

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

Revised EXHIBIT "A"
May 2, 2023

7-Eleven
43 Middle Rincon Rd
PRJ19-032

- 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 current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual. Final Plans shall address the storm water 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 stamped received 9-8-2020:

PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. Prior to the signing of Improvement Plans or the issuance of any Encroachment Permit, required public easements and rights of way shall be dedicated to the satisfaction of the City Engineer.
3. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

PUBLIC STREET IMPROVEMENTS

4. 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.

5. Civil improvement plans for the proposed Public Storm Drain shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
6. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the City Right-of-Way or for any work on utilities located within City easements.
7. To the extent that any area of existing or proposed sidewalk is or shall be situated outside of current City right of way, a sidewalk easement shall be dedicated to the City.
8. A public utility easement (PUE) shall be dedicated behind the property line ending 7.5-feet behind the back of sidewalk per City Standard 230 G. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.
9. Middle Rincon Rd is a Two Lane Regional/Arterial Street according to the General Plan. As such, the City Standards that are applicable to Middle Rincon Rd is the Parkway STD 200 J with a minimum curb to curb width of 48-feet, an 8-foot planter strip, and a 6-foot sidewalk. This stretch of Middle Rincon Rd was developed to an earlier standard with an approximately 10-foot wide contiguous sidewalk and shall be allowed to keep this frontage as it is currently constructed.
10. Improvements to Middle Rincon Rd shall consist of the installation of:
 - a. a City Standard 250 A drive approach near the northerly most property line.
 - b. The removal of the existing driveway and installation of new sidewalk curb and gutter per City Standards 235, 237, and 241.
 - c. Minimum 4-foot sidewalk per City Standard 231 shall be installed behind the new 250 A drive approach.
 - d. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241.
 - e. If any existing sidewalk is not contained within current right of way or should any sidewalk need to be installed outside of current right of way, a sidewalk easement shall be dedicated to contain this sidewalk.
11. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
12. A Caltrans Standard A88A curb ramp of radius shall be 20-feet at the intersection of Middle Rincon Rd and HWY 12. Right-of-way shall be dedicated so that the curb ramp and the 4-foot sidewalk landing are contained within 6 inches of the right-of-way at the curb return.

13. Hwy 12, between Brush Creek and Pythian Roads, is a Four Lane Regional/Arterial Street according to the General Plan. As such, the City Standards that is applicable to Hwy 12 is the Parkway STD 200 J with a minimum curb to curb width of 48-feet, an 8-foot planter strip, and a 6-foot sidewalk. This stretch of Hwy 12 was developed to an earlier standard with an approximately 10-foot wide contiguous sidewalk and shall be allowed to keep this frontage as it is currently constructed.
14. Improvements to HWY 12 shall consist of the installation of:
 - a. a Caltrans Standard A87A standard driveway southwesterly of the Caltrans Standard A88A curb ramp.
 - b. The removal of the existing driveway and installation of new sidewalk curb and gutter per City Standards 235, 237, and 241, or the applicable Caltrans Standard as required by the Caltrans Encroachment Permit.
 - c. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241, or the applicable Caltrans Standard as required by the Caltrans Encroachment Permit.
 - d. A Mid-Block Bus Stop similar to City Standards 221 and 222 for streets with no parking, but with reversing curve regions measuring 30-feet instead of 60-feet, and section A – A measuring 9-feet instead of 12-feet. The sidewalk behind this bus stop shall be per City Standard 231.
15. Existing streets being cut by new services shall require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
16. Installation of street lights and the street lighting pattern shall be determined during plan check phase of the improvement plans as approved by the City Engineer along the frontage of Middle Rincon Rd and Caltrans along Hwy 12.
 - a. City Standard 611 cobra style street lights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations shall be determined during the improvement plan review process.
 - b. Electrical boxes for new and/or relocated street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; “The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box.”
17. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.

18. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
19. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities necessary to the project completion.

TRAFFIC

20. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
21. A crosswalk shall be installed at the west leg of the intersection of Hwy 12 and Middle Rincon Rd across Hwy 12 to the satisfaction of the City Traffic Engineer and Caltrans during plan check.
22. The height of signs, vegetation or other obstructions near street intersections and driveways shall maintain clear line of sight for all approaching vehicles to the satisfaction of the City Traffic Engineer during review of Building and Encroachment Permit.
23. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

TRANSIT

24. The existing bus stop east of the project site on Highway 12 shall be moved to west of Middle Rincon Road and a pull-out constructed along the project's frontage. See condition 15 d for specifics.

PRIVATE DRIVEWAY IMPROVEMENTS

25. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space per City Parking design standards 20-36.070 B,2.
26. Installation and Maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on Private property and private streets or driveways shall be the responsibility of the property owner. Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

STORM DRAINAGE

27. 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 at the developer's expense.

28. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards.
29. Drainage facilities shall be designed per the most current 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.
30. The applicant shall extend a minimum 15-inch storm drain from the project site to the existing storm drain system (City File Number 1970-0091) which terminates just south of the intersection of Middle Rincon Rd and School St per City Public Storm Drain Standards.
31. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch storm drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into the public storm drain system. Install a 4-foot manhole, manhole ring and cover per City Standard #400 at all connections points to pipe that does not have a junction structure at the connection point.
32. 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.
33. 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.
34. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SWLID & SWPPP)

35. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.

36. Perpetual maintenance of SWLID BMPs shall be the responsibility of the property owner.
37. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
38. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional 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 SUSMP BMP's is to be received by the City prior to acceptance of the improvements.
39. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
40. Note on the plans that "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 any 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."
41. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
42. 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 SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
43. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
44. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.

GRADING (from Building Memo dated September 18, 2019)

45. Obtain a demolition permit for structures to be removed.
46. 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.
47. Obtain building permits for the proposed project.

WATER AND WASTEWATER

48. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
49. Private water, fire, sewer, BMPs and storm drain mains shall not be permitted within the PUE. Public water meters or backcheck devices shall not be located under private asphalt, sidewalks and driveways. Lateral services, such as water, sewer, electric, gas, and lateral connections to the public storm drain system are not precluded from crossing the PUE.
50. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
51. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project shall be paid prior to scheduling of work as prescribed in City Specifications.
52. Sewer laterals shall be sized as determined by the Design Engineer, in accordance with the requirements of the Uniform Plumbing Code (UPC), any amendments in the California Plumbing Code (CPC) and/or the City's Design and Construction Standards, and per final approval from the Engineer.
53. Install a minimum 6-inch sewer lateral along the Middle Rincon Rd frontage per the Sanitary Sewer Design Standards. This lateral shall connect to the existing sewer main (City File Number 1970-0091) to the satisfaction of the Director of the Water Department during plan check.
54. Any existing sewer lateral that will not be used shall be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
55. Water services shall be provided per Section X of the Water System Design Standards. Meters and backflow devices shall be installed outside of any traffic areas. All laterals and meters shall be sized according to the flow calculations. Submit the fire flow calculations during the plan check process of the Improvement Plans to allow Utilities to approve size and location of meters and backflow devices.
56. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
57. A double-check detector backflow assembly per Standard 880 is required for the

connection serving commercial fire sprinkler systems. Reduced Pressure back flow per City Standard 876 shall be required on all irrigation services.

58. Reduced pressure back flow per City Standard 876 shall be required on the domestic water service. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
59. Applicant shall install a combination service per City Standard 870 for fire service, domestic and irrigation water meters.
60. Any existing water service that will not be used shall be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter shall be collected by the City Meter Shop.
61. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales. Locations of infrastructure shall be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
62. If adequate fire flow cannot be achieved from a single feed, applicant shall be required to loop the existing water system.
63. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
64. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.

FIRE (from Fire Memo dated October 29, 2019 (revised 2-22-21))

Applicant is advised and acknowledged that the following Fire Department **Specific Conditions** apply to this project:

65. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
66. The retail building will be required to be protected by automatic fire sprinkler system.
 - a. The fuel canopy if constructed of non-combustible materials may not be required to be protected by an automatic fire sprinkler system.
67. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
68. If a fire sprinkler system is required, the fire department connection (FDC's) shall be located within 100 feet of a fire hydrant.

69. Provide a Fire Department key box (Knox box) access to the building and if a gate is installed across the driveway Opticom and key-switch/Knox pad-lock access through electric/manual gates will be required.
70. Twelve inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
71. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.

PARKS AND RECREATION

72. Street trees shall be required and planted by the developer. Selection shall be made from the City's approved master plan list and approved by the City's Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the City Parks Division Tree Section personnel where most feasible given ADA requirements. Contact Parks Division Tree Section 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, 543-3770.



A. R. Jesús McKeag

PROJECT ENGINEER