

PLANNING AND ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
September 18, 2019

1520 Ditty Ave.  
Ditty Downs  
(MJP07-036) PRJ17-065

- 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 as related to this application unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes recommended **modifications to the** conditions of approval on the subject application/development based on the plans approved by Planning Commission Resolutions 11376 and 11377 on October 9, 2008:

**PARCEL AND EASEMENT DEDICATION**

1. The alterations (including upgrading any substandard housing conditions) and/or new additions to the, existing houses and garages on Lot 1 and Lot 2 shall be constructed prior to Parcel Map recordation or, as an alternative, the development rights over Lot 1, Lot 2, Lot 3, and Lot 4 shall be granted to the City of Santa Rosa concurrently with the recording of the Parcel Map. The development rights to Lot 1, Lot 2, Lot 3, and Lot 4 may be quitclaimed by the City Engineer when the building permits for the house, alterations and garage have been finaled. This shall be noted on the Parcel Map Information Sheet.
2. Obtain a Demolition Permit to remove the existing garage structure located on a portion of Lot 4 and a portion of Lot 2. An air quality district J# is required to be submitted with the Demolition Permit application. The Demolition Permit must be finaled prior to Parcel Map recordation or, as an alternative, the development rights over Lot 1, Lot 2, Lot 3 and Lot 4 may be granted to the City of Santa Rosa concurrently with the recording of the Parcel Map. The development rights to individual lots may be quitclaimed by the City Engineer at such time as he determines that the Building Permits for the alterations and new garage have been finaled. This shall be noted on the Parcel Map Information Sheet.
3. The proposed common storm drain extension offsite to Ditty Avenue through Parcel

Map 688, City File 2008-0033 shall be contained in a 10-foot private storm drain easement in favor of Lots 1, 2, 3, and 4 of the proposed 1520 Ditty Avenue subdivision, City File MJP07-036, together with a joint Maintenance and Access Agreement. The easement shall be 5 feet on either side of the proposed offsite pipe system, include all structures and be wholly contained on one parcel and not straddle property lines. The mutual Maintenance and Access Agreement shall be recorded with the easement and shall be transferrable to future owners of both subdivisions. The proposed offsite storm drain easement with Maintenance and Access Agreement shall be recorded prior to approval of the subdivision Improvement Plans.

4. The Parcel Map shall show a minimum 23-foot width private joint access, storm drain, and utility easements over Lot 4 in favor of Lots 1, 2, and 3.
5. The Parcel Map shall show 10-foot-wide private storm drain easement(s) for any lot-to-lot private storm drain system that lies outside the above said easements.
6. Evidence that the separation between dwelling units is properly constructed is to be provided prior to recording the Parcel Map.
7. Ditty Avenue is designated as a Minor Street Standard and the existing right-of-way is 25 feet. A minimum 4.5-foot sidewalk easement within a 7.5-foot-wide Public Utility easement shall be dedicated to the City of Santa Rosa along the property frontage of Ditty Avenue.

#### **PUBLIC STREET IMPROVEMENTS**

8. Ditty Avenue shall be improved and reconstructed to centerline as a Minor Street along the entire project frontage. Half width street improvements shall consist of a travel lane with a parking lane and a planter strip with a sidewalk behind the planter strip. See the Standard Conditions of Approval for dimensions.
9. Improvements to Ditty Avenue shall also consist of the removal and replacement of the existing driveway to a 16-foot-wide City Standard 250B curb cut.
10. 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.

#### **PRIVATE STREET/ DRIVEWAY IMPROVEMENTS**

11. The common driveway for Lots 2 through 4 shall be 20 feet wide, taper to 16 feet around the Valley Oak tree, and return to the 20-foot width once the obstruction is

cleared. The driveway shall be covered by a joint Maintenance Agreement and shall connect to Ditty Avenue through a City Standard 250A curb cut.

12. The proposed off-site storm drain system through, Parcel Map 688, City Engineer's File No. 2006- 0117, to Ditty Avenue is an offsite extension required for the proposed storm drain system and is a common improvement to 1520 Ditty Avenue Subdivision, City File MJP07-036. The portion of the offsite storm drain through Parcel Map 688 necessary for the onsite storm drain extension to Ditty Avenue shall be included in the subdivision Improvement Plans as an offsite improvement to be built with this subdivision and be included in the Subdivision Agreement and Subdivision Bonds. Existing improvement plans, City File 2006-0117, shall be revised with an approval letter from the Sonoma County Water Agency for the increased tributary area. All drop inlets on the common offsite storm drain shown on Improvement Plans, City File 2006-0117, shall be revised to minimum 24" x 30" box structures with bolt down grated inlets.
13. No blind connection to the public system is allowed and the public Improvement Plans, City file 2006-0117, are to be revised to show connection of the private storm drain system to the City Storm drain from a private field inlet behind the sidewalk, through a 15-inch minimum storm drain pipe, to a new City Standard Type II Catch Basin. The catch basin may be offset from the public storm drain in Ditty Avenue using an offset drainage structure over the public main. The curb basin shall be setback a minimum 4 feet from the driveway gutter.
14. The driveway apron to Lot 2 shall be a minimum 20 foot wide and the driveway aprons to the garages on Lots 3 and 4 shall be a minimum 10-foot-wide and provide a minimum 42 feet backup from garage face per City Code 20 - 37.070.

## **GRADING**

15. The proposed storm drain design shown on the Tentative Parcel Map dated September 15, 2008 is not allowed if offsite easements have not been recorded prior to approval of public Improvement Plans. Lot-to-lot overland drainage flows are not allowed. A grading and drainage plan that includes the building pads for the lots shall be submitted as part of the Improvement Plans. A Grading Permit is required for the subdivision improvements and the individual lot grading.
16. A common private storm drain system shall be constructed to provide a pipe system from the public main to field inlets for expansion into the individual properties. The common storm drain system from the public drainage structure contained in the common drainage easement shall be covered by a mutual Access and Maintenance Agreement recorded with the Parcel Map. Storm drain design shall be reviewed and approved by the Sonoma County Water Agency prior to approval of subdivision improvements.

17. The properties shall be graded to drain to private field inlets connected to a private storm system connected to the public storm drain in Ditty Avenue. Private cross lot drainage system shall be contained in a private 10-foot-wide storm drain easement in favor of the upstream property owners and be wholly contained on the property and not split on property lines.
18. Private storm drain system is to be connected to the City storm drain from a private field inlet behind the sidewalk, through a 15-inch minimum storm drain pipe, to a City Standard Type II Catch Basin. The catch basin may be offset from the public storm drain in Ditty Avenue using an offset drainage structure over the public main. The curb basin shall be setback a minimum 4 feet from the driveway gutter. No blind connections to the public main are allowed. Existing Improvement Plans used to provide any offsite connections shall be revised to remove blind connections to the City storm drain.
19. Obtain an inspection of the existing residences to determine if any substandard housing conditions exist. Building Permits are required to alter the existing houses and correct any substandard housing conditions, if they exist, and to construct a new garage on Lot 1. The Building Permits for any alteration and a new garage must be finalized prior to the Parcel Map recordation, or the development rights over Lots 1 through 4 granted to the City concurrently with the recordation of the Parcel Map.
20. The existing garage and any other existing structure(s) on the project site to be removed requires a Demolition Permit. An air quality district J# and a City Fire Department Phase 1 approval are required before the Demolition Permit can be issued. The Demolition Permit must be finalized prior to the Parcel Map recordation, or the development rights over Lots 1 through 4 granted to the City concurrently with the recordation of the Parcel Map.

#### **STORM WATER COMPLIANCE**

21. **As applicable, the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.**
22. **No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.**

#### **SEWER AND WATER**

23. The existing sewer main in Ditty Avenue is to be extended from the end of line to the easterly property line ending in a new City Standard cleanout. The existing cleanout

and sweep are to be removed and replaced with new pipe conforming to existing line and grade. The pipe sweep to the cleanout shall start at the easterly property line. Sewer laterals are to be perpendicular to the main.

24. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses and double check backflow 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.
25. Applicant must install a combination service per City Standard 870 for public fire hydrant and domestic service meters with City Standard 887 for multi-service manifold. A public fire hydrant is to be installed with the Ditty Downs Subdivision on the project side of centerline of Ditty Avenue. The domestic meters for the individual lots shall manifold off the combo service.
26. The existing storm drain on the frontage of the proposed project may be in conflict with the proposed sewer laterals. A detail of the crossing shall be shown on the subdivision Improvement Plans. Sewer laterals with less than 36-inch cover shall require special construction. Use of SDR 26 for sewer laterals with controlled density backfill is to be approved by the City Engineer Director of Utilities during the Improvement Plan review process. Sewer lateral crossing of existing storm drain pipe shall be per City Standard 517.
27. If the sewer main is extended by Parcel Map 688 subdivision and a reimbursement agreement has been approved by the Director of Utilities, this development may be subject to reimbursement fees. The local agency information sheet of the Parcel Map shall be annotated with this information.
28. Show all existing water and sewer laterals on the subdivision Improvement Plans. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an Encroachment Permit. Our records indicate two water meters (1520 & 1524 Ditty Avenue). The meter box, if currently installed per standard 864, shall be changed to a standard 863 box with one meter for Lot 1. Show the meter boxes for lots 2, 3 & 4.
29. 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.
30. Add a cleanout to the existing sewer service per City Standard 513, if it does not currently exist. Show the new or existing cleanout on the Improvement Plans.

31. Up to two joint trenched sewer laterals may be connected to the main using wyes at least 1' apart. The third lateral in the driveway must be moved a minimum of 4' to the west.
32. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map.
33. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

**FIRE DEPARTMENT CONDITIONS OF APPROVAL:**

34. Current Fire Department standards require fire hydrants to be spaced a maximum of 500 feet apart in single-family residential neighborhoods such as this one. The existing hydrants on this section of Ditty Avenue are approximately 600 feet apart; an additional fire hydrant is required. **Development plans for the parcel immediately east of this one (Ditty Village subdivision at 1510 Ditty Avenue; Parcel Map 688, approved May 31, 2006 by Fire Department Plans Review section) include a new public fire hydrant at the Ditty Avenue street frontage. If Public Improvements for Ditty Village are installed prior to improvements required for this project, the (then) existing fire hydrant will satisfy spacing requirements noted here. If Ditty Village is not constructed prior to Ditty Downs, a new public fire hydrant will have to be installed on Ditty Avenue as part of this project.**
35. The proposed shared driveway is a required Fire Department access road and shall be signed "No Parking - Fire Lane" per current Fire Department standards.
36. **The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction. The new single family residences on Lots 3 and 4 shall be sprinklered per NFPA 13D. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.**
37. 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.
38. **Permanent fences or gates limiting vehicle access shall be approved by the**

**Fire Department. Vehicle gates limiting access to two to four dwelling units shall be equipped with an electric operator with Knox key override on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.**

39. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

**RECREATION AND PARKS CONDITIONS:**

40. Street trees will be required and planted by the developer. Selection will be made by the City's approved master plan list and approved by the City's Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees". Tree planting locations shall be marked by the City Parks Division Section personnel. Contact Parks Division Tree Section at (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770.
41. Parks acquisition and/or park development fees shall be paid at the time of Building Permit issuance. The fee amount shall be determined by the resolution in effect at the time.



Laura Ponce  
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