves the extension of mains for public benefit outside this project the developer shall contact Santa Rosa Water Utilities Engineering for information regarding a possible Reimbursement Agreement. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement. If applicable, the 12" public water main extension shall continue from Bellevue Avenue to the southern property line for the project and be built to City of Santa Rosa design and construction standards on the Public Improvement Plans that shall be reviewed and approved by the City Engineer prior to building permit.
62. A fire flow test shall be completed immediately after the time of tie-in of the project to the City water system. The fire flow shall meet the mitigated minimum requirements imposed for the project by the Fire Department before the City shall accept the water main. The City shall perform the fire flow test. The fee for the flow test shall be paid to Santa Rosa Water prior to the request for the test to be done.
63. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. The location shall be determined during the plan check process of the Improvement Plans.
64. Santa Rosa Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fire line. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrants locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
65. Connection to the public water main in Bellevue Avenue for the fire hydrant and the main shall require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.
66. Fire protection is to be provided in accordance with City Fire Department requirements. Submit a Fire Flow Analysis to both Santa Rosa Water and Fire Departments to show fire flow requirements can be met. The engineer shall contact Santa Rosa Water, Utilities Engineering prior to submittal of improvement plans

to determine hydrant locations. Fire Department access shall meet City Fire Department standards.

67. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.

**WELL and SEPTIC SYSTEMS (revised and updated 12.3.19)**

68. Show the existing well and septic field location(s) on the plan set and note if abandoned, to be abandoned, removed or in sufficient working order to service the project use.
69. Any existing wells are subject to compliance with City Code Chapter 14-12. If a well exists on the property, at least one of the following conditions apply:
  - a) Retention of wells shall comply with City and County codes. An approved backflow prevention device shall be installed on any connection to the City water system. Provide a well clearance from Permit Sonoma/ Sonoma County Permit and Resource Management Department (Permit Sonoma) for the proposed use prior to issuance of a building permit. The applicant shall obtain all required Permit Sonoma permits at their sole expense. Indicate on the plans if the well will be used solely for irrigation purposes or both irrigation and domestic purposes.
  - b) Abandonment of wells requires a permit from Permit Sonoma. Indicate the Well permit application number on the plans.
  - c) Wells shall not serve more than one parcel, and any lines from existing wells that cross lot lines shall be severed.
70. If the project is retaining the existing septic system, then provide a septic clearance for the proposed use from Permit Sonoma to the Planning and Economic Development Department.
71. Except where specifically authorized by permit, any septic tanks shall be abandoned in conformance with Permit Sonoma regulations. If the septic system is removed or abandoned, then submit a copy of the Septic System Destruction permit from Permit

Sonoma to the City's Planning and Economic Development and Water Departments.

72. As applicable, if the project is retaining the existing well system, then provide a well clearance from Sonoma County Permit and Resource Management Department (PRMD) for the proposed use of the well and or site prior to issuance of a building permit. The well water supply may be adequate for the proposed use but could require upgrades depending on the water usage needed for the proposed manufacturing and processing. The applicant shall obtain all required PRMD permits at their sole expense. Indicate on the plans if the well shall be used solely for irrigation purposes or both irrigation and domestic purposes.

#### **ENVIRONMENTAL COMPLIANCE (4.10.19 general conditions)**

##### **A. Cultivation Operation**

73. 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 online at [www.srcity.org/generalapp](http://www.srcity.org/generalapp)
74. 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.
75. 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.

##### **B. Extraction/Manufacturing**

76. 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.
77. 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
78. 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 shall be project dependent. In the case of 100% process water

reclamation, a City process meter or equivalent shall be required, in lieu of the effluent meter, in order to capture incoming water used for production and cleanup.

### **FIRE DEPARTMENT (9.19.19)**

Major Conditional Use Permit and Major Design Review to allow proposed redevelopment of former Shannon Masonry Construction storage facilities and staging yard into commercial Cannabis facility for Cannabis Manufacturing – Level 2 (volatile)(Type 7), Indoor Cannabis Cultivation and Nursery – 20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11 and Type 13) uses. Project proposes extraction, refrigeration, dry storage, and commercial kitchen in existing site development [5 structures totaling 4,964 sq. ft.] and construction of an additional 20,000 sq. ft. warehouse building with 5,000 sq. ft. mezzanine to be used for indoor cultivation and nursery uses.

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

79. A public water system with fire hydrants at a maximum 300 feet on center shall be installed in Juniper Avenue sufficiently far to install a fire hydrant within 400 feet hose-pull distance from all structures on this site. Installation of a public water system will likely require Public Improvement plans. Contact City Water Department for more information.
80. All buildings on site shall be protected with commercial fire sprinkler systems designed and installed per NFPA 13. Separate and additional permits from the Fire Department are required to install required fire sprinkler system and the private Underground Fire Main (UGFM) to supply them. An Encroachment Permit from Public Works is required to connect UGFM to public water main.
81. 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.
82. 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.

83. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at <http://cers.calepa.ca.gov/>. The Fire Department will review for approval. Materials on site in excess of threshold quantities will require a Hazardous Materials Permit to be submitted to the Fire Department for review and approval and require payment of Hazardous Material Management Plan fee.
84. Fire Apparatus Access roads (Fire Lanes) shall be provided to within 150 feet hose-pull distance of all first-floor exterior walls. Fire Lanes over 150 feet long shall have an approved fire apparatus turn-around. Vehicle gates limiting fire apparatus access shall be approved by the Fire Department. Electrically operated gates shall be equipped with strobe-actuators ("Opticom") on ingress side with Knox-key override on keypad. Egress side shall have strobe-actuator or magnetic loop detection in pavement. Fire Lanes shall be signed or marked per current Fire Department standards.

#### **RECREATION AND PARKS 9.11.19**

85. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and inspected by the Parks Division may occur. 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.
86. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
87. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation and maintenance of the street trees and planter strips in front of and along all sides of their lot.





---

Carol Dugas  
EDS Project Engineer E:\ENG\CEC\PRJ\Juniper Avenue 3192- MCC