

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
December 12, 2019

Santa Rosa Self Storage
1100 Santa Rosa Ave
PRJ19-015

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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. 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. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

WELO Landscape plans shall adhere to Updated Preliminary SWLID Exhibit Sheets 1 and 2 received by email 12/05/19 with regard to minimum deciduous tree count and layout or a revision to the Preliminary SWLIDS initially received 09/25/19 and updated by email 12/05/19 shall be submitted.

- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the below mentioned plans and reports;
 - a. Civil Sheets C1 through C5 received by email 11/14/19
 - b. Updated Landscape Drawing Sheet L1.01 received by email 12/05/19
 - c. Updated Preliminary SWLID Exhibit Sheets 1 and 2 received by email 12/05/19
 - d. Preliminary SWLIDS initially received 09/25/19 and updated by email 12/05/19:

PUBLIC EASEMENT AND RIGHT OF WAY DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument.
2. Prior to the issuance of any Encroachment Permit the following public easements and rights of way shall be dedicated;

- a. right-of-way shall be dedicated so that a Caltrans Standard A88A curb ramp and the 4-foot sidewalk landing are contained within 6 inches of the right-of-way at the curb return at the southeasterly corner of the intersection of Santa Rosa Ave and Barham Ave.
- b. a sidewalk easement of sufficient width to contain any areas of new and/or proposed sidewalk not already within the public right of way along any of the 3 project frontages.
- c. a public emergency vehicle access easement (EVA) to the satisfaction of the Fire Department.
- d. a public utility easement (PUE) of sufficient width to contain any areas from back of sidewalk to 7.5-feet back of sidewalk not already within the public right of way along any of the 3 project frontages or as otherwise approved by the City Engineer.
- e. All proposed reductions or eliminations of any PUE along any frontage shall be requested as a variance from the above condition during the review period for the Encroachment Permit or before and shall be accompanied by written approval from the following companies;
 - i. AT&T
 - ii. PG&E
 - iii. Comcast
 - iv. Integra Telecom
 - v. Any other franchise agreement beneficiary not identified here, but with rights to PUEs during the coordination period and prior to the grant of PUE offered by the applicant and accepted by the City Engineer.
- f. All coordination efforts between the developer and all affected franchise agreement utilities companies shall be the responsibility of the developer. The City shall not be held liable for any time delays or costs resulting from these efforts even though the City holds ultimate authority for approval of the dedications and Improvement Plans. The developer agrees to this by pursuing approval of this project.

MAPPING AND PRIVATE EASEMENT DEDICATION

- 3. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
- 4. A merger and/or lot line adjustment of the following parcels is required in order to avoid building placement conflict prior to issuance of any Building Permit;
 - a. APN 038-111-011, Doc. No. 2007R091173
 - b. APN 038-111-048, Doc. No. 2002R213869
 - c. APN 038-111-057, Doc. No. 2007R091173.

5. If a lot line adjustment is selected, cross lot drainage, egress and parking easements (or Covenant of Easements if all parcels are under the same ownership) and SUSMP maintenance agreements as needed must be recorded by separate instrument with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

6. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
7. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
8. Improvements to **Santa Rosa Ave** shall consist of;
 - a. the removal and replacement to City Standard 250 A, C or D of the 2 drive approaches.
 - b. the widening to 5-feet of any Portland Cement Concrete contiguous sidewalk that is less than 5-feet or the installation of minimum 5-foot wide Portland Cement Concrete contiguous sidewalk where it is currently Asphalt to City Standards 235 and 237 along the frontage except where behind the drive approach it may neck down to no less than a full unobstructed 4-feet per City Standard 231.
9. Improvements to **Barham Ave** shall consist of;
 - a. the removal and replacement to City Standard 250 A, C or D of the drive approach.
 - b. the widening to 5-feet of any Portland Cement Concrete contiguous sidewalk that is less than 5-feet or the installation of minimum 5-foot wide Portland Cement Concrete contiguous sidewalk where it is currently Asphalt to City Standards 235 and 237 along the frontage except where behind the drive approach it may neck down to no less than a full unobstructed 4-feet per City Standard 231.
10. Improvements to the southeasterly curb return at the intersection of **Santa Rosa Ave** with **Barham Ave** shall consist of a Caltrans Standard A88A curb ramp of 35-feet radius and the case of which to be determined during plan check to the satisfaction of the City Engineer.
11. Improvements to **Lotus Ct** shall consist of;
 - a. the installation of 2 City Standard 250 A drive approaches.

- b. the installation of minimum 5-foot wide sidewalk along the frontage except where behind the drive approach it may neck down to no less than a full unobstructed 4-feet per City Standard 231.
 - c. Sidewalk barricades per City Standard 236 shall be installed to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
- 12. Any broken curb, gutter and/or sidewalk shall be replaced per current City standards along the 3 frontages.
- 13. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
- 14. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer in consultation with the City Traffic Engineer.
 - a. City Standard 611 cobra style street lights, where appropriate, are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
 - b. Electrical boxes for new and/or relocated street lights and signals, where appropriate, 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."
- 15. With the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject development or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject development shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the 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 AND LINE OF SIGHT

18. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of (Building Permit, Encroachment Permit, Improvement Plans).
19. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.
20. Prior to removing and salvaging any existing street lights and signal equipment the contractor shall contact the Department of Transportation and Public Works (TPW). If TPW indicates that equipment is to be salvaged it shall be delivered to the Maintenance Yard Storage Area.

COMMERCIAL DRIVEWAY IMPROVEMENTS

21. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space per City Parking design standards 20-36.070 B,2.
22. Onsite driveways shall be improved to Minor Street structural standards the full length of the driveway.

STORM DRAINAGE

23. Drainage facilities and drainage easements 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.
24. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
25. 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.

26. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted (the exception is for lots draining to a common driveway). Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
27. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way.
28. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SUSMP)

29. **All tree planting shall adhere to Updated Preliminary SWLID Exhibit Sheets 1 and 2 received by email 12/05/19 with regard to minimum deciduous tree count and layout or a revision to the Preliminary SWLIDS initially received 09/25/19 and updated by email 12/05/19 shall be submitted.**
30. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
31. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.
32. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
33. After the LID 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 LID BMPs is to be received by the City prior to final occupancy.
34. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
35. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control

Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

GRADING (from Building Memo dated April 2, 2019)

36. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
37. Obtain building permits for the proposed project.

WATER AND WASTEWATER

38. 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.
39. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
40. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
41. Install mains with constant alignment wherever possible, minimum 3-feet from the lip of gutter 4-feet from centerline monuments.
42. Private sewer mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
43. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
44. Separate sewer laterals shall be installed for each lot.
45. 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.
46. The applicant shall extend an 8-inch public water main from the existing 6-inch main in Barham Ave along the full length of Lotus Ct, or as otherwise approved by the City Engineer in consultation with the Director of Water. Public water mains must be sized to meet criteria per Section VII of the Water System Design

Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.

47. Connection to the existing main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
48. Water services and meters must be provided 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.
49. 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.
50. Reduced Pressure back flow per City Standard 876 will be required on all irrigation and domestic water services.
51. The final design of the onsite fire water system shall determine the appropriate backflow prevention device for the fire line in accordance with Section XI. PUBLIC IMPROVEMENTS FOR PRIVATE FIRE SYSTEMS of the Water Distribution Standard Specifications on pages 13 through 15 to the satisfaction of the Fire Department. Fire services are customarily equipped with City Standard 880 backflow.
52. Applicant shall install a City Standard 870 combination service for fire services, public fire hydrant if required, domestic water and irrigation meters.
53. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
54. 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.
55. 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
56. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is

being converted from a connection to the septic system to the public sewer system.

57. 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. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
58. 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 Santa Rosa Water Department prior to the test being performed.
59. If adequate fire flow cannot be achieved from a single feed, applicant shall be required to loop the existing water system, either through an onsite loop or a 2nd water connection to the satisfaction of the Fire Department.
60. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.
61. Water Engineering 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 firelines and private fire hydrant locations to the Utilities Engineering Division 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.
62. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Memo dated April 1, 2019)

63. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
64. Approved fire apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of the California Fire Code and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route

around the exterior of the building of facility. Fire apparatus access roads shall be installed and accessible to fire apparatus prior to construction with an asphalt, concrete or other approved driving surface capable of supporting 75,000 pounds.

- a. Access roads that are dead end in excess of 150 foot shall be provided with approved turn around ability for fire apparatus.
 - b. Turning radius shall provide for an inside diameter of 20 foot and outside diameter of 40 foot for fire apparatus.
65. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
66. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
67. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
68. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
69. Per current City Standards, fire hydrants shall be spaced at a maximum of 300 ft on center.
70. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
71. A Phase 1 Environmental Site Assessment may be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.



A. R. Jesús McKeag

PROJECT ENGINEER