

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

**EXHIBIT "A"
03/16/2022**

**Bagala Pool and Patio
2280 Newgate Court
HDP22-003**

- 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, March 10, 2022:

PUBLIC STREET IMPROVEMENTS

1. 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.

BUILDING – (from Michael Enright dated February 14, 2022)

2. 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.
3. Obtain building permits for the proposed project.

UTILITIES

4. The pool drain is to be connected to the existing City sewer through the existing residential lateral connection. If this requires the installation of a pump, a reduced pressure backflow device, per City Standard 876 shall be required behind the water meter.
5. 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).

03/16/2022

CLEVE GURNEY - EDS ASSISTANT ENGINEER