

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
March 8, 2023**

**North Village II
2406 Fulton Rd - Major Subdivision
Extension 3
PRJ22-026 (EXT20-0003, EXT22-0015 & 0016)**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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 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. The tentative map shows wetlands which will likely require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
- IV. North Village II is responsible for mitigating environmental impacts identified in the Northwest Santa Rosa Annexation 3-97 EIR and Mitigation Monitoring Plan adopted by the City of Santa Rosa specifically traffic mitigation measures 3.3-4a, 3.3-4c, and 3.3-5, as follows: the signalization of the Fulton Road and Francisco Avenue-Wood Road intersection; the signalization of Piner Road and Waltzer Road; Improvements to the northerly side of Francisco Road including the extension and realignment to Fulton Road. The Developer is to contribute in kind work in an amount equal to the proportionate share of these remaining mitigation measures. The signalization of the Waltzer Road Piner Road intersection will be considered in kind payment for the proportionate share of the traffic mitigation measures 3.3-4a, and 3.3-5.
- V. In addition, the following summary constitutes the recommended **modifications to the conditions of approval on the subject application/development based on the plans stamped received March 14, 2017 and Tentative Map approved by the Planning Commission Resolution Number 11571 April 14, 2011 and Conditional Use Permit Resolution 11570:**

PARCEL AND EASEMENT DEDICATION

1. Public Sewer and Water Easements are to be dedicated to the City curb to curb over the private portion of Street "A" and over the common driveway and alley parcels. It will be the Homeowner's Association responsibility to replace decorative paving or landscape strips

in public utility easements that are damaged or removed through City Utility maintenance operations and is to be noted on the utility plans of the subdivision improvement plans.

2. A 13 foot Public Utility Easement containing a 5.5 foot public sidewalk easement is to be dedicated to the City from back of curb along both sides of Street "A" where it is privately owned. A 7 foot public utility easement is to be dedicated to the City behind the property line along the Gobar Lane right of way, and the North Village Drive right of way.
3. A minimum 5 foot wide public access easement shall be dedicated to the City over all pathways and bridge crossings through the common parcels connecting Public Right of Way to the Piner Olivet School site and the proposed public park site.
4. The pathway over lots 1 through 10 from Fulton Road to Street "B" is to be public access and contained in a 5 foot Public sidewalk easement. The pathway over Lots 26 through 35 from Street "B" to the wetland Parcel and connecting to the public walk on the private portion of Street "A" is to be public access and contained in a 5 foot Public Sidewalk Easement. Sidewalk easements and private drainage easements may overlap.
5. Emergency Vehicle Access Easements are to be dedicated to the City over Common Parcels F, G, H and J and the adjoining lots to provide a 26 foot Fire lane to be equally divided and centered on the common parcel centerline.
6. This is a Major Subdivision creating 70 residential Lots and 11 lettered parcels. The formation of a Homeowners Association responsible for ownership and maintenance of the lettered parcels, common area building and site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CC&R's) governing the Association shall be required to be submitted with the First plan check for review by the City Attorney. The approved CC&R's shall be recorded contemporaneously with the Final Map.

PUBLIC STREET IMPROVEMENTS

7. This property is subject to payment of non-participation reimbursement fees for the Fulton Road improvements prior to recording of the first Final Map. The non-participation reimbursement fees for the Fulton Road improvements are identified the Fulton Road Reimbursement Agreement between; the City of Santa Rosa; Woodbridge Northwest, LLC ; and Fulton Road Investors, LLC.
8. Fulton Road shall be dedicated as a Boulevard along the entire project frontage with a planter strip and sidewalk. A 13 foot Public Utility Easement is to be dedicated to the City containing a 5.5 foot sidewalk easement. See the Standard Conditions of Approval for dimensions.
9. Street "A" shall be dedicated and improved as a Minor Street from Fulton Road to the intersection with Street "B". Half width street improvements for both sides of the street shall consist of travel lane, with a parking lane, and a planter strip, with a sidewalk behind the planter. A 13 foot Public Utility Easement containing a 5.5 foot sidewalk easement is to be dedicated to the City. See the Standard Conditions of Approval for dimensions.
10. Street "B" shall be dedicated and improved as a Minor Street through the entire project. Half width street improvements for both sides of the street shall consist of a travel lane, with a parking lane on one side and signed for no parking on opposite side, a planter strip, with a sidewalk behind the planter strip. A 13 foot Public Utility Easement containing a 5.5

foot sidewalk easement is to be dedicated to the City. See the Standard Conditions of Approval for dimensions.

11. Curb return radii shall be 35 feet at the intersection of Street "A" and Fulton Road. A City Standard 232A curb ramp is to be constructed at the intersection with the design modified to be for a north south direction only and not directing a crossing of Fulton Road. Right-of-way shall be dedicated so that a City Standard 232A curb ramp and the 4 foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns. Curb return neck downs will not be allowed at the intersection of Street "A" and Fulton Road.
12. Curb return radii shall be 20 feet at the intersection of Streets "A" and "B". The curb returns on Street "A" may be necked down with no neck down on Street "B". The intersection of Street "A" and "B" is a tee intersection with pedestrian crossing over Street "B" and limited to one pedestrian crossing over the easterly leg of Street "A". No crossing is allowed to the private driveway of Parcel "H". City Standard 232A curb ramps and a City Standard 232B for the Street "A" crossing. The westerly curb ramp for the Street "B" crossing is to be modified to provide an east west direction only. The sidewalk on Street "A" may transition to be contiguous for the curb ramp location. Sidewalk transitions are to be through 10 foot radius reverse curves.
13. Parking shall not be allowed on Fulton Road and is posted as a no Parking Zone.
14. A temporary turnaround per City Standard 206 shall be provided on Street "B" using the private driveway connection of Parcels "F and "G". The temporary turn around is to be used until a public connection is available to Fulton Road from the end of Street "B".

GRADING

15. 2 copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
16. A Final Storm Water Mitigation Plan (SWMP) Low Impact Development (LID) Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Improvements required by the Final SWMP are to be owned and maintained by the Homeowners Association established for this project. All SWMP details and improvements are to be included in the Subdivision Improvement Plans.
17. SUSMP LID BMP Roadway Bioretention basin areas are to provide concrete moisture barriers at the gutter lip of the pervious concrete gutter. Moisture barriers are to per City Standard 264 and contain the bioretention basin area on all sides where adjacent to the structural street section, extend a minimum of 1 foot below the subgrade and as directed by the Soils Engineer.
18. Drainage system piping below bioretention areas is to be backfilled with impervious material or designed so as to not compromise the holding character of the basin. Drainage system piping should be located outside of the SUSMP LID retention basins whenever possible.

19. After the BMP improvements have been completed, the developer's 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 SWMP required improvements is to be received by the City prior to acceptance of subdivision improvements. The maintenance schedule and the Final SUMP are to be included as part of the C.C. & R. =s recorded with the Final Map.
20. A private sidewalk is to be constructed on site from Fulton Road over Parcel "B" to provide access way for Lots 36, 37, and 38 to the public right of way with individual connections to the lots and be contained in a private sidewalk easement over Parcel "B". The sidewalk for Lot 36 is only to encroach onto Lot 37 as necessary to avoid the mapped wetland and is to be contained in a private sidewalk easement in favor of Lot 36.
21. The pathways shown on the Tentative Map shown going over the private open space areas are to be a minimum 5 feet wide, constructed with 2 inch Asphalt Pavement over 4 inches AB or equivalent, from the public right of way and public access easements is to provide public circulation to the Public Park south east of the project site, and the Piner Olivet School site. The pathway is to be an extension of the public sidewalk system from Fulton Road, and meet ADA requirements for accessibility, and be contained in an unrestricted public access easement to the City. All pathway crossings of wetlands are to be designed with footings outside of the mapped wetland boundaries unless otherwise allowed by the Regional Water Quality Control Board. The sidewalk and all the necessary crossings over the mapped wetlands are to be maintained by the Home Owners Association. Access is to the Community Center Parcel from the wetland pathways may be restricted to subdivision homeowners and not open to the public.
22. Drainage from Landscape Parcel D and that portion of Parcel B landscaped adjacent to Fulton Road is to be directed to a private system connected to the nearest public system on Fulton Road.
23. 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. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street through City Standard curb drains.
24. Lot to lot drainage is to be a piped system with field inlets at the property line. The drainage system is to be owned and individually maintained by the property owners and contained in a 10 foot wide private drainage easement in favor of the upstream properties.
25. Sewer and Water connections, structures, cleanouts and laterals are not to cross through or be in SUSMP LID BMP volume treatment or containment elements. SUSMP LID elements behind the curb line are to provide independent utility corridors for sewer and water connections to the main.
26. The walkway over Lots 52 through 56 connecting the Private Street "A" sidewalk to the Community Center site is to be 5 feet wide and contained in a Private Sidewalk Easement in favor of the Homeowners Association and be posted as private at the back of the public sidewalk on Private Street "A".
27. The sidewalk over Lots 57 through 60 is to be 5 feet wide and contained in a private sidewalk easement in favor of Lots 57 through 60 and be posted as private access for Lots

57, 58, 59, and 60. The sidewalk is to be contiguous to the curb bordering the Community Center Access driveway on Parcel A.

28. Retaining walls bordering Lots 25, 35, 61, and Parcels G and K are to be contained on Parcel C owned and maintained by the Homeowners Association. Wood retaining walls will not be allowed.

TRAFFIC

29. The intersection of Waltzer Road and Piner Road is to be signalized as a 3 phase traffic control with pedestrian crossings on all four legs of the intersection. Existing stop signs and markings on Waltzer Road are to be removed and replaced with new cross walk striping for the intersection. Traffic signalization is to include controller equipment, cabinet equipment, detector cameras and advance loop detectors, conduit, conductors, foundations, all appurtenances and pavement markings required for a complete installation as approved by the City. Piner Road is to be striped with protective left turn lanes onto Waltzer Road, and Waltzer Road southbound is to be striped with a defined right turn curb lane. Traffic signal poles, pull boxes, and cabinet are to be located per City Standard 240. Future conduit for traffic signal interconnects are to be provided from the signal to new pull box located at the back of curb on Piner Road in line with the traffic signal control cabinet with conduit stubbed sweeps out into Piner Road.
30. The existing curb ramp on the northern leg of the Waltzer Road and Piner Road intersection is to be removed and replaced with new curb ramp in conjunction with the signalization of the intersection. Crosswalk locations are to be striped for the Waltzer Road and Piner Road intersection. The new curb ramp design for the NE corner of Waltzer Road and Piner Road intersection is to meet ADA requirements for alignment with crosswalk location. Relocation of the overhead utility pole on Piner Road will be required.
31. There is existing signal interconnect conduit and conductors in Piner Road. The new signal will be required to connect to the signal interconnect from Marlow Road. Conduit runs are to sweep into the cabinet and conductors between cabinets and signal are to be continuous with no splices being allowed. New conductor will need to be pulled from the Marlow Road signal unless demonstrated sufficient cable surplus exists for a continuous run.
32. Existing underground utilities and irrigation systems in the Piner Road Waltzer Road intersection are to be relocated to avoid conflicts with the new signal poles location and conduits. Design and construction is to be coordinated with all Utility Companies and the City Parks Department to minimize disruption to existing improvements.
33. Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process.
34. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light 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 box."

35. That portion of Street "A" that is on Parcel "A" shall be private and be posted on the City side of the property line where it crosses Street "A" with a R101(CA) sign stating "PRIVATE ROAD (PRIVATE PROPERTY) VEHICLE CODE ENFORCED".

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

36. The private Street "A", contained in Parcel "A", is to be built to City Minor Street Standards, shall be privately owned and maintained. Half width street improvements for both sides of the street shall consist of travel lane, with a parking lane, and a planter strip, with a sidewalk behind the planter strip. Sidewalk may be contiguous to curb at the cul de sac location and shall maintain a minimum 4 foot clearance around all obstacles and driveway locations. See the Standard Conditions of Approval for dimensions.
37. The Private Street "A" is to cross the mapped wetland by a concrete bridge span with footings located outside of wetland boundary. The concrete bridge span is to be designed to meet Caltrans Minimum Bridge loading and design requirements. The bridge will be privately owned and will require a separate Building Permit to be issued by the City. Review is to be completed and fees paid prior to issuance of a grading and encroachment permits for subdivision improvements. The bridge is to provide a clear 6 foot walkway with handrail on both sides of a 24 foot roadway width.
38. The private Street "A" is to end in a City Standard Cul de Sac with a center landscape island and minimum radius of 45 feet. Curb parking will not be allowed with the center landscaped island. The planted landscape island will be maintained by the Home Owners Association and is to be noted in the CC&R's recorded with the Final Map.
39. The common driveway over Parcel "A" for the community center is to be a minimum of 24 feet wide and built to minor street structural section and is to be a secondary EVA connection from the private Street "A" cul-de-sac to North Village Drive. Driveway access is to be through City Standard 250A driveway curb cuts at the private and public street connections. Existing driveway curb cut and sidewalk at North Village Drive is to be removed and replaced with new 30 foot wide City Standard 250A driveway curb cut and sidewalk.
40. An additional access easement is to be provided to the Homeowners association over the individual lots to provide an additional 3 feet of clear area for the required 26 foot clear back up for garage locations onto the common alleyway. The common alley parcels shall access through 26 foot minimum width City Standard 250A curb cuts and become 20 feet wide at back of sidewalk. Parcels F, G and H used for emergency vehicle and public sewer and water maintenance access turn arounds are to provide a minimum 20 foot inside with 40 foot outside turning radius. All common alleyways, EVA and utility access ways are to be built to the City's minor street structural standards.
41. EVA pavement over the landscape parcels and Fulton Road planter strips for Parcels "H" and "F" connections to Fulton Road is to be a crowned minor street structural pavement section, 20 feet wide, over the landscape parcel and planter strip and be contained in an EVA dedicated to the City. Turf stone may be placed over the full minor street structural section and be designed to maintain drainage run off to the adjacent landscaped areas. Irrigation system is to be designed to overspray the turf stone and irrigation electrical and water pipe chases be provided under the pavement section. The edges of the turf stone contained within the EVA are to be striped with reflective thermoplastic to indicate edge of the pavement section for the emergency responders. The Homeowners Association will

be responsible to maintain the structural integrity and reflective nature of the EVA connections to Fulton Road.

42. Fire Access EVA connections to Fulton Road from the end of the alley over the landscape parcel are to be through motorized gates behind the Landscape Parcel and in line with the subdivision perimeter fence. Vehicle gates limiting access to five or more dwelling units shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage. Gate design, controller and strobe actuated equipment are to be submitted to the Fire Department with the first plan check submitted for review and approval of Subdivision Improvement Plans. Subdivision Improvement plans will not be approved until the gate system has been approved by the Fire Department and noted on the Improvement Plans.

PUBLIC STORM DRAINAGE

43. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
44. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) current 2020 Flood Management Design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.
45. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
46. 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. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.
47. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
48. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.
49. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.

50. Drainage from landscape areas are 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.
51. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.
52. All offsite storm drain work and coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
53. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged 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.
54. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
55. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the HOA, lot owner or commercial lot owner.
56. Any proposed underground detention basins shall be owned and maintained by the lot owner. The owner shall install a 48" manhole to provide access and maintain the underground basin/pipe.

STORM WATER COMPLIANCE (SWLID)

57. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development Plan (SWLID) Guidelines. Final onsite Construction Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Construction Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.
58. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the

responsibility of the lot owner. The Lot owners shall 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 Lot owner for a period of the latest five years and shall be made available to the City upon request.

59. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
60. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance and shall include the underground detention basin, if applicable.
61. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
62. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.
63. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
64. 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 SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
65. 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 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 completed, any excess material or debris shall be removed from the work area.
66. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
 - a. Ample manhole access to the underground infiltration chambers/detention basins shall be provided for each installation for maintenance access and visual inspections.

UTILITIES

67. Non-participation water main and sewer main reimbursement fees will be required in addition to standard demand fees. The local agency information sheet of the final map shall be annotated with this information.
68. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map. Demand fees and meter sizes are to be determined after review of building plans. Submit details of plumbing fixtures, including the number of fixtures and the size of service lines ($\frac{3}{4}$ " $\frac{1}{2}$ " etc.) to Utilities Engineering for review. Provide meters per Section X of the Water System Design Standards.
69. Install separate back flow prevention devices on all irrigation meters for common area landscaped parcels, Lot 36, and Parcel "L". Irrigation piping shall not cross property lines. Where water services will be installed for private fire lines, public and/or private hydrants, domestic and irrigation service, combination services are required and shall be shown on the Improvement Plans.
70. The Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
71. The water and sewer mains to be located under the wetlands shall be bored and jacked as shown on the Tentative Map.
72. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
73. Water services must be provided per Section X of the Water System Design Standards. Lots being constructed with duplex units must provide a 1 1/2" water service and manifold for 2 -1 inch meters per Standard #863. The meter box will be required to be traffic rated when in driveway locations. Private easements will be required for any private laterals that cross another property.
74. A Home Owners Association shall be responsible to own and maintain for common landscape, drainage, private structures, and community areas, including any monthly billing for irrigation of common landscaping.
75. 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.
76. The water and sewer service for Parcel "L", the Community Center shall be located on the frontage of the parcel on North Village Drive. Split the water service per Standard 863 or 864 to provide separate domestic and irrigation meters.
77. Submit a Food Service Wastewater Discharge Permit Application including plumbing

plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA 95407. The application requires no permit fee and can be accessed on-line at srcity.org/foodapp

78. A grease removal device will be required and sized per the City's interceptor policy.
79. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. The trash enclosure shall have no floor drains or any direct connection to the City sanitary sewer or storm drain systems.
80. An easement must be provided over public water and/or sewer mains where applicable. The easement must be 20' wide if containing both water and sewer. See Section 315 (c) of the Uniform Plumbing Code. Easements must be centered over the facility. Easements must be configured to encompass all publicly maintained appurtenances, such as water services, fire hydrants and sewer laterals. No structures may encroach on any Public water or sewer easement on, above, or below the surface of the ground. This includes footings of foundations or eaves from the roof of any adjacent structure. Trees may not be planted within 10' of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the Final Map).
81. 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 and Hydrozone Table form.
82. 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 Utilities Department prior to the test being performed.
83. Water service for lot 36 will be determined after applicants have provided Fire flow calculations indicating compliance with CFC Appendix III-A. The minimum adjusted fire flow available shall provide 1500 gpm in residential developments. If fire flows cannot be achieved for the multi family unit a dedicated fire main may be required.
84. Public water is required for irrigation purposes for Parcels B, D, L, and Private Street "A" Landscape Island. The applicant must install separate irrigation services with a reduced pressure principle backflow device per current City Standard #876. Meter size is dependent on peak demand and will be determined upon review of irrigation plans. Plans shall show maximum gallons per minute per valve and total peak monthly usage. Electrical power for timers shall also be provided to these parcels.

PARKS AND RECREATION

85. The adjacent Public Park site, DN2006-062727, is to be improved with the North village II development as called out in the executed "Agreement for Construction of Park Improvements and Playfield Renovation and Establishing Park Fee Credits for Dedication of Parkland and Construction of Improvements" entered into by the Fulton Road Investors LLC and the City of Santa Rosa on September 12, 2006.

86. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and approved by the City's Parks Division contact Parks Department for approved list.



03/08/2023

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER