

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
10/17/18

Montecito Townhomes
0 Montecito Blvd (APN 182-120-052)
MAJ17-004

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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 with Building Permit or Improvement 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 12/6/17 with updated Utility Sheet received 10/9/18:

MAPPING

1. All final and parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
2. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the subdivider.
3. The formation of a Homeowners Association, responsible for ownership and maintenance of the common area and common site improvements, is required for this subdivision. Two copies of the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the Department of Planning & Economic Development – Engineering for review.
4. The Developer shall provide a means acceptable to the City to fund the maintenance of the Parcel "A", all private onsite utilities and storm drains into perpetuity through a special tax district, CC&R's, Home Owners Association, and/or other acceptable method. Parcel "A" shall not be conveyed or dedicated to the City.

In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available.

The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and in place prior to approval of the final map.

5. The Final or Parcel Map shall be annotated on the information sheet as follows: "Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees must be paid prior to the issuance of a Building Permit for the respective lot."

PUBLIC STREET IMPROVEMENTS

6. 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 subdivider 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.
7. An Encroachment Permit must 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.
8. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
9. Improvements to Montecito Boulevard shall consist of the removal and replacement to City Standards of a 24-foot minimum width drive approach located at the entrance to the property.
10. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

GRADING

11. Provide a geotechnical investigation and soils report with the building permit applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

12. Obtain building permits for the proposed project.

PRIVATE DRIVEWAY IMPROVEMENTS

13. The common driveway in the 25-foot ingress and egress easement described in lot-line adjustment deeds 2000-067473 and 2000-067474 resulting from City File Number, LLA99-044 through the fronting parcel shall be reconstructed to City minor street structural standards.

14. No parking shall be allowed in front of the garages and signage shall reflect this.

15. Turn around capability on the common driveway contained within in the rear parcel shall be provided with clear backup of 26-feet from garage face to opposing face of curb and with a continuation of the common driveway 10-feet beyond the last driveway access point.

STORM DRAINAGE

16. 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 subdivider's expense.

17. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency.

18. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, 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.

19. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted (the exception is for lots draining to a common driveway). Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.

20. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way.

21. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

22. An adequate drainage system shall be required to drain rear yards and patio areas.

STORM WATER COMPLIANCE (SUSMP)

23. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP 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 Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMPs, and shall include a maintenance schedule.
24. Perpetual maintenance of SUSMP BMPs shall be the responsibility of one or more of the following as approved by the City of Santa Rosa:
 - a. The individual homeowners fronting or owning these BMPs. Individual owners shall be responsible for performing and documenting an annual inspection of the BMPs on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
 - b. A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMPs is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
 - c. A special tax district for public BMP facilities.
 - d. An alternate means acceptable to the City of Santa Rosa.
- 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 BMPs is to be received by the City prior to acceptance of subdivision improvements.
25. A Final Storm Water Mitigation Plan (SWMP) using Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Private improvements required by the Final SWMP are to be contained on the individual properties and are maintained by the property owners. All SWMP details and improvements are to be included in the Subdivision Improvement Plans. The maintenance schedule and the Final SUSMP are to be included as part of the CC&Rs recorded with the Final Map. The information sheet of the Final Map 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.
26. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality

Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

WATER AND WASTEWATER

27. 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.
28. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
29. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
30. Private mains shall be a minimum of 6" in diameter. Connections between private and public sewer mains shall be at manholes.
31. The applicant shall extend a 6-inch private sanitary sewer main along the full length of the access driveway (PUE recorded as DN# 2018-057932) from a manhole connection to the 8-inch water main along the frontage (1962-0052) to a private manhole behind the property line and terminating at a private manhole in Parcel "A". Connections between private and public sewer mains shall be at manholes.
32. A perpendicular 6-inch private side sanitary sewer main shall be connected at the private manhole in Parcel "A". The difference between the IN and OUT inverts at this manhole shall be a minimum of 0.1-feet. This side main shall be have a cleanout at either terminus.
33. Separate sewer laterals shall be installed for each lot.
34. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
35. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
36. All meters shall be within public right-of-way or easements and easily accessible, and multiple meters shall be clustered where possible.
37. 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.

38. Double check back flow per City Standard 875 will be required on all water services. These backflow prevention devices shall be located within the underground waterline and backflow device easement (recorded as DN# 2018-057932). The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
39. Applicant must install a combination service per City Standard 870 for fire service, public fire hydrant, domestic and irrigation meters. This combination service shall be located on westerly side of the driveway curb cut in line with the backflow prevention devices.
40. The new fire hydrant shall be located on westerly side of the driveway curb cut.
41. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
42. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
43. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
44. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
45. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
46. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE

Plan proposes division of a single lot into 8 lots plus a common parcel. Intent is to build individual townhomes on each of the 8 lots and use Common Parcel for driveway and parking. Fire Department access is via 25 ft wide Easement to Montecito Blvd.

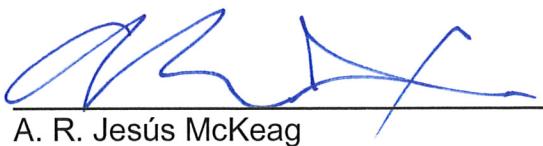
Fire Department has the following **Specific Conditions** on this project:

47. Montecito Blvd is heavily travelled, with a large commercial mercantile center directly across from this site.

A new public fire hydrant shall be installed on the north side of Montecito Blvd adjacent to driveway curb-cut serving this project.

Applicant is advised that the following **General Conditions** apply to this project:

48. All buildings shall be protected with automatic fire sprinkler systems. Systems designed per NFPA 13D may be used in buildings with two or less dwelling units. Townhome separated by dual 1-hour rated walls are considered separate buildings for fire sprinkler purposes.
49. Addressing shall comply with Fire Department Standards: 12" address numerals at the connection of shared driveways to the public street; 4" illuminated address numerals visible from street, driveway, or Emergency Responders approach, on individual dwelling units.
50. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
51. 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.



A. R. Jesús McKeag

PROJECT ENGINEER