

**CITY OF SANTA ROSA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
MAY 17, 2019**

**440 HEARN AVENUE
SOUTH SANTA ROSA AT&T
TELECOMMUNICATION FACILITY
PRJ18-085**

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application based on plans stamped received on December 5, 2018:

PUBLIC STREET IMPROVEMENTS

1. An Encroachment Permit shall be obtained from the Planning & Economic Development Department, Engineering Development Services (EDS) Room 5 at 100 Santa Rosa Avenue prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
2. A Caltrans encroachment permit may be required for any work within Caltrans Right of Way. The applicant is solely responsible to acquire all permits as required from other jurisdictional agencies.
3. An Encroachment Permit shall be required for any crane staging being set up in City Right of Way. A traffic control plan shall be submitted to the Encroachment Permit Officer prior to applying for any Encroachment Permit. The traffic plan shall identify any staging area needed for a crane, any anticipated lane closure schedules and traffic detours if the staging area is located near public streets. All traffic control restrictions shall be incorporated in the issuance of the Encroachment Permit.
4. No street parking of temporary facilities and/or construction equipment is permitted on Corby Avenue or Hearn Avenue without an Encroachment permit.

5. If damage occurs to facilities located in the Right of Way, then the Contractor shall submit a "Public Street Improvement Plan" as prepared by a Civil Engineer to EDS for review and contractor shall obtain an encroachment permit prior to performing any repair within the public Right of Way.
6. The applicant shall replace any broken or cracked concrete/other improvement within the City Right of Way caused by the Contractor or his agents, to the nearest expansion joint on each side along the property frontage per City standards. The right of way shall be restored to the same or better conditions as was present prior to the work.
7. Remove the existing ADA Pedestrian ramp at the corner of Hearn Avenue and Corby Frontage Road and install a Caltrans standard ADA compliant ramp per standard detail A88A.

STORM WATER MANAGEMENT

8. 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 or street. When operations are completed, any excess material or debris shall be removed from the work area.
9. As applicable then the trash enclosure shall be covered as per City of Santa Rosa Building Codes to prevent any storm water contact with waste trash bins and receptacles. The trash enclosure shall have no floor drains or any direct connection to the sanitary sewer or storm drain systems.
10. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.
11. Oils, chemicals and/or equipment fluid spills shall be cleaned up with absorbent materials per OSHA requirements.

OVERHEAD UTILITY LINES

12. New services (electrical, telephone, cable or conduit) to the new pole/facilities shall be underground.

13. Developer shall coordinate, and where necessary, pay for the relocation of any overhead lines, power poles or other existing public utilities, as necessary to complete the project.

WATER AND SANTARY SEWER

14. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated October 27, 2015. Plans shall be submitted with the Building Permit application.

FIRE (2.5.19)

15. A building permit shall be required.

RECREATION AND PARKS

16. Street trees shall be required and planted by the developer along Hearn Avenue and Corby Avenue frontage Road. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
17. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and along all sides of their lots. Dead landscaping shall be removed and replaced. Remove the paving and re-install the landscape planter strip along Hearn Avenue behind the sidewalk and in front of the gasoline Pump station.



CAROL CLARK PROJECT ENGINEER –EDS