

RESOLUTION NO. 12055

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE STONEBRIDGE SUBDIVISION,
LOCATED AT 2220 FULTON ROAD - ASSESSOR'S PARCEL NUMBER(S) 034-030-070 -
FILE NUMBER PRJ19-049

WHEREAS, on December 19, 2019, Major Subdivision Tentative Map and Conditional Use Permit applications for Stonebridge Subdivision, a project consisting of the subdivision of a ± 28.49-acre parcel with habitat for endangered, rare, or threatened species into 105 lots, and three parcels, for the purpose of constructing 95 single-family detached homes and 10 attached single-family units on a 14.6-acre portion of the lot, while 14.0 acres on the east portion of the lot is dedicated for the preservation of Burke's Goldfields and wetlands identified as Parcel C, located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number 034-030-070, were submitted to the Planning and Economic Development Department; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a Draft Initial Study was prepared for the project; and

WHEREAS, the Draft Initial Study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project should be prepared; and

WHEREAS, the Initial Study/Draft Mitigated Negative Declaration was prepared and circulated for a 30-day public review period commencing on May 29, 2020; and

WHEREAS, due to the COVID-19 pandemic and in accordance with Executive Order N-54-20 issued on April 22, 2020, the Initial Study/Draft Mitigated Negative Declaration document was made available for review on the Lead Agency's public-facing website at <https://srcity.org/425/Plans-Studies-EIRs> for the same period of time that physical posting would otherwise be required, and all materials were also submitted electronically to the State Clearinghouse CEQAnet Web Portal; and

WHEREAS, three (3) comments on the Initial Study/Draft Mitigated Negative Declaration were received within the public comment period; and

WHEREAS, one (1) comment was received after the public comment period ended on June 29, 2020; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program prepared for the project identifies the timing of, and the agency or agencies responsible for enforcement and monitoring of each mitigation measure to be implemented to reduce the potentially significant impacts to less than significant levels; and

WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department, during normal business hours, or online at <https://srcity.org/425/Plans-Studies-EIRs>. The custodian of the documents and other materials which constitute the record of proceedings for the proposed project is Adam Ross, Interim Senior Planner, Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on May 27, 2021, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines as follows:

1. That the Mitigated Negative Declaration, which consists of the Initial Study/Draft Mitigated Negative Declaration, Errata Sheet, and Mitigation Monitoring and Reporting Program, attached hereto and incorporated herein as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Planning Commission has reviewed and considered the information contained within the Mitigated Negative Declaration prior to acting on the proposed Project, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program and compliance with the adopted MMRP is required as a Condition of Approval for the project.
4. That the Stonebridge Subdivision proposed project, including the subdivision of a ± 28.49-acre parcel with habitat for endangered, rare, or threatened species into 105 lots, for the purpose of constructing 95 single-family detached homes, and 10 attached single-family units on a 14.6-acre portion of the lot, while 14.0 acres on the east portion of the

lot is dedicated for the preservation of Burke’s Goldfields and wetlands, will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, attached hereto and incorporated herein, are implemented prior to development of the subject property.

BE IT FURTHER RESOLVED that pursuant to CEQA Guidelines section 15074, the Planning Commission adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to require all reasonably feasible mitigation measures be implemented by means of project conditions, agreements or other measures as set forth in the Mitigation Monitoring and Reporting Program.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 27th day of May, 2021, by the following vote:

AYES: (6) Chair Weeks, Vice Chair Peterson, Commissioner Duggan, Commissioner Holton, Commissioner Kalia, and Commissioner Okrepkie

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Carter

APPROVED: 
Karen Weeks (Jul 13, 2021 15:26 PDT)
KAREN WEEKS, CHAIR

ATTEST: 
ANDREW TRIPPEL, EXECUTIVE SECRETARY

ATTACHMENT: Exhibit A – The Stonebridge Subdivision Project - 2220 Fulton Road, City of Santa Rosa, Sonoma County, California Draft Initial Study/Mitigated Negative Declaration with Errata Sheet and Mitigated Monitoring and Reporting Program

RESOLUTION NO. 12056

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A 105 UNIT RESIDENTIAL SMALL LOT SUBDIVISION - LOCATED AT 2220 FULTON ROAD, APN 034-030-070 - FILE NUMBER PRJ19-049

WHEREAS, the NWSR 3-97 Policy Statement (North Village & Woodbridge), PD 04-007, adopted per Council Ordinance No. 3683, August 24th 2004, requires Conditional Use Permit approval for development approved within the “Remaining Lands” section of PD 04-007; and

WHEREAS, Zoning Code Section [20-42.140](#) establishes development standards for residential small lot subdivisions subject to Conditional Use Permit approval by the Planning Commission; and

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Stonebridge Subdivision, a 105-unit single-family development with associated parcels A, B, and C to comply with storm water Best Management Practices (BMP) in accordance with the City’s Low Impact Development Technical Design Manual as well as establish a preservation for Burke’s Goldfield and wetlands on 14.0 acres, to be located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number(s) 034-030-070; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission considered residential small lot subdivision standards and the proposed modifications of four-foot side yard setbacks for all second story portions for each unit in place of eight-foot second-story side yard setbacks for each unit, and the proposed two-story structure design standards as allowed by review authority approval under Zoning Code Section [20-42.140](#); and

WHEREAS, as allowed by Zoning Code Section 20-42.140(F)(4), the applicant proposed different setbacks from those established in Subsection (F)(4), and the proposed setbacks are shown on the proposed site plan, including identification of proposed building areas, and areas for possible future additions to proposed housing units; and

WHEREAS, pursuant to Subsection (F)(4) the Planning Commission may approve different setbacks proposed by the applicant after first determining that the alternative approach is more appropriate to the characteristics of the site and surroundings; and

WHEREAS, the applicant proposed different individual unit design alternatives other than those in Zoning Code Section 20-42.140(F)(8), and pursuant to this Subsection, design alternative(s) may be authorized by the Planning Commission as part of the Conditional Use Permit; and

WHEREAS, the Planning Commission has adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for this use and project; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the proposed residential small lot subdivision at a density of 3.7 units per acre is allowed with Conditional Use Permit approval as regulated in Zoning Code Section [20-42.140](#) along with the Planned Development District (PD 04-007) and complies with all other Zoning Code and City Code regulations;
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the site is designated Low Density Residential, which allows 2 to 8 units per acre for which this project's density is 3.7 units per acre when considered as a whole and 7.19 units per acre when considering only the 14.0 acres dedicated for construction while also implementing General Plan Goals and Policies including but not limited to promoting livable neighborhoods; maintaining a diverse housing type; and conserving wetlands, vernal pools, wildlife ecosystems, rare plants and waterways;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the proposed activity is consistent with the NWSR 3-97 Policy Statement and Development Plan for PD District No. 04-007, which envisions residential development in this area which would include single-family attached and detached units on small lots. The project site is located within walking distance to a school and public park. The site takes access off of Fulton Road and connects to the subdivisions to the north and south of the site with a new internal public road on site. The site plan provides circulation, setbacks, and design features compatible with the surrounding neighborhood and similar to the existing residential uses;
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the project complies with General Plan objective criteria for land use and density, as well as all site

development and use standards contained in applicable Planned Development and Zoning Code regulations. The project site is located in a developed area within the City that has access to City services and has been reviewed by City staff and conditioned to include improvements as necessary to support the project and its associated uses;

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the proposed scale, scope, and operations of the Project has been thoroughly analyzed and reviewed by multiple city departments, undergone significant environmental analysis, and been conditioned to avoid potential impacts on the environment and surrounding neighborhood; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for Stonebridge Subdivision, to be located at 2220 Fulton Road, is approved subject to each of the following conditions:

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

GENERAL:

- 1. Compliance with the Tentative Map Conditions of Approval as part of Planning Commission Resolution No. 12057.
- 2. Compliance with the Mitigation Monitoring and Reporting Program approved as part of Planning Commission Resolution No. 12055, attached hereto and incorporated herein as Exhibit B.
- 3. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
- 4. All work shall be done according to the final approved plans dated May 27, 2021.

EXPIRATION AND EXTENSION:

- 5. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from

date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.

6. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

BUILDING DIVISION:

7. Obtain a demolition permit for structures to be removed.
8. 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.
9. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

10. Comply with Engineering Development Services Exhibit "A", dated March 22, 2021, attached hereto and incorporated herein as Exhibit A.

PLANNING DIVISION:

11. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
 - A. Replacement of single family detached units on Lots 48 and 49 with single-family duet units in order to comply with the Inclusionary Housing Ordinance is allowed.
12. No residential unit shall exceed 65% of allowable lot coverage.
13. PROJECT DETAILS:
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
 - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.

- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design element approved by the Design Review Board or Planning Division.

14. TREE PRESERVATION:

- A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- C. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."

- E. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

16. LIGHTING:

- A. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section [20-30-080](#).
- B. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit..
- C. Light sources shall be concealed from public view.
- D. All lighting shall be directed toward the subject property and away from adjacent properties.
- E. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A Planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

18. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 27th day of May, 2021 by the following vote:

AYES: (6) Chair Weeks, Vice Chair Peterson, Commissioner Duggan,
Commissioner Holton, Commissioner Kalia, and Commissioner Okrepkie

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Carter

APPROVED: 
Karen Weeks (Jul 13, 2021 15:27 PDT)
KAREN WEEKS, CHAIR

ATTEST: 
ANDREW TRIPPEL, EXECUTIVE SECRETARY

ATTACHMENT: Engineering Development Services Exhibit "A" dated March 22, 2021

City of Santa Rosa

**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
March 22, 2021**

**STONEBRIDGE SUBDIVISION – 105 LOT SUBDIVISION
2220 FULTON ROAD
ASSESSOR'S PARCEL NO. 034-030-070
PRJ19-049**

- 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 shall 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. Additional or accessory dwelling units are subject to the current State and Federal codes and guidelines as adopted by the City of Santa Rosa.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received on October 14, 2020:

PARCEL AND EASEMENT DEDICATION

1. Parcel A as shown on the plans submitted may become a “Designated remainder” on the tentative map. Any future development of the remainder lot shall be submitted for review and approval through the City of Santa Rosa Planning and Economic Development Department and obtain the required entitlements to City Code. The frontage, planter and sidewalk improvements which adjoin Parcel A shall be installed at the same time as the other subdivision frontage improvements to promote the orderly development of the project.
2. Any common Parcels shall be owned and maintained by the land developer until such time as ownership is transferred and the transfer approved in writing by the City of Santa Rosa, if ever. Parcels shall not be transferred to the City without a special tax district being in place for maintenance and written acceptance of the parcel ownership by the City engineer.
3. Property line fences shall not encroach into the Public Access and Public Utility Easement at the front or sides of the lots.
4. A 13-foot wide maximum Public Utility Easement containing a 5.0 to 6.0-foot wide public sidewalk access easement shall be dedicated to the City from the Right of Way (ROW) at the back of planter strip along all public streets on the project. The public utility easement (PUE) shall be reduced for obstructions and then widen out to the full approved width after the obstructions are cleared.
5. All existing onsite storm drain, access, general roadway and PUE easements shown in the title report over the project site shall be quitclaimed and or vacated by the owner if no longer viable or in use; or are located under the existing or proposed building envelopes or are discharged. Show the disposition of each easement on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be recorded in the County Recorder’s office prior to building permit issuance. If the easements cannot be released, then the building permit cannot be issued over those affected areas.
6. The Final Map shall show private storm drain easements over all downstream lots in favor of all associated upstream lots.
7. The project shall dedicate an access easement over the common driveway in front of lots 93 thru 96 from the project’s public Right of Way (ROW) on Andre Lane in favor of APN No. 034-030-063, Lands of Yolo that is located at the northwest corner of the project, in order for Yolo to connect to, access and use the interior public subdivision streets and common driveways as an entry to their parcel and thereby reduce the entry points onto Fulton Road which is a designated arterial street.

8. As applicable the final map shall show all private cross access/cross parking easements/cross drainage and grading/cross utility lateral easements. As applicable, provide cross-lot easements as necessary for common driveway access to Lots 101, 102, and 103 and APN#034-030-063 Lands of Yolo: and also lots 93, 94, 95, 96 and APN 034-030-063 Lands of Yolo.
9. This is a major subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the final map will be subject to bonding for public and common improvements and the execution of the Subdivision Improvement Agreement with the City.
10. The applicant for Stonebridge subdivision shall pay \$1,505,473.38 to reimburse for the "Fulton Road Offsite improvements" per the reimbursement agreement on file at the City Clerk's office prior to first building permit issuance.
11. If applicable, the Storm Water Assessment Tax District shall be recorded, and the annexation completed prior to Final map recordation.

MAPPING

12. A Final Map, as defined by the applicable provisions of the State of California Subdivision Map Act, shall be required for this development. If the map is phased, then each proposed separate Final Map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure.
13. All final and parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
14. The information sheet of the Final Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of a Building Permit for the respective lot, or no later than final inspection per the terms of a written agreement with the City. [NOTE: The availability of such an agreement is expressly described in SRMC Section 15-16.050] Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.

15. Street names as shown on the tentative map for this project shall not be acceptable street names but are used for reference only within this conditional approval. The applicant is urged to submit revised street names to the Building Division of Planning & Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact Tracy Selge at 707-543-3251 for assistance.
16. All dedication costs shall be borne by the property owner, including preparation of any maps, legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.

PUBLIC STREET IMPROVEMENTS

17. An Encroachment Permit shall be obtained from the Engineering Development Services Division 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.
18. The applicant shall submit Public Improvement plans for review and approval by the City Engineer prior to construction for all public improvements prior to issuance of the final map or the issuance of the grading permit.
19. **Fulton Road** shall be dedicated and improved as a modified city standard No. 200J for a Boulevard along the entire project frontage. Half width street improvements shall consist of 2 travel lanes, a bike lane, a two-way median/left turn lane, and a planter strip, with a sidewalk. Current Right of way of 43-feet is to remain and an additional dedication of a combined 13.0 PUE with a 6 feet wide Public Access easement behind the right-of-way line shall be required. Half width street improvements shall consist of a 34-foot wide structural pavement section from centerline to curb face to accommodate a reduced down to 6-foot wide two way median/left turn lane, a 12-foot wide travel lane, an 11-foot wide travel lane, with a 5-foot wide class II bike lane, a 6" wide concrete curb and gutter, and a 8-foot wide planter strip with a 6-foot wide sidewalk behind the planter strip. The street section has been modified to match the existing subdivision to the north per City File 2005-093 per sheet 17A of 34.
20. A dedicated south-bound left-turn storage lane shall be re-striped on Fulton Road at the intersection of Fulton Road and "A" Street and shall have a 60-foot long minimum transition and at least 50-feet of tangent storage. "A" Street shall be

posted as “No parking” at least 60-feet from the Intersection curb return along “A” Street.

21. **Andre Lane (South of “B” Street); “A” Street; “B” Street and “D” Street** shall be dedicated, and improved as a fullwidth Minor Street Standard within the project and connect to the existing streets at the south property line to complete the roadway connections. Half width street improvements for both sides of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 6.0-foot-wide planter strip installed behind the curb with a 5.0-foot-wide sidewalk behind the planter strip with an 13-foot wide Public Utility Easement which shall encompass a 6-foot wide Public Access easement located behind the ROW Line. See the Standard Conditions of Approval for additional dimensions.
22. **Andre Lane (North of “B” Street)** shall be dedicated and improved as a fullwidth Minor Street Standard within the project and connect to the existing streets at the north property line to complete the roadway connections. Half width street improvements for the **eastern** side of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 6.0-foot-wide planter strip installed behind the curb with a 5.0-foot-wide sidewalk behind the planter strip with an 13 feet wide Public Utility Easement located behind the ROW Line. Half width street improvements for the **western** side of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 0-foot-wide planter strip with a 5.0-foot-wide contiguous sidewalk behind the concrete curb and gutter with an reduced 7-foot wide Public Utility Easement behind the ROW Line. See the Standard Conditions of approval for additional dimensions.
23. **Street “C”** shall be dedicated and improved as a fullwidth Minor Street Standard within the project. Half width street improvements for the **eastern** side of the street shall consist of an 12.0-foot-wide structural pavement section from centerline to curb face with a 0.0-foot-wide planter strip with a 6.0-foot-wide contiguous sidewalk behind the concrete curb and gutter with an 7-foot wide Public Utility Easement located behind the ROW Line along the Preserve area. Half width street improvements for the **western** side of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 6-foot-wide planter strip installed behind the 6” curb and gutter with a 5.0-foot wide sidewalk behind the planter strip with an 13-foot wide Public Utility Easement which shall encompass a 5.5-foot wide Public Access easement located behind the ROW Line. See the Standard Conditions of approval for additional dimensions. Adjacent walls to the Preserve and Street C shall be located outside of the public ROW and PUE and shall be placed within an common ownership “lettered parcel” that is maintained and owned by the HOA or

another designated owner as accepted by the City Of Santa Rosa for perpetuity. Note that the common ownership wall placement is not shown correctly on the current plans.

24. Install the City Standard Knuckle per City Detail No. 204A, or as modified by an approved engineering variance, at the intersection of "D" Street and "C" Street; and "B" Street and "C" Street.
25. During the improvement plan review process, the public utility easements may be reduced, at specific locations, to less than the required 13.0 feet behind back of sidewalk, with the concurrence of the PG&E, Pacific Bell, Cable TV and the City Engineer. Submit confirmation letters to EDS at the First submittal of the Improvement Plan check.
26. The north bound and south bound sections of Andre Lane shall be a dead-end until such time as the street is extended. Remove the existing regulation "dead end" street sign for each condition. Remove City Standard 236 sidewalk barricade, and City Standard 211 metal beam street barricade, and or fences or as approved by the City Engineer in order to connect Andre Lane to the north and the south existing roadway alignments.
27. Curb return radii shall be 20-feet at the intersection of "A" Street and Minor Streets "Andre Lane" and "C" street. The sidewalk on Andre Lane north of "B" Street shall transition to be contiguous for the curb ramp location and the west side of the street. Sidewalk transitions are to be through 10-foot radius reverse curves.
28. Curb return radii shall be 35-feet at the intersection of "A" Street and Fulton Road.
29. Right-of-way shall be dedicated, if applicable so that a Caltrans Standard RSP A88A curb ramp and the 4-foot wide sidewalk landing are contained within 6-inches of the right-of-way at curb returns.
30. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215, and an A.C. overlay.
31. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Fulton Road to radically alter their speed. Based on Table 405.1A of the Caltrans' Highway Design Manual, the minimum corner sight distance is 360 feet for 45 mph in either direction. Use the current design speed for Fulton Road.
32. Landscaping shall be maintained to be no more than 36" in height within the line

of sight and the corners of the interior streets of the project vision triangles. Trees shall be maintained at a 7-foot minimum height tree canopy.

33. Residential driveway aprons shall use City Standard 250B for the driveway curb cuts.
34. Two copies of a Phase I Environmental Site Assessment are required and shall be provided with the initial improvement plans submittal for review. The report shall address all remediation required.
35. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard 611 cobra style streetlights are to be installed along Fulton Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations shall be determined during the improvement plan review process.
36. 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 shall 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."
37. The type and location of curbside mailboxes shall be determined through the improvement plan check process.

TRAFFIC

38. Overhead utility lines along the project frontage shall be placed underground including electrical distribution lines, telephone and cable television in conformance with the City's undergrounding ordinance.
39. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

EXHIBIT A

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40. Conduit and pull boxes shall be installed if applicable per City Standard for future traffic signal interconnect along Fulton Road. Locations shall be reviewed as part of the public improvement plan along Fulton Road.
41. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities located on the project site.
42. The street lights near the intersections shall be at the intersections if there is no other light in the area. Street lighting shall meet current City Standards for spacing and feet candle requirements along all interior streets.
43. The developer shall install striped exit lanes on "A" Street at Fulton Road exit, including a right and left turn pockets for north and south bound onto Fulton Road. The intersection shall be posted as "No parking" for at least 60-feet along "A" Street.
44. The distance between "A" Street and Alton Lane centerlines shall be the 200-foot minimum distance from opposing streets along Fulton Road centerline.
45. Install an east-west striped pedestrian crossing of Andre Lane at "A" Street sidewalk alignment. Install ADA compliant ramps per Caltrans RSP A88A.
46. All signs and pavement markings shall comply with the current California MUTCD manual.
47. Install accessible compliant sidewalks and Caltrans revised standard curb ramps per detail RSP A88A for all ADA compliant corner ramps. Install a painted thermoplastic crossing north/south on "A" Street at Fulton Road. Install access ramps at the north and south legs of the intersection of "A" Street and Fulton Road to facilitate north-south pedestrian access. Install an ADA compliant sidewalks throughout the project and along the frontage of Fulton Road and connect the sidewalks to the north and south.
48. Advance street name signs for "A" Street shall be installed on Fulton Road.
49. Design and construction shall be coordinated with all Utility Companies and the City of Santa Rosa Recreation and Parks Department to minimize disruption to existing improvements.
50. Improvement plans shall include a complete street lighting, signing and striping plan. The signing and striping plan shall include all interior streets and Fulton Road. The signing and striping plans are subject to review and approval by Traffic Engineering Section of the Transportation and Public Works Department.

51. Street centerline curves with less than a 150-foot radius shall be through City Standard 204A street knuckles with centerlines marked through the curve. No curb ramps are allowed at knuckle locations and the sidewalk shall maintain the planter width separation to curb around the inside and outside curves of the knuckle.
52. The Developer shall provide a means acceptable to the City to fund the maintenance of the back on Landscape "Lettered Parcel B" and accompanying Sound Walls along Fulton Road and "C" Street retaining wall and fence into perpetuity through the CC&R's, property owners association, and/or other acceptable method. Common Landscape Parcels shall not be conveyed or dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and in place prior to approval of the final map. The HOA shall own and maintain all common ownership landscape parcels, unless otherwise approved in writing by the City Engineer. The wings of the sound wall along Fulton Road and "C Street" on Lots 1, 39, 40, 103 and 105 shall be contained within maintenance and access easements in favor of the Homeowners Association. Sound Wall design and construction shall be subject to a structural building permit issued by the City.
53. The intersection of "A" Street with Fulton Road shall have a minimum ultimate 36-foot curb to curb width with 35-foot curb return radii to City Standards for an arterial street.
54. The Fulton Road and "A" Street signing and striping revisions for the associated crosswalks and lane striping of Fulton Road along the property boundary shall be submitted for review and approved by the City Public Works Traffic Department as Public Improvement plans
55. No Parking signs shall be posted along the east side of Fulton Road project frontage and the east side of "C" Street along the Preserve and where ever the travel lane shall be preserved at a 20-foot wide clear space minimum.

THE STONEBRIDGE PRESERVE AREA

56. The Developer shall provide a means acceptable to the City to fund the

maintenance of the Stone Bridge PRESERVE area (Parcel C), and back on Landscape lettered Parcels (not shown on the map) and its accompanying Retaining walls along "C" Street into perpetuity through CC&R's, property owners association, and/or another acceptable method. Parcel "C" shall not be conveyed or dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and in place prior to approval of the final map.

57. The wings of the retaining wall along "C Street" on Lots 19, 20, 21, 22 and 81 shall be contained within an maintenance and access easements in favor of the Homeowners Association (HOA). Retaining Wall design and construction shall be subject to a structural building permit issued by the City.
58. The applicant shall obtain all necessary permits and approvals from the California Department of Fish and Wildlife (CDFW) and US Fish and Wildlife Service (USFWS) prior to issuance of a grading permit for the Preserve at their sole cost. Fencing and signing shall be reviewed and approved under these permits. The Applicant shall provide copies of the final approval and permits from CDFW and USFWS prior to City Grading permit issuance.
59. The HOA shall own and maintain the Preserve, known as Parcel C, unless otherwise approved in writing by the City Engineer.

PRIVATE COMMON DRIVEWAYS

60. As applicable, formation of a Homeowner's Association, responsible for ownership and maintenance of the common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and Engineering Development Services for review.
61. The common driveway for lots 19, 20, 21 and 22; lots 101,102, and 103; shall have a 26-foot minimum distance from the face of the garage to the curb on the opposite side. The driveway shall be covered by joint access and public utility easements and have a joint maintenance agreement. The common drive shall access through a curb cut per City Std. 250B and shall extend 10-foot minimum past the last garage.

62. The Common Driveway serving Lots 93-96 shall be a private Lane per Std. 200C, owned and maintained by the Home Owners association, and shall have a 26-foot minimum distance from the face of the garage to the curb on the opposite side. The driveway shall be 20-feet wide allowing no parking on either side and with no hammer head turn around. The private street shall be built to City Minor Street structural standards and bordered with concrete curb and gutter. The common drive shall access through a 30-foot wide minimum width curb cut on the street and then taper down to 20-foot wide 20-feet past the sidewalk. Curb and gutter is not needed if the drainage is to the center. No Public Sewer and Water Easement and Access easement is required for the Private common driveway and only service laterals can be placed in the common driveway. Access to APN 034-0303-063 over the common driveway for lots 93, 94, 95 and 96 shall be reviewed and approved at first plan review. [NOTE: The roadway widths described in these edits conform to the City's Private Lane standards.]
63. Turn around capability on the common driveways shall be provided with clear backup of 26-feet from garage face to opposing face of curb and with a continuation of the common driveway 10-feet beyond the last driveway access point.
64. A minimum 5-feet in width concrete sidewalk shall be installed along the common driveway for lots 93, 94, 95 and 96 on a minimum of one side from the Public ROW.
65. Common driveways for lots 19, 20, 21 and 22; lots 101,102, and 103 shall install residential driveway apron installed per City Standard 250B with a 20-foot wide curb face to curb face minimum width driveway.

STORM WATER COMPLIANCE (SWLID)

66. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan (SWLID) Guidelines. Final Public Improvement Plans shall incorporate all 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. The design elements shall address the City's concerns for capacity of treatment, quality of treatment, and ease of maintenance. Design elements shall be as approved by the City Engineer and the maintenance of these elements shall be the responsibility of the accepted designated entity. Alternate means of providing

perpetual maintenance of the measures, such as a Tax District, shall possibly be considered in the future by the City Engineer and City Attorney. Final Public 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.

67. The Developer shall provide a means acceptable to the City to fund the maintenance of the proposed SWLID BMP facilities into perpetuity through a Home Owners Association(s), special tax district, CC&R's, and/or other acceptable method. Any SWLID BMP facilities shall not be conveyed or dedicated to the City without written acceptance and consent from the City Engineer. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which shall be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to review and approval by the City Attorney and EDS and shall be in place prior to approval of the Final Map. The private BMPs design plans and standards for maintenance shall be subject to approval by the Department of Storm Water Drainage and also EDS. As applicable, the Developer shall be solely responsible for all SWLID BMPS and SWLID maintenance until the tax district is instituted by the applicant's application and the City's acceptance of the Tax District is instituted. This shall be noted on the utility plans of the subdivision improvement plans.
68. Perpetual maintenance, repair and replacement of SWLID BMP's shall be the responsibility of one or more of the following:
- a) A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Planning and Economic Development Department for review. The annual reports shall be retained by the HOA for a period of the latest five years and shall be made available to the City upon request. The HOA shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties.
 - b) A special tax district where the BMP facility serves more than one parcels storm water in one BMP facility.
 - c) An alternate means acceptable to the City of Santa Rosa.

69. After the BMP improvements, have been completed, the developer's Civil Engineer is to prepare and sign a written certification that they were constructed per plan and installed as required or per the manufacturer's recommendation. Written certification of SWLID required improvements is to be received by the City prior to acceptance of subdivision improvements.
70. The maintenance schedule and the Final SWLID are to be included as part of the title encumbrances for each lot as developed by the Developer or Covenants, Conditions and Restrictions (if applicable) as recorded with the Final Map. All BMP's shall be maintained, replaced and repaired as designated by the Developer.
71. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the Final approved SWLID design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct and replace each treatment BMP.
72. If roadside biofiltration basins are utilized, show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water.
73. All underground improvements including sewer lines, water lines, storm drain lines, storm water BMP facilities, public utility facilities and house services shall be installed, tested, and approved prior to the paving of any project streets.
74. Under 40 Code of Federal Regulations, construction activity including clearing, grading, and excavation activities is required to obtain a National Pollution Discharge Elimination System Permit from the State Water Resources Control Board prior to the commencement of construction activity.
75. A Final Standard Urban Storm Water Mitigation Plan (SWLID), addressing the Low Impact Development (LID) and Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Improvements and BMP's required by the Final SWLID are to be owned and maintained as established by the developer. All SWLID construction details and improvements are to be included in the Subdivision Improvement Plans.
76. As applicable, any road side bio-retention basin areas are to provide moisture barriers at the gutter lip of the pervious concrete gutter. Moisture barriers are to be installed per City Standard 264 and contain the bio retention basin area on all sides. The adjacent lots shall be protected from the water infiltration crossing the property line. Adjacent to the structural street section, extend the concrete cut off

- wall/moisture barrier to a minimum of 1-foot below the subgrade and as directed by the Soils Engineer.
77. Drainage system piping below bio-retention areas shall be backfilled with pervious material or designed with structural fill so as to not compromise the holding character of the basin. Drainage system piping shall be located outside of the SWLID LID retention basins whenever possible.
 78. Sewer and water connections, structures, cleanouts and laterals shall not cross through or be located within SWLID LID BMP volume treatment or containment elements. If applicable, SWLID LID elements behind the curb line shall provide independent utility corridors for sewer and water connections to the main.
 79. 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. Offsite properties and existing drainage systems shall be protected from siltation coming from the site. This project is required to comply with all current State Water Board General Construction Permit Requirements.
 80. 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 shall 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.
 81. Unless otherwise approved by the City Engineer through a variance process, the applicant shall redesign the proposed post construction BMPs shown under the preliminary SWIDS report and include the following revisions on the public improvement plans, final SWLIDS report and Final Map:
 - a. Addition of BMPS that are priority 1 or 2 located within the planter strip at the frontage of each property to be constructed per the City standard roadside bio-retention construction detail.
 - b. Removal of post construction BMPs and all related public or private storm drain improvements associated with the BMPs from Parcel A
 - c. Designate Parcel A on the final map as a designated remainder
 - d. Installation of all frontage improvements including utility mains, sound walls, landscape parcels, planters and sidewalk

improvements around the boundary of Parcel A in order promote orderly development of the area.

82. If applicable, the applicant may apply for a tax district through the City Building Department at first submittal. If applicable, the Tax District shall be formed prior to building permit issuance. Review and approval of the Tax District documents by the City Attorneys' Office and or State Water Board may be required.
83. Any future development of the remainder lot (Parcel A.) shall be submitted for review and approval through the City of Santa Rosa Planning and Economic Development Department and obtain the required entitlements to City Code.
84. Common ownership parcels are not permitted to be entered in to or be maintained by a Tax District application.

GRADING

85. 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.
86. Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit shall be finalized prior to building permit.
87. Obtain a grading permit from the City of Santa Rosa – Building Department prior to clearing and grubbing.
88. The applicant's engineer shall design the subdivision grading to meet the existing elevations of the existing improvements within 2-feet at the property lines as constructed by the subdivisions to the north and south, referred to as Woodbridge Subdivision and Montage II Subdivision and constructed per City File 2006-14 and file 2005-093 unless specifically approved by the City Engineer.
89. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall

be reflected through revisions to the City Approved Subdivision Improvement Plans.

90. The subdivision shall comply with city code 18-52 for Flood Damage Protection and 18-52.100 for standards for subdivisions. The final vertical building pad elevation shall be certified by a registered professional engineer or a surveyor and provided to the Flood Plain Administrator. Final Building pad certifications shall be signed and sealed by a Land Surveyor certifying each building pad vertical elevation. Certifications shall be submitted to EDS for filing and review prior to building permit issuance.
91. All subdivisions shall provide adequate drainage to reduce exposure to flood damage.
92. The developer shall submit a final soils report to the City of Santa Rosa prior to issuance of building permit. Grading for this subdivision shall be subject to a current Geotechnical Investigation Report as prepared by a registered Civil Engineer or geotechnical engineer. The project shall adhere to the soils and geotechnical report and all updates and addendums thereto.
93. Maximum grade difference at project boundary to offsite property shall be less than 3-feet and as approved by the City Engineer. Retaining wall structures shall not cross property lines. Combined fence and retaining wall design shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City. The grading plan shall direct storm water to the BMP facilities for treatment. The BMPs shall not be located in the rear yards.
94. The grading and drainage plan shall show typical and specific cross-sections at all exterior and interior property lines indicating the treatment and adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fence walls and sound walls. Treatment of drainage from offsite and rear yards shall be addressed on the grade plan.
95. Lot to lot drainage is not permitted unless contained in a minimum 10-foot wide private drainage easement or an appropriate width as approved by the City Engineer, in favor of the uphill or upstream property owner or owners. If applicable, walls and wall heights shall be shown in the plan cross sections. Wood retaining walls shall not be allowed.

PUBLIC STORM DRAINAGE

96. If the City rejects applicant's application for an engineering variance to approve a

single LID basin supported by a storm water pump station, then the applicant will redesign and install the proposed storm water drainage system in "A" Street to be a gravity system without the proposed storm water pump station at the applicants' sole cost. The design shall conform with the City of Santa Rosa Design and Construction Manual and the County of Sonoma/SCWA's most current storm drain design manual Standards from 2020, and or as approved by the City Engineer.

97. Hydrology and Hydraulic design of the storm drain system shall conform to most current Sonoma County Water Agency (SCWA) criteria March 2020 and City of Santa Rosa Design and Construction Standards. 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. Provide two copies of the preliminary and final approved storm drainage design report for plan review and the City file prior to building plan issuance.
98. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies entitled "**1997 NWSR Annexation Master Drainage Study**" dated February 2006 prepared by Carlyle Macy Engineers Inc., available for the area as provided Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted. Drainage designs shall conform to SCWA standards and/or standards as selected and applied by the City Engineer, for Flood Control design conformance to the existing hydrology/hydraulic studies of the existing storm water facilities on the east and southern property lines. Provide an engineered grading and drainage report at first review to the City of Santa Rosa. Provide SCWA's approval letter or the City's designated review agency's approval for the project hydrology and hydraulics with the final approved storm drainage design report for City records.
99. 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.
100. 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. No blind connections are permitted into the public storm drain system. Install a city standard manhole, manhole ring and cover per City Standard #400 at all connections points that does not have a junction structure at the connection point.

101. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.
102. The Final Map shall show a private storm drainage easement over the alignment of the private storm drain system if any system runs through a portion of rear yard of any lot. The easement on each lot shall be in favor of all upstream lots served by the system.
103. 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. On and Offsite storm water shall be 100% treated by a BMP prior to entering the public storm drain system. No blind storm drain connections are permitted. Minimum storm drain size in the Right of Way shall be 15-inch RCP
104. Private cross lot retaining walls, common backyard drainage systems, and any attached fencing shall be constructed with the subdivision grading improvements and shall be considered a common improvement. The private storm drain in rear yards shall be contained within a 10-foot wide Private Access and Maintenance easement; Walls shall be contained in a lettered parcel, or a 10 feet wide maintenance and access easement on the uphill property together with a 10-foot maintenance and access easement on the downhill property granted to the Home Owners Association.
105. Private retaining wall design and structural calculations shall be included in the subdivision improvement plans submitted to Engineering and Development Services for review by the Building Department and approval by the City Engineer. Private retaining walls will be included in the Grading permit issued for the subdivision. Retaining walls over 1 foot high shall be a non-wood design and shall not encroach into Public Access and Utility Easement.

FEMA

106. The FEMA Flood map indicates that this project area is located within a designated "X flood zone" -areas of minimal flood hazard per the FEMA MAP, FIRM Panel dated December 2, 2008, Map Number 06097C0707E, Panel 707 of 1150. The finish floor elevations shall be sufficiently raised above existing grade to meet flood prevention standards in accordance with City Code Chapter 18-52 "Flood Damage Protection". As applicable, the finish floors of any new structure shall be above the 100-yr. base flood elevation. The subdivision grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the structures and show compliance with City Code. The applicant's civil engineer shall provide a signed document certifying the finish floors are above the base 100-year flood elevation

as depicted on the FIRM maps. The applicant's engineer should also identify that the grading has no impact on the flood plain areas or provide documentation of the changes to the flood plain areas for approval by the Flood Plain administrator.

WALLS/FENCING

107. Unless otherwise determined by the City Engineer, sound or retaining wall footings shall be completely contained within lettered common ownership parcels and or easements owned and maintained by the Home Owner's Association. Civil plans shall include structural drawings for all required walls and retaining walls. Wall construction information shall be provided including footing construction details, footing elevations, typical cross-sections and calculations, top of wall elevations and wall heights, existing and proposed ground finish surface elevations shall be shown on the civil engineering grading plans prior to approval.

WATER AND WASTE WATER

108. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and a double check back flow, per City Standard 875, shall 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.
109. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and/or as required by the Director of Santa Rosa Water.
110. Where BMPs/detention basins are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the BMPs. Locations of infrastructure shall be reviewed during plan check. No bio swales or SWLID BMP LID improvements shall cross public sewer, water, or storm drain utilities. Lengths of trench treatment and volume of storage shall be extended 5 linear feet for each utility lateral trench crossing of the BMP.
111. This project shall require the design and construction of an 8" minimum water main in all public streets that connects to the existing main proposed in Fulton Road. The main extension shall be designed and installed per the City of Santa Rosa Design and Construction standards and current standard practices. Stubs

shall be installed for the future extension of all streets and where a parcel or tentative map is approved for those projects.

112. This project shall require the design and construction of a minimum 8" inch sanitary sewer main to be designed and constructed within all Public streets and that shall connect to the existing 8" sanitary sewer main located at the south property line in Andre Lane for lots 1 to 105; with zero lots out falling directly to Fulton Road or as reviewed and approved by the City Engineer. The main extension shall be designed, installed and sized per the City of Santa Rosa Design and Construction standards and current standard practices. The sanitary sewer shall be deep enough at the invert to accept flows or over flows at the street stub outs for future development. The downstream sanitary sewer shall be designed at a depth to serve the properties in the planned upstream tributary area.
113. Clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet shall also be annotated with this information.
114. Connection to the public water main in Fulton Road for the fire hydrant and the main in "A" Street shall require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.
115. City Operational Locks shall be placed on all gates that are to be locked.
116. The City Water Department shall not be responsible for repairs or replacement of improvements and or landscaping placed in public easements and this shall be so noted on the Final Map.
117. Irrigation piping shall not cross property lines. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Plans shall show maximum gallons per minute per valve and total peak monthly usage.
118. Water services shall be provided per Section X of the Water System Design Standards. Private easements shall be required for any private laterals that cross another property. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices. Separate water and sewer services shall be provided for each lot. A 1-1/2 -inch water service per City Standard detail 863C is required for all lots. As applicable, lots with single family homes and Accessory Dwelling Units shall provide a separate meter for each unit Per City Standard #864 (2 meters per lot). Water and sewer laterals shall be a minimum of 5-feet apart.
119. Any existing water or sewer services that shall not be used shall be abandoned

at the main per City Design Standards 850 and 507.

120. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Landscape plans for individual lots shall be submitted with the Building Permit applications. Landscape plans for planter strips shall be included with the Public Improvement Plans.
121. A fire flow test shall be completed at the time of the tie in of the project to the City system. The hydrant which shall most likely produce the least flow shall be tested. In the case of a project that has multiple dead-end systems such as cul de sacs, a fire flow test shall be completed at the hydrant on each separate cul de sac or dead-end system. The fire flow shall meet the requirement for the project before the project is accepted. The City shall perform the fire flow test. The fee to have the test performed shall be paid to Santa Rosa Water Department prior to the test being performed.
122. Separate sewer laterals shall be installed for each lot. Root barriers shall be installed around the trees. Utilities shall not run through tree root zones as defined in City Code Chapter 17-24.
123. If this project involves the extension of mains for public benefit outside this project the developer shall contact Santa Rosa Water Engineering for information regarding a possible Reimbursement Agreement. This Project may be eligible for 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.
124. If wells exist on the property one of the following conditions apply:
 - a. Retention of wells shall comply with City and County codes. Retention of wells shall be approved by the Permit Sonoma County. An approved backflow prevention device shall be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Permit Sonoma County. Provide a county permit for the city file.
125. Any septic systems within the project boundaries shall be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.
126. An Encroachment Permit shall be obtained from the Engineering Development

Services Division of the Planning & Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

127. Common ownership lettered Parcel B shall be owned and maintained by the Home Owners Association with a separate dedicated irrigation service and backflow devices or as approved by the City Engineer.
128. Water and sewer laterals shall be extended to the currently shown "Parcel A" if an approved site plan and or development plan is approved prior to final map approval. Parcel "A" or the designated remainder parcel, shall be owned and maintained by the HOA and shall have a separate dedicated irrigation service and back flow devices.

FIRE (March 3, 2020)

Stonebridge Subdivision – 28.6-acre parcel to develop 14.6-acre portion with 105 single-dedicated as a habitat preserve.

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

129. The structures shall have addressing that complies with the City and Fire Department Standards.
 - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
130. Required fire apparatus access roads shall be asphalt, concrete or other Fire Code Official approved surfaces and shall be installed prior to delivery of combustible materials on site.
131. CA Fire Code requires minimum 20-foot unobstructed fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
 - a. The proposed two points of access from Tedesch Dr. and Orleans St. Meet the minimum separation of ½ the overall diagonal of the area served requirement and shall serve as the required two point of access/egress from the development.
132. 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 and City Standards and approved by the Fire Code Official.
 - a. A Fire Flow test shall be performed prior to delivery of combustible materials on site.

133. Structures will be required to be protected by an automatic fire sprinkler system.
134. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. through the California Environmental Reporting System (CERS) for review and approval. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator annual permit fees.

PARKS AND RECREATION

135. Street trees shall be required and planted by the developer. Selection shall be made from the city's approved master plan list and inspected by the Parks Division. 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.
136. 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 the effect at the time.
137. 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 parcel(s).
138. The developer shall provide a means acceptable to the City to fund the maintenance of all Parcels and all landscape areas in perpetuity through CC&R's, property owner(s) association(s), and/or other acceptable methods. Lettered Parcels of Subdivision shall not be dedicated to the City.

DRAFT

Carol Dugas PROJECT ENGINEER, EDS

Attachment:

E:\ENG\CEC\PRJ\2220 Fulton rd. Stonebridge sub

12056

Final Audit Report

2021-07-14

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