

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES DIVISION

**EXHIBIT "A"**  
**JULY 27, 2020**

**Proposed 36" fence in the vision triangle and  
a 6-foot fence with 2-foot lattice on the side yard.  
for MONACO RESIDENCE  
1925 PETERSON LANE  
CUP20-015**

- 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 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 May 19, 2020:

**PUBLIC STREET IMPROVEMENTS**

1. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right of way or sewer utility easement shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 3, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements.

**WATER AND WASTE WATER**

2. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.
3. The fence shall be removable fence if located within the Public Utility easement (PUE). The fence may be removed and not replaced, at the sole discretion of

the City of Santa Rosa and all other public utilities in order to repair or replace Public utilities that run along the frontage in the recorded/designated PUE. The PUE on Peterson Lane frontage is 10.5 feet wide behind the property line and the PUE width on Floral Way is 9.5 feet wide behind the property line per the recorded Tract Map for West Wood Village Subdivision, city file no. 74-79. If this is not an acceptable option, then the permanent fence shall be relocated to outside of the existing public utility easement.

4. The owner is solely responsible for locating and protecting all existing underground utilities within the PUE.
5. Maximum height of the fence in the interior side or rear yard setback is 6 feet with 2 ft. lattice in height measured from the adjacent grade and including any retaining walls. Provide a construction cross section of the fence on each side of the yard (north, south, east and gates) on the plans and indicate its height on both sides of the fence including any retaining or fence walls.



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Carol Dugas  
EDS Project Engineer  
E:\ENG\CEC\CUP\Peterson Lane 1925 Monoco Fence height