

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 12, 2019

Storage Pro II
4374 SONOMA HWY
PRJ19-004

- I. After the approval of Public Improvement Plans but prior to the commencement of any work subject to reimbursement, a Reimbursement Agreement ("**agreement**") shall be entered into between the applicant (Storage PRO of Santa Rosa, LLC, referred to as "**developer**" within the agreement) and the City of Santa Rosa.
- II. 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.
- III. 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.
- IV. 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.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 5/3/19:

VACATION OF PUBLIC EASEMENT

1. Pursuant to the City of Santa Rosa Zoning Code § 20-30.110, B, ¶2;
No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into a public or private service easement, an access easement, or street right-of-way.
2. Any public easements currently existing on the site that impede the proposed development shall be vacated.
 - a. Any access easement to the existing Los Alamos Trunk Sewer shall not be vacated until such time as another means of appropriate recorded access is in place or said access easement is no longer necessary.
3. The means of recorded access may be a dedicated easement or a covenant of easement granting the City access to the site generally without a separate metes

and bounds description as long as it stipulated that the minimum 12-foot clear access over an all-weather vehicle access road with City Standard 206 turnarounds per City Standard 216 where determined necessary by the City Engineer in consultation with the Director of Water and the City Sanitary Sewer Standard Specifications, § XIV. ACCESS ROADS, A, 1 – 4 shall at no time be impeded.

4. Any private easements currently existing on the site that impede the proposed development shall be quitclaimed.

PUBLIC SEWER & WATERLINE EASEMENT AND COVENANT

5. Prior to the signing of improvement plans the following public easements and rights of way shall be dedicated;
 - a. a public sewer and waterline easement for the Los Alamos Trunk Replacement (C01903), which is being purchased by the City pursuant to separate agreement.
 - i. should the need for additional onsite easements be identified during the plan check phase of improvement plans they shall be acquired to the satisfaction of the City Engineer in consultation with the Director of the Water Department
 - ii. the corridor of this easement shall be subject to a covenant limiting the City's responsibility for the repair of the slope, and PCC curb and gutter proposed to be installed within the easement area. This covenant shall state that should the City require access to the pipe under these improvements the City shall only be required to repair and stabilize the slope and reinstall the concrete work to minimum serviceability as determined by the City Engineer in consultation with the City Geotechnical Engineer. Additional æsthetic improvements shall be the responsibility of the property owner. This covenant shall be entered into and recorded prior to approval of the Improvement Plans.
 - b. A public emergency vehicle access easement (EVA) if required by the Fire Department during the plan check phase of improvement plans or building permit.

NEW ACCESS EASEMENT

6. Once the driveway alignment has been concretized during the Plan Check phase of Public Improvement Plans and Building Permits and if determined necessary by the City Engineer in consultation with the Director of Water, a new metes-and-bounds Access Easement shall be recorded in place of the covenant of easement.
7. In no case shall the Public Improvement Plans be approved without appropriate access to the Los Alamos Trunk Sewer and other related public utilities over the

project site to the satisfaction of the City Engineer in consultation with the Director of Water.

MAPPING AND PRIVATE EASEMENT DEDICATION

8. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
9. A merger, lot line adjustment (LLA) or combination thereof is required prior to issuance of any Building Permit. LLA19-001 is currently under review. Demolition of any structure crossing proposed new lot line shall occur prior to approval of the LLA.
10. All private easements (or Covenant of Easements if both parcels are under the same ownership) and maintenance agreements (including but not limited to SUSMP and driveway) shall be finalized during the plan check phase of building permit and be recorded by separate instrument to the satisfaction of the City Chief Building Official with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit and prior to recordation of the LLA.

PUBLIC STREET IMPROVEMENTS

11. 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.
12. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
13. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
14. Improvements to Highway 12 shall consist of the following;
 - a. the installation of curb and gutter to the appropriate Caltrans standard or to City Standards should no applicable Caltrans exist
 - b. the installation of a Caltrans Standard A87A, Case A driveway apron with a 23-foot depression to match the width of the drive aisle
 - c. the installation of minimum 4-foot sidewalk behind the driveway apron to the more stringent of the appropriate Caltrans standard and City Standard 231
 - d. the installation of 7-foot sidewalk along the remainder of the frontage conforming to the existing sidewalk at either end consistent with the more

stringent of the appropriate Caltrans standard and City Standards 235 and 237.

15. 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.

The City Engineer may grant a variance from this requirement pursuant to section 13-12.250 of the City Code.

16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
18. The height of signs, vegetation or other obstructions near the intersection of the project driveway and Highway 12 shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Improvement Plans.

STORM DRAINAGE

19. 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.

STORM WATER COMPLIANCE (SUSMP)

20. 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.
21. 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.

22. 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.
23. 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.
24. 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.
25. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

GRADING (from Building Memo dated May 23, 2019)

26. Obtain a demolition permit for the structures to be removed.
27. 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.
28. Obtain building permits for the proposed project.

AGREEMENT

29. Applicant shall install the portion of the Los Alamos trunk sewer detailed in the approved Improvement Plans for the project, which includes both onsite and offsite work. The agreement shall include a scope of work and shall be executed by the applicant and a City representative with appropriate signature authority. All work subject to the agreement shall be done subject to the Improvement Plans for the Los Alamos Trunk Replacement Segment 1, City File Number 2018-0043 as modified or amended by the agreement. The agreement will provide provisions for reimbursement to the applicant after completion of the work and acceptance by the Director of the Water Department.
30. If the Public Improvement Plans for the portion of the Los Alamos Trunk Sewer that may be competed by Applicant are not approved with the Applicant having

entered into the agreement and ready and willing to perform the subject work by April 15th 2020, the City shall have the option to install those portions of the Los Alamos Trunk Sewer, shall not be obligated to enter into the agreement and the Applicant shall cooperate with the efforts of this work or shall incur the impacts of this delay at no cost to the City.

WATER AND WASTEWATER

31. 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.
32. Access must be provided to all structures on the City system. The access must be a minimum 12' in width and must be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
33. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
34. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
35. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
36. Separate sewer laterals shall be installed for each lot.
37. The applicant shall extend an 8-inch public water main along the remainder of the Highway 12 project frontage ending in a City Standard 861 Permanent Blow Off at the property line. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.
38. Connection to the existing water main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
39. 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.

40. 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.
41. Reduced Pressure back flow per City Standard 876 will be required on all domestic water services and irrigation services.
42. Applicant must install a combination service per City Standard 870 for fire service, domestic water and irrigation meters for each lot. Private fire hydrants shall connect to a combo service is practical.
43. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
44. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
45. 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
46. 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.
47. 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.
48. Access maintenance roads and private driveways that have public sewer or water mains must be a minimum of 12' wide. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
49. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility and 20 feet wide for a double utility, whichever is greater, and shall be centered over the facility. The easement shall be configured to include all publicly maintained appurtenances and structures.

No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Footings and foundations may encroach into the one to one line from the pipe depth to the top of grade if approved in writing by the Chief Building Official and the Director of Utilities. This information shall be added to the information sheet of the Final Map. Reduction in the easement width may be allowed with written approval by the Director of the Utilities Department. Vegetation with roots that could damage underground piping shall not be planted within 10' of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the Final Map).

50. No footings shall be installed within 5 feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times.
51. City Operational Locks shall be placed on all gates that are to be locked.
52. Fire 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. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.
53. Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
54. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Memo dated February 19, 2019)

55. Twelve inch (12) inch illuminated premise identification shall be provided per Fire Department standards. An illuminated monument sign may be provided at the main entrance.
56. Fire Department access is required to provide access to within 150 foot of all-side of the building along an approved path on a minimum 20-foot wide unobstructed roadway. Buildings exceeding 30 feet to the highest roof surface shall be provided with aerial apparatus access roadways not less than 26-feet unobstructed width not closer than 15-feet and not further than 30-feet from the side that provides the maximum access to the building as approved by the fire code official.

57. Buildings in excess of 62,000 sqft shall be provided with two separate and remote fire apparatus access.
58. A minimum fire flow of 1,500 GPM at not less than 20 PSI is required for this project. A fire hydrant shall be provided within 400 feet of all-sides of the structures along an approved path. Buildings three or more stories shall be provided with standpipe systems.
59. FDC location shall be within 100 feet of fire hydrants serving the property.
60. The building shall be protected by an automatic fire sprinkler system in accordance with NFPA 13 and 24.
61. Sprinkler systems are required to be monitored in accordance with NFPA 72. Apartment buildings shall be provided with building fire alarm systems.
62. Provide a fire department key box (Knox box) and both electronic activation and key switch for vehicle gates providing fire apparatus access to the facility.
63. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
64. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees. Underground flammable or combustible tanks shall be reviewed and approved by the Fire Department.
65. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
66. Landscaping within 3 feet of fire appurtenances shall not exceed 6 inches in height.



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PROJECT ENGINEER