

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

**EXHIBIT "A"
March 31, 2024**

**Drive Lane for Santa Rosa Mall
Santa Rosa Plaza (1071)
DR23-019**

- 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. Prior to the commencement of this project, the City of Santa Rosa Capital Projects Engineering (CPE) may commence the installation of a right turn pocket on B St (PID 2264) along the frontage of the project parcel. In the event that this occurs, any work that CPE's contractor performs that in the opinion of the City Engineer or his/her designee is identical to a condition of approval of this project will result in satisfaction of that condition. If the B St right turn pocket work has commenced but has not been completed by the time of commencement of this project, the applicant shall coordinate efforts with CPE's contractor performing the Capital Improvement Project (CIP) at no cost to the City.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans and supporting documentation received 10-6-23 and the document titled EXHIBIT "A" LEGAL DESCRIPTION Fee Acquisition attached by reference:

PUBLIC EASEMENT DEDICATION

1. Prior to the issuance of any Building or Encroachment Permit, the following required right of way shall be dedicated by separate instrument to the satisfaction of the City Engineer:
 - a. As described in the document titled EXHIBIT "A" LEGAL DESCRIPTION Fee Acquisition attached by reference and copied here:

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of EMI Santa Rosa Limited Partnership, as described by Corporation Grant Deed recorded under Document Number 1983-004597, Official Records of Sonoma County, said portions being more particularly described as follows:

COMMENCING at a found 2" brass disk cast "City of Santa Rosa" in a standard monument well on the centerline of B Street at the northerly line of Fourth Street extended as shown on that certain Santa Rosa Parcel Map No.358 filed in Book 319 of Maps at Pages 23-29, Sonoma County Records, from which a 2" brass disk cast "City of Santa Rosa" in a standard monument well on the centerline of Third Street, 30.00 feet west of the centerline of B Street, bears South 24°48'31" East 374.33 feet; thence South 60°19'42" West 41.23 feet to the west line of B Street; thence along said west line South 29°40'18" East 167.83 feet to the POINT OF BEGINNING; thence continuing along said west line South 29°40'18" East 127.03 feet; thence continuing along said west line South 0°11'12" West 12.50 feet to a point of cusp; thence leaving said west line of B Street, along a non-tangent curve to the right from which the radius point bears South 72°06'31" West 29.50 feet, through a central angle of 11°46'19" for an arc length of 6.06 feet; thence North 29°39'49" West 101.46 feet; thence along curve to the right having a radius of 85.50 feet, through a central angle of 20°49'13" for an arc length of 31.07 feet to the POINT OF BEGINNING.

Containing 683 square feet, more or less.

PUBLIC STREET IMPROVEMENTS

2. 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.
3. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
4. **B Street** shall be improved as a City Standard STD 200 J Parkway at any modified area along the project frontage. Half width street improvements shall consist of:
 - a. The removal and replacement of sidewalk per City Standard STD 235 and 237.

- b. The removal and replacement of curb and gutter per City Standard STD 241.
 - c. The installation of 2 City Standard STD 250 A drive approaches.
 - i. Note: A variance for the proposed circular driveway per Section IV of the Street Design and Construction Standards, B, 1, d and g shall be approved prior to issuance of any Building or Encroachment Permit.
 - d. The installation of approximately 94-feet of rolled curb similar to ROLLED CURB AND GUTTER DETAIL and ROLLED CURB TRANSITION DETAIL from the Improvement Plans for Scott St. Sewer, Water and Street Improvements (City File Number 2014-0057, Sheet 3) between the proposed driveways to the satisfaction of the City Traffic Engineer in consultation with the Fire Department during plan check.
 - i. Note: A Variance for the rolled curb shall be approved prior to issuance of any Building or Encroachment Permit. The hydraulic capacity of the rolled curb shall be the same as the STD 241 Curb and Gutter. Both this variance and the variance for circular driveway may be a single variance application.
 - e. The existing trees along the frontage shall be protected in place by the contractor. If any trees require replacement, they shall be installed per City Standards.
 - f. The installation of bollards 2-feet back of new curb. The materials and spacing shall be to the satisfaction of the City Traffic Engineer in consultation with the Fire Department during plan check.
 - g. The installation of truncated dome detectable warning surfaces at the pedestrian access to each crosswalk to the satisfaction of the City Traffic Engineer during plan check.
5. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

TRAFFIC

- 6. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
- 7. The height of signs, vegetation or other obstructions near driveway aprons shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Encroachment Permit.

STORM DRAINAGE

- 8. 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.

9. 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.
10. 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.
11. Proposed connections in the public right of way to the public storm drain system shall have pipe profiles and plan views shown on the construction plans.
12. According to the City Public Storm Drain Standards, Design Requirements, Section 1. Connection to the Existing Storm Drain System, D, concentrated drainage flows from private property shall not flow over public sidewalks. Onsite runoff shall be intercepted and conveyed to the public system via STD 406 A or B sidewalk drains or other means of collection to the satisfaction of the City Engineer and the City Storm Water Team during plan check of the Encroachment Permit.
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.

GRADING (posted in Accela 6/28/2023)

14. Obtain a building permit for the proposed project.

WATER AND WASTEWATER

15. Credits for existing water and sewer services shall be determined at the Building and or Encroachment Permit stage.
16. The sizing of water service laterals and meters for domestic and irrigation service, sewer laterals, and firelines shall be determined at the time of Use Permit and or Building Permit review.

17. Any existing water or sewer services that shall not be used shall be abandoned per current City Standards. This will be determined at the Building and or Encroachment Permit stage.
18. The applicant shall modify the fence at Two Tread surrounding the 2 existing Fire Department Post Indicator Valves (PIVs) with gated openings equipped with Fire Department locks to the satisfaction of the Fire Department during plan check of the Encroachment Permit.

ENVIRONMENTAL COMPLIANCE (from memo dated July 11, 2023)

19. See the City of Santa Rosa Interceptor Policy for details on connections and sizing criteria for the proposed grease interceptor.
20. All kitchen and scullery drainage fixtures including pre-rinse sink, pots/pan sink, mop sink, prep sink, floor drains, and/or dishwasher plumbed to a minimum size 1,000-gallon grease interceptor as per City Standard #519.
21. The grease Interceptor shall be equipped with a downstream sampling manhole as per City Standard #521.
22. The grease interceptor and sampling manhole covers shall be fitted as per City Standard #512 frame & cover.
23. Any new trash enclosure shall be covered to prevent any stormwater contact with waste trash bins and receptacles.

FIRE (from Fire Memo dated July 12, 2023)

24. Modifications to existing Fire Department access roads shall be capable of supporting a 75,000-pound load and have a minimum of 13½ feet of vertical clearance and 20 feet wide and 26 feet wide when aerial access is required.



A. R. Jesús McKeag

PROJECT ENGINEER