

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
July 16, 2020

Boys and Girls Club  
929 Sebastopol Rd  
PRJ20-003

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received, March 5, 2020:

**PUBLIC IMPROVEMENTS**

1. An Encroachment Permit shall be obtained from the Engineering Development Services Division 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.
2. 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 and shall be submitted prior to the Encroachment Permit application.
3. Street D shall remain as a private street but shall be improved to City Minor Street Standards and access Sebastopol Road through a City Standard 250D curb return driveway with 20-foot radius curb returns.
4. Street D shall be posted as "Private Road" at Sebastopol Road intersection.
5. All sidewalks, public and private, shall maintain a 4-foot minimum clearance around all obstructions and shall be contained in a Public Sidewalk Easement when falling outside of the public right of way.

**TRAFFIC**

6. Prior to occupancy of the Boys and Girls Club, an accessible path of travel from Roseland School to the new Boys and Girls Club shall be established. This route

has been documented on 4666.00-PLAN-01 SITE PLAN Sheet 1 of 3 February 2020.pdf and shall include the addition of a yellow marked crosswalk on the western leg of Sebastopol Road and West Avenue and all traffic signal equipment and appurtenances for the operation of this crosswalk. Conflicting striping, signing, and pedestrian barricades are to be eradicated or removed. Potential equipment may include but is not limited to pedestrian push buttons, integration to the existing audible pedestrian signal, push button poles (if necessary), pedestrian signal heads, and wiring such that ADA requirements are met.

7. The temporary sidewalk improvements along Street D may be removed upon completion of the street connections and sidewalk connectivity provided with the Roseland Village project.

## **PRIVATE STREET/ DRIVEWAY IMPROVEMENTS**

8. Street D is a private road and shall be built to City Minor Street Standards. Half width street section shall be a minimum of 10 feet without parking. The roadway shall be bordered with curb, gutter, and contiguous sidewalk. The sidewalk shall have a minimum width of 5 feet. Any individual driveway connections to the private street shall be through City Standard driveway curb cuts. Perpendicular parking shall be allowed. The project shall not be required to dedicate any existing PUE's behind the sidewalk unless required by the utility providers.
9. If the Roseland Village project street improvements are constructed prior to this project, existing streets shall require edge grinding per City Standard 210, and an A.C. overlay.
10. It is the requirement of the design engineer for this project to coordinate with the Roseland Village project to ensure the ultimate design of the private street is consistent across the two plans.
11. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping. 3. ADA compliant access(es) to the buildings from the public sidewalk.

## **STORM DRAINAGE**

12. Unless otherwise constructed by Roseland Village, a 15" Storm drain system shall be constructed at the connection point on Sebastopol Road to the northern boundary of the project. Storm drain design shall match the Roseland Village plan or coordinate with the design engineer of the Roseland Village plan on any changes to the overall design of the area.

13. 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.
14. Public storm drainage shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Provide two copies of the preliminary and final approved storm drainage design report for plan review and the City file, prior to public improvement plan and encroachment permit issuance.
15. 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.
16. As applicable, 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. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
17. All onsite storm drain inlets shall be labeled per the City standard detail 409-“DRAINS TO CREEK” or an approved equal.
18. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial Construction Water Discharge Permit can be obtained from the City of Santa Rosa Environmental Compliance Department Contact (707) 543-3393.
19. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
20. Drainage from landscape areas is not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
21. Lot drainage, retention or detention systems, 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. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.
22. All offsite storm drain work and coordination with-adjacent neighbors to the

project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.

23. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile.

## **STORM WATER (SUSMP)**

24. As applicable, 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 Public Improvement 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. The design elements shall address the City's concerns for capacity of treatment, quality of treatment, and ease of maintenance. Design elements shall be as approved by the City Engineer and the maintenance of these elements shall be the responsibility of the property owner. Final Public Improvement Plans shall be the responsibility of the property owner. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.
25. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the property owner. Commercial 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.
26. After the BMP Improvements have been completed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed per plan and installed as required or per the manufacturer's recommendation.
27. BMP facilities shall be included on the Improvement Plans with dimensions and details for each specific BMP facility that matches the final approved SWLID design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct and replace each treatment BMP. Landscape and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
28. Sewer and water connections, structures, cleanouts, and laterals shall not cross through or be located within SWLID LID BMP volume treatment or containment

elements. SWLID LID elements behind the curb line shall provide independent utility corridors for sewer and water connections to the main.

29. Where bio swales or BMP facilities are in landscape strips or near other utilities such as transformers, irrigation meters, meter boxes, joint trenches, cleanouts, fire hydrants, storm drain mains, etc shall be located without conflict with the swales/water infiltration or collection system. Each utility trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be removed during plan check. Relocate utilities sanitary sewer and storm drain pipe that run linearly underneath the bio swales trench, to outside the bioswale area, as the bio swales shall be located on uncompacted native soil per the City's LID details to promote infiltration.
30. Private SWLID treatment system storm water pipes or BMP's shall not cross public streets or be in Public Utility easements or the public right of way without written approval by the City Engineer. Private SWLID system pipes shall not cross property lines unless a recorded storm water easement is provided to the upstream property owner. The public storm drain shall be a separate system from the private SWLID system. The lot owners (or other designated private party as approved by the City engineer) shall maintain the entire private storm water SWLID system for perpetuity.
31. 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 unless a storm drain easement is recorded in the upstream lots favor over the drainage way or a lot to lot reciprocal drainage easement is recorded. Lot to lot drainage is not permitted unless contained in a minimum 10-foot-wide private drainage easement or an appropriate width as approached by the City Engineer, in favor of the uphill or upstream property owner or owners.

## **GRADING (From memo dated 3.2.20)**

32. 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.
33. Obtain building permits for the proposed project.

## **WATER AND WASTEWATER**

34. This project is in the South Park Sanitation District. All sewer fees will be determined by the South Park Sanitation District and collected by City of Santa Rosa Water.

35. City of Santa Rosa will provide water service for this project. Domestic water and irrigation water demand fees will be determined during Building Permit plan review and shall be due prior to issuance of Building Permits. The applicant shall contact Water Engineering services to determine estimated sewer and water demand, processing, and meter fees.
36. The existing section of 8" AC main adjacent to the project site, including public fire hydrant and lateral, water services, and associated valves shall be abandoned per current city standards and replaced with a new section of 8" main, with full combination water service, per standard 870. A minimum 8" lateral to serve domestic, irrigation, and fire shall be installed with the new main. A new blow-off shall be installed at the end of the new section of main per std 861.
37. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses. Flow calculations shall be submitted to Engineering Development Services during the plan check phase of the Improvement Plans to determine adequate sizing.
38. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
39. Any existing water or sewer service not being used shall be abandoned at the main per city standards.
40. Install reduced pressure backflow behind the domestic and irrigation meters, per City Standard 876. Install a double detector check backflow, per City Standard 880 on the commercial fireline.
41. Remove and replace existing fire hydrant per City Standard 857.
42. Install sewer lateral with cleanout per City Standard #513/ 513A. Private laterals shall be separated from public service mains at the property line, by a city standard manhole for an 8-inch pipe or larger, or a 6-inch cleanout for a 6-inch pipe.
43. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Plans shall be submitted with the Building Permit application. Landscape plans shall be coordinated with the final SUSMP plans.
44. Irrigation meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Plans shall show maximum gallons per minute per valve and total peak monthly usage.

#### **FIRE DEPARTMENT (From memo dated 7.10.20)**

Applicant is advised and acknowledged that the following Fire Department **General Conditions** apply to this project:

45. 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.
46. Asphalt, concrete or other approved surfaced access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials on site.
47. 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. Residential units shall be equipped with a minimum of 4" exterior address identification.
  - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
48. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
  - a. There shall be a minimum of 26-foot access provided along the longest side of structures that exceed 30 feet in height and allows for placement of the Fire Department aerial apparatus to be positioned 15 – 30 feet from the face of the building.
  - b. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
49. Required Fire Department access roads shall be signed "No Parking – Fire Lane per current Fire Department standards."
  - a. Parking allowed only in designated spots. All curbs shall be painted red and posted "No Parking".
  - b. Structures more than three-stories or 30 feet in height are required to provide a minimum of two points of access in accordance with Appendix D of the California Fire Code as adopted by the City of Santa Rosa. ***Verify that the proposed roadways labeled Future Road and Future Parking are proposed to be public streets, otherwise easements may be needed to be recorded to protect this requirement. The second required access roadway through the adjacent and future project will need to be constructed as part of this projects to meet this requirement.***
  - c. Access points shall be located remotely from one another on the site.
50. A Fire Department key box shall be provided for access to the commercial structure.
  - a. Gates or barricades obstructing fire department access shall be reviewed and approved by the Fire Department prior to installation.



51. 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.
  - a. A Fire Flow test shall be performed prior to delivery of combustible materials.
52. The structures will be required to be protected by automatic fire sprinkler system.
  - a. The Fire Department Connection (FDC) for the sprinkler system will be required to be located at the address side of the building and within 100 feet of a fire hydrant.
53. 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 any mixed uses.
54. 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:
  - a. Private Underground Fire Main
  - b. Fire Sprinkler System
  - c. Fire Alarm
  - d. Emergency Responder Radio System (may be required)
55. The project shall comply with CFC Chapter 33 during construction.
56. Site shall be maintained to comply with the City of Santa Rosa's Weed and Rubbish Abatement Ordinance.



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Laura Ponce  
Project Reviewer