

PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
April 12, 2019

Guerneville Road Homes
1665 Guerneville Rd
PRJ18-089

- II. 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.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received December 20, 2018:

PARCEL AND EASEMENT DEDICATION

1. Vehicular access rights shall be dedicated to the City along the Guerneville Road frontage except at the planned street entrances to the project.
2. The final map shall show reciprocal Private Access Use Easements over the common pavement on lots 2 and 3 in favor of Lots 2 and 3.

PUBLIC STREET IMPROVEMENTS

3. Guerneville Road shall be dedicated and improved as a Boulevard along the entire project frontage with 43 foot Right of Way from centerline to property line together with 13-foot Public utility Easement containing a 6.5 foot Public Sidewalk Easement. Half width street improvements shall consist of 2 travel lanes, with a bike lane, a median, an 8 foot planter strip, with a 6-foot sidewalk.
4. Elson Way shall be dedicated and improved as a Minor Street through the project site. Full width street improvements shall consist of 2 travel lanes with no parking together with 6-foot contiguous sidewalk on each side of centerline. The Public Utility Easement is to be dedicated to the City and width behind the contiguous sidewalk may be reduced and restricted to one side as allowed by the City Engineer with approval by the Franchise Utilities.
5. The intersections of Guerneville Road and Elson Way shall be through a 35-foot

radius curb return with enough Right of Way dedicated to the city to contain the sidewalk with Caltrans Standard A88A case G curb ramp with retaining curb on the Guerneville Road frontage limiting crossing to Elson Way.

6. It is anticipated that this street shall be extended in the future and shall be signed per City Standard 206 with sidewalk barricades per City Standard 236.
7. 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.
8. Guerneville Road and shall be signed for No Parking along the project frontage.
9. Any existing agreement with the City to obtain right of way and construct public sidewalk along the Guerneville Road frontage is hereby rescinded.
10. A temporary turnaround on the Elson Way shall be installed per City Standard 206 across Lots 2 and 3. The temporary Emergency Vehicle Turnaround will remain in effect until the street is extended.
11. A public access easement shall be granted for the turnaround area to allow the public access for turnaround use. Prior to the city quit claiming this easement and the quit claiming of the development rights, the turn around improvements shall be removed with an encroachment permit.
12. The turnaround shall be signed "No Parking – Fire Lane" per current Fire Department standards and the pavement cross-hatched and delineated "No Parking" and "Turnaround Area" with thermoplastic striping material. These improvements shall be included on the public improvement plans.
13. 2 copies of the Phase 1 Environmental Site Assessment are required with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department, 2373 Circadian Way, and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Public Works, Engineering Development Services Department, Room 5 City Hall. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
14. 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.

TRAFFIC

15. Conduit and pull boxes shall be installed per City Standard for future traffic signal

interconnect along Guerneville Road.\

16. Elson Way shall be signed for Right Turn Only to exit onto Guerneville Road with "One Way" sign installed in the median. The existing median nose shall be removed, and median extended and median nose constructed ending at the westerly curb return of Elson Way on Guerneville Road or as directed by the City Engineer.
17. Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process.
18. 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."
19. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard 611 cobra style street lights are to be installed along Guerneville Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

20. The shared driveways curb cuts shall be 39 feet wide. A separate joint maintenance agreement shall be provided for each pair of lots served by a common driveway.
21. Turn around capability on the common driveway(s) shall be provided with clear backup of 46 feet from garage face to opposing face of curb and with a continuation of the common driveway 10 feet beyond the last driveway access point.

STORM DRAINAGE

22. A public storm drain shall be extended from the end of the existing public storm drain system in Guerneville Road to a Storm drain structure in Elson Way. the public pipe shall meet City of Santa Rosa and Sonoma County Water Agency criteria and be constructed at minimum grade allowing for further extension to the north beyond the subdivision boundary.
23. The proposed Guerneville Road Homes Subdivision public storm drain extension connecting to the existing public storm drain system in Guerneville Road shall

meet City of Santa Rosa and Sonoma County Water Agency, SCWA, criteria. A public storm drain shall be constructed in Elson Way at minimum grade for further extension to the north beyond the subdivision boundary.

24. A hydraulic study shall be submitted with the subdivision improvements showing the existing tributary basin established by the SCWA to be served with the public storm drain extension.
25. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Storm Water Low Impact Development (SWLID) BMP's Guideline. Final Public Improvement Plans shall incorporate all SWLID 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 SWLID BMP's and shall include a maintenance schedule.

Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

- a) The individual homeowners fronting or owning these BMP's. Individual 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 private property owner for a period of the latest five years, and shall be made available to the City upon request.
 - b) A special tax district for public BMP facilities.
 - c) An alternate means acceptable to the City of Santa Rosa.
26. After the SWLID 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 SWLID BMP's is to be received by the City prior to acceptance of subdivision improvements.
 27. 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.
 28. 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 SWLID 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.

29. Perpetual maintenance of SWLID 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.
30. 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 SWLID design report.
31. A SWLID "Declaration of Maintenance" document shall be recorded prior to grading and or building permit issuance as applicable.
32. After the SWLID 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 SWLID BMP's is to be received by the City prior to acceptance of improvements.
33. Where bio swales or BMP facilities are located in landscape strips, other utilities such as solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear foot. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.
34. Two clean outs shall be installed at the downstream end on all Bioretention Bed subdrains when they cross property lines except when connected to a public storm drain curb inlet. Property owner will be responsible to maintain their subdrains and the maintenance schedule shall be included in the annual report to be submitted to the City.
35. Alternative to the use of permeable pavement for the gutter in the proposed BMP shall be to provide low flow infiltration while provide a high flow bypass through use of drainage inserts or other direct infiltration other than seepage through an open graded cast in place pavement structure.
36. Subdrains for BMP's shall not connect directly into the Public storm drain system but shall connect through a public curb inlet connected to the public system at a manhole structure. No blind connections are allowed to the public system. All storm drain pipe through public right of way shall be a minimum 15-inch diameter. A two way clean out shall be provided on the subdrain in the bioswale at the near end closest to the property line or structure when connected to a public curb inlet.

37. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to insure the BMP features are installed per the approved final SWLID report. BMPs shall be preserved and not filled in with landscape material or removed.

GRADING

38. Evidence that all existing buildings with 5 or more dwelling units have approved fire sprinklers installed and in working order are to be provided prior to recording the Final/Parcel Map.
39. The existing septic system crosses over proposed lot lines, which is not allowed. Obtain septic system abandonment permit and well abandonment permit from the Sonoma County Permit and Resource Management Department.
40. Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit must be finalized prior to final map recordation.

WATER

41. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
42. Fire hydrants shall be provided along adjoining street frontage and Fire Department access roadways.
43. Placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment, installed along both sides of divided streets and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. A fire hydrant shall be located within 250 feet of residential buildings. Fire hydrant type and installation shall comply with City Water Standard 857.
44. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
45. Any existing wells are subject to compliance with the City Well Ordinance as administered by the City Building Official. 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.
- 46. Domestic system for lots containing a well shall have a City Standard 875 Double Check.
 - 47. Existing septic system shall be removed under permits from the Sonoma County Health Department and Sonoma County PRMD with the demolition of the existing structures.
 - 48. 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.
 - 49. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead-end systems such as cul de sacs, a fire flow test will be completed at the hydrant on each separate cul de sac or dead-end system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.

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