

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
4-16-26

Stonehouse Hotel Phase II
HWY 12 (3331)
PRJ25-001

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 3-27-26:

MAPPING

1. A merger or lot line adjustment of the underlying parcels of this site is required prior to issuance of any Building Permit.

Alternatively, cross lot drainage, egress and parking easements (or Covenant of Easements if all parcels are under the same ownership) and SUSMP maintenance agreements must be recorded by separate instrument with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

2. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such

required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.

3. An City of Santa Rosa Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work on utilities located within public easements dedicated to the City of Santa Rosa.
4. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
5. Any broken curb, gutter and/or sidewalk shall be replaced per current City standards.
6. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
7. Improvements to Highway 12 shall consist of the installation to City Standards of:
 - a. 5-feet wide minimum width contiguous sidewalk along the full Hwy 12 frontage of 3331 Hwy 12.
 - b. A driveway apron.
 - c. Contiguous sidewalk between the proposed driveway apron and the existing sidewalk along 3555 Hwy 12 matching the width of the existing sidewalk.
8. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.
 - a. As required, City Standard 611 cobra style street lights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
 - b. Electrical boxes for new and/or relocated street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
9. With the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject development or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall

be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject development shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.

10. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

STORM DRAINAGE

11. This project shall not increase peak runoff from the site. To the extent that this requires the installation of private onsite hydromodification, any such measure shall be the maintenance responsibility of the site owner in perpetuity.
12. 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.
13. 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.
14. 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.
15. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SUSMP)

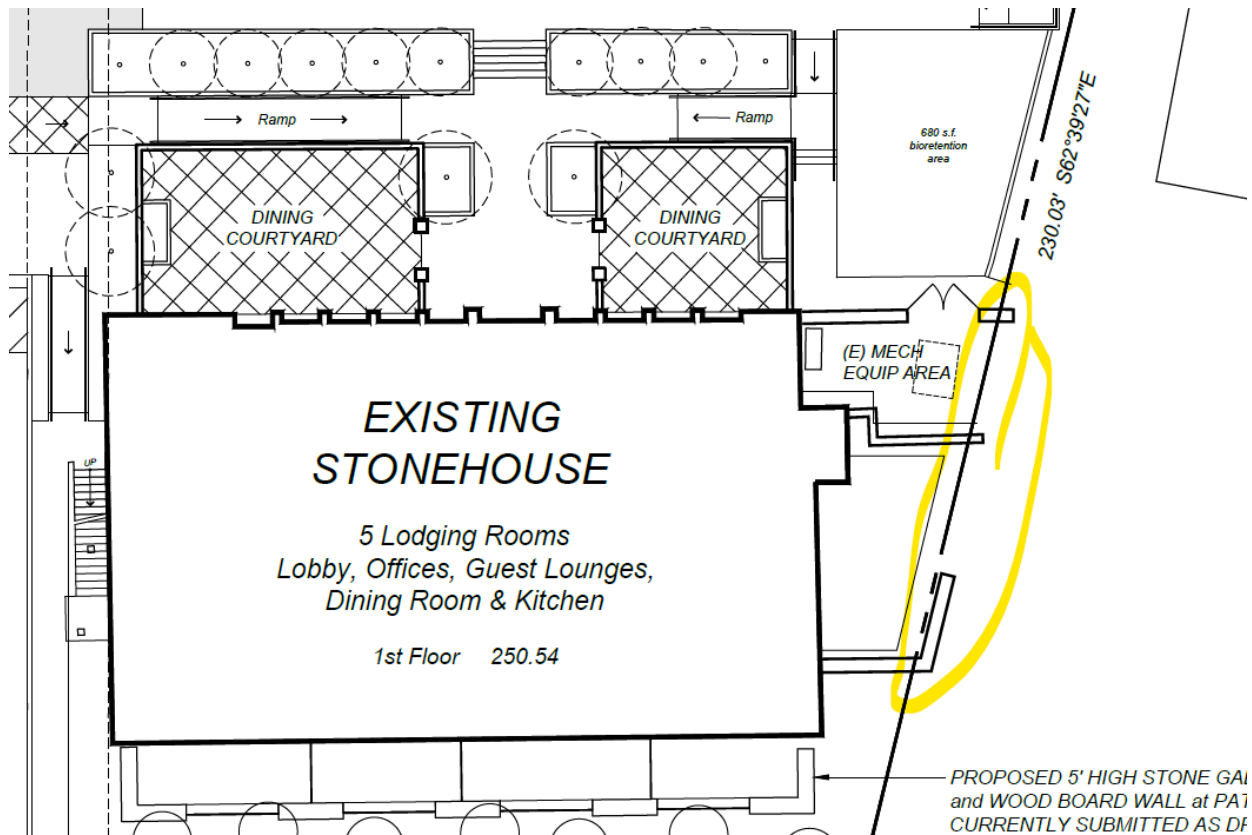
16. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
17. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the

LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.

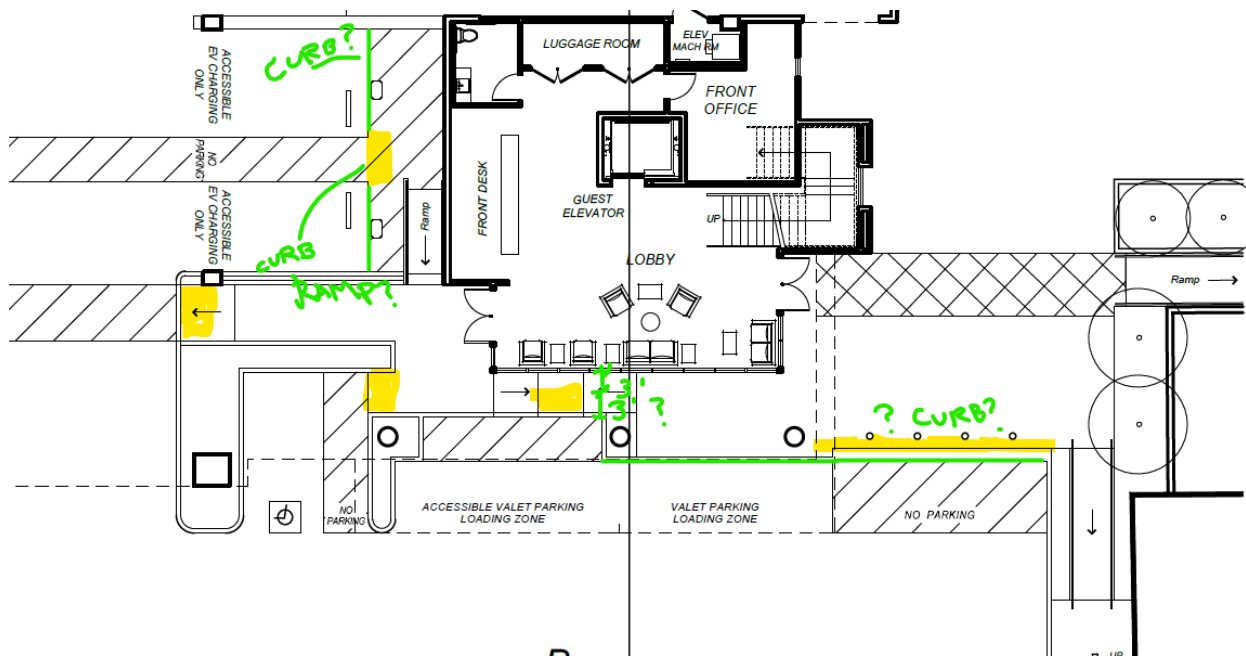
18. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
19. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
20. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.

GRADING (from Building Memo dated 3-26-2025)

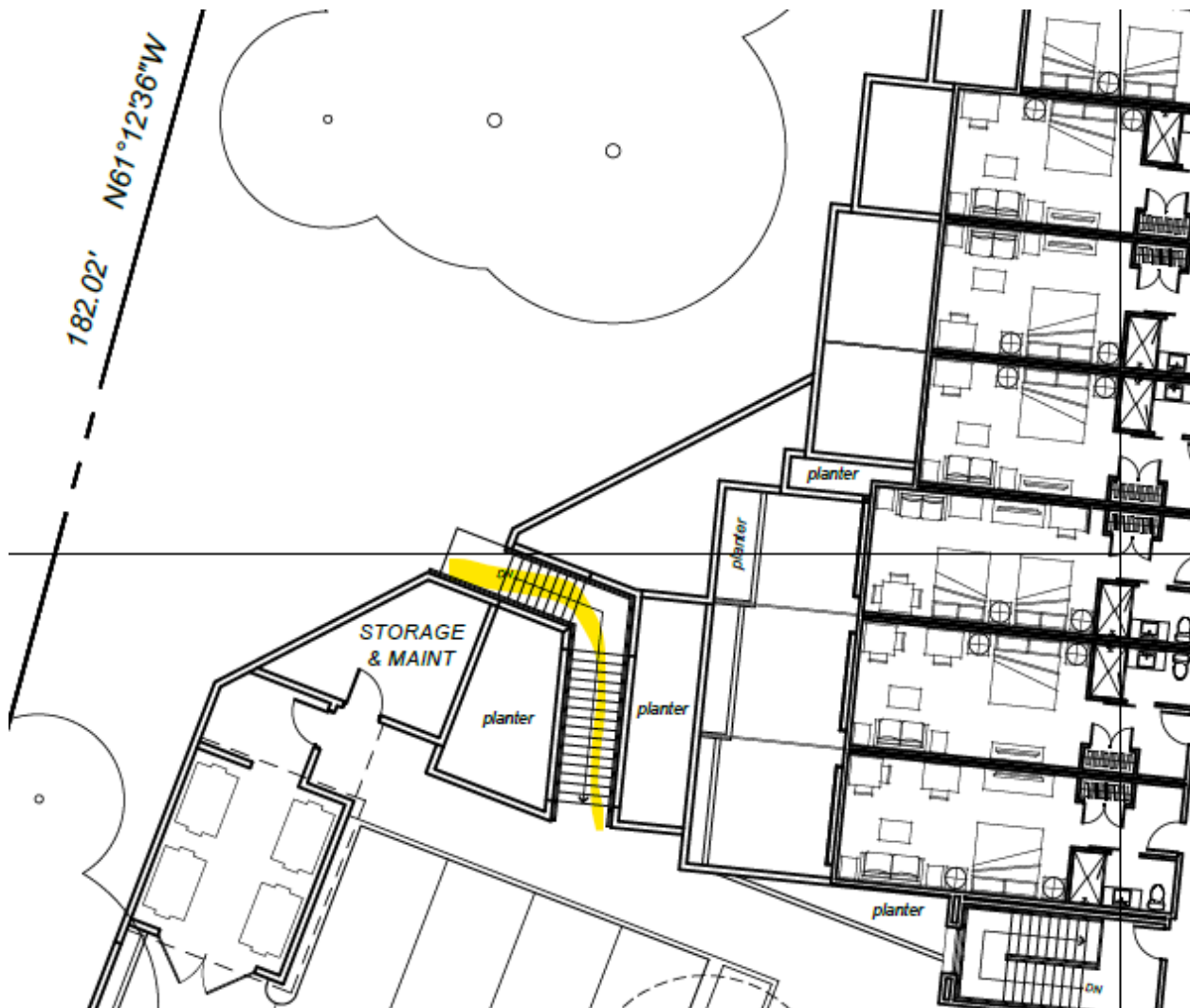
21. Obtain a demolition permit for structures to be removed.
22. Obtain building permits for the proposed project.
23. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
24. Ensure each space provided with trash/recycling/green waste receptacles has the appropriate receptacles for all three, and that the end receptacles (trash enclosure) are also separated. (CALGreen 5.410.1)
25. Walls and other structures are not to cross property lines without recorded easements:



26. Ensure detectable warnings are provided to define transitions from the general circulation path to vehicular areas, but not within ramp runs, required landings, or door/gate maneuvering clearances:



27. If stair access to the upper landscaping area is provided at the South of the property, and accessible route must be provided to the same area adjacent to the stairs:



28. Ensure at least one of the accessible EV charging spaces is standard accessible and at least one is van accessible (CBC 11B-228.3)
29. Ensure at least one of the accessible parking spaces is van accessible. (CBC 11B-208.2)
30. Ensure shower control valves and shower heads are arranged so that the shower head does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray. (CPC 408.9)
31. Provide a completed stormwater determination worksheet with your building permit application.

32. If multiple exits (from each floor) are required for egress, ensure the same number of accessible exits are provided.

RETAINING WALLS

33. Any retaining wall/sound wall systems on site shall be designed by a Registered Civil Engineer, per the recommendations included in the soils report by the soils engineer.

WATER AND WASTEWATER

34. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
35. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
36. Any existing sewer lateral or water service that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
37. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
38. 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.
39. If a well exists on the property, one of the following conditions apply:
- a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
40. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
41. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc., must be located without conflict with the swales. Locations of infrastructure will be

reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.

FIRE (from Fire memo dated 3-5-25)

42. 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.
43. Project shall comply with requirements found in Santa Rosa Fire Department Standard Fire Safety During Construction, Demolition, or Alteration.



A. R. Jesús McKeag

PROJECT ENGINEER