

RESOLUTION NO. 11756

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE STONY VILLAGE
NORTH LOCATED AT 2729 STONY POINT ROAD - ASSESSOR'S PARCEL NUMBER
134-022-049 - FILE NUMBER MJP14-011

WHEREAS, an application was filed with the Planning and Economic Development Department requesting approval for a 43 lot small lot subdivision to be located at 2729 Stony Point Road, also identified as Sonoma County Assessor's Parcel Number 134-022-049 (Stony Village North project); and

WHEREAS, the Stony Village North project includes a conditional use permit and a tentative map for the small lot subdivision, as well as a rezoning of the property from the R-3-18 (Multi-family Residential) zoning district to the R-1-6 (Single-family Residential) zoning district; and

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Stony Village North project, including the proposed Conditional Use Permit, Tentative Map and Rezoning, which study was initially completed March 11, 2016; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed Stony Village North project have been clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of Intent to Adopt Mitigated Negative Declaration was thereafter duly posted for a 30-day comment period beginning March 11, 2016, and an opportunity for comments from the public was given; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on April 14, 2016, and all comments and materials submitted prior thereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Stony Village North project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented as part of the project, and hereby approves and adopts the Mitigated Negative Declaration for the Stony Village North project.

The Planning Commission further finds that the Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis. The Director of Planning and Economic Development shall be the custodian of records of the proceedings upon which the Planning Commission's decision adopting the Mitigated Negative Declaration is based and those records shall be available through the Department of Planning and Economic Development, Room 3, Santa Rosa City Hall, 100 Santa Rosa Avenue, Santa Rosa, California.

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the Mitigation Monitoring and Reporting Program dated March 14, 2016, and the mitigation measures set forth therein. Upon approval of the project, staff shall be directed to implement and complete the Program.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 14th day of April, 2016, by the following vote:

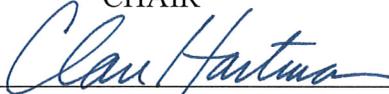
AYES: (6) Chair Cisco, Vice Chair Stanley, Commissioner Dippel, Duggan, Edmondson and Groninga

NOES: (0)

ABSENT: (1) Commissioner Crocker

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

RESOLUTION NO. 11757

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2729 STONY POINT ROAD, ASSESSOR'S PARCEL NUMBER 134-022-049 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP14-011

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of the property situated at 2729 Stony Point Road, Assessor's Parcel Number 134-022-049, in the R-3-18 (Multi-family Residential) Zoning District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the R-1-6 (Single-family Residential) Zoning District is consistent with the General Plan land use designation of Medium-Low Density Residential (8-13 units per acre);
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the area has been designated for residential uses;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was conducted and a Mitigated Negative Declaration (MND) was prepared. The MND was circulated for a 30-day review period commencing on March 11, 2016 and has been approved and adopted by this Commission.
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- E. The site is physically suitable (including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

- 1. 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 2729 Stony Point Road, from the R-3-18 (Multi-family residential) Zoning District to the R-1-6 (Single-family Residential) Zoning District, said property more precisely described as: Assessor's Parcel Number 134-022-049.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of April, 2016, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Stanley, Commissioners Dippel, Duggan, Edmondson and Groninga

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Crocker

APPROVED:  _____
CHAIR

ATTEST:  _____
EXECUTIVE SECRETARY

RESOLUTION NO. 11758

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A SMALL LOT
SUBDIVISION CONDITIONAL USE PERMIT FOR STONY VILLAGE NORTH -
LOCATED AT 2729 STONY POINT ROAD – ASSESSOR’S PARCEL NUMBER
134-022-049 - FILE NUMBER MJP14-011

WHEREAS, an application was filed with the Planning and Economic Development Department requesting the approval of a Conditional Use Permit for Stony Village North, to be located at 2729 Stony Point Road, also identified as Sonoma County Assessor's Parcel Number 134-022-049; and

WHEREAS, the Conditional Use Permit for Stony Village North includes a 43-parcel small lot subdivision, a reduction of private open space, and a reduction in side yard setbacks, and

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

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

WHEREAS, the Planning Commission has considered the approved and adopted a Mitigated Negative Declaration for this use and project; and

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

- A. The proposed small lot subdivision is allowed within the R-1-6 (Single-family Residential) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code, including Section 20-42.140 (Residential Small-Lot Subdivisions) in that the proposed project has been reviewed by City staff and, as conditioned, has no outstanding issues;
- B. The proposed use is consistent with the General Plan land use designation of Medium-Low Density Residential (8-13 units per acre) and any applicable specific plan in that the project includes the development of 43 single-family residential units, and four second dwelling units, at a density of 8.5 units per acre;
- C. The reduction of private open space is allowed through the approval of a Conditional Use Permit pursuant to Zoning Code Section 20-42.140 and the Planning Commission finds that the reduction is appropriate under the circumstances of the project and in light of the characteristics of the site and surroundings.

- D. The reduction of side yard setbacks is allowed through the approval of a Conditional Use Permit pursuant to Zoning Code Section 20-42.140, and the Planning Commission finds that the reduction is appropriate under the circumstances of the project and in light of the characteristics of the site and surroundings.
- E. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that, as conditioned, the proposed small lot subdivision will improve circulation and the transportation network in the general area, and minimize impacts to surrounding development;
- F. The site is physically suitable for the type, density, and intensity of the small lot subdivision being proposed, including access, utilities, and the absence of physical constraints in that the proposed subdivision has been reviewed by City staff and conditioned to include improvements as necessary to support the use;
- G. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located as the area is targeted for residential use and the proposed project has been conditioned to minimize impacts that could be associated with small lot subdivisions; and
- H. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); an Initial Study was conducted that resulted in a Mitigated Negative Declaration, which was circulated for a 30-period beginning March 11, 2016 to April 13, 2016, and which has been approved and adopted by this Commission.

BE IT FURTHER RESOLVED that the Planning Commission approves the mitigation measures set forth in the Mitigation Monitoring and Reporting Program, adopted by resolution by the Planning Commission on April 14, 2016, and directs staff, as therein identified, to implement and complete the program;

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

BE IT FURTHER RESOLVED that a small lot Conditional Use Permit for Stony Village North, to be located at 2729 Stony Village North, Assessor's Parcel No. 134-022-049, is approved subject to each of the following conditions:

- 1. Compliance with all conditions as specified by the Stony Village North Tentative Map Resolution Number 11759

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

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of April, 2016, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Stanley, Commissioners Dippel, Duggan, Edmondson and Groninga

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Crocker

APPROVED: 
Chair

ATTEST: 
Executive Secretary

RESOLUTION NO. 11759

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONY VILLAGE NORTH TENTATIVE MAP LOCATED AT 2729 STONY POINT ROAD – ASSESSOR’S PARCEL NO. 134-022-049 - FILE NUMBER MJP14-011

WHEREAS, an application has been submitted by City Ventures Communities, LLC, requesting approval of a tentative map for the Stony Village North subdivision to be located at 2729 Stony Point Road, more particularly described as Assessor's Parcel Number 134-022-049, dated March 31, 2016, and on file in the Planning & Economic Development Department; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies 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.); and

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

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of one 4.98-acre lot and no more 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.
- 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.
- 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.
- 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.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT 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 approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program, adopted by resolution on April 14, 2016, by this Commission, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Stony Village North, Tentative Map dated received on March 31, 2016, and on file in the Planning & Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated March 31, 2016, attached hereto and incorporated herein.
2. 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.
3. 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.
4. The developer shall pay fees at the time of building permit issuance, including but not limited to Housing Impact Fees, unless a later time is otherwise allowed by City Code.
5. That, prior to the approval of any final map, the applicant shall have obtained a rezoning of the subject property which conforms in all respects to the rezoning recommendation contained in Planning Commission Resolution Number (to be inserted by secretary upon adoption of resolution).
6. 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

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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.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of April, 2016, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Stanley, Commissioners Dippel, Duggan, Edmondson and Groninga

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Crocker

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

EXHIBIT: DAC Report dated March 31, 2016

Exhibit A

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT
March 31, 2016

STONY VILLAGE NORTH

Project Description

Stony Village North includes a Mitigated Negative Declaration, a Rezoning from the R-3-18 (Multi-family Residential) zoning district to the R-1-6 Single-family Residential) zoning district; a Conditional Use Permit for a 43-parcel small lot subdivision; and a Tentative Map to subdivide the subject 4.98-acre parcel into 43 individual residential lots to construct 43 new houses, four of which will offer second dwelling units.

LOCATION 2729 Stony Point Road

APN 134-022-049

GENERAL PLAN LAND USE..... Medium-Low Density Residential (8-13
units per acre)

ZONE CLASSIFICATION
EXISTING R-3-18 (Multi-family Residential)
PROPOSED R-1-6 (Single-family Residential)

OWNER/APPLICANT City Ventures Communities, LLC
ADDRESS 444 Spear Street, Suite 200
San Francisco, CA 94105

ENGINEER/SURVEYOR..... David Hanson, Carlile*Macy
ADDRESS 15 3rd Street
Santa Rosa, CA 95401

REPRESENTATIVE Charity Wagner, City Ventures
ADDRESS 444 Spear Street, Suite 200
San Francisco, CA 94105

FILE NUMBER..... MJP14-011

CASE PLANNER Susie Murray *CDH*

PROJECT ENGINEER Larry Lackie *L*

Background

February 26, 2014 – A Neighborhood meeting was held. Four neighbors attended the meeting and expressed concerns about traffic, construction noise, parking, and landscaping.

December 22, 2014 – The project applications for a 40-unit small lot subdivision were submitted. The project was deemed complete on January 22, 2015.

October 27, 2015 – In response to the Issues Letter, a revised set of plans (second submittal) was received. The revised plans now included a 43-unit small lot subdivision and four second dwelling units.

February 23, 2016 – A revised set of plans (third submittal) was received which addressed new issues raised as a result of substantial plan changes.

March 11, 2016 – An Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for 30-day public comment period.

Conditions of Approval

The following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped received March 31, 2016.

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
2. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
3. The tentative map contains wetlands which will likely require a permit from the North Coast Water Quality Control Board and Army Corps of Engineers. Mitigation measures required by the Board and Corps may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
4. As a result of the Non-Exclusive Benefit Use Easements, several conditions of approval refer to Servient or Dominant Lots. For the purpose of those easements and these conditions of approval, Servient and Dominant Lots include the following:

Servient Lots: 1, 4, 5, 6, 9, 10, 11, 14, 15, 16, 19, and 20

Dominant Lots: 2, 3, 6, 7, 8, 9, 12, 13, 16, 17, 18, and 19

Planning Conditions

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

RESERVE "A"		4			
RESERVE "B"		43			

2016 2017 2018 2019 2020

6. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
7. A qualified archaeologist or tribal monitor shall be on-site to monitor initial ground disturbing activities.
8. To minimize visual impacts of a 9-foot sound wall/fence on Parcels A and B, landscape berms shall be included in the landscape design along the street frontages. Landscape berms may be placed abutting the fence or within the landscaped area thereby providing undulation.
9. In the event the U.S. Postmaster requires gang mailboxes, they shall be located in the same general area as fire hydrants to maximize available street parking.
10. No exterior doors shall be permitted on the side of the Servient residential structure that abuts the neighboring Dominant private open space.
11. All windows on the side of the Servient residential structure that abuts the neighboring Dominant private open space shall be translucent and non-operable.
12. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
- Residential occupancy standards;
 - Maintenance and habitability requirements;

- Prohibition of nuisances and offensive activities including: graffiti; illegal drugs, violent acts and criminal gang behavior;
- Resident and guest parking system;
- Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
- The Homeowners' Association shall be responsible for regular maintenance of the gang mailbox area(s). The gang mailbox area(s) shall be kept little free and maintained in good condition.
- For alley-loaded units, garbage shall be picked up from the alley, not the front of the home.
- Garbage receptacles shall remain concealed from public view when stored.
- Garbage receptacles shall not be placed for refuse pick-up earlier than one day prior to scheduled pick-up time, and shall be pulled in the same day the of the scheduled pick-up.
- No bouncing balls within the private yard spaces located between alley-loaded units on Lots 1-20.
- No permanent structures and no nails or attachments to the walls shall be permitted within the areas of the Non-Exclusive Benefit Use Easements on Lots 1-20.
- Servient Lot property owners shall have access to the side of their homes that abuts the Non-Exclusive Benefit Use Easements for maintenance and improvement purposes (i.e. siding/building walls, rain gutters, windows, etc.).
- Nuisance provisions addressing the Dominant Lot occupant's use of private yard space.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

13. Vehicular access rights shall be dedicated to the City along Stony Point road frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not appear on the present plan.
14. The Public Utility Easement may be reduced to 3 feet on the southern frontages of Lot 1 and 14 and northern frontages of Lot 4 and 11 becoming 7 feet at the common property line of the adjacent Lots. Property line fences or

sound wall fences shall not encroach into the Public Utility Easement.

15. The Final Map shall fully describe an easement area identifying Dominant and Servient property owners for those lots with a private use area on adjoining property. The private use area easement is to be called a Non-Exclusive Beneficial Use Easement on the map. The CCRs for the Subdivision shall address the restrictions, responsibilities, and rights of the easement holder to include but not limited to following:
 - Indemnification of the Servient property owner by the Dominant property owner against all claims arising from the Dominant owners agents, associates, and the Dominant owners invited and uninvited users of the easement;
 - Access to the private use area for maintenance and property improvements by the Servient property owner; and
 - Protection of improvements to both the property and private use area by Servient and Dominant property owners.

The Home Owners Association shall be responsible for monitoring the use of the easement to adhere compliance with the CCRs. Private use area fencing shall not extend beyond the easement area and all access to the private use area is to be from the Dominant property occupant. No eave, structural encroachments or openings will be allowed into or over the Non-Exclusive Benefit Use Easement area from the Servient property. The final location of the Non-Exclusive Beneficial Use Easement area designated on the Tentative Map may be adjusted on the final map while maintaining a minimum 35 foot by 4 foot use area on the Servient property for use by the Dominant property occupant.

PUBLIC STREET IMPROVEMENTS

16. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
17. Stony Point Road shall be dedicated and improved as a Boulevard along the entire project frontage. Half width street improvements shall consist of a 2 travel lanes, a 6 foot bike lane, a two way median/left turn lane, a landscaped back on parcel, a planter strip, with sidewalk. A sound wall is required to be constructed behind the back on landscape parcel which shall be owned and maintained by the Home owners Association.
18. Bellevue Ranch Road shall be dedicated and improved as a minor street through the subdivision together with 5.5 foot Public Sidewalk Easement contained within a 13 foot Public Utility Easement. The Public Utility Easement behind the right of way may be reduced to avoid obstructions and overhangs but shall provide a minimum 13 foot wide by 10 feet long area at the common property lines between lots. Street improvements shall consist

of a travel lane, parking lane, planter strip, and sidewalk plus a 12 foot travel way on the opposite side of the centerline bordered with a City Standard curb and gutter. The curb line on the undeveloped side of the centerline shall be setback 3 foot from the southerly property line, constructed with a non-vegetated covering and sloped to drain to fence line from the back of curb establishing a sheet flow drainage condition through the fence line, no concentrated flows through the fence will be allowed. The Home Owners Association shall maintain the curb and gutter, public right of way surface treatment in the setback area, and the projects southerly boundary fence line including any retaining walls as a part there of.

19. Bellevue Ranch Road from the westerly intersection of Bellevue Ranch Circle to the westerly project boundary shall be dedicated and improved as a minor street together with 7.5 foot Public Utility Easement. Full width improvements shall consist of 24 foot curb to curb width, with curb gutter and 6 foot contiguous sidewalk on the project side of centerline with the non-project side of centerline finished with city standard curb and gutter. The Bellevue Ranch Drive stub to the west and shall be signed "No parking zone" terminating at the westerly project boundary. The street pavement and sidewalk are to end at the subdivision boundary line and be posted and barricaded with City Standard 206 "Future Road Extension" sign, City Standard 236 sidewalk barricade, and City Standard 211 metal beam street barricade. The project boundary fence is to be constructed behind the street barricade.
20. Bellevue Ranch Circle shall be dedicated and improved to minor street standards together with a 5.5 foot sidewalk easement contained within a 13 foot Public Utility Easement. The Public Utility Easement may be reduced to avoid obstructions and overhangs but shall provide a minimum 13 foot wide by 10 feet long area at the common property lines between lots. Full width street improvements shall consist of a travel lane, with parking lane, and 5 foot sidewalk behind a 6 foot planter on both side of centerline.
21. Curb return radii shall be 35 feet at the intersection of the Bellevue Ranch Road and Stony Point Road, and 20 foot at the intersections of Bellevue Ranch Road and Bellevue Ranch Circle. Caltrans Standard RSP A88A curb ramps shall be provide at all intersections and contained within the Public Right of Way at all curb returns. Right of way is to be dedicated to the City as necessary for the future signalization of the intersection of Bellevue Ranch Road and Stony Point Road for the signal standards and controller cabinet to be located and installed per City Standard 240 for a 35 foot curb return radii and public right of way adjusted accordingly to contain all traffic equipment and vaults.
22. Street centerline curves with less than a 150 foot radius shall be through City Standard 204 street knuckles with centerlines marked through the curve. No curb ramps are allowed at knuckle locations and the sidewalk shall maintain the planter width separation to curb around the inside and outside curves of the knuckle.

23. Common driveways and alley connections to Bellevue Ranch Circle shall through City Standard 250B driveway curb cuts 26 feet wide. Curb islands less than 6 feet wide between curb cuts shall be omitted.
24. Changes in direction on Bellevue Ranch Circle shall be through City Standard 204B knuckles with 30 foot interior radius and 45 foot exterior radius.
25. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Division. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
26. This Project may be required to pay Southwest Area Development Impact, SWDIF, Fees. Fees will be due at time building permits are issued for the individual lots.
27. Landscape Parcels A and B and Sound Walls along Stony Point Road shall be owned and maintained in good condition by the Homeowners Association. The required sound wall wings from Stony Point Road along Bellevue Ranch Road on Lot 21 are to be contained within maintenance and access easement in favor of the Homeowners Association. Sound Wall design will be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City.

TRAFFIC

28. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Stony Point Road.
29. Stony Point Road shall be striped with pedestrian crossings for both the north and south corners of the Bellevue Ranch Road intersection together with left turn pockets to both legs of the Bellevue Ranch Road cross connection on Stony Point Road.
30. The Developer shall design and construct a signal at Stony Point and Bellevue Ranch Road intersection. The intersection design shall be for a 6 phase signal providing pedestrian crossings, protected left turn lanes, and bike lanes on Stony Point Road with standard lane approaches on Bellevue Ranch Road. The City may contribute cost equal to the difference between a City approved pedestrian hybrid signal and City approved traffic signal. City cost participation is subject upon approval by city Council.
 - If City participation is not approved a hybrid traffic/pedestrian actuated crossing signal with cobra head style street lights, pedestrian crossing heads on mast arms and pole mounted for the Stony Point Road directional traffic flow and pole mounted pedestrian crossing heads on opposite side of centerline of the pole mast arm installation are required at crosswalk locations on the Stony Point Road Bellevue Ranch Road intersection. The signal poles shall be located at the intersection with

- poles and foundations designed to allow future full signal installations of poles and mast arms with Caltrans case 4 loading with vehicle signal and pedestrian heads. The traffic signal heads shall be mounted on mast arms with heads at the center of the north south travel ways of Stony Point Road. All pedestrian heads shall be pole mounted on all four corners. The pedestrian actuated crossing signal design shall meet CAMUTCD requirements with advance warning signs and as approved by the City Engineer. Pedestrian push button activators and posts shall be provided on all corners of the intersection and individual directional pedestrian heads mounted for all pedestrian crossings, and
- If City participation is not approved by City Council a traffic signal design for the intersection of Stony Point Road and Bellevue Ranch Drive shall be included with the first subdivision improvement plan review submittal with a cost estimate for review and approval by the City Public Works Traffic Department. The developer will be required to pay a fair share cost reflecting the design and cost estimate approved by the City Engineer reflecting 25% of the cost for installation of the signal design as approved by the City Engineer and which is to be paid to the City concurrent with the recording of the Final Map.
31. All foundations for future traffic signal poles not erected with the project shall be installed with bolt down bollards covering the foundation bolts for the future signal poles. All foundation designs shall be per Caltrans standard for the design poles required and approved by the City.
 32. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard 611 cobra style street lights are to be installed along Stony Point Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
 33. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor 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."
 34. The curb line south of the centerline of Bellevue Ranch Road shall be posted as a "No Parking Zone" starting at Parcel B along the southerly side of centerline on Bellevue Ranch Road, and on both sides of centerline for the westerly stub in front of lot 43.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

35. 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 CCRs governing the Association shall be submitted to the City Attorney's Office and the Planning and Economic Development Department for review.
36. Any changes made to CCRs for Stony Village North Subdivision governing the Home Owners and Home Owners Association involving the Non-Exclusive Benefit Use Easement shall be reviewed and approved by the City of Santa Rosa 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.
37. The common driveways for lots 24 and 25 and Lots 37 and 38 shall be contained within a 20 foot wide Joint Access and Utility Easements. The driveway connection for Lot 39 shall omit the curb island between curb cut for the shared driveway of Lots 37 and 38. The driveway shall be built to City minor street structural standards and bordered with concrete curb and gutter or drain to center to a valley gutter with no curb and gutter at edge of pavement.
38. Parcel C shall be a private alley built to a minor street structural standard and connected to the public street through a City Standard 250A curb cut 26 feet wide becoming 20 feet at back of sidewalk. The alley shall be privately owned and maintained by the Home Owners Association. Curb and gutter is not needed if the drainage is to the center. The Alley, Parcel C, shall be signed behind the sidewalk as "No Parking Zone" on site between the driveway curb cuts at the public street.
39. Turn around capability on the common driveways and Parcel C alley shall be provided with clear backup of 26 feet from garage face to opposing face of curb and with a continuation of the common driveway 10 feet beyond the last driveway access point.

STORM DRAINAGE

40. The proposed Stony Village North Subdivision public storm drain extension connecting to the existing public storm drain system in Barndance Lane, installed City File 2000-0031, shall meet City of Santa Rosa and Sonoma County Water Agency, SCWA, criteria. Existing public storm drain in Barndance Lane removed and replaced as necessary for the proposed Stony Village North Subdivision storm drain system is to be per City standards for line and grade and per SCWA criteria. New storm drain in Barndance Lane shall protect existing utilities and adhere to all clearance and separation requirements.
41. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best

Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.

Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

- a) The individual homeowners fronting or owning these BMP's. Individual owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
- b) A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
- c) A special tax district for public BMP facilities.
- d) An alternate means acceptable to the City of Santa Rosa.

After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

42. All storm water systems both public and private shall be designed to City of Santa Rosa standards and meet Sonoma County Water Agency, SCWA, criteria.
43. Cross lot drainage shall be contained in a minimum 6 foot wide private drainage easement in favor of the uphill or upstream property owner or owners.
44. Drainage design for Non-Exclusive Benefit Use Easement Areas shall sheet flow away from foundation and structures of the Servient owner and be included in the use restrictions and responsibilities of the Non-Exclusive Benefit Use Easement Dominant property owner.
45. The proposed concrete valley gutter for Parcel C may be permeable concrete and shall be limited to the BMP LID locations only as shown in the Preliminary SUSMP Report and the structural section shall meet minor street structural requirements.

GRADING

46. The subdivision grading shall incorporate existing retaining walls constructed by the Alameda Subdivision, City File 2000-0031 into the proposed fill for subdivision pads to match existing grades at property line.
47. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City approved Subdivision Improvement Plans.
48. Maximum grade difference at project boundary to offsite property shall be less than 2 foot and contained behind a concrete retaining wall supporting project boundary property fence line and as approved by the City Engineer. Retaining wall structure shall not cross property lines. Combined fence and retaining wall design will be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City.
49. Grading for this subdivision will be subject to the Geotechnical Investigation Report by TMakdissy Consulting, Inc. dated September 16 2014.

SEWER AND WATER

50. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
51. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health code Title 17, and as required by the Director of Utilities.
52. Water services and meters must be provided per Section X of the Water System Design Standards.
53. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
54. The information sheet of the Final Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees must be paid prior to the issuance of a Building Permit for the respective lot. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.
55. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be

identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.

56. City Operational Locks shall be placed on all gates that are to be locked.
57. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be 15 feet wide for a single utility and 20 feet wide for a double utility, and shall be centered over the facility and configured to include all publicly maintained appurtenances and structures. No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Trees may not be planted within 10' of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement and shall be so noted on the Final Map.
58. A Public Sewer Easement shall be dedicated to the City for the full curb to curb width of the Parcel C. The driveway for Lots 24 and 25 shall contain a Public Storm Drain easement and Public Sewer Easement.
59. The proposed sound wall fence crossing public storm drain, water and sewer mains shall have no footings installed within 5 feet of the mains. Sections of fences that cross a public utility easements must be removable. Access to public utilities including all structures, i.e. manholes, cleanouts, mainline valves etc., is to be provided at all times.
60. Public maintenance access in private driveways with public sewer, water mains, or storm drains must be provided to all structures with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
61. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead end systems such as cul de sacs, a fire flow test will be completed at the hydrant on each separate cul de sac or dead end system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Santa Rosa Water Department prior to the test being performed.
62. Separate sewer laterals shall be installed for each lot.
63. Public sewer and storm drain mains in Public Easements will be allowed in Private Concrete alleys, walks, and driveways. All pavements over public utilities outside of public right of way shall be designed and built to minor street structural standards. Public sewer in Parcel C shall be located under the asphalt pavement and the utility trench shall not encroach into the proposed SUSMP BMP LID.

64. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

Building Conditions

65. 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.
66. Obtain building permits for the proposed project.

Fire Conditions

67. Fire hydrants shall be located not more than 500 feet apart on all required Fire apparatus access roads, so that no building site frontage is more than 250 feet from a hydrant.
68. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
69. A 4" single-family residential premise identification shall be provided for all residences and second dwelling units.
70. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

Recreation and Parks Conditions

71. The developer shall provide a means acceptable to the City to fund the maintenance of the landscaped easement into perpetuity through a special tax district, CC&R's, property owners association(s), and/or other acceptable method. The landscaped easement shall be conveyed. The parcel(s) shall not be dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and

have been approved by the City Attorney and the Director of the Recreation and Parks and in place prior to approval of the final map. The landscaping improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks.

72. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done in accordance with *City Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel. Contact the Parks Division Office (707) 543-3770 for copies of the master street tree list, standards, and to request field markings. This declaration shall be added to the General Notes of the improvement plans.
73. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their parcel(s).
74. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.



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