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

EXHIBIT "A"
6/24/26

Mister Car Wash Santa Rosa
2700 Santa Rosa Ave
PLN25-0596

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Planning and Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements as related to this application unless specifically waived or altered by written variance by the City Engineer.

II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Stormwater Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the stormwater quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.

III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans dated 5/28/26:

PUBLIC STREET IMPROVEMENTS

1. An Encroachment Permit shall be required prior to issuance of the building permit**.** Any improvements proposed or required, within the public right-of-way shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, 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, backflow devices, etc.)

2. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4 feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.

3. Existing streets cut by new services shall require edge grinding per City

Standard 209, Trenching per Standard 215 and an A.C. overlay.

4. Private structures such as permanent fences, BMPs, etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

5. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

6. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

7. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.

TRAFFIC

8. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Santa Rosa Avenue to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7 feet off the ground and l landscaping shall be maintained at a maximum height of 36 inches within the stopping sight distance. Install "No parking" signs and paint the curbs red within the sight distance areas.

9. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Santa Rosa Avenue frontage of the parcel within the traffic sight distance triangles. Landscaping shall be maintained to be no more than 36-inch in height for low vegetation and tree canopies shall be maintained at 7 feet minimum height along the sight triangle by the owner.

10. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

11. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Santa Rosa Avenue to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

PRIVATE DRIVEWAY IMPROVEMENTS

12. Two commercial driveway aprons shall be constructed in accordance with City Standard detail 250A on Santa Rosa Avenue. The private driveways shall have a minimum width of 12 feet for one-way and 24 feet for two-way at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6 feet in width at the curb cut.
13. A public sidewalk shall be provided with a level portion behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entryways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10 feet behind the driveway aprons, as applicable.

14. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.

15. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.

STORM DRAINAGE

16. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of Sonoma Water at the developer's expense.

17. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma Water criteria and City of Santa Rosa Design and Construction Standards.

18. Drainage facilities shall be designed per the Flood Control Design Criteria manual of Sonoma Water. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15-inch diameter and maximum 72-inch 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.

19. Any off-site stormwater 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 stormwater to the bypass system to separate treated and untreated stormwater. All stormwater systems shall be sized to convey the stormwater per Sonoma Water standards.

20. Provide storm drain and easements for any lot-to-lot drainage. Lots shall

be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted except for lots draining to a common driveway. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.

21. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right-of-way.
22. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems. Standard 406 sidewalk drains shall be provided. Sidewalk drains shall be privately maintained by the owners of the frontage property.

STORMWATER COMPLIANCE (SWLID)

23. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Stormwater Low Impact Development Plan (SWLID) Guidelines. Final onsite Improvement Plans shall incorporate all SWLID Best Management Practices (BMPs) and shall be accompanied by a Final Onsite Stormwater Mitigation Plan which shall address the stormwater quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMPs and shall include a maintenance schedule.

24. Perpetual maintenance of SWLID Best Management Practices (BMPs) shall be the responsibility of the lot owner. The lot owners shall be responsible for performing and documenting an annual inspection of the BMPs on their respective properties. The annual reports shall be retained by the Lot owner for a period of the last five years and shall be made available to the City upon request.

25. After the SWLID BMP improvements have been constructed, the applicant's civil engineer or other qualified professional shall prepare and sign written certification that the improvements were constructed and installed as required. The certification shall be submitted to the City prior to occupancy and acceptance of the public street improvements.

26. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.

27. BMPs and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.

28. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show

enough finish grading elevations to verify the contributory areas are correct.

29. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.

30. No debris, soil, silt, sand, 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 completed, any excess material or debris shall be removed from the work area.

31. As applicable, where bio-retention basins are installed, building foundations, transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.

BUILDING

32. A building permit is required for the demolition of the existing structure, and for the proposed site work and new building.

33. 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.

SEWER AND WATER

34. Demand and connection fees shall be required and shall be determined after review of the building permit application by the Water Department. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant shall contact Water Engineering Services during the first building plan review to determine estimated fees.

35. Water services shall be provided per Section X of the Water System Design Standards. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.

36. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service per City Standard detail no. 880 shall be installed. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.

37. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for the City Engineer's review and approval for public improvements prior to building permit issuance.

38. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated October 27, 2015. Plans shall be submitted with the Building Permit application.

39. The applicant shall install a Combination Water service per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. The exact design configuration shall be reviewed at first building review and is based on the water pressure calculations.

40. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.

41. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.

42. No plumbing for landscape irrigation or any other use shall cross lot lines.

43. Any existing water or sewer services that will not be reused shall be abandoned at the main in accordance with City standards.

44. New sewer laterals shall be provided with a clean out at the right-of-way line or edge of easement per City Standard 513. All portions of the private sewer

lateral extending through the public right-of-way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the public improvement plans.

45. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants may be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.

46. Water Engineering Services provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

ENVIRONMENTAL COMPLIANCE

47. Trench drains at the entry/exit of the carwash and/or any other exterior open drains that run to the sanitary sewer system shall be covered to prevent rainwater from entering the sanitary sewer collection system due to hydraulic overloading of rainwater, if installed.

48. Permanent berm or bumper at carwash exit shall be installed to prevent any wash water runoff from entering the storm drain system or Low Impact Development Features (LID).

49. All tunnel wash trench/floor drains shall connect to a Sand/Oil Interceptor without any plumbing by-passes to the City sanitary sewer.

50. All roof drains and/or headers at the car wash tunnel shall have no direct or indirect connection to the City sanitary sewer system.

51. Owners and/or operators shall submit a Wastewater Discharge Permit Application, including plumbing plans, to the City of Santa Rosa Environmental Services section. The Application requires no permit fee, and it can be accessed online at www.srcity.org/autoapp. Contact this office at 543-3369 for additional information.

52. 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 contact me at (707) 543-3351 or envcompliance@srcity.org.

53. No wash water runoff can enter the storm drain system or Low Impact Development (LID) feature. Only rainwater is allowed.

54. All sewer drains shall be covered to prevent rainwater from entering the sewer collection system.

FIRE

55. 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.

6/24/26

CLEVE GURNEY, PE
DEPUTY DIRECTOR, DEVELOPMENT SERVICES