

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
July 23, 2020

The Flats @ 528 B Street
528 B St.
PRJ20-005

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received, July 1, 2020:

PUBLIC STREET IMPROVEMENTS

1. The project shall not require the submittal of Public Improvement Plans. The design drawings may be submitted under the Encroachment Permit.
2. An Encroachment Permit shall be obtained from the Engineering Development Services Division 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.
3. Street trees on B Street are required, as approved by the Recreation and Parks Department. Tree wells shall be a minimum of 4 ft by 4 ft and shall be 1 ft from back of curb, per City Standard 230F. Street tree planting shall be in accordance with City standard and street tree selections shall comply with City Street Tree List.
4. The existing curb cut on B St shall be abandoned and replaced with sidewalk, curb, and gutter per City Standards 237 and 241.
5. Any broken curb, gutter and/or sidewalk shall be replaced per current City standards.
6. New services (electrical, telephone, cable or conduit) to new structures shall be underground. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

STORM DRAINAGE

7. 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. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards. If drainage flows cannot be intercepted, provide storm drain and easements for lot to lot drainage. 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. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative.
8. 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 drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into public storm drain system.
9. Concentrated drainage flows shall not be permitted 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.
10. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.

GRADING (From memo dated 7.10.20)

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.

WATER AND WASTEWATER

14. Demand fees shall be required and shall be determined after review of the building permit application. 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 EDS Engineering Water Services to determine estimated fees.

15. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses. Flow calculations shall be submitted to Engineering Development Services during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
16. Water services shall be provided per Section X of the Water System Design Standards. Commercial, domestic, and irrigation uses shall be metered separately.
17. Install a combination water service per City Standard 870 for fire sprinkler, domestic, and irrigation meters.
18. Residential and commercial uses shall have separate domestic meters.
19. Any building taller than 3 stories shall require a reduced pressure backflow, per City Standard 876, behind the domestic service(s). Install reduced pressure backflow behind the irrigation meter, per City Standard 876. Install a double detector check backflow, per City Standard 880 on the commercial fireline.
20. Install sewer lateral with cleanout per City Standard #513/ 513A. Private laterals shall be separated from public service mains at the property line, by city standard manholes for an 8-inch pipe or larger, or a 6-inch cleanout for a 6-inch pipe.
21. Any existing water or sewer service not being used shall be abandoned at the main per current city standards.
22. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELo) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Plans shall be submitted with the Building Permit application.
23. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review. Irrigation meter size is dependent on peak demand and shall be determined during first plan review. Plans shall show maximum gallons per minute per valve and total peak monthly usage.

FIRE DEPARTMENT (From memo dated 6.9.20)

Applicant is advised and acknowledged that the following Fire Department **General Conditions** apply to this project:

24. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
25. Asphalt, concrete or other approved surfaced access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials on site.
26. The structure shall have addressing that complies with the Fire Department Standard with a minimum of a 12" exterior address located address side of the

- structure. Residential units shall be equipped with a minimum of 4" exterior address identification.
- a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
27. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
- a. There shall be a minimum of 26-foot access provided along the longest side of structures that exceed 30 feet in height and allows for placement of the Fire Department aerial apparatus to be positioned 15 – 30 feet from the face of the building. *Based on the configuration of this lot and the access to it the Fire Department is accepting of mitigation to allow the entire frontage of the property to meet this requirement.*
 - b. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
28. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
- a. Parking allowed only in designated spots. All curbs shall be painted red and posted "No Parking".
 - b. Structures more than three-stories or 30 feet in height are required to provide a minimum of two points of access in accordance with Appendix D of the California Fire Code as adopted by the City of Santa Rosa. *Based on the configuration of this lot and the access to it the Fire Department is accepting of mitigation to allow the entire frontage of the property and B St. to serve as two ways to access this property to meet this requirement.*
 - c. Access points shall be located remotely from one another on the site. *Based on the configuration of this lot and the access to it the Fire Department is accepting of mitigation to allow the entire frontage of the property and B St. to serve as two ways to access this property to meet this requirement.*
29. A Fire Department key box shall be provided for access to the commercial structure.
- a. Gates or barricades obstructing fire department access shall be reviewed and approved by the Fire Department prior to installation.
30. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
- a. A Fire Flow test shall be performed prior to delivery of combustible materials.
31. The structures will be required to be protected by automatic fire sprinkler and standpipe systems.

- a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required to be located at the address side of the building and within 100 feet of a fire hydrant.
 - b. Based on the size of the structure and available water supply a fire pump may be required to support the building suppression systems.
 - c. A temporary fire standpipe system, for use during construction, is required for any construction above the 40 feet. The standpipe system must be extended to each floor, as construction progresses in accordance with CFC Section 3313.
32. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
33. Detailed building plans will be needed to determine compliance with California Building Code (CBC) requirements for construction type, building setbacks, restrictions on exterior openings, fire resistiveness of exterior openings and occupancy separations between any mixed uses.
34. 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 proposed use(s) of commercial spaces:
- a. Private Underground Fire Main
 - b. Fire Sprinkler System
 - c. Standpipe System
 - d. Fire Pump (may be required)
 - e. Fire Alarm
 - f. Emergency Responder Radio System (may be required)
35. The project shall comply with CFC Chapter 33 during construction.
36. Site shall be maintained to comply with the City of Santa Rosa's Weed and Rubbish Abatement Ordinance.



Laura Ponce
Project Reviewer