

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 1, 2021

Acme Family Apartments
1885 Sebastopol Rd
DR21-019

- 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, August 26, 2021:

PARCEL & EASEMENT DEDICATIONS

1. Right of way shall be dedicated in fee to support the improvements for Sebastopol Road as a modified Boulevard standard as described in condition number 5. The right of way shall encompass the public sidewalk along the project frontage and shall align with the back of the sidewalk.
2. A Public Utility Easement of 4' behind the right of way shall be dedicated by separate instrument, per City of Santa Rosa Design Standards, unless otherwise determined by the City Engineer.
3. Lot merger of APN #125-071-015 and APN #125-071-016 shall be recorded prior to issuance of any Building Permit.
4. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
5. Existing easement for roadway and utility purposes, as described in DN1998-0115478, shall remain. The right of way in fee shall be dedicated over the easement and shall not require a vacation of easement.

PUBLIC IMPROVEMENTS

6. 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.

7. Civil Improvement Plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer and shall be submitted prior to the Encroachment Permit application.
8. 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 developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements shall be to the satisfaction of the City.
9. The developer shall apply for and obtain all other agency permits, including but not limited to encroachment permits, easements, and/or license agreements if the property development encroaches in other agency easement corridors or property.
10. Sebastopol Road frontage shall be improved as a modified Boulevard standard, to include 9.5-foot wide contiguous sidewalks, including tree wells. 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. Half-width right of way shall be 42', including two 11' travel lanes, 6' (half) travel lane, 4.5' bike lane, and 9.5' contiguous sidewalk with 4' tree wells per City Standard 230F.
11. All sidewalks, public and private, shall maintain a 4-foot minimum clearance around all obstructions and shall be contained in a Public Sidewalk Easement when falling outside of the public right of way.
12. New services (electrical, telephone, cable or conduit) to new structures within the subject development shall be underground. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities needed to serve each phase of the development.

STORM DRAINAGE

13. 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 developer's expense.
14. Public storm drainage shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards. 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. Provide two copies of the preliminary and final

approved storm drainage design report for plan review and the City file, prior to public improvement plan and encroachment permit issuance.

15. 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.
16. 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.
17. 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 (707) 543-3393.
18. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
19. 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.
20. 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.
21. All offsite storm drain work and coordination with-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.
22. 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. Public storm drains shall be shown on the plans in a design profile.

STORM WATER (SUSMP)

23. As applicable, the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development (SWLID) Technical Design Manual. Final Public Improvement Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. The design elements shall address the City's concerns for capacity of treatment, quality of treatment, and ease of maintenance. Design elements shall be as approved by the City Engineer and the maintenance of these elements shall be the responsibility of the property owner. Final Public Improvement Plans shall be the responsibility of the property owner. Final Public Improvement 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.
24. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the property owner. Commercial owners 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 private property owner for a period of the latest five years and shall be made available to the City upon request.
25. After the BMP Improvements have been completed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed per plan and installed as required or per the manufacturer's recommendation.
26. BMP facilities shall be included on the Improvement Plans with dimensions and details for each specific BMP facility that matches the final approved SWLID design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to property construct and replace each treatment BMP. Landscape 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.
27. Sewer and water connections, structures, cleanouts, and laterals shall not cross through or be located within SWLID LID BMP volume treatment or containment elements. SWLID LID elements behind the curb line shall provide independent utility corridors for sewer and water connections to the main.
28. Where bio swales or BMP facilities are in landscape strips or near other utilities such as transformers, irrigation meters, meter boxes, joint trenches, cleanouts, fire hydrants, storm drain mains, etc shall be located without conflict with the swales/water infiltration or collection system. Each utility trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be removed during plan check. Relocate utilities sanitary sewer and storm drain pipe that run linearly underneath the bio swales trench, to outside the bioswale area, as the bio

swales shall be located on uncompacted native soil per the City's LID details to promote infiltration.

29. Private SWLID treatment system storm water pipes or BMP's shall not cross public streets or be in Public Utility easements or the public right of way without written approval by the City Engineer. Private SWLID system pipes shall not cross property lines unless a recorded storm water easement is provided to the upstream property owner. The public storm drain shall be a separate system from the private SWLID system. The lot owners (or other designated private party as approved by the City engineer) shall maintain the entire private storm water SWLID system for perpetuity.
30. 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 unless a storm drain easement is recorded in the upstream lots favor over the drainage way or a lot to lot reciprocal drainage easement is recorded. Lot to lot drainage is not permitted unless contained in a minimum 10-foot-wide private drainage easement or an appropriate width as approached by the City Engineer, in favor of the uphill or upstream property owner or owners.

GRADING (From memo dated 5.6.21)

31. Obtain a demolition permit for structures to be removed.
32. 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.
33. Obtain building permits for the proposed project.

WATER AND WASTEWATER

34. Domestic water, sewer, and irrigation water demand fees will be determined during Building Permit plan review and shall be due prior to issuance of Building Permits. The applicant shall contact Water Engineering services to determine estimated sewer and water demand, processing, and meter fees.
35. The existing 12" water service shall be configured with a full combination water service, per City Standard 870.
36. 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 to determine adequate sizing.

37. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
38. Any existing water or sewer service not being used shall be abandoned at the main per city standards.
39. Install reduced pressure backflow behind the domestic and irrigation meters, per City Standard 876. Install a double detector check backflow, per City Standard 880 on the commercial fireline.
40. Install City Standard 513/ 513A sewer lateral clean outs at the property line that shall be maintained by the lot owner.
41. 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. Landscape plans shall be coordinated with the final SUSMP plans.
42. Irrigation meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Plans shall show maximum gallons per minute per valve and total peak monthly usage.

FIRE DEPARTMENT (From memo date 5.6.21)

Applicant is advised that the following Fire Department **Standard Conditions** apply to this project:

43. Projects shall be designed in compliance with established regulations adopted by the City of Santa Rosa affecting or related to structures, processes, premises and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
 - b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
44. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).
45. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report

and other data shall be submitted in two or more sets with each permit application. The [construction documents](#) shall be prepared by a registered design professional. Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.

- a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the code official.
 - b. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
 - c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
 - d. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
 - e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
46. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
47. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of

construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

Applicant is advised that the following Fire Department **Specific Conditions** apply to this project:

48. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.
49. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C and Santa Rosa City Code.
 - a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
50. Fire apparatus access roads shall be provided and maintained in accordance with CFC [Section 503](#) and Appendix D.
 - a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - ii. Should a security gate be planned to serve the facility, the gate shall be automatic operating by strobe-activation, equipped with a Knox Company key operated electric gate release switch with sub-mastered key option for the Police Department.
 - iii. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.

- iv. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
 - b. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long-side of the building as approved by the fire code official. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus. **This project _ exceed 30 feet from grade pane to highest roof surface as measured by CFC D105.**
 - c. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
 - d. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
 - i. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking”.
 - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
51. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
 - i. Structure will be required to be protected by an automatic fire sprinkler system.
 - 1. If required Fire Department Connection (FDC) for the sprinkler and standpipe systems shall be located on the street side of the

structure or facing approved fire apparatus access roads fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.

- b. Structure will be required to install a standpipe system in the building.
52. A Phase 1 Environmental Site Assessment shall be provided directly to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition, or construction permit.
53. 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. Standpipe System
 - c. Fire Sprinkler System
 - d. Fire Alarm
 - e. Emergency Responder Radio System (to be determined)
 - f. Gates and barricades across fire apparatus access roads

RECREATION & PARKS (From memo dated 5.6.21)

54. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and inspected by the Parks Division may occur. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
55. 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.
56. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.



Laura Ponce
Project Reviewer