

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

**EXHIBIT "A"  
01/26/2022**

**AT&T Communication Facility  
2400 Bluebell Drive  
CUP21-064**

- I. Applicant'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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received November 13, 2021.

**PUBLIC STREET IMPROVEMENTS**

1. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work for power and fiber installation within or adjacent to the public right-of-way.

**BUILDING** - (from Michael Enright dated September 29, 2021)

2. 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.
3. Obtain building permits for the proposed project.

**FIRE** – (from Scott Moon dated September 30, 2021)

4. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C and Santa Rosa City Code.

5. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC Appendix B.
6. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
7. Fire hydrants installed for this project shall be commercial (double steamer) and provide a minimum of 2500 gpm at 20psi.
8. Fire hydrants shall be spaced at 300 feet in commercial areas
9. For private underground fire main installations, the Fire Department requires a deferred submittal for review and compliance with NFPA 24.
10. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
11. Vehicle gates limiting fire apparatus access to commercial facilities shall be electrically operated with strobe-actuated controllers and Knox-key override in the ingress direction, and either similar controls or magnetic detection loops in the egress direction. Gates shall fail to an unlocked condition in the event of power outage.
  - a. A deferred plan submittal for permit prior to installation shall be submitted to the Fire Department for review and approval.
12. 24 Hour Emergency contact information shall be installed on the surrounding fence, at the entry gate for emergency responders.
13. A Knox key lock box shall be provided with keys to access the facility.
14. A deferred submittal shall be provided to the Fire Department for review and approval of the diesel generator prior to installation.
  - a. Hazardous Materials placarding shall be provided on the exterior of the fencing enclosure for identification of all hazardous materials stored on site.
15. Storage or use of any hazardous materials at the site may 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 permitted 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.

16. The interior of the fencing enclosure shall always be maintained free of any vegetation and rubbish.
17. Deferred submittals to the Fire Department:
  - a. Private underground fire main
  - b. Diesel generator
  - c. Gates
  - d. Hazardous Materials Business Plan – CERS submittal



01/26/2022

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CLEVE GURNEY - EDS ASSISTANT ENGINEER