

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

**EXHIBIT "A"  
March 7, 2023**

**Giffen Building One  
2-story warehouse  
Giffen Ave (2711)  
DR22-042**

- 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 received 11-14-2023:

**PUBLIC STREET IMPROVEMENTS**

1. 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.
2. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work on utilities located within public easements.
3. Any curb, gutter and/or sidewalk broken by the contractor shall be replaced per current City standards.

4. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
5. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.

## **STORM DRAINAGE**

6. 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 (SCWA) at the developer's expense.
7. 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.
8. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by SCWA. This project design shall adequately address all storm events per the City Standards and the most current SCWA Flood Management Design Manual dated March 2020. This may require an extension of the public storm drain system, onsite retention with a release metered so as not to exceed allowable flows, onsite detention of adequate capacity, or another method as determined to the satisfaction of the City Engineer and SCWA.
9. Pipe profiles and plan views of the proposed storm drain system shall be shown on the construction plans wherever it will cross any existing underground utilities or public easements.
10. All onsite flows shall be directed into the SWLID system.
11. Drainage from landscape areas shall not cross over curb or sidewalk. Unless a Public Improvement Variance is approved, private drainage systems shall be connected to a public system via a minimum 15-inch storm drain pipe through the public right-of-way to a public drainage structure, or outlet to a street gutter pan through City Standard detail thru-curb drains. No blind connections are permitted into the public storm drain system.
12. All onsite and offsite adjacent storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.
13. 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.

## **STORM WATER COMPLIANCE (SUSMP)**

14. 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 (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
15. Perpetual maintenance of LID BMPs shall be the sole responsibility of the owner of the project site that they serve. 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.
16. The maintenance schedule and the Final SWLIDS 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 Final SWLIDS 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.
17. 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.
18. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.

## **GRADING** (from Building Memo dated September 26, 2022)

19. 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.
20. Obtain building permits for the proposed project.

## **WATER AND WASTEWATER**

21. Demand fees and credits for existing water and sewer services shall be determined at the building permit stage. Water and sewer demand fees will be based on warehouse use, for the building shell. Future tenant improvements

may owe additional water and or sewer connection fees if proposed uses will add water demand usage higher than warehouse use.

22. Any existing water or sewer services that shall not be used shall be abandoned per current City Standards.
23. As applicable, an Encroachment Permit may be required to connect to the sanitary sewer and water mains prior to issuance of the building permit. Any improvements proposed or required, within the existing city water /sewer easement limits will be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, DDCV, backflow devices, etc).
24. If any meters for firelines are to be installed, then fees shall be determined at the encroachment permit application. The applicant may contact Water Engineering Services at [watereng@srcity.org](mailto:watereng@srcity.org) to determine estimated fees.
25. If landscaping and irrigation are modified then submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application. The landscape plan shall match the LID report in terms of BMP planting.
26. All water and fire improvements that have not been constructed to date shall be installed and accepted prior to building occupancy. The building is required to have working fire sprinklers to the satisfaction of the Santa Rosa Fire department prior to building occupancy.
27. As applicable, a Fire Department permit to dispose of contaminated soil from on site is required to be issued prior to any grading or main installations.
28. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Shane Ellison at (707) 543-3394.
29. If a new combination water service is required or proposed, it shall be installed per City Standard 870 and shall be designed to meet domestic, fire and irrigation needs. The domestic and irrigation meters shall require reduced pressure backflow devices per City Standard 876. The fireline Double Check Detector Fire Line Backflow Assembly shall be installed per City Standard 880. Proposed sizing of water services must be approved by both Water and Fire Departments.

30. If landscaping is required or proposed, a dedicated irrigation meter will be required.
31. Sanitary sewer lateral must meet City Standard 513.

**FIRE** (from Fire Memo revised February 22, 2024)

Propose building a warehouse with a tenant to be determined later.

Applicant is advised that the Fire Department has the following **Comments/Concerns** for this project:

32. The proposed design is for an undetermined use with a tenant to be determined later. Applicant is advised that depending on the future use (occupancy classification), alterations may be required to the construction, fire sprinkler system, and fire alarm system. It is advised that the fire sprinkler system be designed to protect a higher hazard class and potentially high-piled storage to prevent additional retrofit costs later.
33. 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.
34. Fire sprinkler system fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
35. The top of the parapet is listed at 36 feet above grade which requires fire department aerial access. Fire department access roads shall be a clear width of 26 feet and shall have a setback of not less than 15 feet and not more than 30 feet from the building per CFC Appendix D105.
36. Approved fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
37. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
38. Storage or use of any hazardous materials (such as pool chemicals) 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.
39. 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.

**PARKS AND RECREATION**

40. Street trees are recommended to be planted by the developer. If the developer elects to plant trees, selection will be made from the City's approved master plan list. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770.



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A. R. Jesús McKeag

PROJECT ENGINEER