

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"

11/15/21 REVIEWED BY CD 11.16.21

West Coast Self Storage
970 PINER RD
DR21-004

- 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 current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual. 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. In addition, the following summary constitutes the recommended conditions of approval on the subject development based on the plans stamped received 09-14-21:

PUBLIC EASEMENTS

1. All water meters shall be located within public right of way or water easements. Water easements shall be dedicated over the first valve of the Easements shall be determined during first plan check to the approval of the City Engineer.
2. Final construction plans shall call out all existing and proposed easements including Public Utility Easements (PUE) Emergency Vehicular Access (EVA).
3. A reciprocal private drainage easement shall be recorded over the common driveway prior to Building Permit issuance.
4. A Sonoma County Water Agency (SCWA) revocable and or encroachment permit license and or maintenance/installation agreement for new storm drain outfall(s) may be required prior to building permit if there are 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.

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. A 7.5-foot wide PUE was dedicated to the City on the Parcel map as recorded in Sonoma County Book 814, Pages 49-53 (970 Piner Final Parcel Map 749, City File Number not yet assigned). Any proposed encroachments into the PUE shall be requested as a variance from the applicable standard during the review period for the Public Improvement Plans 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.
6. 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 Improvement Plans. The developer agrees to this by pursuing approval of this project.

PUBLIC STREET IMPROVEMENTS

7. 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.
8. Civil public improvement plans for the Water Main extension 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 installed prior to Building Permit issuance.
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. Piner Road is constructed and designated as a modified Parkway per the City Standard STD 200 J. This stretch of Piner Rd was developed to an earlier standard and has an approximately 9.5-foot wide contiguous sidewalk. The development shall be allowed to keep this frontage as it is currently constructed. A bike lane along this stretch of Piner is addressed in the 2018 Update to the City Bicycle & Pedestrian Master Plan. A bike lane shall not be constructed at this time. The current curb to curb width of approximately 64-feet will allow for the addition of a standard class 2 bike lane through a restriping effort at a later time.
11. Improvements to Piner Road shall consist of the installation of:
 - a. Two commercial curb cuts per City Standard 250 A along the frontage.
 - b. 6 feet wide Sidewalk per City Standard 231 shall be installed behind the drive approaches per City standards
 - c. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241.
12. Existing streets being cut by new services shall require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
13. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
14. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
15. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC AND LINE OF SIGHT

16. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
17. The height of signs, vegetation or other obstructions near driveway approaches shall maintain clear line of sight for all approaching and exiting vehicles to the satisfaction of the City Traffic Engineer during review of the Encroachment Permit.

PRIVATE DRIVEWAY IMPROVEMENTS

18. The onsite width of driveway shall accommodate the turning movements of the largest vehicle that shall access the site.
19. A queuing area shall be provided at all 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.

20. 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 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.

CREEK SETBACK

21. The creek setback along the channelized water way may be 30-feet from the top of the highest bank for previously developed projects on the side of the waterway per 20-30.040 D, 4, a & b. No structure, including buildings of any type, driveways, streets, parking areas, or retaining walls, shall be placed within the creek setbacks (20-30.040 B). The exceptions are storm drainage, erosion control, and creekbank stability improvements that have been approved as required by law by the governmental agencies having jurisdiction over them (20-30.040 B, 2). Where a fully channelized waterway exists and the channel is owned by, or under the control of the Sonoma County Water Agency, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, provided that this encroachment into the setback area will not obstruct or impair the channel's hydraulic functions, impede Water Agency access or maintenance of the channel, or impair the stability of the slope, bank, or maintenance of the channel, or impair the stability of the slope, bank, or creekbed fountain, all as determined by and approved by the Department, the Public Work Department, and the Sonoma County Water Agency (20-30.040 D, 3). Submit an approval letter from SCWA that the improvements are permitted within the Creek setback and the improvements meet with this zoning code section(s) requirements prior to building permit.
22. The creek set back line and multiple construction cross-sections at 50-foot intervals shall be shown through Russell Creek 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.
23. The existing 16-inch SCWA water main that runs along the southern property line shall be protected in place.
24. A Sonoma County Water Agency Encroachment Permit may be required prior to building permit issuance if there are encroachments within the Russell Creek area and or water main easement to the south of the project which is owned by SCWA. The applicant may apply separately for their encroachment permit or other necessary permits. Grading and fill of the southern portion of this project near Russell 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. Applicant is responsible for obtaining all other agency permits and payment of permit fees prior to construction.

25. 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.
26. All protected areas onsite or adjacent to the project including the Russell Creek area, the 30-foot wide creek setback area, CTS 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.
27. 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.

STORM DRAINAGE

28. Drainage facilities and drainage easements shall be designed to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
29. Systems shall be designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by the Sonoma County Water Agency (SCWA). If it is determined that the project design doesn't adequately address all storm events per City Standards and the most current SCWA Flood Management Design Manual dated March 2020, then an extension of the public storm drain system may be required.
30. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards. Submit an engineered grading and drainage report at first review to the City of Santa Rosa. Submit a copy of SCWA's approval letter with 2 copies of the final approved storm drainage design report for City records.
31. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system or shall be fully treated.

32. Submit private storm drain 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 unless the easement is recorded in favor of the upstream lot. 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.
33. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.

STORM WATER COMPLIANCE (SUSMP & SWPPP)

34. 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.
35. Perpetual maintenance of SWLID BMPs shall be the responsibility of the owner.
36. 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.
37. 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.
38. An erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction.
39. 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."
40. 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.

41. If off-site storm water runoff from the adjacent easterly property is not conveyed across the project site in a separate bypass storm drain system it shall be accommodated into the final SWLID volume capture design.
42. 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.
43. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage.
44. 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.

GRADING (from Building memo dated March 4, 2021)

45. Obtain a demolition permit for structures to be removed.
46. 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.
47. Obtain building permits for the proposed project.

WATER AND WASTEWATER

48. 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.
49. Meter sizes shall be determined with first review of the building permit. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of a Building Permit. The square footage and types of use, of the prior uses shall be submitted at first review in order to determine water and sewer credits to the site which will be applied to any fees due. The applicant may contact EDS Water Engineering Services to determine estimated fees.
50. Applicant shall remove the existing 6-inch public water main from the tee at

the intersection of Piner Road and Airway Drive and install approximately 300-feet of upsized 12-inch public water main to the service connection at the easterly most project driveway to the satisfaction of the City Engineer in consultation with the Water Department. Public water mains shall be sized to meet criteria per Section VII of the Water System Design Standards.

51. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement.
52. Connection to the existing main shall require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
53. Water services 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.
54. All connections to the public main shall require Reduced Pressure Backflow Devices per City Standard 876 on the domestic and irrigation services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line services. Applicant shall install a combination service per City Standard 870 for fire service, domestic and irrigation meters. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
55. A sewer lateral shall be sized to meet domestic uses. If an existing lateral is proposed for use, calculations and verification of its condition and adequacy shall be submitted to the satisfaction of the City Engineer during plan check of the Encroachment Permit for this project.
56. Any existing sewer lateral 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.
57. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales. Locations of infrastructure shall be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
58. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
59. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-

mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.

60. Utilities Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems

FIRE

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

61. 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.
62. 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.
63. 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 inspection, 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.

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.

- d. 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.
64. 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.
65. 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:

66. 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.
67. 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.
68. 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. 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. 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.
- d. 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.
- e. Developments of one- or two-family dwellings where the number of dwelling units served by a single access point exceeds 30 shall be provided 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.
- f. 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”.
 - g. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
69. 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.
70. Projects within designated local Wildland-Urban Interface Fire Areas shall be designed in strict compliance with CBC Chapter 7A or CRC Chapter R337 and CFC Chapter 49.
- a. A Vegetation Management Plan for the site, extending to 100 feet from the exterior walls of the building, shall be provided to the Fire Dept for review and approval prior to occupancy.
71. A change of occupancy shall not be made unless the use or occupancy is

made to comply with the requirements of the City adopted California Fire Code and the California Existing Building Code. Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

72. 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.
73. 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.
74. 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
 - f. Emergency Responder Radio System (to be determined)
 - g. Gates and barricades across fire apparatus access roads

PARKS AND RECREATION (from Memo dated March 29, 2021)

75. All landscaping shall be privately maintained and irrigated. Property owners 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. Install city tree wells along the frontage per City Standard 262 or city standard 261 for contiguous sidewalks.



A. R. Jesús McKeag

PROJECT ENGINEER