

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

**EXHIBIT "A"  
JUNE 24, 2020**

**SANTA ROSA VETERANS ADMINISTRATION MEDICAL OFFICE BUILDING  
2285 CHALLENGER WAY  
DR20-015**

- 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/development based on the plans stamped received June 11, 2020:

**PARCEL AND EASEMENT DEDICATIONS**

1. The building is proposed to be built over existing lot lines. Application for a Lot Merger shall be submitted for review and approval by the City Engineer. The subject Lot Merger shall be completed and recorded at the Sonoma County recorder's office prior to issuance of building permits unless otherwise approved by the Building Official. Recorded copies of the merger shall be given to the City of Santa Rosa Engineering Development Services (EDS) Department for City files.
2. A 20-foot wide PUE of record was currently found to exist on Document 82-062994 and also on the Tract Map, BOOK 34, PG 43-46. Any revisions to the existing easement dedication(s) shall be reviewed and approved by the City Engineer and granted to the City of Santa Rosa and recorded prior to Building permit issuance. Confirm the boundary is correct between the RS 664, Page 18-19 and the separate instruments of record to the satisfaction of the City Engineer. Public Utility easements

shall be granted behind the Right of Way where none currently exist to city standards.

3. Dedicate an additional sidewalk access easement to the City of Santa Rosa over the meandering sidewalk on Corporate Center Parkway, Capricorn Way, Apollo Way and or Challenger Way for any portion of the sidewalk that is built outside of existing right of way or sidewalk easement to the approval of the City Engineer prior to building permit issuance.
4. A water line easement dedication over the Double Detector check device may be required to be dedicated to the City of Santa Rosa prior to building permit and shall be determined at first plan review.
5. Quitclaims and or release of all existing roadway easements shall be completed by the applicant prior to building permit issuance including a 20-foot wide private Right of Way per document 347 deeds 207 to the satisfaction of the City Engineer. All existing underground utilities within the existing easements to be quitclaimed shall be relocated by the applicant to an approved location, preferably into City Right of way at the applicant's sole expense.
6. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.
7. Record a cross lot drainage, cross lot access and or other cross lot easements for the existing encroachments from the lot that borders along the southern property line ( APN # 035-112-033) including a paved car turn around; a private water main service that crosses the property and a trash enclosure facility to the satisfaction of the City Engineer if one does not already exist. Other possible options include a lot line adjustment (LLA) or to remove the encroachments.

#### **PUBLIC STREET IMPROVEMENTS**

8. Submit for a City Encroachment permit plans that include the installation and work within the City Right of Way and Public utility easements

including the sidewalk, driveway aprons, traffic signing and striping for the cross walks/bike lane, new meter sets and un-used utilities lateral abandonments, WELO Plans, for review and approval by the City Engineer.

9. A City of Santa Rosa Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right of way or any existing public sewer or water easements shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are considered "final plans" and these plans 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 for review that show 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.)
10. The project shall pay Development impact fees prior to building permit issuance. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
11. Sidewalk connections shall be coordinated with the approved plans so there is a continuous 5-foot wide sidewalk and a minimum 6-foot wide planter along Challenger Way, Apollo Way, Capricorn Way and a minimum 8-foot-wide planter and 5-foot-wide sidewalk along the Corporate Center Parkway frontage. Sidewalk design may meander to avoid existing healthy trees. All private and public sidewalk shall be compliant with the Americans with Disabilities Act (ADA). Sidewalks shall connect to the corner access ramps, bus stops and building.
12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

**TRAFFIC (Final review dated May 14, 2020)**

13. Timing changes for the left turn phases from Sebastopol Road to Corporate Center Parkway and Stony Point Road/Hearn Avenue to accommodate the project shall be analyzed and implemented by the City Traffic Engineering Division. The City Traffic Engineering Division reserves the right to restrict turning movements at Challenger Way and

Corporate Center Parkway in the future, if northbound queues extend south to this intersection.

14. City Standard 611 cobra style streetlights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process. Existing cobra head fixtures shall be retrofitted with LEOTEK LED fixtures as approved during plan review.
15. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight 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 streetlight 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."
16. The project shall also pay their designated "fair share" cost for improvements for the planned interchange at:
  - a. Stony Point Road and Eastbound Route 12 on ramp to Highway 12. The applicant shall pay a proportional share towards the anticipated cost to improve pedestrian safety at Stony Point Road/SR12 Eastbound Ramps by converting the northbound right turn lane to a controlled movement and adding a second southbound left turn lane.
17. All fair share costs and traffic impact fees shall be paid prior to grading permit issuance. Based on the information provided in the Traffic Impact Study report dated May 13, 2020 entitled the **"Final Traffic Impact Study for the VA Medical Office Building project"** and all addendums thereto.
  - a. The project applicant shall pay a proportional share fee of \$52,266 toward the planned improvements at the intersection of SR12 East /Stony Point Road.
18. Install "No parking signs" along the planned entrances per the site distance calculations for 30 MPH, from the driveway entrances to allow for adequate sight distance in both directions per Caltrans site distance standards Chapter 200, table 201.1. Install additional "No parking" signs as needed along the entire frontage of Corporate Center Parkway. Traffic Engineering reserves the right to regulate parking along Challenger Way by adding red curb or other access restrictions. Submit site distance

calculations for each driveway at first plan review.

19. Install thermo plastic painted crosswalks per CA. MUTCD and CalTrans ADA compliant ramps per standard No. A88A at the following locations:
  - a. At the intersection of Challenger Way and Capricorn Way, install a north-south ADA compliant ramp from the project frontage to connect to the sidewalk at the northeast corner pedestrian ramp at Challenger Way and Capricorn Way intersection.
20. An existing 5-feet wide, class 2, bike lane shall be clearly repainted with bike lane symbols as designated along the Corporate Center Parkway frontage.
21. All crosswalk plans shall be subject to review and approval by the City of Santa Rosa Public Works, Traffic Engineering Division.
22. All foundations for traffic device poles shall be per Caltrans standard and shall be installed with bolt down bollards covering the foundation bolts. Design shall be approved by the City.
23. The project shall adhere to recommendations as directed in the Report entitled **“Final Traffic Impact Study for the VA Medical Office Building Project”** as prepared by W-Trans, dated May 13, 2020 and as updated and amended.

#### **PRIVATE DRIVEWAY IMPROVEMENTS**

24. The three commercial driveway aprons on Apollo Way and one commercial driveway on Challenger Way shall be constructed in accordance with City Standard detail 250D. The private driveways shall have a minimum width of 26-feet at the back of sidewalk, accessing through a curb return at the curb cut per City Standard 250D. Provide for a 5-feet wide level portion of sidewalk behind the driveway ramp. Install curb and gutter at the edge of asphalt at least 10-feet behind the driveway aprons. Paint onsite curbs red to indicate no parking along the entry ways.
25. The driveway shall be a minimum of 26-feet wide adjacent to parking stalls. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb.
26. Landscaping shall be maintained at a maximum of 36” height and tree canopies shall be maintained at least 7-feet off the ground. Signs and monuments shall not be placed in the stopping sight distance triangle.

## **GRADING**

27. A recent soils and geologic investigation report shall be required and shall be provided with the improvement plans submitted for review. The project shall adhere to the report prepared by PJC & Associates, Inc. of Rohnert Park, CA. entitled **“Geotechnical Investigation, Proposed VA medical Office Building, Challenger Way, Santa Rosa, California”**, job No. 9034.01 and all addendums thereto.

## **STORM DRAINAGE**

28. As applicable, 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. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.
29. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
30. Blind connections to the public storm drainage system are not permitted. Install a 48" manhole at each connection point to the public storm drain system or as approved by the City Engineer. All onsite storm drainage systems shall be designed to comply with current SCWA standards. The minimum pipe size in the ROW shall be a 15" RCP. Drainage shall not flow over the sidewalk and shall be directed to onsite inlets that flow to a pipe connected to the storm drain system or a through curb drain
31. All storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
32. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and meet Sonoma County Water Agency (SCWA) most current standards (2020) as prepared by a licensed Civil Engineer. Review and approval shall be by SWCA and or a designated city plan reviewer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-

off. Provide a final hydrology/hydraulic report prepared by a registered Civil Engineer at first plan review. Submit the SCWA approval letter at first review for the City File.

### **STORM WATER COMPLIANCE (SWLID)**

33. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development (SWLID) Technical Design Manual. Final Plans shall incorporate all Standard Urban Stormwater Mitigation Plan (SUSMP) 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 signed by the property owner to assure continuous maintenance in perpetuity of the SUSMP BMPs, and shall include a maintenance schedule to be implemented by the owner.
34. Perpetual maintenance of SWLID BMPs shall be the responsibility of the lot owner. The owner shall be responsible for performing and documenting an annual inspection of all BMP's on the property. The annual reports shall be retained by the private property owner for a period of the latest five years and shall be made available to the City upon request.
35. The SUSMP "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to building 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.
36. After the SWLID 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 SUSMP BMPs is to be received by the City prior to acceptance of public improvements.
37. 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 Construction General Permit Requirements.

38. 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.
39. Where bio swales or BMP facilities are located in landscape strips, other utilities such as transformers, irrigation meters, meter boxes, joint trenches, cleanouts, fire hydrants, storm drain mains etc. shall be located without conflict with the swales/water infiltration or collection system. Each utility trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check. Relocate the sanitary sewer and storm drainpipe that run linearly underneath the bio swales trench, to outside the bioswale area, as the bio swales shall be located on uncompacted native soil per the City's LID details. All private SWLIDS structures are to be located outside of Public Right of Way and Public Utility Easements. All SWLIDS details and improvements are to be included in the Building Permit Site Plans.
40. 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 SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.

## **WATER AND WASTEWATER**

41. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
42. 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.



43. 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.
44. 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.
45. 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.
46. 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 EDS Engineering Water Services to determine estimated sewer and water demand processing and meter fees.
47. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices.
48. No plumbing for landscape irrigation or any other use may cross property lines.
49. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. If possible, use the existing water services rather than installing a new water service and abandoning the existing one. Any of the existing sewer or water services which shall not be used shall be abandoned at the main per City Design Standards. Show all sewer and water services which shall be used, and those which shall be abandoned on the Civil Plans

submitted with the Encroachment Permit application.

50. 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. If possible, use one of the existing sewer laterals to the property instead of installing a new one.

51. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants may be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. The location shall be determined during the plan check process of the Improvement Plans.

52. Santa Rosa 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 fire line. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrants 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.

53. A fire flow test shall be completed at the time of the tie-in of the project to the City system. The fire flow shall meet the requirement for the project before the project is accepted. The City shall perform the fire flow test. The fee to have the test performed shall be paid to the Santa Rosa Water Department prior to the test being performed.

54. Care facilities are required to have two water main feed connections

separated by valves. If applicable, the valve configuration shall be reviewed at first building plan review for acceptability.

**ENVIRONMENTAL COMPLIANCE (Mar. 12, 2020)**

55. Environmental Conditions are yet to be determined and shall be based on the complete building plans submitted at first review. Full compliance to City, State and Federal environmental codes shall be required. Plans shall be signed and stamped by a registered civil engineer. If the facility is installing a commercial kitchen then the applicant shall be required to install a minimum 1000-gallon grease interceptor, in addition to a covered trash enclosure and submit a wastewater discharge application. Contact Rene Gundy at 707-543-4368 regarding grease traps and sewer systems for large cafeterias.

56. The City of Santa Rosa Title 15- Sewers requires all dental facilities that remove or replace amalgam fillings to install an Amalgam Separator, per manufacturer specifications.

57. A Wastewater Discharge Permit Application is required. Must include plumbing plans with application. Application can be found online at [srcity.org/dentalapp](http://srcity.org/dentalapp). Contact the City's Environmental Services section at 543-3369 for additional information.

**FIRE DEPARTMENT (5.12.2020)**

58. The project shall be required to meet all applicable adopted building and fire codes in effect at the time of building permit submittal.

**RECREATION AND PARKS**

59. Street trees shall be required and planted by the developer. Selection shall be made from the City's approved master plan list. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.

60. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and

alongside of their lot.

A handwritten signature in blue ink, appearing to read "CDugas", is positioned above a horizontal line.

**CAROL DUGAS– EDS PROJECT ENGINEER**

<file:///E:/ENG/CEC/DR/CHALLENGER WAY 2285/ VA medical office building>