

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
6-7-22

Standard Tenant Improvement Conditions – Includes Cannabis

Project must under the \$200,000 improvement threshold

Proposed site improvements are limited to path of travel and accessible parking

- 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 cost of any improvement to an existing building exceeds a value of \$200,000.00. Based on the review of the preliminary valuation calculation, the project will not be required to perform any public improvements. 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, 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.**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 12-15-2021:

PUBLIC STREET IMPROVEMENTS

It is recommended that any nonstandard sidewalk sections and driveway approaches along the property's frontage and within the public right-of-way be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way and to mitigate any potential trip hazards. Per City Code Section 13-32.020, the abutting property owner must maintain the sidewalk in a manner that avoids creating a dangerous situation for the property owner and any members of the public utilizing the corridor.

An encroachment permit must be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.

STORM WATER COMPLIANCE

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.”

As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

BUILDING

Obtain a building permit prior to performing any improvement within the boundaries of the parcel that requires a permitting process.

WATER AND WASTEWATER

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 (office, warehouse, lab, manufacturing, cultivation, etc.) and the square footage of each usage type with the building permit application. If the proposed use involves a cannabis growing operation, provide the number of plants and the estimated peak monthly water and sewer usage. The applicant may contact the Water Engineering Services division at 707-543-4300 to obtain a preliminary fee calculation.

All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades will be required as part of the build permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.

The existing water service must be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is likely that the change of use will require the installation of fire sprinklers and an upsize of the water service per City standard 870. Any modifications to the existing water system must be installed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.

Properties currently protected by automated fire protection system may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services must be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may be required to upgrade the device per City Standard 880 as part of the tenant improvements. Contact Water Engineering Services at 707-543-4200 or email watereng@srcity.org to determine the existing backflow type and to understand the specific requirements that

will be placed on the building permit application. Any upgrades to the backflow device shall be installed under an encroachment permit.

A sewer cleanout per City Standard 513 must be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The installation of the clean out must be performed under an encroachment permit.

A dedicated irrigation meter may be required if one does not already exist. The requirement will be based on the level of existing and proposed landscaping shown on the irrigation plans submitted with the building permit application.

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.

ENVIRONMENTAL COMPLIANCE

Tenant improvements performed in conjunction with a change of use or an expansion of an existing use may result in additional requirements associated with the discharge to the City's public wastewater system. Contact the Water Department's Environmental Compliance division at 543-3369 to determine the necessary permitting path and to better understand the specific requirements that will be brought forward during the review of the building permit application.