

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
October 5, 2021

891 3rd St.
891 3rd Street Multi-Family Housing Project
DR21-036

- 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 as related to this application unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received June 17 & September 22, 2021:

GENERAL SITE

1. A merger of the Lands 888 Fourth Street LLC., APN 009061050 Doc No. 2006R128966 with the Lands of 888 Fourth Street LLC., APN009961022, Doc. No. 2006R128966 shall be recorded prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

2. 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.
3. The existing driveway approach located at the 3rd Street frontage shall be removed and the curb, gutter, sidewalk and planter strip shall be restored consistent with the existing alignments. These improvements are currently shown on the Public Improvement plans submitted under file number ENG21-011. The improvement plans shall be approved and signed by the City Engineer prior to

issuance of the Building Permit.

4. All overhead utility lines along the project frontages on 3rd Street shall be placed underground including telephone and cable television in conformance with the City's undergrounding ordinance.
5. New services from electrical, telephone, cable utilities from overhead lines offsite are to be placed underground from the connection point to the new structures. Existing overhead utility lines crossing property lines shall be placed underground and contained in easements or relocated to project frontage and placed underground. No structures or surface improvements except for surface parking pavement and underground utilities are to encroach into easement areas.
6. Developer shall coordinate, and where necessary, pay for the relocation or adjustments of any power poles, vaults, or other existing public utilities, as necessary.

STORM WATER (SUSMP)

7. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Building Permit Plans shall incorporate all 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. Building Permit application shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. A Final SUSMP Report of Record shall be submitted to the City prior to issuance of a Certificate of Occupancy.
8. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the property owner and who shall also 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.
9. 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 copy of the recorded document shall be included in the Final Report of Record submitted to the City.
10. After the SUSMP 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 SUSMP BMP's is to be included in the Final SUSMP Report submitted to the City prior to issuance of the Certificate of Occupancy for

the project.

11. 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.
12. Overflow drainage from the proposed BMP flow through planters may be diverted to discharge into 3rd or 4th Streets through, City standard 406B sidewalk drains. No concentrated drainage flows are allowed to flow over public sidewalks.

GRADING (From memo dated 7.6.21)

13. 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.
14. Obtain Building Permits for the proposed project.

SEWER AND WATER

15. All utility connections and public frontage improvements along 3rd Street must be performed under the Public Improvement plans submitted under file number ENG21-011. Public Improvement plans shall be signed prior to issuance of the building permit.
16. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
17. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and backflow devices at all service connections to the public main. The flow calculations shall be submitted to the Utilities Department during the Building Permit plan check phase or Encroachment Permit to determine adequate sizing.
18. Applicant shall install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters on 3rd Street. City Standard Backflow devices are required on all service connections. Mixed residential and commercial uses shall be separately metered.
19. Applicant shall install a Reduced Pressure Backflow Device per City Standard 876 on the residential domestic water and irrigation lateral connections to the public main.
20. A dedicated fire service per City Standard 880 shall be installed to serve the project. Design of the fire system is to be submitted to the Fire Department with all required service connections and a Fire Department Permit obtained prior to

issuance of an Encroachment Permit for connections to the City main. The Double Detector Check Valve must be located adjacent to the Right of Way and if needed to be located within building the Utilities Department will not maintain any plumbing outside of the Public Right of Way.

21. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an Encroachment Permit.
22. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
23. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

FIRE (From memo dated 7.7.21)

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

24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
- 29. A Fire Department key box shall be provided for access to the commercial structure.
 - a. Gates or barricades obstructing fire department access shall be reviewed and approved by the Fire Department prior to installation.
- 30. 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.
- 31. The structures will be required to be protected by automatic fire sprinkler, standpipe systems and fire alarm.
 - 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.
- 32. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
- 33. 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.
- 34. 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)

- 35. The project shall comply with CFC Chapter 33 during construction.
- 36. Site shall be maintained to comply with the City of Santa Rosa's Weed and Rubbish Abatement Ordinance.

RECREATION AND PARKS (From memo dated 6.30.21)

- 37. 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 may occur. 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.
- 38. 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.
- 39. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association 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 lots.



Laura Ponce
Project Reviewer