

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
January 4, 2021

Brueggen Holdings, Inc
374 YOLANDA AVE
CUP20-025

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. **Per City Code Section 18-12.015 (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the cost of any improvement to an existing building exceeds a value of \$200,000.00. Based on the review of the preliminary valuation calculation, the project will not be required to perform any public improvements. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway.**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received September 17, 2020:

PUBLIC STREET IMPROVEMENTS

It is recommended that any nonstandard sidewalk sections and driveway approaches along the property's frontage and within the public right-of-way be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way and to mitigate any potential trip hazards. Per City Code Section 13-32.020, the abutting property owner must maintain the sidewalk in a manner that avoids creating a dangerous situation for the property owner and any members of the public utilizing the corridor.

An encroachment permit must be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.

STORM WATER COMPLIANCE

Note on the plans submitted with the building permit application that “no debris, soil, silt, 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 whatever 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 complete, any excess material or debris shall be removed from the work area.”

As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

BUILDING

Obtain a building permit prior to performing any improvement within the boundaries of the parcel that requires a permitting process.

WATER AND WASTEWATER

Demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, lab, manufacturing, cultivation, etc.) and the square footage of each usage type with the building permit application. If the proposed use involves a cannabis growing operation, provide the number of plants and the estimated peak monthly water and sewer usage. The applicant may contact the Water Engineering Services division at 707-543-4300 to obtain a preliminary fee calculation.

All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades will be required as part of the build permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.

The existing water service must be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is likely that the change of use will require the installation of fire sprinklers and an upsize of the water service per City standard 870. Any modifications to the existing water system must be installed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.

Properties currently protected by automated fire protection system may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services must be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may be required to upgrade the device per City Standard 880 as part of the tenant improvements. Contact Water Engineering Services at 707-543-4200 or email watereng@srcity.org to determine the existing backflow type and to understand the specific requirements that will be placed on the building permit application. Any upgrades to the backflow device shall be installed under an encroachment permit.

A sewer cleanout per City Standard 513 must be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The installation of the clean out must be performed under an encroachment permit.

A dedicated irrigation meter may be required if one does not already exist. The requirement will be based on the level of existing and proposed landscaping shown on the irrigation plans submitted with the building permit application.

Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.

ENVIRONMENTAL COMPLIANCE

Tenant improvements performed in conjunction with a change of use or an expansion of an existing use may result in additional requirements associated with the discharge to the City's public wastewater system. Contact the Water Department's Environmental Compliance division at 543-3369 to determine the necessary permitting path and to better understand the specific requirements that will be brought forward during the review of the building permit application.

FIRE

1. Projects shall be designed in compliance with established regulations adopted by the City of Santa Rosa affecting or related to structures, processes, premises and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
 - b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
2. Fire service features for buildings, structures and premises shall comply with City adopted building standards.
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of [special inspections](#), geotechnical report and other data shall be submitted in two or more sets with each [permit](#) application. The [construction documents](#) shall be prepared by a [registered design professional](#). Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.

- a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents are permitted to be submitted where approved by the code official. [Construction documents](#) shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the [code official](#).
 - b. Shop drawings for the [fire protection system](#)(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in [Chapter 9](#).
 - c. The [construction documents](#) shall show in sufficient detail the location, construction, size and character of all portions of the [means of egress](#) including the path of the [exit discharge](#) to the [public way](#) in compliance with the provisions of adopted codes. In other than occupancies in Groups [R-2](#), [R-3](#), and [I-1](#), the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
 - d. The [construction documents](#) submitted with the application for [permit](#) shall be accompanied by a [site](#) plan showing to scale the size and location of new construction and [existing structures](#) on the [site](#), distances from [lot lines](#), the established street [grades](#) and the proposed finished [grades](#) and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the [site](#) plan shall show construction to be demolished and the location and size of [existing structures](#) and construction that are to remain on the [site](#) or plot. The [code official](#) is authorized to waive or modify the requirement for a [site](#) plan where the application for [permit](#) is for [alteration](#) or [repair](#) or where otherwise warranted.
 - e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
4. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
 5. For the purposes of prescribing minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

Applicant is advised that the following Fire Department **Specific Conditions** apply to this project:

6. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the City adopted California Fire Code and the [California Existing Building Code](#). Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the [California Existing Building Code](#), provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.
7. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.
8. Fire apparatus access roads shall be provided and maintained in accordance with CFC [Section 503](#) and Appendix D.
 - a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - b. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
 - i. Parking allowed only in designated spots. All curbs shall be painted red and posted "No Parking".
 - c. A Fire Department key box shall be provided on the front of the structure for access to fire protection equipment within the building.
 - i. Should a gate be planned to the parking area, the gate shall be automatic operating by strobe, equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department. **The existing gate was never permitted by the Fire Department through a gate permit process and shall be removed and an automatic gate put in its place as a condition of this project or any future development at this site. The manual gate was allowed to be manual during construction of the building**

only and should have been removed at completion of construction.

- ii. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
 - iii. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus
9. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
- a. Fire Sprinkler System Modifications
 - b. Emergency Responder Radio System (to be determined)
 - c. Solar Photovoltaic Power System (to be determined)
 - d. Gates & Barricades Across Fire Apparatus Access Roads