

**DEVELOPMENT ADVISORY COMMITTEE  
PENSTEMON PLACE**

(January 6, 2022)

**Project Description**

The project proposes to subdivide an approximately 9.73-acre area into 59 individual lots and develop a detached residential subdivision. Two of the homes will include accessory dwelling units (ADUs) and four more will have the option to add them. The project includes a Mitigated Negative Declaration, a Conditional Use Permit for a small lot subdivision, a Hillside Development Permit to develop on slopes greater than ten percent, and a Tentative Map to subdivide the area.

LOCATION.....2574, 2842 & 2862 Linwood Avenue

APN.....044-200-029, 044-200-027 & 044-200-040

GENERAL PLAN LAND USE.....Low Density Residential

ZONE CLASSIFICATION  
    EXISTING .....PD 96-001  
    PROPOSED.....PD 96-001

OWNER/APPLICANT .....Aaron Matz, McIntosh Development LLC  
ADDRESS.....2880 Cleveland Avenue, Suite 8  
                        Santa Rosa, CA 95403

ENGINEER/SURVEYOR .....Curt Nichols, Carlile-Macy  
ADDRESS.....15 Third Street  
                        Santa Rosa, CA 95401

REPRESENTATIVE .....Curt Nichols, Carlile-Macy  
ADDRESS.....15 Third Street  
                        Santa Rosa, CA 95401

FILE NUMBER .....PRJ16-032

CASE PLANNER .....Susie Murray *SM*

PROJECT ENGINEER.....Jesus McKeag

## **Background**

In 1996, the Southeast Area Policy Statement (PD District 96-001) was prepared to govern development of the Southeast area of Santa Rosa, including the three subject parcels. Assessor's Parcel Number (APN) 044-200-028, as shown in the Policy Statement, was retired in 2006, and APN 044-200-040 was assigned.

On December 6, 2016, the Penstemon Place project (Project) applications were submitted to Planning and Economic Development.

## **CONDITIONS OF APPROVAL**

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received January 7, 2022.

### **General**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 Community 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.

6. 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.
7. 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.

**Planning Conditions**

8. The applicant has requested the following Growth Management Allotments:

RESERVE "A"	2				
RESERVE "B"	59				
	2022	2023	2024	2025	2026

9. Include a copy of this Development Advisory Committee (DAC) Report, dated December 30, 2021, with all plan sets submitted for Improvement Plans, grading permits and building permits.
10. Include a copy of the approved Mitigation Monitoring and Reporting Program, (MMRP), dated December 30, 2021, with all plan sets submitted for Improvement Plans, grading permits and building permits. Include a summary of how each measure has been or will be met.
11. The following notes shall be printed verbatim on Improvement Plans and plan sets submitted for grading and building permits under the heading of General Notes:
  - a. Compliance with all mitigation measures as specified on the attached Mitigation Monitoring and Reporting Program (MMRP).
  - b. Construction and noise-generating activities related to construction shall be limited to 7:00 a.m. to 6:00 pm. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday. No noise-generating activities relating to construction are permitted on Sunday and holidays.
  - c. Prohibit the use of heavy vibration-generating construction equipment, such as vibratory rollers or the dropping of heavy objects, within 20 feet of any adjacent residences.
  - d. A tree permit is required prior to the removal of any tree designated to remain, including heritage, protected and street trees.
  - e. A copy, approved by the City, of the bird and bat surveys shall be retained with approved demolition, building and grading permits.

- f. The use of heavy vibration-generating construction equipment, such as vibratory rollers or the dropping of heavy objects, within 20 feet of any adjacent residences, is prohibited.
  - g. Avoid overlapping construction phases (the overlapping of the construction phases increases the number of potential pieces of large equipment that could be used simultaneously, which could increase noise levels by up to 8 dBA).
  - h. Construct temporary noise barriers, to screen stationary noise-generating equipment. Assuming a height of 10 feet, temporary noise barrier fences would provide at least 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
  - i. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
  - j. Unnecessary idling of internal combustion engines shall be strictly prohibited.
  - k. Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
  - l. Utilize "quiet" air compressors and other stationary noise sources.
  - m. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.
  - n. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
  - o. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the Project site.
  - p. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
12. Three signs shall be posted onsite that provide contact information for the General Contractor or designated representative for construction related complaints. Complaints shall be addressed within 48 hours. Signs shall be posted along both the west and south Linwood Avenue frontages and at the south end of Verbena Drive. The Air District's phone number shall be posted on the same sign to ensure compliance with applicable regulations.
  13. The developer shall provide onsite allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing affordable units on site, pay applicable fees at the time of building permit issuance, unless otherwise allowed by City Code.
  14. Landscaping shall be done in compliance with Zoning Code Chapter 20-34.

15. All lighting shall be directed toward the subject property and away from adjacent properties.
16. No signs are approved as part of this entitlement package. All signs shall require a separate sign permit in compliance with Zoning Code Chapter 20-38.

### **Engineering Conditions**

17. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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.
18. Developer's engineer shall comply with all requirements of the City **Storm Water Low Impact Development Technical Design Manual** in effect at the time this application was deemed complete.

**In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the Tentative Map submittal received 01/04/2022, and the document titled 2020-06-19 Penstemon - Turning Exhibit 11x17 submitted by email 6/19/20:**

### **MAPPING, AGREEMENTS AND PRIVATE EASEMENT DEDICATION**

19. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 59-unit subdivision. 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.
20. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
21. The Final Map shall be annotated on the information sheet 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."
22. The final map shall show the following reciprocal private storm drain and private access easements—PSDE and PAE respectively—and reference private joint utility, drainage and driveway maintenance easements as appropriate (See Condition 6) over the driveways and/or over private storm drains of the following clusters of lots:
  - A. On lots 1 - 4 driveways, and lots 1 - 2 private storm drains.
  - B. On lots 5 - 8 driveways.
  - C. On lots 9 - 12 driveways.

On lots 21 - 24 private storm drains, and lots 22 - 24 driveways (lot 21 does not access from this driveway).

- D. On lots 30 - 33 private storm drains.
  - E. On lots 34 - 35 private storm drains.
  - F. On lots 35 - 37 driveways.
23. In the case that any lot shall need to drain over a lot created by this map or an offsite property that has existing historic flows over the original property of this map, the final map shall show a PSDE over the downstream properties in favor of the upstream properties.
  24. Prior to the recordation of the Final Map for this subdivision, a driveway maintenance agreement shall be recorded for each group of lots accessing from a shared driveway, and a private storm drain maintenance agreement shall be recorded for each group of lots with common private storm drain, and conformed copies of each document returned to the Planning & Economic Development – Engineering Division to the satisfaction of the City Engineer.
  25. The private drainage system serving Lots 35 through 37 shall be privately owned and maintained. This shall include the catch basin and the pipe to its connection point at the public manhole in Street “A”. This shall be addressed in the private storm drain maintenance agreement for Lots 35 through 37.
  26. All water meters shall be located within public right of way or water easements. Multiple meters shall be clustered where possible. Easements shall be determined during first plan check to the approval of the City Engineer.
  27. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) or joint trench areas.
  28. Applicant shall dedicate vehicular access rights along the Farmers Lane extension frontage at the easterly Property line.

#### **PUBLIC STREET IMPROVEMENTS**

29. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
30. 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.

31. Letter and other street names as shown on the tentative map for this project are not 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 the City Planning and Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans.
32. The City Standard that applies to **Linwood Avenue** is the Minor STD 200 E with a minimum curb to curb width of 36-feet. The Standard calls for a 6-foot planter strip, and a 5-foot sidewalk. **Linwood Avenue** shall be dedicated and improved along the entire east-west and north-south project frontages.
33. Improvements to **Linwood Avenue** shall consist of the installation of:
  - A. Except at bulb-outs, half width street improvements for the project side of the street shall consist of a 10-foot travel lane, with an 8-foot parking lane.
  - B. Where indicated on the plans, bulb-outs shall be allowed to preserve individual trees. At these locations the curb line shall transition through minimum 20-foot reversing curves, similar to City Standard 213, meandering the curb a total of 6-feet and leaving a 12-foot travel lane, with no parking lane.
  - C. A 6-foot planter strip and a 5-foot sidewalk.
  - D. A sidewalk easement and a public utility easement shall also be dedicated on the face of the map per City Standard 230 B.
34. The City Standard that applies to **Poinsettia Lane** is the Minor STD 200 E with a minimum curb to curb width of 36-feet. The Standard calls for a 6-foot planter strip, and a 5-foot sidewalk. **Poinsettia Lane** shall be dedicated and improved from the westerly project boundary to its terminus at "A" Street.
35. Improvements to **Poinsettia Lane** shall consist of the installation of:
  - A. A 10-foot travel lane with an 8-foot parking lane.
  - B. A 6-foot planter strip and a 5-foot sidewalk.
  - C. A sidewalk easement and a public utility easement shall also be dedicated on the face of the map per City Standard 230 B.
36. The City Standard that applies to **Verbena Drive** is the Minor STD 200 E with a minimum curb to curb width of 36-feet. The Standard calls for a 6-foot planter strip, and a 5-foot sidewalk. **Verbena Drive** shall be dedicated and improved from the northerly project boundary to its terminus at Poinsettia Lane.
37. Improvements to **Verbena Drive** shall consist of the installation of:
  - A. A 10-foot travel lane with an 8-foot parking lane.
  - B. A 6-foot planter strip and a 5-foot sidewalk.
  - C. A sidewalk easement and a public utility easement shall also be dedicated on the face of the map per City Standard 230 B.

38. The City Standard that applies to **“A” Street** is the Minor STD 200 E with a minimum curb to curb width of 36-feet. The Standard calls for a 6-foot planter strip, and a 5-foot sidewalk. **“A” Street** shall be dedicated and improved from the southerly project boundary to its terminus at Verbena Drive.
39. Improvements to **“A” Street** shall consist of the installation of:
  - A. A 10-foot travel lane with an 8-foot parking lane.
  - B. A 6-foot planter strip and a 5-foot sidewalk.
  - C. A sidewalk easement and a public utility easement shall also be dedicated on the face of the map per City Standard 230 B.
  - D. The knuckle shall be per City Standard 204 A or B, or as otherwise to the satisfaction of the City Engineer during plan check.
  - E. The curb line radius along the frontage of lot 33 shall be 30-feet as shown on the Tentative map.
40. A Caltrans Standard A88A curb ramp with a minimum radius of 20-feet shall be installed at each intersection within the subdivision boundary. Right-of-way shall be dedicated so that the curb ramp and the 4-foot sidewalk landing are contained within 6 inches of the right-of-way at the curb return.
41. Each lot not accessing from a shared driveway shall install a City Standard 250 B driveway curb cut.
42. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.
43. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
44. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.
  - A. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights.
  - B. Electrical boxes for new and/or relocated 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 or as otherwise approved by the City Engineer.
45. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.



46. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

#### **TRAFFIC AND LINE OF SIGHT**

47. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
48. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Improvement Plans.
49. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.
50. The applicant shall install an all way stop with limit lines at the intersection of Poinsettia Lane and Linwood Avenue.
51. The location of bulb outs on this final map shall be to the satisfaction of the City Traffic Engineer during plan check for the Public Improvement Plans.
52. The applicant shall pay its proportional share of the cost to widen Linwood Avenue at Aston Avenue intersection, calculated as 12.4 percent, or \$27,827 of the estimated cost of \$225,000. This shall be paid prior to issuance of the first Building Permit for this project or as otherwise approved by the City Traffic Engineer.

#### **PRIVATE STREET/DRIVEWAY IMPROVEMENTS**

53. The common driveway(s) for lots 1 - 4, 5 - 8, 9 - 12, 22 - 24 and 35 - 37 shall access through a 24-foot minimum width curb cut and then taper to 20-feet past the sidewalk. The driveway shall be built to City minor street structural standards in terms of depth of AC pavement.
54. Turn around capability on the common driveway(s) shall be provided as shown on 2020-06-19 Penstemon - Turning Exhibit 11x17.
55. Parking spaces in front of garage faces in common driveways shall be a minimum of 19-feet by 9-feet and perpendicular to the garage face. If no parking is allowed in front of garage faces the driveway approach shall be 5-feet or less.

#### **STORM DRAINAGE**

56. Drainage facilities and drainage easements shall be designed to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense. The final hydrology and hydraulic report shall be submitted to the Sonoma County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public improvement plans. The Preliminary Drainage Report shall be finalized during Plan Check.
57. 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.

58. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) 2020 criteria and City of Santa Rosa Design and Construction Standards. This may require an extension of the public storm drain system, onsite retention with a release metered so as not to exceed allowable flows, onsite detention of adequate capacity, or another method as determined to the satisfaction of the City Engineer and SCWA.
59. In the case that an extension of the public storm drain system is required the developer shall do the following:
  - A. Dedication of public easement configured to encompass all publicly-maintained appurtenances and separate access easements may be required depending on site conditions.
    - i. All property restrictions placed as a result of dedication of easements will be so noted on the supplemental sheet of the Subdivision Map, or on the Easement Deed if the easement is not dedicated as part of a subdivision.
  - B. Installation of a minimum 12-foot wide access road to all structures on the City system.
  - C. Installation of a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100-feet.
  - D. Installation of drainage measures to prevent damage from water. Refer to the City of Santa Rosa Public Storm Drain Standards Design Requirements, Sections 9 Easements and 10 Access Road.
60. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by Sonoma County Water Agency (SCWA) or City of Santa Rosa. The project may be proposing development within separate drainage boundaries.
61. 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.
62. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards. The bypass shall be under private ownership and maintenance unless otherwise approved by the City Engineer under a Public Improvement Variance. The private maintenance shall be provided by an HOA or other means acceptable to the City.
63. Provide storm drain and easements for any lot-to-lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted unless a storm water easement is recorded in the

upstream lots favor. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be privately owned and maintained by the owner or HOA. Construction Plans shall include dimensioned cross sections at every property line to show there is no cross-lot drainage occurring.

64. 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.
65. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems. Flows from the catchment area nearest the southwesterly corner of the development shall be directed to a drain inlet on the property side of the new sidewalk and under sidewalk to new 15-inch storm drain connection to existing 30-inch storm drain near the southerly terminus of the new sidewalk. Flows within the planter area shall be directed to a City Standard 406 sidewalk drain which will flow into the planter at this location.

### **STORM WATER COMPLIANCE (SUSMP)**

66. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.
67. Perpetual maintenance of SWLID BMPs shall be the responsibility of one or more of the following as approved by the City of Santa Rosa:
  - a. The individual homeowners fronting or owning these BMPs. Individual owners shall be responsible for performing and documenting an annual inspection of the BMPs on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years and shall be made available to the City upon request.
  - b. A Homeowner's Association. If perpetual maintenance of these BMPs is through a Homeowner'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 Department of Planning and Economic Development for review.
  - c. A special tax district.
  - d. An alternate means acceptable to the City of Santa Rosa.
68. After the SWLID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written

certification of SWLID BMPs is to be received by the City prior to acceptance of subdivision improvements.

69. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
70. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
71. Note on the plans that "No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of any nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area."
72. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
73. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP can be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
74. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
75. Transmission lines shall be located outside of any proposed infiltration basins.

**GRADING** (from Building Memo dated January 26, 2017, verified current via March 30, 2020 email)

76. Obtain demolition permit(s) for the structures to be removed.
77. Obtain well and septic system abandonment permits from "Permit Sonoma".
78. Provide a geotechnical investigation and soils report with the house master plan applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

79. Obtain a building permit for each of the new structures for the proposed project.

### **RETAINING WALLS**

80. Any retaining wall systems on site shall be designed by a Registered Civil Engineer, per the recommendations included in the soils report by the soils engineer.
81. Unless otherwise determined by the City Engineer, retaining wall footings shall be owned and maintained by the Lots which benefit from them via a maintenance agreement. A cross maintenance easement in favor of Lots which benefit from the retaining walls shall be granted on the face of the Map if the retaining wall is continuous across property lines. 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.
82. 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.
83. 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.
84. Any retaining walls along property lines or within influence lines of a structure exceeding one foot in height shall be constructed with concrete, masonry, or other durable non-wood material.
85. The retaining walls design shall be based on recommendations included in the soils report noise mitigation report and requirements of the latest City adopted Building Code. All retaining walls shall be shown on the improvement plans with the first plan check submittal.
86. If any retaining walls shown on the tentative map are to have weep holes then drainage easements along the rear of these lots shall be shown on the face of the map in favor of the lot on which the wall is situated as appropriate.

### **Water Department Conditions**

87. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.

88. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and house services shall be installed, tested, and approved prior to the paving of any project streets.
89. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
90. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project shall be paid prior to scheduling of work as prescribed in City Specifications.
91. Install mains with constant alignment wherever possible, minimum 3-feet from the lip of gutter 4-feet from centerline monuments.
92. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains shall be sized to meet criteria per Section VII of the Water System Design Standards.
93. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves shall be located outside of the concrete area.
94. Sewer mains shall be designed at least across one-half of each property frontage or to the most upstream service connection, whichever is greater.
95. The applicant shall extend 8-inch public sanitary sewer main per City Standards in all project streets between City Standard 500 Sanitary Sewer Manholes. At the end of any sewer line a City Standard 505 Permanent Mainline Cleanout shall be installed per City Standards.
96. As applicable, the applicant shall connect to the existing water and sewer and storm drain systems at the Northerly Subdivision Boundary per City Standards.
97. The applicant shall extend the existing 8-inch sewer (City File Number 2005-0150) from its current terminus along project parcel near the southerly property line of proposed lot 5 (City GIS designation JJ2805MH019) by approximately 53-feet and install an STD 505 Permanent Mainline Cleanout or as determined by the City Engineer.
98. The applicant shall extend existing 8-inch sewer (City File Number 2004-0094) from its current terminus along project parcel near the northerly property line of proposed lot 11 (City GIS designation JJ2805MH001) by approximately 60-feet and install an STD 505 Permanent Mainline Cleanout or as determined by the City Engineer.
99. Separate sewer laterals shall be installed for each lot. Two-way cleanouts shall be installed on all service laterals per Standard 513A unless otherwise specified or unable due to field conditions and Standard's requirements. Sewer laterals shall be sized as determined by the Design Engineer, in accordance with the requirements of the Uniform Plumbing Code (UPC), any amendments in the California Plumbing

Code (CPC) and/or the City's Design and Constructions Standards, and per final approval from the Engineer.

100. Any existing sewer lateral that will not be used shall be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
101. The applicant shall extend an 8-inch public water main per City Standards in all project streets. All tees shall have an isolation valve on each leg.
102. Public water mains shall be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.
103. Connection to the existing main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
104. Water services and meters shall be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
105. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
106. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
107. Double check back flow per City Standard 875 will be required on all domestic 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.
108. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and shall be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
109. Any existing water service that will not be used shall be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services under an encroachment permit. The existing meter shall be collected by the City Meter Shop.
110. If a well exists on the property, one of the following conditions apply:
  - a. Retention of wells shall comply with City and County codes. 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".
  - c. Wells shall not serve more than one parcel, and any lines from existing wells that cross lot lines shall be severed

111. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Permit Sonoma County Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.

### **Fire Department Conditions**

Per Fire Department Memo dated January 19, 2017,  
verified current via March 18, 2020 email)

112. A Phase 1 Environmental Site Assessment shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
113. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
114. A 4" single-family residential premise identification shall be provided, legible from public streets or other approved Fire Lanes. Additional directional signage may be required for structures accessible only from private driveways.
115. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

### **Recreation and Parks Conditions**

116. 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.
117. Park acquisitions and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
118. 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.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.



**Recommendation**

  X   Approval with conditions as set forth in this report

       Continuance

       Denial – Reasons:

       Final action referred to the Planning Commission



\_\_\_\_\_  
CLARE HARTMAN  
Deputy Director - Planning  
Planning and Economic Development