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

EXHIBIT "A"
December 22, 2022

WEST COAST SELF STORAGE
2875 Sebastopol Road
PRJ21-035

I. Applicant'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. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.

III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received March 13, 2023.

PARCEL AND EASEMENT DEDICATIONS

1. The common driveway shall be a minimum of 20-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance.

2. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.

3. The Applicant shall dedicate an easement over any portion of the public storm drain that is located outside of the City Right of Way.

4. **Sebastopol Road** shall be dedicated and improved as a Modified Parkway along the entire project frontage. North half street improvements shall consist of a 7-feet wide half median, one 12-feet wide travel lane, one 11-feet wide travel lane, a 5-feet wide bike lane, 6-inch height curb and gutter, 8-feet wide planter strip and 6-feet wide sidewalk matching Improvements Plans per City File 2002-0075 or to the satisfaction of the City Engineer during the Improvement Plan review. An approximate 13-feet Right-of-Way (ROW) is to be dedicated to the City along the entire project frontage for a half ROW of 43-feet. A 13-feet wide Public Utility Easement is to be dedicated to the City containing a 6.5-feet wide sidewalk easement. See the Santa Rosa Street Construction Standard 200J for details.

5. **Brittain Lane** shall be dedicated as a Minor Street along the entire project frontage. Half-width street improvements shall consist of a 12 to 13-feet wide travel lane, 6-inch height curb and gutter, minimum 5-feet wide sidewalk, along with an approximate 5.5-feet wide Public Utility Easement for a half ROW width of 20-feet. The 5.5-feet wide PUE and ROW behind the sidewalk shall provide a total width of 7-feet. See the Santa Rosa Street

Construction Standard 200F and 230G for details.

6. Obtainment of any offsite easements required to complete the project's storm water drainage and or utilities to City or County standards shall be obtained solely by the applicant at the applicants' sole expense and installed by the applicant at the applicants' sole expense.

7. All dedication costs shall be borne by the Applicant 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.

PUBLIC STREET IMPROVEMENTS

8. An Encroachment Permit shall be required prior to issuance of the building permit**.** Any improvements proposed or required, within the public right-of-way shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

9. Improvements at the northeast corner of Sebastopol Road and Brittain Lane shall consist of an ADA compliant pedestrian ramp per Caltrans standard A88A. If applicable, the applicant shall install and or re-install a thermo-plastic pedestrian crossing in the east-west direction of travel along Sebastopol Road. Dedicate additional ROW if required. Install the new curb return to city standards with a modified radius of 35 feet for a Regional street designation. Improvements shall be as reviewed and approved by the Santa Rosa Public Works Department for the project frontage.

10. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.

11. The Project Geotechnical engineer shall review the existing structural section of the streets during construction and shall clear the existing street section with the City of Santa Rosa Public Works Department Materials Lab. If the structural section is not adequate, the roadway shall be reconstructed to the centerline along the project frontage per City Street Standards.

12. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.

13. Existing streets cut by new services shall require edge grinding per City Standard 209,

Trenching per Standard 215 and an A.C. over lay.

14. Private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

TRAFFIC

15. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.

16. As applicable, “No Parking” signs shall be posted for the north side of Sebastopol Road and the east side of Brittain Lane along the project frontage if not present.

17. As applicable, City Standard 611 cobra style streetlights shall be installed along the north side of Sebastopol Road and the east side of Brittain Lane along the project frontage using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.

18. Electrical boxes for streetlights and signals shall be provided 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-feet concrete apron around box.”

19. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage of Sebastopol Road per City code at their sole expense.

20. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities along the project frontage of Sebastopol Road, as necessary.

21. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Sebastopol Road and Brittain Lane to radically alter their speed, based on Table 405.1A of the Caltrans’ Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36-inch height within the stopping site. Install “No parking” signs and paint the curbs red within the site distance areas.

22. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Sebastopol Road and Brittain Lane frontages of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36-inch in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.

23. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall

meet minimum lighting requirements.

24. The project Applicant 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, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Sebastopol Road and Brittain lane to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

PRIVATE DRIVEWAY IMPROVEMENTS

25. One 2-way commercial driveway apron shall be constructed in accordance with City Standard detail 250A on Sebastopol Road. One 1-way commercial driveway apron shall be constructed in accordance with City Standard detail 250A on Brittain Lane. The private driveways shall have a minimum width of 24-feet at the back of sidewalk for 2-way traffic and 12-feet at the back of sidewalk for 1-way traffic, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut.

26. A public sidewalk shall be provided with a level portion behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.

27. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.

28. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.

29. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.

30. Maximum grade difference at project boundary to offsite property shall be less than 1 feet vertically, unless reviewed and approved by the City Engineer.

31. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.

32. Submitted grading and drainage plans shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, and retaining walls as applicable.

PUBLIC STORM DRAINAGE

33. Other agency permits, as required to complete the project, shall be obtained by the

Applicant at the Applicant's sole expense.

34. 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. 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.

35. 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.

36. 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.

37. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.

38. 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 Renae Gundy at 707-543-4368.

39. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.

40. Drainage from landscape areas is 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.

41. 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.

42. 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.

43. 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.

44. 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.

45. 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 lot owner.

46. If determined through construction drawings that a public storm drain main within Brittain Lane is needed to properly drain the street and tributary areas, the lot owner shall install a minimum 15-inch public storm drain main along the western half of Brittain Lane along the entire project frontage. Any determination shall be made during first plan check of the Public Improvement Plans.

47. If a connection to a public storm drain main along the western half of Brittain lane is not feasible then the lot owner shall construct a public storm drain design utilizing surface flow to the satisfaction of the City Engineer and detention to ensure ponded water would be drained within 72 hours and drain the 10-year storm within 72 hours along the entire Brittain Lane project frontage running north to south within a public storm drain easement to the satisfaction of the City Engineer. The entire public storm drain shall be publicly maintained.

SCWA Aqueduct

48. All proposed sewer and storm drains over the existing Aqueduct shall require SCWA approval.

49. The Applicant shall obtain a waiver from the State Water Board’s Division of Drinking Water (DDW) for the placement of the proposed storm drain and sewer main in relation to the existing aqueduct within Brittain Lane.

50. No grading over the aqueduct deeper than one foot below grade without Sonoma Water’s being on site.

51. The Project’s appurtenances cannot negatively impact Sonoma Water’s maintenance and operation of its facilities.

52. Sonoma Water has no projects currently proposed that should be coordinated with your project.

53. Sonoma Water is concerned with any activity that may affect the operation and

maintenance of the Aqueduct. The Applicant shall submit design plans for Sonoma Water to review which show details of the development in or adjacent to Sonoma Water's facilities.

STORM WATER COMPLIANCE (SWLID)

54. 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 Improvement 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 Improvement 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.

55. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owner 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.

56. 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 SWLID Submittal 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.

57. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.

58. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.

59. 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.

60. 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.

61. 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.

62. 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.

63. As applicable, where bio-retention basins are installed, building foundations, 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.

WATER AND WASTEWATER

64. Demand fees shall be required and shall be determined after review of the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.

65. Water services shall be provided per Section X of the Water System Design Standards. Multi-family residential, commercial clubhouse buildings and irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Water Engineering Services suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review of the Public Improvement Plans.

66. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service per City Standard detail no. 880 shall be installed. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.

67. Install onsite private sewer laterals with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.

68. A new minimum 8-inch sewer main from Sebastopol Road shall be constructed along the eastern half of Brittain Lane to the northern boundary of the project. The sewer main shall be designed and installed per the City of Santa Rosa Sewer Design and Construction Standards 2018 and current standard practices. Any deviation from this standard must be approved by the City Engineer through the Engineering variance process.

69. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer’s responsibility to coordinate that reimbursement consistent with the City’s procedures for reimbursement. If a connection is made to the storm drain main in Brittain Lane installed by the adjacent developer, then the project may be required to pay a proportionate fair share reimbursement if requested by the developer of the public storm drain main.

70. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for the City Engineer's review and approval for public improvements prior to building permit issuance.

71. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.

72. If wells exist on the property, then the following apply:
    a. Wells may not serve more than one parcel, and any lines from existing wells that cross property lines shall be severed.
    b. Retention of wells shall comply with City and County Codes. Retention of wells shall be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
    c. Abandonment of wells requires a permit from Permit Sonoma.

73. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

74. The applicant shall install one Combination Water service per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. The exact design configuration shall be reviewed at first building review and is based on the water pressure calculations.

75. 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.

76. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.

77. No plumbing for landscape irrigation or any other use shall cross lot lines.

78. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Abandon the existing residential services to the existing houses.

79. New sewer laterals shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the public improvement plans.

80. 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 may 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. If a public

fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.

81. Water Engineering Services provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services 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.

FIRE – (from Mike Johnson dated August 2, 2022)

82. The proposed design meets the criteria of requiring aerial access. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long-side of the building as approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus.

83. Building approximately 61,344 requiring a minimum of 4,500 GPM fire flow reduced to a maximum 50% reduction requiring a minimum of 2,250 GPM at a minimum of 20 PSI for a duration of 2-hours. 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 concurrent with submittal of Improvement plans.

84. Inside turning radius around the corner on the Fire Department access road shall not be less than 20 feet and clear of obstructions

85. Permanent fences or gates limiting emergency vehicle access shall be approved by the Fire Department. Lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department approved locking device or Fire Department approved key system (“Knox” lock or “Knox” keyed lock). Call 543-3500 for assistance in obtaining the required lock or key system.

86. Fire lanes shall be identified and marked “No Parking- Fire Lane” per California Vehicle Code.

87. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One 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 approved the Phase 1 study.

88. Storage or use of any hazardous materials at the site will require a Hazardous Materials

Inventory Statement to be submitted to the California Environmental Reporting System (CERS). Materials in excess of permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.

89. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

90. Hydrant spacing for this commercial project shall comply with current Fire Department standards: maximum 300 feet on center. A hydrant shall be located within 100 feet of the Fire Department Connection (FDC) supplying the building sprinkler system. Fire Hydrants and FDC's should be located a minimum of 40 feet from structures served.

91. All new buildings over 25,000 sf in area are required to be tested to determine whether they need to include an In Building Public Safety Radio System, designed and installed to performance standards developed by the Fire Marshal.

92. The project will be subject to the Fire Codes in effect at the time of building and fire permit application. The applicable Fire Codes are changing on January 1, 2023.

RECREATION AND PARKS

93. If dead or dying street trees are present in the frontage, new street trees shall be planted by the developer.

94. Street trees shall be installed and planted by the developer along the project frontage(s). Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with City "*Standards and Specifications for Planting Parkway Trees*." Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.

95. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their project for perpetuity.

12/22/2022

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER