

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

**EXHIBIT "A"
October 4, 2021
Esperanza Park – Children's Museum of Sonoma County
1835 W Steele Ln
DR21-034**

- 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 October 1, 2021:

PUBLIC STREET IMPROVEMENTS

1. If applicable, a City of Santa Rosa Encroachment Permit must be obtained prior to issuance of the Building permit. Any improvements proposed or required, within the public right or any existing public sewer or water 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 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans for review that show 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.)

TRAFFIC

2. Adequate sight distance from the driveway shall be maintained at all times and landscaping shall be maintained at maximum 36-inches height within the stopping site distance triangle using a stopping site distance as designated by Caltrans standards. Signs and monuments shall not be placed in the stopping sight distance triangle. Tree canopies shall be maintained at least 7-feet off the ground.

3. The project developer 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, road construction, utility installation, etc.). Required repair may involve patching, cleaning, sealing or overlaying affected areas as appropriate to return the roads to as good a condition as they were in prior to construction. If the project developer does not act prudently in a timely manner, the City may, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

STORM WATER COMPLIANCE (SWLID)

4. 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.
5. Perpetual maintenance of SWLID BMP's shall be the responsibility of the owner of these BMP's. 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.
6. 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.
7. 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.
8. 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.

9. 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.”
10. 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.
11. 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.
12. 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.
13. 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.

BUILDING – August 20, 2021

14. 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.
15. Obtain building permits for the proposed project.

WATER AND WASTEWATER

16. Sewer, irrigation and water demand fees, meter installation fees and processing fees may be due and shall be paid prior to building permit and connection to City water. The applicant may contact the EDS Engineering Water Services staff to determine estimated sewer, irrigation and water demand processing and meter fees.
17. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately. Any new water connections to the restroom facilities shall be served off the existing domestic water meter.
18. All existing and proposed landscaping and exterior features that do not discharge to the public sewer system shall be served off of the existing private well. If City Water is needed for irrigation purposes, a dedicated irrigation meter shall be installed at the property's frontage and all applicable demand fees shall be paid prior to issuance of any building permits associated with the project.
19. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application.
20. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices.
21. Interior fixtures within all proposed and existing structures on parcel number 041-021-083 shall be connected to the existing domestic meter serving the parcels. Cross lot connections will not be permitted and any existing water services crossing property lines shall be addressed with any future building permits on the parcel.
22. 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.

FIRE DEPARTMENT – August 5, 2021

23. 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.
24. 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. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards, or curbs shall be painted red and stenciled in white “No Parking Fire Lane”
 - ii. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - iii. 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. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. 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.
25. A Phase 1 Environmental Site Assessment shall be provided directly to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition, or construction permit.
26. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the CA Environmental Reporting System on-line reporting program.
27. Need to ensure access to the project site is compliant with Fire Department standards for emergency vehicle access. Minimum 20-foot access roadway throughout site, and the turning radius shall provide for 20 foot inside and 40 foot outside diameters.
28. Need to ensure unobstructed access is maintained to all existing or

proposed fire protection equipment including fire hydrants, fire sprinkler control valves, fire department connections, fire alarms, and fire extinguishers.

29. Pedestrian gates required – proposed 6 ft fencing, if locked, gates shall be equipped with Knox boxes to house keys that allow for Fire Department access to the project site. Opening dimensions, hardware and identification shall comply with CBC and CFC requirements.
30. Building permits will be required for the installation of the proposed cargo boxes labeled as storage in the project area.
31. Occupant loads will need to be established for the project site and posted near the main entry point to the fenced area.

RECREATION AND PARKS

32. Street trees shall be installed and planted by the developer along the project frontage(s). Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with City "Standards and Specifications for Planting Parkway Trees." Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.
33. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their project for perpetuity.



10/04/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER