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

EXHIBIT "A"
July 11, 2022

SANTA ROSA AVENUE APARTMENTS AND STORAGE
3111 SANTA ROSA AVE
PRJ21-013

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 May 26, 2022.

PARCEL AND EASEMENT DEDICATIONS

1. The common driveway shall be a minimum of 20-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance.

2. A declaration of reciprocal access and drainage easements shall be required for the driveway connection between the 2 proposed resultant parcels as configuration shown on the Site Plan. Conformed copies of the recorded covenant shall be provided to the City prior to the finalizing of any structural Building Permit.

3. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.

4. **Santa Rosa Avenue** shall be improved and dedicated as a four lane Modified Parkway along the entire project frontage per City Standard No. 200J. Half width street improvements shall consist of half a turn lane, two travel lanes, a 5-feet wide bike lane, 6-inch concrete curb and gutter, 8-feet planter strip and 6-feet wide sidewalk for a total half street Right of Way (ROW) width of 50-feet with a combined 13-feet wide Public Utility easement (PUE) and 5.5-feet wide sidewalk easement located behind the ROW line. Parking is not permitted within Santa Rosa Avenue frontage. The curb shall remain in its current location and all improvements shall be behind the existing curb line along the Santa Rosa Avenue project frontage.

5. **Santa Rosa Avenue (bus stop)** shall be improved and dedicated as a four lane Modified Parkway along the entire project frontage per City Standard No. 200J. Half width street improvements shall consist of half a turn lane, two travel lanes, a 5-feet wide bike lane, 12-feet wide bus pad pullout, 6-inch concrete curb and gutter, a 6-feet wide sidewalk, for a total half street Right of Way width of 57-feet with a 7-feet wide PUE located behind the ROW line and an approximate 7-feet ROW dedication. Parking is not permitted within Santa Rosa Avenue frontage.

6. **Bellevue Avenue** shall be improved and dedicated as a two lane Modified Boulevard along the project frontage within City ROW, stopping at Caltrans ROW per City Doc. No. 1963-0166, per City Standard No. 200I. Half width street improvements shall consist of one travel lane, one turn lane, concrete curb and gutter, contiguous 6-feet wide sidewalk, with a 7-feet wide PUE located behind the ROW line and an approximate 1.6-feet ROW dedication for a total half street ROW of 38-feet. Parking is not permitted within Bellevue Avenue frontage.

7. No structure shall be placed within the 17-feet wide underground drainage facilities easement per document number 1981-005601 for the existing 48-inch pipe along the western property line.

8. Obtainment of any offsite easements required to complete the project's storm water drainage and or utilities to City or County standards shall be obtained solely by the applicant at the applicants' sole expense and installed by the applicant at the applicants' sole expense.

9. The applicant shall agree to allow 24/7 storm drain access and maintenance access to the City of Santa Rosa from the Right of Way to access the storm drain system through the project parking lot. In addition, an all-weather, paved access way per City Standard 216 shall be provided for truck access from Bellevue Avenue to the storm drain pipe and manhole for maintenance per the review and approval of the City Engineer. The maintenance and access covenant agreement document shall be recorded at the County Sonoma's Recorders Office prior to Building permit issuance.

10. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

11. The Applicant shall obtain all separate agency permits such as SCWA license agreements and/or Caltrans encroachment permits prior to Building Permit issuance at the Applicant's own expense.

PUBLIC STREET IMPROVEMENTS

12. An Encroachment Permit shall be 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 may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

13. Improvements at the corner of Santa Rosa Avenue and Bellevue Avenue shall consist of an ADA compliant pedestrian ramp per Caltrans standard A88A. The applicant shall install and or re-install a thermo-plastic pedestrian crossing in the north-south direction of travel along Bellevue Avenue. Dedicate additional ROW if required. Install the new curb return to city standards with a modified radius of 35 feet for a Boulevard. Improvements shall be as reviewed and approved by the Santa Rosa Public Works Department for the project frontage.

14. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.

15. Other than along Bellevue Avenue, the proposed bus stop along Santa Rosa Avenue, new curb and gutter, city standard 210 edge grind and overlay, and new utility services, all improvement shall be behind the existing curb line along the Santa Rosa Avenue project frontage.

16. 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.

17. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.

18. Private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

TRAFFIC

19. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing

improvements.

20. As applicable, “No Parking” signs shall be posted for the west side of Santa Rosa Avenue and the south side of Bellevue Avenue along the project frontage if not present.

21. As applicable, City Standard 611 cobra style streetlights shall be installed along Santa Rosa Avenue and Bellevue Avenue using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.

22. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The streetlight improvement plans shall include the following note; “The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-feet concrete apron around box.”

23. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage per City code at their sole expense.

24. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

25. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Santa Rosa Avenue to radically alter their speed, based on Table 405.1A of the Caltrans’ Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36-inch height within the stopping site. Install “No parking” signs and paint the curbs red within the site distance areas.

26. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Santa Rosa Avenue frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36-inch in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.

27. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

28. The project Applicant shall be responsible for repairing/removing any debris,

damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Santa Rosa Avenue to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

TRANSIT

29. Dedicate Right-of-Way or an easement to the City of Santa Rosa for the 20-feet long portion of the Transit/Bus stop facility that extends outside of the Right of Way.

30. A bus stop including a 12-feet wide bus pullout and an 8-feet wide by 20-feet long bus shelter pad shall be constructed at the southwest corner of south bound Santa Rosa Avenue and Bellevue Avenue per City Standard 220 and 222. An ADA-compliant landing pad shall be constructed consistent with ADA-Architectural Barriers Act (ABA) Accessibility Guidelines section 810.2, and the bus stop shall be connected to the proposed pedestrian path to the facility entrance via an accessible route, consistent with ADA-ABA Accessibility Guidelines section 402. As applicable, future bus shelters shall be connected to the ADA landing pad by an accessible route per ADA-ABA Accessibility Guidelines section 810.3. No Bus shelter is required to be installed by the developer. Plans shall be reviewed and approved by the City Transit Division prior to building permit issuance.

PRIVATE DRIVEWAY IMPROVEMENTS

31. Two 2-way multi-residential and commercial driveway aprons shall be constructed in accordance with City Standard detail 250A on Santa Rosa Avenue. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut.

32. A public sidewalk shall be provided with a level portion behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.

33. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.

34. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.

35. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.

36. Maximum grade difference at project boundary to offsite property shall be less than 1 feet vertically, unless reviewed and approved by the City Engineer.

37. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.

38. Submitted grading and drainage plans shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, and retaining walls as applicable.

39. Grading for this project shall be subject to the Geotechnical Investigation ***"Report of Investigation, 3111 Santa Rosa Avenue Santa Rosa, California***", as prepared by EBA Engineering Job No. 18-2596 (8), dated January 2019 and/or September 2019 and all updates and addendums thereto.

STORM DRAINAGE

40. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.

    a. The existing 48-inch storm drain pipe running southerly along the western property line of this project (1993-0015) flows in a dedicated easement (1981-005601). Obtain any necessary SCWA permits to tie into this 48-inch storm drain.
    b. Obtain any necessary SCWA permits for the connection to the existing catch basin at the southeastern corner along Santa Rosa Avenue.
    c. Caltrans abuts to the western and northern property lines and may require an encroachment permit.
    d. Grading around a creek embankment may require a stream bed alteration permit. New discharges to this drainage ditch and/or creek may require a 401 or 404 permit.

41. 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 provided to the City of Santa Rosa for the city file prior to public improvement plan and encroachment permit issuance. Provide engineering

calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.

42. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.

43. 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.

44. All onsite storm drain inlets shall be labeled per the City standard detail 409 - “DRAINS TO CREEK” or an approved equal.

45. 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.

46. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.

47. 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.

48. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.

49. 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.

50. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.

51. Private drainage systems are to be connected to a public system from a private field

inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.

52. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the lot owner.

53. All buildings shall be designed to be protected from flooding per City Code 18-52. Finish floor elevations shall be located a minimum of 1-feet above the 100-year water surface flood elevations. Indicate spill elevations on the plans.

STORM WATER COMPLIANCE (SWLID)

54. 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.

55. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the Lot owner for a period of the latest five years and shall be made available to the City upon request.

56. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to occupancy. The maintenance schedule and the Final SWLID Submittal 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.

57. The SWLID "Declaration of Maintenance" document shall be recorded prior to

Building permit issuance.

58. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.

59. 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.

60. 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 is required to comply with all current State Water Board General Construction Permit Requirements.

61. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.

62. 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.

63. As applicable, where bio-retention basins are installed, building foundations, transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.

64. The applicant shall provide documentation (e.g., percolation testing) that supports the assumption that the existing project site is impervious in nature, per the City's MS4 permit. Submit this documentation along with the LID report during building permit review.

WATER AND WASTEWATER

65. Demand and connection fees shall be required and shall be determined after review of the building permit application by the South Park County Sanitation District. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant shall contact South Park County

Sanitation District to determine estimated fees and shall be determined at first Building Plan review.

66. Water services shall be provided 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 may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Water Engineering Services suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.

67. 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 per City Standard detail no. 880 shall be installed. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.

68. Install onsite private sewer laterals with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.

69. If the project at any point exceeds the buildout densities conforming to the General Plan, including density bonuses, then a sewer capacity study shall be required to be submitted and approved by Water Engineering Services.

70. 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.

71. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for the City Engineer's review and approval for public improvements prior to building permit issuance.

72. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.

73. 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.

74. The applicant shall install two Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. The exact design configuration shall be reviewed at first building review and is based on the water pressure calculations.

75. 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.

76. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.

77. No plumbing for landscape irrigation or any other use shall cross lot lines.

78. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Abandon the existing residential services to the existing houses.

79. New sewer laterals shall be provided 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 public improvement plans.

80. 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 may 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. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.

81. Water Engineering Services 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 Water Engineering Services 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 – (from Paul Lowenthal dated December 24, 2021)

82. The proposed onsite private fire main that will require a deferred submittal cannot cross over the parcel lines. A separate fire line will be required for each APN and the building(s) they serve.

83. 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.

84. 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.

85. 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.

86. 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.

87. 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.

88. 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.

89. 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.

90. 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. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. 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. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
f. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.

91. 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.

    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.

92. 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.

93. 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.

94. 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 Alarm/Fire Sprinkler Monitoring System
    e. Fire Pump (to be determined)
    f. Emergency Responder Radio System (to be determined)

g. Gates and barricades across fire apparatus access roads (to be determined)

RECREATION AND PARKS – (from Tim Bernard dated July 12, 2021)

95. 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 improvement plans.

96. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.

97. 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.

07/11/2022

CLEVE GURNEY - EDS ASSISTANT ENGINEER