

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

**EXHIBIT "A"
FEBRUARY 6, 2020**

**THE CUBE BUILDING - INDUSTRIAL COMPLEX
1255 APOLLO WAY
DR18-081**

- 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 December 19, 2019:

PARCEL AND EASEMENT DEDICATIONS

1. Dedicate a 6-foot wide sidewalk access easement (SWE) over the public sidewalk to the City of Santa Rosa for any portion of the sidewalk that is built outside of the existing right of way. The document shall be reviewed and approved by the City Engineer prior to being recorded at the County Sonoma's Records Office prior to Building permit issuance.
2. Dedicate an additional easement width for the Public Utility easement (PUE) along the western property line to increase the existing 10-foot wide PUE easement to 15-foot width per the approved engineering variance ENGV 20-05. The dedication document shall be prepared by a land surveyor or civil engineer; and approved by the City Engineer; and recorded at the County Sonoma's Records Office prior to Building permit issuance.
3. The applicant shall provide access to the storm drain manhole for City maintenance at all times from the street to the northwest corner of the project through the project parking lot. An all-weather, paved access way shall be

provided for maintenance truck access to the manhole per the review and approval of the City Engineer. Keys or access codes shall be provided to the City storm drain maintenance Staff upon request to the land owner.

4. 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.

PUBLIC STREET IMPROVEMENTS

5. Submit for a City encroachment permit and attach plans that include the installation and work within the City Right of Way (ROW) and or public utility easements (PUE); including the sidewalk, driveway aprons, meter sets and storm drain connection. 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 public utility 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 3, 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.)
6. 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 Apollo Way. Sidewalk design may meander to avoid existing healthy trees. All public sidewalk shall be compliant with the Americans with Disabilities Act (ADA).
7. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

TRAFFIC

8. The applicant shall install CA. MUTCD standard "No parking signs" and paint the project frontage curb red within the project site distance triangles. The engineer

shall calculate the required site distance from the project driveway. The plans shall reflect the no parking zone along the frontage curb for approximately 80 feet to the south and 100 feet to the north of the project driveway entrance along the face of the curb line and per Caltrans site distance standards Chapter 200, table 201.1. The calculated site distance shall be shown on the plans. The applicant shall install the paint and red curbing if it doesn't exist currently at the time of building permit.

9. The applicant shall comply with the Traffic memo named "Focused Traffic Study for The Cube Building" dated February 3, 2020 and all addendums thereto; as written by Wtrans, Inc., contact: Dalene Whittaker.
10. Street trees and 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.

PRIVATE DRIVEWAY IMPROVEMENTS

11. The commercial driveway apron on Apollo Way shall be constructed in accordance with City Standard detail 250A. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, accessing through an additional 6-feet in width at the curb cut per City Standard 250A. Install 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 apron. Paint onsite driveway curbs red to indicate no parking along the project entry ways and where clearances may be less than 20 feet clear width lanes along the Fire lane.
12. No parking shall be permitted in the onsite Fire Department turn-around area. The area shall be signed and painted to indicate the preservation of the Fire Lane per City Fire Department standards.

GRADING

13. A recent soils and geologic investigation report is required and shall be provided with the improvement plans submitted for review.
14. An erosion control plan shall be included as part of the project improvement plans. Street and existing drainage systems shall be protected from siltation coming from the site.

STORM DRAINAGE

15. Public storm drainage systems, storm drain easements and maintenance access shall be designed to conform with the City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) standards.
16. 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.
17. 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.
18. 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 connect at a junction. The minimum pipe size in the ROW shall be a 15-inch pipe.
19. All storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
20. There are two existing easements on the property that contain utilities that shall be protected in place.
 - a. an existing 10-foot wide PUE easement per BK 1941 pg. 431 O.R. which contains an existing 48" public storm drainpipe located along the west property line. This easement shall be expanded by the applicant per the approval of the City Engineer.
 - b. An existing 20-foot wide Public Utility Easement (PUE) located along Apollo Way street frontage (easterly and southernly frontage) per document 82-062993.
21. As applicable, the project engineer shall also protect in place the existing 24" storm drain adjacent to the project property line to the north, (located on lot 8) which contains a 15-foot wide PUE easement with an existing public 24-inch storm drainpipe.
22. No permanent improvements such as roof lines, lighting foundations, BMP devices or building foundations shall encroachment into the public utility easements. The buildings shall be located as to not load the existing underground pipes and the engineer shall calculate the placement of the foundations for that purpose. No trees may be planted on a public easement without first obtaining approval of the Director of the Transportation and Public

Works Department. Trees shall not be planted within 10-feet of the underground city mains. All improvements over the 48" storm drainpipe shall not interfere with the pipe cover or pipe bedding. All improvements over the 48" pipe shall be specifically approved by the Director of Public Works including landscaping, swales or other improvements.

23. The storm drain pipe and Storm drain manhole shall be kept accessible for City maintenance access at all times through the project parking lot or if this is not feasible then, at a minimum, the applicant shall provide and install a separate access road way design over top of the PUE that shall conform to the requirements of Standard 216 for a Utility Access Road with a turnaround per City Standard 206 for access lengths over 100-feet in length.
24. The Public Works Department shall take due caution when performing maintenance or repair of drainage systems in easements but shall not be responsible for the repairs or replacement of trees, landscaping, or structures not specifically approved by the Director of Transportation and Public Works.
25. Any fences placed within the public easement(s) shall be removable. Where vehicular access is required for maintenance, minimum 14-foot minimum width and sliding gates are preferred. Man-gates and vehicular gates shall be provided for access through any fence crossing a public easement, or as approved by the City Engineer.

STORM WATER COMPLIANCE (SWLID)

26. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Stormwater Low Impact Design Plans. (SWLID) Best Management Practices (BMP's) 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 SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
27. Perpetual maintenance of SWLID BMP's 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.
28. The SWLID "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.

29. After the SWLID 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 SWLID BMP's shall be received by the City prior to acceptance of public improvements.
30. 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.
31. 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 any utilities pipe 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.
32. 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 SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
33. Soil testing shall be provided by the developer prior to building permit to confirm the SWLID design. Percolation tests shall confirm that the water shall dissipate in 72 hours or less and that the BMP's are functional in Type D soils if designed with no overflow pipe as Priority one devices, or install another approvable device suitable to the soils type.

WATER AND WASTE WATER

34. Water services shall be provided per Section X of the Water System Design Standards. Domestic and irrigation uses shall be metered separately.

35. 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. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.
36. 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.
37. 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.
38. 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.
39. 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 Water Engineering Services to determine estimated sewer and water demand processing and meter fees.
40. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices per City Standard 876.
41. 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.
42. 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.

43. 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 (if applicable) 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.

ENVIRONMENTAL COMPLIANCE (1.2.19)

44. Any business performing an on-site activity that generates wastewater from production and/or clean-up activities shall submit a Wastewater Discharge Permit Application including plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA 95407.
45. The application requires no permit fee and contact the City's Environmental Services Section at 543-3369 for any additional information.
46. Any restaurant, deli, and or food service establishment is required to install a grease removal device. See City's Interceptor Policy for details on connections and sizing criteria
47. Any brewery, brewpub, winery, distillery, and/or cannabis cultivation operation is required to install a sample box as per City standard at a location determined by City's Environmental Services Section.
48. Any brewery, brewpub, winery, and distillery operation are required to install trench drain(s) at the production areas that are plumbed to City sanitary sewer and equipped with a solids separator or basket screen designed to capture heavy solid particles.
49. Any trash enclosure shall be covered as per City of Santa Rosa Building Department to eliminate the potential for any food waste discharge to the City storm drain system.

FIRE DEPARTMENT (January 29, 2020)

The following project proposes a major design review request to construct a 24-

foot tall, 11,747 sq. ft. commercial building on a currently vacant lot. The building is proposed to have a mixture of office/warehouse and shop space designed to service small businesses and start-ups. Landscaping improvements are proposed throughout the project site.

50. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures.
51. Fire hydrants shall be within 400 feet of all side of the proposed building and within 100 feet of required FDC.
52. The new building shall be protected throughout with an automatic fire sprinkler system.
53. Ensure system design accounts for planned commodity classifications within the space.
54. A minimum of three-foot clear operating space shall be provided around all fire protection equipment (hydrants and fire department connections for automatic fire sprinkler systems). Accommodate for this space in your site design.
55. Lockable gates limiting vehicle access to the commercial facilities shall be equipped with a Fire Department approved locking device or Fire Department approved key system ("Knox" lock or "Knox" keyed lock). Call 543-3500 for assistance in obtaining the required lock or key system. The Knox box location is not approved and shall be relocated to an approved location.
56. Should contamination be encountered during the demolition and development process, activities shall be halted, and the Fire Department contacted to obtain a permit for soil remediation or evaluation of site conditions.
57. Storage or use of any hazardous materials at the site shall require a Hazardous Materials Inventory Statement to be submitted to the California Environmental Reporting System (CERS). Materials in excess of permit amounts shall 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.
58. Addressing of all structures shall be provided in compliance with Fire Department Standards, 12 inch illuminated for commercial structures.
59. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS (1.15.19)

60. Street trees shall be required and planted by the developer. Selection shall 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.
61. 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.
62. 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.



CAROL DUGAS – EDS PROJECT ENGINEER

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