

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

**EXHIBIT "A"
OCTOBER 21, 2020**

**PATRIOT NORTHPOINT II EQUITIES -
EMPLOYEE PARKING LOT EXPANSION,
1402 MARINER WAY
DR19-060**

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received September 9, 2020:

PARCEL AND EASEMENT DEDICATIONS

1. A lot line adjustment is processing and shall be recorded prior to building permit for LLA18-008 for this parking lot site.
2. As applicable, the applicant shall record "a reciprocal, blanket, cross-lot parking lease, cross-lot utilities and or cross-lot access, and or cross-lot drainage easement with an "Easement declaration" over the two lots involved in the Lot line adjustment in favor of the other lot. The drainage access to the existing storm drain appears to have been blocked by the parking lot development. A copy of the final recorded document of the "Easement declaration", shall be reviewed and approved by the City Engineer and recorded at the Sonoma County Recorder's Office prior to building permit issuance.
3. Dedicate an additional 5-feet in width to expand the existing 10-foot wide Storm drain easement to the City of Santa Rosa for a total easement width of 15-feet to meet current City Standards over the existing 30" storm drain pipe along the eastern property line prior to building permit issuance.
4. All document costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports and deeds necessary.

PUBLIC STREET IMPROVEMENTS

5. A City of Santa Rosa Encroachment Permit shall be obtained prior to issuance of the Building permit. Any improvements, proposed or required, within the public right of way (ROW) or any existing public utility easements 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 543-4611, located at 100 Santa Rosa Avenue, Room 3, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing shall 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.)
6. Identify the cracked or damaged sidewalk areas to be repaired or installed at first building set submittal. Repair all adjacent project frontage sidewalk to ADA standards along Mariner Way. The applicant shall install 5-foot width ADA compliant concrete sidewalk and 6-foot wide landscaped planter strip along Mariner Way per modified City standard 200H for an Industrial street and connect to the existing sidewalk at the bulb of the cul-de-sac. The cul-de-sac planter shall be planted with street trees, irrigated and maintained by the applicant.
7. All protected areas onsite or adjacent to the project including the Roseland Creek area, the 30-foot wide creek setback area, CTS areas and or Waters of the U.S. shall be called out and shown on the plans and protected from unnecessary disturbance, construction storage and or grading unless specifically permitted.

TRAFFIC

8. Comply with current design standards and guidelines for parking lot and accessible stall dimensions. Install traffic control and directional arrows and guiding striping lines in the new parking lot configuration.

FEMA

9. The FEMA Flood map indicates that this project area is located adjacent to a designated Special flood hazard zone with a BFE of 103.00 feet; and also adjacent to an "AE flood zone" and partially within a designated "X Flood Zone" and subject to 1 percent annual chance flood hazard with 1 foot or less flooding and also within the 0.2 percent annual chance flood hazard per the FEMA MAP, FIRM Panel dated October 16, 2012, Map Number 06097C0717F, Panel 717 of 1150. As applicable, the project shall address all flood prevention standards in accordance with City Code Chapter 18-52, "Flood Damage Protection". The grading and drainage plan

shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the adjacent structures and show compliance with City Code. The applicant's engineer shall also identify that the grading has no impact on the flood hazard areas and water surface elevations and/or provide documentation of the changes to the flood hazard areas for approval by the City Flood Hazard Administrator prior to building permit issuance. The applicant's engineer is proposing to grade, install asphalt and class 2 base rock, earth fill and raise grades or cut grades 1 foot to 2 vertical feet and or build a curb/1-foot high wall within a designated Special flood hazard AE and or Zone X flood hazard zone adjacent to Roseland Creek. Any required State or Federal Permits shall be obtained prior to City Building permit issuance at the sole expense of the applicant.

10. The Letter of Map Revision (LOMR) to the Special Flood Hazard limits may be required to be completed prior to building permit issuance and or an other acceptable determination (such as a review by the State Water Quality Control Board and or Army Corp of Engineers for a 404 permit) and as determined, reviewed and approved by the City Engineer and or the Flood Hazard Administrator at first plan review.

CREEK SET BACK

11. Along the new construction parking lot area, the minimum exterior setback area on the side of the modified natural water way shall be 30-feet distant from the top of the highest bank on that side of the waterway and its location shall be accurately determined by the applicants' engineer by recent land survey information dated within the last 4 months. When the bank of a natural or modified waterway is steeper than 2.5:1, the exterior setback boundary shall be measured by the projections of a slope of 2.5:1 from the toe of the stream bank to ground level, plus 30 feet. (Ord. 2671 § 1, 1988). Grading, fill and or improvements shall not be installed within the setback boundary without valid approvals and permits. The creek set back line and multiple construction cross-sections through the Roseland Creek at 50-foot intervals shall be shown on the construction drawings and the setback line shown clearly on the approved grading plan or as otherwise approved by the City Engineer.

PRIVATE DRIVEWAY IMPROVEMENTS

12. Install a modified commercial driveway apron for the site per City Standard plate 250A to avoid the existing utilities in place to the approval of the City Engineer.
13. Adequate sight distance from the driveways shall be maintained at all times and landscaping shall be maintained at maximum 36-inch height within the stopping site distance triangle using a stopping site distance of 200 feet. Signs and

monuments shall not be placed in the stopping sight distance triangle. Tree canopies shall be maintained at least 7-feet off the ground.

14. Private on-site lighting shall be installed and shall meet City Standards for minimum average maintained feet-candle and the uniformity ratio. Private lighting and parking lot lighting shall be submitted with the building permit.

GRADING

15. Any new drainage facilities shall be designed per the most current 2020 Sonoma County Water Agency (SCWA) Flood management Design Manual and to the City of Santa Rosa Design and Construction Standards. Prior to approval of improvement plans, an approval letter shall be obtained from the Sonoma County Water Agency for storm drainage review or a city designated reviewer. 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.
16. The existing storm drain system information shall be presented on the civil plans including existing top of grate elevations and existing invert elevations sufficiently to show compliance with current design standards. As applicable, proposed connections in the public easements or ROW to the public storm drain system shall have pipe profiles and plan views shown on the construction plans.
17. The new parking lot shall be bordered by concrete curb or curb and gutter along its landscaped areas to meet with City design guidelines. Show top of curb elevations, finish grade elevations and drainage curb cuts as applicable on the construction plans.
18. A Sonoma County Water Agency (SCWA) revocable or encroachment permit license may be required prior to building permit if there are encroachments within their property and/or modifications to the catch basins within their Storm Drainage easements. The applicant shall apply separately for their required permits at their sole cost.
19. A State of California Encroachment Permit may be required prior to building permit issuance if there are encroachments within the Roseland Creek area to the south of the project which is owned by the State of California. The applicant may apply separately for their encroachment permit. Grading and fill of the southern portion of this project near Roseland Creek area may require additional State of California permits such as Fish and Wildlife Department - Stream bank alteration permits

and/or a 404 Permit –fill material into waters of the U.S. issued by the U.S. Army Corps of Engineer permits. It is the applicant’s sole responsibility to obtain all necessary State and Federal permits to perform the proposed work prior to construction.

20. Portions of the project topography are missing from the plans. The construction plans shall show all adjacent elevations and topographical data within 25-feet of the construction area including existing tops of curbs, flow lines, finish grades and other adjacent existing improvements. To-scale, dimensioned development cross sections from property line to property line shall be placed on the construction plans for each lot to show relevant dimensions and vertical design relationships. Grades shall join existing grades at the property lines within one feet vertical elevation or as approved by the City Engineer.

STORM DRAIN (PUBLIC)

21. Blind connections to the public storm drainage system are not permitted. As applicable, install a 48-inch manhole at each connection point to the public storm drain system. The minimum pipe size in the ROW shall be a 15-inch. A junction box or manhole shall be placed at the edge of the easement or ROW between the Public and private storm drainage systems.
22. No encroachments are permitted within the public storm drain easement including fences, structures, trees or other improvements without written approval by the Director of Public Works and Transportation.
23. The applicant agrees to allow upon request, a permanent city entry from the Right of Way of Mariner Way into the entire parking lot and to allow access to the existing public storm drain system that runs along the entire easterly border of the project for City storm drain maintenance access, placement and or repair.

STORM WATER COMPLIANCE (SWLID)

24. As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development (SWLID) Technical Design Manual. Final Plans shall incorporate all 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 by the owner.
25. As applicable, a Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be submitted with the building plan submittal to show protection of the

existing storm drain facilities and adjacent creek during construction. As applicable, this project shall comply with all current State Water Board General Construction Permit Requirements.

26. 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 whatever nature, shall be allowed to enter or be placed where it shall 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.
27. All onsite and offsite adjacent storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.

WATER AND WASTE WATER

28. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
29. The irrigation services and meters shall be sized to meet irrigation uses. Submit flow calculations to the Engineering Development Services Division during the plan check phase of the Encroachment Permit. Verify the existing services are adequate for the use as required.
30. Planter landscaping shall be required around the lot frontage and within the parking lot planters therefore submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015.
31. Irrigation demand fees shall be due prior to issuance of Building Permits. The applicant shall contact the Engineering Development Services Division to determine estimated sewer and water demand, processing and meter fees.
32. All landscape water meters shall be protected with reduced pressure backflow devices.
33. No plumbing for landscape irrigation or any other use shall cross lot lines without an easement or recorded merger in place. Each lot shall be irrigated with a separate irrigation meter.

RECREATION AND PARKS

34. If dead or dying street trees are present in the lot frontage, new street trees shall be planted by the developer. Street trees shall be installed and planted by the

developer along Mariner Way and along Corporate Center Parkway alignment. Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with City "Standards and Specifications for Planting Parkway Trees." Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.

35. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their lot. Submit irrigation and landscape plans for vacant frontage areas.



CAROL DUGAS -EDS PROJECT ENGINEER

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