

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 17, 2021

Avenue 320 Apartments
320 COLLEGE AVE
PRJ19-028

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 4-13-20:

PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument.
2. Prior to the issuance of any Encroachment Permit a public utility easement (PUE) similar to City Standard 230 G shall be dedicated.

MAPPING

3. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
4. The project site was formerly Lots 6 through 8, 15 and 16 of Cooper Subdivision (Sonoma County Book of Maps 46 page 19). The applicant shall provide evidence that a merger of these parcels has been recorded or a merger shall be required prior to issuance of any Building Permit.

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. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
7. College Ave is a Four Lane Regional/Arterial Street according to the General Plan. As such, the City Standards that are applicable to College Ave are the Boulevard STD 200 I with a minimum curb to curb width of 40-feet, and the Parkway STD 200 J with a minimum curb to curb width of 48-feet. Both Standards call for an 8-foot planter strip, and a 6-foot sidewalk. This stretch of College Ave was developed to an earlier standard with an approximately 5-foot wide contiguous sidewalk and shall be allowed to keep this frontage as it is currently constructed.
8. Improvements to College Ave shall consist of the installation of:
 - a. two City Standard 250 A drive approaches replacing the current curb cuts along the frontage.
 - b. Sidewalk per City Standard 231 shall be installed behind the drive approaches.
 - c. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241.
9. The City Standard that is applicable to Lincoln St is the Minor Street STD 200 E, with a minimum curb to curb width of 24-feet, a 6-foot planter strip, and a 5-foot sidewalk. This stretch of Lincoln St was developed to an earlier standard with an approximately 4.5-foot wide contiguous sidewalk and shall be allowed to keep this frontage as it is currently constructed.
10. Improvements to Lincoln St shall consist of the installation of:
 - a. a City Standard 250 A drive approach along the southerly portion of the frontage.
 - b. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241.
11. Any broken curb, gutter and/or sidewalk shall be replaced per current City standards.

12. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
13. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
14. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

TRAFFIC AND LINE OF SIGHT

15. The height of signs, vegetation or other obstructions near the College Ave driveway aprons shall maintain clear line of sight for all vehicles approaching their intersection with College Ave to the satisfaction of the City Traffic Engineer during review of the Encroachment Permit.
16. 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

17. A queuing area shall be provided at all driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space per City Parking design standards 20-36.070 B,2.

STORM DRAINAGE

18. 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.
19. Drainage facilities shall be designed per the current 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.
20. 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.
21. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

22. An adequate drainage system shall be required to drain rear yards and patio areas. Private underground storm drain systems and drainage easements are required for any lot-to-lot drainage.

STORM WATER COMPLIANCE (SUSMP)

23. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
24. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.
25. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
26. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
27. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.

GRADING (from Building Memo dated September 30, 2020)

28. 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.
29. Obtain building permits for the proposed project.

WATER AND WASTEWATER

30. 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.
31. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.

32. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
33. The installation of the proposed 2nd sewer lateral connecting to the 8" main in Lincoln Street will be permitted per Water Department.
34. The existing sewer lateral connected to the existing 8-inch public sanitary sewer main in College Ave shall either be replaced or the project Engineer shall provide calculations to verify that current sizing is adequate.
35. 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.
36. The existing water service lateral connected to the existing 12-inch public water main in College Ave shall either be replaced or the project Engineer shall provide calculations to verify that current sizing is adequate.
37. Connection to the existing water main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
38. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
39. 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.
40. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
41. Double check back flow with detector check per City Standard 875 will be required on all domestic water 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.
42. Applicant must install a combination service per City Standard 870 for fire service, domestic and irrigation meters. If the project cannot otherwise achieve fire flow, the applicant shall connect a new water service lateral to the existing 8-inch public water main in Lincoln St.
43. 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.
44. 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
45. 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.
46. If adequate fire flow cannot be achieved from a single feed, applicant shall be required to loop the existing water system.
47. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

ENVIRONMENTAL COMPLIANCE (from Memo dated July 2, 2020)

48. **No Environmental Requirements for residential structures. If a commercial kitchen is to be installed in the shared kitchen space the following conditions may apply.**
49. Submit a 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/foodapp
- Contact this office at 543-3393 for additional information.
50. Any restaurant, deli, and or food service establishment is required to install a grease removal device. See City's Interceptor Policy for details on connections and sizing criteria.

FIRE (from Memo updated August 2, 2021)

51. Structure will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
- a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of the FDC.
52. Structures will be required to install a standpipe system in the building – required in buildings three or more stories in height.
53. 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.
- 54. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
 - a. Parking allowed only in designated spots.
 - b. All curbs shall be painted red and posted “No Parking”.
- 55. CA Fire Code requires fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
 - a. Building A shall not exceed the heights as shown and shall provide a building height survey from a third-party surveyor prior to final occupancy being granted (AMMR on file).
- 56. Elevators shall be in compliance with gurney requirements and Fire Department emergency operations and controls.
- 57. 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, apartment units shall have a minimum of 4” letters or numbers.
 - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
 - b. Exterior monument maps shall be provided for building identification, and interior complex directories shall be required at each floor level.
- 58. 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 Alarm
 - e. Emergency Responder Radio System (site shall be tested for compliance)
- 59. A Fire Department key box shall be provided for each structure for access.
 - a. Should a gate be planned to the parking area, the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department. Contact the Fire Department at 707-543-3500 for the order form.
 - b. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
 - c. 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.

60. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. through the California Environmental Reporting System (CERS) for review and approval. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator annual permit fees.
61. Shall the first-floor use be designated as an "Assembly" an annual permit will be required from the Fire Department for such use prior to occupancy.
62. An annual Apartment permit will be required from the Fire Department based on final apartment count for the site prior to occupancy.



A. R. Jesús McKeag

PROJECT ENGINEER