DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
December 14, 2022

Morton House and ADU
1964 Cooper Drive
HDP22-009

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. Per City Code Section 18-12.015 (C), all residential additions are subject to public improvement requirements when the value of any proposed building or site improvement exceeds $100,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the $100,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirement

III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans received November 23, 2022:

PUBLIC STREET IMPROVEMENTS

1. An encroachment permit shall be obtained from the Planning and Economic Development Department Prior to performing any work within or adjacent to the public right-of-way. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, 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 showing 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.)

STORM WATER COMPLIANCE

2. Note on the plans submitted with the building permit application that “no debris, soil, silt,

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 whatever 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 complete, any excess material or debris shall be removed from the work area."

3. As applicable, the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

GRADING

4. All drainage flows from improved areas and roof drainage leaders shall be directed to existing onsite drainage features. No concentrated flows outside of existing approved onsite drainage features will be allowed to cross property lines. All surface drainage from unimproved slopes shall reflect predevelopment conditions and sheet flow across property lines. Drainage plans shall be reviewed and approved under the building permit application.

BUILDING

5. Obtain building permits for the proposed project.

WATER AND WASTEWATER

6. If the proposed project includes the development of additional residential units such as an Accessory Dwelling Unit (ADU), additional water and sewer connection, processing and meter fees may be required and shall be determined during review of the building permit application. The applicant may contact the Water Engineering Services division at watereng@srcity.org to obtain a preliminary fee calculation. The fees referenced above do not apply to residential structures that are being rebuilt due to a natural disaster unless the previous units were served from a private well and septic system and the requested City connections are new

7. The water lateral and water meter providing service to the parcel must be sized to support any additional water demand created by the project. If the proposed project requires the installation of an automatic fire sprinkler system, the existing water service and water meter may need to be upsized. The water service and meter size shall be determined based on flow calculations submitted with the building permit application.

8. If the project is proposing the installation of new plumbing fixtures and the extension of the onsite sewer system cannot meet minimum slope requirements, the project shall incorporate an onsite private sewer lift pump system. Properties with sewage lift pumps are required to discharge to a City Standard 513 for one way lateral clean out, and City Standard 515 Discharge for Private Force Main.

9. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.

10. Water meters shall be installed per the published design and construction standards in effect at the time of building permit submittal. If the project is proposing an ADU of 750 square feet or greater, a separate domestic water meter shall be installed. Metering configurations will be reviewed under the building permit application.

11. The water services shall be protected with a double check valve backflow device per City Standard 875 if the project is required to install an automatic fire sprinkler system or if a booster pump and tank are incorporated into the project to increase water pressure. If a sewer ejector pump is required, a reduced pressure backflow device per City Standard 876 shall be installed.

12. If the project proposes the addition or modification of landscaping, landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015, shall be submitted with the building permit application.

12/14/2022

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER