

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 25, 2020

Berto Place
2906 McBride Lane
PRJ19-038

- 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.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 7/14/20:

PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument.
2. Prior to (the signing of Improvement Plans/the issuance of any Encroachment Permit) the following public easements and rights of way shall be dedicated;
 - a. a sidewalk easement of sufficient width to cover entire sidewalk
 - b. a public utility easement (PUE) the dimensions of which shall be determined during plan check through a Variance 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.

- c. 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, PRIVATE EASEMENT QUITCLAIM AND PUBLIC EASEMENT ABANDONMENT

3. All costs associated with plan, easement acquisition or dedication, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
4. Prior to issuance of any Building Permit, all private easements that conflict with any portion of this project shall be quitclaimed with conformed copies of the quitclaims returned to the Engineering Division of the Planning & Economic Development Department to the satisfaction of the City Engineer.
5. Prior to issuance of any Encroachment Permit, all public easements that conflict with any portion of this project shall be abandoned in accordance with City Code.
6. A merger or lot line adjustment of the BERTO DAVID F & NANCY N TR, APN 015-492-017 Doc No. 1992-075193 with the BERTO DAVID F & NANCY N TR, APN 015-492-019, Doc. No. 1990R114262 is required prior to issuance of any Building Permit.

Other merger dependent impacts to the project are contained in the Water section.

PUBLIC STREET IMPROVEMENTS

7. 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.
8. 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.
9. 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.

10. **McBride Ln** shall be improved along the entire project frontage. Half width street improvements shall consist of removing the existing sidewalk and installing curb, gutter, and a new 5-foot contiguous sidewalk similar to City Standards 200 E, 230 B & G but allowing a City Standard 231 obstruction transition with a minimum 4-foot clearance behind the driveway apron to the satisfaction of the City Engineer during plan check.
11. Any broken curb and gutter shall be replaced per current City standards.
12. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
13. The driveway apron shall be removed and replaced to City Standard 250 B.
14. 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.
15. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
16. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
17. 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).

PRIVATE DRIVEWAY IMPROVEMENTS

18. 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.

STORM DRAINAGE

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.
25. An adequate drainage system shall be required to drain rear yards and patio areas. Private underground storm drain systems and drainage easements are required for any lot-to-lot drainage.

GRADING (from Building Memo dated July 1, 2020)

26. Obtain a demolition permit for structures to be removed.
27. 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.
28. Obtain building permits for the proposed project.

WATER AND WASTEWATER

29. 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.
30. All underground improvements shall be installed, tested, and approved prior to paving.
31. All onsite mains shall be private and shall be a minimum of 6" in diameter. Connections between private and public sewer mains shall be at manholes located at the edge of the Public Right of Way.
32. Connection to the existing water main will require a shut down for a tie-in inspection. Associated fees will be determined and collected with the review of the Encroachment Permit.
33. Note that each lot now only has a 5/8" meter and no fireline.
34. If either a fire service or a public fire hydrant are required by the Fire Department during plan check, the applicant must install a combination service per City Standard #870 for the fire service, public fire hydrant, domestic and irrigation meters. This will require the combination service lateral to be a minimum of 8".
35. If the lots shall remain unmerged, a combination service is required for each lot.
36. 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.
37. 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.
38. For multi-unit family projects, whether rental or separate ownership units, design for either two master domestic meters which shall be looped, or provide a separate master meter to each building. (see section X.J.2 and 3 of the City's Water Distribution Stand Specifications).
39. 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 Santa Rosa Water.
40. Reduced pressure back flow per City Standard 876 will be required on all domestic and irrigation water services.
41. Any existing water service or sewer lateral 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, City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services, and City Standard 507 under an Improvement Plans. The existing meter must be collected

by the City Meter Shop. Contact your Encroachment Permit inspector to arrange removal of the meters.


42. 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.
43. 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.
44. 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.
45. A Fire Flow Analysis will be completed at the time of the tie in of the project to the City system. See Fire Conditions below for specific details. If a new flow test must be done to complete the analysis, the fee to have the test performed must be paid to the Santa Rosa Water Department prior to the test being performed. Contact Water Engineering Services at watereng@srcity.org.
46. Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department. 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.
47. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Fire Department Memo dated December 17, 2019)

48. The each building shall have only one street address that complies with the Fire Department Standard with a minimum of a 12" exterior address located address side of the structure, apartment units shall have a minimum of 4" letters or numbers suite address.
 - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
49. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
50. 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.
51. Structures will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
 - a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of the FDC.
52. Each parcel shall require its own fire service connection to the public water main, sprinkler monitoring account, etc.
53. A Fire Department key box shall be provided for each structure for access.
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. Sprinkler monitoring/Fire Alarm
 - d. Emergency Responder Radio System (site shall be tested for compliance)
55. An annual Apartment permit will be required from the Fire Department based on final apartment count for the site prior to occupancy.
56. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. through the California Environmental Reporting System (CERS) for review and approval. 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 annual permit fees.

TREES

- 57. Street trees will be required and planted by the developer. Selection will be made from 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."
- 58. Street trees and proposed landscaping may be placed behind the back of the sidewalk to the satisfaction of the City Engineer.
- 59. Park fees are due prior to issuance of building permit.



A. R. Jesús McKeag

PROJECT ENGINEER