

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
07/13/23

Ceres Community Project - Culinary Facility
APOLLO WAY (0) [APNs 035-490-030 & 031]
DR22-046

- 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. 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. 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 07-07-23:

PUBLIC EASEMENT DEDICATION

1. The proposed meandering sidewalk is shown completely within the existing 20-feet wide PUE (Parcel D of DN 1982-062993). If during plan check a design reflecting the meandering sidewalk outside of the existing PUE is approved, the applicant shall dedicate a public sidewalk easement over that part of the meandering sidewalk. All public easement and right of way dedications shall be granted by separate instrument.
2. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench area. No private improvements such as roof lines, lighting foundations, BMP devices or building foundations shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.
3. There are 4 existing Public Utility easements (PUE) along the perimeter of the property. These are Parcels A, B, and D of DN 1982-062993, and Book 1941 Page 431 of the Sonoma County Official Records. All existing facilities within the existing

easements shall be verified by the applicant's engineer in writing received from inquiries directed to the following public utility companies to verify the use of such public easements prior to grading permit issuance:

- a. AT&T
- b. PG&E
- c. Comcast
- d. Integra-Zayo
- e. Sonic

Copies of the utility verifications shall be provided for the City. All existing underground utilities shall be located, labeled on the plans and protected in place during construction.

- 4. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

MAPPING

- 5. A merger of the lots with the following APNs shall be recorded prior to issuance of any Building Permit:
 - a. 035-490-030
 - b. 035-490-031

Note: A Lot-Line Adjustment (LLA) between the parcels in question may be pursued instead on a merger. If an LLA is pursued, cross lot drainage, egress and parking easements (or Covenant of Easements if both parcels remain under the same ownership) shall be recorded by separate instrument with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit. No structure shall be placed over a property line.

PUBLIC STREET IMPROVEMENTS

- 6. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public storm and utility easements.
- 7. **Apollo Way** shall be improved as a Modified Industrial Street along the entire property frontage per City Standard 200H. Street improvements shall consist of a 5-foot minimum width sidewalk which shall be allowed to meander to preserve trees. The sidewalk shall connect to existing along the frontage of the northerly adjacent lot. The crossfall of the meandering sidewalk may be reversed. The curb shall remain in its current location and all improvements shall be behind the existing curb line besides at the driveways. Curb and gutter per City Standard STD 241 shall be installed where existing curb and gutter require replacement.
- 8. 2 City Standard STD 250 D Curb Return Driveway (Alternate B) driveway aprons are

proposed for this frontage. The proposed width of the 2 driveways as shown on the approved plans is 28-feet for the southerly most and 26-feet 8-inches for the northerly most. Per Section IV. Street Designs, B. Access to Public Right-of-Way – Curb Cuts, 1, a., the maximum width of commercial driveways is 41-feet without a Conditional Use Permit.

- a. Note: Per Section IV. Street Designs, B. Access to Public Right-of-Way – Curb Cuts, 1, d., a 2nd driveway on a single parcel requires a Variance. ENGV23-022 has been applied for.
9. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
10. If applicable, this project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
11. If applicable, new services (electrical, telephone, cable or conduit) to new structures shall be underground.
12. If applicable, developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC

13. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
14. The height of signs, vegetation or other obstructions on the project side of site entrances shall maintain clear line of sight for all vehicles approaching and exiting the facility to the satisfaction of the City Traffic Engineer during review of Improvement Plans.
15. Applicant shall comply with all recommendations of the Traffic Analysis titled “Preliminary Transportation Impact Study for the Ceres Community Project” dated September 15, 2022, written by W-Trans Traffic Engineers, and all addenda thereto.
16. Parking shall be prohibited along the following stretches of the frontage to ensure sufficient sight lines:
 - a. For 25 feet directly south of the northerly driveway.
 - b. For 45 feet south of the southern driveway.
 - c. For 70 feet north of the southern driveway.
17. Red curbs and no parking signs shall be installed to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.

PRIVATE DRIVEWAY IMPROVEMENTS

18. The driveways shall be built to City minor street structural standards.
19. A queuing area shall be provided at the driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a

minimum of 15 feet clear behind the sidewalk to the first parking space.

STORM DRAINAGE

20. 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. The final hydrology and hydraulic report shall be submitted to the Sonoma County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public improvement plans.
21. The Public Works Department shall take due caution when performing maintenance or repair of drainage systems in easements but shall not be responsible for the repairs or replacement of trees, landscaping, or structures not specifically approved by the Director of Transportation and Public Works.
22. No trees may be planted in any public easement without first obtaining approval of the Director of the Transportation and Public Works Department. Trees shall not be planted within 10-feet of any underground City facility. Any improvements proposed to be placed within any existing public easement, including landscaping, shall be specifically approved by the Director of Public Works and shall not interfere with the pipe cover or pipe bedding.
23. Any fences placed within the public easement(s) shall be removable. Where vehicular access is required for maintenance, minimum 14-foot minimum width and sliding gates are preferred. Man-gates and vehicular gates shall be provided for access through any fence crossing a public easement, or as approved by the City Engineer.
24. No footing for a building nor any structure that runs parallel to any existing or proposed trench that is deeper than the footing or structure shall be located closer than an influence line 45 degrees (0.79 rad) between the bottom of the exterior edge of said footing or structure and the bottom of the closest vertical edge of the trench. Refer to "Detail of Building Setback from Underground Utility" from City Standard STD 517 Miscellaneous Pipe Installation Details for more information. Submit a cross-section detail for the rear yard and each side yard showing the storm drain pipe in its trench, footings in question, and the line of influence with the construction drawings per City Standard STD 517 "detail of building setback from underground utility" to the satisfaction of the City Engineer prior to Building Permit issuance.
25. All existing storm drains in public easements on the property shall be protected in place. The applicant shall provide access to all storm drain structures for City maintenance at all times from the street through the project parking lot. An all-weather, paved access way shall be provided for maintenance truck access to the manhole per the review and approval of the City Engineer. Keys or access codes for any gate blocking access shall be provided to the City storm drain maintenance Staff upon request to the landowner. A Variance has been applied for to modify the surface material for a City Standard STD 216 Utility Access Road within the corridor of 10-feet wide PUE (Parcel B of DN 1982-062993) and is currently under review.

26. The project site shall be drained in a manner so as not to adversely affect the adjacent lots. No lot-to-lot overland drainage is permitted. 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.
27. 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.
28. Per the City of Santa Rosa Public Storm Drain Standards, an accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.
29. Concentrated drainage flows shall not be permitted to cross sidewalks.

STORM WATER COMPLIANCE (SWLIDS & SWPPP)

30. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMPs and shall include a maintenance schedule to be implemented by the owner.
31. Perpetual maintenance of SWLIDS BMPs shall be the responsibility of the owner.
32. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
33. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional 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 SWLIDS BMPs is to be received by the City prior to acceptance of the improvements.
34. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
35. 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 any 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.”

36. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easement or storm drain easement.
37. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
38. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.

GRADING (from Building Memo dated December 29, 2022)

39. 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.
40. Obtain building permits for the proposed project.

WATER AND WASTEWATER

41. 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.
42. Private water, fire, sewer and storm drain pipes shall not be permitted within the joint trench PUE apart from perpendicular crossings. Public water meters or backflow devices shall not be located under private asphalt, sidewalks and driveways.
43. Any existing sewer lateral and/or cleanout structure that will not be used shall 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.
44. Water services and meters shall 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.
45. City Standards require that a commercial project install a combination service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and

irrigation meters if one does not exist. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.

46. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the Encroachment Permit application.
47. The project engineer shall provide a detailed utility plan showing onsite and offsite sewer, water, and fire protection systems, and their connections to existing sewer and water facilities.
48. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELo) adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Three complete sets of WELo plans shall be submitted to EDS prior to or with the Encroachment permit application. WELo plans shall be approved prior to building permit issuance or meter sets.
49. Sewer and water demand fees, meter installation fees and processing fees shall be paid prior to Building permit issuance and connection to City water. The applicant may contact the Water Engineering Services to determine estimated sewer and water demand processing and meter fees.
50. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices per City Standard 876.
51. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. Sewer laterals shall have clean outs at all angle points or changes in direction and/or every 100 feet. If the sewer lateral is determined to be sized at 8", then a city standard manhole shall be installed at the point of connection to the main or the connection shall be made at an existing manhole. A manhole shall also be installed at the property line to distinguish between the public and private sewer main. If the sewer lateral size is determined to be a 6" main or less than a 6" cleanout shall be installed at the property line and the connection to the sewer main shall be a Wye type of connection.

ENVIRONMENTAL COMPLIANCE (from Memo dated December 19, 2022)

52. A Grease Removal Device is required at all food service establishments. See the City of Santa Rosa Interceptor Policy for details on connections and sizing criteria. A food service establishment is any commercial facility discharging kitchen or food preparation wastewater.
53. Trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles.
54. The installation and use of any garbage grinder or disposal at any commercial kitchen sink is prohibited.

FIRE (from Memo dated January 12, 2023)

Construction of a new two-story 18,500 sf culinary and youth development facility for production and distribution of medically tailored meals and education about healthy eating.

Applicant is advised that the Fire Department has the following **Comments/Concerns** for this project:

55. The project is subject to the building codes in effect at time of building permit application. **The next code cycle began on January 1, 2023.**
56. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
57. Fire sprinkler system fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
58. Approved fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Section B and A of the Fire Department Site Plan G-101 are not counted in this measurement. Where section D/B converge and C/A converge shall be the start of the 150 foot access requirement.
59. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
60. Storage or use of any hazardous materials (such as pool chemicals) at the site shall require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts shall require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.



A. R. Jesús McKeag

PROJECT ENGINEER