

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"

Revised December 22, 2020

In N Out Burger
2532 Santa Rosa Ave
PRJ18-086

- 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 September 30, 2020:

PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument.
2. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
3. Prior to the issuance of any Encroachment Permit, the following public easements and rights of way shall be dedicated;
 - a. a sidewalk easement shall be dedicated to contain any sidewalk that currently is outside of Public right of way along Santa Rosa Ave.
 - b. a public utility easement (PUE) similar to STD 230 G along Santa Rosa Ave.

The standard dimension of a PUE along any newly dedicated and/or improved roadway shall be 13-feet behind the property line as shown in City Standards 230 A through C and E or 7-feet behind the property line as shown in City Standard 230 G. All proposed reductions or eliminations of any PUE along either frontage shall be requested as a variance from the applicable standard during the review

period for the Encroachment Permit or before and shall be accompanied by written approval from the following companies;

- i. AT&T
- ii. PG&E
- iii. Comcast
- iv. Integra Telecom
- v. Any other franchise agreement beneficiary not identified here, but with rights to PUEs during the coordination period and prior to the grant of PUE offered by the applicant and accepted by the City Engineer.

All coordination efforts between the developer and all affected franchise agreement utilities companies shall be the responsibility of the developer. The City shall not be held liable for any time delays or costs resulting from these efforts even though the City holds ultimate authority for approval of the dedications and Improvement Plans. The developer agrees to this by pursuing approval of this project.

- c. A 7-foot by 15-foot bus stop easement over the PCC pad of same dimensions back of sidewalk near the northerly property line.
- d. See Condition 8 d for Yolanda Ave right of way and public easement dedications.

MAPPING

4. Prior to building permit issuance, the lot line adjustment with the southeasterly parcel (LLA18-012) shall be recorded.

PUBLIC STREET IMPROVEMENTS

5. 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.
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 easements.
7. Improvements to Santa Rosa Ave shall consist of:
 - a. The removal of the 2 driveways along the frontage and the installation to City Standards of a 250 A drive approach located near the southerly property line.
 - b. The installation of a 7-foot by 15-foot PCC bus stop pad back of sidewalk near the northerly property line.

8. Yolanda Ave shall be dedicated and improved along the entire project frontage. Street improvements for the project side of the street shall consist of:
 - a. Curb and gutter per City Standard 241. The curb and gutter shall match line and grade of existing at the westerly end of the project frontage. Applicant shall coordinate with the owner of the adjacent site subject to Public Improvement Plans City File Number ENG20-005 to match line and grade of curb, gutter and sidewalk to be installed with that plan set.
 - b. A City Standard 250 A commercial driveway curb cut.
 - c. Sidewalk per City Standards 235 and 237 matching existing at the westerly end of the project frontage and City File Number ENG20-005 at the easterly end of the project frontage.
 - d. Prior to the issuance of any Encroachment Permit, dedications of right of way and public easement per City Standard 230 G shall be granted by separate instrument. The applicant shall provide a dimensioned street cross section at the Yolanda Driveway entrance on the Encroachment Permit plan set to demonstrate the street dedication to the approval of the City engineer.
9. Any broken curb, gutter and/or sidewalk shall be replaced per current City standards.
10. Existing streets being cut by new services shall require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
11. 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.
12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
13. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities which need to be relocated due to Developers improvements, as necessary.

LINE OF SIGHT

14. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the entrances and exits to this site to the satisfaction of the City Traffic Engineer during review of Encroachment Permit.

15. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

16. The driveways shall be built to City minor street structural standards.

STORM DRAINAGE

17. 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.
18. 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.
19. 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.
20. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. 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.
21. 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.
22. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SUSMP)

23. 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.
24. 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.

25. 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.
26. After the LID BMP improvements have been constructed, the developers Civil Engineer shall 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.
27. A Final SWLIDS using BMPs shall be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS shall be contained on the property and shall be maintained by the property owner.
28. 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" shall 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 improvement plans.

GRADING (from Building Memo dated January 9, 2019)

29. 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.
30. Obtain building permits for the proposed project.

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. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
33. Sewer laterals shall be sized as determined by the Design Engineer, in accordance with the requirements of the Uniform Plumbing Code (UPC), any amendments in the California Plumbing Code (CPC) and/or the City's Design and Constructions Standards, and per final approval from the Engineer.
34. An 8-inch main was stubbed out to the project site. If this project doesn't envision using this stub, any lateral 6-inches and larger shall connect to the public main at a manhole.
35. Any existing sewer lateral 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.

36. 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.
37. 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.
38. Reduced Pressure back flow per City Standard 876 shall be required on all domestic water and irrigation services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
39. Applicant shall install a combination service per City Standard 870 for fire service, domestic and irrigation meters. The combination service lateral shall equal or exceed the size of the required fire line and shall be hydraulically sized to provide adequately combined domestic, irrigation, and fire flows without exceeding the allowable velocity of 15 feet per second.
40. Any existing water service that will not be used shall 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 shall be collected by the City Meter Shop.
41. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells shall comply with City and County codes. An approved backflow prevention device shall be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from Permit Sonoma County.
 - c. Wells shall not serve more than one parcel, and any lines from existing wells that cross lot lines shall be severed
42. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from Permit Sonoma County. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
43. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall 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.
44. A fire flow test shall be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead end systems such as cul-de-sacs, a fire flow test shall be completed at the hydrant on each separate cul-de-sac or dead end system. The fire flow shall meet the requirement for the project before the project is accepted. The City will 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.
45. If adequate fire flow cannot be achieved from a single feed, applicant shall be required to loop the existing water system.

46. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

ENVIRONMENTAL COMPLIANCE (from Environmental Compliance Memo dated January 9, 2019)

47. Submit a Wastewater Discharge Permit Application including plumbing plans to City of Santa Rosa Environmental Services section. The Application requires no permit fee and it can be accessed online at: www.srcity.org/foodapp
Contact this office at 543-3393 for additional information.
48. All kitchen and scullery drainage fixtures including pre-rinse sink, pots/pan sink, mop sink, prep sink, floor drains, and/or dishwasher plumbed to a minimum size 1,500 gallon grease interceptor as per City Standard #519.
49. The grease Interceptor shall be equipped with a downstream sampling manhole as per City Standard #521.
50. The grease interceptor and sampling manhole covers shall be fitted as per City Standard #512 frame & cover
51. 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. Any enclosure drain shall be plumbed direct to the grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.

FIRE (from Fire memo dated May 8, 2018)

52. 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.
53. Fire Department access is required to provide access to within 150 feet of all-side of the building along an approved path on a minimum 20-foot wide unobstructed roadway.
54. 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.
55. The building shall be protected by an automatic fire sprinkler system in accordance with NFPA 13.
56. Provide a fire department key box (Knox box).
57. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
58. 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.

- 59. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
- 60. Landscaping within 3-feet of fire appurtenances shall not exceed 6-inches in height.
- 61. Required fire department access roadways of less than 28-feet in width shall have "Fire Lane" identification provided on both side of the roadway, roadways greater than 28-feet but less than 36 in width shall have "Fire Lane" identification provided on one side of the roadway. Required fire lane identification shall be maintained at all times.

RECREATION & PARKS (from Memo dated 1-15-19, # 62 updated 12-22-20)

- 62. Street trees will be required and planted by the developer. Required trees may be planted just outside of the right of way. 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.
- 63. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
- 64. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.



A. R. Jesús McKeag

PROJECT ENGINEER

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