

PLANNING AND ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "E"  
4/23/25

Quick Quack Car Wash  
4362 HWY 12  
PRJ24-022

- 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 as related to this application unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 3/24/25:

**PARCEL AND EASEMENT DEDICATIONS**

1. A legal description and plat of the proposed right of way vacation and rededication of EVA are to be attached to the vacation document approved by City Council as "Cinquini Exhibit A". The legal description shall include reference to the Public Utility Easement Reservation as described below:

Reservations of an Emergency Vehicle Access Easement (EVA) will be made over a portion of the existing EVA to be vacated. The easement reservation shall take the form of a rededication of a portion of the EVA as shown in the Cinquini Exhibit. The City of Santa Rosa shall have access to this easement at all times, day and night. The reservation of the easement shall be worded as follows:

"Excepting and reserving from said vacation pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of public emergency access, and the right at any time, to access, upon, over, and across this EVA proposed to be vacated."

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 ("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.

3. A Quitclaim Deed for the vacated land shall be subject to review by the Planning and Economic Development Department's Engineering Division prior to recordation at the Sonoma County recorder's Office. The Resolution shall be recorded with the Quitclaim Deed and the Resolution shall not be delivered to the County Recorder's Office until the Quitclaim is reviewed, approved and has obtained all final signatures.

### **PUBLIC STREET IMPROVEMENTS**

4. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the City Right-of-Way or for any work on utilities located within City easements.
5. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
6. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
7. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

### **STORM DRAINAGE**

8. 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.
9. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards.
10. 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.
11. 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.

12. 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 except 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.
13. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way.
14. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems. Standard 406 sidewalk drains shall be provided. Sidewalk drains shall be privately maintained by the owners of the frontage property.

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

15. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP 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 Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the owner.
16. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer shall 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 subdivision improvements.
17. Monument signs are not allowed in the bioretention areas.
18. 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.

#### **GRADING (from Building Memo dated 03-21-2025)**

19. Obtain building permits for the proposed project.

20. 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.

## **SEWER AND WATER**

21. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses. Applicant must install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters.
22. Reduced pressure backflow device per City Standard 876 will be required on domestic and irrigation services and City Standard 880 Double Detector Check with FDC on the fire protection service. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
23. Utility boxes, meters, and backflow preventers shall be located to avoid being in or crossing through proposed bioretention areas. Utility boxes, meters, and backflow devices shall be contained in compacted utility corridors.
24. Hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. A fire hydrant shall be located within and 150 feet of commercial buildings. Fire hydrant type and installation shall comply with City Water Standard 857.
25. 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.
26. Provide meters per Section X of the Water System Design Standards.
27. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).
28. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
29. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit.
30. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

## **ENVIRONMENTAL COMPLIANCE** (from Environmental Compliance Memo dated

December 10, 2024)

31. **Quick Quack Car Wash** owners and/or operators shall submit 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/autoapp](http://www.srcity.org/autoapp)

Contact this office at 543-3369 for additional information.

32. **No waste treatment by-passes.** All tunnel wash trench/floor drains shall connect to an oil/water separator without any plumbing by-passes to the City sanitary sewer or storm drain system. Minimum size 3-stage 1500 oil/water separator as per City Standard #520.
33. Install a sampling manhole as per City Std #521 equipped with City Std #512 manhole frame & cover downstream from oil/water separator.
34. All roof drains and/or headers at the car wash tunnel shall have no direct or indirect connection to the City sanitary sewer system.
35. All sewer drains shall be covered to prevent rainwater from entering the sewer collection system.
36. No wash water runoff can enter the storm drain system or L.I.D. feature.

**FIRE** (from Fire Memo dated December 24, 2024)

**Construct new Quick Quack Car Wash facility: 3362 sf building, 11,102 sf landscape, 29,114 sf paved surfaces on raw land. New concrete walks, drive aisles, curbs, landscaping, vacuum stations, utilities, and all associated fixtures, furnishings, and equipment. Site improvements to include sidewalk frontage improvements, driveway, emergency access lane and utility stubs to subject site, with stub to existing detention basin for use by Storage-Pro and subject site. Existing Emergency Vehicle Access Easement requires modification to remove unused portion in conflict with car wash circulation, by Summary Vacation.**

Applicant is advised that the following Fire Department **Standard Conditions** apply to this project:

37. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.
38. City of Santa Rosa Fire Department Standard for Fire Safety During Construction shall be adhered to - <https://www.srcity.org/DocumentCenter/View/38996/Fire-Safety-During-Construction>

39. The following separate plan submittals shall be submitted directly to the Santa Rosa Fire Department if they apply:

- NFPA 13 Automatic Fire Extinguishing System Modification
- NFPA 24 Underground Private Fire Main Installation



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A. R. Jesús McKeag

PROJECT ENGINEER