

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
September 23, 2021

3619 Crescent Cir  
New SFD

HDP21-007

- I. Applicant'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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received, July 8 2021:

**PUBLIC IMPROVEMENTS**

1. An Encroachment Permit shall be obtained from the Engineering Development Services Division 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.
2. New services (electrical, telephone, cable, or conduit) to new structures shall be underground.

**STORM DRAINAGE & EASEMENTS**

3. No concentrated drainage flows shall be designed to cross property lines onto downstream properties.
4. Drainage from landscape areas is not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.

5. As applicable, 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. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

## **WATER AND WASTEWATER**

4. There are existing water and sewer laterals to the parcel. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses. Fire sprinkler calculations shall be submitted to the Santa Rosa Fire Department.
5. Any existing water or sewer services that will not be used shall be abandoned at the main per current Design and Construction Standards.
6. Parcels with water booster pumps and/or residential fire sprinklers shall have backflow on the water services. Install a double-check backflow device per City Standard 875 on the water service.
7. If a sewer ejector pump is proposed, the backflow requirement shall be changed to a reduced pressure backflow device, per City Standard 876.
8. A sewer cleanout per City Standard #513 shall be required.

## **FIRE (From memo dated 8.5.21)**

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

9. The property shall be protected with a residential fire sprinkler system in compliance with NFPA 13D.
10. The property shall provide premise identification/addressing in accordance with city standards. Minimum 4-inch illuminated and contrasting to background and visible from the street.
11. This parcel is in the Wildland Urban Interface area and shall comply with Chapter R327 of the California Residential Code, Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code and Chapter 12-7A of the California Referenced Standards Code.
12. The property shall comply with City of Santa Rosa weed abatement standards.



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Laura Ponce  
Project Reviewer