

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
10/22/21

SMART Village Residential Development
34 W. 6TH STREET
PRJ20-013

- 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 current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual. 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 received 10-05-21:

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. Prior to the signing of Public Improvement Plans or the issuance of any Encroachment Permit required, public easements and rights of way shall be dedicated to the satisfaction of the City Engineer.
3. Prior to the signing of the Public Improvement Plans, the following public easements and rights of way shall be dedicated as follows:
 - a. Sufficient public access easement to cover the drivable area of the private street along the westerly frontage of the project, which varies between a curb-to-curb width of 34-feet and 60-feet, from the project entrance on 6th St to its terminus northerly of the existing 24-inch storm drain in approximate alignment with vacated 4th Street through the project. The exact orientation and extent of this public roadway easement dedication shall be determined during plan check to the satisfaction of the City Engineer.
 - b. A Public Utility Easement shall be dedicated over drivable area of the

private street to contain the public water and sewer mains.

- c. Any Water Engineering Services required easement for an onsite maintenance vehicle turn-around.
 - d. Public sewer main easements, per City Standards published at the time of improvement plan submittal, over any sections of public sewer main extending outside of any existing right-of-way (ROW), public utilities easements (PUE), or public sewer easements.
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 shall 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. A SMART encroachment permit may be required for any work proposed in SMART right-of-way or easements. It is the applicant's sole responsibility to obtain other agency permits prior performing work in any existing SMART easements.
- 9. 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 public access easement (PAE) shall be dedicated to the City.
- 10. A Public Utility Easement shall be dedicated along the W. 6th Street frontage per City Standard STD 230 G. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.
- 11. 6th Street shall be dedicated and improved as a modified City Standard STD 200 E Minor Street with a minimum curb to centerline width of 20-feet to contain a 12-foot travel lane and an 8-foot parking lane. A variance is granted by these conditions of approval to allow a 5-foot planter strip, and to install the 5-foot sidewalk on the public side of the property line similar to City Standard STD 230

G.

12. Improvements to W. 6th Street shall also consist of the installation of a City Standard 250D driveway approach at the intersection of 6th Street and the private street.
13. The onsite private street shall have a 26-foot wide drivable surface from face of curb to face of curb. Private streets shall be designed and constructed to the Standards of public streets in terms of structural section. No City enforcement of "No Parking" signs or other such regulatory signs shall be provided for such streets. Access shall be through the City Standard 250 D drive approach at the intersection with 6th Street.
14. Any broken curb and gutter shall be replaced per City Standard STD 241.
15. Existing streets being cut by new services shall require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
16. Installation of streetlights and the street lighting pattern shall be determined during plan check phase of the improvement plans as approved by the City Engineer.
17. City Standard 611 cobra style streetlights are to be installed along the W. 6th Street frontage to current spacing requirements, using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
18. Electrical boxes for new and/or relocated streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around the box."
19. This project shall underground existing overhead utilities per Section 13-12.250 of the Santa Rosa City Code.
20. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
21. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRANSPORTATION AND TRAFFIC

22. Signage and striping shall be to the satisfaction of the City Engineer in

consultation with the City Traffic Engineer.

23. Two crosswalks and ADA compliant ramps as required shall be installed to the satisfaction of the City Engineer in consultation with the City Traffic Engineer as follows:
 - a. A pedestrian crossing shall be installed in line with the westerly curb return of Adams Street crossing 6th Street with a bulb out on the developer's side.
 - b. A pedestrian crossing shall be installed at the existing Multi-use Path (MUP) trail on the east side of the railroad tracks.
24. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection of the private street and 6th Street to the satisfaction of the City Traffic Engineer during review of Improvement Plans.
25. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

PRIVATE STREET/DRIVEWAY

26. Private streetlights shall be installed on all private streets and shall meet City Standards for minimum average maintained foot-candle and the uniformity ratio for a minor street. All private lighting shall be owned and maintained by the homeowners' association. Private lighting fixtures shall be subject to staff review.
27. 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 streets or driveways shall be the responsibility of the property owner or Homeowner's association (HOA). 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

28. 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.
29. 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.

30. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) Flood Control Design Manual criteria and City of Santa Rosa Design and Construction Standards.
31. 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.
32. All drainage flows from offsite shall be intercepted at the property line and either 100% treated or by-passed and conveyed through a private system to discharge into the public right of way.
33. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.

All onsite drainage systems, including those within the private street, are considered private and shall be owned and maintained by the Lot owner or HOA. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch storm drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into the public storm drain system. Install a 4-foot manhole, manhole ring and cover per City Standard #400 at all connections points to pipe that does not have a junction structure at the connection point.

STORM WATER COMPLIANCE (SWLID SWPPP)

34. 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.
35. Perpetual maintenance of SWLID BMPs shall be the responsibility the owner of the development.
36. 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.
37. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional shall prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's

recommendation. Written certification of SWLID BMP's is to be received by the City prior to acceptance of the improvements.

38. 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.
39. 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."
40. 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.
41. 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.
42. All BMPs shall be constructed using the City 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 California State Water Control Board. Submit a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
43. 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.

GRADING (from Building Memo dated May 3, 2021)

44. 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.
45. Obtain building permits for the proposed project.

WATER AND WASTEWATER

46. 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 in effect at the time of improvement plan submittal.
47. Vehicular access shall be provided to all structures within the boundary of the proposed project. This shall include any new or replaced sewer manholes. The access shall be a minimum 12' in width and shall be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards. No other facility, public or private, shall be aligned within 5' horizontally of the water or sewer mains.
48. The project shall pay Water and Wastewater Demand Fees based on published rates at the time of building permit issuance. Water and Wastewater Demand Fees may be deferred consistent with City codes, policies and procedures associated with impact fee deferrals.
49. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project shall be paid prior to scheduling of work as prescribed in City Specifications.
50. Install mains with constant alignment wherever possible, minimum 3-feet from the lip of gutter and 4-feet from centerline monuments.
51. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves shall be located outside of the concrete area.
52. The applicant shall abandon, per City Standards, the section of existing 12" public sewer main extending from City manhole number MH 50 to MH 53. A new 12" public sewer main shall be installed within the proposed private street running along the westerly edge of the project. All upstream flows currently directed to MH 50 from the existing 8" main extending through the 4th Street alignment and the section of 12" main conveying flows from 3rd Street shall be redirected to the relocated mains in the private street.
53. The applicant shall abandon, per City standards, and realign the sections of existing 8" public sewer main extending from City manhole number MH 134 to MH 48 to avoid conflicts with future development phases. The realigned sewer main shall be consistent with the design shown on the approved preliminary civil plans.
54. All new sewer main extensions shall be installed at a size and depth that ensures gravity flow to future development in the general vicinity.
55. Water services and meters shall 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.

56. The project is proposing over 100 residential units and shall provide two looped domestic meters to serve the project. Each meter shall be sized to individually meet the project's anticipated overall domestic water demand and shall be installed on separate water services connected to separate valved sections of the public water system.
57. Efforts shall be made to reduce the number of water laterals serving the property. A single connection to the water main in W. 6th Street shall be installed and the proposed additional domestic and fire services shall be served from a single combination service per City Standard 870.
58. 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. Any non-standard water services shall be detailed on the Improvement Plans. All laterals and meters shall be sized according to the flow calculations. Submit the fire flow calculations during the plan check process of the Improvement Plans to allow Utilities to approve size and location of meters and backflow devices. An irrigation service with reduced pressure backflow device per City Standard #863 & #876 shall be installed for all common areas needing irrigation.
59. Any existing sewer and water laterals currently serving the parcel that will not be used shall be abandoned per City Standards.
60. 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.
61. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
62. Double detector check backflow devices shall be installed on all dedicated fire service.
63. Onsite fire mains and hydrants shall be provided to the satisfaction of the Fire Department.
64. 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.
65. 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.

66. 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.
67. As applicable, public maintenance access in private driveways with public fire hydrants, water meters, public DDCV or other readable utility meter devices shall be provided to all structures with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
68. No wall or fence footings shall be installed within 5 feet of the public water or sewer mains. Sections of fences that cross a public utility easement shall be removable. Access to public utilities including all structures (i.e., manholes, cleanouts, mainline valves etc.) shall be provided at all times.
69. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead-end systems such as cul-de-sacs, a fire flow test will be completed at the hydrant on each separate cul-de-sac or dead-end system. The fire flow must meet the requirement for the project before the project is accepted. The city will perform the fire flow test. The fee to have the test performed must be paid to the Santa Rosa Water Department prior to the test being performed. The test may be postponed due to Water Rationing.
70. Applicant shall provide Fire flow calculations for project indicating compliance with CFC Appendix III-A. Due to the limited access to the site, increased fire protection shall be required for Fire Department approval above the minimum adjusted fire flow available to provide 1500 gallons per minute in residential and commercial developments or as approved by the Fire Department.
71. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant locations to the Santa Rosa Water Department prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
72. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
73. 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 form, Hydrozone Table form, and Certificate of Completion form.

FIRE (from Memo dated August 3, 2021)

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

74. 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:
75. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
76. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
77. Fire hazards in the structure(s) or on the premises from occupancy or operation.
78. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
79. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
80. 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.
81. 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.
82. 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.
83. 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.

84. 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.
85. 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.
86. 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.
87. 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.
88. 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:

89. 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.

90. 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.
91. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC Appendix B.
92. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
93. Fire apparatus access roads shall be provided and maintained in accordance with CFC Section 503 and Appendix D.
94. 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.
95. 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.
96. 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.
97. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
98. 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.
99. 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.
100. 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.
 101. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
 102. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking”.
 103. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
 104. 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.
 105. 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.
 106. Structure will be required to be protected by an automatic fire sprinkler system.
 107. 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.
 108. 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.
 109. Structure will be required to install a standpipe system in the building.
 110. 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.

111. 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.
112. 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.
113. 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

114. The property owner shall enter into an agreement to provide maintenance and insurance coverage for the MUP access path.
115. If the trail goes in during this phase, then so should the trees.
116. Street trees will be required on W. 6th Street.



A. R. Jesús McKeag

PROJECT ENGINEER



Gabe Osburn
Deputy Director of Development Services