DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
June 12, 2023

Sonoma Strength Academy
CUP23-018

Standard 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 March 28, 2023

PUBLIC STREET IMPROVEMENTS

1. 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.

2. 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

3. 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.”

4. 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.

STORM DRAINAGE

5. Any needed drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and shall be designed per the Sonoma County Water Agency’s Flood Control Design Manual and the City of Santa Rosa Design and Construction Standards at the developer’s expense.

BUILDING

6. Obtain building permits for the proposed project.

WATER AND WASTEWATER

7. 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. The applicant may contact the Water Engineering Services division at (707)-543-4300 to obtain a preliminary fee calculation.

8. 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.

9. The existing water service shall be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is possible that the proposed tenant improvement will require the installation of fire sprinklers within the building and 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.

10. Properties currently protected by automatic fire protection systems may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services shall be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may require an upgrade 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.

11. If the project involves the addition of a new fire service or modifications to an existing service, 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.

12. A sewer cleanout per City Standard 513/513A 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 type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.

13. If additions or modifications to the existing landscaping are proposed under the building permit application, 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.

14. If additional fire lines and water meters are required, Santa Rosa Water may require all individual existing and new water services to 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.

15. 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

16. 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 section at 707-543-3369 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

17. The structures will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
    a. The Fire Department Connection (FDC) for the sprinkler system will be required within 100 feet of a fire hydrant.
    b. Based on the size of the project and available water supply a fire pump may be required to support the buildings suppression systems.
18. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
19. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
    c. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking”.
20. The structure shall have addressing that complies with the Fire Department Standards.
    d. New and existing buildings shall be provided with approved illuminated or other approved means of address identification.
    e. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.
    f. Address identification characters shall contrast with their background.
    g. Address numbers shall be Arabic numerals or alphabetic letters.
    h. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2.
21. 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

06/12/2023

CLEVE GURNEY - EDS ASSOCIATE ENGINEER