

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

**EXHIBIT "A"
December 1, 2021 revised**

**CANINE COMPANION – TWO NEW BUILDINGS AND PARKING LOT
2965 DUTTON AVENUE
PRJ21-003**

- I. Developer'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 entitlement application shows wetlands which shall require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this Project, which would require a re-application of the project for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
- III. The ATT cell phone wireless mono pine is a separate building and entitlement permit under PRJ20-0010 and B21-0759.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received September 14, 2021:

PARCEL AND EASEMENT DEDICATIONS

1. Dedicate a sidewalk access easement (SWE) over the public sidewalk to the City of Santa Rosa for the meandering sidewalk on Dutton Avenue frontage only for any portion of the sidewalk that is built outside of existing right of way. The document shall be reviewed and approved by the City Engineer and recorded at the County Sonoma's Records Office prior to Building permit issuance.
2. Continuous Storm drain access and maintenance access through the project parking lot shall be provided from the applicant to the City of Santa Rosa from the

Right of Way along the length of each of the storm drainage pipes across the property and to the storm drain junction structures. The applicant agrees to provide 24/7 access to the City maintenance staff over the existing parking lot to perform the storm drain work. In the alternative, an all-weather, paved access road per City Standard No. 206 may be installed for truck access to the junction structures for maintenance per the review and approval of the City Engineer.

3. If applicable, that the structures are over the allotted lot coverage as required by Planning Department then a Lot line adjustment or Parcel map as approved by the City Engineer shall be submitted to the City of Santa Rosa and approved prior to building permit issuance.
4. As applicable, a revocable license agreement and/or consent agreement shall be obtained from the Sonoma County Water Agency (SCWA) for project encroachments within their existing creek easement located along the westerly property line. The applicant shall provide a copy of the consent approval letter and plans from SCWA prior to City building permit issuance. The existing and proposed improvements shall be shown on the construction drawings. All permitting and consent from SCWA shall be obtained directly by the applicant at the applicants' sole expense.
5. Dutton Avenue shall be dedicated as a modified Parkway per City standard 200 J along the entire project frontage. Half width street dedication shall consist of a 7-foot wide left/right center median lane, a 12-foot wide travel lane, a 11-foot wide travel lane, a 5-foot wide class 2 bike Lane, a 0-foot wide parking lane, curb and gutter, an 8-foot wide planter strip. (ROW = 7+ 12+11+5+8 = 43 feet). No ROW dedication is required at this time. Behind the right of way line, the applicant shall dedicate a 13-foot wide Public Utility easement with a 6.5- feet wide public access easement over the public sidewalk if it is outside of the ROW. See the standard conditions of approval for dimensions. See ENGV21-016 for the Dutton Avenue frontage approved variance.
6. All dedication costs shall be borne by the 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

7. A City of Santa Rosa Encroachment Permit is required prior to issuance of the grading permit. Any improvements proposed or required, within the public right or any existing public sewer or water easements shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are considered "final plans" and these plans shall

be approved for construction. Contact Engineering Development Services at 543-4611, 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 for review that show 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.)

8. Dutton Avenue along the immediate project frontage shall be improved as a modified Parkway per City Standard detail 200J along the immediate project frontage only per ENGV21-0016. Existing to fit, Half-width street improvements shall consist of a keeping the existing curb and gutter in place, a new 8-foot minimum wide planter strip with landscape and irrigation, a reduced width sidewalk to 5-feet wide, and landscape buffer stripe for the immediate project frontage and construction of the transitions at the north and south property lines to meet existing improvements. The sidewalk may meander and shall be located within an access sidewalk easement. The Construction plans shall show the Dutton Avenue cross-section on the plans and the existing configuration of improvements, the proposed improvements relationship to the right of way lines and the existing Public utility/public access easements. The class 2 Bike Lane as required per the Roseland Area Specific Plan shall not be painted/ striped at this time by the applicant. Frontage lane configurations may change with future development. The City Transportation Department is postponing the re-striping of a middle turn lane on Dutton Avenue for the entire lot frontage until the future bridge is constructed over Colgan Creek.
9. Public Improvement plans shall be submitted for review and approval by the City Engineer for the storm drain connections in public easements and frontage improvements which shall include a complete set of construction drawings including signing plans, lighting plan, utility plans, SWPPP/erosion control plan, sidewalk plans and their transitions as applicable.
10. New services (electrical, telephone, cable, or conduit) to new structures shall be underground.
11. The applicant shall connect into the closest adjacent public storm drain system within their contributory area that has capacity for their project drainage outfall. Reinforced concrete shall not be installed over the top of public utilities. Pot holing of existing utilities may be required prior to construction to provide a workable gravity design.

TRAFFIC

12. "No parking" and "fire lane" signs shall be installed along the private driveways' entrances to the large rear parking lot area per Fire Department requirements and shall provide a striped drive aisle, that provides a minimum width 20-feet wide travel lane within the entire parking lot for emergency vehicular circulation.

13. City Standard 611 cobra style streetlights shall be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
14. If applicable, 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 street light 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 each box."
15. Adequate sight distance from the driveways shall be maintained at all times and landscaping shall be maintained at maximum 36-inches height within the stopping site distance triangle using a stopping site distance as designated by Caltrans standards. Signs and monuments shall not be placed in the stopping sight distance triangle. Tree canopies shall be maintained at least 7-feet off the ground.
16. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Developer shall be responsible for any transitional improvements required between new construction and existing improvements.
17. The project developer 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, road construction, utility installation, etc.). Required repair may involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return the roads to as good a condition as they were in prior to construction. If the project developer does not act prudently in a timely manner, the City may, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
18. If applicable, conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Dutton Avenue.

PRIVATE DRIVEWAY IMPROVEMENTS

19. The commercial driveway aprons on Dutton Avenue shall be constructed in accordance with City Standard detail 250D. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, accessing through an additional 6-feet in width at the curb cut per City Standard 250D. Provide for a 6-foot wide sidewalk, with a level portion of sidewalk behind the driveway ramp. Install curb and

gutter at the edge of asphalt that extends at least 10-feet behind the driveway aprons. Paint onsite curbs red to indicate no parking along the entry ways.

20. Submit an on-site signing and striping plan for the new parking lot improvements at first review.
21. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

STORM WATER COMPLIANCE (SWLID)

22. 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.
23. Perpetual maintenance of SWLID BMP's shall be the responsibility of the owner of these BMP's. The owner shall be responsible for performing and documenting an annual inspection of all BMP's on the property. 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.
24. 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.
25. 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 public improvements.
26. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
27. 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.

28. 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 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, storm drain easements, creek setbacks or access easements.
29. 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.
30. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 shall be reviewed and approved by the State Water Board via a separate direct submittal by the applicant. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
31. 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.

PUBLIC STORM DRAINAGE

32. Submit for a City encroachment permit and attach plans that include the installation and work within the City Right of Way (ROW) and or existing 15-foot wide storm drainage easements including the driveway installation. A City of Santa Rosa Encroachment Permit is required prior to issuance of the grading permit. Any improvements proposed or required, within the public right of way or any existing public utility easements shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are considered "final plans" and these plans shall be approved for construction. Contact Engineering Development Services at (707) 543-4611, located at 100 Santa Rosa Avenue, Room 3, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans for review that show all work in the public right of way, or in or over public storm drain easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.) No reinforced Concrete or reinforced concrete curb and gutter shall be placed over the existing 42" storm

drain pipe located along the north Property line. Alternative materials shall be approved by the City Engineer during plan review. Show connections and all underground storm drain pipe locations, sizes and slopes on the plans.

33. There are 4 existing Storm drain and Public Utility easements (PUE) on four sides of the property. Protect existing utilities in place.
 - a. An existing public storm drain easement, 15-feet wide which contains a public 42-inch storm drainpipe and is located along the southern property line per Doc. 1992-0016009 O.R.
 - b. An existing public storm drainage easement, 15-feet wide which contains a public 42-inch storm drainpipe and is located along the north property line per Document 1992-0016010 O.R.
 - c. An existing 7.5-feet wide Public Utility Easement (PUE) located along Dutton Avenue frontage along the east property line per Doc 1992-0058561 O.R.
 - d. The projects westerly property line is adjacent to the Sonoma County Water Agency land that holds the Colgan Creek setback and the existing Creek Maintenance roadway that lies just outside the projects westerly border.
34. All existing underground utilities shall be potholed, located, labeled on the plans and protected in place during construction. Fence improvements shall be removable within the public easements. All easements and setbacks shall be labeled on the plans. Submit scaled and dimensioned cross-sections of the four project property lines on the fence installation drawings that show the easements, the property lines, the proposed improvements and or fence locations and the underground utilities location.
35. No structures may encroach on, above, or below the surface of the ground in any public easement. This includes footings and foundations, eaves from the roof of any adjacent structure, pools, ponds, or outbuildings on slabs or foundations.
36. No trees may be planted on a public easement without first obtaining approval of the Director of the Transportation and Public Works Department. Trees shall not be planted within 10-feet of the underground city storm drain mains. Trees may be allowed to the extent that damage to the drainage system does not occur from root intrusion and adequate access can be provided for maintenance and repair vehicles. Fence improvements over the 42" storm drainpipes shall not interfere with the pipe cover or pipe bedding and all improvements over the 42" pipe shall be specifically approved by the Director of Public Works including landscaping, swales, or other improvements.
37. Clear access shall be provided and maintained to all public structures on the drainage system including storm drain inlets and manholes, if this is not feasible then, at a minimum, the applicant shall provide and install a separate access road way design over top of the storm drain pipe that shall conform to the requirements of Standard 216 for a Utility Access Road with a turnaround per City Standard 206 for access

lengths over 100 feet in length.

38. The Public Works Department shall take due caution when performing maintenance or repair of drainage systems in easements but shall not be responsible for the repairs or replacement of trees, landscaping, or structures not specifically approved by the Director of Transportation and Public Works.
39. Any fences placed within the Sidewalk easement or storm drain easement(s) shall be removable. Where vehicular access is required for maintenance, minimum 14-feet minimum width and sliding gates are preferred. 6-feet wide Man-gates and vehicular gates shall be provided for access through any fence crossing a public utility or storm drain easement, or as approved by the City Engineer. The improvements, lighting footings, fence footings shall not be placed within the utility main pipe bedding.
40. Access keys or codes shall be provided to the City for any locked gates or mangates as installed for this project upon request.
41. Label the plans with a note: "No storage facilities or storage of materials or equipment that would block access are permitted over any public easements at any time."
42. 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. 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.
43. Hydraulic design shall conform to Sonoma County Water Agency (SCWA) 2020 criteria. 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. Provide a hydrology/hydraulic report prepared by a registered Civil Engineer at first plan review. Project design plans shall conform to the approved hydrology/hydraulics report design. Obtain approval from SCWA to connect to and increase the flows to the existing 18" CMP Storm drain outfall at the south west corner of the project. Submit the approval letter for the Hydrology from SCWA and submit to EDS during 1st review of the building plans.
44. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
45. Blind connections to the public storm drainage system are not permitted. Install a city standard manhole at each connection point to the public storm drain system. The minimum pipe size in the Right of way or easement shall be a 15" pipe. The junction shall be a manhole.
46. All storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.

47. No improvements, or temporary construction storage of materials or parking of machinery are permitted within the 50-foot creek setback. The area shall be fenced off at the setback line and protected from disturbance. Separate agency permits are required for any planting or grading within the creek/creek setback at the applicant's sole expense. A Sonoma County Water Agency revokable license permit, a Fish and Game Stream Bank alteration permit and or 401 permit may be required to encroach into the creek set back area. The applicant shall obtain all necessary permits from outside agencies and present them to the City prior to building permit issuance.

WATER AND WASTEWATER

48. Submit a detailed utility plan at first review showing all existing and proposed underground fire mains, fire hydrants, sewer mains and water main connections on site with all domestic and irrigation meter sizes and back flow locations, backflow types and backflow sizes. Label all pipe sizes, pipe slopes and inlet elevations, and invert elevation grade information for the sanitary sewer and storm drain systems. Show the existing and proposed connections between the sanitary sewer and the storm drain system, all diversion valve location(s) that is re-directing storm water run off into a sanitary sewer diversion away from the creek during periods of large rain events.
49. Sewer, irrigation and water demand fees, meter installation fees and processing fees shall be paid prior to building permit and connection to City water and sewer. The applicant may contact the EDS Engineering Water Services staff to determine estimated sewer, irrigation and water demand processing and meter fees.
50. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
51. City Standards require that a commercial project install a 12" combination service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and irrigation meters, if one does not exist
52. 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 per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the Encroachment Permit application.
53. If one does not exist, 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.

54. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application.
55. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices.
56. No plumbing for landscape irrigation or any other use shall cross property lines.
57. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. Sewer laterals shall have clean outs at all angle points or changes in direction and/or every 100 feet.
58. 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. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. The location shall be determined during the plan check process of the Improvement Plans.
59. Santa Rosa Water 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 fire line. Provide two copies of the approved onsite plans showing private fire lines 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.

ENVIRONMENTAL SERVICES (11.22.21)

60. All roof drains on existing buildings shall be connected and directly discharge to the storm drain system. Show these connections on the construction plan set.
61. All roof drains on new buildings shall be connected and directly discharge to the storm drain system. Show these connections on the construction plan set.
62. Wastewater generated at new buildings from washing/sanitizing outside areas such as proposed outdoor play areas, puppy parks, grass, and dog runs shall discharge to the sewer system. No diversion valve shall be permitted without review and approval by the City Environmental Compliance Department.
63. Outdoor drains that discharge to the sanitary sewer shall be protected from direct rain water entry or as approved by the City Engineer. Show all storm water drains, storm

drain mains and sanitary sewer mains on the plans and indicate to which main, Sewer or storm drain that local pipes are connecting. Provide details that show the drains are covered and or preventing as much rain water entry as possible.

FIRE DEPARTMENT (4.28.21)

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

64. 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.
65. 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](#).
66. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The [construction documents](#) shall be prepared by a registered design professional. Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.
 - a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the code official.
 - b. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall

contain all information as required by the referenced installation standards in Chapter 9.

- c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
- d. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
- e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.

- 67. 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.
- 68. 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:

- 69. 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.

70. 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.
71. 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. 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.
72. 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.
73. 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.
74. 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.
75. 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:
- f. Private Underground Fire Mains
 - g. Fire Sprinkler System
 - h. Fire Alarm System
 - i. Emergency Responder Radio System (to be determined)
 - j. Gates and barricades across fire apparatus access roads (to be determined)
76. Permanent fences or gates limiting vehicle access shall be reviewed for location and approved by the Fire Department during first Building permit review and require a construction permit for installation.

RECREATION AND PARKS

77. Street trees shall be required and planted by the developer. Selection shall be made from the City's approved master plan list. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list and standards. This declaration shall be added to the General Notes of the improvement plans.
78. All landscaping shall be privately maintained and irrigated. Property owners and/or 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.



CAROL DUGAS – EDS PROJECT ENGINEER

[file:///E:/ENG/CEC/PRJ/Canine Companion new 21,000 sq. ft. building and parking lot](file:///E:/ENG/CEC/PRJ/Canine%20Companion%20new%2021,000%20sq.%20ft.%20building%20and%20parking%20lot)