

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
6/1/21

DR21-015  
Stony Oaks Apartments  
2542 Old Stony Point Rd

- 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. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- 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 March 17, 2021:

**PUBLIC EASEMENT DEDICATION**

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
3. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.
4. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

## **PUBLIC STREET IMPROVEMENTS**

5. 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.
6. 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.
7. 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.
8. To the extent that any area of existing or proposed sidewalk is or shall be situated outside of current City right of way, a sidewalk easement shall be dedicated to the City.
  - a. Along Old Stony Point Rd, the sidewalk easement dedication shall be per City Standard 230 C.
  - b. Along Hearn Ave, the sidewalk easement dedication shall be per City Standard 230 E.
9. A 13-foot public utility easement (PUE) shall be dedicated behind the property line per City Standard 230 C and E respectively. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.
10. Old Stony Point Rd is a Transitional Street according to the General Plan. The City Standard that applies to Old Stony Point Rd is the Avenue STD 200 F with a minimum curb to curb width of 36-feet. The Standard calls for an 8-foot planter strip, and a 5-foot sidewalk. This stretch of Old Stony Point Rd was developed to an earlier standard with a 5-foot wide sidewalk with a 5-foot wide planter and shall be allowed to keep this frontage as it is currently constructed.
11. Improvements to Old Stony Point Rd shall consist of the installation of:
  - a. Curb and gutter per City Standard 241.
  - b. A 5-foot wide sidewalk per City Standards 200 F, 230 C and 235.
  - c. A 5-foot wide planter strip approximately matching the existing planter to the north.

- d. A City Standard 250 A drive approach along the frontage.
  - e. A Caltrans Standard A88A, Case F or similar pedestrian ramp at the southerly terminus of the new sidewalk.
  - f. A City Standard 236 sidewalk barricade at the southerly terminus of the new sidewalk.
12. Hearn Ave is a Regional/Arterial Street according to the General Plan. The City Standard that applies to Hearn Ave is the Parkway STD 200 J. The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk.
13. Improvements to Hearn Ave along the project frontage shall consist of the installation of:
- a. Curb and gutter per City Standard 241.
  - b. A 6-foot wide sidewalk along the full frontage per City Standards 200 J, 230 E and 235.
  - c. A City Standard 250 A drive approach along the frontage.
14. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
15. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

## **OFFSITE IMPROVEMENTS**

18. Prior to signature on the Improvement Plans one of the following shall occur:
- a. The applicant shall obtain the necessary offsite right of way in the form of an offer of dedication to the City and construct a minimum 5-foot wide AC path from the project driveway on Hearn Ave, westerly to the near side of the T-intersection of Hearn Ave and Arrowhead Dr and a crosswalk at this location. If this option cannot be pursued due to impacts to the adjacent property or difficulties in negotiating a fair market purchase of the needed right of way, the applicant shall produce a site plan detailing the difficulties and pursue the following option.
  - b. The applicant shall obtain the necessary offsite right of way in the form of an offer of dedication to the City and construct a mid-block crossing with pedestrian activated flasher from the project driveway on Hearn Ave. This option shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during plan check and will require a City Council approval. If this option cannot be pursued due to impacts to the property on the other side of the street or difficulties in negotiating a fair market

purchase of the needed right of way, the applicant shall produce a site plan detailing the difficulties and pursue the following option.

- c. The applicant shall obtain the necessary offsite right of way in the form of an offer of dedication to the City and construct a minimum 5-foot wide AC path from the project site, along the shared property line of 1825 and 1869 Hearn Ave lining up with the near side of the T-intersection of Hearn Ave and Arrowhead Dr and a crosswalk at this location. If this option cannot be pursued due to impacts to the adjacent property or difficulties in negotiating a fair market purchase of the needed right of way, the applicant shall produce a site plan detailing the difficulties and pursue the following option.
- d. The applicant shall enter into a Cash-in-Lieu Agreement with the City of Santa Rosa for the right of way acquisition and construction of option a, b, or c to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during plan check. This option shall require the applicant to design the preferred improvement.

## **TRAFFIC AND LINE OF SIGHT**

- 19. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
- 20. This project shall have a proportional share to be determined during the plan check phase of improvement plans for a proposed traffic signal at the intersection of Hearn and Burbank as addressed in the Preliminary Traffic Impact Study.
- 21. The height of signs, vegetation or other obstructions on the project side of site entrances shall maintain clear line of sight for all vehicles approaching and exiting the facility to the satisfaction of the City Traffic Engineer during review of Improvement Plans.
- 22. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

## **PRIVATE DRIVEWAY IMPROVEMENTS**

- 23. The driveway shall be built to City minor street structural standards and bordered with concrete curb and gutter. The common drive shall access through a 24-foot minimum width curb cut at each project entrance.
- 24. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drains shall be plumbed direct to a grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.
- 25. Installation and maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on Private property and private driveways shall be the responsibility of the property

owner. Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

## **STORM DRAINAGE**

26. 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. The final hydrology and hydraulic report shall be submitted to the Sonoma County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public improvement plans.
27. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by the Sonoma County Water Agency (SCWA). If it is determined that the project design doesn't adequately address all storm events per City Standards and the most current SCWA Flood Management Design Manual dated March 2020 an extension of the public storm drain system may be required.
28. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards.
29. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by Sonoma County Water Agency (SCWA) or City of Santa Rosa. The project may be proposing development within sperate drainage boundaries.
30. 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.
31. 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.
32. 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.

33. 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.
34. Applicant shall verify capacity of existing 30-inch storm drain (1997-0098) to the satisfaction of the City Engineer during plan check of the Improvement Plans. An accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.
35. Applicant shall connect onsite private SUSMP SD to existing 30-inch storm drain (1997-0098) at the northerly frontage terminus per City Storm Drain Standards.
36. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems. Flows from the catchment area nearest the southwesterly corner of the development shall be directed to a drain inlet on the property side of the new sidewalk and under sidewalk to new 15-inch storm drain connection to existing 30-inch storm drain near the southerly terminus of the new sidewalk. Flows within the planter area shall be directed to a City Standard 406 sidewalk drain which will flow into the planter at this location.

#### **STORM WATER COMPLIANCE (SUSMP & SWPPP)**

37. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) 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 to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
38. Perpetual maintenance of SUSMP BMPs shall be the responsibility of the owner of the apartment project.
39. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade 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.
40. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional 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 SUSMP BMP's is to be received by the

City prior to acceptance of the improvements.

41. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan 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 General Construction Permit Requirements.
42. Note on the plans that "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."
43. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
44. 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 SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
45. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
46. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.
47. Transmission lines shall shall be located outside of any proposed infiltration basins.

**GRADING** (from Building Memo dated April 8, 2021)

48. 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.
49. Obtain building permits for the proposed project.

**WATER AND WASTEWATER**

50. 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.
51. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backflow devices shall not be located under private asphalt, sidewalks and driveways.
52. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
53. Private mains shall be a minimum of 6" in diameter. Connections between private and public sewer mains shall be at manholes. All portions of the sewer service extending from the public main shall be privately maintained and identified as private infrastructure on the public improvement plans.
54. The sewer lateral shall be sized to the satisfaction of the City Engineer during plan check of the Encroachment Permit for this project. The lid for the cleanout shall be traffic rated.
55. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
56. A water service 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.
57. If an existing service is proposed for use, calculations and verification of its condition and adequacy shall be submitted to the satisfaction of the City Engineer during plan check of the Encroachment Permit for this project.
58. 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.
59. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic water and irrigation services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing. All laterals and meters shall be sized according to the flow calculations.
60. Meters may be located in dedicated water easements along a private street to the City of Santa Rosa. Meters and backflow devices shall be installed outside of any traffic areas.
61. Since the development creates more than 100 units a second domestic connection to public water shall be required.



62. Applicant must install combination services per City Standard 870 for fire service, public fire hydrant, domestic water and irrigation meters.
63. 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.
64. 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.
65. 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
66. 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.
67. 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.
68. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

**FIRE** (from Fire Memo dated April 20, 2021)

Applicant is advised that the following Fire Department **Standard Conditions** apply to this project:

69. Projects shall be designed in compliance with established regulations adopted by the City of Santa Rosa affecting or related to structures, processes, premises and safeguards regarding the following:
  - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
  - b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.

- c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
  - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
  - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
70. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.
71. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) Sections 105.6 and 105.7. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.
- a. Construction documents shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the code official.
  - b. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
  - c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
  - d. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the

location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

- e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.

72. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.

73. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

Applicant is advised that the following Fire Department **Specific Conditions** apply to this project:

74. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.

75. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C and Santa Rosa City Code.

- a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC Appendix B.
- b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.

76. Fire apparatus access roads shall be provided and maintained in accordance with CFC Section 503 and Appendix D.
- a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
    - i. Should a security gate be planned to serve the facility, the gate shall be automatic operating by strobe-activation, equipped with a Knox Company key operated electric gate release switch with sub-mastered key option for the Police Department.
    - ii. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
    - iii. 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 upon fire apparatus.
  - b. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long-side of the building as approved by the fire code official. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus.
  - c. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
  - d. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.

- i. Parking allowed only in designated spots. All curbs shall be painted red and posted "No Parking".
  - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
- 77. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
  - a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
    - i. Structure will be required to be protected by an automatic fire sprinkler system.
      - 1. If required Fire Department Connection (FDC) for the sprinkler and standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roads fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
      - 2. Automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.
  - b. Structure will be required to install a standpipe system in the building.
    - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.
- 78. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the City adopted California Fire Code and the California Existing Building Code. Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.
- 79. 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.

80. 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. Standpipe System
- c. Fire Sprinkler System
- d. Fire Pump (to be determined)
- e. Fire Alarm
- f. Emergency Responder Radio System (to be determined)
- g. Gates and barricades across fire apparatus access roads

## **PARKS AND RECREATION**

81. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and inspected by The Parks Division. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list and standards.



A. R. Jesús McKeag

PROJECT ENGINEER