

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

**EXHIBIT "A"
SEPTEMBER 6, 2023
COFFEY PARK SELF STORAGE FACILITY
3282 and 3240 COFFEY LANE
PRJ21-034 (DR20-043 and CUP21-101)**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 21, 2023:

PARCEL AND EASEMENT DEDICATIONS

1. The existing building proposal uses the access driveways over the lots to the north and the south to function and shall have easement declarations and or access easements recorded prior to building permit issuance to the approval of the City Engineer IFO this lot that shall follow with the land in perpetuity and shall not be released without written approval by the City Engineer.
2. As applicable, the applicant shall submit a recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity, if one does not already exist to the satisfaction of the City Attorney. The covenant /easement shall remain for perpetuity until such time as approved for removal by the City Engineer.
3. The applicant shall also, as applicable, record a private cross-access, cross-drainage, cross-parking declaration(s) between the existing lots per City requirements depending on the design. A copy of the cross-lot easement declaration or easements and LLA or lot merger shall be reviewed and approved by the City Engineer and recorded at the County of Sonoma Records Office prior to building permit issuance. The applicant shall provide a copy of the recorded documents to Engineering Development Services (EDS) for their records prior to issuance of a building permit. The request for deferral of the off-site easement recordation from the applicant attached has been considered; the offsite easement

shall be obtained and shall be reviewed and approved by the City Engineer and recorded at the County of Sonoma Records Office prior to building permit issuance.at the sole cost of the applicant for the EVA and access easement.

4. The proposed building location over a lot line shall require the applicant to either record a lot merger or lot line adjustment (LLA) prior to building permit issuance.
5. The improvement plans shall show all existing and proposed easements including:
 - A. The proposed 7.5 feet wide Public Utility easement (PUE) that shall be dedicated to the City Of Santa Rosa behind the 43 feet wide Existing Right of way. This shall match the existing PUE to the North property line along Coffey Lane;
 - B. If any portion of the sidewalk is outside of the ROW then dedicate a public sidewalk access easement over the sidewalk;
 - C. The EVA access through the property to the south property line, known as APN 034-011-076 and or utility and drainage easements IFO this project;
 - D. The additional offsite parking easement in favor of this project for 25 parking spaces on the property to the north property line, APN 034-011-074 per document 2017-021024; and,
 - E. The offsite parking covenant for access and parking limits.

All easements shall be provided and recorded to the satisfaction of the City Engineer and City Attorney prior to the CUP being effective and building permit issuance. The request for deferral of the off-site easement recordation from the applicant has been considered, but will not prevent the City from requiring all easements as stated above. All document numbers shall be referenced on the drawings. All unrecorded easements shall be recorded prior to building permit issuance. Private improvements such as BMPs shall not be located in the PUE or easements.

6. **Coffey Lane** exists as a modified Parkway street per City Standard detail No. 200J along the entire project frontage. Half width street dedication shall consist of a 0-foot wide left/right center median lane, a 14-foot wide travel lane, a 0 feet wide parking lane, a 6-foot wide class 2 bike Lane, curb and gutter, an modified 5-foot wide (reduced down from 8-foot wide) planter strip with 6 feet wide sidewalk. The existing half width street ROW width is currently 43-feet wide and is considered sufficient. Behind the right of way line, the applicant shall dedicate an 7.5 feet wide Public Utility easement to the City Of Santa Rosa prior to building permit issuance. No public access easement is required as the sidewalk is within the ROW. Remove and do not replace the existing sidewalk barricades.

7. The applicant shall record a Emergency Vehicular access (EVA) and an access agreement that shall remain in perpetuity for the southern access driveway over APN 034-011-076. A copy of the EVA shall be reviewed and approved by the City Engineer and recorded at the County of Sonoma Records Office prior to building permit issuance at the applicants' sole expense. The applicant shall provide a copy of the recorded document to Engineering Development Services (EDS) for their records prior to issuance of a building permit. The applicant indicates he has

possession over this adjacent lot in order to provide the required easement.

8. As applicable, any written permissions for construction access easements on the neighboring properties are the sole responsibility of the applicant to obtain prior to building permit.
9. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.
10. Any construction or revisions to the solar array or water tank on the adjacent lot will require a Building permit to be issued on that lot.

PUBLIC STREET IMPROVEMENTS

11. A City of Santa Rosa Encroachment Permit is required prior to issuance of the grading permit. Any improvements proposed or required, within the public right or any existing public sewer or water easements shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are considered "final plans" and these plans shall be approved for construction. Contact Engineering Development Services at 543-4611, 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 for review that show 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.)
12. **Coffee Lane** shall be improved as a modified Parkway per City Standard detail 200J along the entire project frontage. Half width street improvements shall consist of one 12-foot wide travel lane, an 0-foot wide parking lane, A 6 feet wide class 2 bike lane with bike lane striping, concrete curb and gutter, a modified 6-foot wide minimum planter strip and a 6-foot wide sidewalk. The scope of work includes installing new pavement expansion, a new 6" concrete curb and gutter, and installment of a minimum 6-foot wide planter strip with landscape and irrigation (reduced down from 8-foot wide), 6-foot wide sidewalk and landscape buffer strip for the entire project frontage and construction of the transitions at the north and south property lines to meet existing improvements. The construction plans shall show the Coffey Lane street cross-section on the plans and the existing configuration of improvements, the proposed improvements relationship to the Right of Way lines and the existing Public utility/public access easements. Public Improvement plans shall be submitted for the review and approval by the City

Engineer for the storm drainage main extension, pavement expansion and frontage improvements and the plans shall be approved by the City Engineer prior to building permit issuance. The applicant shall install one commercial entry driveway apron per City detail 250A along Coffey Lane.

13. New services (electrical, telephone, cable or conduit) to new structures shall be underground. The project shall adhere to the City Overhead wire Undergrounding Policy for their frontages.
14. The applicant shall connect into the closest adjacent public storm drain system within their contributory area that has capacity for their project drainage outfall. Pot holing of existing utilities (Water, sewer and storm drain) is strongly suggested, and may be required prior to construction to provide a workable gravity design for public Facilities. Reinforced concrete shall not be installed over the top of public utilities.
15. It is recommended that all connection points and utility crossings associated with proposed gravity mains (storm drain and Sanitary sewer) be potholed during the preparation of the public improvement plans. Performing potholing as early in the design phase as possible will provide better project design results and avoid the possibility of additional costs and delays during the construction phase.
16. City record data as provided by the City of Santa Rosa is record information and the City cannot guarantee accuracy or completeness, including exact horizontal or vertical locations of existing infrastructure. If the public water, wastewater and storm drain main location and size of record are found to be incorrect, then the applicant shall modify the existing infrastructure consistent with all applicable State codes, the City of Santa Rosa Design and Construction Standards and the City of Santa Rosa municipal code as needed to complete the development project. If record data is incorrect, the City will not be held responsible for upsizing any undersized mains or modifying any existing utilities to match the recorded drawings. The developer is responsible for making any adjustments to the existing utilities to match the record drawings, as needed, to support the development.

TRAFFIC

17. "No parking" and "fire lane" signs shall be installed along the private driveways' entrances to the parking lot area per Fire Department requirements and shall provide a striped drive aisle, that provides a minimum width 20-foot wide clear travel lane within the entire parking lot for emergency vehicular circulation.
18. As applicable, City Standard 611 cobra style streetlights shall be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures Streetlight spacing, wattages, and locations shall-be determined during the improvement plan review process.

19. Electrical boxes for streetlights and signals shall be installed 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 streetlight 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 each box."
20. Adequate sight distance from the driveways shall be maintained at all times and landscaping shall be maintained at maximum 36-inches height within the stopping site distance triangle using a stopping site distance as designated by Caltrans standards. Signs and monuments shall not be placed in the stopping sight distance triangle. Tree canopies shall be maintained at least 7-feet off the ground.
21. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. The Developer shall be responsible for any transitional improvements required between new construction and existing improvements.
22. The project developer shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, road construction, utility installation, etc.). Required repair may involve patching, cleaning, sealing or overlaying affected areas as appropriate to return the roads to as good a condition as they were in prior to construction. If the project developer does not act prudently in a timely manner, the City may, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
23. As applicable, conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Coffey Lane.
24. The project Driveway shall align with the Fire Station driveway directly across Coffey Lane in a manner approvable by the City Engineer for safe functionality.
25. The class 2 bike lane shall be installed by the applicant along both lot frontages to continue south on the easterly side of Coffey Lane to the intersection of Piner Road and Coffey Lane. All temporary interim AC berming shall be removed along the frontage and the bike lane installed and striped as part of the public improvement plans.

PRIVATE DRIVEWAY IMPROVEMENTS

26. The commercial driveway aprons on Coffey Lane shall be constructed in accordance with City Standard detail 250A. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, accessing through an additional 6-feet in width at the curb cut. Provide for a 6-foot wide sidewalk, with a level portion of sidewalk behind the driveway ramp. Install curb and gutter at the edge of asphalt that extends at least 10-feet behind the driveway aprons. Paint onsite curbs red to indicate no parking along the entry ways.
27. Submit an on-site signing and striping plan for the new parking lot improvements at first review.
28. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
29. All private driveways pavement sections shall be built to at least City Minor Street Standards. The driveway shall be bordered with curb, gutter, and contiguous sidewalk. The sidewalk shall have a minimum width of 5 feet.
30. Existing streets shall require edge grinding per City Standard 210, and an A.C. overlay.
31. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping. 3. ADA compliant access(es) to the buildings from the public sidewalk.

STORM WATER COMPLIANCE (SWLID)

32. 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.
33. Perpetual maintenance of SWLID BMP's shall be the responsibility of the owner of these BMP's. The owner shall be responsible for performing and documenting an annual inspection of all BMP's on the property. The annual reports shall be retained by the private property owner for a period of the latest five years and shall be made available to the City upon request.

34. 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.
35. 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 public improvements.
36. 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 shall comply with all current State Water Board General Construction Permit Requirements.
37. 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.
38. 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 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 easement or access easement.
39. 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.
40. All BMP's shall be constructed using the City LID manual construction details, Universal and priority type 1 or 2 preferred, using landscaped based infiltration/storage or an approved equal.
41. 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.

42. LID storage basins shall be located onsite on private property and outside of any public utility easements. All BMPs shall be owned and maintained by the property owner.
43. Ensure that the building roof drains to the specific infiltration basin or redesign the roof outfalls accordingly. Resubmit the final SWLID calculations at building permit to support the building roof drainage is infiltrated and 100% treated per the MS4 permit requirements.

PUBLIC STORM DRAINAGE

44. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
45. 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 public improvement plan and encroachment permit issuance. Submit 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 or retain pre minus post volumes on site to not contribute to the current storm drainage system back up issue.
46. 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.
47. 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 in a by-pass system. 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.
48. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
49. 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.

50. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
51. 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.
52. 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 prior to building permit issuance.
53. 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 building permit.
54. 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.
55. 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 junction structure at any change of pipe size, pipe grade or pipe direction for the onsite system.
56. 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 drainage facilities in the private driveway shall be maintained by the lot owner.
57. As applicable, any proposed underground detention basins shall be owned and maintained by the lot owner. As applicable, the owner shall install a 48" manhole to

provide access and to maintain the underground basin/pipes.

58. The project shall extend the public Storm drain system in Coffey Lane along their frontage per City Standards. Submit Public Improvement plans for review and approval by the City Engineer prior to building permit issuance. Design to City of Santa Rosa Design and Construction standards and comply to Sonoma County Flood Control Manual 2020. Submit a letter of approval from the Sonoma County Flood Control Agency for the storm drain design. Size the public storm drain for the entire upstream tributary area.
59. The applicant shall submit street construction sections to the City Traffic Materials lab to determine if the street section construction of Coffey Lane meets with City Standards. If the street does not meet City Standards, then the applicant may be required to reconstruct the street frontage of the project to the appropriate Traffic Index. Determination shall be at first plan review of the Public Improvement plans.

GRADING

60. 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.
61. Obtain building permits for the proposed project.

WATER AND WASTEWATER

62. Sewer, irrigation and water demand fees, meter installation fees and processing fees shall be paid prior to building permit and connection to City water. The applicant may contact the EDS Engineering Water Services staff to determine estimated sewer, irrigation and water demand processing and meter fees.
63. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately.
64. City Standards require that a commercial project install a Combination Service per City Standard #870 for fire sprinkler, public and/or private fire hydrant, domestic and irrigation meters if one does not exist. Exact locations and fire line design shall be reviewed at first building check review.
65. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with an associated double detector check valve per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the Encroachment Permit application.

66. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
67. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application.
68. All irrigation and domestic water meters shall be protected with reduced pressure backflow devices.
69. No plumbing for landscape irrigation, water or sewer service or any other use shall cross property lines.
70. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. Sewer laterals shall have clean outs at all angle points or changes in direction and/or every 100 feet.
71. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. The location shall be determined during the plan check process of the Improvement Plans.
72. Santa Rosa Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fire line. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrants locations to the Utilities Engineering Division 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.
73. Existing well services cannot cross property lines unless permitted by Sonoma County. The well should be either abandoned or validated by the Sonoma Permit Agency for adequacy. The existing well is located on this site and feeds the carwash on the other lot. As applicable, submit the Sonoma Permit, permit with the building application.

ENVIRONMENTAL SERVICES

74. An industrial Waste discharge permit may be required. Contact Renae Gundy at Environmental Compliance at 707-543-4368.
75. If applicable, submit a City of Santa Rosa general wastewater discharge permit application including plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA. It requires no fee and it can be accessed online at www.srcity.org/generalapp

FIRE DEPARTMENT 10.3.2022

Major Design Review and Major Conditional Use Permit for a 2 story self-storage building with a 34,916 sf footprint and an overall building size of 69,832 sf gross. The applicant is proposing the use of twenty-four shared parking spaces in an existing parking lot at 3300 Coffey Lane.

The Fire Department has the following **General Comments/Concerns** regarding this proposed project:

70. The commercial structure will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
- a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of a fire hydrant.
71. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
- a. Based on the size of the commercial structure it appears that on-site fire hydrants will be required.
 - b. A Fire Flow test shall be performed prior to delivery of combustible materials.
72. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards and the California Vehicle Code.
73. The building height shall not be designed to exceed 30 feet in height measured to the eave 1of a pitched roof, the intersection of the roof to the exterior wall, or the top of a parapet wall, whichever is greater.
74. The structure shall have addressing that complies with the Fire Department Standard with a minimum of a 12" exterior address located address side of the structure.

- a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
75. 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. Fire Department Gates and Barricades
 - c. Fire Sprinkler System – **See AM&M permit #F22-0506**
 - d. Fire Alarm
 - e. Emergency Responder Radio System (may be required)
76. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
77. The project is subject to the building codes in effect at time of building permit application. The next code cycle is scheduled to go into effect on January 1, 2023.
78. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.

RECREATION AND PARKS

79. Street trees shall be required and planted by the developer. Selection shall be made from the City's approved master plan list. Planting shall be done in accordance with the *City Standards and Specifications for Planting Parkway Trees*. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list and standards. This declaration shall be added to the General Notes of the improvement plans.
80. All landscaping shall be privately maintained and irrigated. Property owners 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.



CAROL DUGAS - EDS PROJECT ENGINEER
[file:///E:/ENG/CEC/DR/3282 Coffey Lane Coffey Lane Storage facility](file:///E:/ENG/CEC/DR/3282%20Coffey%20Lane%20Coffey%20Lane%20Storage%20facility)