

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

**EXHIBIT "A"
November 8, 2023**

**Northpoint Commerce Center – Industrial Building and Parking Lot
1420 Thunderbolt Way
DR23-007**

- 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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received **September 27, 2023**.

PARCEL AND EASEMENT DEDICATIONS

1. The Applicant shall merge the lots prior to issuance of the building permit.
2. The applicant shall quitclaim the existing 10-foot wide sewer easement placed directly under the proposed building prior to building permit issuance.
3. The common driveway shall be a minimum of 20-foot wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance. The driveway's inside and outside radius shall be a minimum of 20-foot and 40-foot in radius respectively.
4. **Northpoint Parkway** shall be dedicated and improved as a Modified Parkway per City Standard 200J. Half width street improvements shall include a 8-foot wide half median, one 12-foot wide travel lane, one 11-foot wide travel lane, 6-foot wide bike lane, 6-inch height curb and gutter, 8-foot wide planter strip, 6-foot wide sidewalk, and a 25-foot wide Public Utility Easement (PUE) and sidewalk easement placed behind the ROW for a half ROW of 43-foot wide. The curb shall remain in its current location and all improvements shall be behind the existing curb line.

5. **Thunderbolt Way and Kingfisher Way** shall be dedicated and improved as Modified Avenues per City Standard 200F. Half width street improvements shall include one 14-foot wide travel lane, 8-foot wide parking lane, 6-inch height curb and gutter, reduced 6-foot wide planter strip, 5-foot wide sidewalk, and a 20-foot wide PUE and Sidewalk easement behind the ROW for a half ROW of 27-foot wide. The curb shall remain in its current location and all improvements shall be behind the existing curb line.
6. 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.
7. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

8. An Encroachment Permit shall be obtained 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.)
9. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-foot wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
10. The concrete sidewalk along Thunderbolt Way shall be extended past the project frontage to join the existing sidewalk to the west of the project site to close the pedestrian connectivity gap unless the adjacent property installs sidewalk here prior to this development.
11. Improvements to the southwest corner intersection of Northpoint Parkway and Kingfisher Way and the southeast corner intersection of Northpoint Parkway and Thunderbolt Way shall consist of an ADA compliant pedestrian

ramp per Caltrans standard A88A within the Limits of ROW. The applicant shall install a thermo-plastic pedestrian crossing in the east-west direction of travel crossing Thunderbolt Way and Kingfisher Way. Dedicate additional ROW for the pedestrian ramp if required. Install the new curb return to city standards with a radius of 35 feet for a regional street. Improvements shall be as reviewed and approved by the Santa Rosa Public Works Department for the project frontage.

12. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
13. 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.
14. 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. As applicable, Northpoint Parkway shall be designed to a minimum T.I. of 9.9, Thunderbolt Way shall be designed to a minimum T.I. of 8.5, and Kingfisher Way shall be designed to a minimum T.I. of 8.5. The T.I. values can range based on the Material Labs review during the Public Improvement Plan review.

TRAFFIC

15. 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.
16. As applicable, City Standard 611 cobra style streetlights shall be installed along Northpoint Parkway, Thunderbolt Way, and Kingfisher Way using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
17. 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 improvement 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.”

18. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground.
19. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
20. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Northpoint Parkway, Thunderbolt Way, and Kingfisher Way 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.
21. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Northpoint Parkway, Thunderbolt Way, and Kingfisher Way 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-foot minimum height along the site triangle by the owner.
22. 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.
23. 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 Northpoint Parkway, Thunderbolt Way, and Kingfisher Way 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 for all costs and overhead incurred.
24. The applicant shall install a double-sided Rectangular Rapid Flashing Beacon at the existing western pedestrian crossing of Northpoint Parkway intersecting with Thunderbolt Way.

PRIVATE DRIVEWAY IMPROVEMENTS

25. 2-way commercial driveway aprons shall be constructed in accordance with

City Standard detail 250A on Thunderbolt Way and Kingfisher Way. 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. Provide for a public sidewalk, level portion of sidewalk 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.

26. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping. 3. ADA compliant access(es) to the buildings from the public sidewalk.
27. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.
28. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.
29. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
30. Submit grading and drainage plans which 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.

BUILDING – (from Michael Enright dated May 8, 2023)

31. Merge lots (or equivalent means of eliminating interior lot lines) and eliminate private sewer easement before building permit is issued.
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.

PUBLIC STORM DRAINAGE

34. Other agency permits, as required to complete the project, shall be obtained

by the Applicant at the Applicant's sole expense.

- a. As applicable, the Applicant shall obtain a 401/404 permit from the State Water Resources Control Board for the discharge to Roseland Creek prior to building permit issuance.
 - b. A Sonoma Water revocable and or encroachment permit license and or maintenance /installation agreement for new storm drain outfall(s) shall be obtained prior to building permit. The applicant shall apply separately for their required permits at their sole cost.
 - c. Grading and fill of the northern portion of this project near Roseland Creek area may require additional State of California permits such as Fish and Wildlife Department - Stream bank alteration permits and/or a 404 Permit –fill material into waters of the U.S. issued by the U.S. Army Corps of Engineer permits.
35. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water 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. 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 public improvement plan and encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.
36. 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 Water. Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
37. 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 Sonoma Water for compliance with County and City design standards.
38. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.

39. 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 Renae Gundy at 707-543-4368.
40. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
41. 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.
42. 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.
43. All offsite storm drain work and 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.
44. 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.
45. 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.
46. 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 road and private driveway shall be maintained by the lot owner.

47. The existing storm drain pipe capturing the southern portion of the site's runoff shall be replaced and the proposed creek outfall shall be designed per City Standard 407 and per Sonoma Water's flood management design manual unless otherwise approved with a Variance by the City Engineer.

STORM WATER COMPLIANCE (SWLID)

48. 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. Final onsite Improvement 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 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.
49. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owner 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 Lot owner for a period of the latest five years and shall be made available to the City upon request.
50. 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.
51. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
52. BMP's and private drainage facilities shall not be located within the Public Utility easements and/or utility easement. BMP's can be placed in the planter strip within the public ROW.
53. 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.

54. A Storm Water Pollution Protection Plan (SWPPP) shall be required during building permit review 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.
55. 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.
56. 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.
57. 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.

FEMA

58. The FEMA Flood map indicates that this project area is located adjacent to a designated "AE flood zone" and partially within a designated "AE Flood Zone" and subject to 1 percent annual chance flood hazard (100-year storm) with 1 foot or less flooding per the FEMA MAP, FIRM Panel dated October 16, 2012, Map Number 06097C70736F, Panel 736 of 1150. As applicable, the project shall address all flood prevention standards in accordance with City Code Chapter 18-52, "Flood Damage Protection". The grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the adjacent structures and show compliance with City Code. The applicant's engineer shall also identify that the grading has no impact on the flood hazard areas and water surface elevations and/or provide documentation of the changes to the flood hazard areas for approval by the City Flood Hazard Administrator prior to building permit issuance. Any required State or Federal Permits shall be obtained prior to City Building permit issuance at the sole expense of the applicant.

CREEK SET BACK

59. Along the proposed parking lot area, the minimum exterior setback area on the side of the natural water way shall be 30 feet distant from the top of the highest bank on that side of the waterway and its location shall be accurately determined by the applicants' engineer by recent land survey information dated within the last 4 months. When the bank of a natural or modified waterway is steeper than 2.5:1, the exterior setback boundary shall be measured by the projections of a slope of 2.5:1 from the toe of the stream bank to ground level, plus 30 feet. (Ord. 2671 § 1, 1988). Grading, fill and or improvements shall not be installed within the creek setback boundary without valid approvals and permits. The creek set back line and multiple construction cross-sections through the Roseland Creek at 50-foot intervals shall be shown on the construction drawings and the setback line shown clearly on the approved grading plan or as otherwise approved by the City Engineer and or Flood Plain Administrator or other designated Authority.
60. A Sonoma Water revocable and or encroachment permit license and or maintenance /installation agreement for new storm drain outfall(s) shall be obtained prior to building permit for the encroachments within their property and/or modifications to the storm drain system and or catch basins within their Creek ownership lot or Storm Drainage easements. The applicant shall apply separately for their required permits at their sole cost.
61. A Sonoma Water Encroachment Permit shall be obtained prior to building permit issuance for the encroachments within the Roseland Creek area to the south of the project which is owned by Sonoma Water. The applicant shall apply separately for their encroachment permit or other necessary permits. Grading and fill of the southern portion of this project near Roseland Creek area may require additional State of California permits such as Fish and Wildlife Department - Stream bank alteration permits and/or a 404 Permit –fill material into waters of the U.S. issued by the U.S. Army Corps of Engineer permits. It is the applicant's sole responsibility to obtain all necessary State and Federal permits to perform the proposed work.
62. The construction plans shall show all adjacent elevations and topographical data within 25-feet of the construction area including existing grades, proposed finish grades, tops of curbs, flow lines, finish grades and other adjacent existing improvements. To-scale, dimensioned development cross sections from property line to property line shall be placed on the construction plans for each lot to show relevant dimensions and vertical design relationships and any fill/cut earthwork. Grades shall join existing grades at the property lines within one feet vertical elevation or as approved by the City Engineer.
63. The Letter of Map Revision (LOMR) to the 100-year flood hazard may be

required to be completed prior to building permit issuance or other acceptable determination (such as a review by the State Water Quality Control Board and or Army Corp of Engineers for a 404 permit) and as reviewed and approved by the City Engineer and the Flood Hazard Administrator.

64. All protected areas onsite or adjacent to the project including the Roseland Creek area, the 30-foot wide creek setback area, California Tiger Salamander areas and or Waters of the U.S. shall be called out and shown on the plans and protected from unnecessary disturbance, fill, construction storage and or grading unless specifically permitted.
65. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected and or per the recommendations of the project Arborist.

WATER AND WASTEWATER

66. Demand fees shall be required and shall be determined after review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, etc.) and the square footage of each usage type with 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.
67. Water services shall be provided per Section X of the Water System Design Standards. 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.
68. 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 an associated double detector check valve(s) per City Standard detail no. 880 shall be installed. 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 Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.
69. 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.

70. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out shall be performed under an encroachment permit.
71. 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.
72. The applicant shall install one Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters for the lot. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
73. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. 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.
74. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
75. No plumbing for landscape irrigation or any other use shall cross lot lines.
76. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
77. 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. A private fire hydrant may be required on site and the location 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 Improvement Plans.

FIRE – (from Mike Johnson dated May 17, 2023)

78. 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.
79. 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.
80. 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.
 - b. Commercial and industrial developments with buildings or facilities exceeding 30 feet or three stories in height or 62,000 square feet shall have not fewer than two means of fire apparatus access for each structure. 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 lot or area to be served, measured in a straight line between accesses.
 - c. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
 - d. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
81. 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.
82. 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 Mains
 - b. Fire Sprinkler System
 - c. Fire Alarm System

- d. Emergency Responder Radio System (to be determined)
- e. Gates and barricades across fire apparatus access roads (to be determined)

RECREATION AND PARKS – (from Tim Bernard dated May 31, 2023)

- 83. Street trees are required and shall be planted by the developer. Selection will be made from the City's approved master street tree 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. Any substitutions in tree selection must be from the approved master street tree list. Copies of the master street tree list and the standards are available at the following links:
City Standards: <https://www.srcity.org/2321/Design-Construction-Standards>.
Tree List: <https://www.srcity.org/DocumentCenter/View/7670/Street-Tree-List-PDF?bidId=>
- 84. Ensure that existing trees are not designated as heritage trees prior to any removal; in accordance with the definition in the City's code Chapter 17-24.020. Protect trees and heritage trees during construction. All existing trees shall be delineated on the development plan accurately, as defined in Chapter 17-24.050 of the City code.
- 85. All landscaping shall be privately maintained and irrigated. Property owner 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. This includes the maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of way, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.



11/08/2023

CLEVE GURNEY, PE - EDS SUPERVISING ENGINEER