

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

**EXHIBIT "A"  
5/4/2022**

**Chan/Straub Residence  
HDP21-010 & CUP22-028 – new pool, cabana, retaining walls  
3935 Skyfarm Drive  
PRJ22-010**

- I. Applicant'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. 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 stamped received, **April 18, 2022:**

**PUBLIC STREET IMPROVEMENTS**

1. An Encroachment Permit is required prior to issuance of the building permit. 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.)

**BUILDING**

2. Obtain building permits for the proposed project

**WATER/WASTEWATER**

3. The pool drain is to be connected to the existing City sewer on Skyfarm Drive through the existing residential lateral connection.
4. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4028, 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 (Appendix A) and Hydrozone Table (Appendix B).

5. Any modifications to the existing public water service needed to handle any increased flow demands due to the expansion of the existing fire sprinkler system shall be performed under an encroachment permit.

**FIRE**

6. The proposed building(s) shall be protected with an automatic fire sprinkler system in compliance with NFPA 13-D.
7. The property shall provide premise identification/addressing in accordance with city standards. Minimum 4-inch illuminated and contrasting to background and visible from the street.
8. This parcel is in the Wildland Urban Interface area and shall comply with Chapter R327 of the California Residential Code, Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code and Chapter 12-7A of the California Referenced Standards Code.
9. The property shall comply with City of Santa Rosa weed abatement standards.

  
\_\_\_\_\_ 05/04/2022

CLEVE GURNEY - EDS ASSISTANT ENGINEER