DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
12/05/2023

New Above Ground Storage Tank and Canopy
3965 Occidental Road
DR23-032

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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/development based on the plans stamped received September 8, 2023:

EASEMENT DEDICATIONS

1. The Applicant shall dedicate a Sidewalk Easement over any portion of sidewalk outside of the Public Right-of-Way along the entire project frontage of Occidental Road if a sidewalk easement is not already in place.

2. The proposed storage tank, concrete slab and canopy shall be placed outside of all existing easement corridors.

PUBLIC STREET IMPROVEMENTS

3. It is recommended that any non-standard sidewalk sections and driveway approaches along the property's frontage be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards. Per City Code Section 13-

32.020, the abutting property owner shall maintain the sidewalk in a manner that avoids creating a dangerous situation for the property owner and any members of the public utilizing the corridor.

4. 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.

TRAFFIC

5. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to 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 the private driveway to as good as condition as it was in prior to construction.

STORM WATER COMPLIANCE

6. 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.”

7. As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

STORM DRAINAGE

8. Any needed drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and shall be designed per the Sonoma County Water Agency’s Flood Control Design Manual and the City of Santa Rosa Design and Construction Standards at the developer’s expense.

BUILDING

9. Obtain a building permit for the proposed project.

FIRE – (from Mike Johnson dated November 6, 2023)

10. 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.

11. A permit for closure of underground tank systems (USTs) or sumps will be issued upon the satisfactory review and approval of a complete Fire Department permit application for closure of an underground storage tank and payment of permit fees. Closure includes removal of the UST or closure in place. All hazardous waste, residuals, and rinsate must be properly disposed pursuant to Title 22, California Code of Regulations.

    The permit application must be submitted at least thirty (30) days prior to the anticipated closure along with two sets of plans and must include the following:

    a. Current certifications of all contractors who will be performing the excavation and closure of the underground storage tank.
    b. Plans for inerting the tank.
    c. Proposed sampling (number and location) and analytical methods to be used.
    d. Plans for disposal of tank, equipment, residual contents of tank and cleaning fluids.
    e. Plans for labeling the tank “WARNING this tank has contained hazardous materials. Not suitable for drinking water”.
    f. Site Health and Safety Plan.
    g. Plans to complete the Hazardous Waste Tank Certification of Closure Certification Form and upload it into CERS and revise the UST Tank Information/Monitoring Plan in CERS to indicate the date the UST was permanently closed.
    h. Requirement to submit a UST Closure Report to the Fire Department within 60 days of closure. The Closure Report must contain all information in Section E.
    i. A permit for backfill and compaction is required from the City Building Department.
    j. Fire extinguisher on site (3A40BC).

12. Upon satisfactory review and approval of permit application and submittals and payment of permit fees, the owner of the hazardous materials storage tank or sump shall carry out the proposed actions. Tank and sump closure and sampling activities must be witnessed by a representative from the SRFD. Closure inspections must be scheduled at least 48 hours in advance.

13. Contractors shall submit or have on file with the SRFD information verifying that they possess a current State Contractor's License (General Engineering A, B, Plumbing Contractor C-36,or Limited Specialty C-61/D-40), State Hazardous Substance Removal Certificate “HAZ” and Workers’ Compensation Insurance, and business license. Contractor information may be obtained by calling the Contractors State License Board at (800) 321-2752.

14. Plans shall be submitted and a permit received from the Santa Rosa Fire Department for the installation of a new Above Ground Fuel Storage Tank and dispensing station.

12/05/2023

CLEVE GURNEY, PE - EDS SUPERVISING ENGINEER