

RESOLUTION NO. PC- RES-2025-012

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
APPROVING THE MEADOW CREEK TOWNHOMES TENTATIVE MAP LOCATED AT  
533 BELLEVUE AVENUE; ASSESSOR'S PARCEL NO. 134-042-070; FILE NUMBER  
MAJ23-002

WHEREAS, on June 7, 2023, an application was submitted by Jay Ryder, requesting approval of the Meadow Creek Townhomes Tentative Map, dated March 21, 2025, and on file in the Office of the Department of Community Development, for the property located at 533 Bellevue Avenue, more particularly described as Assessor's Parcel Number 134-042-070; and

WHEREAS, the proposed projects includes alternatives to minimum lot area, dimensions, and maximum lot coverage requirements as set forth in Zoning Code Section 20-22.040. Pursuant to Section 20-22.040(B), these requirements may be determined through the subdivision review process for attached housing projects; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission determines the proposed alternative lot area, lot coverage, lot width, and setbacks to be appropriate for the project proposal,

BE IT FURTHER RESOLVED, that the Planning Commission does hereby determine that said subdivision of 62 lots is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. 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. The project site is located in an area designated by the General Plan Land Use Diagram as Medium Density Residential, which allows residential development at a density of 8-18 units per acre. The 4.78 acre parcel is proposed to be developed with 62 residential lots; the resulting density is within the allowable density range at 12.79 dwelling units per acre. The site is located within the Roseland Area/Sebastopol Road Specific Plan; the proposed map is consistent with the goals and policies of the Specific Plan by providing pedestrian infrastructure improvements to Burgess Drive and throughout the project site, allowing safe and convenient access throughout the site and to schools.
- B. 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. City staff has reviewed the proposed development and determined that there is adequate sewer and water capacity.

- C. 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. All structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and tree species will be planted throughout the subdivision providing shade or cooling opportunities.
- D. 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. The proposed development has been reviewed by City staff and will be required to comply with all City utilities and infrastructure requirements, including required connections to City sewer and storm water systems.
- E. The Project has been found in compliance with the California Environmental Quality Act (CEQA). The Project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the Project would develop a residential land use that implements and is consistent with the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council on October 18, 2016 (Resolution No. 28873, State Clearinghouse No. 2016012030) and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Meadow Creek Townhomes Tentative Map dated March 21, 2025, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated July 24, 2025, attached hereto as Exhibit A and incorporated herein.
2. Compliance with inclusionary housing requirements as set forth in City Code Chapter 21-02. At least 6 units shall be provided as affordable to moderate income households, subject to a recorded affordability agreement with the Department of Housing and Community Services, and a fractional housing impact fee will be collected for 0.2 units.
3. Compliance with all applicable mitigation measures as set forth in the Roseland Area/Sebastopol Road Specific Plan Mitigation Monitoring and Reporting Program, adopted on October 18, 2016, attached hereto as Exhibit B and incorporated herein.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

5. That 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. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
8. Applicant is responsible for obtaining all other local, state, and federal agency permits and payment of permit fees prior to construction.
9. 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. Design Review approval is required prior to obtaining a building permit.
  - 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 architecturally design element approved by the Design Review Board or Planning Division.
  - D. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.
10. 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.
- H. Tree mitigation shall be provided in accordance with the Tree Mitigation Plan, Sheet L8.
- I. Pursuant to City Code [Section 17-24.050](#), any tree removal required for

development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on the development site **which shall be** shown on the landscape plans submitted for the Building Permit. Birds, their eggs and their nests are protected under the California Fish and Game Code and the Migratory Bird Treaty Act. Bird nesting season is between February 1 and August 31, and owl nesting season is between December and April. During that time care should be taken to ensure no harm is caused to the birds, their eggs or their nests. A qualified professional, such as a bird biologist or certified arborist, should perform a survey of the tree(s) prior to commencement of tree work. Bats are also protected. Prior to tree work (removal or aggressive trimming), a qualified professional should assess any open cavity in the tree(s) for bats. Alternatively, if no inspection is done, the tree work may be completed following a two-step removal process:

- i. In the afternoon of the first day, any limbs or branches would be removed using a chainsaw only. Any Limbs with cavities, crevices or deep bark fissures would be avoided.
- ii. On the second day, any additional would be completed, be it the final trimming or removal.

11. LANDSCAPING:

- A. All required landscaping and irrigation must be installed per the approved final plans prior to occupancy of each building.
- 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.

12. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.

- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

13. PARKING:

- A. The parking lot shall be constructed to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
- E. Prior to issuance of certificate of occupancies for more than 50% of the building square footage applicant shall demonstrate that the required off site parking must be available to serve the project.

14. 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. A planning sign permit application is required for all signs.
- C. Sign permit approval shall be obtained prior to application for a building permit.
- D. Building permits for sign installations shall be separate permits from other building permits issued for construction.
- E. Building permits for sign installations shall be separate permits from other building permits issued for construction.

15. 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.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 24th day of July, 2025, by the following vote:

AYES: (7) Chair Weeks, Vice Chair Duggan, Commissioner Carter, Cisco, Horton, Pardo, Sanders

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED:   
Karen Weeks (Jul 30, 2025 17:34:19 PDT)  
CHAIR

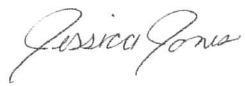
ATTEST:   
EXECUTIVE SECRETARY

Exhibit A: Development Advisory Committee Report dated July 24, 2025

Exhibit B: Roseland Area/Sebastopol Road Specific Plan Mitigation Monitoring and Reporting Program, dated August 2016

EXHIBIT A

DEVELOPMENT ADVISORY COMMITTEE  
(July 24, 2025)

MEADOW CREEK TOWNHOMES

***Project Description***

The Meadow Creek Townhomes project (Project) is a proposal to subdivide an approximately 4.78 acre parcel into 62 individual residential lots. The Project includes a Tentative Map and Design Review by the Zoning Administrator.

LOCATION.....533 Bellevue Avenue

APN.....134-042-070

GENERAL PLAN LAND USE.....Medium Density Residential

ZONE CLASSIFICATION

EXISTING .....R-3-18, R-1-6

PROPOSED.....N/A

OWNER/APPLICANT .....Jay Ryder, Ryder Homes of CA

ADDRESS.....1425 Treat Boulevard  
Walnut Creek, CA 94597

ENGINEER/SURVEYOR .....Evan Dombacher, CBG Engineers

ADDRESS.....2633 Camino Ramon #350  
San Ramon, CA 94583

FILE NUMBER.....MAJ23-002 (PRJ22-011)

CASE PLANNER .....Sachnoor Bisla

PROJECT ENGINEER.....Cleve Gurney



## ***Background***

On June 7, 2023, the subject Meadow Creek Townhomes project applications were filed, including Design review to construct attached housing, a Conditional Use Permit for a small lot subdivision, and a Tentative Map to subdivide a 4.78 acre parcel into 62 single-family residential lots.

## ***Conditions of Approval***

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. 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.
3. The Developer shall pay reimbursement fees outlined in executed Reimbursement Agreements prior to issuance of City permits for the benefitted use of utility connections, pavement, and pedestrian paths constructed by adjacent developments.
4. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans dated **April 16, 2025**.

## **Planning Conditions**

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

|                |      |      |      |      |      |
|----------------|------|------|------|------|------|
| RESERVE<br>"A" | 62   |      |      |      |      |
| RESERVE<br>"B" |      |      |      |      |      |
|                | 2026 | 2027 | 2028 | 2029 | 2030 |

2. The developer shall provide on-site 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.

3. The following note shall be printed on all plan sets submitted for grading and building permits: "Construction hours shall be limited to Monday through Friday, 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. No construction activities shall occur on Sunday or holidays."
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

## **Mapping**

5. All final and parcel maps shall comply with all adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act (SMA).
6. All costs associated with the map, plan, easement, plat, legal descriptions, and/or supporting document preparation shall be the sole responsibility of the subdivider.
7. A Homeowner's Association shall be formed, responsible for ownership and maintenance of Common Parcels. The Homeowners Association shall maintain these parcels, together with the planter strip areas on Burgess Drive and the planter strip areas on both sides of Street "A" to Street "D". All private streets (Street "A" to "D") shall be maintained by the Homeowners Association. The documents creating the Homeowner's Association and the Covenants, Conditions and Restrictions governing the Homeowner's Association shall be submitted to the City Attorney's Office and Engineering Development Services for review.
8. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 62-unit townhome subdivision with 2 common ownership parcels which shall be maintained by the Home Owners Association (HOA) including the private driveways, private streets, private storm drain pump, parking stalls, landscaping areas and open space.
9. This is a Major Subdivision creating 62 townhomes with 2 common ownership parcels that includes the driveways, private streets, private storm drain pump parking stalls, landscape and open space areas. The formation of a Homeowner's Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CCRs) governing the Association shall be submitted to the City Attorney's Office and the Planning & Economic Development Department for review. The approved CC&R's shall be recorded contemporaneously with the Final Map.
10. Any changes made to the CCRs for Meadowcreek Townhomes Subdivision governing the Home Owners and Home Owners Association shall be reviewed and approved by the City of Santa Rosa City Engineer and City Attorneys' Office

in keeping with these conditions of approval. The information sheet of the Final Map shall be noted to say that any changes the CCRs implemented without City approval shall not be valid.

11. This common interest 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 a Subdivision Improvement Agreement with the City.
12. 2 common area parcels shall be shown on the Final Map and noted to be owned and maintained by the future Meadowcreek Townhomes HOA on the information sheet of the Final Map.
13. The common areas on this site will be maintained by the Meadowcreek Townhomes HOA into perpetuity. Landscape or common parcels shall not be conveyed or dedicated to the City. The documents creating the method for permanent maintenance shall be subject to and have been approved by the City Attorney and the City Engineer and in place prior to approval of the final map.

### **Parcel and Easement Dedications**

14. The common driveways shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance.
15. No parcels shall be dedicated to the City of Santa Rosa in fee title.
16. 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.
17. 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.
18. The Applicant shall dedicate approximately 18.5-feet of Right-of-Way (ROW) along the entire project frontage of Burgess Drive for a half ROW of 26-feet along with a 13-foot wide Public Utility Easement (PUE) and 5.5-foot wide sidewalk easement behind the ROW line.

### **Public Street Improvements**

19. 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.)

20. **Burgess Drive** shall be improved as an Avenue along the entire project frontage. Half street improvements shall consist of a 10-foot wide travel lane, 8-foot wide parking lane, 6-inch height curb and gutter, 8-foot wide planter strip and 5-foot wide sidewalk with an approximate 18.5-foot wide Right-of-Way (ROW) dedication along the entire project frontage for a half ROW of 26-feet. A 13-foot wide Public Utility Easement is to be dedicated to the City containing a 5.5-foot wide sidewalk easement. See the Santa Rosa Street Construction Standard 200F for details. The proposed frontage improvements shall join to the existing improvements constructed with public improvement plans City File no. 2017-0039.
21. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.
22. The Project Geotechnical engineer shall review the existing structural section of the streets during construction and shall clear the existing street section with the City of Santa Rosa Public Works Department Materials Lab. If the structural section is not adequate, the roadway shall be reconstructed to the centerline along the project frontage per City Street Standards. As applicable Burgess drive shall be designed to a T.I of 8.7.
23. Pedestrian ramps shall be ADA compliant per Caltrans standard A88A within the limits of the ROW. Dedicate additional ROW for the pedestrian ramp if required. Install the new curb return to city standards.
24. 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.
25. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
26. 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.
27. All utility crossings, utility connections, shall be potholed during construction. If City records conflict with what is built in the field and public utilities are

undersized for the proposed development, then the project Applicant shall upsize public mains per City Standard to serve their development.

## **Traffic**

28. 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.
29. As applicable, City Standard 611 cobra style streetlights shall be installed along Burgess Drive using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the construction plan review process.
30. 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-foot concrete apron around box."
31. 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.
32. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
33. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Burgess Drive and Common Way 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.
34. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Burgess Drive and Common Way 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.
35. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

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 Burgess Drive and Common Way 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.
37. Parking shall be prohibited within 25 feet north and south of the proposed driveway along Burgess Drive through painted red curb.

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

38. 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 shall submit revised street names to the Building Division of Planning and Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact the Permit Intake Manager at (707)543-3249 for assistance.
39. The Emergency Vehicular Access (EVA) roads shall be private streets and exclusively maintained by the project's Homeowner's Association. The EVAs shall extend from the project site to Burgess Drive and Common Way with an alignment and width that is in general conformance with the design shown on the tentative map.
40. Private streets and drives that are required to provide 20-foot unobstructed Fire Department access shall be signed to restrict parking to marked parking bays or defined parking areas.
41. Turn around capability on the common driveways shall be provided with clear backup of 46-feet from garage face to opposing face of curb and with a continuation of the common driveway 5-feet beyond the last driveway access point. If there is no parking in front of the garage, the 46-foot clear backup space can be reduced to 26-feet.
42. A 2-way multi-residential driveway apron shall be constructed in accordance with City Standard detail 250A or 250C on Burgess Drive.
43. Paint onsite curbs red to indicate no parking along the entry ways.
44. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.
45. Onsite lighting of the private parking lot and private street shall meet minimum city standards requirements for safety and acceptable luminary standards.

46. 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.
47. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
48. 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.
49. 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.

### **Building**

50. 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.
51. Obtain building permits for the proposed project.

### **Grading**

52. Final Building pad certifications shall be signed and sealed by a registered land surveyor, geotechnical engineer and/or Civil Engineer certifying each building pad. Certifications shall be submitted to the building official for review prior to building permit issuance. Final Building pad certifications shall 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.
53. Prior to signature of public improvement plans the Developer shall have obtained all agreements and permits from all other State and Federal regulatory agencies whose jurisdiction is affected. 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.
54. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically unless otherwise approved by the City Engineer. A retaining wall is required for the elevation difference when the elevation difference exceeds 1 foot.
55. Retaining wall footings shall be completely contained within the project boundaries with subdrains daylighting to graded swales. A private easement shall be obtained from adjacent property owners over any portion of the retaining

wall and footings extending or drainage runoff onto neighboring properties. Subdivision plans shall include structural drawings for all required walls and retaining walls. Wall construction information shall be provided include 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.

56. 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**

57. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
58. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water current 2020 Flood Management Design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma Water or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities along the project's frontages that do not have adequate capacity to the approval of the City Engineer.
59. 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.
60. 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.
61. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
62. 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 Chris Murray at 707-543-3393.

63. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
64. Drainage from landscape areas is not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
65. 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.
66. All offsite storm drain work and, if applicable, 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.
67. 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.
68. 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.
69. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private roads and private driveway shall be maintained by the HOA.
70. Any proposed underground detention basins shall be owned and maintained by the HOA. The owner shall install a 48" manhole to provide access and maintain the underground basin/pipe.

## **FEMA**

71. The FEMA Flood map indicates that this project area is located within a designated "X Flood Zone" and subject to 1 percent annual chance flood hazard (100-year storm) with 1 foot or less flooding and also within the 0.2 percent annual chance storm (500-year storm) per the FEMA MAP, FIRM Panel dated July 19, 2022, Map Number 06097C0738G, Panel 738 of 1150. As applicable, the project shall address all flood prevention standards in accordance with City Code Chapter 18-52, "Flood Damage Protection". The grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the adjacent structures and show compliance with City Code. The applicant's engineer shall also identify that the grading has no impact on the flood hazard areas and water surface elevations and/or provide documentation of the changes to the flood hazard areas for approval by the City Flood Hazard Administrator prior to building permit issuance. Any required State or Federal Permits shall be obtained prior to City Building permit issuance at the sole expense of the applicant.

## **Creek Setback**

72. Along the proposed residential development, the minimum exterior setback area on the side of the natural water way shall be 50-feet distant from the top of the highest bank on that side of the waterway and its location shall be accurately determined by the applicants' engineer by recent land survey information dated within the last 4 months. When the bank of a natural or modified waterway is steeper than 2.5:1, the exterior setback boundary shall be measured by the projections of a slope of 2.5:1 from the toe of the stream bank to ground level, plus 30 feet. (Ord. 2671 § 1, 1988). Grading, fill and or improvements shall not be installed within the creek setback boundary without valid approvals and permits. The creek set back line and multiple construction cross-sections through the Colgan Creek at 50-foot intervals shall be shown on the construction drawings and the setback line shown clearly on the approved grading plan or as otherwise approved by the City Engineer and or Flood Plain Administrator or other designated Authority.

73. A Sonoma County Water Agency Encroachment Permit may be required prior to building permit issuance if there are encroachments within the Colgan Creek area to the south of the project which is owned by the SCWA. The applicant may apply separately for their encroachment permit or other necessary permits. Grading and fill of the southern portion of this project near Colgan Creek area may require additional State of California permits such as Fish and Wildlife Department - Stream bank alteration permits and/or a 404 Permit -fill material into waters of the U.S. issued by the U.S. Army Corps of Engineer permits. It is the applicant's sole responsibility to obtain all necessary State and Federal permits to perform the proposed work. Applicant is responsible for obtaining all other agency permits and payment of permit fees prior to construction.

74. All protected areas onsite or adjacent to the project including the Colgan Creek area, the 50 feet wide creek setback area, CTS areas and or Waters of the U.S. shall be called out and shown on the plans and protected from unnecessary disturbance, fill, construction storage and or grading unless specifically permitted.
75. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected and or per the recommendations of the project Arborist.

### **Fire Conditions**

76. 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 Construction 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 Construction 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.
77. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the Homeowner's Association. The HOA 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 HOA for a period of the latest five years and shall be made available to the City upon request.
78. 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.
79. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance and shall include the underground detention basin, if applicable.
80. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
81. 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.

82. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
83. 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.
84. 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.
85. 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.
86. Utilities (wet or dry) shall not be installed below and parallel to the LID features with an infiltration component. Above or below ground vaults, meters, manholes, poles, guy-wires, or any other utility infrastructure structures not needed for the functionality of the LID feature(s) are prohibited from being located within the features. Perpendicular crossings, excluding sewer and water, may be allowed if there is a minimum of one foot of separation between the lowest component of a LID feature and the top of the crossing utility trench, approved by the utility owner, and accounted for in the design and calculations of the original approved plans. Utility providers shall not locate their utilities immediately adjacent to the easement boundaries if it will violate the utility's own horizontal clearance requirements creating a conflict with the MS4 Permit required and approved LID features, including infiltration trenches.

### **Water and Wastewater**

87. 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.

88. Water services shall be provided per Section X of the Water System Design Standards. Separate water meters shall be provided for each unit. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review of the Public Improvement Plans. The water meters shall be included on Multi-Service Water Manifolds per City Std 887 that shall be connected to the existing water mains on Burgess Drive and Common Way. The proposed irrigation meter shall be installed onto one of the water manifolds.
89. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations at the first plan check phase of the Building Plans to determine adequate sizing.
90. A dedicated fire protection service line, connected at a Combination Water Service per City Std 870, with an associated above ground single detector check valve per City Std 888, shall be installed for the private fire line serving the on-site private hydrants. If a second point of connection is required for the private fire line, then a City Standard 880 double check detector valve shall be installed at each connection point to the public system. Fireline detector check location(s) shall be determined with the plan check phase of the Improvement Plans.
91. 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.
92. 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.
93. The applicant shall install Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
94. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876 for each lot. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
95. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
96. No plumbing for landscape irrigation or any other use shall cross lot lines.
97. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.

98. Install new sewer laterals with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the civil plans.
99. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Construction Plans.
100. Water Engineering Services provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

## **Fire Conditions**

101. Streets less than 28 feet wide are to have no parking on either side. Streets 28 to 36 feet wide can have parking on one side, and streets 36 feet and wider can have parking on both sides. Areas where parking is not allowed shall be marked with permeant "NO PARKING – FIRE LANE" identification per Fire Department Standards.
102. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials. Minimum 20-foot unobstructed Fire Department access roadways shall be maintained during construction at all times, fire hydrants shall not be blocked at any time.
103. Hydrant spacing for this single-family residential project shall comply with current Fire Department standards: maximum 500 feet on center. Preferred hydrant locations are at street intersections for best visibility and to minimize the likelihood of obstruction by parked automobiles.
104. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department.
105. 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.
106. A four-foot by four-foot concrete pad shall be provided around the base of the hydrant for operation.

107. Turning radius shall accommodate 20-foot inside and 40-foot outside diameter.
108. The Phase 1 Environmental Site Assessment may be required to be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
109. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage, or construction of any combustible materials.

### **Recreation and Parks Conditions**

110. Street trees will be required on Burgess Drive, including in bioretention areas, to be planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done in accordance with the City's Standards and Specifications for Planting Parkway Trees. Any substitutions in tree selection shall be from the approved master street tree list. Copies of the master street tree list and the standards are available at the following links:

City Standards: <https://www.srcity.org/2321/Design-Construction-Standards>.

Tree List: <https://www.srcity.org/DocumentCenter/View/7670/Street-Tree-List-PDF?bidId=>

- 111.
112. Bioretention areas along Burgess Drive and Common Way will not be maintained by the City. These areas must be maintained by the property owner or by an HOA.
113. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, unless a later time is otherwise allowed by City Code. The amount shall be determined by the resolution in affect at the time.
114. All landscaping shall be privately maintained and irrigated. Property owner and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots. This includes the maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of way, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.

### **Transit Conditions**

115. An ADA path of travel shall be provided to the bus stop on Bellevue at Burgess Drive.

### **Sonoma County Water Agency Conditions**

116. A revocable license and or easement may be required for access or construction work within Sonoma Water's property located along Colgan Creek.
117. Improvements within Sonoma Water's property may require an easement from Sonoma Water's Board of Directors.
118. Sonoma Water is concerned with any activity that may affect the operation and maintenance of its facilities located along Colgan Creek, including improvements to the existing pedestrian pathway. Please provide design plans for Sonoma Water to review and approve which show details of the development in or adjacent to Sonoma Water's facilities.

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



Jessica Jones  
Deputy Director - Planning  
Planning and Economic Development Department



# EXHIBIT B

## CITY OF SANTA ROSA ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND ROSELAND AREA ANNEXATION MITIGATION MONITORING AND REPORTING PROGRAM

---

SCH No. 2016012030

*Prepared for:*

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
100 SANTA ROSA AVENUE, ROOM 3  
SANTA ROSA, CA 95404

*Prepared by:*

**Michael Baker**  
**INTERNATIONAL**

2729 PROSPECT PARK DRIVE, SUITE 220  
RANCHO CORDOVA, CA 95670

**AUGUST 2016**



## MITIGATION MONITORING AND REPORTING PROGRAM

---

### INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation project. CEQA Section 21081.6(a) requires lead agencies to adopt a mitigation monitoring and reporting program (MMRP) to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR.

### MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Santa Rosa will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the City or other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to delegate to the construction contractor the responsibility to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures prior to and during construction as well as during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** Mitigation measures contained in the MMRP are taken from the Draft EIR in the same order that they appear in the Draft EIR. No revisions to these mitigation measures were required in the Final EIR.
- **Mitigation Timing:** Identifies when the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City, project applicant, or other entity responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the department of the City or other entity responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

## MITIGATION MONITORING AND REPORTING PROGRAM

### MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND ROSELAND AREA ANNEXATION PROJECTS

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility                                       | Timing   | Verification (Date and Initials) |
|---------------------|---|---|--|----------------------------------|
| <b>Air Quality</b>  |   |   |  |                                  |
| MM 3.3.3            | <p>Where projects in the project area are subject to subsequent CEQA review, the City of Santa Rosa must ensure that in addition to the BAAQMD basic construction mitigation measures from Table 8-1 of the BAAQMD CEQA Air Quality Guidelines (or subsequent updates), BAAQMD additional mitigation measures from Table 8-2 of the BAAQMD CEQA Air Quality Guidelines (or subsequent updates) are noted on the construction documents and implemented. These measures include the following:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</li> <li>2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</li> <li>3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.</li> <li>4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</li> <li>5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</li> <li>6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</li> </ol> | City of Santa Rosa Planning and Economic Development Department | Implemented during construction activities for subsequent projects within the project area |                                  |

# MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility                                       | Timing   | Verification (Date and Initials) |
|---------------------|---|---|--|----------------------------------|
|                     | <ul style="list-style-type: none"> <li>7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</li> <li>8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> <li>9. Minimizing the idling time of diesel powered construction equipment to two minutes.</li> <li>10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO<sub>x</sub> reduction and 45 percent PM reduction compared to the most recent CARB fleet average.</li> <li>11. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</li> <li>12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NO<sub>x</sub> and PM.</li> <li>13. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.</li> </ul> |   |  |                                  |
| MM 3.3.5            | Projects within the project area that have a construction area greater than 5 acres and which are scheduled to last more than two years shall be required to prepare a site-specific construction pollutant mitigation plan in consultation with Bay Area Air Quality Management District (BAAQMD) staff prior to the issuance of grading permits. A project-specific construction-related dispersion model acceptable to the BAAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If BAAQMD risk thresholds (i.e., probability of contracting cancer is greater than 10 in one   | City of Santa Rosa Planning and Economic Development Department | Modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities for subsequent projects with a construction area |                                  |

## MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility                                       | Timing  | Verification (Date and Initials) |
|---------------------|---|---|---|----------------------------------|
|                     | million) would be exceeded, mitigation measures shall be identified in the construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information, such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contracts include all identified measures. Construction pollutant mitigation plan measures shall include but not be limited to limiting the amount of acreage to be graded in a single day, requiring the use of advanced particulate filters on construction equipment, and requiring the use of alternative fuels, such as biodiesel, to power construction equipment.  |   | greater than 5 acres and construction lasting more than two years |                                  |
| MM 3.3.6            | <p>The following measures shall be utilized in site planning and building designs to reduce TAC and PM2.5 exposure where new receptors are located within 1,000 feet of emissions sources:</p> <ul style="list-style-type: none"> <li>• Future development in the project area that includes sensitive receptors (such as residences, schools, hospitals, daycare centers, or retirement homes) located within 1,000 feet of US 101 and/or stationary sources shall require site-specific analysis to determine the level of health risk. This analysis shall be conducted following procedures outlined by the BAAQMD. If the site-specific analysis reveals significant exposures from all sources (i.e., health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a hazard Index greater than 10, or annual PM2.5 exposures greater than 0.8 <math>\mu\text{g}/\text{m}^3</math>), measures shall be employed to reduce the risk to below the threshold (e.g., electrostatic filtering systems or equivalent systems and location of vents away from TAC sources).</li> <li>• Future nonresidential developments projected to generate more than 100 heavy-duty truck trips daily and/or include the need for a BAAQMD permit to operate a stationary source shall include measures to protect public health to ensure they do not cause a significant health risk in terms of excess cancer</li> </ul> | City of Santa Rosa Planning and Economic Development Department | Prior to issuance of building permits                             |                                  |

# MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation         | Summary of Measure   | Monitoring Responsibility                                       | Timing   | Verification (Date and Initials) |
|-----------------------------|--|---|--|----------------------------------|
|                             | risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM2.5 exposures greater than 0.3 µg/m3.  |   |  |                                  |
| <b>Biological Resources</b> |  |   |  |                                  |
| MM 3.4.1a                   | Implement General Plan Mitigation Measure 4.F-5: The City of Santa Rosa shall incorporate the avoidance and mitigation measures described in the Santa Rosa Plain Conservation Strategy and the USFWS Programmatic Biological Opinion, as conditions of approval for development in or near areas with suitable habitat for California tiger salamander, Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and manyflowered navarretia. However, in accordance with the USFWS Programmatic Biological Opinion, projects within the Southwest Santa Rosa Preserve System will be evaluated individually and mitigation may not necessarily adhere to the ratios described in the Conservation Strategy.   | City of Santa Rosa Planning and Economic Development Department | Prior to construction of any subsequent project that could result in disturbance to bird or bat nests        |                                  |
| MM 3.4.1b                   | If there is the potential for destruction of a nest or substantial disturbance to nesting birds or bats due to construction activities, a plan to monitor nesting birds or bats during construction shall be prepared and submitted to the USFWS and CDFG for review and approval. The City shall comply with all USFWS or CDFG guidance for protection of nesting birds.<br><br>If vegetation, buildings, or bridges that potentially provide nesting sites must be removed, a qualified wildlife biologist shall conduct pre-construction surveys. If an active bird nest is found, the bird shall be identified as to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete and the | City of Santa Rosa Planning and Economic Development Department | Prior to construction of any subsequent project that could result in disturbance to bird nests or bat roosts |                                  |

## MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility                                       | Timing  | Verification (Date and Initials) |
|---------------------|---|---|---|----------------------------------|
|                     | young have fledged. Bats shall be absent or flushed from roost locations prior to demolition of buildings. If flushing of bats from buildings is necessary, it shall be done by a qualified biologist during the non-breeding season from October 1 to March 31. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. During the maternity season from April 1 to September 30, prior to building demolition or construction, a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete and young are reared.  |   |   |                                  |
| MM 3.4.2a           | Implement Mitigation Measure 3.4.1a and 3.4.1b  | City of Santa Rosa Planning and Economic Development Department | Prior to any vegetation removal or ground disturbing activities |                                  |
| MM 3.4.2b           | <p>A formal wetland delineation shall be conducted for areas that will be permanently or temporarily impacted by the project. If jurisdictional waters cannot be avoided, the City shall apply for a CWA Section 404 permit from the USACE and a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.</p> <p>The City shall ensure that the project will result in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.</p> <p>Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation</p> | City of Santa Rosa Planning and Economic Development Department | Prior to any vegetation removal or ground disturbing activities |                                  |



## MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation       | Summary of Measure  | Monitoring Responsibility                                       | Timing   | Verification (Date and Initials) |
|---------------------------|---|---|--|----------------------------------|
|                           | <p>activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants); and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.</p> <p>Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.</p> |   |  |                                  |
| <b>Cultural Resources</b> |   |   |  |                                  |
| MM 3.5.2a                 | <p>Phase 1 Archaeological Resource Study. When specific projects are proposed within the project area that involve ground-disturbing activity, a site-specific Phase I archaeological resource study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric deposits, and preparation of a technical report that meets federal and state requirements. If significant or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and appropriate Native American representatives to mitigate potential impacts to less than significant based on the provisions of Public Resources Code Section 21083.2.</p>                            | City of Santa Rosa Planning and Economic Development Department | Prior to subsequent projects that would result in ground-disturbing activity |                                  |

# **MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation                    | Summary of Measure  | Monitoring Responsibility                                       | Timing   | Verification (Date and Initials) |
|--|---|---|--|----------------------------------|
| MM 3.5.2b                              | Should any archaeological artifacts be discovered during construction of any project allowed under the Specific Plan, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery. The professional archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the discovery shall not recommence until impacts on the archaeological resource are mitigated as described in Mitigation Measure MM 3.5.2a. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifacts is prohibited by law. | City of Santa Rosa Planning and Economic Development Department | As a condition of subsequent project approval, and during construction of any subsequent project |                                  |
| MM 3.5.3a                              | Implement Mitigation Measure MM 3.5.2a (Phase 1 Archaeological Resource Study).   | See MM 3.5.2a   | See MM 3.5.2a  |                                  |
| MM 3.5.3b                              | Should human remains be discovered during construction of any project allowed under the Specific Plan, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the Sonoma County Coroner shall be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.   | City of Santa Rosa Planning and Economic Development Department | As a condition of subsequent project approval, and during construction of any subsequent project |                                  |
| <b>Hazards and Hazardous Materials</b> |   |   |  |                                  |
| MM 3.8.4a                              | Phase I Environmental Site Assessment. Developers shall be required to complete a Phase I environmental site assessment for   | City of Santa Rosa Fire Department; City of Santa               | As a condition of subsequent project   |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility                         | Timing   | Verification (Date and Initials) |
|---------------------|---|---|--|----------------------------------|
|                     | <p>each property to be developed or redeveloped. If a Recognized Environmental Condition (REC) is identified in a Phase I environmental site assessment, a Phase II environmental site assessment shall be prepared to determine whether conditions are present that require remediation or other controls to minimize the potential for hazardous materials contamination to adversely affect public health and the environment. If remediation is required, developers shall complete site remediation in accordance with OSHA standards and Santa Rosa Fire Department, Sonoma County Environmental Health Department, and State Water Resources Control Board guidelines. The Department of Toxic Substances Control (DTSC) may become involved wherever toxic levels of contaminants are found that pose an immediate hazard. Remediation shall reduce human exposure risk and environmental hazards, both during and after construction. The remediation plan shall be prepared in accordance with the environmental consultant's recommendations and established procedures for safe remediation. Specific mitigation measures designed to protect human health and the environment will be provided in the plan. Requirements shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Documentation of the extent of previous environmental investigation and remediation at the site, including closure reports for underground storage tanks (USTs) and contaminant concentrations.</li> <li>• A site-specific health and safety plan to be prepared by all contractors at the project site, where applicable. This includes a plan for all demolition, grading, and excavation on the site, as well as for future subsurface maintenance work. The plan shall include appropriate training, any required personal protective equipment, and monitoring of contaminants to determine exposure. The Health and Safety</li> </ul> | Rosa Planning and Economic Development Department | approval, and implemented during construction activities |                                  |

## MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation | Summary of Measure   | Monitoring Responsibility | Timing | Verification (Date and Initials) |
|---------------------|--|---------------------------|--------|----------------------------------|
|                     | <p>Plan shall be reviewed and approved by a certified industrial hygienist.</p> <ul style="list-style-type: none"> <li>Description of protocols for the investigation and evaluation of previously unidentified hazardous materials that could be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.</li> <li>Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination, where applicable, which shall include treatment and disposal measures for any contaminated groundwater removed from excavations, trenches, and dewatering systems in accordance with local and Regional Water Quality Control Board guidelines.</li> <li>Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a state-licensed landfill facility.</li> <li>Restrictions limiting future excavation or development of the subsurface by residents and visitors to the proposed development, and prohibition of groundwater development should it be determined from test results that contamination is present. The restrictions would be developed based on site-specific conditions and would reflect the requirements of the RWQCB and/or DTSC, depending on which agency is responsible for oversight of the particular site. Restrictions, which are sometimes also referred to as land use covenants, shall be recorded with the parcel(s), shall run with the land. The developer or land owner successor(s)-in-interest shall be responsible for ensuring development complies with the restrictions. Compliance with the restrictions must be demonstrated to the satisfaction of the City before a grading permit is issued.</li> </ul> |                           |        |                                  |

# MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation               | Summary of Measure  | Monitoring Responsibility   | Timing  | Verification (Date and Initials) |
|-----------------------------------|---|---|---|----------------------------------|
|                                   | <ul style="list-style-type: none"> <li>Completion of an approved remediation plan should land use restrictions be insufficient to allow development to proceed safely. Remediation measures may include excavation and replacement of contaminated soil with clean fill, pumping and treatment of groundwater, thermal treatment, etc.</li> </ul>   |   |   |                                  |
| MM 3.8.4b                         | In the event previously unknown contaminated soil, groundwater, or subsurface features are encountered or have the potential be present during ground-disturbing activities at any site, work shall cease immediately, and the developer's contractor shall notify the City of Santa Rosa Fire Department for further instruction. The City shall ensure any grading or improvement plan or building permit includes a statement specifying that if hazardous materials contamination is discovered or suspected during construction activities, all work shall stop immediately until the City of Santa Rosa Fire Department has determined an appropriate course of action. Such actions may include, but would not be limited to, site investigation, human health and environmental risk assessment, implementation of a health and safety plan, and remediation and/or site management controls. The City of Santa Rosa Fire Department shall be responsible for notifying the appropriate regulatory agencies and providing evidence to the City Planning and Economic Development Department that potential risks have been mitigated to the extent required by regulatory agencies. Work shall not recommence on an impacted site until the applicable regulatory agency has determined further work would not pose an unacceptable human health or environmental risk. Deed restrictions may be required as provided under mitigation measure MM 3.8.4a. | City of Santa Rosa Fire Department; City of Santa Rosa Planning and Economic Development Department | As a condition of subsequent project approval, and implemented during construction activities |                                  |
| <b>Traffic and Transportation</b> |   |   |   |                                  |
| MM 3.14.9                         | Prior to construction activities, applicants seeking to construct projects in the project area shall submit a construction traffic control plan to the City of Santa Rosa for review and approval.  | City of Santa Rosa Transportation and Public Works Department and                                   | Prior to construction activities  |                                  |

# **MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure   | Monitoring Responsibility  | Timing   | Verification (Date and Initials) |
|---------------------|--|--|--|----------------------------------|
|                     | The plan shall identify the timing and routing of all major construction-related traffic to avoid potential congestion and delays on the local street network. Any temporary road or sidewalk closures shall be identified along with detour plans for rerouting pedestrian and bicycle traffic for rerouting pedestrian and bicycle traffic. The plan shall also identify locations where transit service would be temporarily rerouted or transit stops moved, and these changes must be approved by the Santa Rosa CityBus and Sonoma County Transit before the plan is finalized. If necessary, movement of major construction equipment and materials shall be limited to off-peak hours to avoid conflicts with local traffic circulation. | Planning and Economic Development Department                     |  |                                  |
| MM<br>3.14.12       | The City shall widen the Dutton Avenue westbound off-ramp to extend the right turn pocket to a minimum length of 550 feet to alleviate the adverse queuing onto the mainline freeway. The City shall monitor queuing conditions on the ramp through field observations and review of development traffic impact studies and add the widening project to the Capital Improvement Program once it is determined that queues are likely to exceed storage within a five-year time frame. The City shall collaborate with Caltrans in obtaining approvals to complete the widening project.  | City of Santa Rosa<br>Transportation and Public Works Department | Prior to adverse queuing onto the mainline freeway |                                  |

# Resolution No. PC- RES-2025-012

Final Audit Report

2025-07-31

|                 |  |
|-----------------|--|
| Created:        | 2025-07-30 (Pacific Daylight Time)           |
| By:             | Madeline Brown (MBrown@srcity.org)           |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAADbEYi9HhvzWHmnk-DXaIU1zcnoBtMm3Z |

## "Resolution No. PC- RES-2025-012" History



Document created by Madeline Brown (MBrown@srcity.org)

2025-07-30 - 1:47:47 PM PDT



Document emailed to Karen Weeks (kweeks@srcity.org) for signature

2025-07-30 - 1:48:59 PM PDT



Email viewed by Karen Weeks (kweeks@srcity.org)

2025-07-30 - 5:33:54 PM PDT



Document e-signed by Karen Weeks (kweeks@srcity.org)

Signature Date: 2025-07-30 - 5:34:19 PM PDT - Time Source: server



Document emailed to Jessica Jones (jjones@srcity.org) for signature

2025-07-30 - 5:34:20 PM PDT



Email viewed by Jessica Jones (jjones@srcity.org)

2025-07-31 - 7:52:43 AM PDT



Document e-signed by Jessica Jones (jjones@srcity.org)

Signature Date: 2025-07-31 - 7:52:59 AM PDT - Time Source: server



Agreement completed.

2025-07-31 - 7:52:59 AM PDT



Adobe Acrobat Sign