

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
6-5-23

Kawana Meadows Lots 4A and 70
FRANZ KAFKA AVE (2880)
PRJ21-020

- I. Prior to issuance of any Building Permit for Lot 4A or 70
 - a. A Certificate of Compliance shall be approved and recorded with a conformed copy of the recorded document provided to the City.
 - b. The Public Improvement Plans shall be revised to show the multi-use path and the most up to date proposal for the linear feature.
- II. Any scope of work contained in the latest revision to KAWANA MEADOWS SUBDIVISION UNIT 1 Improvement Plans, City File Number 2005-0040 (hereafter "**2005-0040**") necessary to the function of Lot 4A or 70 in the opinion of the City Engineer shall be completed prior to occupancy of any structures on Lot 4A or 70.
- III. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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.
- IV. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete with regard to Lot 70.

LID improvements excluding Lot 70 that treat this project area or are within the project footprint shall be installed per the requirements of the North Coast Regional Water Quality Control Board (NCRWQCB).
- V. All frontage and underground utility improvements for this project shall be installed per the most current revisions to 2005-0040, except as modified below.
- VI. 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 with the future building permit application.
- VII. This development shall comply with City Code Chapter 20-32 Hillside Development Standards.
- VIII. The Exhibit A, dated September 11, 2017, as memorialized by Design Review Board Reso NO. 17-967 dated October 5, 2017, is carried forward by reference

and is applicable to this project in its entirety except where above superseded and below modified.

- IX. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 03-30-23:

PUBLIC EASEMENT AND PARCEL DEDICATION

1. This project shall vacate all public easements on Lot 70 and rededicate by separate instrument the following prior to issuance of building permits for this parcel:
 - a. Along Farmers Lane extension, a sidewalk easement and PUE consistent with the full future buildout of the street and City Standard 230 E.
 - b. Along Petaluma Hill Road where not adjacent to the linear feature, a PUE per the most current revisions to 2005-0040 and City Standard 230 G.
 - c. Over the areas where the public storm drain which leads to and exits from the linear feature, a public drainage easement of a minimum of 15-feet in width and with the restrictions required by the City Storm Drain Standards, Design Requirements, Section 9. "Easements" and the most current revisions to 2005-0040.
 - d. Note: No public easements shall be dedicated over the linear feature along Petaluma Hill Road including the headwalls from the property line to the easterly limit of the Lot 70 Deed Restriction recorded as SC DN 2017-048157. The area bounded by, in clockwise fashion, the northerly limits of the upstream headwall, the westerly limits of 2017-048157, the southerly limits of the downstream headwall, and the property line along Petaluma Hill Road, shall be owned and maintained by the owner of this project in perpetuity. Storm drain pipes that only serve Lot 70 shall be maintained by the owner of Lot 70 in perpetuity unless that responsibility is reassigned to the satisfaction of the City Engineer.
 - e. 2005-0040 and 2005-0107 (KAWANA MEADOWS SUBDIVISION UNIT 1 Final Map) shall be revised to reflect the new easements to the satisfaction of the City Engineer.
2. 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.
3. 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 a public utility easement (PUE) joint trench areas. No LID BMPs shall be located with any PUE or other public easement.

4. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the subdivider.

PUBLIC STREET IMPROVEMENTS

5. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the subdivider unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
6. An Encroachment Permit must 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.
7. 2005-0040 shall be revised to include the following public improvements by street frontage:
 - a. Along the Farmers Lane frontage of Lot 70, the installation of a minimum 10-foot wide Portland cement concrete (PCC) Class I multi-use path along the frontage between the interim curb line of Farmers Lane extension and the curb line of the full buildout as shown on 2005-0040.
 - b. At the easterly end of Lot 70's Farmers Lane frontage, the multi-use path shall transition to the interim 5-foot wide AC path as shown on 2005-0040. At the point of transition, a ramp to the satisfaction of the City traffic Engineer shall be installed to allow bicyclists to enter the shared roadway. Signage and striping of the multi-use path and transition shall be to the satisfaction of the City traffic Engineer during plan check.
 - i. All connections between project pedestrian curb ramps and pedestrian facilities, in both the interim and permanent alignment of the frontage, shall be per current ADA and to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during plan check. This may require an alignment different than what is shown on the Site Plan.
 - c. Along the Petaluma Hill Road frontage of Lot 70 between the contiguous sidewalk and the linear feature, the installation of a railing similar to City File Number 1982-0118 Stony Point Road Bridge Widening (shown on Sheets 2—

Elevation detail, 6—Sidewalk Detail-Bridge Deck, and 8—Railing Details Sheet) and to the satisfaction of the City Engineer during plan check.

- d. Along the Petaluma Hill Road frontage of Lot 70, the installation of a sidewalk barricade per City Standard STD 236 at the southerly terminus.
8. The undergrounding of new services to the project (electrical, telephone, cable or conduit) as well as existing low and standard voltage service lines extending overhead along the boundary of the project shall be relocated or installed underground consistent with Chapter 13-12 of the Santa Rosa City Code.
9. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

DRIVEWAY IMPROVEMENTS

10. Parking in front of garage faces in common driveways shall be per the dimensions for Standard Size 19-foot by 9-foot 90-degree Automobile Spaces per Table 3-6 and Figure 3-12 in Section 20-36.070 of the City Zoning Code.
11. The door swings of the onsite trash areas shall not impede vehicular movements on the driveway.
12. Chapter 20-32 of the City Code and the following conditions shall apply to any portion of a site with a slope of 10 percent or greater:
 - a. Drive aisles through common driveways shall be per Section 20-36.080 of the City Zoning Code.
 - b. Private common driveways shall not be greater than 15% grade and shall provide turnouts as required by the Fire Department and/or Water Department.
 - c. No driveway shall not have a grade steeper than 5% within 10-feet of a garage or carport entry.

STORM DRAINAGE

13. 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 subdivider's expense.
14. 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.
15. Provide storm drain and easements for any lot to lot drainage. This includes dedication of a private drainage easement IFO of the neighboring parcel to the

south. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot to lot overland drainage is permitted except for lots draining to a common driveway.

16. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. An adequate drainage system shall be required to drain rear yards and patio areas. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
17. 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.
18. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE, LOT 70 (LID)

19. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity.
20. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the City Engineer and the City Attorney's Office prior to issuance of any Building Permit for Lot 70.
21. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
22. After the LID BMP improvements have been constructed, the developers 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 LID BMPs is to be received by the City prior to setting of the water meters.
23. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
24. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter".

Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

RETAINING AND OR SOUND WALLS

25. Any retaining wall/sound wall systems on site shall be designed by a Registered Civil Engineer, per the recommendations included in the soils report by the soils engineer.
26. Any retaining/sound walls along property lines or within influence lines of a structure exceeding one foot in height shall be constructed with concrete, masonry, or other durable non-wood material.
27. The retaining and sound walls design shall be based on recommendations included in the soils report noise mitigation report and requirements of the latest City adopted Building Code. All retaining and sound walls shall be shown on the improvement plans with the first plan check submittal.
28. Retaining walls and sound walls shall have footing profiles shown on the construction drawings, with finish grades and top of wall elevations, and engineered calculations submitted for review and approval by the Building Department prior to construction. The subdrains outfalls shall be located clearly on the grade plans. Combined fence and retaining wall designs shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City.

WATER AND WASTEWATER

29. 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.
30. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and house services shall be installed, tested, and approved prior to the paving of any project streets.
31. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
32. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
33. The applicant shall abandon the existing 8-inch sewer main which currently connects to SSMH number 1 per City Standard STD 507 and Section XII – ABANDONMENT OF SEWER MAINS AND SERVICE on page 8 of the SANITARY SEWER STANDARD SPECIFICATIONS.
34. The applicant shall extend a private sanitary sewer main from proposed unnumbered manhole north of the end of the Fire Department turnaround to the

existing sewer main connecting between SSMH number 1 and SSMH number 1a.

35. Private sewer mains shall adhere to City Design Standards providing gravity flows with minimum 2-FPS velocity and shall be no larger than the public main in the street. Connections between private and public sewer mains shall be at manholes. Private sewer mains shall be noted on the Public Improvement Plans as private up to the connection to the public manhole. Changes in size, grade, or alignment in the private sewer main shall be done through manhole structures.
 - a. If the private sanitary sewer main is designed at 6-inches in diameter, it shall be per City Standard STD 513.
 - b. If the private sanitary sewer main is designed at 8-inches in diameter, the connection shall be per City Standard STD 500.
36. Separate sewer laterals shall be installed for each lot.
37. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
38. Water services 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.
39. 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.
40. Double check back flow per City Standard 875 will be required on all water 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.
41. Applicant must install a combination service per City Standard #870 for fire service, public fire hydrant, domestic and irrigation meters.
42. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
43. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.

- c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
44. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
45. 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.
46. 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.
47. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from memo dated 12-15-2022)

New building types for lots 4A and 70 – 4A will consist of (4) 3-unit buildings totaling 12 units and lot 70 will consist of (2) 6-unit buildings, (2) 4 unit buildings and (7) 3-unit buildings totaling 41 units. Grand total of units proposed is 53. Total of 84,998 sf.

Local amendment to CA Fire Code requires two approved points of access when the number of dwelling units constructed exceeds 50.

Fire and Building Departments shall track Building Permits issued for this project, the previously approved project, and other dependent projects, to verify access and water supply requirements are met as construction progresses.

Applicant is advised that the following **General Conditions** apply to this project:

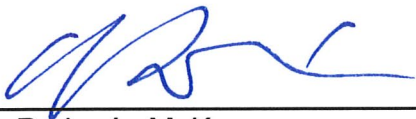
48. All buildings shall be protected with automatic fire sprinkler systems. Systems designed per NFPA 13R are required in buildings with three or more dwelling units. Systems designed per NFPA 13D may be used in buildings with two or less dwelling units. Systems designed per NFPA 13R require a Fire Department Connection within 100 feet of a fire hydrant.
49. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
50. Addressing shall comply with Fire Department Standards: 12" illuminated address numerals visible from the street on multi-family buildings; 4" illuminated

address numerals visible from street, driveway, or Emergency Responders approach, on individual dwelling units.

51. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
52. A Phase 1 Environmental Site Assessment for this site shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

PARKS AND RECREATION (from memo dated 12-28-2022)

53. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and inspected by the Parks Division may occur. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
54. 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.
55. All landscaping shall be privately maintained and irrigated. Property owners 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.



A. R. Jesús McKeag

PROJECT ENGINEER