

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 17, 2020

1 Santa Rosa Avenue Minor Design Review
1 Santa Rosa Ave
DR20-033

- 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 9/14/2020:

DEDICATIONS

1. All public easement, right of way, and other types of dedication shall be granted by separate instrument.
2. All costs associated with map, plan, easement, right of way or other acquisition or dedication, relinquishment of vehicular access rights, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
3. Prior to the signing of Improvement Plans sufficient 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.

PUBLIC STREET IMPROVEMENTS

4. 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.

5. 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.
6. 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.
7. Improvements to the **Santa Rosa Ave, 2nd and 3rd Street** frontages shall consist of;
 - a. the removal and replacement to City Standards 235 and 237 of the entire sidewalk.
 - i. the proposed sidewalk improvements as they pertain to tree placement shall be the satisfaction of the City Engineer.
 - ii. The driveway apron on 3rd shall also be removed and replaced with sidewalk, curb and gutter per City Standards 235 and 237.
 - b. the removal of the existing curb returns and replacement with Caltrans Standard A88A directional curb ramps at the intersection of **Santa Rosa Ave and 2nd St** (Transit Mall) and at the intersection of **Santa Rosa Ave and 3rd St**.
 - i. Each curb ramp radius shall remain as existing.
 - ii. Alternatively, if a smaller radius is desired, a Variance will be required. An AutoTURN review shall be required demonstrating to the satisfaction of the City Engineer in consultation with the City Traffic Engineer and CityBus that bus turns will not be affected with the smaller radius along with the application for the Variance. In no case shall the radius be smaller than 20-feet.
 - c. the removal and replacement to City Standard 241 of the curb & gutter.
8. The developer shall install a new City Standard 250 B, or similar, driveway apron on 2nd St, to the satisfaction of the City Engineer in consultation with CityBus.
9. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
10. 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.
 - a. If required, City Standard 611 cobra style street lights 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 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."
11. 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.
12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
13. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

STORM DRAINAGE

14. 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.
15. 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.

16. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.
17. An adequate drainage system shall be required to drain rear yard and patio areas.

STORM WATER COMPLIANCE (SUSMP)

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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 July 15, 2020)

24. Obtain a demolition permit for structures to be removed.

25. 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.
26. Obtain building permits for the proposed project.

WATER AND WASTEWATER

27. 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.
28. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
29. 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.
30. The project shall be served by a single sewer lateral, unless otherwise determined by the Director of Water.
31. A sewer cleanout on any existing or new sewer laterals shall be installed at the edge of the public right-of-way per City Standard 513.
32. 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.
33. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
34. Applicant shall install a combination service per City Standard 870 for all fire lines, public fire hydrants, domestic and irrigation water meters.
35. Since the development creates more than 100 units, two looped domestic water meters shall be required.
36. 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.
37. 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.
38. Reduced pressure backflow devices per City Standard 876 shall be installed on all domestic water and irrigation services.
39. 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.

40. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII. All abandonments shall be identified on the public improvement plan submittal and performed under the encroachment permit. The existing water meter must be collected by the City's Meter Shop prior to executing the abandonment.
41. Any existing sewer services that will not be used shall be abandoned at the main per City Sewer System Design Standards Section XII. All abandonments shall be identified on the public improvement plan submittal and performed under the encroachment permit.
42. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

ENVIRONMENTAL COMPLIANCE

43. Future improvements within the commercial space may trigger additional plumbing and permitting requirements based on the ultimate use and the anticipated sewer discharge (strength and flow) associated with the future tenant. Contact the Water Department's Environmental Compliance section at 707-543-3369 to determine the necessary permitting path and to better understand the specific requirements that will be brought forward during the review of the building permit associated with occupancy of the proposed commercial space.

FIRE (from Fire Department Memo dated July 27, 2020)

44. 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.
45. As submitted the project proposes an occupied floor in excess of 75' above the lowest level of fire department access and shall be constructed in compliance with high-rise building standards as adopted by CCR Title 24 as adopted by the City of Santa Rosa. The project plans indicate that the occupied roof is at minimum 76'-4" above the street level, however this may not yet be the lowest level of fire department access and the highest level may be even higher. Construction documents shall provide a detailed elevation analysis of lowest level of fire department access and the highest occupied level (occupied roof level) of the building. ***A third-party building survey shall be provided to certify the highest occupied level (occupied roof) above lowest level of fire department access. The project shall separately identify building height and highest occupied floor (occupied roof) as appropriate.***
46. Structure 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 called for installation on Santa Rosa Ave. 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 wall mounted fire department connections to protect ground personnel from falling debris, glass or building features.
 - b. Based on the size of the structure and available water supply a fire pump will likely be required to support the building suppression systems.
 - c. There is also may be a need for a secondary water supply to be provided.
47. Structure will be required to install a standpipe system in the building.
- d. A temporary fire standpipe system, for use during construction, is required for any construction that exceeds 40 feet from fire department access. The standpipe system must be extended to within one floor of the highest point of construction, as construction progresses.
 - e. A fire control room may be required.
48. 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.
- f. A Fire Flow test shall be performed prior to delivery of combustible materials.
49. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
- g. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking”.
50. CA Fire Code requires fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
- h. There shall be a minimum of 26-foot access provided on 3rd St and Santa Rosa Ave. sides 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.
 - i. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
51. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
52. 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.
- j. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
 - k. Interior complex directories shall be required at each floor level.

53. 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:

- l. Private Underground Fire Main
- m. Fire Sprinkler System
- n. Standpipe System
- o. Fire Pump
- p. Fire Alarm (to be determined)
- q. Emergency Responder Radio System (to be determined)

54. A Fire Department key box shall be provided on the front of the structure for access (Santa Rosa Ave.)

- r. Should a gate be planned to the parking area, the gate shall be equipped with a Knox Company key operated electric gate release switch.
- s. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
- t. 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.

55. More detailed building plans will be needed to determine compliance with California Building Standards.

TREES

56. Street trees shall be incorporated into the project's final landscaping design. Street trees and proposed landscaping may be placed towards the back of the sidewalk to the satisfaction of the City Engineer. The developer may also exercise his or her rights to install street trees at the back of the existing curb per City Standard 230F.



A. R. Jesús McKeag

PROJECT ENGINEER