DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
March 24, 2021 (updated April 5, 2021)

Santa Rosa Farms Cultivation Facility
800 Yolanda Ave
PRJ17-068

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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. Developer's engineer shall comply with all requirements of the Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual in effect at the time this application was deemed complete. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.

III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application:

PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. Prior to the signing of Improvement Plans or the issuance of any Encroachment Permit required public easements and rights of way shall be dedicated to the satisfaction of the City Engineer.
3. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
4. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water services, sewer laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.

5. Vehicular access rights shall be dedicated to the City along the Yolanda frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not appear on the present plan.

PUBLIC STREET IMPROVEMENTS

6. Unless otherwise approved through a variance process, all public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.

7. Civil Public improvement plans containing all public improvements proposed within the Public Right of Way or within Public Utility easements shall be prepared by a Registered Civil Engineer licensed to practice in the State of California and submitted to the City for review and approval by the City Engineer prior to Building permit issuance.

8. An Encroachment Permit must 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.

9. To the extent that any area of existing or proposed sidewalk is or shall be situated outside of current City right of way, a sidewalk easement shall be dedicated to the City.

10. A public utility easement (PUE) shall be dedicated behind the property line ending 7.5-feet behind the back of sidewalk per City Standard 230 E. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs, boundary walls and fences.

11. Yolanda Ave is a Three Lane Regional/Arterial Street according to the General Plan. Improvements to Yolanda Ave shall consist of the following:
    a. A street section measuring 30-feet from the centerline of Yolanda Ave to the edge of new gutter pan along the project frontage is the responsibility of this project. A new street section with a minimum TI of 9.0 shall be installed from the current edge of pavement to the outside edge of the new gutter pan. From the centerline to the current edge of pavement the street section shall be replaced or reconstructed to a minimum TI of 9.0 to the satisfaction of the City Engineer in consultation with the Materials Lab during plan check.

b. The road right of way shall be dedicated to the City in fee. See **PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION** section for more information about the form and timing of right of way dedications.

c. A public storm system shall be installed similar to a City Standard 252 culvert of adequate size and with positive drainage at all points to intercept flows from the existing roadside ditch along the project frontage and upstream of it and convey these flows into an approved public drainage system to the satisfaction of the City engineer and in accordance with City Storm Drain Standards and the current SCWA Flood Control Design Manual.

d. New curb and gutter shall be installed per City Standards 241 and 235.

e. An 8-foot planter strip and a 6-foot sidewalk shall be installed per City Standard 200 J. The new sidewalk shall also adhere to City Standard 235.

f. A sidewalk easement and public utilities easement shall be dedicated per City Standard 230 E. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs. See **PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION** section for more information about the form and timing of easement dedications.

g. Two curb return driveways shall be installed per City Standard 250 C or D.

h. The public sidewalk shall end with a City Standard 236 sidewalk barricade at either end to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during plan check.

12. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.

13. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.

14. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.

a. City Standard 611 cobra style street lights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.

b. Electrical boxes for new and/or relocated street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light 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 street light 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 box."

15. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC

18. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
19. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Building Permit, Encroachment Permit, and Improvement Plans.
20. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

COMMERCIAL DRIVEWAYS

21. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space or other vehicular obstruction.

STORM DRAINAGE

22. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

23. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by the Sonoma County Water Agency (SCWA). If it is determined that the project design doesn't adequately address all storm events per City Standards and the most current SCWA Flood Management Design Manual dated March 2020 an extension of the public storm drain system may be required.

24. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the

City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.

25. 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. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

26. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted (the exception is for lots draining to a common driveway). Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.

27. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

28. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.

29. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drains shall be plumbed direct to a grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.

STORM WATER COMPLIANCE (SUSMP & SWPPP)

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 SUSMP BMPs shall be the responsibility of the owner of the site.

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 the improvements.

34. A Storm Water Pollution Protection Plan (SWPPP) or 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 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 bio 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. 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.

GRADING (from Building memo dated May 30, 2018)

39. Obtain a demolition permit for the structures to be removed.
40. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
41. Obtain building permits for the proposed project.

WATER AND WASTEWATER

42. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.

43. All underground improvements including sewer lines, water lines, storm drains, and public utility facilities shall be installed, tested, and approved prior to the paving of any project streets.
44. Private water, fire, sewer and storm drain mains shall not be permitted to run laterally within the PUE. Public water meters or backcheck devices shall not be located under private asphalt, sidewalks and driveways.
45. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
46. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
47. Provide square footage of each area of the building: Office, retail, warehouse, lab, cultivation etc.

    In addition, for the square footage area containing cultivation, also provide the # of plants and the estimated peak monthly water and sewer usage in thousands of gallons. Water and Sewer demand fees will be determined after review of this information.

    For manufacturing – provide estimated peak monthly water and sewer usage in thousands of gallons.

    Water usage for cultivation will be calculated at 1.16 gallons per plant
    Estimated 111 plants can be planted in 1000 square feet.
    4,000gallons a day/1000 sq feet

    (111 x 1.16 x 31 =3991.56 gallons)
48. Install a sewer lateral of appropriate size. Sewer laterals shall be sized as determined by the Design Engineer, in accordance with the requirements of the Uniform Plumbing Code (UPC), any amendments in the California Plumbing Code (CPC) and/or the City's Design and Constructions Standards, and per final approval from the Engineer.
49. Install a water service and meter of appropriate size. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
50. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
51. Install a reduced pressure backflow device on the domestic meter per City Standard 876. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
52. Double check back flow per City Standard 875 will be required on all domestic water services. The flow calculations shall be submitted to the Santa Rosa Water

Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.

53. Applicant must install a combination service per City Standard 870 for fire service, public fire hydrant, domestic and irrigation meters.
54. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
55. If a well exists on the property, one of the following conditions apply:
    a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
    b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
    c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
56. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
57. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
58. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
59. Contact Environmental Compliance for their conditions.

ENVIRONMENTAL COMPLIANCE (from Environmental Compliance Review Referral dated September 8, 2020)

60. The operator(s) and/or owner(s) shall 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

61. 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.

62. 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.

63. **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.

64. 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.

    Note: See City's Interceptor Policy for more details on connections and sizing criteria.

65. 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.

66. 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.

FIRE

67. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.

68. 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.

69. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

70. The buildings are required to be protected by automatic fire sprinkler systems.

71. Buildings three (3) or more stories are required to provide a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.

72. Fire department connections (FDC's) shall be located within 100 foot of a fire hydrant.

73. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.

74. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)

75. Provide a Fire Department key box (Knoxbox) access to all buildings and Opticom and key-switch access through electric gates.

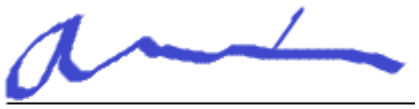
76. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.

77. 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. 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 fees.

78. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

PARKS AND RECREATION

79. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and approved by the City's Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the City Parks Division Tree Section personnel. Contact Parks Division Tree Section 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, 543-3770.



A. R. Jesús McKeag

PROJECT ENGINEER