

PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
December 17, 2018

1980 Piner Rd  
Piner Road Assisted Living Residence  
PRJ18-054

- 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 as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. The project contains a wetland and any work in this area will 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 and may require revision to the site plan. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received October 15, 2018:

**PUBLIC STREET IMPROVEMENTS**

1. Piner Road shall be dedicated 45 feet from centerline to Right of way with a 6.5-foot sidewalk easement contained within a 13-foot Public Utility Easement. Street improvements shall consist of 37-foot pavement width from centerline to curb face with City Standard curb and gutter with 6-foot sidewalk behind an 8-foot planter. Sidewalk is to conform to grade of the existing offsite sidewalk.
2. Piner Road widening offsite transition length shall be as required to provide a 6:1 taper from the existing asphalt curb line to conform with the line and grade of the new curb and gutter. Temporary asphalt pathway and curb line transition shall be extended from the new concrete curb, gutter, and sidewalk to the existing asphalt curb and pathway conforming to line and grade of existing. All transitional work is intended to be within existing right of way.

3. The existing commercial driveway curb cut for the adjacent property access to Piner Road was partially built to be completed with the development of this property. The westerly driveway flare shall be removed, and the driveway curb cut reconstructed to conform to a City Standard 250A Commercial Curb Cut maintaining the existing lane widths. The driveway apron is to be removed and replaced to the nearest score mark or as allowed by the City Engineer.

## **TRAFFIC**

4. Piner Road shall maintain the existing two way left turn lane and existing markings and striping be removed and roadway marked to realigned roadway marked to provide 2 east bound travel lanes with bike lane.
5. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Piner Road with conduit ending with pull boxes.
6. Electrical boxes for street lights and signals shall be provided 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 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 box."
7. Piner Road shall be posted for no parking along the project frontage.

## **PRIVATE STREET/DRIVEWAY IMPROVEMENTS**

8. The driveway connection onto Piner Road shall be City Standard 250A curb cut 26 feet wide.
9. The driveway connection to the Walgreens parking shall be at grade bordered with landscape planter curbs providing a 26-foot-wide minimum clear aisleway. Pavement drainage shall be directed and contained to onsite drainage system from property line.
10. Driveway access to Piner Road shall be constructed perpendicular to the traffic flow with minimum 20 foot inside and 40 foot outside radius curb lines.

## **STORM DRAINAGE**

11. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public

Improvement Plans shall incorporate all SUSMP 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 Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's and shall include a maintenance schedule. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the property owner.

12. After the SUSMP 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 SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.
13. 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.
14. 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 SUSMP 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 SUSMP BMP's and shall include a maintenance schedule by the owner.
15. Perpetual maintenance of SUSMP Best Management Practices (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 the 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.
16. All BMP's shall be shown on the civil construction plans and all dimensions and construction details shall be provided on the civil plans such that the BMPs can be replaced at a future date. Plans shall conform to the approved final SUSMP design report.
17. A SUSMP "Declaration of Maintenance" document shall be recorded prior to final Inspection of the Building Permit. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed and installed as required by the State of California and/or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of improvements.

## **GRADING**

18. A pedestrian pathway shall be constructed on site connecting the offsite walkway from Bay Village Drive to the Walgreens property. The pathway shall be concrete 8 feet wide per City Standard 235 and constructed to drain to the onsite planter area at maximum 2% cross fall from a curb line. The onsite pathway shall have a 5-foot setback from the property line to back of curb line, offsite pathway shall be centered in middle of the public access easement. Pathway illuminated shall be provided onsite upon crossing property line from the westerly end of the project site to the easterly project boundary with low profile pathway lighting connected to the onsite exterior lighting system. The pedestrian pathway shall conform to the existing sidewalk on Bay Village Avenue and terminate with a ADA curb ramp with tactile strip at the at the connection to the offsite Walgreens parking lot.
19. The onsite pedestrian pathway shall be covered by a Public Access Easement in favor of the City recorded prior to Final Inspection of the Building Permit. The pathway onsite and offsite to Bay Village Drive shall be covered by a Maintenance Agreement accepting full maintenance responsibility by the Property owner to Bay Village Drive to be recorded with the Public Access Easement.

## **WATER**

20. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check detector check fire line backflow assembly per City Standard 880, Fire Department Connection will be required for fire sprinkler system main as directed by the Fire Department, and City Standard 876 reduced pressure backflow assembly 876 on domestic and irrigation water services. The flow calculations shall be submitted to the Fire Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing. The fire line double check detector shall be installed parallel to Piner Road.
21. Applicant must install a combination service per City Standard #870 for fire sprinkler and fire main, with public fire hydrant, domestic and irrigation meters. Provide meters per Section X of the Water System Design Standards.
22. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
23. 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. Backflow Devices shall be behind the sidewalk unless otherwise allowed in writing by Water.
24. A public fire hydrant shall be installed on Piner Road. Additional private fire hydrants may be required by Fire Department access roads as required. The public fire hydrant shall be located within 100 feet of the Fire Department connection. Fire hydrant type and installation shall comply with City Water

Standard 857.

25. Placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment, shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street.
26. Santa Rosa Water Department 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. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant locations to the Santa Rosa Water Department 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.
27. Submit Food Service/Restaurant Wastewater Discharge Permit Application including plumbing plans to Environmental Services Section, 4300 Llano Road, Santa Rosa, CA 95407.  
<http://ci.santa-rosa.ca.us/doclib/Documents/FoodServiceApp.pdf>.
28. All kitchen sinks excluding hand wash sinks, and condensate lines shall be plumbed to minimum sized 1000-gallon grease interceptor removal device and City Standard 519 with sampling box City Standard 521.
29. The installation and use of any garbage grinder or disposal at any kitchen sink will require that sink be plumbed to the grease interceptor.
30. The discharge of any dish wash machine shall be plumbed direct to sanitary sewer and by-pass the grease removal device.
31. A Trash enclosure will be required and shall be covered as per City of Santa Rosa building code to prevent any storm water contact with food waste and/or used cooking oil drums/bins.
32. Any elevator sump shall have no direct connection to sanitary sewer and or storm drain.
33. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.

Larry Lackie  
Project Engineer