

IMPROVEMENT VARIANCE APPLICATION
CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT

No. ENG-VAR 19-20

Proposed Project Name <u>The Cube Building</u>		A.P.N. <u>035-490-029</u>	Date of Application <u>11/7/2019</u>
Project Address <u>1255 Apollo Way</u>		Business Phone <u>(415) 509-0304</u>	Home Phone <u>(415) 290 1054</u>
Applicant Name <u>James Huston</u>		Applicant Address <u>112 Spaulding Street</u>	Unit <u>A</u>
City <u>San Anselmo</u>		State <u>California</u>	Zip <u>94960</u>

DESCRIPTION OF VARIANCE REQUESTED:

To reduce new PVE width to 15 feet from required 20 feet width around existing 48" storm drain pipe along west property line of 1255 Apollo Way.

JUSTIFICATION FOR VARIANCE REQUESTED:

Per Santa Rosa City Code 18-12.010, Right-of-Way shall not exceed 25% of total lot square footage. Current calculation with 15 feet PVE = 25% lot coverage.

James B. Huston
Applicant's Signature

City's Response to Request:

- ☐ Conditionally Approved - See Attached Exhibit "A"
☒ Approved
☐ Denied
☐ Special Circumstances or,
☐ Inadequate relationships and
☐ Not materially detrimental
(See reverse for explanation of findings)

Signed [Signature] Date 11/18/19
City Engineer



Huston General Contracting
112 Spaulding Street, Suite A
San Anselmo, CA 94960
(415) 509-0304
License #720437

Page 1 of 1

Date: November 7, 2019
To: City Engineer, City of Santa Rosa
Subject: The Cube Building: 1255 Apollo Way DR18-081
Underground Utility Exploration

This is to support our application for Engineering Variance for the Cube Building. The variance is to increase the existing 10 feet wide PUE to 15 feet wide at the west part of the lot.

HGCI conducted an underground exploration to determine the existing utilities within the 15 feet wide PUE variance and found the only the existing 48" storm drain pipe (refer to Attachment B). No other utility lines were found within the current 10 feet wide PUE.

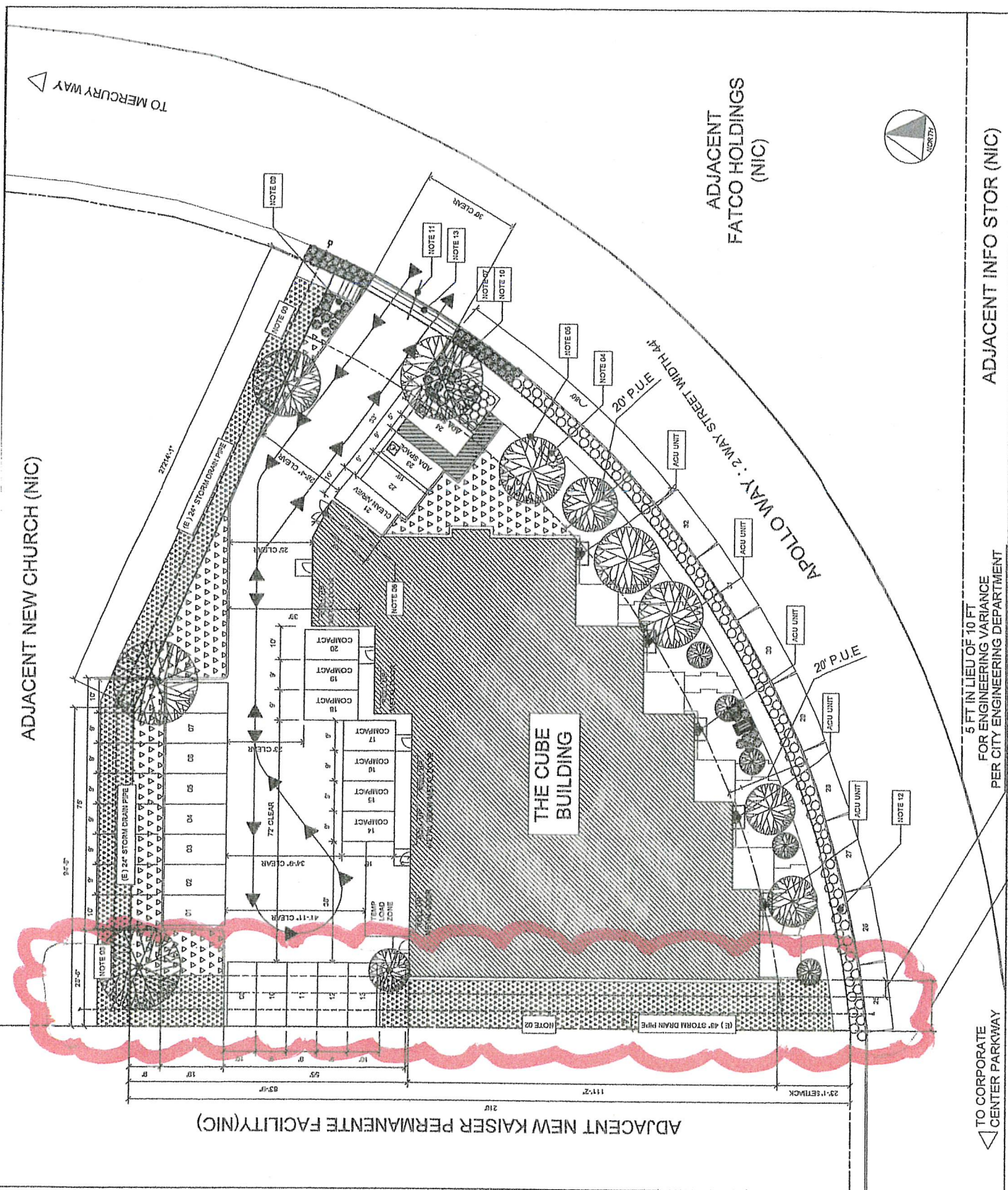
We are also attaching the survey done by De Bolt Engineering for the storm drain pipe and the Confirmation tickets indicating there are no other utilities on the said PUE.

Please give us a call if you have any questions.

Sincerely,

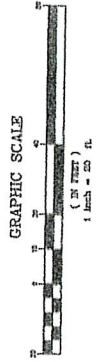

Michael De Castro
Project Manager/ Designer
CP#: 415.864.9322

Enclosures: Attachment A: Proposed Site Plan (1 page)
Attachment B: Underground Utility Exploration Area (1 page)
Attachment C: Photos of Underground Utility Exploration (4 pages)
Attachment D: Existing Storm drain Pipe Survey (1 page)
Attachment E: Topographic Survey (1 page)
Attachment F: USA North Confirmation tickets (10 pages)



INCREASED 15 FT PUE
IN LIEU OF 20 FT REQUESTED
BY CITY ENGINEERING DEPARTMENT

#photo 5

[illegible]

Attachment C: Photos of Underground Utility Exploration



Photo 1: Staking area of the underground site exploration



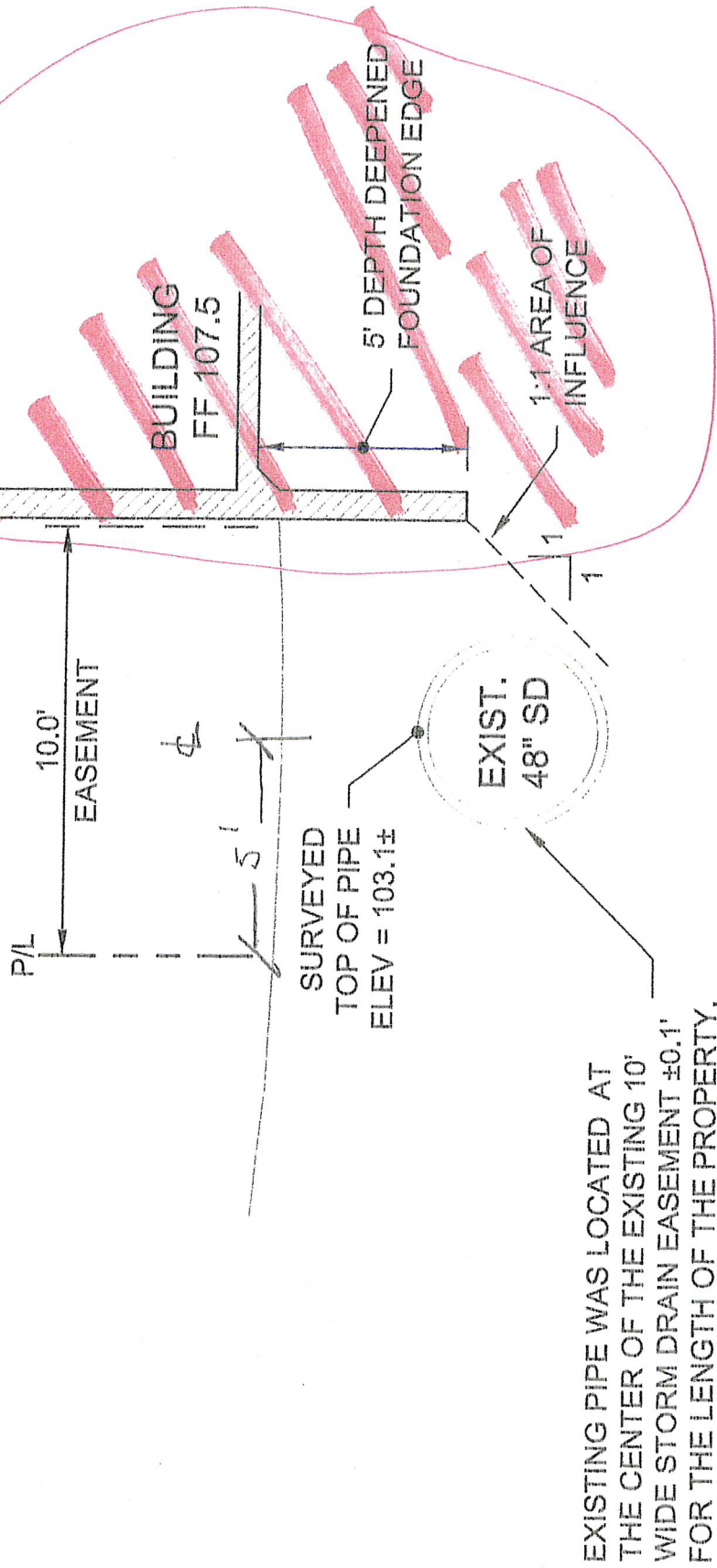
Photo 2: Excavated area to determine the if there are any existing utility lines within the 15 feet proposed new PUE. HGCI found an existing 48" storm drain pipe 5 feet from the lot line. No other utility lines were found.



Photo 3: Staking area viewed from the north side of the lot



Photo 4: Staking area viewed from the south side of the lot (along Apollo Way)



Bldg moved
5 feet per revised
Site plan.

Attachment D: Existing Storm drain Pipe Survey

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
925/837-3780

1255 APOLLO WAY
PLANNING APPLICATION
STORM EASEMENT POTHOLE SURVEY



SHEET 1 OF 1 SHEET



Jim Huston <jh@hgci.com>

USA North 811 Confirmation for Ticket W929600715-00W

1 message

notification@usan.org <notification@usan.org>
To: jh@hgci.com

Wed, Oct 23, 2019 at 3:40 PM

EMLCFM 01768W USAN 10/23/19 15:40:55 W929600715-00W NEW NORM POLY LREQ

Ticket: W929600715 Rev: 00W Created: 10/23/19 15:40 User: AAM Chan: CSR

Work Start: 10/28/19 08:00 Legal Start: 10/28/19 08:00 Expires: 11/20/19 23:59

Response required: Y Priority: 2

Excavator Information

Company: HGCI

Co Addr: 110 SPAULDING ST

City : SAN ANSELMO

State: CA Zip: 94960

Created By: JAMES HUSTON

Language: ENGLISH

Office Phone: 415-509-0304

SMS/Cell: 415-509-0304

Office Email: jh@hgci.com

Site Contact: CALLER

Site Phone:

Site SMS/Cell: 415-509-0304

Site Email:

Excavation Area

State: CA County: SONOMA

Place: SANTA ROSA

Zip:

Location: Address/Street: 1255 APOLLO WAY

: X/ST1: MERCURY WAY

:

: W SIDE OF PROPERTY EXTENDING APPROXIMATELY 220' INTO PROPERTY

Delineated Method: OTHER, STAKES

Work Type: INSTALL STORM DRAIN

Work For : SAME

Permit:

Job/Work order:

1 Year: N Boring: N Street/Sidewalk: N Vacuum: N Explosives: N

Lat/Long

Center Generated (NAD83): 38.425741/-122.750599 38.423292/-122.746400

: 38.419366/-122.754316 38.416918/-122.750117

Excavator Provided:

Map link:

https://newtin.usan.org/newtinweb/map_tkt.nap?TRG=AAYVYTclbOQRSMx-q

Members:

COMNPA COMCAST-NAPA

DREW COOPER

951-377-0689

CAL XOC ANYONE

888-824-8219

CTYSRE CITY SANTA ROSA ELECTRICAL D Name not available

707-543-3970

CTYSRO CITY OF SANTA ROSA PUBLIC WORKS MAIN OFFICE

707-543-4200

MAIN OFFICE

707-543-4200

PACBEL PACIFIC BELL

Damage Prevention

510-645-2929

For emergencies

510-645-2929

PGESRO PGE DISTR SANTA ROSA

EMERGENCY

800-743-5000

SOCOWA SONOMA COUNTY WATER AGENCY

SCOT CARPENTER

707-547-1079

SCOT CARPENTER

707-547-1079

SONTEL SONIC TELECOM, LLC

JOSE CARDONA

707-230-4830

MARCUS WRIGHT

337-485-4346

©Copyright 2019 Underground Service Alert of Northern California and Nevada.
All rights reserved

Legal Start Information:

You cannot begin digging until each facility owner has responded to your request and it has passed the legal start date and time on your request. If you wish to begin sooner than the legal date and time indicated on your ticket, you must contact each facility operator individually to request that they respond sooner. You must begin digging no later than 14 calendar days after your ticket was created. Phone numbers for the relevant facility operators are listed at the bottom of your ticket.

Missing a Response from a Utility Member?:

If the legal start date and time has passed and a facility operator has not marked an underground facility at the dig site, state law requires that you process a No Response notice to your ticket. This can be done online through the E-Ticket program at www.usanorth811.org or by calling 811.

Your Ticket Is Only Valid for 28 Calendar Days:

Your ticket will automatically expire 28 calendar days after the date of creation. If you need to continue digging beyond that date, state law requires that you renew your ticket before the expiration date. If the utility markings at your site are no longer clearly visible, you must request a re-mark. Re-mark requests must be submitted at least two working days, not counting the day of submission, before the expiration date of your ticket. You can renew or re-mark your ticket online through the E-Ticket program at usanorth811.org or by calling 811.

Maintaining Utility Markings and Requesting Re-Marks at your Worksite:

It is your responsibility to respect and protect the utility markings. If the markings become disturbed and are no longer clearly visible, state law requires that you stop excavation and have the area in which the markings have been disturbed re-marked by the appropriate facility operators. Re-mark requests must be submitted at least two working days, not counting the day of submission, before the expiration date of your ticket. You can submit a re-mark request on your ticket online through the E-Ticket program at usanorth811.org or by calling 811.

What Are Private Lines and How Do I Request Locates for Them?:

Utility members are only responsible to locate facilities that they own and maintain. Any other facilities, commonly called private lines, that were installed by a home builder, contractor, or the homeowner themselves, can be located by a private locator. Common private lines are water lines from the water meter to a home, irrigation or sprinkler lines, gas line feeding a back yard barbeque or fire pit, or an electrical line that powers a detached shed. You can find more information about private locators by visiting usanorth811.org or by searching online for "private utility locators."

Non-member Facility Owners:

The vast majority, but not all, owners of underground facilities are members of the USA North 811 nonprofit association of utility owners. Non-member entities include California and Nevada departments of transportation, railroads, military, tribal, and a few other entities. Non-pressurized sewer and drain line owners are also exempt from participating in California. Please review the list of utility owners on your ticket and contact any other affected entities directly.

Tolerance Zone and Hand Digging Requirements:

When digging near underground facilities, state law requires that you use only hand tools to expose lines in conflict with your excavation. Hand tools must be used within 24 inches of the outside edge of all utility markings. You may use vacuum equipment only if indicated on your ticket and with the approval of the facility operator whose line will be exposed.

Damaged, Nicked, Scraped, or Dented an Underground Facility?:

If you discover or cause damage, nicks, scrapes, dents, or any other disturbance to a marked or unmarked underground facility, state law requires that you immediately report the damage to the facility owner. You can contact the facility operator directly using the phone number listed at the bottom of your ticket, or you may contact USA North 811 to process a Damage/Exposed ticket. This can be done online through the E-Ticket program at usanorth811.org or by calling 811. You must also contact 911 if you discover or cause damage to a natural gas line, high-voltage power cable, high-pressure or hazardous materials pipeline, or any other high-priority facility. Make sure to evacuate the area before calling 911.

Delineating or Pre-marking Your Work Site:

State law requires that you mark out the dimensions of your project by delineating or pre-marking with something white, such as spray paint, chalk, flags, or stakes to show the utility companies where you plan to dig before you submit your locate ticket. If you have yet to pre-mark your dig site, please do so as soon as possible. You may start digging after the two working day minimum notice or the starting date and time you provided, whichever is later, has passed and every utility operator that was notified on your ticket has responded by either marking their underground facilities at the dig site, letting you know their facilities are not in conflict with your project, or making other arrangements with you.

ATTACH F

Additional Site Information:

When submitting your locate ticket, you should have provided all necessary information about the site including special circumstances such as site access instructions, locked gate information, dogs in the yard or on the property, or any other information that would help assist the locators before arriving to your site. If you forgot to add information like this, you can submit a ticket amendment and add this necessary information to your existing locate ticket. You can submit an amendment online through the E-Ticket program at usanorth811.org or by calling 811.

E-Tickets:

80% of the contractors and excavators submitting tickets today are doing so online through our E-Tickets platform. It not only is saving them time and money, but allows us to keep our 811 phone lines open for damages, emergencies, curious homeowners, and new contractors who need help with the system. With your E-Ticket account you can submit any ticket you have, submit Renew or Re-mark requests, and have access to a stellar team of Web Operations Specialists who are available to help walk you through any questions or issues you might have. For more information on E-Tickets visit usanorth811.org and click the orange "Get Started" button on the top right corner of the page.

For More Information:

For more information and safe digging tips please visit usanorth811.org/safety

ATTN-F



Jim Huston <jh@hgci.com>

USAN EMLCFM 2019/11/07 #00228W W929600715-00W NORM RESP LREQ

1 message

notification@usan.org <notification@usan.org>
To: jh@hgci.com

Thu, Nov 7, 2019 at 7:30 AM

EMLCFM 00228W USAN 11/07/19 07:30:26 W929600715-00W NEW NORM POLY LREQ

Ticket: W929600715 Rev: 00W Taken: 10/23/19 03:38 PM

State: CA County: SONOMA Place: SANTA ROSA

Address : 1255 APOLLO WAY

Utility	Description	Response	
COMNPA	COMCAST-NAPA	11/07/19 07:30 AM	001
	CLEAR - NO CONFLICT		
CTYSRE	CITY SANTA ROSA ELECTRICAL DE	10/24/19 08:08 AM	001
	CLEAR - NO CONFLICT		
CTYSRO	CITY OF SANTA ROSA PUBLIC WORK	10/24/19 08:42 AM	003
	EXISTING MARKINGS ADEQUATE		
PACBEL	PACIFIC BELL	11/07/19 07:30 AM	001
	CLEAR - NO CONFLICT		
PGESRO	PGE DISTR SANTA ROSA	10/28/19 08:00 AM	999
	Member has not provided 811 center with information to be displayed		
SOCOWA	SONOMA COUNTY WATER AGENCY	10/23/19 03:59 PM	001
	CLEAR - NO CONFLICT		
SONTEL	SONIC TELECOM, LLC	10/28/19 08:00 AM	999
	Member has not provided 811 center with information to be displayed-		

CLEAR LETTER/EMAIL 10/25

CLEAR STEVE HACKETT
6 UTILITY QUEST
CONVERSATION 11/7/19

ATTN - F



Jim Huston <jh@hgci.com>

ENHANCED POSITIVE RESPONSE - W929600715 1255 APOLLO WAY

1 message

NO_REPLY <EprMailer@utilquest.com>
To: noreply@utilquest.com, jh@hgci.com

Thu, Nov 7, 2019 at 12:23 PM

DO NOT REPLY TO THE EMAIL

Ticket:	W929600715	Type:	NEW NORM POLY LREQ
Due Date:	10/28/2019 8:00:00 AM		
Street Addr:	1255 APOLLO WAY	X-Street:	MERCURY WAY
Place:	SANTA ROSA	Lot No:	
State:	CA	County:	SONOMA
Type of Work:	INSTALL STORM DRAIN		
Company:	HGCI		
Caller:	JAMES HUSTON	Phone:	415-509-0304
Alt Cont:	CALLER	Phone:	
Fax:		Email	jh@hgci.com
Done for:	SAME		

The locate request for the following utilities has been updated:

- AT&T (PACBEL) No Conflict/Clear

Click here to view details. This link expires on 12/7/2019

No sketch is available at this time

Click Survey Link Please take our survey after viewing the page.

Utilquest may update this information as necessary.

DO NOT REPLY TO THE EMAIL**Contact the One Call Center for Changes and/or to add additional information to this Ticket**

Ticket information, facility maps, electronic locate manifests and any associated aerial images ("Materials") provided to the excavator via "Enhanced Positive Response" (EPR) are for internal excavator planning and communication purposes only and are not authorized to be redistributed to any third party. The Materials are distributed and transmitted on an "as is" and "as available" basis, without warranties of any kind, either express or implied. They are not to be used to determine where excavation can occur and do not substitute for the physical markings at the excavation site. They are not to be relied upon to determine whether or where facilities exist at the excavation site. Excavators are required to comply with the applicable Underground Facilities Damage Prevention laws in the area where the work was performed.

ATTACH - F



Jim Huston <jh@hgci.com>

Ticket W929600715 - PG&E Response to a USA Locate Request

1 message

agt_comm@irth.com <agt_comm@irth.com>
To: jh@hgci.com

Fri, Oct 25, 2019 at 12:45 PM

=====

To: HGCI Attn: JAMES HUSTON
Voice: 4155090304 Fax:
Re: PG&E Response to a USA Locate Request

This is a message from Pacific Gas & Electric Company replying to your request to mark our facilities.

=====

Ticket: W929600715
County: SONOMA Place: SANTA ROSA
Address: 1255 APOLLO WAY

PGESRO (Distribution):

P G & E has determined that there is no conflict with our facilities at this excavation site. Always review the excavation area for signs of newly installed facilities before excavating. If a PG&E facility is suspected in the excavation that is not identified on the PG&E USA ticket response, please contact 811. No PG&E owned Electric in delineated area.;

No PG&E

owned Gas in delineated area.;

Painted "No PGE".

Spoke to Jim.

=====

Please call USA at 8-1-1 if you have questions about white paint or the USA process. If you have a question for PG&E, please call 1-800-743-5000.

=====

This message was generated by an automated system. Please do not reply to this email.

ATTACH - F



Jim Huston <jh@hgci.com>

USA North 811 Positive Response for Ticket W929600715 by CTYSRO

1 message

WebTMS@usan.org <WebTMS@usan.org>

Thu, Oct 24, 2019 at 8:50 AM

To: jh@hgci.com

=====

To: HGCI Attn: JAMES HUSTON
Re: Response to "Call Before You Dig" ticket by City of Santa Rosa Water Dept

=====

Ticket : W929600715
County : SONOMA Place: SANTA ROSA
Address: 1255 APOLLO WAY

USA North 811:
Existing Markings Adequate

=====

ATTN - F



Jim Huston <jh@hgci.com>

ENHANCED POSITIVE RESPONSE - W929600715 1255 APOLLO WAY

1 message

NO_REPLY <EprMailer@utilquest.com>

Thu, Nov 7, 2019 at 12:23 PM

To: noreply@utilquest.com, jh@hgci.com

DO NOT REPLY TO THE EMAIL

Ticket:	W929600715	Type:	NEW NORM POLY LREQ
Due Date:	10/28/2019 8:00:00 AM		
Street Addr:	1255 APOLLO WAY	X-Street:	MERCURY WAY
Place:	SANTA ROSA	Lot No:	
State:	CA	County:	SONOMA
Type of Work:	INSTALL STORM DRAIN		
Company:	HGCI		
Caller:	JAMES HUSTON	Phone:	415-509-0304
Alt Cont:	CALLER	Phone:	
Fax:		Email	jh@hgci.com
Done for:	SAME		

The locate request for the following utilities has been updated:

- AT&T (PACBEL) No Conflict/Clear

Click here to view details. This link expires on 12/7/2019**No sketch is available at this time**

Click Survey Link Please take our survey after viewing the page.

Utilquest may update this information as necessary.

DO NOT REPLY TO THE EMAIL**Contact the One Call Center for Changes and/or to add additional information to this Ticket**

Ticket information, facility maps, electronic locate manifests and any associated aerial images ("Materials") provided to the excavator via "Enhanced Positive Response" (EPR) are for internal excavator planning and communication purposes only and are not authorized to be redistributed to any third party. The Materials are distributed and transmitted on an "as is" and "as available" basis, without warranties of any kind, either express or implied. They are not to be used to determine where excavation can occur and do not substitute for the physical markings at the excavation site. They are not to be relied upon to determine whether or where facilities exist at the excavation site. Excavators are required to comply with the applicable Underground Facilities Damage Prevention laws in the area where the work was performed.