

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
8/23/21

DR21-023  
Stony Point Flats Apartments  
2268 STONY POINT RD

- 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. 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. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. The Site Plan shows a creek outfall which will likely require a State Water Resources Control Board and the Regional Water Quality Control Boards 401 Permit (section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act), and a U.S. Army Corps of Engineers' Regulatory Program (section 404 of the Clean Water Act and section 10 of the Rivers and Harbors Act of 1899) for this project. Mitigation measures required by these permits may not be consistent with the approval of this project, which would require a re-application of the project for approval with the new configuration. It is recommended that the applicant work closely with these agencies to achieve a mutually acceptable project.
- IV. This project is subject to Waterways Advisory Committee approval.
- V. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- VI. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 7/28/21:

**PUBLIC EASEMENT DEDICATION**

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.

2. This project shall dedicate onsite Public right of way and easements necessary to complete the Roseland Area-Sebastopol Road Specific Plan mandated extension of Northpoint Parkway to the satisfaction of the City Engineer prior to approval of the Encroachment Permit. The Future Northpoint right of way and easement dedications shall include a Public Utility Easement (PUE) to the satisfaction of the City Engineer in consultation with the City Traffic Engineer prior to occupancy of any structure to be built on the project site, or as otherwise determined by the City Engineer.

The following guidance is given in the Roseland Area-Sebastopol Road Specific Plan (hereafter Specific Plan): “Extend Northpoint Parkway eastward as a new regional/arterial street with one travel lane in each direction plus a center turn lane or median from Stony Point Road to Burbank Avenue, including a new bridge over Roseland Creek.”

Table 4-3 of the Specific Plan titled *Pedestrian and Bicycle Network Improvements* of the Plan carries forward the Santa Rosa Bicycle and Pedestrian Master Plan mandate for Class II Bike Lanes along Northpoint Parkway. City Standard Class II Bike Lanes are 5-foot wide according to the City Standards for Regional/Arterial Streets, which are Boulevard (200 I) and Parkway (200 J).

3. A public utility easement (PUE) per City Standard 230 J shall be dedicated from the back of the Permanent Easement (2013-109962, R-5216, recorded 11-15-2013) terminating 6.5-feet back of sidewalk, to the satisfaction of the City Engineer. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.

All proposed reductions or eliminations of any PUE along either frontage shall be requested as a variance from the applicable standard during the review period for the Encroachment Permit or before and shall be accompanied by written approval from the following companies;

- a. AT&T
- b. PG&E
- c. Comcast
- d. Integra Telecom
- e. Any other franchise agreement beneficiary not identified here, but with rights to PUEs during the coordination period and prior to the grant of PUE offered by the applicant and accepted by the City Engineer.

All coordination efforts between the developer and all affected franchise agreement utilities companies shall be the responsibility of the developer. The City shall not be held liable for any time delays or costs resulting from these efforts even though the City holds ultimate authority for approval of the dedications and Encroachment Permit. The developer agrees to this by pursuing approval of this project.

4. All water meters shall be located within public right of way 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.

5. 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.
6. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

### **OTHER AGENCY EASEMENTS**

7. A PG&E Easement recorded on 07-03-1943 in Sonoma County Official Records Book 583 Page 239 exists along the frontage of the property. Contact PG&E and obtain permission prior to the commencement of any work planned within the subject easement corridor.

### **PUBLIC STREET IMPROVEMENTS**

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 to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
9. An Encroachment Permit shall 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.
10. To the extent that any area of existing sidewalk is situated outside of current City right of way, a sidewalk easement shall be dedicated to the City along Stony Point Rd. The sidewalk easement dedication shall be per City Standard 230 J.
11. Stony Point Rd is a 4-Lane Regional/Arterial Street according to the General Plan. The City Standard that applies to Old Stony Point Rd is the Parkway (200 J). The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk. This stretch of Stony Point Rd is already fully developed and shall be allowed to keep this frontage as it is currently constructed.
12. There are no Public improvement requirements for Future Northpoint Parkway for this project.
13. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
14. This project shall underground existing overhead utilities per section 13-12.250 of

the Santa Rosa City Code.

15. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
16. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

**TRAFFIC** (adapted from the Summary and Conclusions of Transportation Analysis for the Stony Point Flats Project updated July 13, 2021)

17. The depression for the driveway apron along Stony Point Rd shall be no narrower than the width of the onsite driveway plus 6-feet per City Standard 250 A.
18. Turning movements associated with the project driveway shall be right turn in and right turn out.
19. The applicant shall provide outbound "Right Turn Only" signage and associated pavement markings to channelize right turn movements at the project driveway to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during the plan check of the associated Encroachment Permit.

#### **LINE OF SIGHT AND SIGNAGE**

20. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
21. The height of signs, vegetation or other obstructions on the project side of site entrances shall maintain clear line of sight for all vehicles approaching and exiting the facility to the satisfaction of the City Traffic Engineer during review of Encroachment Permit.
22. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

#### **PRIVATE DRIVEWAY IMPROVEMENTS**

23. The driveway shall be built to City minor street structural standards.
24. A queuing area shall be provided at the driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space.
25. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drains shall be plumbed direct to a grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.
26. Installation and maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on Private property and private driveways shall be the responsibility of the property

owner. Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

## **STORM DRAINAGE**

27. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and the Chief Engineer of the Sonoma County Water Agency (SCWA) at the developer's expense.
28. 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.
29. Hydrology and Hydraulic design of the storm drain system shall be designed per City of Santa Rosa Design and Construction Standards, the SCWA Flood Control Design Criteria Manual, and applicable State and Federal law.
30. The final hydrology and hydraulic report shall be submitted to the Sonoma County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public Encroachment Permit.
31. The applicant shall coordinate with SCWA for design and adequacy of the outfall to Roseland Creek. If an easement does not already exist or if a new creek outfall is required, the applicant shall obtain an easement from SCWA over existing or new outfall.
32. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by SCWA or City of Santa Rosa.
33. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by SCWA.
34. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements.
35. All drainage flows from offsite shall be intercepted at the property line and conveyed through a separate private bypass system to discharge into the public right of way, or shall be fully treated.
36. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. Such runoff systems shall be placed within public street right-of-way wherever possible.
37. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

## **STORM WATER COMPLIANCE (SUSMP & SWPPP)**

38. The Final SWLIDS shall be revised such that all BMPs avoid the driplines of any

tree to be preserved on or off-site.

39. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (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. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
40. Perpetual maintenance of SUSMP BMPs shall be the responsibility of the owner of the apartment project.
41. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
42. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional 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 BMP's is to be received by the City prior to acceptance of the improvements.
43. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
44. Note on the plans that "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 any 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."
45. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
46. 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 SWLID report and show the BMP locations clearly to prevent them

from being filled in with landscape materials.

47. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
48. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.
49. Transmission lines shall be located outside of any proposed infiltration basins.

#### **GRADING** (from Building Memo dated July 27, 2021)

50. Obtain demolition permits for the buildings / structures to be removed.
51. 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.
52. Obtain building permits for the proposed project.

#### **WATER AND WASTEWATER**

53. 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.
54. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backflow devices shall not be located under private asphalt, sidewalks and driveways.
55. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
56. Private mains shall be a minimum of 6" in diameter. Connections between private and public sewer mains shall be at manholes. All portions of the sewer service extending from the public main shall be privately maintained and identified as private infrastructure on the public Encroachment Permit.
57. The sewer lateral shall be sized and oriented to the satisfaction of the City Engineer in consultation with the Water Department during plan check of the Encroachment Permit for this project. The lid for the cleanout shall be traffic rated.
58. Any existing sewer lateral and/or cleanout structure that will not be used shall 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.
59. A water service and meters shall 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.

60. 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.
61. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic water and irrigation services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Encroachment Permit or Encroachment Permit to determine adequate sizing. All laterals and meters shall be sized according to the flow calculations.
62. Meters may be located in dedicated water easements along a private street to the City of Santa Rosa. Meters and backflow devices shall be installed outside of any traffic areas.
63. Applicant shall install combination services per City Standard 870 for fire service, public fire hydrant, domestic water and irrigation meters.
64. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and shall be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
65. Any existing water service that will not be used shall 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 shall be collected by the City Meter Shop.
66. If a well exists on the property, one of the following conditions apply:
  - a. Retention of wells shall comply with City and County codes. An approved backflow prevention device shall 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 shall be severed
67. 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.
68. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall 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.



69. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

**FIRE** (from Fire Memo dated July 21, 2021)

70. 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.

71. 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](#).

72. 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.
73. 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.
74. 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.
75. 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.

76. 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.
77. 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. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. 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. **Proposed buildings exceed 30 as measured in accordance with CFC Section D105 and shall provide aerial access as approved by the fire code official.**

- 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. **This project proposes to provide the maximum allowed dwelling units served by a single point of access, this will prohibit future ADU's without providing a second remote fire department access point approved by the fire code official.**
  - d. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
  - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
78. 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.
      - 2. Automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.
  - b. Structure will be required to install a standpipe system in the building.
    - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at

floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

79. 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.
80. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the CA Environmental Reporting System on-line reporting program.
81. 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 Pump (to be determined)
  - e. Fire Alarm/Fire Sprinkler Monitoring System
  - f. Emergency Responder Radio System (to be determined)
  - g. Gates and barricades across fire apparatus access roads

## **TREE PROTECTION**

82. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected per the recommendations of the project Arborist or to the satisfaction of the Chief Building Official.

## **PARKS AND RECREATION**

83. 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 Encroachment Permit.
84. 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.
85. 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.



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A. R. Jesús McKeag

PROJECT ENGINEER