

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"

5/27/2026

Children's Museum of Sonoma County Expansion

1835 W STEELE LN

PLN25-0482

- 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. Alternatively, a Regional Board Variance to allow a non-standard design during the Building Permit stage of this project is acceptable. The City shall not be held liable for any time delays or costs resulting from these efforts even though the City holds ultimate authority for approval of the dedications and Improvement Plans. The developer agrees to this by pursuing approval of this project.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 5-22-26:

PRIVATE EASEMENT ABANDONMENT

1. The following private easements shall be abandoned with conformed copies of the quitclaim deeds provided to the City prior to the issuance of any Building Permit:
 - a. Book 3482, Page 183, of Official Records
 - b. Book 3420, Page 950, of Official Records

- c. The above private easements are shown on the Site Plan as to be quitclaimed. Any and all easements that would otherwise impede the erection of a structure at a planned location are subject to abandonment per this condition.
2. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
3. 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.

STORM WATER COMPLIANCE (SWLIDS)

4. 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.
5. 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.
6. 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.
7. 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.
8. 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 conditions posted in Digital Plan Room dated 4/7/26)

9. Provide (with your building permit application) the completed storm water LID determination worksheet and any resultant additional documentation/design.

10. 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.
11. Obtain building permits for the proposed project.
12. Obtain a demolition permit for structures to be removed.

FIRE (from Fire Memo dated November 25, 2025)

13. The Existing Fire Hydrant in front of the proposed new building is not in an ideal location 5 feet from the building as well as being behind parking stalls. The location will not allow us to easily access it and will prevent us from deploying our supply hoses if cars are parked in the stalls. This location is also where our aerial truck access is provided. It is recommended to work with a C-16 licensed fire protection contractor or Engineer to propose a new area as well as making sure the hydrant is located within 100 feet of the proposed buildings Fire Department Connection (FDC) and Fire Flow requirements are met.
14. Access roads shall be a minimum of 20 foot in width – no parking either side. Parking on one side is allowed on streets 28-35 feet wide and parking is allowed on both sides of streets 36 feet wide and greater. Marking of Fire Lanes shall be in accordance with **City of Santa Rosa Fire Department Standard for Fire Lane Marking**.
15. Private onsite improvements related to the underground fire main; fire hydrants, fire sprinkler lines and gates and barricades across emergency access roads will be a deferred submittal to the Fire Department for application, review, and permit issuance.
16. 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