

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
November 15, 2022**

**BRITTAIN TOWNHOMES – 82 UNITS
851 Brittain Lane
PRJ22-005**

- I. Applicant'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. This map is labelled a Vesting Tentative Map and as such, the approval of this project shall be subject to the adopted ordinances, resolutions, policies and fees adopted by the City Council at the time the preliminary application was submitted.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans dated **November 14, 2022**.

MAPPING

1. All final and parcel maps shall comply with all adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act at the time of project vesting.
2. All costs associated with the map, plan, easement, plat, legal descriptions, and/or supporting document preparation shall be the sole responsibility of the subdivider.
3. A Homeowner's Association shall be formed, responsible for ownership and maintenance of Common Parcels. The Homeowners Association shall maintain these parcels, together with the planter strip areas on Sebastopol Road and Brittain Lane and the planter strip areas on both sides of Street "A" to Street "I". All private streets (Street "A" to "I") shall be maintained by the Homeowners Association. The documents creating the Homeowner's Association and the Covenants, Conditions and Restrictions governing the Homeowner's Association shall be submitted to the City Attorney's Office and Engineering Development Services for review.
4. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 82-unit condominium subdivision with 1 common ownership parcel which shall be maintained by the Home Owners Association (HOA) including the private driveways, private streets, parking stalls, landscaping areas and open space. A Condominium Plan which defines the privately-owned units is required and shall be prepared as a separate document and submitted for review and approval by the City Engineer per the Subdivision Map act.
5. The applicant shall advise the City Engineer in advance and in writing if this is a phased vesting tentative map with regards to the final map process as provided under City Ordinance and the State Subdivision Map Act (SMA). If map phases are planned, with each

phase identified on the vesting tentative map as containing certain future lots in the subdivision. If separate final maps are filed, a Final Map as defined by the SMA shall be filed for each phase of the subdivision and the lots within each such phase shall be consecutively numbered beginning with Lot 1 on each final map. Each proposed separate final map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure and access.

6. This is a Major Subdivision creating 82 Condominiums on 1 common ownership parcel that includes the driveways, private streets, parking stalls, landscape and open space areas. The formation of a Homeowner's Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CCRs) governing the Association shall be submitted to the City Attorney's Office and the Planning & Economic Development Department for review. The approved CC&R's shall be recorded contemporaneously with the Final Map.
7. Any changes made to the CCRs for Brittain Lane Condominium Subdivision governing the Home Owners and Home Owners Association shall be reviewed and approved by the City of Santa Rosa City Engineer and City Attorneys' Office in keeping with these conditions of approval. The information sheet of the Final Map shall be noted to say that any changes the CCRs implemented without City approval shall not be valid.
8. This common interest subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the Final Map will be subject to bonding for public and common improvements and the execution of a Subdivision Improvement Agreement with the City.
9. One common area lot shall be shown on the Final Map and noted to be owned and maintained by the future Brittain Lane Home Owners Association on the information sheet of the Final Map.
10. The common areas on this site will be maintained by the Brittain Lane Homeowners Association into perpetuity. Landscape or common parcels shall not be conveyed or dedicated to the City. The documents creating the method for permanent maintenance shall be subject to and have been approved by the City Attorney and the City Engineer and in place prior to approval of the final map.

PARCEL AND EASEMENT DEDICATIONS

11. The common driveway shall be a minimum of 20-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance.
12. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.
13. The Applicant shall dedicate an easement over any portion of the public storm drain that is located outside of the City Right of Way.
14. No parcels shall be dedicated to the City of Santa Rosa in fee title.

15. All water meters shall be located within public right of way, public utility easements, or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
16. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.
17. **Sebastopol Road (west)** north half of the street shall be dedicated and improved as a Modified Parkway along the entire project frontage. Half street improvements shall consist of an 7-foot wide half turn lane, one 10-foot left turn lane, two 12-foot wide travel lanes, 5-foot wide bike lane, 6-inch height curb and gutter, 8-foot wide planter strip and 6-foot wide sidewalk matching Improvements Plans per City File 2002-0075 or to the satisfaction of the City Engineer during the Improvement Plan review. An approximate 23-foot Right-of-Way (ROW) is to be dedicated to the City along the entire project frontage for a half ROW of 54-feet. A 13-foot wide Public Utility Easement is to be dedicated to the City containing a 6.5-foot wide sidewalk easement. See the Santa Rosa Street Construction Standard 200J for details. The project frontage along Sebastopol Road shall transition from a 44-foot ROW to a 54-foot ROW from the eastern corner to the western corner.
18. **Sebastopol Road (east)** north half of the street shall be dedicated and improved as a Modified Parkway along the entire project frontage. North half street improvements shall consist of an 7-foot wide turn lane, two 12-foot wide travel lanes, 5-foot wide bike lane, 6-inch height curb and gutter, 8-foot wide planter strip and 6-foot wide sidewalk matching Improvements Plans per City File 2002-0075 or to the satisfaction of the City Engineer during the Improvement Plan review. An approximate 13-foot Right-of-Way (ROW) is to be dedicated to the City along the entire project frontage for a half ROW of 44-feet. A 13-foot wide Public Utility Easement is to be dedicated to the City containing a 6.5-foot wide sidewalk easement. See the Santa Rosa Street Construction Standard 200J for details.
19. **Brittain Lane** shall be dedicated and improved as a Modified Minor Street along the entire project frontage. Half street improvements shall consist of an approximate 11-foot wide travel lane, 8-foot wide parking lane with bulb outs to protect the existing street trees, 6-inch height curb and 12-inch gutter pan, a 6-foot wide planter strip and 5-foot wide sidewalk. An approximate 4-foot Right-of-Way (ROW) is to be dedicated to the City along the entire project frontage for a half ROW of 24-feet. A 13-foot Public Utility Easement is to be dedicated to the City along with a varying width Sidewalk Easement to provide a 5-foot minimum width sidewalk. See the Santa Rosa Street Construction Standard 200F for details. The PUE width can be modified to avoid any conflicts with LID BMPs and private fences, and in no cases can the PUE be reduced below 5-feet in width. Any modifications are subject to approval by the City Engineer.

PUBLIC STREET IMPROVEMENTS

20. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right-of-way 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 543-3200, located at 100

Santa Rosa Avenue, Room 5, 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, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

21. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, water main relocation plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.
22. The Project Geotechnical engineer shall review the existing structural section of the streets during construction and shall clear the existing street section with the City of Santa Rosa Public Works Department Materials Lab. If the structural section is not adequate, the roadway shall be reconstructed to the centerline along the project frontage per City Street Standards.
23. All public and private sidewalk along the ADA path of travel shall maintain a continuous ADA accessible surface a minimum of 4-feet wide per City Standard 231. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
24. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
25. Per City Code 20-30.110, private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

TRAFFIC

26. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.
27. As applicable, no Parking signs shall be posted for the North side of Sebastopol Road along the project frontage if not present.
28. As applicable, City Standard 611 cobra style streetlights shall be installed along Sebastopol Road and Brittain Lane using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the construction plan review process.
29. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The streetlight construction plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."

30. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage per City code at their sole expense.
31. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
32. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Sebastopol Road and Brittain Lane to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
33. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Sebastopol Road and Brittain Lane frontages of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.
34. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
35. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Sebastopol Road and Brittain Lane to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

36. Street names, as shown on the vesting tentative map, for this project are not acceptable street names but are used for reference only within this conditional approval. The applicant shall submit revised street names to the Building Division of Planning and Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact the Permit Intake Manager at (707)543-3249 for assistance.
37. The Emergency Vehicular Access (EVA) road shall be a private street and exclusively maintained by the project's Home Owner's Association. The EVA shall extend from the project site to Brittain Lane and Sebastopol Road with an alignment and width that is in general conformance with the design shown on the vesting tentative map.
38. Private streets and drives that are required to provide 26-foot unobstructed Fire Department access shall be signed to restrict parking to marked parking bays or defined parking areas.
39. Turn around capability on the common driveways shall be provided with clear backup of 46-

feet from garage face to opposing face of curb and with a continuation of the common driveway 5-feet beyond the last driveway access point. If there is no parking in front of the garage, the 46-foot clear backup space can be reduced to 26-feet.

40. 2-way multi-residential driveway aprons shall be constructed in accordance with City Standard detail 250A or 250C on Sebastopol Road and Brittain Lane. The driveway along Sebastopol Road shall be constructed with a median island to restrict vehicular traffic to right turns in and right turns out only, as approved by the City Traffic Engineer. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut.
41. A public sidewalk shall be provided with a level portion behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.
42. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.
43. Onsite lighting of the private parking lot and private street shall meet minimum city standards requirements for safety and acceptable luminary standards.
44. A soils and geologic report shall be provided with the building and plans submitted for review. The report shall address the new pavement sections within the parking stalls for adequacy to City codes.
45. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
46. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.
47. Submitted grading and drainage plans shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.
48. Grading for this project shall be subject to the Geotechnical Investigation **“Proposed Residential Development at 851 Brittain Lane Santa Rosa, California”**, as prepared for City Ventures by Quantum Geotechnical, Inc. Project No H064.G, dated February 2, 2022 and all updates and addendums thereto.

PUBLIC STORM DRAINAGE

49. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
50. Public storm drainage shall be designed to City of Santa Rosa Design and Construction

Standards and Sonoma County Water Agency (SCWA) current 2020 Flood Management Design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off, consistent with the plans dated November 14, 2022. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities along the project's frontages that do not have adequate capacity to the approval of the City Engineer.

51. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
52. As applicable, 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. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.
53. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
54. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.
55. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
56. Drainage from landscape areas is not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
57. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.
58. All offsite storm drain work and, if applicable, coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
59. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged 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.

60. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
61. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private roads and private driveway shall be maintained by the HOA.
62. Any proposed underground detention basins shall be owned and maintained by the HOA. The owner shall install a 48" manhole to provide access and maintain the underground basin/pipe.
63. A public storm drain design utilizing surface flow to the satisfaction of the City Engineer and detention to ensure ponded water would be drained within 72 hours and drain the 10-year storm within 72 hours shall be constructed along the entire Sebastopol Road project frontage running east to west within a public storm drain easement to the satisfaction of the City Engineer. The entire public storm drain shall be publicly maintained.
64. If determined through construction drawings or by City's review of the neighboring development that a public storm drain main within Brittain Lane is needed to properly drain the street and tributary areas then applicable design and construction measures (tree removals, gas main relocation, etc.) shall be taken, to the satisfaction of the City Engineer, to ensure an adequately sized corridor is provided for the public storm drain per City standards and any approvals to retain the bulb outs and their associated existing streets trees in Condition 19 shall be revoked. Any determination shall be made during first plan check of the Public Improvement Plans.

DETENTION BASINS

65. A final storm drain design analysis that shall address the storm drainage retention/detention design and or project storm drainage out fall connection to a public storm drain system shall be submitted at first plan review. A private engineered private retention/detention basin design solution may be presented to and approved by the City Engineer or his designated representative. The storm drain Engineering design may be required to be submitted for review and approval, as applicable, to other jurisdictional agencies, by the applicant including the California State Water Quality Control Board if it is proposed for use as a best management practice (BMP) for storm water infiltration or treatment purposes, versus solely for hydrology, and or Sonoma County Water Agency (SCWA) if it also detains storm water hydraulically to prevent downstream flooding. If a retention or detention basin is designed for the final project, then there shall be no net increase in storm water runoff due to the development than from the original system design for their portion of the project. All detention facilities shall drain in 72 hours or less, based on Sonoma County Mosquito

Abatement District regulations. Private detention basins shall be located solely on private property and not within public utility easements.

66. As an alternative to an on-site private storm drainage detention system, the Developer's may elect to improve the downstream drainage system to provide adequate capacity to contain the 10 to 100-year storm (as determined by an engineered Hydrology and or Hydraulic study) to the projects creek outfall. In addition, these downstream drainage improvements may be required by the City if the Developer's engineer fails to finalize an approved on-site drainage detention design.
67. As applicable, the private detention basin shall be privately maintained and operated by the HOA in its totality and for perpetuity. Language shall be created in the CC&R's for the maintenance of the private retention/detention basin with the maintenance responsibility to be given solely to the HOA, and privately operated.
68. As applicable, detention basins shall not be placed in conflict with any proposed private or public utility lines or utility service lines. The storm water detention system shall be designed to City of Santa Rosa Design and Construction standards and per SCWA requirements. The basin shall have an emergency overflow structure and a high flow conveyance route per the most current SCWA flood management Design Manual. Detention Basin Calculations for the final design shall be based on an accepted hydrograph approach or as approved by the City Engineer.
69. If applicable, then the Developer shall provide a means acceptable to the City to fund the maintenance of the proposed detention facilities into perpetuity through CC&R's, property owners' association(s), and/or another acceptable method. Detention basins 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 shall 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 approval by the City Attorney and EDS and in place prior to approval of the building plans. The private detention basin design plans and standards for maintenance shall be subject to approval by the Department of City of Santa Rosa Storm Water drainage and EDS.

STORM WATER COMPLIANCE (SWLID)

70. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development Plan (SWLID) Guidelines at the time of project vesting. Final onsite Construction Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Construction Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.
71. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the Homeowner's Association. The HOA shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the HOA for a period of the latest five years and shall be made available to the City upon request.

72. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
73. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance and shall include the underground detention basin, if applicable.
74. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
75. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.
76. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
77. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
78. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil, or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
79. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
 - a. Ample manhole access to the underground infiltration chambers/detention basins shall be provided for each installation for maintenance access and visual inspections.

WATER AND WASTEWATER

80. Demand fees shall be required and shall be determined after review of the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and

sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.

81. Water services shall be provided per Section X of the Water System Design Standards. Multi-family residential, commercial clubhouse buildings and irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Water Engineering Services suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review of the Public Improvement Plans.
82. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with two - associated double detector check valve(s) per City Standard detail no. 880 shall be installed to serve a looped fire main. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Building Plans. Submit flow calculations at the first plan check phase of the Building Plans to determine adequate sizing.
83. Install onsite private sewer laterals with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.
84. A new minimum 12-inch water main shall be constructed in Brittain Lane to the northern boundary of the project. The main shall be designed and installed per the City of Santa Rosa Water Design and Construction standards 2018 and current standard practices. Any deviation from this standard must be approved by the City Engineer through the Engineering Variance process.
85. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided.
86. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
87. If wells exist on the property, then the following apply:
 - a. Wells may not serve more than one parcel, and any lines from existing wells that cross property lines shall be severed.
 - b. Retention of wells shall comply with City and County Codes. Retention of wells shall be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
 - c. Abandonment of wells requires a permit from Permit Sonoma.
88. 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.

89. The applicant shall install Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
90. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876 for each lot. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
91. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
92. No plumbing for landscape irrigation or any other use shall cross lot lines.
93. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
94. New sewer laterals shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the civil plans.
95. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Construction Plans.
96. Water Engineering Services 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. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services 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.

SCWA Aqueduct

97. All proposed sewer and storm drains are required to go under the Aqueduct.
98. The Project cannot use the City of Santa Rosa's Division of Drinking Water Separation waiver (DDW separation requirement waiver), if a waiver is needed, the waiver must be from Sonoma Water.
99. No grading over the aqueduct deeper than one foot below grade without Sonoma Water's being on site.
100. The Project's appurtenances cannot negatively impact Sonoma Water's maintenance and operation of its facilities.
101. Sonoma Water has no projects currently proposed that should be coordinated with your

project.

102. Sonoma Water is concerned with any activity that may affect the operation and maintenance of the Aqueduct. Please provide design plans for Sonoma Water to review which show details of the development in or adjacent to Sonoma Water's facilities.

FIRE – (from Paul Lowenthal dated May 13, 2022)

103. Hydrants spacing on the access roads off Brittain should initiate with the first hydrant placed on the south side of the access roads from Brittain to avoid the feeders from cutting off access based on the direction of travel.
104. The project is subject to the building codes in effect at the time of the building permit application unless the vesting map proposal includes vesting with the current building codes. The applicable codes change on January 1, 2023.
105. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on actual building permit submittal.
- a. Private Underground Fire Main
 - b. Fire Sprinkler System
 - c. Fire Alarm/Fire Sprinkler Monitoring System

RECREATION AND PARKS – (from Scott Wilkinson dated May 3, 2022)

106. Street trees will be required and planted by the developer along the project frontage(s). Selection will be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with the City "Standards and Specifications for Planting Parkway Trees." Contact the recreation & parks Department Office at (707) 543-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the construction plans.
107. 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 of project vesting.
108. HOA or similar ownership organization shall be responsible for the maintenance and irrigation of the street trees and planter strips in front of and alongside of the project. At no time will the City of Santa Rosa be responsible for the maintenance of any landscape areas and associated trees, groundcovers, shrubs and bio-retention plants and irrigation.



11/15/2022

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER