

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
MARCH 28, 2022

**Proposed new fence along the rear by the creek path
for HYATT REGENCY
170 RAILROAD STREET
DR21-067**

- I. Developer'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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received March 15, 2022:

PUBLIC STREET IMPROVEMENTS

1. An Encroachment Permit may be required prior to issuance of the building permit. Any improvements, proposed or required, within the public right of way or public utility easements 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 543-4611, located at 100 Santa Rosa Avenue, Room 3, 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.

WATER AND WASTE WATER

2. 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.
3. The fence shall be removable fence if located within the private or public utility easements.

4. The applicant shall agree within this approval of this DR, that a Fence may be constructed in an area that has existing public or private utilities and that the facilities will require repair and replacement during their lifetime and this may affect their fence. The fence may be removed and not replaced, at the sole discretion of the need to repair or replace public or private utilities that run entirely along the rear property line by the easement holder. This ability to repair and replace the existing underground utilities shall run with the land and shall continue for such time as the Fence remains in the designated easement area. If this is not an acceptable option, then the fence should be relocated to outside of the existing easement.
5. The owner is solely responsible for locating and protecting all existing underground utilities within all existing easements of record. All existing underground utilities shall be clearly shown on the construction plans and protected in place. The bedding of the pipe(s) shall not be affected by the construction.



Carol Dugas
EDS Project Engineer
E:\ENG\CEC\DR\170 Railroad Street/Hyatt fence