

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 3, 2022

Recess Storage Phase II
Streamside Dr (4465)
PRJ21-028

- 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 2017 Storm Water Technical Design Manual (revised 1/6/21).
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans received by email from the applicant Engineer on 07-26-2022:

PUBLIC STREET IMPROVEMENTS

1. 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.
2. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to issuance of any Building Permit, and prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
3. The construction drawings for this project shall show all existing easements.
4. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

PRIVATE DRIVEWAY IMPROVEMENTS

5. All driveways shall be to City Standard 250 A, C, or D, unless a Variance is applied for.
6. All driveway geometrics and sections shall be designed for the loading and vehicular movements of the largest vehicle presumed to access the site at full capacity.

CREEK SET BACK

7. Grading, fill and or improvements shall not be installed within the creek setback boundary without valid approvals and permits. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected and or per the recommendations of the project Arborist.

STORM DRAINAGE

8. 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.
9. Drainage facilities shall be designed per the 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.
10. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system to discharge into the public right of way 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.
11. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.
12. All storm drain pipe within the public right of way or easement shall be to City Standards and a minimum diameter of 15-inches except City Standard 406 A and B Sidewalk Drains.
13. An accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.

STORM WATER COMPLIANCE (SWLID)

14. The developer's engineer shall comply with all applicable requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all LID Best Management Practices (BMPs) 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 Maintenance Declaration or Maintenance Agreement signed by the property owner to assure continuous maintenance in perpetuity of the LID BMPs and shall include a maintenance schedule. This requirement may be met by offsite storm water mitigation as approved by the California Regional Water Quality Control Board. If offsite storm water mitigation is to be implemented, a formal agreement between the applicant, the owner of the offsite property to be used for offsite mitigation, and the California Regional Water Quality Control Board shall be executed prior to scheduling this project for the City Council or Planning Commission agenda.
15. Perpetual maintenance of LID BMPs shall be the responsibility of the owner.
16. After the LID BMP improvements have been constructed, the developers Civil Engineer 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 LID BMPs shall be received by the City prior to acceptance of subdivision improvements.
17. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the final approved LID design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct each treatment BMP.
18. All underground improvements including sewer lines, water lines, storm drain lines, storm water BMP facilities, and public utility facilities shall be installed, tested, and approved prior to the paving of any project streets.
19. Under 40 CFR, construction activity including clearing, grading, and excavation activities is required to obtain an NPDES Permit from the State Water Resources Control Board prior to the commencement of construction activity.

WATER AND WASTEWATER

20. 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.
21. All underground improvements including sewer lines, water lines, storm drains and public utility facilities, shall be installed, tested, and approved prior to the paving of any project streets.

22. If the sewer line shown on the plans as existing behind Lot 2 is still in service and has not been abandoned, it shall be protected in place. The construction documents shall provide a cross section showing that the pipe is not loaded by the building foundation to the satisfaction of the City Engineer.
23. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
24. All public improvements, including but not limited to sewer, water, storm drain, sidewalk, shall be installed per Parcel Map 751 Improvement Plans (IPs) and accepted by the City before Building Permit issuance. The IPs shall be revised for this project as required.
25. Any existing sewer lateral or water service 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 per City Standard 507 under an encroachment permit.
26. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SWLID BMP LID improvements shall cross public sewer, water, or storm drain utilities.
27. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
28. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

FIRE (Memo dated February 11, 2022)

29. A Phase 1 Environmental Site Assessment for this site shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
30. Lots 2 and Lot 3 are their own APNs and will require their own independent fire lines.
31. Ensure there is a hydrant within 100 ft of the proposed FDC locations for each of the buildings.
32. If Streamside is not a minimum of 28' wide, one side of street parking will not be permitted.
33. Project shall be designed in compliance with ALL established regulations adopted by the City of Santa Rosa at the time of submittal.
34. Deferred submittals required for a minimum of Underground Private Fire Main, Fire Sprinkler System and Fire Alarm System.

PARKS AND RECREATION

35. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list. 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 Parks Division Office (707) 543-3770.
36. All landscaping shall be privately maintained and irrigated. The owner 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.



A. R. Jesús McKeag

PROJECT ENGINEER