

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
June 20, 2022

420 Mendocino
420 Mendocino Avenue
DR22-020

- 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 City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. 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.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 05-13-2022:

PUBLIC IMPROVEMENTS

1. Riley Street Improvements shall consist of:
 - a. The removal and replacement to City Standards of the drive approach with new City Standard 250A Curb Cut with a minimum 16-foot wide depression. The width of the driveway behind the curb cut shall be no narrower than the width of garage door opening behind it.
 - i. The width of garage door opening shall be to the satisfaction of the Chief Building Official during plan check for the Building Permit.
 - b. Removal of the unused driveway curb cut and replacement with City Standard curb, gutter and contiguous sidewalk matching line and grade of the existing.
 - c. Existing sidewalk shall be widened to 6 feet contiguous to the curb contained within a Public sidewalk easement where outside of the public

right of way and provide 4-foot clearance around all obstructions and at curb cut location.

- d. Sidewalk falling outside of Public Right of Way shall be contained within a Public Sidewalk Easements dedicated and recorded prior to Final inspection of Building Permit.
2. Existing Sidewalk width and street tree wells shall be maintained along Mendocino Avenue. All new tree wells shall be per City Standard 262 and sidewalk along frontage with tree wells per City Standard 230 F.
3. New electrical, telephone, cable utility services from overhead lines offsite are to be placed underground from the connection point to the new structures.
4. Existing overhead utility lines crossing property lines shall be placed underground and contained in easements or relocated to the offsite frontage. No structures or surface improvements except for surface parking pavement and underground utilities are to encroach into easement areas.
5. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

TRAFFIC

6. A light and buzzer type device shall be installed at the garage exit onto Riley St to alert pedestrians that a vehicle is exiting the garage. The design is to be reviewed and approved by the City Traffic Engineer during the Building Permit Review process. Clear sight lines to vehicles exiting garage shall be provided to pedestrians approaching garage exit.
7. Fire Department aerial access shall be provided on Mendocino Avenue and 5th Street. Parking shall be restricted on Mendocino Avenue for a minimum of 30-feet centered on the Fire Department Connection at the Building. Parking shall be restricted on 5th Street for a minimum of 35.9-feet north of the vehicular access to the building.
8. Removal of any parking stalls and meters on Riley Street is to be coordinated with the Transit and Parking Divisions. Parking Meters removed are to be salvaged and returned to the City Transit and Parking Department.
9. Access from garage into Riley Street shall be directly into flow of traffic, backing into traffic shall not be allowed. Riley Street is a one-way roadway and garage exit shall be signed and marked indicating left turn exit only.
10. The Development is under parked and shall coordinate with the City for use of 5th Street and 7th Street parking Garages for overflow parking needs.

GRADING (from Building Memo dated May 10, 2022)

11. Obtain a demolition permit for structures to be removed.
12. 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.
13. Obtain building permits for the proposed project.

STORM DRAINAGE

14. Public 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.
15. Drainage facilities shall be designed per the 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.
16. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SUSMP)

17. Final Public Improvement Plans shall incorporate all SUSMP 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.
18. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the property owner. Building Permit shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's which shall be approved by the City Engineer and the City Attorney's Office prior to the signing of Improvement Plans.
19. The maintenance schedule and the Final SUSMP are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SUSMP is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
20. After the SUSMP 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 SUSMP BMP's is to be received by the City prior to occupancy of the complex.

21. A Final Storm Water Mitigation Plan (SWMP) using BMPs is to be included with the initial Improvement Plans submitted for Private improvements required by the Final SWMP are to be contained on the property and shall be maintained by the property owner.

WATER

22. 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.
23. Water services and meters shall be sized to meet domestic, irrigation and fire protection uses.
24. Since the development creates more than 100 units a second domestic connection to public water shall be required.
25. Applicant shall install combination service per City Standard 870 for private fire main, domestic and irrigation meters at each connection to the public main.
26. The public fire hydrant on Riley Street shall remain.
27. 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. Each City Standard 870 Combination water service shall have a Double Check Valve Backflow Device per City Standard 880 for the fire main, and a Double Check Valve per City Standard 874 and Reduced Pressure Backflow Device per City Standard 876 for domestic services are required on all domestic water lateral connections to the public main.
28. The irrigation system shall have one metered connection to the public main with a City Standard 876, Reduced Pressure backflow device and no cross connections to the domestic services are allowed. The flow calculations shall be submitted to the Water Department with the Encroachment Permit to determine adequate sizing.
29. Fire Department requires a secondary service. All connection points to the public systems require a double check valve backflow device at the main. Isolation valves are to be provided on looped systems where a service "TEE" branches from main. Design of fire system is to be submitted to the Fire Department with all required service connections and a Fire Department Permit obtained prior to issuance of an Encroachment Permit for connections to the City main. The Double Detector Check Valves back flow device shall be located adjacent to the Right of Way, if needed to be located within building the Utilities Department shall not maintain any plumbing outside of the Public Right of Way and Owner shall be

responsible for maintaining the back-flow device.

30. Fire access to site shall be from Mendocino Avenue so address for proposed structure shall be changed to 420 Mendocino Avenue. The Fire Department Connection shall be building mounted on Mendocino Avenue or as otherwise approved by the Fire Department.
31. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fireline and private fire department connection locations to the Santa Rosa Water Department prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
32. Per current Design and Construction Standards commercial, domestic, irrigation and uses shall be separately metered. The applicant may separately meter each unit or at a minimum the commercial domestic, irrigation and residential uses shall have separate meters.
33. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
34. The project is limited to one sewer lateral and may be serviced from either Riley Street or Mendocino Avenue frontage. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Standards under an encroachment permit. The existing meters shall be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.
35. Public Valves beyond the City right-of-way shall be the responsibility of the property owner. Fire line valves in the congested area downtown do not have room on the sidewalk frontage or are unsightly so the valves are to be situated in a recessed location. Since Local Operations would need to access the City piping and valve for maintenance and repair, having them at the City right-of-way is imperative. If the fire line valves are inside a building or at the rear of a property, Local Operations maintenance staff would not want to accept liability or responsibility to fix the damage to repair the piping or valve. Local Operations and Water Quality would appreciate every effort you can make to condition these valves and piping on the customer's property or in their buildings to be their responsibility and our liability would stop at the City right-of-way.
36. 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 and Hydrozone Table form.

FIRE (from Memo dated May 13, 2022)

The Fire Department has the following Specific Conditions regarding this proposed project:

37. Aerial access shall be provided on Mendocino Avenue and 5th Street. Landscape and projections shall not obstruct the aerial access requirements
38. The FDC for the project shall be located on the Mendocino Avenue Side of the Structure and off the far north of south end of the Mendocino Avenue side of the building to avoid it interfering with the parking of aerial apparatus and pumping engines.
 - a. A hydrant shall be required to be placed on side project side of Mendocino Avenue within 100 feet of the FDC.

*The Fire Department has the following **General Comments/Concerns** regarding this proposed project:*

39. The project address is Mendocino Avenue, signage shall be needed on Riley and 5th Street access points that indicates that appropriate address to avoid confusion.
40. The high-rise requirements shall apply if an occupiable floor (including an occupiable roof deck) exceeds 75 feet above the lowest level of Fire Department vehicle access.
 - a. The previous plan review building plan reviews for this project were submitted as a 7-story building. However, the current proposal now formally references 8 stories.

ENVIRONMENTAL COMPLIANCE (from Memo dated April 29, 2022)

41. **No Environmental Requirements for residential structures. If commercial office space consists of food service facilities, or business with process wastewater discharge the following conditions may apply.**
42. Any business performing an on-site activity that generates wastewater from production and/or clean-up activities shall Submit a Wastewater Discharge Permit Application including plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA 95407


The application requires no permit fee and contact the City's Environmental Services Section at 543-3369 for any additional information.

43. Any restaurant, deli, and or food service establishment is required to install a grease removal device. See City's Interceptor Policy for details on connections and sizing criteria.

44. Any trash enclosure shall be covered to eliminate the potential for any food waste discharge to the City storm drain system.

RECREATION & PARKS (from Memo dated May 3, 2022)

45. Street trees shall be required and planted by the developer along 5th Street frontage. Selection shall be made from the city's approved master plan list – *Acer rubrum* 'Bowhall' as indicated on preliminary landscape plans are acceptable. 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. This declaration shall be added to the General Notes of the improvement plans.
46. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
47. All landscaping shall be privately maintained and irrigated. Property owner or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips and containers in front throughout the project and street frontages.



A. R. Jesús McKeag

PROJECT ENGINEER