

**SUBDIVISION COMMITTEE REPORT  
MAY 1, 2024**

**CALISTOGA COTTAGES**

**Project Description**

This is a proposal to subdivide a 0.96-acre parcel with an existing home into four lots. There is no new construction proposed. The existing residential structure will remain.

LOCATION.....408 Calistoga Road

APN.....153-430-032

GENERAL PLAN LAND USE.....Low-Residential

**ZONE CLASSIFICATION**

EXISTING .....R-1-6

PROPOSED.....R-1-6

OWNER/APPLICANT .....TDG Consulting Civil Engineers

ADDRESS.....PO Box 14517

.....Santa Rosa, CA 95402

ENGINEER/SURVEYOR .....Charles Traboulsi

ADDRESS.....PO Box 14517

.....Santa Rosa, CA 95402

REPRESENTATIVE.....Same as applicant

FILE NUMBER .....MIN22-001

CASE PLANNER .....Mike Janusek, Contract Planner

PROJECT ENGINEER.....Cleve Gurney, Supervising Engineer

PLANNING COMMISSION REP ..Charles Carter, Planning Commissioner

## ***Background***

The proposal before the Subdivision Committee includes a four-lot subdivision of a 0.96-acre lot with an existing home on the west end of the property located at 408 Calistoga Road. The subject site is mostly undeveloped land with a school to the south and single-family dwellings to the north, east, and west.

The property was annexed into the City of Santa Rosa in 2000.

On June 26, 2014, the Planning Commission adopted a Mitigated Negative Declaration (MND), recommended that Council approve a General Plan Amendment and Rezoning, and approved a Tentative Map for the Calistoga Cottage Subdivision. Those actions were appealed.

On November 18, 2014, the Council denied the appeal and approved the project. The second reading of the Rezoning Ordinance occurred December 2, 2014.

The Tentative Parcel Map entitlement was not exercised and has since expired. There are no changes from the previous approved map are proposed by this application nor have environmental conditions on-site changed. As such, no additional environmental review is required.

## ***Conditions of Approval***

The following summary constitutes the recommended conditions of approval on the subject application/development based on the plans dated **October 2, 2023**.

1. Applicant's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
2. This map is a Tentative Map and as such, the approval of this project shall be subject to the adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time the preliminary application was submitted.

## ***Planning Conditions***

3. Hours of construction shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday; 9:00 a.m. to 5:00 p.m. Saturday; and no construction shall be permitted on Sunday or holidays.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

5. The developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval.
7. The developer shall comply with City Code Chapter 21-08.
8. Comply with the Mitigation Monitoring and Reporting Program included in the Calistoga Cottages Mitigated Negative Declaration, dated May 22, 2014, attached hereto and incorporated herein.
9. All existing trees have been preserved to the greatest extent possible. Any tree removal shall require a separate tree removal permit and shall comply with the City's Tree Ordinance, Section 17-24.050.
10. The project shall include light colored concrete and light-colored paving seal coat.
11. Future development of homes shall include 220v outlet in all garages to accommodate charging of electric vehicles.
12. Future development of homes shall include electrical outlets on exterior walls that may be used for charging lawn and garden equipment.
13. Construction procedures complying with the Climate Action Plan new development checklist will be noted on Improvement Plans and construction documents.

### ***Mapping Conditions***

14. All parcel maps shall comply with all adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
15. All map, dedication and easement document preparation costs shall be borne by the property owner, including preparation of any 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.

16. This is a Minor Subdivision creating 4 residential lots. A private maintenance agreement indicating the responsibilities of each lot shall be recorded prior to or contemporaneously with the Parcel Map.
17. A Parcel Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 4-lot subdivision. Parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
18. The Parcel 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 must be paid prior to the issuance of a Building Permit for the respective lot.”

### ***Parcel Easement and Dedications***

19. The following private and public easements shall be dedicated on the face of the parcel map:
  - a) Private utility easement(s) over the alignment of the private water and sewer services. The easement on each lot shall be in favor of all upstream lots served by the system.
  - b) Private drainage easements over the alignment of drainage facilities including private storm drain pipes, drainage inlets, swales, and onsite curb and gutters. The easement on each lot shall be in favor of all upstream lots served by the system.
  - c) Private access easement over the alignment of the common driveway. The easement on each lot shall be in favor of all upstream lots served by the driveway.
  - d) An Emergency Vehicular Access (EVA) easement over the common driveway dedicated to the City of Santa Rosa.
  - e) An 11-foot wide public utility easement containing a 3.5-foot wide sidewalk easement behind the right-of-way (ROW) line dedicated to the City of Santa Rosa.
20. Calistoga Road shall be dedicated and improved as a Modified Boulevard per City Standard 200I. Half street improvements shall consist of a 7-foot wide half median, one 12-foot wide travel lane, a 5-foot wide bike land, 8-foot wide parking lane, 6-inch high curb and gutter, 8-foot wide planter strip,

6-foot wide sidewalk for a half street ROW width of 43 feet. The curb line shall remain in its current location and all improvements shall take place behind the curb. An 11-foot wide Public Utility Easement (PUE) shall be dedicated to the City containing a 3.5-foot wide sidewalk easement behind the ROW line.

21. All water meters shall be located within public right of way, public utility easements, or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
22. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.

### ***Public Street Improvements***

23. An Encroachment Permit shall be obtained prior to issuance of the building permit. Any improvements proposed or required, within the public right-of-way shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
24. If this project precedes a City water main upgrade of the 4-inch main to 8-inches in Calistoga Road then the applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance for the construction of a new minimum 8-inch water main from Monte Verde Drive to the southern limits of the project. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, erosion control plan, BMP construction plans, water main upgrade plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.
25. The Project Geotechnical engineer shall review the existing structural

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

26. All public and private sidewalk along the ADA path of travel shall maintain a continuous ADA accessible surface a minimum of 4-feet wide per City Standard 231. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
27. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
28. Per City Code 20-30.110, private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

### ***Traffic***

29. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.
30. As applicable, City Standard 611 cobra style streetlights shall be installed along Calistoga Road using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the construction plan review process.
31. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The streetlight construction plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-feet concrete apron around box."
32. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground

overhead utilities along the project frontage per City code at their sole expense.

33. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
34. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Calistoga Road to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
35. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Calistoga Road frontages of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.
36. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Calistoga Road to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

### ***Private Street/Driveway Improvements***

37. The Emergency Vehicular Access (EVA) road shall be a private street and exclusively maintained by the lot owners. The EVA shall extend from the project site to Calistoga Road with an alignment and width that is in general conformance with the design shown on the tentative map.
38. A 2-way multi-residential driveway apron shall be constructed in accordance with City Standard detail 250A on Calistoga Road. The driveway shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut.

39. A public sidewalk shall be provided with a level portion behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.
40. The applicant shall install traffic control signing and striping in the private driveway including directional traffic striping.
41. Onsite lighting of the private parking lot and private street shall meet minimum city standards requirements for safety and acceptable luminary standards.
42. A soils and geologic report shall be provided with the building and plans submitted for review. The report shall address the new pavement sections within the parking stalls for adequacy to City codes.
43. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
44. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.
45. Submitted grading and drainage plans shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.

### ***Public Storm Drainage***

46. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water current 2020 Flood Management Design Manual (FMDM) standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to

the City of Santa Rosa for the city file prior to public improvement plan and encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.

47. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma Water. Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
48. As applicable, all drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by Sonoma Water for compliance with County and City design standards.
49. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
50. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Renae Gundy at 707-543-4368.
51. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
52. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
53. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.

54. All offsite storm drain work and coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
55. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
56. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
57. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area.

### ***Storm Water Compliance (SWLID)***

58. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development Plan (SWLID) Guidelines. Final onsite Improvement Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.
59. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owners shall be responsible for performing and documenting an annual inspection of the

BMP's on their respective properties. The annual reports shall be retained by the Lot owner for a period of the latest five years and shall be made available to the City upon request.

60. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
61. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
62. BMP's and private drainage facilities shall be located not within the Public Utility easements and/or utility easement. BMP's can be placed in the planter strip within the public ROW.
63. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.
64. A Storm Water Pollution Protection Plan (SWPPP) shall be required during building permit review to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
65. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
66. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material

from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.

67. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.

### ***On-Site Drainage/Erosion Control***

68. An erosion control plan and/or Storm Water Pollution Protection Plan (SWPPP) shall be included as part of the project improvement plans. Offsite properties and existing drainage systems shall be protected from siltation coming from the site per the current Storm water standards.
69. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted. No blind storm drain connections are permitted. Minimum storm drain size in the Right of way is 15" pipe.

### ***Grading***

70. Final Building pad certifications must be signed and sealed by a Land Surveyor certifying each building pad. Certifications shall be submitted to EDS for filing and review prior to building permit issuance.
71. Grading for this subdivision will be subject to a current Geotechnical Investigation Report prepared by a registered Civil Engineer or geotechnical engineer and any updates and addendums to that report. Soils engineer shall provide a final soils report to the City of Santa Rosa prior to issuance of building permit.
72. Grading shall join existing adjacent grades vertically at the property line within 1 foot.

### ***Building Conditions***

73. Obtain an inspection of the existing dwelling to determine if any substandard housing conditions exist. Any substandard housing conditions must be

corrected prior to final map recordation. Contact the Senior Building Inspector to arrange for the inspection.

74. 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.
75. Obtain building permits for the proposed project.

### ***Water and Waste Water***

76. Demand fees shall be required and shall be determined after review of the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.
77. Water services shall be provided per Section X of the Water System Design Standards. Separate water meters shall be provided for each lot. Meter locations and configurations shall be reviewed during first plan review.
78. The applicant shall install Water service(s) per City Standards 863 and 875 for the fire sprinkler, domestic and irrigation meters for each lot. The exact configuration shall be reviewed at Building Permit review and is based on the water pressure calculations.
79. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided.
80. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
81. If wells exist on the property, then the following apply:
  - a) Wells may not serve more than one parcel, and any lines from existing wells that cross property lines shall be severed.

- b) Retention of wells shall comply with City and County Codes. Retention of wells shall be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
  - c) Abandonment of wells requires a permit from Permit Sonoma.
82. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.
  83. No plumbing for landscape irrigation or any other use shall cross lot lines without appropriate utility easements in place.
  84. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
  85. Install private sewer laterals with a clean out at the right-of-way line or edge of easement for Lots 1-4 per City Standard 513/513A. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labelled as private on the improvement plans.
  86. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Fire sprinklers shall be required in addition to the private hydrants. A fire hydrant is required, and the location shall be determined during the plan check process of the Construction Plans. The fire department will determine if this hydrant shall be private or public during the plan check process.
  87. A new minimum 8-inch water main shall be extended in Calistoga Road from Monte Verde Drive to the southern boundary of the project if this project precedes a City project upgrading the existing 4-inch water main to an 8-inch water main. The water services(s) shall come off this new 8-inch main. Location of this new 8-inch main shall be determined by Santa Rosa Water. The main shall be designed and installed per the City of Santa Rosa Water Design and Construction standards 2018 and current standard practices. Any deviation from this standard must be approved by the City Engineer through the Engineering Variance process.

88. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement.

### ***Fire***

89. The project shall include fire lane marking to ensure there are no obstructions for the hammerhead turnaround.
90. The project is subject to the building and fire codes in effect at time of the building permit application.

### ***Recreation and Parks***

91. If dead or dying street trees are present in the frontage, new street trees shall be planted by the developer.
92. 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.
93. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
94. 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 Subdivision Committee of the city of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed Calistoga Cottages Tentative Parcel Map, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the State Subdivision Map Act, based upon the following findings:

1. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.

2. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
3. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
4. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
5. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

The Subdivision Committee is a subordinate agency of the city Planning Commission and is empowered to act on behalf of the Commission. All actions by the Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

***Action***

REGULARLY PASSED AND ADOPTED by the Subdivision Committee of the City of Santa Rosa on the 1<sup>st</sup> day of May 2024, by the following vote:

AYES:  
NOES:

APPROVED: \_\_\_\_\_  
CHARLES CARTER, CHAIR