

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

**EXHIBIT "A"
July 14, 2020**

**STARBUCKS DRIVE THROUGH COFFEE SHOP
TENANT IMPROVEMENTS
2527 GUERNEVILLE ROAD
CUP20-010**

- 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 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 may 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, then as applicable, the project may be required to install or modify public improvements. 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 dated July 7, 2020:

PUBLIC STREET IMPROVEMENTS

1. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right or public drainage easement that is located onsite 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 543-4611, 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.)

2. It is recommended that any non-standard sidewalk sections and driveway approached 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 13-32.020, the abutting property owner shall 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.
3. All driveways and sidewalks along the property frontage shall be brought up to ADA compliance by installing City Standard driveway aprons per city standard 250D with flat sidewalks along the frontage to the review and approval of the City Engineer.
4. The applicant shall keep the project frontage vehicular site distance clear of over grown vegetation. Vegetation shall be less than 3-feet or more than 7-feet in height.

STORM WATER COMPLIANCE (SWLID)

5. 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 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 completed, any excess material or debris shall be removed from the work area."
6. An applicable, the Developers engineer shall comply with all requirements of the latest edition of the Storm Water Low Impact Development Technical Design Manual.
7. New services (electrical, telephone, cable or conduit) shall be installed underground.

WATER AND WASTEWATER

8. 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

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.

9. 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.
10. 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 likely that the change of use shall require the installation of fire sprinklers and an upsize of the water service per City standard 870. Any modifications to the existing water system shall be installed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.
11. 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 shall 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.
12. A sewer cleanout per City Standard 513 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 installation of the clean out shall be performed under an encroachment permit application.
13. A dedicated irrigation meter shall be required if one does not already exist. The requirement shall be based on the level of existing and proposed landscaping shown on the irrigation plans submitted with the Building permit application.
14. Any additions or modifications to the landscape and irrigation shall be consistent with and in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Landscape Plans shall be submitted with the Building Permit application. And reviewed during the Building Permit stage to determine compliance with the ordinance.

TRAFFIC

15. Submit an onsite signing and striping plan to comply with the current codes and requirements for Accessible parking signing and striping. Submit a grading and drainage plan that shows the ADA accessible path of travel from the public way to the buildings entrance.
16. The applicant shall install and or stripe traffic control measures within the parking lot aisles such as "No drive-thru waiting" and "No blocking the aisle" to ensure that the drive thru traffic does not queue out into the drive aisles of the Commercial center. The Applicant shall monitor and keep the drive-thru line from extending out into the Right of Way of Guerneville Road and blocking the travel lanes in all cases.

ENVIRONMENTAL COMPLIANCE

17. 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 543-4368 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. The operator(s) or Owners(s) shall submit a Waste 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 . Contact this office for more information at (707) 543-4368.

FIRE – (6.16.2020)

18. The project proposes a change of use from Bank to Food Service and requires automatic fire sprinklers to be installed in accordance with adopted California Building & Fire Codes, and Santa Rosa City Code for change of use or occupancy.
19. The project proposes alterations to more than 50% of the existing building, constituting a significant improvement of the existing building and requires automatic fire sprinklers to be installed in accordance with adopted California Building & Fire Codes, and Santa Rosa City Code for significant improvements.

20. The project description indicates a portion of the building will not be used for the proposed tenant. The vacant portion will need to be secured to the satisfaction of the Fire Department (typically, a one-hour wall between the occupied and vacant space plus emergency access and fire sprinkler protection for the vacant space.)

RECREATION AND PARKS

21. The applicant shall maintain the irrigation and street trees and plants along all sides of the project site.



Carol Dugas
EDS Project Engineer

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