

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
REVISED May 20, 2019

FMBC of Santa Rosa Parsonage Parcel Map Waiver
375 CALISTOGA RD
CC18-008

- 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 Site Plan stamped received 8/27/18:

PUBLIC EASEMENT DEDICATION

1. Prior to recordation of Conditional Certificates of Compliance for the resulting parcels the following shall be dedicated by separate instrument;
 - a. a public utilities easement starting at the property line and ending 7-feet from the back of sidewalk.
 - b. a sidewalk easement to contain any sidewalk installed outside of current City Right-of-Way plus 6-inches behind the back of sidewalk *if installation of new sidewalk is required or if any area of existing sidewalk is currently outside of City Right-of-Way.*
 - c. Any other public easements for water or drainage as determined during the review of Encroachment Permit or during the plan check phase of the Conditional Certificates of Compliance.

MAPPING AND PRIVATE EASEMENT DEDICATION

2. 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.

3. 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.
4. 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 shall be installed to the satisfaction of the City Engineer. To the extent that this results in the need for private joint maintenance agreements or CC&Rs these shall be included with the plan review submittal. Any private joint maintenance agreements or CC&Rs shall be recorded by separate instrument to the satisfaction of the City Engineer.
5. 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 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

6. The driveway aprons for each resulting lot shall meet the current applicable City Standard as per width and longitudinal slope of depression between flares and must have a minimum 4-foot wide sidewalk with ADA compliant longitudinal and cross slope for any installed newly sidewalk.

If this requires installation of a new driveway apron, it shall be per the appropriate City Standard; 250 B for residential and 250 A, C or D for Commercial uses.

If this requires installation of new sidewalk, it shall be per the appropriate City Standard; 235 for scoring, etc., 237 for replacement of existing sidewalk, and 231 for wrapping sidewalk around the back of a new driveway apron if needed. If City Standard 231 is required a sidewalk easement to contain the sidewalk will be required.

7. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any sewer, water, or storm drain work, or installation of sidewalk or driveway aprons within the public Right-of-Way or located within existing or proposed public easements.

At the discretion of the City Engineer, an Encroachment Permit may be issued for the installation of sidewalk or driveway aprons within the public Right-of-Way or easements either existing or required as dedications to contain certain infrastructure as part of this subdivision of land.

If this work is not done prior to the recordation of the Conditional Certificates of Compliance, they will be conditions of said Conditional Certificates of Compliance.

8. 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.
9. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

STORM DRAINAGE

10. 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.
11. The design of all onsite drainage shall be to the satisfaction of the Chief Building Official.

GRADING (from Building Memo dated October 15, 2018)

12. The applicant will need to provide verification that the existing wall of the church proposed to be 5-feet from the new property line complies with building code fire separation distance requirements (or can be modified to comply). If the church's wall needs to be modified, the modification building permit work must be finalized prior to subdivision document recordation.
13. The minimum fire separation distance from property line for the new dwelling is 3-feet based on the dwelling being fire sprinklered. The proposed property line between the two buildings could be shifted 2-feet away from the church and still meet building code requirements.
14. Provide verification prior to subdivision document recordation that the buildings comply with minimum fire separation distances from the proposed property line.

WATER AND WASTEWATER

15. Water and sewer easements, if required, shall be provided to the satisfaction of the City Engineer at the developer's expense.
16. All sewer laterals, water services, backflow devices, domestic and irrigation meters, etc. shall be installed to current City Standards to the satisfaction of the City Engineer under an Encroachment Permit.

At the discretion of the City Engineer, an Encroachment Permit may be issued for the installation of sewer laterals, water services, backflow devices, domestic and irrigation meters, etc. within the public Right-of-Way or easements either existing or required as dedications to contain certain infrastructure as part of this subdivision of land.

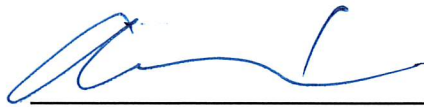
If this work is not done prior to the recordation of the Conditional Certificates of Compliance, they will be conditions of said Conditional Certificates of Compliance.

17. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.

FIRE DEPARTMENT MEMORANDUM (Dated October 17, 2018)

The request is a parcel map waiver to subdivide a 1.18-acre parcel into two lots measuring 0.16-acres, respectively. No development, grading, or deep excavation is proposed.

The Fire department has **no comments** on this application based on the description.



A. R. Jesús McKeag

PROJECT ENGINEER