

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"

~~March 16, 2017~~ March 21, 2019 DRAFT

888 4th St.
888 4th Street Apartments-
PRJ16-025
DR20-017

- 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. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received ~~February 3, 2017~~: February 29, 2019

GENERAL SITE

1. A merger of the Lands 888 Fourth Street LLC., APN 009061050 Doc No. 2006R128966 with the Lands of 888 Fourth Street LLC., APN009961022, Doc. No. 2006R128966 is required prior to issuance of any Building Permit.
2. Balcony and apartment extensions are private improvements into public air space on 4th Street shall require the applicant to hold the City harmless and insure against any and all injuries to the public due to the overhang encroachment. The insurance certificate shall be submitted to the City Attorney's Office for review and approval prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

3. 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.
4. 4th Street shall be improved to Main Street standards along the entire project frontage. Street improvements shall maintain the existing curb line remove and replace the contiguous sidewalk to meet City Standards with 2% cross fall from the building line to the curb while maintaining a minimum 4-foot clearance around all obstacles and driveway locations, together with street trees in tree wells, and the removal and replacement of the drive approach with new curb gutter and sidewalk. See the Standard Conditions of Approval for dimensions.
5. 3rd Street shall be dedicated and improved to Avenue standards along the entire project frontage. Street improvements shall consist of 6 foot contiguous sidewalk with tree wells, and the removal and replacement to City Standards of the drive approach. The sidewalk shall maintain 4-foot clear unobstructed width around obstructions and driveway curb cut locations and be contained within a sidewalk easement for that portion falling outside of existing right of way. The new sidewalk is to transition to the existing at the project boundary through 10-foot reverse curves. See the Standard Conditions of Approval for dimensions.
6. The driveways onto 3rd and 4th Street shall be City Standard 250A, 24 feet wide at back of sidewalk for 2-way traffic. The driveway garage ramp from 4th street may be reduced to 18 feet at the building face.
7. The 3rd Street entry wall and stairs shall be set back 8 feet from property line to maintain a clear line of sight for the driveway to and from 3rd Street.

GRADING AND DRAINAGE

8. All overhead utility lines along the project frontages on 4th and 3rd Streets shall be placed underground including telephone and cable television in conformance with the City's undergrounding ordinance.
9. New services from electrical, telephone, cable utilities from overhead lines offsite are to be placed underground from the connection point to the new structures. Existing overhead utility lines crossing property lines shall be placed underground and contained in easements or relocated to project frontage and placed underground. No structures or surface improvements except for surface parking pavement and underground utilities are to encroach into easement areas.

10. Developer shall coordinate, and where necessary, pay for the relocation or adjustments of any power poles, vaults, or other existing public utilities, as necessary.

TRAFFIC

11. The existing uncontrolled 4th Street pedestrian crossing at Hope Street is to be maintained at its current location and the existing cross hatching is to be removed and replaced with a new Continental style cross hatched pedestrian crossing using thermoplastic pavement markings together with new City Standard 232B curb ramp on the project frontage. Existing parking stalls markings and meters are to be removed as necessary to clear the pedestrian crossing and driveway location.
12. This project will be required to install a pedestrian activated flasher at the intersection of Hope St and Fourth St. with activator push button posts on both ends of the crosswalk. The flasher would be a Rectangular Rapid Flashing Beacon (RRFB), (recently approved for use in CA). Parking will be restricted in both directions on Fourth Street adjacent to the beacon location. The beacon power source is to be metered. The design is to be reviewed and approved by the City Traffic Engineer during the Improvement Plan Review process.
13. A light and buzzer type device shall be installed at the garage exit onto Fourth St in order to alert pedestrians that a vehicle is exiting the garage. The design is to be reviewed and approved by the City Traffic Engineer during the Building Permit Review process.
14. Removal of any parking stalls and meters on 4th Street is to be coordinated with the Transit and Parking Department. Parking Meters removed are to be salvaged and returned to the City Transit and Parking Department.
15. Existing street lights are to be removed and replaced with City Standard 615D, Ornamental Street lights along the 4th Street frontage.
16. The City desires to retain the street lights on 4th Street. Prior to removing and salvaging any existing street lights the contractor shall contact Mark Tuyee, Senior Electrical Supervisor, 543-3887, to identify that equipment to be salvaged and delivered to the Maintenance Yard Storage Area.
17. A transit shelter with bench is required with this project and is to be located 40 feet on the far side of the crosswalk. Due to space constraints the shelter should be designed to be in the contiguous sidewalk, within the right of way, provide a minimum 5-foot clear sidewalk width in front of the shelter and sufficient ADA loading area adjacent to shelter location. The final shelter design, location and layout shall be as approved by Transit and Public Works through the

Encroachment Permit review process. Street trees shall be located to insure on street visibility of the bus stop approach.

STORM DRAINAGE

18. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Building Permit Plans shall incorporate all SUSMP 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. Building Permit application shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. A Final SUSMP Report of Record shall be submitted to the City prior to issuance of a Certificate of Occupancy.
19. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the property owner and who shall also 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.
22. The SUSMP "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to building permit issuance or as required by the Building Official. A copy of the recorded document shall be included in the Final Report of Record submitted to the City.
23. After the SUSMP 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 SUSMP BMP's is to be included in the Final SUSMP Report submitted to the City prior to issuance of the Certificate of Occupancy for the project.
24. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the final approved SUSMP design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct each treatment BMP device on the drawings so the BMP may be replaced in the future. A set of the record construction plans covering the original BMP details shall be included with the Final SUSMP Report of Record submitted to the City.
28. After the SUSMP 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 SUSMP BMP's is to be received by the City prior to issuance of Certificate of Occupancy.

20. 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.
21. Overflow drainage from the proposed BMP flow through planters may be diverted to discharge into 3rd or 4th Streets through, City standard 406B sidewalk drains. No concentrated drainage flows are allowed to flow over public sidewalks.
22. Any sump system proposed for outfall into the public storm drain system is to be for a 100-year storm and supplied with an emergency back generator in case of power failure. Sump pumps for mixed use land uses shall not discharge to gutters or sidewalk drains and are to discharge into closed conduit systems. No blind connections of pipes to the main are allowed all connections to the public system are to be from drainage structures on the property line connected to a public structure by 15-inch diameter pipe through the right of way.
23. The backup generator for the sump pump is to be under separate permit from the Building Department and is to be shown on the Subdivision Improvement plans submitted for review and approval by the City Engineer. Fuel storage will require a separate permit from the fire department and will require an approved fuel containment design for the tank site unless otherwise allowed by the Fire Marshal.
24. If a sump system is proposed a public storm drain is to be extended in 3rd Street from Brookwood Avenue with a minimum 15-inch diameter pipe constructed at minimal grade, ending at a drainage structure either a curb inlet or a manhole structure. The pipe extension shall be designed for the 100-year event.

ENVIRONMENTAL COMPLIANCE

25. The project proposes a future 2600 sf Restaurant element on the 4th Street frontage. The future restaurant tenant improvement will require all kitchen sinks excluding hand wash sinks, and condensate lines shall be of a plumbed to City Standard #519 minimum size 1000 gallon 2 stage grease interceptor, and City Standard #521 sampling manhole, all being accessible to City personnel. The Building Permit Site plan shall include plumbing plans for construction of future Restaurant wastewater discharge requirements.
26. A Food Service/ Restaurant Wastewater Discharge Permit Application will be

required for any future Restaurant Tenant to be submitted with plumbing plans to Environmental Services Section, 4300 Llano Road, Santa Rosa.
www.srcity.org/foodapp.

27. An interior trash enclosure area shall be provided on site for waste trash bins and receptacles. Any floor drain shall be plumbed direct to grease interceptor and have no direct connection to City sanitary sewer and/or storm drain systems.

SEWER AND WATER

28. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and backflow devices at all service connections to the public main. The flow calculations shall be submitted to the Utilities Department during the Building Permit plan check phase or Encroachment Permit to determine adequate sizing.
29. Applicant shall install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters on 4th Street. City Standard Backflow devices are required on all service connections. Mixed residential and commercial uses shall be separately metered.
30. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
31. The project shall meet minimum flow and velocity requirements per current City Design and Construction Standards in both 3rd Street and 4th Street. Water mains, services and meters shall be sized to meet combined fire, domestic and irrigation uses. The applicant may be required to upsize portions of the water system in the vicinity of the project. Submit flow calculations to determine adequate sizing with the Building Permit Improvement Plans for review by Water Engineering and Engineering Development Services.
32. This project contains over 100 units and the water system shall have 2 separate service connections for both the Fire and domestic services. Due to height of the structure, install a Reduced Pressure Backflow Device per City Standard 876 on the residential domestic water and irrigation lateral connections to the public main. All private fire main looped connection points to the public main require a Double Check Valve Backflow Device with Fire Department connection per City Standard 880. Isolation valves shall be provided on looped systems where a service "TEE" branches. Design of fire system shall be submitted to the Fire Department with all required service connections and a Fire Department Permit obtained prior to issuance of an Encroachment Permit for connections to the City main. The Double Detector Check Valves shall be located adjacent to the Right of Way and if needed to be located within building, the Utilities Department will not maintain any plumbing outside of the Public Right of Way.

33. Public Valves beyond the City right-of-way shall be the responsibility of the property owner. Fire line valves in the congested area downtown do not have room on the sidewalk frontage or are unsightly so the valves shall be situated in a recessed location. Since Local Operations would need to access the City piping and valve for maintenance and repair, having them at the City right-of-way is imperative. If the fire line valves are inside a building or at the rear of a property, Local Operations maintenance staff would not want to accept liability or responsibility to fix the damage to repair the piping or valve. Local Operations and Water Quality would appreciate every effort you can make to condition these valves and piping on the customer's property or in their buildings to be their responsibility and our liability would stop at the City right-of-way.
34. The Fire Department requires installation of 2 public commercial hydrants for the private fire system, the proposed public hydrant on 4th Street and a public commercial hydrant on 3rd Street. Installation of commercial fire hydrants shall be per City Standard 857. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems. Hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment, shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. The fire hydrant on 4th Street may be located adjacent to the driveway and when near PG&E vaults shall be installed per City and PG&E requirements.
35. The project shall sewer to 3rd Street as shown. The sewer main in 4th Street is a 6" main and may be insufficient for the project any changes to the proposed sewer connection for a sewer connection to 4th Street shall be submitted to Utilities for review.
36. Applicant shall provide fire sprinkler demand calculations for projects indicating compliance with CFC Appendix III-A with the Encroachment Permit submittal. The minimum adjusted fire flow available shall provide 1500 gpm in residential and commercial developments and 2500 gpm for industrial developments.
37. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit. The existing meter must be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.
38. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
39. A fire flow test will be completed at the time of the tie in of the project to the City 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.

40. 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

41. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
42. The proposed project appears to exceed height requirements and is subject to the conditions of a "High-Rise Building"
 - a. Design shall comply with all requirements of a High-Rise Building per the CA Building and Fire Codes.
43. Structure will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
 - b. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be called for installation on the 4th St. side of the structure, and a hydrant within 100 feet of the FDC.
 - i. A personnel protection hard surface awning/roof will be required over the fire department connections to protect ground personnel from falling debris, glass or building features.
 - c. Based on the size of the structure and available water supply a fire pump will be required to support the building suppression systems.
 - d. There is also a need for a secondary water supply to be provided.
44. Structure will be required to install a standpipe system in the building.
 - e. A temporary fire standpipe system, for use during construction, is required for any construction above the 3rd Floor. The standpipe system must be extended to each floor, as construction progresses.
 - f. Fire Control Room shall not be located with direct access from the ground level.
45. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.

- g. A Fire Flow test shall be performed prior to delivery of combustible materials.
46. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
- h. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking”.
47. CA Fire Code requires fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
- i. There shall be a minimum of 26-foot access provided on the 4th St. side of the structure that allows for placement of the Fire Department aerial apparatus to be positioned 15 – 30 feet from the face of the building.
 - j. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
48. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
49. The structure shall have addressing that complies with the Fire Department Standard with a minimum of a 12” exterior address located address side of the structure.
- k. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
 - l. Interior complex directories shall be required at each floor level.
50. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
- m. Private Underground Fire Main
 - n. Fire Sprinkler System
 - o. Standpipe System
 - p. Fire Pump
 - q. Fire Alarm
 - r. Emergency Responder Radio System
51. A Fire Department key box shall be provided on both sides of the structure for access (4th St. and 3rd St.).
- s. Should a gate be planned to the parking area, the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department.

- t. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
 - u. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus
52. The structure will be required to obtain an annual operations permit for a High-Rise Building through the Fire Department.
53. The applicant is required to submit a fire safety plan outlining compliance with the "Fire and Life Safety Systems for High Rise Structures exceeding 75 feet". These requirements apply to this project because the Fire Department has limited capability on buildings exceeding four stories in height. Satisfying these requirements helps mitigate the fire protection burden specific to the local requirements for:
- v. Fire Sprinklers
 - w. Fire Standpipes
 - x. Fire Alarm System
 - y. Fire Pump System
 - z. Fire Alarm Communication System in protected conduits
 - aa. Fire Department Communication System
 - bb. Smoke Control Requirements
 - cc. Requirements for the Fire Command Center
 - dd. Elevator Service
 - ee. Standby Light & Power Service
 - ff. On site water storage
 - gg. Public Safety Radio Coverage
54. More detailed building plans will be needed to determine compliance with California Building Code (CBC) requirements for construction type, building setbacks, restrictions on exterior openings, fire resistiveness of exterior openings and occupancy separations between mixed uses.



Carol Clark
Project Engineer