

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
April 28, 2021

New SFD  
3881 Skyfarm Dr.  
HDP20-002

- I. Applicant'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. 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 stamped received, November 2, 2020:

**PUBLIC STREET IMPROVEMENTS**

1. 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.
2. Driveway access is to be through a City Standard 250B Curb Cut to Skyfarm Drive.
3. New services (electrical, telephone, cable, or conduit) to new structures shall be underground.

**STORM DRAINAGE**

4. 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.
5. 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.

6. 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.
7. 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)**

8. 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 construction 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 construction 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.
9. 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.
10. 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.
11. 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.
12. 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 bioswales shall be located on uncompacted native soil per the City's LID details to promote infiltration.

13. 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.
14. 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-feet-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 11.16.20)**

15. 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.
16. Obtain building permits for the proposed project

#### **WATER AND WASTEWATER**

17. There are existing water and sewer laterals to the parcel. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses. Fire sprinkler calculations shall be submitted to the Santa Rosa Fire Department.
18. Any existing water or sewer services that will not be used shall be abandoned at the main per current Design and Construction Standards.
19. Water services shall be provided per Section X of the Water System Design Manual.
20. Per the Final Map notations, a water booster pump will be required.

21. Parcels with water booster pumps and/or residential fire sprinklers shall have backflow on the water services. Install a double-check backflow device per City Standard 875 on the water service.
22. If a sewer ejector pump is proposed, the backflow requirement shall be changed to a reduced pressure backflow device, per City Standard 876.
23. A sewer cleanout per City Standard #513 shall be required.
24. 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.

## **FIRE DEPARTMENT**

25. Fire sprinklers shall be required.
26. Gate shall require Fire Construction Permit.

In addition, applicant is advised that the following Fire Department **General Conditions** apply to this project:

27. 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 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.
28. Fire service features for buildings, structures and premises shall comply with City adopted building standards.
29. 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 I-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.
30. 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.
31. 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.

*Laura Ponce*

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Laura Ponce  
Project Reviewer