

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

**EXHIBIT "A"
09/14/2022**

**349 College Rehab – Office Building
349 ½ College Avenue
LMA22-014**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. Per City Code Section 18-12.015 (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 27, 2022:

EASEMENT DEDICATIONS

1. An easement for reciprocal access and parking for the driveway connection between the 3 parcels as configuration shown on the Site Plan shall be recorded prior to building permit issuance if not already recorded with the 353 College Ave Dispensary building permit B22-3616. Conformed copies of the recorded covenant shall be submitted to the City prior to the issuance of the Building Permit.
2. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California.

PUBLIC STREET IMPROVEMENTS

3. An Encroachment Permit is 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 543-3200, 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. 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.)
4. A one-way commercial driveway shall be constructed along College Avenue in accordance with City Standard detail 250A if they do not already exist. The private driveway shall have a minimum width of 12-feet as the back of sidewalk, unless otherwise approved by a variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut. Provide for a public sidewalk, level portion of sidewalk behind the driveway ramp.
5. Any non-standard sidewalk sections, curb and gutter, and driveway approaches along the property's frontage shall be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards.

STORM WATER COMPLIANCE

6. Note on the plans submitted with the building permit application that "no debris, soil, silt, 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 complete, any excess material or debris shall be removed from the work area."

WATER AND WASTEWATER

7. Demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building (residential, office, etc.) and the square footage of each usage type with the building permit application. The applicant may contact the Water Engineering Services division at watereng@srcity.org to obtain a preliminary fee calculation.
8. All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed utilities and backflow devices shall be shown on the utility plan

- submitted with the building permit application.
9. No plumbing for landscape irrigation or any other use shall cross lot lines.
 10. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
 11. The existing water service shall be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is possible that the proposed tenant improvement will require the installation of fire sprinklers within the building and a dedicated fire service per City Standard 880. All modifications to the existing water system shall be performed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.
 12. If the project involves the addition of a new fire service or modifications to an existing service, an approved Fire permit for the onsite dedicated fire line shall be obtained prior to issuance of the encroachment permit for the backflow device. The onsite permit application and plan should be submitted to the Fire Department prior to applying for the encroachment permit.
 13. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout shall be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out shall be performed under an encroachment permit.
 14. If additions or modifications to the existing landscaping are proposed under the building permit application, a dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist. The Director of Santa Rosa Water may approve a variance deferring the installation of the irrigation meter if special circumstances exist on the property that would result in the installation creating practical difficulties or unnecessary hardships.
 15. If additional fire lines and water meters are required, Santa Rosa Water may require all individual existing and new water services to be consolidated and installed as a combination service per City Standard 870. Consolidation shall require the abandonment of any unused water services at the main. This determination will be made during review of the building permit application.
 16. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.

FIRE DEPARTMENT – (from Mike Johnson dated September 13, 2022)

17. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
 - a. Private Underground Fire Main
 - b. Fire Sprinkler System
 - c. Fire Alarm (Fire Sprinkler Monitoring)
18. The structure shall have addressing that complies with the Fire Department Standard with a minimum of a 12" exterior address located address side of the structure. Residential units shall be equipped with a minimum of 4" exterior address identification.
 - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
19. The project is subject to the building and fire codes in effect at time of building permit application. The next code cycle is scheduled to go into effect on January 1, 2023.

RECREATION AND PARKS

20. As applicable, street trees shall 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.
21. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.



09/14/2022

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER