

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
11/05/2021

Turning Point Center Point DAAC
790 Sonoma Ave
CUP21-080

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 September 13, 2021:

PUBLIC STREET IMPROVEMENTS

1. Per City Code 18-12.010, one-half of the street along the abutting frontage adjacent to the existing or proposed improvement located on the lot or lots shall be improved for the full width of such lot or lots in accordance with City standards. Improvements shall include:
 - a. The pedestrian ramp at the corner of Sonoma Ave and E St per Caltrans Standard Plan A88A Detail B.
 - b. Significantly uplifted sections of sidewalk and asphalt patches per City Standard 230 at the discretion of the encroachment permit inspector during the encroachment permit review.

2. It is recommended that any non-standard sidewalk sections and driveway approaches along the property's frontage be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards. Per City Code Section 13-32.020, the abutting property owner shall 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.
3. 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

4. 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)

5. Obtain building permits for the proposed project.

WATER AND WASTEWATER

6. 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, submit 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.
7. All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
8. The existing water service shall be sized to support any additional fire and domestic demand. The proposed tenant improvement will require the installation of fire sprinklers within the building and a double check detector assembly with a dedicated fire service per City Standard 880. All modifications to the existing water system shall be performed under an encroachment permit. The water

service size shall be determined based on flow calculations submitted by the sprinkler designer.

9. An approved Fire permit for the onsite dedicated fire line shall be obtained prior to issuance of the encroachment permit for the backflow device. The onsite permit application and plan should be submitted to the Fire Department prior to applying for the encroachment permit.
10. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout shall be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out shall be performed under an encroachment permit.
11. A dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist. The Director of Santa Rosa Water may approve a variance deferring the installation of the irrigation meter if special circumstances exist on the property that would result in the installation creating practical difficulties or unnecessary hardships.
12. All individual existing and new water services shall be consolidated and installed as a combination service per City Standard 870. Consolidation shall require the abandonment of any unused water services at the main. This determination will be made during review of the building permit application.
13. 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 – (from Patrick Pulis dated September 17, 2021)

14. A Grease Removal Device is required at all Food Service establishments. See the City of Santa Rosa Interceptor Policy for details on connections and sizing criteria. A food service establishment is any commercial facility discharging kitchen or food preparation wastewater that performs on-site cooking or food preparation. **The City of Santa Rosa Interceptor policy states that the minimum size grease trap requirement is a 50gpm/100lb.** Any new and/or existing kitchen 3-compartment sink including any pre-rinse station shall be plumbed to a grease trap. The mop sink, hand wash sink, and dishwasher discharge shall be plumbed direct to the sanitary sewer, and by pass the grease trap.
15. The installation and use of any garbage grinder or disposal at any kitchen sink is prohibited.

16. This plan has been reviewed with the information supplied; subsequent plan submittal for review may be subject to additional requirements as plans are revised. If you have any questions regarding these requirements, please feel free to contact me at (707) 543-3451 or ppulis@srcity.org

FIRE – (from Scott Moon dated September 23, 2021)

17. The building will be required to be protected by automatic fire sprinkler system throughout. Plans and calculations shall be submitted to the Fire Department for review and approval prior to any work on the system.
18. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
19. The fire sprinkler system - fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
20. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
21. Provide a Fire Department key box (Knox box) access to the building and if a gate is installed across the driveway Opticom and key-switch/Knox pad-lock access through electric/manual gates will be required.
22. Twelve inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
23. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.
24. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out:
 - a. Private Underground Fire Main
 - b. Fire Sprinkler System
 - c. Fire Alarm
 - d. Commercial Kitchen Hood Extinguishing System
 - e. Emergency Responder Radio System (verify compliance with CFC requirements – system may be required)



11/05/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER