

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

**EXHIBIT "A"
April 30, 2026**

**Vintage Veterinary Care
1111 Petaluma Hill Road
PLN25-0232**

- I. Developer's engineer shall obtain the current City of Santa Rosa's (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. Developer's engineer shall comply with all requirements of the Regional Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the City Council, Ordinance 4051 on December 1, 2015, and subsequent amendments.
- IV. All properties, including commercial and industrial properties, shall be subject to public improvement requirements where the cost of any improvement to an existing building exceeds a value of \$200,000.00. Should this threshold be exceeded at Building Permit, the following improvements shall be installed;
 - a. A City Standard 250 A, C, or D driveway apron at each entrance/exit; and
 - b. A Caltrans Standard A88A curb return.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 13, 2026:

PUBLIC EASEMENT DEDICATION

1. All public easement and right-of-way dedications shall be granted by separate instrument to the satisfaction of the City Engineer.
2. Prior to the signing of Improvement Plans, the following public easements and rights-of-way shall be dedicated:
 - a. A sidewalk easement to contain any areas of sidewalk that are currently outside of the public right-of-way as determined during the plan check phase of Improvement Plans; and

- b. A Public Utility Easement (PUE) between the property line and 7.5 feet behind the back of the sidewalk.
3. No portion of any structure shall extend within, over, under, or upon any public utility easement.
4. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work within City public easements. All dedicated easements should be shown in relation to the proposed work.

EASEMENT DEDICATION/ LOT MERGER

5. As the Project proposes to functionally incorporate the adjacent parcel as part of its day-to-day operations, either a Covenant of Easements on APN 038-112-003 to APN 038-112-02 for the parking, ingress/egress, landscaping, use of the dog exercise area, and cross-lot drainage OR a lot merger shall be approved and recorded with Sonoma County Recorder's Office prior to the Building Permit Issuance.

PUBLIC STREET IMPROVEMENTS

6. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
7. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
8. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
9. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
10. Frontage improvements of APN 038-112-003, including curb, gutter, and sidewalk for the entire lot frontage, shall be required and constructed per City Standards.
11. The Project shall comply with the City Municipal Code [§20-36.070.I](#), which addresses access to the public right-of-way, including restrictions on the number of curb cuts for driveways to the same lot. If a merger is proposed, either a modification to the proposed driveway entrances on Barham Avenue or approval of a variance shall be required.

TRAFFIC AND LINE OF SIGHT

12. The height of signs, vegetation, or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of (Building Permit, Encroachment Permit, Improvement Plans).
13. Vegetation over 3-feet in height shall be planted no closer than 40-feet from the stop bar of stop sign-controlled intersections.
14. Where existing entrance/exit driveway aprons don't comply with City Standard 250 A, C, or D driveway aprons and/or aren't compliant with current accessibility regulations, the driveway aprons shall be replaced to comply with City Standard 250 A, C, or D and current Americans with Disabilities Act regulations.
15. The pedestrian ramp at the southwest corner of Petaluma Hill Road at Barham Avenue along the project frontage shall be replaced with a [Caltrans Standard A88A curb return](#).

STORM WATER COMPLIANCE

16. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross-lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.
17. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
18. Applicants shall be advised that permits from regulatory agencies besides the City of Santa Rosa (e.g. 401 permit and CalGreen requirements) may be subject to stricter LID requirements beyond the MS4 permit and Regional LID Manual that were current at the time of the City of Santa Rosa approved Public Improvement Plans. If a project has to redesign after the original approved Public Improvement Plans due to more strict requirements from the 401 permit or CalGreen requirements, the Applicant shall resubmit with copies of the regulatory agency's new requirements.

