

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

**EXHIBIT "A"  
NOVEMBER 16, 2020 revised**

**AVALON APARTMENTS - EXPANSION OF A  
GARAGE, MANAGER'S OFFICE AND A TENANT STORAGE ROOM.  
624 AVALON AVENUE  
DR19-041**

- 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 11, 2020:

**PARCEL AND EASEMENT DEDICATIONS**

1. Dedications shall be dedicated for Public utility easements per City code dependent on the underground utility exploration results. If applicable, then a Public Utility easement and or Storm drain access and maintenance easement shall be dedicated to the City of Santa Rosa from the Right of Way of Avalon Avenue to the storm drain junction structures at the southwest angle points and corners of the storm drain system through the project. The easement document shall be recorded at the County Sonoma's Records Office prior to Building permit issuance.
2. All dedication costs shall be borne by the developer 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**

3. Submit for a City encroachment permit and attach plans that include the installation and work within the City Right of Way (ROW) and or storm drainage or public utility easements for review and approval by the City Engineer. A City of Santa Rosa Encroachment Permit is required prior to issuance of the grading permit. Any improvements, proposed or required, within the public right of way or any existing public utility easements shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are considered "final plans" and these plans 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.
4. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

### **TRAFFIC**

5. The applicant shall install CA. MUTCD standard "No parking signs" and paint the project frontage curb red within the designated Fire department turnaround. Project entry curb may be required to be removed and reinstalled to provide an unobstructed fire department turn around per Fire Department standards and shall be determined at first building review.

### **GRADING**

6. A recent soils and geologic investigation report shall be provided with the improvement plans submitted for review.
7. An erosion control plan shall be included as part of the project improvement plans. Street and existing drainage systems shall be protected from siltation coming from the site. The applicant is solely responsible to obtain a permit per the current State of California Construction General Permit for discharges of storm water associated with construction activity.

## **STORM DRAINAGE**

8. Public storm drainage systems, storm drain easements and maintenance access shall be designed and conform to and with the City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) standards. Designs shall be calculated by a licensed Civil Engineer. Review and approval shall be by SWCA or a designated city plan reviewer. 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 a final hydrology/hydraulic report prepared by a registered Civil Engineer at first plan review for the site.
9. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained. No utility or storm drain pipes shall run under the buildings and shall be re-routed as determined upon underground utility verifications being submitted at first review.
10. Blind connections to the public storm drainage system are not permitted. Install a 48" manhole at each connection point to the public storm drain system or connect at a junction. The minimum pipe size in the ROW shall be a 15" pipe. Show all related storm drainage work on the plans.
11. All storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
12. There are multiple existing storm drain, water and sanitary sewer mains close to the work area and various Public Utility easements (PUE) adjacent to the property lines. The applicant shall submit an underground utility exploration of the size, location and depth of the existing utilities along the proposed project westerly and southernly property lines and within the proposed project area in relationship to the property line and the existing and proposed improvements at first building submittal.
  - a. Along the westerly property line on the adjacent parcel, there is an existing 10 feet wide PUE that contains a public sanitary sewer main per city records 91-20 and also 2002-0023 sheet 5 of 8.
  - b. Along the southern property line and on site there may be an abandoned in place 6" steel water main and an 15" sanitary sewer main per City records 91-20 sheet 8. New utility mains appear to have been installed off site per City drawing 87-058, sheet 13 of 18.
  - c. There is a 24" storm drain in an existing 12 feet wide permanent easement to SCWA directly adjacent to the western property line where the construction is proposed.

13. The underground facilities locations within the existing easements are unknown and shall be verified by the applicant's engineer in writing received from inquiries directed to the local Public utility companies to verify the use of such public easements prior to Building permit issuance. The applicant is advised to contact "811" for underground utility line verifications prior to construction. Copies of the utility verifications shall be provided for the City file to ascertain the utilities lines safety to the construction area. All existing utilities shall be located in relationship to the property line and the buildings, labeled on the plans and protected in place and or, as applicable, relocated during construction at the applicant's sole expense to a location as approved by the city engineer.
14. No permanent improvements such as roof lines, lighting foundations, BMP devices or building foundations shall encroachment into the public utility or storm drain easements. The buildings shall be located as to not load the existing underground pipes and the engineer shall calculate and engineer the placement of the foundations for that purpose. No trees may be planted on a public easement without first obtaining approval of the Director of the Transportation and Public Works Department. Trees shall not be planted within 10-feet of the underground city mains. All improvements over the 24"-storm drain pipe along the westerly property line shall not interfere with the pipe cover or pipe bedding and shall be specifically approved by the Director of Public Works including landscaping, swales or other improvements.
15. The public utilities, storm drain inlets and manholes shall be kept accessible for city maintenance access at all times.
16. The applicant shall protect the existing storm drain in place per the recorded easement document No. 830058620 granted to SCWA, provided they do not damage the underground conduit nor conflict with the easement holders use of said permanent storm drain easement.
17. The Public Works Department shall take due caution when performing maintenance or repair of drainage systems in easements, 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 located within the public easement.
18. Fences along the southern property line within the PUE/storm drain easement(s) shall be removable, if they are not currently. Where vehicular access is required for maintenance, minimum 14-feet width sliding gates are preferred. At a minimum, a Man-gate shall be provided for access through any fence crossing a public utility or storm drain easement, or as approved by the City Engineer.

**STORM WATER COMPLIANCE (SUSMP)**

19. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. As applicable, then Final Plans shall incorporate all Standard Urban Stormwater Mitigation Plan (SUSMP) 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. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement signed by the property owner to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule to be implemented by the owner.
20. As applicable, perpetual maintenance of SUSMP BMP's shall be the responsibility of the lot owner. The owner shall be responsible for performing and documenting an annual inspection of all BMP's on the property. 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.
21. As applicable, the SUSMP "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to building permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
22. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's shall be received by the City prior to acceptance of public improvements.
23. As applicable, an erosion control plan or Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board Construction General Permit Requirements.
24. 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 any 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.

25. As applicable, 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.
26. Soil testing shall be provided by the developer prior to building permit to confirm the SUSMP design. Percolation tests shall confirm that the water shall dissipate in 72 hours or less and that the BMP's are functional as designed as Priority one devices.

### **WATER AND WASTE WATER**

27. Water services shall be provided per Section X of the Water System Design Standards. Domestic and irrigation uses shall be metered separately.
28. City Standards require that a commercial project install a 12" combination service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and irrigation meters if one does not exist. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.
29. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the Encroachment Permit application.
30. The project engineer shall provide a detailed utility plan showing existing and proposed dimensioned locations for the onsite and offsite sanitary sewer, water, and fire protection systems, and their connections to existing sewer and water facilities.
31. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELo) adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Three complete sets of WELo plans shall be submitted to EDS prior to or with the Encroachment permit application. WELo plans shall be approved prior to building permit issuance or meter sets.
32. Sewer and water demand fees, meter installation fees and processing fees shall be paid prior to Building permit issuance and connection to City water.

The applicant may contact the Water Engineering Services to determine estimated sewer and water demand processing and meter fees.

33. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices per City Standard 876.
34. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Show all sewer and water services which shall be used, and those which shall be abandoned on the Civil Plans submitted with the Encroachment Permit application.
35. Any existing sewer laterals without a cleanout 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. If possible, use one of the existing 6" sewer laterals to the property instead of installing a new one.
36. 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. The location shall be determined during the plan check process of the Improvement Plans.
37. Santa Rosa Water 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 fire line. Provide two copies of the approved onsite plans showing private fire lines 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.
38. Approval of the Conditional Use permit does not relieve the applicant from adhering to City standards, codes and policies and may require relocation of existing public or private utilities if clearances cannot be met and or reducing the proposed building size and or other modifications to the satisfaction of the City Engineer.

### **ENVIRONMENTAL COMPLIANCE**

39. Environmental Conditions are yet to be determined and shall be based on the complete building plans submitted at first review. Contact Renee Gundy at 707-543-4368 regarding grease traps and sewer systems.
40. The owners and/or operators shall submit Wastewater Discharge Permit Application including plumbing plans to City of Santa Rosa Environmental Services section. The Application requires no permit fee and it can be accessed online at: [www.srcity.org/food](http://www.srcity.org/food) app.

### **FIRE DEPARTMENT (Aug. 6, 2020)**

Proposal is a project proposes an addition to an existing apartment building.

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

41. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
42. Fire flow and location of fire hydrants shall be in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
43. Fire Department Access shall comply with the CA Fire Code requirements for minimum 20-foot unobstructed width and 13 feet 6 inches unobstructed vertical clearance.
44. The building will require the installation of an automatic residential fire sprinkler if the new addition area exceeds 25% of the existing attached floor area. The addition shall be protected by the building fire alarm system.
  - a. Plans and permits are obtained through the Fire Department for these system installations.
  - b. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property. Individual units shall be provided with minimum of four-inch identification.



**RECREATION AND PARKS**

45. There is no street frontage on this project and therefore no street trees are required.
46. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
47. Property owner shall be responsible for the irrigation and the maintenance of the planter strips on all sides of their property.



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CAROL DUGAS – EDS PROJECT ENGINEER

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