

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
May 17, 2023**

**Building Materials Supply
910 Fresno Ave
DR21-041**

- I. Applicant'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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received April 5, 2023.

PARCEL AND EASEMENT DEDICATIONS

1. **Fresno Avenue** shall be dedicated and improved as a Modified Boulevard per City Standard 200I. Half width street improvements shall include one 11-foot wide travel lane, 5-foot wide bike lane, 8-foot wide parking lane, 6-inch height curb and gutter, 6-foot wide planter strip, and 5-foot wide sidewalk for a half ROW of 35-foot wide. The street crown shall be offset by 1-foot wide to the east. A 1.5-foot wide sidewalk easement and an 8.5-foot wide Public Utility Easement (PUE) placed behind the ROW has been recorded with during the Public Improvement Plan review.
2. Existing structures on the 910 Fresno property encroach onto the northern property (900 Fresno Ave). No structures shall cross lot lines without an easement in place. The applicant shall either submit for a lot line adjustment to include the existing structures, work with the adjacent property owner and record a private easement agreement, or demolish the structure crossing the lot lines. One of 3 options shall be recorded or completed prior to building permit issuance.

PUBLIC STREET IMPROVEMENTS

3. 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.)

4. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
5. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
6. Private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.
7. If the project known as "Cherry Ranch" (located at 930 Fresno Avenue at the southern property line to this project processed under PRJ20-018) has already been constructed and or installed the Public Improvements per City File no. 2007-0075 then this project shall connect to those already installed public improvements to complete the work in Fresno Avenue to City Standards and any other incomplete public improvements and or roadway striping as required to bring the frontage into a safe, final configuration of Fresno Avenue to the Satisfaction of the Traffic Engineer. The limits of work shall be from the northern property line to the southern property line of the project. Likewise, if the Cherry Ranch Development has not installed and or completed their frontage improvements, this project shall design and install and restripe the entire Fresno Avenue frontage to the approval of the City Traffic Engineer beginning at the 910 Fresno Ave northern Right-of-Way line connecting to the 930 Fresno Ave northern Right-of-Way line, and install any other required public improvements and or transitions to the existing conditions as needed to construct the subdivision to current City Standards.
8. The Project Geotechnical engineer shall review the existing structural section of Fresno Avenue during construction and shall clear the existing street section with the City of Santa Rosa Public Works Department Materials Lab. If the structural section is not adequate, the roadway shall be reconstructed to the centerline along the project frontage per City Street Standards.

TRAFFIC

9. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.
10. As applicable, City Standard 611 cobra style streetlights shall be installed along Fresno Avenue using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
11. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight 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 streetlight 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.”

12. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground.
13. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
14. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Fresno Avenue to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36” height within the stopping site. Install “No parking” signs and paint the curbs red within the site distance areas.
15. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Fresno Avenue frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36” in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.
16. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
17. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or 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 Fresno Avenue to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
18. The existing fence and gate shall be relocated or removed to provide adequate line of sight to vehicles exiting the project driveway and vehicles utilizing adjacent commercial and residential driveways or residential access roads.
19. The applicant shall install traffic striping and street and pedestrian barricades at the southern and northern project boundaries of Fresno Avenue. Striping and barricades shall direct vehicles to the existing roadway pavement to the north and south of the proposed development around existing utilities and drainage swales.

PRIVATE DRIVEWAY IMPROVEMENTS

20. Per Improvement Variance ENGV23-014, two 2-way commercial driveway aprons shall be constructed in accordance with City Standard detail 250D on Fresno Avenue. The

private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-foot in width at the curb cut. Provide for a public sidewalk, level portion of sidewalk behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.

21. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping. 3. ADA compliant access(es) to the buildings from the public sidewalk.
22. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.
23. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.
24. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
25. Submit grading and drainage plans which shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.

PUBLIC STORM DRAINAGE

26. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
27. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) current 2020 Flood Management Design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to public improvement plan and encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.
28. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
29. As applicable, 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. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.

30. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
31. 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 Renae Gundy at 707-543-4368.
32. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
33. Drainage from landscape areas shall not cross over curb or sidewalk and shall outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
34. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.
35. All offsite storm drain work and coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
36. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged 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.
37. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
38. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the lot owner or commercial lot

owner.

39. Any proposed underground detention basins shall be owned and maintained by the lot owner. The owner shall install a 48" manhole to provide access and maintain the underground basin/pipe.
40. The Applicant shall install a Type II storm drain catch basin per City Standard 402 along Fresno Ave connecting to the existing 15-inch public storm drain.

BUILDING (from Michael Enright dated August 24, 2021)

41. Obtain a demolition permit for structures to be removed.
42. Obtain building permits for the proposed project.

WATER & WASTEWATER

43. Demand fees shall be required and determined after review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, etc.) and the square footage of each usage type with the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.
44. Water services shall be provided per Section X of the Water System Design Standards. Separate water meters for commercial and residential shall be provided for each building. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.
45. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve(s) per City Standard detail no. 880 shall be installed to serve a fire main. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.
46. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided.
47. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.

48. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
49. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.
50. The applicant shall install one Combination Water service(s) per City Standards 870 for the fire sprinkler, domestic and irrigation meters for the lot. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
51. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
52. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
53. No plumbing for landscape irrigation or any other use shall cross lot lines.
54. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
55. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system. The well shall only be used for irrigation purposes.
 - b. Abandonment of wells requires a permit from the Permit Sonoma and Resource Management Department.
56. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.
57. If the proposed sewer main extension from the Public Improvements associated with the "Cherry Ranch" development per City File no. 2007-0075 is not installed prior to the development of this project then the Applicant shall install a new 8-inch public sanitary sewer main extension along the entire project frontage connecting to the existing 8-inch sanitary sewer main from the northern project boundary per the City Sanitary Sewer Design and Construction Standards.
58. The existing residential building that fronts Sebastopol Road shall connect to the existing public water and sewer mains in Sebastopol Road. Separate water and sewer services shall be installed for the existing residential building that fronts Fresno Avenue. The utility connections shall be shown on the set of Public Improvement Plans submitted for

this development or submitted under a separate Encroachment Permit.

FIRE (from Mike Johnson dated February 7, 2023)

59. The following are a list of deferred plan submittal items that will/may be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
 - a. Private Underground Fire Main
 - b. Standpipe System
 - c. Fire Sprinkler System
 - d. Fire Alarm/Fire Sprinkler Monitoring System
 - e. Fire Pump (to be determined)
 - f. Emergency Responder Radio System (to be determined)
 - g. Gates and barricades across fire apparatus access roads (to be determined)
60. Plans indicate Applicable Codes as 2019. The project is subject to the building and fire codes in effect at time of building, currently 2022.

RECREATION AND PARKS (from Tim Bernard dated February 27, 2023)

61. Street trees shall be required and planted by the developer. Selection will be made from the City's approved master street tree list and inspected by the Parks Division may occur. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the following link: <https://www.srcity.org/2321/Design-Construction-Standards>. Any substitutions in tree selection must be from the approved master street tree list.
62. Ensure that existing trees are not designated as heritage trees prior to any removal; in accordance with the definition in the City's code Chapter 17-24.020. Protect trees and heritage trees during construction. All existing trees shall be delineated on the development plan or tentative map accurately, as defined in Chapter 17-24.050 of the City code.
63. All landscaping shall be privately maintained and irrigated. Property owner and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots. This includes the maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of way, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.



05/17/2023

CLEVE GURNEY - EDS ASSOCIATE ENGINEER