

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"  
10/12/21**

**ATI Design Review  
3242 Airway Dr  
DR21-052**

**Tenant Improvement Conditions**

- 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 value of any proposed building or site improvement exceeds \$200,000.00. 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, curb and gutter, 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 in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 26, 2021:

**PUBLIC STREET IMPROVEMENTS**

1. An encroachment permit shall 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**

2. 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.”

**BUILDING** – (from Michael Enright dated September 29, 2021)

3. Obtain building permits for the proposed project.

**WATER AND WASTEWATER**

4. Any modifications to the outdoor fire plumbing out to the backflow assembly may require the replacement of the existing backflow assembly with the current City standard 880 double detector check assembly.

**FIRE** – (from Scott Moon dated September 27, 2021)

5. Modifications to the buildings fire sprinkler system will require a plan submittal to the Fire Department for review and permit approval prior to any work in the space.
6. Access to the fire protection equipment shall not be obstructed by vegetation, access points to equipment shall be maintained.
7. Should interior storage configurations be altered or increase the height of storage please consult the Fire Department to ensure compliance with California Fire Code requirement.



10/12/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER