

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

**EXHIBIT "A"  
June 8, 2022**

**PULLMAN PHASE II BUILDING C – 40 UNITS  
701 WILSON STREET  
DR22-011**

- 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 February 15, 2022.

**PUBLIC STREET IMPROVEMENTS**

1. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right 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 shall 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.)
2. Access along 8<sup>th</sup> Street shall be through a 20-foot wide curb cut per City Standard 250A.
3. All sidewalk along the entire project frontage in 8<sup>th</sup> Street shall be replaced to City Standard 230G and 237. The existing curb and street pavement shall remain in its current location. Contiguous sidewalk width shall be 10-feet

wide along 8<sup>th</sup> Street.

4. If the Phase II, Building C, frontage improvements along Wilson Street are not completed with the Pullman Lofts, Phase I, Public Improvement Plans per City Document No. 2021-0005, then the Phase II, Building C frontage improvements along Wilson Street shall be completed by this developer in order to sustain the Phase II, development.
5. Improvements to the corner of Wilson Street and 8th Street shall consist of ADA compliant pedestrian ramp per Caltrans standard A88A. The applicant shall install and or re-install a thermo-plastic pedestrian crossing in the east-west direction of travel along Wilson Street. Install the new curb return to city standards with a radius of 20-feet. All improvements shall be reviewed and installed to the approval of the Transportation Department.
6. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
7. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
8. A minimum 20-feet wide fire lane shall be maintained at the western end of the Phase 2 project site from 8<sup>th</sup> Street to Phase 1 of the Pullman Lofts project per Improvement plans, Doc No. 2021-0005.
9. Sidewalk improvements on 8<sup>th</sup> Street shall extend to the existing Multi-Use Path, City File 2012-0002, and conform to line and grade of the pathway improvements.
10. If the undergrounding of existing overhead service lines is not completed with the Pullman Lofts, Phase 1, Public Improvement Plans per City Document No. 2021-0005, then the undergrounding work shall be completed by this developer in order to sustain the Phase II development.
11. All improvements, other than striping and signage if not completed with the Phase I development, shall be behind the existing curb line.

## **TRAFFIC**

12. If signing and striping and the installation of conduit and pull boxes along the Phase II, Building C property frontage in Wilson Street is not completed with the "Pullman Lofts, Phase 1, Public Improvement Plans" per City Document No. 2021-0005, then the signing and striping work and installation of conduit and pull boxes along the Phase II, Building C property frontage shall be completed by this developer prior to occupancy, in order

for the orderly work completion of the street to sustain the Phase II development.

13. Parking near fire hydrant locations is restricted to provide 15-foot clearances on either side of the hydrant for a total of 30-feet of curb line. Curb shall be painted red and marked fire zone to mark required fire hydrant clearances. Wilson Street shall be signed for no parking on the project side of centerline where the curb to curb width is 32-feet, all per Fire Department standards.
14. Electrical boxes for street lights and signals shall be installed with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be submitted 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 shall 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 installed with a 2-foot concrete apron around box."
15. A left-turn lane on 8<sup>th</sup> Street at the project driveway is not allowed.
16. The applicant shall pay a proportional share of 1.3 percent of the cost of signaling the intersection of West 9<sup>th</sup> Street/Wilson Street, which is \$4,169 as identified in the Traffic Study prepared by W-Trans dated December 2, 2021, prior to building permit issuance.

## **PUBLIC STORM DRAINAGE**

17. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
18. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) 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 submitted to the City of Santa Rosa for the city file prior to encroachment permit issuance. Submit 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.

19. 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 SCWA for compliance with County and City design standards.
20. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
21. 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.
22. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
23. 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.
24. Lot drainage 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 prior to building permit issuance.
25. 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.
26. Private drainage systems are to be connected to the public storm drain system. 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.
27. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drain pipe 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.

### **STORM WATER COMPLIANCE (SWLID)**

28. 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.
29. 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.
30. 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. 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.
31. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
32. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
33. 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.
34. An Erosion Control Plan shall be required at building plan submittal 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.

35. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP can be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved LID 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.
36. 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.

**WATER AND WASTEWATER**

37. Demand fees shall be required and shall be determined after review of the building permit application. Water, irrigation and sewer demand processing and meter installation fees shall be paid using a 5-year payment plan. The applicant may contact Water Engineering Services at [watereng@srcity.org](mailto:watereng@srcity.org) to determine estimated fees and shall be determined at first Building Plan review.
38. Water services shall be constructed per Section X of the Water System Design Standards. Multi-family residential, commercial clubhouse buildings and irrigation uses shall be metered separately. Separate water meters shall be constructed 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 installed for landscaping. Meter locations and configurations shall be reviewed during first plan review.
39. 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 per City Standard detail no. 880 shall be installed. Fireline detector check locations shall be determined with the plan check phase of the construction drawings. Submit flow calculations with the first plan check phase of the Building Plans to determine adequate sizing.
40. Install onsite private sewer laterals or replace the existing sewer lateral with a sewer clean out per City Standard Detail No. 513 to the sewer main in 8<sup>th</sup>

Street to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.

- a. The portion of 8-inch sewer main extending north in Wilson Street from the intersection at 8<sup>th</sup> Street has been abandoned. The proposed sewer lateral shall not connect to this abandoned 8-inch line in Wilson Street.
41. The engineer shall submit 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.
42. 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.
43. The applicant shall install one Combination Water service(s) per City Standards 870 for the fire sprinkler, domestic and irrigation meters. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
44. 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.
45. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
46. No plumbing for landscape irrigation or any other use shall cross lot lines.
47. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
48. New sewer laterals shall be installed with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the construction drawings.

49. 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. If a public fire hydrant is required, the location shall be determined during the plan check process of the construction drawings.

**FIRE** – (from Paul Lowenthal dated March 10, 2022)

50. Deferred submittals will be required at a minimum for the Standpipe System, Gate Access, Fire Alarm, Fire Sprinklers and Underground Private Fire Main
51. The project is subject to the building codes in effect at time of building permit application. The next code cycle is scheduled to go into effect on January 1, 2023.

**RECREATION AND PARKS** – (from Scott Wilkinson dated February 18, 2022)

52. Street trees shall be installed and planted by the developer along the project frontage(s). Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with City "Standards and Specifications for Planting Parkway Trees." Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the construction plans.
53. Parks acquisition and/or park development fee payments shall be deferred to a later time determined during the building permit review. The fee amount shall be determined by the resolution in effect at the time.
54. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their project for perpetuity.



06/08/2022

CLEVE GURNEY - EDS ASSISTANT ENGINEER