

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

**EXHIBIT "A"  
October 30, 2023**

**VERIZON WIRELESS – TELECOMMUNICATION FACILITY  
244 COLGAN AVENUE  
PRJ23-009 (DR23-023 & CUP23-043)**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community 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. **Per City Code Section 18-12.015 (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application based on plans stamped received on **October 18, 2023**:

**PUBLIC STREET IMPROVEMENTS**

1. An encroachment permit shall be obtained from the Planning and Economic Development Department Prior to performing any work within or adjacent to the public right-of-way. Any improvements proposed or required, within the public right 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. An Encroachment Permit shall be obtained for any crane staging being set up in Colgan Avenue or in any easement corridors on the Costco Wholesale Corp lot to the south. A traffic control plan shall be submitted identifying any staging area needed for a crane, any anticipated lane closure schedules and traffic detours if the staging area is located near public streets. All traffic control restrictions will be incorporated in the issuance of the Encroachment Permit.
  3. No street parking of temporary facilities and/or construction equipment is permitted on Colgan Avenue without an Encroachment permit.
  4. If damage occurs to facilities located in the Right of Way then the Contractor shall submit a "Public Street Improvement Plan" as prepared by a Civil Engineer to Engineering Development Services for review and contractor shall obtain an encroachment permit prior to performing any repair within the public Right of Way.
  5. The applicant shall replace any broken or cracked concrete/other improvement within the City Right of Way caused by the Contractor or his agents, to the nearest expansion joint on each side along the property frontage per City standard detail.
  6. Upon completion of the proposed use, the site will be restored to the same or better conditions as was present prior to the conditional use temporary facilities.

#### **STORMWATER COMPLIANCE**

7. Note on the plans submitted with the building permit application that "no debris, soil, silt, 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 complete, any excess material or debris shall be removed from the work area."
8. 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 Renee Gundy at 707-543-4368.

9. Oils, chemicals and/or equipment fluid spills shall be cleaned up with absorbent materials per OSHA requirements.

**BUILDING** – (from Michael Enright dated August 9, 2023)

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.

**FIRE** – (from Mike Johnson dated August 17, 2023)

12. Ensure any signage (warnings, contact information, emergency shutoffs, etc) for the equipment are legible.
13. The facility will need to submit plans to the Fire Department for the installation of the above ground storage tank associated with the generator.
14. Facility will need to register into the California Environmental Reporting System (CERS) and the CUPA Program for the storage or use of hazardous materials or waste.



10/30/2023

CLEVE GURNEY - EDS ASSOCIATE ENGINEER