

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 22, 2018

Roney Dale Lot Split
5190 Newanga Ave
CC18-003

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the approved exhibit labeled Proposed Lot Split stamped received 5/15/18:

RIGHT OF WAY AND PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument.
2. Prior to the issuance of any Encroachment Permit the following public easements and rights of way shall be dedicated;
 - a. sufficient right of way for a centerline-to-property-line width of 20-feet. For the purposes of determining the width of dedication the centerline of Newanga Ave shall continue generally from the centerline established by Oak Hollow Subdivision, City File Number 2006-0075 and to the satisfaction of the City Engineer.
 - b. a 6-foot sidewalk easement
 - c. a 13-foot public utilities easement

MAPPING AND PRIVATE EASEMENT DEDICATION

3. All Conditional Certificates of Compliance shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.

4. All costs associated with Conditional Certificates of Compliance, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
5. Prior to recordation of Conditional Certificates of Compliance for the resulting parcels all public and common infrastructure conditioned in the subdivision committee report for the parcel map waiver shall be installed to the satisfaction of the City Engineer. To the extent that this results in the need for private joint maintenance agreements or CC&Rs these shall be included with the plan review submittal. Any private joint maintenance agreements or CC&Rs shall be shall be recorded by separate instrument to the satisfaction of the City Engineer.
6. Prior to recordation of Conditional Certificates of Compliance, any needed private easement between the resulting parcels (including but is not limited to cross lot drainage, egress and parking easements) as determined during the plan review shall be recorded by separate instrument as private Covenants of Easement to the satisfaction of the City Engineer. Conformed copies shall be provided to the Planning & Economic Development Department.
7. An existing 10-foot sewer and drainage easement exists across and centered upon the shared property line of lots 27 and 28 of the Summerfield Meadows No. 1 Subdivision, City File Number 1972-0057 in favor of the project property (hereafter "**existing 10-foot sewer and drainage easement**"). A new private sewer and drainage Covenant of Easement across proposed Parcel One and in favor of proposed Parcel Two (hereafter "**new sewer and drainage easement**") shall extend from the existing to the boundary of proposed Parcel Two. The alignment and dimensions of this new sewer and drainage easement will be determined during plan check. The utilities should be centered in the Covenant of Easement.

PUBLIC STREET IMPROVEMENTS

8. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
9. Existing streets being cut by new services will require edge grinding per City Standard 209, in addition to trenching and an asphalt concrete overlay both per Standard 215.
10. Improvements to Newanga Ave shall consist of the installation to City Standard 252 of a drive approach for each proposed parcel. Per Standard 252 the construction, slope, material and width of driveway on private property shall be approved by the Building Division.
11. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

12. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

STORM DRAINAGE

13. Drainage facilities and drainage easements, if required, 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.

GRADING

14. Prior to recordation of Conditional Certificates of Compliance, the onsite structure shown on the approved exhibit to conflict with the proposed lot line shall be modified to the satisfaction of the Chief Building Official and per current side yard setbacks as determined by the Director of Planning & Economic Development.
15. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check and will be forwarded to the Fire Department Hazardous Materials Manager for review. Grading, demolition, or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.

WATER AND WASTEWATER

16. 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.
17. All shared and public water and sewer improvements shall be completed prior to recordation of Conditional Certificates of Compliance.
18. The design of all onsite water and sewer shall be to the satisfaction of the Water Department.
19. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
20. Separate sewer laterals shall extend through the existing 10-foot sewer and drainage easement and the new sewer and drainage easement to serve proposed Parcel One to the satisfaction of the Water Department. The shared portion of this sewer lateral shall be subject to a private joint maintenance agreement.
21. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
22. Water services and meters must be provided for each proposed parcel 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.

23. 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.
24. Double check back flow devices per City Standard 875 shall be installed on any parcel utilizing the existing well as a secondary water source.
25. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
26. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
27. Any existing septic systems shall be removed under a permit from the Sonoma County Permit and Resources Management Department.

FIRE

28. On Lot 1 the "Existing Building" towards the rear of the property will need to comply with construction and set back requirements as outlined in the CA Building Code, and the "Existing House" at the front of Lot 2 will need to have an evaluation to ensure the set back and construction requirements are met as outlined in the CA Building Code.
29. The proposed private driveway on Lot 2 shall be designed to accommodate fire apparatus to allow for access to rear existing house.
30. Future residential structures shall be protected by automatic fire sprinklers.

A. R. Jesús McKeag

PROJECT ENGINEER