

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
11-18-25

Lago Fresca Apartments
4744 HOEN AVE
PRJ22-019

- 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 Regional Storm Water Low Impact Development Technical Design Manual in effect at the time this application is deemed complete. **Note:** Any offsets (onsite or offsite) for water quality require approval from the Regional Board. Also, the SWLID design shall include the built-out project condition including all structures, sidewalks, trenches, and roadways that will be completed under separate building permits as well as all phases of a phased project.
- 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 6-16-25:

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. Engineering Variance ENGV24-029 has been approved to allow the dedication of a 10-foot wide Public Utility Easement (PUE) along the Hoen Avenue frontage and to eliminate the requirement to dedicate a PUE along the Summerfield Road frontage.
3. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.

4. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in any public utility easement (PUE) joint trench areas.
5. 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

6. 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.
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.
3. Hoen Avenue is a 2-Lane Regional/Arterial Street according to the General Plan. The City Standard that applies to Hoen Avenue is the Parkway (200 J). The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk. This segment of Hoen Avenue was developed to an earlier standard with an approximately 5.5-foot wide sidewalk and a 4.5-foot wide planter strip. This frontage shall be allowed to remain as it is currently constructed. Improvements to (Street name here) shall consist of the installation of:
 - a. A City Standard 250 D drive approach.
 - b. Planter strip and sidewalk similar to City Standard 200 J sidewalk matching existing width.
8. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241.
9. Summerfield Road is a 4-Lane Regional/Arterial Street according to the General Plan. The City Standard that applies to Summerfield Road is the Parkway (200 J). The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk. This segment of Summerfield Road was developed to an earlier standard with an approximately 5.5-foot wide sidewalk and a 4.5-foot wide planter strip southeasterly of the project site. This frontage shall be allowed to continue what is currently constructed. Improvements to Summerfield Road shall consist of the installation of:
10. Planter strip and sidewalk similar to City Standard 200 J sidewalk matching existing width.

11. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
12. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
13. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
14. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC (from Final Focused Traffic Study for the Lago Fresco Project by W-Trans dated December 28, 2023)

15. A crosswalk enhanced with RRFBs shall be installed on Hoen Avenue approximately 300 feet west of Summerfield Road as part of the project to the satisfaction of the City Traffic Engineer during plan check.
16. The striping on westbound Hoen Avenue shall be extended west from 4655 Hoen Avenue to within 100 feet west of Summerfield Road.

LINE OF SIGHT AND SIGNAGE

17. All traffic signage and striping shall be to the satisfaction of the City Traffic Engineer.
18. The height of signs, vegetation or other obstructions on the project side of site entrances shall maintain clear line of sight for all vehicles approaching and exiting the facility to the satisfaction of the City Traffic Engineer during review of Improvement Plans.

PRIVATE DRIVEWAY IMPROVEMENTS

19. The driveway shall be built to City minor street structural standards.
20. A queuing area shall be provided at the 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.
21. 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 driveways shall be the responsibility of the property owner. 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

22. 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. The final hydrology and hydraulic report shall be submitted to the Sonoma County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public improvement plans.

23. Add the document titled "251107_Santa Rosa_Hoen Lago Onsite Offset Approval-signed" dated November 7, 2025 into the FSWLIDS for plan check submittal. Cite this letter in the narrative of the FSWLIDS.
24. 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.
25. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards.
26. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by Sonoma County Water Agency (SCWA) or City of Santa Rosa. The project may be proposing development within sperate drainage boundaries.
27. Drainage facilities shall be designed per the 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.
28. 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.
29. An accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.
30. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SWLID)

31. 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.

32. Perpetual maintenance of SUSMP BMPs shall be the responsibility of the owner of the apartment project.
33. 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.
34. 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.
35. 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.
36. 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."
37. 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.
38. 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.
39. 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.

40. 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.

41. Transmission lines shall be located outside of any proposed infiltration basins.

GRADING (from Building dated November 2, 2022)

42. Merge lots prior to issuance of building permits for any new structures that do not meet building code requirements based on the existing lot lines.

43. 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.

44. Obtain building permits for the proposed project.

WATER AND WASTEWATER

45. 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.

46. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backflow devices shall not be located under private asphalt, sidewalks and driveways.

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

48. All onsite water and sewer piping shall be private.

49. A new private sewer main shall be installed and connected to the existing public sewer main in Hoen Avenue. The connection shall be at a new City Standard Manhole.

50. Private mains shall be a minimum of 6" in diameter. Connections between private and public sewer mains shall be at manholes. All portions of the sewer service extending from the public main shall be privately maintained and identified as private infrastructure on the public improvement plans.

51. The sewer lateral shall be sized and oriented to the satisfaction of the City Engineer in consultation with the Water Department during plan check of the Encroachment Permit for this project. The lid for the cleanout shall be traffic rated.

52. All unused water and sewer services shall be abandoned at the mains per City Standards.

53. A water service 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.

54. 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.
55. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic water and irrigation services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line 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. All laterals and meters shall be sized according to the flow calculations.
56. 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.
57. Applicant must install combination services per City Standard 870 for fire service, domestic water, and irrigation meters.
58. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
59. If a well exists on the property, one of the following conditions applies:
 - 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
60. 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.
61. 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.

FIRE (from Fire Memo dated October 3, 2024)

62. 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](#).

63. The project encompasses two separate APNs. Private underground fire lines shall not cross over separate APNs.
64. Fire apparatus access roads shall be provided and maintained in accordance with CFC [Section 503](#) and Appendix D.
65. 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.
66. With the reduced width and turnaround for Building D during an assignment involving multiple units, and the increased setback for aerial access, Building D shall be protected by a fire sprinkler system conforming to NFPA 13 rather than NFPA 13R.
67. Aerial access will most likely be limited. The Underground Fireline contractor will need to consult with the SRFD to discuss best placement of FDCs.

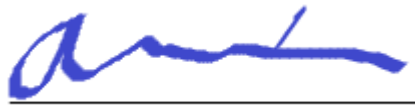
PARKS AND RECREATION (from Parks email dated 7-21-25)

68. Street trees will be required and planted by the developer. Selection will be made from the City's approved master street tree list and inspection by the Parks Division may occur. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Any substitutions in tree selection must be from the approved master street tree list. City landscape standards, and master street tree list are available at the following links:

City Standards: <https://www.srcity.org/2321/Design-Construction-Standards>

Tree List: <https://www.srcity.org/DocumentCenter/View/7670/Street-Tree-List-PDF?bidId=>

69. Ensure that existing trees are not designated as heritage trees prior to any removal. Mitigation for tree removals shall be in accordance with the definition in the City's code Chapter 17-24.020. Protect trees and heritage trees during construction. All existing trees shall be delineated on the development plan or tentative map accurately, as defined in Chapter 17-24.050 of the City code.
70. All landscaping shall be privately maintained and irrigated. Property owner 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. This includes the maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of Way or the individual parcel, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.
71. 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.



A. R. Jesús McKeag

PROJECT ENGINEER