

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
10/4/18

Pantoja Lane
3665 Sebastopol Rd
CC18-005

- I. 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.
- II. 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.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the approved exhibit labeled Pantoja Lane Subdivision stamped received 6/28/18:

MAPPING AND PRIVATE EASEMENT DEDICATION

1. All Conditional Certificates of Compliance shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
2. All costs associated with Conditional Certificates of Compliance, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
3. Prior to recordation of Conditional Certificates of Compliance for the resulting parcels all public and common infrastructure conditioned in the subdivision committee report for the parcel map waiver and any remaining elements of Pantoja Lane Subdivision Improvement Plans, City File Number 2017-0038 shall be installed to the satisfaction of the City Engineer. To the extent that this results in the need for new or amended private joint maintenance agreements or CC&Rs these shall be included with the plan review submittal. Any new or amended private joint maintenance agreements or CC&Rs shall be recorded by separate instrument to the satisfaction of the City Engineer.
4. Prior to recordation of Conditional Certificates of Compliance, any needed private easement between the resulting parcels (including but is not limited to cross lot drainage, egress, driveway and parking easements) as determined during the plan review shall be recorded by separate instrument as private Covenants of

Easement to the satisfaction of the City Engineer. Conformed copies shall be provided to the Planning & Economic Development Department.

PUBLIC STREET IMPROVEMENTS

5. 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.
6. Existing streets being cut by new services will require edge grinding per City Standard 209, in addition to trenching and an asphalt concrete overlay both per Standard 215.
7. Any new or modified driveway apron shall be per City Standard 250 B.
8. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

STORM DRAINAGE

9. Drainage facilities and drainage easements, if required, 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.

WATER AND WASTEWATER

10. 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.
11. All shared and public water and sewer improvements shall be completed prior to recordation of Conditional Certificates of Compliance.
12. The design of all onsite water and sewer shall be to the satisfaction of the Water Department.
13. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
14. 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.
15. Water services and meters must be provided for each proposed parcel 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.
16. 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.

17. 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.

FIRE

18. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of the proposed building pads for future construction. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum, paved, with an inside radius of 20 feet and outside of 40 feet.
19. Future residential structures shall be protected by automatic fire sprinklers.
20. Future residential structures shall be provided with addressing in compliance with City of Santa Rosa Fire Department standards and CA Fire Code Ch. 5.

A. R. Jesús McKeag

PROJECT ENGINEER