

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

EXHIBIT "A"

June 13, 2019

**Construction of four small cottages and renovate existing SFR
25 RAE STREET / 715 TUPPER STREET
LMA15-013**

- 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 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 30, 2019:

PARCEL AND EASEMENT DEDICATION

1. Dedicate an easement within the project frontage for a 7.0-foot wide Public utility and public access easement located behind the Right of Way Line along both Tupper and Rae Streets. Easement documents are subject to review and approval by the City Engineer and shall record at the County of Sonoma prior to issuance of building permit.
2. Record a joint utility easement declaration and utility maintenance easement as approved by the city engineer over 715 Tupper Street in favor of 25 Rae Street. The utility easement declaration and maintenance easement shall be recorded at the County of Sonoma prior to building permit issuance, and a recorded copy shall be provided for the City records file.
3. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports and deeds necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California for approval by the City Engineer. City forms are available at the City Planning & Economic Development Department, Engineering Development Services Division, Room 5 located at City Hall.

PUBLIC STREET IMPROVEMENTS

4. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right or any existing public sewer or water easements shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
5. Rae Street shall be improved to Rural Street Standards per City Standard detail No. 200L from the connection to the existing street pavement in front of 710/712 Rae Street, then easterly in the Rae Street right of way alignment across the project frontage to join the existing street pavement section at the curb returns at the intersection of Hendley Street and Rae Street. Rae Street public improvements shall be completely constructed and accepted by the City prior to issuance of any building permits on the houses proposed on the Rae Street Parcel identified as APN # 003-201-004. Rae Street's half width street improvements shall be subject to additional details in item 6 and 7 below.
6. A street pavement width variance was granted to the applicant for Rae Street from the Fire Department. The variance is entitled "Application for Alternate Materials or Methods" (Fire Department permit F15-0379) and was approved July 9, 2015 by Fire Marshal Scott Moon, City of Santa Rosa Fire Department for the proposed half street pavement width for Rae Street. In light of the granted Variance, the longitudinal street improvements for Rae Street shall be constructed as follows: The street pavement width shall be a minimum 15-foot clear width from curb face to edge of pavement. The street improvements shall be built to complete the travel way and connect Rae Street from Brown Street to Hendley Street and shall include the following: saw cut and join the existing street pavement located in front of 710/712 Rae Street, and construct the new street towards the east, across the project frontage and join the existing street pavement at the existing westerly street curb returns of Rae Street and Hendley Street intersection.
7. Rae Street's half street improvements shall be located in the south half of the existing 40-foot wide right of way. The street curb and gutter shall follow in line and grade with the existing improvements which identify as a modified City Rural Street Standard no. 200L. The modified half street improvements shall consist of a 2-foot wide minimum aggregate base shoulder; a 6" wide x

- 12" minimum depth PCC Redwood header along the entire northern edge of the proposed pavement section, a 15-foot wide minimum street pavement section to accommodate a two-way travel lane, approximately 180 linear feet in length; with 6" concrete curb and gutter along the entire south roadway from curb join to curb join (approximately 180 linear feet of curb and gutter plus a driveway apron). The cross-street slope shall be 2% minimum grade towards the curb and gutter. The existing curb face is approximately 2.2-feet from the property line. The existing storm drain facilities and concrete curb returns at Rae Street and Hendley Street shall remain unchanged and the proposed street curb and gutter on the south side of Rae Street shall direct storm drainage to the nearest down stream public storm drain system capable of handling the storm water flows. Edge grinding at the new structural section shall be installed per City Standard 210 at each side of the join. See the Standard Conditions of Approval for additional dimensions.
8. Match line and grade of the existing sidewalk on Tupper Street. Repair all cracked and broken sidewalk on the Tupper Street project frontage and match the existing sidewalk color. Install an ADA Compliant sidewalk behind the existing driveway apron on Tupper Street or as approved by the City Engineer. Construct a multi-residential curb cut per City Detail No. 250A on Rae Street. Exact locations shall be submitted at first plan review.
 9. Public Improvement plans designed by a Registered Civil engineer shall be reviewed and approved by the City Engineer for the Rae Street improvements and shall include a grading and drainage, utility and signing and striping plans at a minimum. Tupper Street improvements may be permitted using the encroachment permit process.
 10. The existing bollards and gates restricting Rae Street from through-traffic access shall be removed and not replaced. The public street shall be unobstructed from Hendley Street to Brown Street and allow auto travel in a two-way direction.
 11. Applicant shall notify and coordinate with the City Recreation and Parks Department, a minimum of 48 hours in advance of the start of construction in order to allow time to mark and protect the existing irrigation lines in the affected City park grass area, and to allow time for public notifications for the park closure, if necessary.
 12. If the construction disturbs the existing park bollards along the north side of Rae Street, then the applicant shall replace the bollards with a like-kind bollard. The bollard type and configuration shall be approved by the City Parks Department and delineated on the Public Improvement plans. The applicant shall replace all disturbed or damaged turf along the Rae Street

Park Frontage to the satisfaction of the Recreations and Parks Department prior to occupancy of the units.

13. The plans shall show a complete boundary survey and site topography with vertical elevations as certified by a California land surveyor. Topography shall extend a minimum of 20-feet from the boundaries of the proposed improvements. Existing and proposed easements of record shall be shown on the plans in relationship to the existing property line. Right of Way line and easement dedications shall be shown clearly on the civil construction plans.
14. If applicable, then decorative luminaire street lighting shall be installed along the project frontage per City Standard 615D for Street Lights. Street light spacing, wattages, and locations shall be determined during the improvement plan review process. Required street light spacing and locations shall be determined at the time of Public Improvement Plan check.
15. If applicable, 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."

OVERHEAD UTILITY LINES

16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC

18. The minimum street structural pavement section for Rae Street shall be designed for a minimum traffic index of 5.0 which shall be a minimum of 3 inches of asphaltic cement over 9.5 inches of aggregate base per Traffic Department Comments or per soils engineering report for the same traffic index.

19. A white thermoplastic striped pedestrian crosswalk shall be installed between the corner access ramps between the northwest and southwest corners at the intersection of Rae Street and Hendley Street across Rae Street. A 6" wide solid white traffic edge line shall be painted along the redwood header pavement edge. All traffic signing and striping improvements shall be installed per CA. MUTCD standards and City design standards and is subject to review and approval from the Public Works Department Traffic Engineering Division.
20. No street parking shall be permitted on the reduced 15-foot wide street section of Rae Street. Install two R-26 "No Parking" signs on each side of Rae Street (4 signs total) and show the locations on the Public Improvement plans.
21. A "stop" sign R1-1 shall be installed at the southwest corner of Rae Street and Hendley Street for the eastbound Lane on Rae Street.
22. Install a "road width transition" per City Standard 212 along the northside of Rae Street where the street section reduces from approximately 20-foot width to the 15-foot width or as approved by the City Engineer. Adjust the street narrowing barricade to allow the path to the park to remain on the north side of Rae Street.
23. At a minimum, install the following traffic control signs: "Road Narrows", W5-1 along the east bound lane; install a "two-way" traffic warning sign, W6-3 at each direction of the 15-foot wide reduced street section. Paint the Rae Street centerline. Traffic striping and signs may be revised as warranted by the City Engineer upon plan submittal and review.

PRIVATE DRIVEWAY IMPROVEMENTS

24. The common driveway shall be a minimum of 13-foot wide and shall be covered by recorded joint utility and maintenance easements in favor of the lot served.
25. Parking spaces shall conform with Zoning Code Table 3-6 which shall require the north-south parking be arranged near a property line with clear back up space.
26. The lots shall be separated by a 6" concrete curb and shall not allow vehicular crossing of the lot line. Each lot shall have sole access and be addressed via their own respective frontage street.
27. The onsite private driveway and parking areas shall be paved with a minimum of 3" asphaltic cement on 6" aggregate II base or an approved equal.

STORM WATER COMPLIANCE SWLID

28. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
29. If applicable, then the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development (SWLID) 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 SUSMP Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's, and shall include a maintenance schedule. The owner shall sign and record the agreement at their expense. The owner shall provide a copy of the recorded Declaration of Maintenance to the City Plan reviewer prior to grading permit issuance.
30. If applicable, then perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The lot 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.
31. If applicable, then 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. Written certification of SWLID BMP's is to be received by the City prior to occupancy permit and acceptance of multi-family improvements.
32. If applicable, then the landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features. BMPs shall be installed per the approved final SWLID report. Project shall use approved BMP construction details from the city SWLID manual.
33. If applicable, then the required BMP treatment facilities shall be installed concurrently for each construction phase and be designed to stand independently on its own for the contributory area.

GRADING

34. 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 building permit issuance.
35. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.
36. Provide engineering calculations at first submittal of the building permit demonstrating that any proposed basement construction shall not adversely affect any existing house foundations located onsite or on neighboring lots.

WATER AND WASTE WATER

37. One new water combination service per City standard 870 shall be installed by the applicant as required to connect into the water main in Tupper Street, with one water service lateral from that main to serve each unit. The size of the new combination water service size shall be dictated by domestic, irrigation and fire flow demand. Each individual unit shall require a separate meter, and combined water service and fire line service. Plans and flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the City Encroachment Permit application showing proposed water service, meters and backflow devices.
38. A double check valve backflow device per City Standard 875 shall be installed on all water laterals serving a private fire sprinkler system.
39. Each lot shall require an independent sewer lateral. Any existing water or sewer services that shall not be used must be abandoned at the main per City Standards 850 and 507. The four new units shall sewer to the existing sewer main in Tupper Street. Provide the surface elevation of the first upstream manhole in Tupper Street on the plans.
40. Sewer and water demand fees shall be due prior to issuance of Building Permits. The applicant may contact the Engineering Development Services Division to determine estimated sewer and water demand, processing and meter fees.
41. Provide water services and meters per Section X of the Water System Design Standards.

42. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line per City Standard 513.
43. Submit landscape and irrigation plans in conformance with the most recent Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council Resolution 4051, dated October 27, 2015. Plans shall be submitted with the Building Permit application.
44. As applicable, the two-existing residential water and sewer lateral services of record (City file number 95-0042, sheet 9 of 44) that are located within the Right of Way of Rae Street and enter Rae Street from Brown Street shall be field located and called out on the construction plans as being re-engineered, or relocated by the applicant and/or protected in place per the review and approval of the City Engineer. These services serve the neighbors' lots. As applicable, all existing adjacent lot services within the construction zone shall be field located and either relocated, re-engineered and/or protected in place at the applicants' sole expense as approved by the City Engineer, prior to the street extension construction of Rae Street. Pipe tracer wire for location shall be installed over the underground utility services that are in non-typical city standard locations. The extent of the utility services relocation shall be determined during the first plan review of the improvement plans. Residential water services shall remain on during the construction and the applicant shall coordinate with the adjacent property owners and the city staff during the construction for limited shut downs. Meters cannot be located within the traveled way and shall be re-located outside of the traveled way or as approved by the City Engineer.

FIRE (Dated September 21, 2015)

45. Application for Alternate Materials or Methods (Fire Department permit F15-0379) approved July 9, 2015 by Fire Marshal Scott Moon, describes construction as "15' + improvements of Rae St. from Hendley to Brown St without improving existing bulb out", Fire Department requires an unobstructed, paved access road from Hendley St. to Brown St., especially because width has been reduced from typical 20-feet. Existing Rae Street is severely deteriorated and overgrown with weeds. The plans shall reflect this approval.
46. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per the Vehicle Code.

47. Buildings are required to be identified with numerics on the street used to access the building. The two most northern units shall be addressed off Rae Street.
48. Applicant shall contact city Utilities Department to have a flow test performed for existing hydrant #5211 (at the southeast corner of 28 Rae Street) to obtain current data for designing the required residential sprinkler systems.
49. The combined fire sprinkler, domestic service demands and friction loss through backflow prevention devices shall be in excess of the capacity of the existing water service lateral between the water main and the water meter. An upgraded connection to the city water system shall be necessary. A hydraulic analysis shall determine the size of lateral, manifold and meters.
50. 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.
51. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin on Building Addressing.
52. Storage or use of any hazardous materials at the site shall require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at www.unidocs.org. The Fire Department shall review for approval. Materials on site shall require a Hazardous Materials Permit to be submitted to the Fire Department for review and approval and require payment of Hazardous Material Management Plan fee.



Carol Clark
EDS Project Engineer

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