

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
November 9, 2020 revised**

**COLLEGE CREEK APARTMENTS – 168 UNITS
2150 West College AVENUE
DR20-011**

- I. Applicant'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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- III. The project is subject to compliance with the City of Santa Rosa Creek Master Plan dated August 2013 for College Creek that runs along the entire southern and easterly border of the project, unless specifically granted a variance from the City Engineer.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received September 30, 2020.

PARCEL AND EASEMENT DEDICATIONS

1. The common driveway shall be a minimum of 20-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance. The driveway's inside and outside radius shall be a minimum of 20-feet and 40-feet in radius respectively.
2. As applicable, a minimum 15-foot wide public water easement shall be dedicated to the City of Santa Rosa centered on the alignment of any public water main, meter or double detector assembly not in public right of way.

3. **West College Avenue** shall not require any additional right of way dedication along the project frontage. Based on the August 6, 2020 Traffic Impact Study, prepared by W-Trans and approved by City Traffic Engineering, West College Avenue shall be restriped to create a 5' wide east bound bike lane adjacent to the existing curb and gutter to remain, a 12' wide east bound travel lane, a 10' wide two-way left turn lane, a 12' wide west bound travel lane, and a 5' wide west bound bike lane. The existing curb, gutter, 4.5' wide planter strip and 5.5' wide sidewalk shall remain in its current location with the existing right of way at back of sidewalk. A minimum 7.5' wide Public Utility Easement shall be dedicated behind the ROW line to the City Of Santa Rosa (Deviations from the City Standards and the PUE width reduction shall be reviewed and subject to approval by the City Engineer Per ENGVAR20-034.
4. Any required SCWA license agreements, access, encroachments and or grading permits or construction permits into the adjacent College Creek area covered by an SCWA Creek construction, maintenance, and operation Easement, Document no. 2376 OR 978 which is located along the projects entire easterly and southerly property line shall be permitted separately with the easement holders (such as the City and or County) directly with the applicant at the applicant's sole expense.
5. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.
6. Obtainment of any offsite access easements required to complete the project's storm water drainage and or utilities to City or County standards shall be obtained solely by the applicant at the applicants' sole expense and installed by the applicant at the applicants' sole expense.
7. As determined at final occupancy, the City Engineer and or Building Official shall review the "irrevocable offer of dedication" for the Public Trail and Access Easement along College Creek area as previously recorded in Document 2017-062495 prior to final inspection of the Partial College Creek improvements and prior to occupancy certificate issuance. The City Engineer shall determine if the trail is suitable for acceptance by the City at that time.
8. As applicable, the applicant shall dedicate an interim, private sanitary sewer lateral easement over their property IFO the APN # 010-320-001. The private sanitary sewer easement IFO the State of California property shall run with the land and shall be designed along the projects west Property line. The interim, private sanitary sewer lateral easement shall include a sunset date that would state that upon redevelopment of the State of California Property, the sewer lateral shall be relocated to the lot frontage per City Standards. A

recorded copy of the private easement shall be submitted to the EDS prior to building permit issuance. See condition 87 for additional information.

9. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

10. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right 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 5, 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, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
11. **West College Avenue** The existing curb shall remain in its current location. The existing planter and sidewalk shall remain in place. The sidewalk shall meet ADA requirements which may require sidewalk obstruction transition per City detail 231. Install City Standard street trees and irrigation to City Standards. Install cobra style streetlights as applicable. Install a multi-family driveway approach per City Standard 250C. Minimum width of a two-way commercial driveway shall be 24-feet or as approved by the City engineer. Install an ADA compliant access to each building from the public sidewalk. The public sanitary sewer main shall be extended along the project frontage which may cause improvements to pavement and drainage on the northside of West College Avenue.
12. Install a public Trail creek entry pathway at road crossing per the Creek Master Plan dated August 2013, figure 17. Page 195 and figure 20, Page 198 or as approved by the City Engineer by Engineering Variance.
13. Install creek signage entry point identification signs per page 110 of the Creek Master Plan August 2013. Apply separately for the sign permit. Install bollards per Creek master plan standard 112B or as approved by the City

Engineer by Engineering Variance.

14. Traffic re-striping of W. College Avenue shall be re-installed by the applicant as needed to complete the bike lanes, center Left/Right turn lane and other frontage striping and signing.
15. The private driveway pavement section shall be improved as a City Standard Minor Street for a minimum TI of 7 or as determined by the City Engineer.
16. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, sanitary sewer main extension plans, driveway aprons, sidewalk and curb replacement area plans, and offsite signing and striping plans as applicable.
17. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
18. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
19. Private structures such as fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

TRAFFIC (TIS was dated August 6, 20220)

20. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.
21. No Parking signs shall be posted for the south side of West College Avenue along the project frontage.
22. As applicable, City Standard 611 cobra style streetlights shall be installed along West College Avenue using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
23. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved

equal, in streetlight 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."

24. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. The applicant shall underground overhead utilities along the project frontage per City code at their sole expense.
25. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
26. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on West Collage Avenue to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
27. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the West Collage Avenue frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 30" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.
28. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
29. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing or overlaying affected areas as appropriate to return West College Avenue to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

30. The applicant shall construct a new crosswalk including Rectangular rapid flashing Beacons (RRFB) at West College Avenue and Navarro Street. A figure reflecting the enhanced crosswalk is in Appendix D of the Traffic impact Study dated Aug 6, 2020. The final design and plans shall be reviewed and approved with the Public Improvement plans by the Traffic Department prior to building permit.
31. The project applicant shall reconfigure the traffic striping in West College Avenue starting at West Putney Drive to Stony Point Road to provide a continuous center left/right turn lane and a single east bound through lane per the TIS. The final design and plans shall be reviewed and approved with the Public Improvement plans by the Traffic Department prior to building permit. Based on the August 6, 2020 Traffic Impact Study, prepared by W-Trans and approved by City Traffic Engineering, West College Avenue shall be restriped by the applicant to install a 5' wide east bound bike lane adjacent to the existing curb and gutter to remain, a 12' wide east bound travel lane, a 10' wide two-way left turn lane, a 12' wide west bound travel lane, and a 5' wide west bound bike lane or to the approval of the City Engineer.
32. The Applicant shall construct an interim roadway of approximately 285-feet in length, and 12-feet width that shall be constructed as a gravel maintenance road to replace the trail that is being relocated from the existing parking lot to along the College Creek at the northeast project corner, near West College Avenue entrance per the approved maintenance road cross-section from City of Santa Rosa standard No. 216 as approved by SCWA contact: Kevin Booker. The 15-foot wide irrevocable offer of dedication for Public Access and Trail easement was granted to the City by SCWA and shall not be accepted by the City Engineer; as granted to the City of Santa Rosa under recorded Document no. 2017-062495 OR dated August 11, 2017 until such time as the "future Public Trail improvements" (which are not a part of this current apartment project) are fully constructed and have final construction acceptance by the inspectors.
33. Install a Residential driveway apron per City Standard detail 250A at the entrance to the 12' wide gravel maintenance road at West College with removal bollards at the West College entry way subject to SCWA standards. Adhere to the Creek Master plan for design details and other requirements for the Creek Trail entry unless granted a variance by the City Engineer. . The final design and plans shall be reviewed and approved with the Public Improvement plans by the City Engineer, and Sonoma County Water Agency (SCWA), as SCWA maintains the trail for their access to College Creek currently, and The Santa Rosa Traffic Department prior to building permit.

PRIVATE DRIVEWAY IMPROVEMENTS

34. A 2-way commercial driveway apron shall be constructed in accordance with City Standard detail 250C on West College Avenue entrances. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut. Provide for a public sidewalk, level portion of sidewalk behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.
35. 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.
36. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.

GRADING

37. As applicable, prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City approved Plans.
38. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement section requirements in West Collage Avenue.
39. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically.
40. Lot to lot drainage is not permitted unless contained in a minimum 15-feet-wide private drainage easement in favor of the upstream property owner or owners. The grading plans shall show the accurate Finish pad/floor grade for the adjacent buildings and provide typical cross sections at each property line throughout the project to show the interface with the adjacent existing structures to the west property line. All walls and wall heights shall be shown in the cross sections.

41. Submit grading and drainage plans which shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.
42. Final Building pad certifications shall be signed and sealed by a registered geotechnical engineer and/or Civil Engineer certifying each building pad. Certifications shall be submitted to EDS for review prior to building permit issuance.

PUBLIC STORM DRAINAGE

43. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
44. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) current 2020 flood management design manual standards by a licensed Civil Engineer. 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. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to public improvement plan and encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.
45. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
46. 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. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.
47. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.

48. 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 Chris Murray at 707-543-3393.
49. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
50. Drainage from landscape areas are 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.
51. 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.
52. All offsite storm drain work and coordination with any 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.
53. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged 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.
54. 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 drainpipe through the public right-of-way, public utility easement or storm drain easement 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. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction.
55. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and

private driveway shall be maintained by the HOA, lot owner or commercial lot owner.

56. The Public Works Department shall take due caution when performing maintenance or repair of future public trails but shall not be responsible for the repairs or replacement of trees, landscaping, or structures not specifically approved by the Director of Transportation and Public Works.

STORM WATER COMPLIANCE (SWLID)

57. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development Plan (SWLID) Guidelines. Final onsite Improvement Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final 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.

58. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the commercial lot 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.

59. After the SWLID BMP improvements have been constructed, the Applicants Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to acceptance of improvements. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.

60. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.

61. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.

62. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.
63. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing adjacent creek and public and private storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
64. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans 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. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
65. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
66. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.

WATER AND WASTEWATER

67. Demand fees shall be required and shall be determined after review of the building permit application. Water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact EDS Engineering Water Services to determine estimated fees.
68. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Utilities suggests

more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.

69. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. If fire pressure requires it, then this project shall install a private fire line main in the private driveway and loop the service as determined during first plan review. A dedicated fire protection service with two - associated double detector check valve(s) per City Standard detail no. 880 shall be installed to serve a looped fire main. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.
70. The project shall extend an 8" Sanitary sewer main from the termination point of the existing 8" public sanitary sewer main in West College Avenue, easterly approximately 156-feet (one half of the project frontage length is 90 additional feet) to serve other lots on the north side of West College that currently do not have service, and or as determined by the City Engineer. Any changes in pipe size shall occur at a manhole. The main extension shall be designed and installed per the City of Santa Rosa Water Design and Construction standards 2018 and current standard practices.
71. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement.
72. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for the City Engineer's review and approval for public improvements prior to building permit issuance.
73. An encroachment permit is required for all work within the Public Right of Way, or for any work on utilities located within Public Easements.
74. The Fire and Utilities department have a 99-unit limit on a single dead-end

water main feed. A looped connection may be required for phased construction also based on water pressure tests.

75. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
76. If wells exist on the property, then the following apply:
 - a. Wells may not serve more than one parcel, and any lines from existing wells that cross property lines must be severed.
 - b. Retention of wells must comply with City and County Codes. Retention of wells must be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
 - c. Abandonment of wells requires a permit from Permit Sonoma.
77. 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.
78. The project may be required to install two Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters with a looped connection for the lot. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
79. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
80. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
81. No plumbing for landscape irrigation or any other use shall cross lot lines.
82. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Abandon the existing residential services to the existing houses.
83. New sewer laterals shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. Sewer laterals shall have clean outs at all angle points or changes in direction and/or every 100 feet. If the sewer lateral is determined to be sized at 8", then a city standard manhole

shall be installed at the point of connection to the main or the connection shall be made at an existing manhole. A manhole shall also be installed at the property line to distinguish between the public and private sewer main. If the sewer lateral size is determined to be a 6" main or less than a 6" cleanout shall be installed at the property line and the connection to the sewer main shall be a Wye type of connection.

84. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.
85. Utilities Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants 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.
86. No direct connection to the existing public sanitary sewer force main in West College Avenue shall be permitted.
87. At the applicants' sole expense, the applicant shall remove, relocate and or abandon the current 4" sewer lateral force main that runs northwest to southwest out to Stony Point Road through this project for the lot adjacent to their western property line (APN 010-320-001) owned by The State Of California. The applicant shall work with the State of California Owners to relocate and re-install their private sanitary sewer lateral connection as a separate sanitary sewer lateral along the western property line within an easement granted IFO the State of California Property that connects to a manhole in West College Avenue. The interim private easement shall be granted with a provision that when the other property re-develops, the California State sewer lateral will be relocated to the front of their lot to City standards. See Condition of Development No. 8. The sewer lateral connections shall be reviewed at first plan submittal by Santa Rosa Water and the City Engineer. Force mains shall be connected to the City public sanitary sewer system per City Standard detail 515. A pipe location trace line shall be installed on the California State force main so it can be easily located in the field. The applicant shall provide a signed letter of agreement or MOU or similar document from The State of California lot owner agreeing to the proposed re-routing of the force main and approving its relocation and design and sunset date, prior to building permit issuance.

FIRE (JULY 7, 2020)

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

88. 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.
89. 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.
90. 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.
91. 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 structure 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.
92. 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.
 - c. Access points shall be located remotely from one another on the site.
93. A Fire Department key box shall be provided for access to the commercial structure.
 - a. Future Gates or barricades obstructing fire department access shall be reviewed and approved by the Fire Department prior to installation.
94. 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.
- 95. The structures will be required to be protected by automatic fire sprinkler systems, standpipe systems and fire alarm systems.
 - a.The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required to be located at the address side of the building and within 100 feet of a fire hydrant.
 - b.Based on the size of the structure and available water supply a fire pump may be required to support the building suppression systems.
 - c.A temporary fire standpipe system, for use during construction, is required for any construction above the 40 feet. The standpipe system must be extended to each floor, as construction progresses in accordance with CFC Section 3313.
- 96. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
- 97. 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.
- 98. 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.Standpipe System
 - d.Fire Pump (may be required)
 - e.Fire Alarm
 - f.Emergency Responder Radio System (may be required)
- 99. The project shall comply with CFC Chapter 33 during construction.
- 100. Site shall be maintained to comply with the City of Santa Rosa's Weed and Rubbish Abatement Ordinance.

RECREATION AND PARKS (Dated April 17, 2020)

- 101. Street trees shall be required and planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done in

accordance with the City Standards and Specifications for Planting Parkway Trees. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.

102. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lot.



Carol Dugas

PROJECT ENGINEER

E:\ENG\CEC\DR\West College Ave 2150 College Creek Apts.