

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
March 22, 2018

Session Climbing & Fitness
983 S A St
DR18-003

- I. Prior to the issuance of any Building Permit for this project a dedication of a Public Utility Easement of sufficient width to terminate 7.5-feet behind the back of the sidewalk to be installed by encroachment permit shall be submitted with original signatures of owners and notaries in approved recordable form. The dedication shall accompany or precede the application for encroachment permit.

If the applicant wishes to reduce or eliminate the Public Utility Easement along the frontage they shall provide approval in writing to Planning & Economic Development - Engineering Division during the review period for the Encroachment Permit from the following companies;

- i. AT&T
- ii. PG&E
- iii. Comcast.

- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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.
- III. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.**
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 3-06-2018:

MAPPING AND PRIVATE EASEMENT DEDICATION

- 1. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
- 2. A merger or lot line adjustment of the SOMO SOUTH A LLC, APN 037-121-019 Doc No. 2017R059929 with the SOMO SOUTH A LLC, APN 037-121-020, Doc. No. 2017R059929 is required prior to issuance of any Building Permit.

Alternatively, a Covenant of Easements for cross lot drainage, egress and parking, and SUSMP maintenance agreements must be recorded by separate instrument with conformed copies provided to the Planning & Economic Development - Engineering Division prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

3. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
4. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
5. The South A Street frontage shall be improved with a contiguous 6-foot sidewalk maintaining a minimum 4-foot clearance around all obstacles and driveway locations. See the Standards 230G, 231, 233 and 235 for dimensions.
6. Any broken curb and gutter shall be replaced per current City Standard 241.
7. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
8. Per approved Variance number ENGV18-004 a second driveway curb cut shall be allowed for this project. The 2 driveway curb cuts shall comply with Standard 250A and Section IV, B, 1, a, d, f and g (found on page 15 of the text portion of the Street Design and Construction Standards).
9. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.
10. Pursuant to City Code Chapter 13-12, with the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject development or along roadways required to be improved in conjunction with the subject development may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject development shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.
11. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
12. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

COMMERCIAL DRIVEWAYS AND PARKING LOT

13. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space per City Parking design standards 20-36.070 B,2.

14. Structural calculations supporting the use of porous pavement for this application shall be provided to the satisfaction of the Chief Building Official during the Building Permit phase.

STORM DRAINAGE

15. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
16. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) 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.
17. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
18. 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.
19. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.
20. Onsite drainage design shall be finalized at the Building Permit stage.

STORM WATER COMPLIANCE (SUSMP)

21. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity.
22. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.
23. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
24. After the LID BMP improvements have been constructed, the developers Civil Engineer 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 LID BMPs is to be received by the City prior to setting of the water meters.

25. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
26. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of development improvement plans.

WATER AND WASTEWATER

27. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
28. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
29. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
30. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
31. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
32. Sewer and Water design shall be finalized at the Building Permit stage.
33. If a well exists on the property, one of the following conditions apply:
- a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
34. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
35. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.

36. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
37. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE

38. Buildings over 30-feet tall at the eaves are required to have aerial fire apparatus access. Aerial access is minimum 26-feet wide, paved, located at least 15-feet and no more than 30-feet from the building, along one entire side of the building. Per GIS aerial photographs, South A Street is only 40-feet wide in this location.
39. If South A Street is used as aerial access, street parking from proposed driveway location to south property line will have to be removed in order to provide adequate width and proximity.
40. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.



A. R. Jesús McKeag

PROJECT ENGINEER