

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
June 10, 2025

Starbucks building with drive-through
COLLEGE AVE (131)
PRJ23-013

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development 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 City 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 Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 4/17/25:

PUBLIC EASEMENT AND PARCEL DEDICATION

1. Prior to the issuance of any Encroachment Permit the following public easements and rights of way shall be submitted as fully executed irrevocable offers of dedication with original signatures of owners and notaries in approved recordable form:
 - a. A sidewalk easement over any portion of the existing contiguous sidewalk that is outside of the public right of way.
 - b. A PUE starting at the frontage property line and ending 7.5-feet back of sidewalk per City Standard STD 230 G.

NO IMPACT LETTER

2. Prior to issuance of any Building Permit the developer shall obtain written approval from the State of California for any work proposed within their easement (DN 2013-017092). This approval shall take one of the following forms according to the requirements of the State:
 - a. A No Impact Letter shall be obtained and provided to Engineering Division.

- b. An Encroachment Permit shall be obtained, and evidence of its issuance provided to Engineering Division.

The City shall not be held liable for any time delays or costs resulting from these efforts. The developer agrees to this by pursuing approval of this project.

MAPPING

3. All costs associated with lot line adjustment, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
4. A merger of underlying parcels of the project site is required prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

5. 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.
6. Prior to issuance of any Building Permit and prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements an Encroachment Permit shall be obtained from Engineering Development Services of the Planning & Economic Development Department.
7. Improvements to the College Ave frontage shall consist of the removal and replacement to City Standards of the drive approach and areas of contiguous sidewalk, curb and gutter to City Standards.
8. Any broken curb, gutter and/or sidewalk along the frontage shall be replaced per current City standards.
9. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
10. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
11. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
12. The height of signs, vegetation or other obstructions near the project driveway shall maintain clear line of sight for all vehicles approaching, exiting, and passing the site.

STORM DRAINAGE

13. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
14. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
15. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
16. Concentrated drainage flows shall not be permitted to cross sidewalks.

STORM WATER COMPLIANCE (SWLID)

17. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (FSWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
18. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.
19. The maintenance schedule and the FSWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the FSWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
20. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
21. An FSWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the FSWLIDS are to be contained on the property and shall be maintained by the property owner.

GRADING (from Building Division Memo dated October 4, 2023)

- 22. Obtain a demolition permit for structures to be removed.
- 23. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
- 24. Obtain building permits for the proposed project.

WATER AND WASTEWATER

- 25. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
- 26. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
- 27. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
- 28. Applicant is proposing to connect to the existing sewer lateral at the existing, back of curb, cleanout.
- 29. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
- 30. Applicant shall install a combination service per City Standard 870 for fire service, domestic and irrigation meters.
- 31. The existing hydrant is shown to be closer than the minimum 10 feet from the proposed commercial driveway. Either relocate the proposed driveway or abandon the existing hydrant and add a hydrant to the proposed combination service.
- 32. Water services and meters shall be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation, and fire protection uses. A separate dedicated irrigation meter is required. Any services placed in areas subject to vehicular traffic shall have meters with traffic rated boxes.
- 33. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
- 34. Reduced Pressure back flow per City Standard 876 will be required on irrigation services and domestic water services. The fire service shall have a Standard 880 Double Check Detector Fire Line Backflow Assembly. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.

35. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
36. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.

FIRE (from Fire Dept Memo dated October 12, 2023)

Demolish existing building (prior use was auto repair shop). Construct new single-tenant 1280 sf building with drive-thru and associated site improvements. Access to site provided at College Ave and drive-thru lane will run parallel to Hwy 101 and wrap around the building to the north and east, and exit to College Ave.

37. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).



A. R. Jesús McKeag

PROJECT ENGINEER