

FILE LOG

FILE NUMBER: MIN99-006

FILE OPENED: July 7, 1999

PROJECT NAME: Lands of Dehnert

ASSIGNED: Joel Galbraith Larry Lackie

ADDRESS:(s)

1900 Brush Creek Rd SR

APPLICANT:

Michael Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404
(707) 539-1222

REFERRALS SENT:

REFERRALS DUE:

DATE COMPLETE: 11/10/1999

APPLICANT REP:

Mike Buti
280 Perkins Street
Sonoma, CA 95476
(707) 996-1877

ENV. STATUS:

GENERAL PLAN: Residential Low Density

ZONING: R-1-15

OWNER:

Michael & Sharon Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404
(707) 539-1222

ACTIVITY TYPE: Minor Subdivision

STATUS: COMPLETE - November 10, 1999

DESCRIPTION:

3 lot minor subdivision of 1.3 acres. One house to remain.

APN(s):

182-140-053

NOTICING

DATE

DATE

NOTICE OF APPLICATION (300 feet)

NOTICE OF PUBLIC HEARING (300 feet)

NOTICE OF NEIGHBORHOOD MEETING (if required)

NOTICE OF ACTION (300 feet)

COMMENTS

7/20/99

Incomplete letter sent to applicant.

11/10/99

Complete letter sent to applicant.

11/10/99

Referred

11/21/99

Consultants meeting - issue relocate hydrant to Lot 3
Drainage

1/5/00

Neigh. meeting ~~was~~ issues = 6' wood fence on south property line
flooding?
rear setbacks should be maximised

1/13/00

Issue letter sent

1/24/2000

GO Freeze requested by telephane

6/21/2000

Approved SC



CITY OF **Santa Rosa**

APPLICATION
**SUBDIVISION
TENTATIVE MAP**

File No. **MIN 99-006** Quad. **NE**
Related Files
Department Use Only

Department of
Community Development

Please Type or Print

GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS) 1900 BRUSH CREEK ROAD	ASSESSOR'S PARCEL NUMBER(S) 182-140-053	ZONING R-1-15
	NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION RLD
	APPLICANT NAME MIKE DEHNERT	BUSINESS PHONE (707) 539-1222	HOME PHONE (707) 537-9065
	APPLICANT ADDRESS 1900 BRUSH CREEK ROAD,	CITY Santa Rosa	STATE CA
	ENGINEER/SURVEYOR (SIGNATURE REQUIRED BELOW) MIKE BUTT L.S.	BUSINESS PHONE (707) 996-1877	HOME PHONE () -
	ENGINEER/SURVEYOR ADDRESS 280 Perkins St.	CITY Sonoma	STATE CA
	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MIKE DEHNERT	BUSINESS PHONE (707) 539-1222	HOME PHONE (707) 537-9065
	PROPERTY OWNER ADDRESS 1900 BRUSH CREEK ROAD,	CITY Santa Rosa	STATE CA

PROJECT DESCRIPTION DESCRIBE IN DETAIL YOUR PROPOSED SUBDIVISION. (SEE SEPARATE SHEET IF NECESSARY)

3 LOT minor subdivision of 1.3 ACRES ±. Proposed minimum lot size 16,238 SQ FT, maximum lot size 21,413 SF ±.

SIZE OF PARCEL _____ SQ FT or **1.3** ACRES

<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> OFFICE	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> TENTATIVE FINAL MAP	<input type="checkbox"/> TENTATIVE FINAL MAP	<input type="checkbox"/> TENTATIVE FINAL MAP	<input type="checkbox"/> TENTATIVE FINAL MAP
<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> TENTATIVE PARCEL MAP
<input type="checkbox"/> TENTATIVE VESTING MAP	<input type="checkbox"/> TENTATIVE VESTING MAP	<input type="checkbox"/> TENTATIVE VESTING MAP	<input type="checkbox"/> TENTATIVE VESTING MAP
<input type="checkbox"/> TENTATIVE AIRSPACE CONDOMINIUM	<input type="checkbox"/> TENTATIVE AIRSPACE CONDOMINIUM	<input type="checkbox"/> TENTATIVE AIRSPACE CONDOMINIUM	<input type="checkbox"/> TENTATIVE AIRSPACE CONDOMINIUM
EXISTING USE Residential	EXISTING USE	EXISTING USE	EXISTING USE
PROPOSED USE Residential	PROPOSED USE	PROPOSED USE	PROPOSED USE
# EXISTING LOTS 1	# EXISTING LOTS	# EXISTING LOTS	# EXISTING LOTS
# PROPOSED LOTS 3	# PROPOSED LOTS	# PROPOSED LOTS	# PROPOSED LOTS
UNITS PER ACRE 2.3			
AVERAGE LOT SIZE 18,600 SF ±	AVERAGE LOT SIZE	AVERAGE LOT SIZE	AVERAGE LOT SIZE
MAXIMUM LOT SIZE 21,413 SF ±	MAXIMUM LOT SIZE	MAXIMUM LOT SIZE	MAXIMUM LOT SIZE
MINIMUM LOT SIZE 16,238 SF ±	MINIMUM LOT SIZE	MINIMUM LOT SIZE	MINIMUM LOT SIZE

SUBMITTAL INFORMATION - See staff to determine which requirements apply.

14 COPIES OF TENTATIVE PARCEL MAP, 1 REDUCED COPY AND 1 VIEWFOIL. MUST BE CLEAN, CLEAR, HIGH-CONTRAST, HIGH QUALITY BLACKLINES.

21 COPIES OF TENTATIVE FINAL MAP, 2 SEPIAS, 1 REDUCED COPY AND 1 VIEWFOIL. MUST BE CLEAN, CLEAR, HIGH CONTRAST, HIGH QUALITY BLACKLINES.

COMPLETED AND SIGNED SUBDIVISION APPLICATION ATTACHMENT A.

MAILING LABELS AND 300" MAP REQUIRED FOR PUBLIC HEARING.

2 COPIES OF A PRELIMINARY TITLE REPORT ISSUED WITHIN THE LAST 3 MONTHS.

ENVIRONMENTAL ASSESSMENT.

AREA DEVELOPMENT MAP.

VICINITY MAP WITH NORTH ARROW.

ENGINEER-SURVEYOR SIGNATURE **X [Signature]** REGISTRATION # **LS 5092**

PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. **X [Signature]**

APPLICATION	RECEIVED BY [Signature]	DATE 11/1/99	FEE RECEIVED \$ 625	RECEIPT NUMBER R9901108
PUBLIC HEARING	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT	DATE	FEE RECEIVED \$ 100	RECEIPT NUMBER [Signature]
ENVIRONMENTAL REVIEW	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT CLASS	DATE	FEE RECEIVED \$ [Signature]	RECEIPT NUMBER

INDEMNIFICATION AGREEMENT



File No.

1900 BRUSH CREEK ROAD
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. Neither the applicant nor the property owner shall be required to reimburse the City for attorneys fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree with all of the above.

MIKE DEHNERT

mi Dene
Applicant (please sign name)

Property Owner (if other than applicant)
(Please sign name)

Applicant (please print name)

Property Owner (if other than applicant)
(Please print name)

June 30, 99
Date

Date



SUBMITTAL INFORMATION

The Subdivision Tentative Map Application must include the information indicated on the checklist below (or include a written statement explaining any omissions from this checklist).

Please mark the boxes accordingly on both the front and back sides of this form. This checklist must be signed by the project engineer and included with all Tentative Map Applications.

THE TENTATIVE PARCEL MAP OR TENTATIVE FINAL MAP SHALL INCLUDE THE FOLLOWING INFORMATION:

TITLE BLOCK

- 1 Title block located in lower right hand corner of drawing (preferably)
- 2 Assessor's parcel number(s)
- 3 Name of project (and phase number, if applicable)
- 4 Total number of lots
- 5 Total project acreage (to the nearest 0.10 acre)
- 6 Date prepared
- 7 Boundary description with Sonoma County document number or Q.B. number
- 8 Project street address
- 9 Sheet number and number of sheets (if more than one sheet is required)

NOTES

- 10 Present zoning
- 11 Proposed zoning
- 12 Individual lot areas (smallest, largest, and average, to the nearest 100 square feet or 0.10 acre)

GENERAL INFORMATION

- 13 *Key map (if more than one sheet is required)
- 14 Location map (to be located on the first map sheet or the key map and to be oriented in the same direction as the tentative map)
- 15 North arrow (to be upward facing, if practical)
- 16 Scale (written and graphic)
- 17 Sheet size 24" X 36" (if practical)
- 18 Benchmark (preferably tied to an established City of Santa Rosa benchmark)
- 19 Name, address, and phone number of:
 - A Owner
 - B Subdivider
 - C Engineer or Surveyor
- 20 Symbols legend
- 21 Registered civil engineer/ land surveyor stamp and signature

PLAN VIEW

- 22 Clear delineation of project boundaries (with accurate distances and bearings).
- 23 *Subdivision unit boundaries (if phased)
- 24 Names of adjoining subdivisions
- 25 Names of adjoining property owners
- 26 Proposed streets:
 - A Names
 - B Widths (to nearest foot)
 - C Approximate curve radii
 - D Approximate grades
 - E Clear identification of proposed ownership (public or private)
 - F Cross Sections (include private streets)
 - G Driveways serving more than one unit
- 27 Adjoining streets:
 - A Names
 - B Widths
 - C Locations
- 28 Existing and proposed easements (on-site and off-site):
 - A Approximate locations
 - B Approximate widths
 - C Purpose and nature (public or private)
- 29 Approximate lot dimensions (to nearest foot)
- 30 Lot numbers (beginning with number 1 and continuing consecutively without duplication or omission)
- 31 Proposed or existing public areas
- 32 Existing public improvements
- 33 Existing buildings, bridges, and structures:
 - A Proposed to be retained
 - B Proposed to be removed
- 34 Proposed bridges *N/A*
- 35 Building setback lines for existing buildings
- 36 Existing and proposed utilities (sewer, water, street lighting, fire hydrants, etc.)
 - A Location
 - B Type (examples: sewer, water, etc.)
 - C Size (example: diameter in inches)
 - D Material
 - E Rough invert elevations and slopes (for sewer lines)
 - F Provision of a clear delineation between proposed utilities intended to be public and those intended to be private

Continued on reverse side

PLAN VIEW (cont. from front)

- 37 * Existing electrical utilities (main feeder, primary and secondary distribution, and transmission lines) labeled as to above or below ground
- 38 Existing and proposed culverts and underground storm drainage:
 - A Location. (Proposed storm drainage measures should direct flows to the nearest downstream facility)
 - B Diameter (in inches)
 - C Length (approximate)
 - D Material
- 39 Water courses and open drainage channels
 - A Width (to nearest foot)
 - B Direction of flow
 - C Inundation areas
 - D Existing and proposed improvements
- 40 Existing wells (noted as to whether retained or removed)
- 41 Existing septic systems (noted as to whether to be retained or removed)
- 42 Existing contours (or spot elevations) sufficient to show the slope of the project and the adjoining ground for at least 100 feet beyond the project boundaries
 - A One foot intervals at 0% to 5% cross-slopes
 - B Two foot intervals at 5%-25% cross-slopes
 - C Five foot intervals (maximum) at above 25% cross-slopes
- 43 * Preliminary grading plan showing finished contours at two foot intervals (flat ground - provide proposed pad elevations)
- 44 Existing trees and brush (noted as to whether to be retained or removed)
 - A Location
 - B Trunk diameter (4" diameter and above)
 - C Kind (common name)
 - D Dripline
 - E Heritage Trees
- 45 Location and description of significant or unique natural features on the property
- 46 Location and description of existing structures and features on adjoining properties to 100 feet
- 47 Proposed location and typical dimensions of required parking and driveways (if applicable)
- 48 * Pedestrian circulation and emergency vehicle access (if applicable)
- 49 Special Study Zone boundaries (if applicable)
- 50 Setback from mapped faults (if applicable)
- 51 Creek setback line based on creek cross-sections (if applicable)
- 52 100-year flood elevations (if applicable)

THE FOLLOWING SUPPORTING DATA IS REQUIRED IN ADDITION TO THE MAP:

- 53 Preliminary title report issued within the last three months (2 copies)
- 54 Related Planning applications necessary to process the map (Rezoning, Development Plan/ Policy Statement, Density Increase, Lot Line Adjustment, Vacation of Right-of-Way, Design Review, Conditional Use Permit, Variance, Annexation, GFA, Environmental Assessment)
- 55 Application for a modification of, or exceptions from, any City Standards or Policies specifically stating the proposed modification and the grounds for the request
- 56 Statement as to soils conditions (by Registered Civil Engineer)
- 57 Statement as to type and location of street trees proposed to be installed as part of this project
- 58 Statement of provisions for sewer and water supply and service
- 59 Existing and projected sewage generation figures and identification of the trunk line to which the development is tributary
- 60 1" = 200' scale aerial photo covering 300 feet beyond the project boundaries with the project boundary shown thereon
- 61 Statement as to presence of hazardous materials
- 62 Statement as to flooding
- 63 Written approval for off-site work
- 64 Map showing storm drain service area (area above the project draining through it)
- 65 Creek cross-sections with 100 year flood elevations (if applicable)

THE FOLLOWING INFORMATION MAY BE REQUIRED IN CONJUNCTION WITH ENVIRONMENTAL REVIEW:

- 66 Traffic study prepared in the format required by the City
- 67 Sewer model run
- 68 Collector sewer analysis
- 69 Water system analysis
- 70 Drainage study (City/SCWA)
- 71 Area-wide circulation plan
- 72 Soils report (expansive soils and non-engineered fill) (2 copies)
- 73 Cross sections
- 74 Geological report (slope stability and faulting)
- 75 Alquist-Prolo Special Studies Report (Consult Building division prior to preparation)
- 76 Erosion control report
- 77 Biotic survey
- 78 Arborist report
- 79 Archeological study
- 80 Historical survey
- 81 Noise survey
- 82 Hazardous materials assessment
- 83 Soil/ Water Remediation Plan for hazardous materials
- 84 Visual analysis
- 85 Creek cross section (includes 100 year flood elevation)
- 86 Wetlands/Vernal Pool Study

* Not generally required for a tentative parcel map submittal.

I HAVE READ THE FOREGOING AND HAVE SUPPLIED ALL OF THE INFORMATION REQUESTED (OR HAVE ATTACHED A WRITTEN STATEMENT EXPLAINING ANY OMISSIONS FROM THIS CHECKLIST).

SIGNATURE AND REGISTRATION NUMBER OF ENGINEER

[Handwritten Signature]

DATE 7-7-89



CITY OF
Santa Rosa
Department of
Community Development

APPLICATION
**GROWTH MANAGEMENT
HOUSING ALLOCATION**

Please Type or Print

File No.	Quad.
Related Files	
Department Use Only	

LOCATION OF PROJECT (ADDRESS) 1900 BRUSH CREEK ROAD	ASSESSOR'S PARCEL NUMBER(S) 182-140-053	ZONING R-1-15
NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION
APPLICANT NAME MIKE DEHLERT	BUSINESS PHONE () -	HOME PHONE (707) 537-9065
APPLICANT ADDRESS 1900 BRUSH CREEK ROAD	CITY Santa Rosa	STATE CA
APPLICANT'S REPRESENTATIVE MIKE BUTI, L.S.	BUSINESS PHONE () -	HOME PHONE () -
APPLICANT'S REPRESENTATIVE ADDRESS 280 Perkins St	CITY Sonoma	STATE CA
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MIKE DEHLERT	BUSINESS PHONE (707) 537-1222	HOME PHONE (707) 537-9065
PROPERTY OWNER ADDRESS 1900 BRUSH CREEK ROAD	CITY Santa Rosa	STATE CA
		ZIP 95404

PROJECT DESCRIPTION

3 LOT ~~minor~~ subdivision of 1.3 Acres ±. (Residential)
Proposed minimum lot size 16,238 SQ FT ±, Max Lot size 21,415 SQ FT ±. There is an existing house on Lot 3.

SIZE OF PARCEL _____ SQ FT or 1.28 ± ACRES

GROWTH MANAGEMENT (See Guide on reverse side to aid in completion)

INDICATE THE NUMBER OF UNITS EXPECTED TO BE DEVELOPED IN GROWTH MANAGEMENT RESERVE A AND/OR RESERVE B IN EACH CALENDAR YEAR UP TO A PERIOD OF FIVE YEARS. NO MORE THAN 75 SINGLE FAMILY AND 200 MULTI FAMILY UNITS PER PROJECT MAY BE REQUESTED FOR A SINGLE YEAR.

	2000 1994	1995	1996	1997	1998
RESERVE A # OF UNITS					
RESERVE B # OF UNITS	2				

HOUSING ALLOCATION PLAN (See Guide on reverse side to aid in completion)

INDICATE BELOW HOW THE PROJECT WILL COMPLY WITH THE HOUSING ALLOCATION PROGRAM

EXEMPT INDICATE UNIT TYPE _____ (PLEASE SEE GUIDE ON REVERSE FOR UNITS WHICH ARE ELIGIBLE FOR EXEMPTION)

PROVIDING UNITS		PROVIDING LAND		IN LIEU FEE
ON SITE 15% REQ.	OFF SITE 20% REQ.	TOTAL # OF PROJECT UNITS	TOTAL # OF AFFORDABLE UNITS	TOTAL NUMBER OF ACRES TO BE DEDICATED
				# OF PROJECT UNITS <u>2</u> X IN LIEU FEE = TOTAL FEES DUE.
				EACH UNIT WILL BE CHARGED THE IN LIEU FEE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE
UNITS WILL BE: <input type="checkbox"/> RENTAL <input type="checkbox"/> FOR SALE		LAND IS: <input type="checkbox"/> IMPROVED <input type="checkbox"/> UNIMPROVED		

NOTE: FOR PROJECTS PROVIDING UNITS, A FRACTIONAL REQUIREMENT WILL BE ROUNDED DOWN, AND THE FRACTIONAL REMAINDER WILL BE SUBJECT TO A FEE. THE FORMULA IS: FRACTION _____ X "DEVELOPER'S CONTRIBUTION" EQUALS FEE TO BE PAID PRIOR TO FINAL MAP APPROVAL

PROPERTY OWNER'S CONSENT - I declare, under penalty of perjury, that I am the owner of the said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

X *Mike Dehlert*

APPLICATION	RECEIVED BY <i>S</i>	DATE 1/7/99
COMMENTS		



GROWTH MANAGEMENT

RESERVE A – Reserve A units include:

- Second Units
 - Units in mixed use developments, where residential uses are combined with other uses in a single building
 - Very low and low income units under affordability agreement with the City
 - Multifamily units
 - Small single family units
- To qualify as Reserve A, these small single family units must fit the following criteria:
- 900 square feet or less with 2 or fewer bedrooms
 - 1200 square feet with 3 bedrooms
 - 1250 square feet with 4 bedrooms
 - These homes may not be situated on a lot larger than 4000 square feet

RESERVE B – Reserve B units are single family attached or detached units larger than 1250 square feet

Note: For a tentative subdivision map application requesting Reserve A qualifying units, the unit type and square footage must be indicated. Also, all tentative and final subdivision applications submitted with a mix of Reserve A and B units must indicate which lots are for Reserve A units and which lots are for Reserve B units.

HOUSING ALLOCATION PLAN

COMPLIANCE OPTIONS

▲ EXEMPTION

The following projects are exempt from any obligation under the Housing Allocation Plan:

- Reserve A units, as outlined above
- A community care/health care facility
- Homeless shelters
- Single room occupancy units
- Unit to be constructed by an owner/builder (see ordinance definition)
- Reconstruction of a unit to replace a previously existing unit

▲ PROVIDE UNITS

On Site Units

- Projects provide 15% of total project units as units affordable to low income households
- Projects larger than 20 gross acres in size must provide units on site (if not providing land)
- The number of affordable units must be listed on the reverse side of the application form and the units or lots targeted to be affordable must be shown on the plans submitted with this application

Off Site Units

- Only projects of 20 gross acres or less have the option to provide affordable units off site
- 20% of total units (on and off site) are required to be affordable to low income households
- The number of affordable units must be listed on the reverse side of the application form
- Off site units must be located in the same quadrant of the City as the main project
- Plans for off site development must also be included with the development application
- The developer must own, or have an option to purchase, the site for off site units

Suggestions for Projects Providing Units

- Affordable units provided may be for sale or for rent
 - An affordability agreement will be required and must be executed prior to approval of the project. Sample agreements are available at the Department of Community Development
 - Projects providing units may also be subject to some fees
- For example, if the requirement for a development is 2.25 units, the development will provide 2 allocated units and pay the fraction (.25) in fees. The fraction is multiplied by the "developer's contribution" as determined by the City Council. This number is currently \$9,840, but is subject to change.

$.25 \times \$9,840 = \$2,460$

This fee shall be paid prior to approval of a final map, or, if there is no final map, prior to the first building permit issued for the development. The fee in effect at the time of calculation (final map or building permit) is the fee which shall be paid.

▲ PROVIDE LAND

On Site Land Dedication

- This is an option for projects larger than 20 gross acres
- Land equal to 7.5% of the development's net acreage shall be offered to the City and shall be not less than one half acre
- Land must be improved (see Allocation Plan for definition)

Off Site Land Dedication

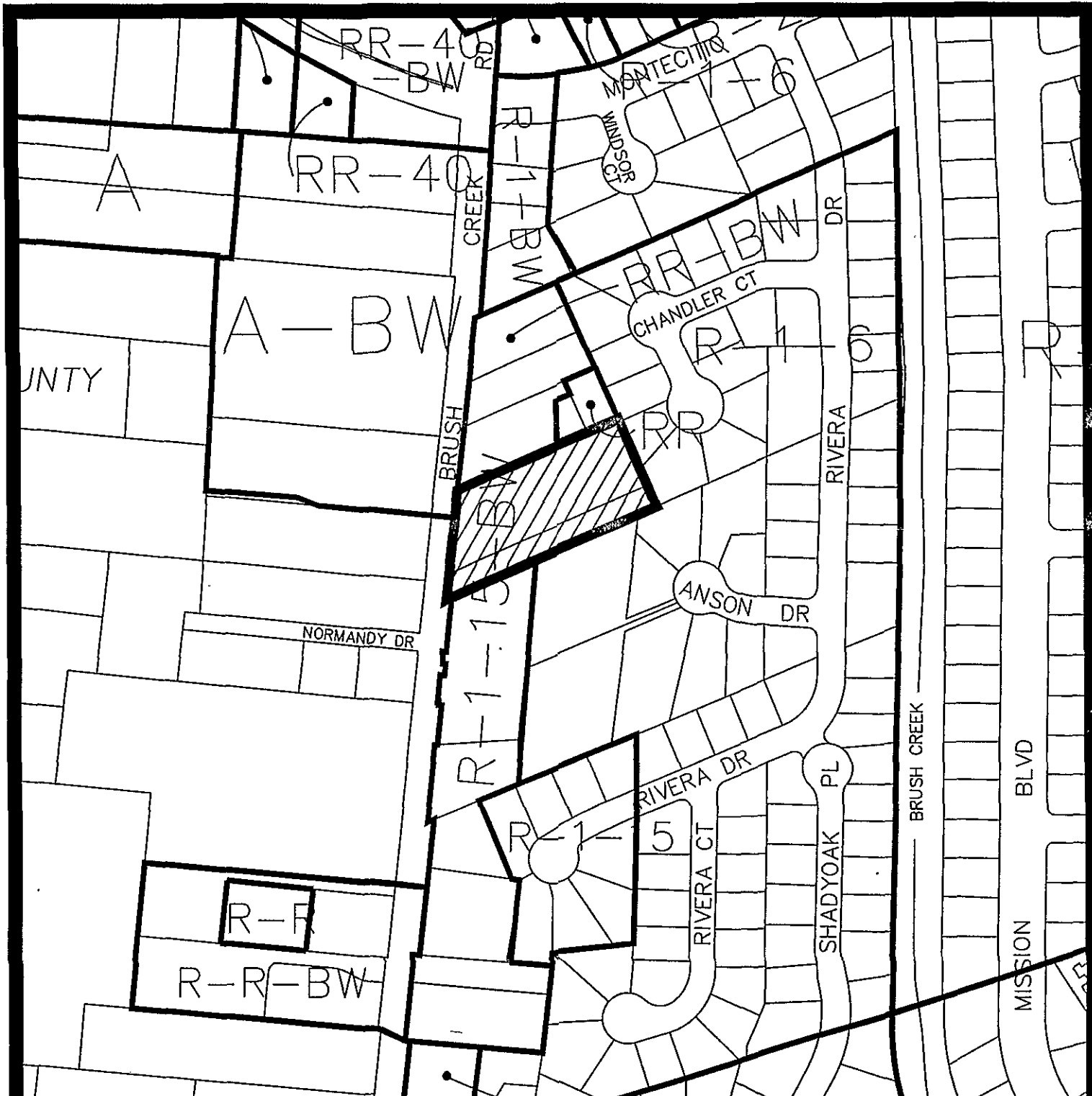
- This is an option for projects of 20 acres or less
- Land equal to 10% of the development's net acreage shall be offered to the City and shall not be less than one acre
- Land must be located in the same quadrant as project site
- Land may be improved or unimproved

Suggestions for Projects Providing Land

- Land to be dedicated must be depicted on maps submitted for the residential development application
- A completed initial study must be submitted with the development application evaluating the land to be offered to the City for dedication

▲ PAYMENT OF AN IN LIEU FEE

- Projects of 7 gross acres or less, located in the Very Low Density Residential land use designation, and projects of 2 gross acres or less, located in the Low Density Residential land use designation, shall pay the in lieu fee for each unit in the development
- The per unit fee to be paid shall be the fee in effect at the time of the building permit issuance
- Providing allocated units is an alternative to paying the in lieu fee



DEHNERT PARCEL MAP

1900 BRUSH CREEK ROAD



FILE NO. MIN 99-006



CITY OF
SANTA ROSA

FINAL
SUBDIVISION COMMITTEE REPORT
June 21, 2000

Lands of Dehnert

PROJECT DESCRIPTION

Subdivide a 1.3 acre site into a 3 single family residential lots.

LOCATION: 1900 Brush Creek Road

APN: 182-140-053

GENERAL PLAN LAND USE: Low Density Residential

ZONE CLASSIFICATION: (EXISTING) R-1-15
(PROPOSED) No Change

OWNER/APPLICANT: Michael Dehnert
ADDRESS: 1900 Brush Creek Road
Santa Rosa, CA 95404

ENGINEER/SURVEYOR: Mike Buti and Associates
ADDRESS: 280 Perkins Street
Sonoma, CA 95476

FILE NUMBER: MIN99-006

CASE PLANNER: Joel Galbraith

PROJECT ENGINEER: Larry Lackie

PLANNING COMMISSION REP.: David Johnson

BACKGROUND

A three lot parcel map was approved on this site in 1993. That parcel map expired on December 8, 1998.

CONDITIONS OF APPROVAL

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated July 1, 1999, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition the following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped receive November 5, 1999.

PLANNING

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

RESERVE "A"					
RESERVE "B"				2	
	1997	1998	1999	2000	2001

2. Housing allocation in-lieu fees for 2 units shall be paid at the close of escrow or six months after occupancy.
3. Building setbacks shall be shown on the local agency sheet of the final map. Front setbacks for one story structures shall be 50 feet from the Brush Creek Road pavement and 100 feet for the two story portion of the structure.
4. Trees removed shall be replaced as required by the tree ordinance. Improvement plans shall indicate all trees to be removed and shall indicate locations of the replacement trees.
5. Six foot high wood perimeter fencing shall be installed along the east and south property lines and along the Zimmerman property to the north.
6. Fire hydrants and lines shall be located a minimum 20 feet from tree trunks.
7. Improvement plans shall show mulching, native landscaping and meandering sidewalk detail along Brush Creek Road.

8. Specific alignment and design of driveway with tree driplines shall be determined at the improvement plan stage based on additional arborist review, with the intent of being to preserve heritage oak trees at the driveway entrance. The design shall include the following criteria:
 - a. The centerline of driveway shall be centered between the two oaks.
 - b. The centerline of the driveway shall be centered between the redwood and oak trees north of the existing house and paved 20 feet width from the this point easterly.
 - c. A 10 foot separation shall be maintained between the edge of pavement and existing house.
 - d. Use 10 foot minimum radius at corners of existing Lot 3 driveway and proposed common driveway.
9. If any private drainage improvements take place on the Ruffcorn property (182-150-070) the area where the work was done shall be restored and replanted. All drainage work, if any, on the Ruffcorn property shall use natural looking rock.

ENGINEERING

PARCEL AND EASEMENT DEDICATION

1. Vehicular access rights shall be dedicated to the City along the Brush Creek Road frontage of the site except at the planned driveway entrance to the project and any emergency access points that may be required but do not appear on the present plan.
2. All dedication costs shall be borne by the property owner, including preparation of any legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
3. The final map shall show a private storm drain easement over Lot 2 in favor of Zimmerman, Parcel No. 182 140 050 and 182 140 051 and Deadman, Parcel No. 182 140 052, and a private Utility and access easement on lots 1,2 and 3 in favor of the Deadman Parcel No. 182 140 052. All easements to offsite properties shall be recorded prior to signature of improvement plans and the recording documents number shown on the improvement plans.

PUBLIC STREET IMPROVEMENTS

4. Brush Creek Road is designated as a scenic roadway and is subject to reduced improvement standards required by City Council direction for scenic corridors. Right-of-Way for a half street section shall be 22 feet from centerline to property line. A 5 foot wide meandering asphalt pathway contained within the right of way with a minimum setback of 5 feet from the edge of pavement. A 7.5 foot public utility easement shall be dedicated behind the property line.
5. Improvements to Brush Creek Road shall consist of the removal and replacement to City Standards of the drive approach and failed A.C. pavement along the project frontage.
6. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively.
7. The cutting of Brush Creek Road for new services will require edge grinding per City Standard 209 with the A.C. overlay limits to be from edge of pavement to edge of pavement and 8 feet on both ends of the utility trench.

TRAFFIC

8. A traffic control plan is required for this project. The plan shall be in conformance with the State of California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones, 1990. The plan shall detail all methods, equipment and devices to be implemented for traffic control upon City streets within the work zone and other impacted areas. The plan shall be included as part of the Encroachment Permit application.
9. An Encroachment Permit must be obtained from the Department of Public Works prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

10. The common driveway for lots 1, 2 and 3 shall be 20 feet wide for a length of 20 feet then tapering down to a width of 16 feet, and shall be covered by joint access and utility easements. (A separate joint maintenance declaration shall be provided for each pair of lots served by a common driveway. Note: the California Department of Real Estate may require the formation of a homeowners association for maintenance of common facilities.) The driveway shall be built to City minor street structural standards with uniform slope from edge of pavement to edge of pavement. The common drive shall access through a 20 foot minimum width driveway conform per City Standard 252 with 20 foot radius at the edge of pavement.

11. Turn around capability on the common driveway 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 10 feet beyond the last driveway access point.
12. Private driveways shall provide turnouts that meet Fire Department requirements.
13. Private streets and driveways shall be constructed under continuous inspection by the project soils engineer in compliance with City Design and Construction Standards. Progress and final reports shall be furnished to the City in compliance with U.B.C. special inspection requirements. All costs related to such inspection shall be borne by the owner/developer.

STORM DRAIN

14. Hydraulic design shall conform to Sonoma County Water Agency criteria. 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.
15. Access to all public storm drain systems and structures shall be over a minimum 12 foot wide all weather access road of compacted shale up to a 10% roadway grade and asphalt pavement when roadway grade exceeds 10%. The access road shall be contained within a 20 foot public storm drain maintenance and access easement.
16. Prior to approval of improvement plans, an approval letter shall be obtained from the Sonoma County Water Agency for storm drainage design review.

ON-SITE DRAINAGE/EROSION CONTROL

17. Subdivision grading shall occur only between April 15 and October 15 unless otherwise approved by the City Engineer or Chief Building Official in conjunction with an approved erosion and sedimentation control plan.
18. Disturbed areas shall be stabilized and replanted with native vegetation.
19. An erosion control plan shall be included as part of the project improvement plans. Offsite properties and existing drainage systems shall be protected from siltation coming from the site.
20. Provide storm drain and easements for any on site lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot or offsite properties. No on site lot-to-lot overland drainage is permitted. Lot drainage

and private storm drain facilities shall be approved by the Chief Building Official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.

21. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system in an easement in favor of the upstream property owners to discharge into a public system. The private offsite storm drain system design through the project shall be reviewed and approved by the Sonoma County Water Agency and may be either piped or open channel. Drainage flows shall be conveyed offsite to the nearest approved public facility through a pipe or swale system contained in an offsite private storm drain easement.
22. Development flows offsite through private storm drain easements to public facilities shall be contained in existing easements and shall match predevelopment flows through the use of onsite detention or diversion to public storm drain systems in public right of way as approved by the City Engineer.
23. All existing offsite private storm drain easements shall be cleared within the easement limits to maintain hydraulic capacity of the drainage swales. The limits of the swales are as shown on the improvement plans contained in city files of the adjacent subdivisions.
24. Prior to approval of improvement plans, a streambed alteration agreement shall be obtained from the State Department of Fish and Game for all proposed work in the creek setback area.

GRADING

25. A Level 1 Assessment shall be made on the site and addressed in the soils report prior to approval of the improvement plans and shall address all remediation required.
26. A soils and geologic report is required and shall be provided with the initial improvement plans submitted for review. The report shall examine the site for backfill areas and state what will be required to bring backfill up to Chapter 18, Appendix 33 of the 1999 C.B.C. Standards.
27. Excess and unsuitable material shall be removed to a site approved by the City Building Division and the City Fire Department. Approvals must be obtained in writing prior to removals.
28. Existing structures to remain shall be inspected by the Building Division for building and zoning compliance prior to approval of improvement plans by the City Engineer.

29. Prior to approval of the final map remove existing structures designated to be removed.
30. Filling is restricted to 1 foot maximum above existing ground adjacent to existing residential lots.
31. Work within the driplines of trees to be saved shall be done under the supervision and approval of an arborist. A note shall be included in the grading plans stating that a construction fence shall be installed around the driplines of all trees to remain prior to commencing with any grading work.
32. Driplines of trees overhanging the property line shall be afforded the same level of protection as trees on site that are to remain.

OVERHEAD UTILITY LINES

33. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
34. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

UTILITIES DEPARTMENT CONDITIONS OF APPROVAL:

35. The existing public sewer main ending in a cleanout offsite on parcel number 182-140-052 shall be extended. Remove the existing cleanout and extend the existing 6 inch sewer main at same line and grade onto the project site and terminate at a manhole. An 8 inch sewer main shall then be extended from this new manhole to Brush Creek Road. The sewer main alignment must follow the roadway, be within the roadway and maintain a minimum 10 foot separation from existing oak trees. The sewer main shall be extended into Brush Creek Road and end in a manhole. The sewer main must be beyond the alignment of the A.C. berm for the driveway. The sewer system shall be designed at minimum slope and at a depth to allow future extensions serve all tributary properties along Brush Creek Road. Walk through gates are required on every fence crossing the sewer easements. This includes the fence between parcels 182-140-052 and 182-140-049.
36. The public sewer main must be installed per current City Standards. All sewer mains must be installed a minimum of 5' from any structures, curbs, property lines or edge of easement. Manholes must have clear access at all times (i.e. not located within parking stalls, etc.). Sewer mains shall not be deeper than 14' or shallower than 3', depth from finished grade measured over pipe. The driveway shall be extended to provide a paved access to the new manhole

- location to the Northeast corner of Lot 1. Any underground construction within the drip lines of trees must have arborist approval. Walk thru gates are required on the fence crossing the public sewer easements on AP# 182-140-052 and Lot 1 of this project.
37. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility and 20 feet wide for multiple utilities, whichever is greater, and shall be centered over the facility. The easement shall be 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. Footings and foundations may encroach into the one to one line from the pipe depth to the top of grade if approved in writing by the Chief Building Official and the Director of Utilities. This information shall be added to the information sheet of the Final Map. Reduction in the easement width may be allowed with written approval by the Director of the Utilities Department. 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.
 38. A water lateral must be provided for AP# 182-140-52.
 39. The engineer must provide a detailed utility plan showing onsite and offsite sewer, water and fire protection systems, and their connections to existing sewer and water facilities. The plan must also show any wells existing or to be abandoned, and septic systems to be abandoned. Submit Improvement Plans for the City Engineer's signature.
 40. Demand fees, meter installation fees, and processing fees required by the City must be paid by the applicant prior to issuance of a building permit. The local agency information sheet of the Final Map must be annotated with this information.
 41. Wells existing on the property shall be retained or abandoned as follows:
 - a. Retention of wells must comply with City and County codes. Retention of wells must be approved by the Sonoma County Permit and Resource Management Department. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 42. Any septic systems within the project boundaries must be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.

43. No reinforced concrete may be used in decorative street surfacing placed over publicly maintained sewer facilities.
44. Access maintenance roads for public sewer mains must be a minimum of 12' wide and meet minor street structural design. The design of the access road shall include drainage measures required to prevent damage from water.
45. Water meters shall be located along the Brush Creek Road frontage with private easements over the laterals to each property. No public water main onsite as shown. The meters shall be located out of the driveway and can either be installed with a combination service or separate services.
46. The static water pressure for this project is approximately 80-90 psi. The Tentative Map must clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet must also be annotated with this information.
47. Curb returns for all driveways and private streets requiring access must be a minimum of 20' inside radius and 40' outside radius.
48. Fire protection is to be provided in accordance with City Fire Department requirements. Fire hydrants must be placed a minimum of 10 feet from the roll down of driveways. A hydrant will be required at the Brush Creek Road frontage, a minimum of 10' from the driveway. No fire hydrant will be required along the private road.

RECREATION AND PARKS

1. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, and the amount shall be determined by the resolution in affect at the time. This project was deemed complete on November 10, 1999.

PUBLIC HEARING

Pam Field, 5919 Anson Drive, submitted a letter requesting a 25 foot or larger rear setback to provide greater privacy.

Dee Ruffcorn, 5911 Anson Drive, stated that she reviewed the drainage study and that she agreed with the conclusions of the study, but she wanted to state for the record that silt from Fountaingrove Ranch may have had some impacts on drainage.

Khaled Anber clarified that the project would not impact future Brush Creek Road setbacks for development of the property to the south.

The Subdivision Committee of the City of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed Dehnert parcel map, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the State Subdivision Map Act, based upon the following findings:

1. The proposed parcel map and the design of the proposed subdivision are consistent with the Santa Rosa General Plan in that the subdivision would create three parcels in a General Plan area designated Low Density Residential and the single family residential uses permitted by the parcel map and by the required zoning for the property on which it is situated are allowable under the General Plan designation. No specific plan applies to the subject property.
2. The site is physically suitable for the type of development shown on the parcel map in that the parcels are of a shape and size and have topographical characteristics which easily lend themselves to single family residential use.
3. The site is physically suitable for the proposed intensity of development in that it will accommodate the parcels as shown on the proposed parcel map.
4. Neither the design of the proposed subdivision nor the improvements will cause substantial environmental damage or will substantially and avoidably injure fish or wildlife habitat. The Subdivision Committee has determined that the proposed subdivision would create no adverse environmental effects including those described above.
5. Neither the design of the subdivision nor the type of improvements as proposed is likely to cause serious health problems in that no health or sanitary problems exist on the site or in the area of the site and the City can provide adequate water and sewer services to the property.
6. Neither the design of the subdivision nor the type of improvements, as proposed, will conflict with easements, acquired by the public at large, for access through, or use of, any property within the proposed subdivision. The Subdivision Committee, after review, has determined that no such easements exist.
7. The proposed subdivision meets the housing needs of the City and the public service needs which will be generated by the subdivision's users are within the available fiscal and environmental resources of the City.
8. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.

9. The proposed subdivision will not discharge waste into the City's sewer system that would result in violation of any requirements prescribed by the California Regional Water Quality Control Board.

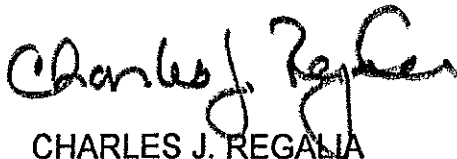
The Subdivision Committee is a subordinate agency of the City Planning Commission and is empowered to act on behalf of the Commission. All actions by the Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

ACTION:

- Approval with conditions as set forth in this report.
 Denial - Major Reasons:
 Continuance.
 Final Action Referred to the Planning Commission.

VOTE:

<u>Name</u>	<u>Aye</u>	<u>No</u>	<u>Continue</u>
<u>Joel Galbraith</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Larry Lackie</u>	<u>X</u>	<u> </u>	<u> </u>
<u>David Johnson</u>	<u>X</u>	<u> </u>	<u> </u>



CHARLES J. REGALIA
Deputy Director of
Community Development - Planning



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402 1678
FAX 707 543-3218
FAX 707-543-3219

NOTICE OF GROWTH MANAGEMENT ALLOTMENT

January 16, 2002

The Dehnerts
1900 Brush Creek Road
Santa Rosa, CA 95404

GROWTH MANAGEMENT ALLOTMENT - LANDS OF DEHNERT

In response to your request, your project has been allotted the following growth management allotments:

Reserve A					
Reserve B					2
	1998	1999	2000	2001	2002

If the allotment is not utilized during the year(s) it is available, it will be lost. If you know you cannot pull your building permit(s) during the year in which the allotments are available, please contact the project planner to determine if the allotments can be made available in another year.

For further information on the decision, please contact the project planner, Joel Galbraith, at 707/543-3256.

LISA KRANZ
City Planner

c: Joel Galbraith, City Planner

(e:\wpfiles\gm\ltr\dehnert.ltr)



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

NOTICE OF CHANGE IN GROWTH MANAGEMENT ALLOTMENT

December 22, 2000

Mike Buti
280 Perkins Street
Sonoma, California 95476

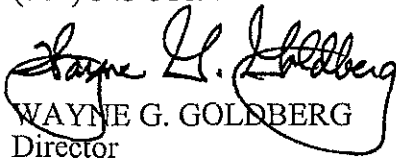
LANDS OF DEHNERT - 1900 BRUSH CREEK ROAD

This letter is in response to your request to change 2 Reserve B growth management allotments granted for the Lands of Dehnert project from 2000 to 2001. Since there are Reserve B allotments available in 2001, the allotments will be shifted as follows:

Reserve A					
Reserve B					2
	1997	1998	1999	2000	2001

Please be aware that this shifting of allotments does not affect the tentative map's expiration.

If you have any questions, please contact the project planner, Sonia Binnendyk, at (707) 543-3183.


WAYNE G. GOLDBERG
Director

WGG:lk

- c: Lisa Kranz, City Planner
- ✓ Sonia Binnendyk, City Planner



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

NOTICE OF GROWTH MANAGEMENT ALLOTMENT

June 29, 2000

Michael Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404

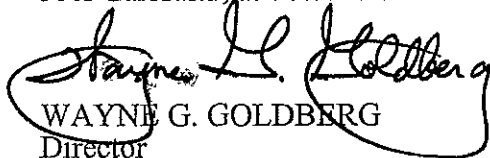
LANDS OF DEHNERT-1900 BRUSH CREEK ROAD-MIN99-006

On June 21, 2000, the Subdivision Committee approved the above project, allowing growth management entitlements to be allotted. Your project has been allotted the following:

Reserve A					
Reserve B				2	
	1997	1998	1999	2000	2001

If the allotment is not utilized during the year(s) it is available, it will be lost. If you know you cannot pull your building permit(s) during the year in which the allotments are available, please contact the project planner to determine if the allotments can be made available in another year.

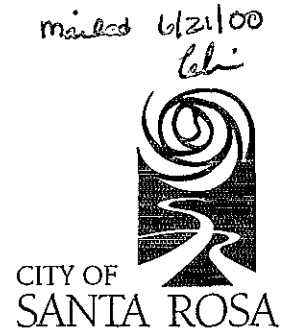
For further information on the decision, please contact the project planner, Joel Galbraith, at 707/543-3256.


 WAYNE G. GOLDBERG
 Director

WGG;jwg

c: Lisa Kranz, City Planner
Joel Galbraith, City Planner

Notice of Project Approval



DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

June 21, 2000

To Neighboring Property Owners and Interested Parties:

**LANDS OF DEHNERT - 1900 BRUSH CREEK ROAD, SANTA ROSA
FILE(S): MIN99-006**

The Santa Rosa Department of Community Development has approved a Parcel Map application to allow a three lot subdivision at the above address. The approved project is described as follows:

Project Description: Subdivide the 1.3 acre site into 3 lots with the existing home to remain. The project would allow the construction of two new homes at the rear of the property.

Date of Approval: June 21, 2000

Applicant: Mike Dehnert

This action is subject to appeal within ten (10) working days from the date of approval. Reasons for an appeal must be made in writing. Appeals must be accompanied by a \$25.00 fee and filed at the following address:

Department of Community Development
100 Santa Rosa Avenue, Room 3
P.O. Box 1678, Santa Rosa, CA 95402-1678

Should you have any questions, please contact Joel Galbraith, City Planner, by e-mail at jgalbraith@ci.santa-rosa.ca.us or by telephone at (707) 543-3256.

Sincerely,



JOEL GALBRAITH
City Planner



DEHNERT PARCEL MAP

1900 BRUSH CREEK ROAD



FILE NO. MIN 99-006



CITY OF
SANTA ROSA

David and Pamela Field
5919 Anson Drive
Santa Rosa, CA 95409
707.538.2555

Joel Galbraith
Department of Community Development, City of Santa Rosa
PO Box 1678
Santa Rosa, CA 95402

Re: Dehnert Parcel Map File # MIN 99-006

Dear Mr. Galbraith and Mr. (?) Lackie,

Regarding the above noted parcel (Dehnert Parcel Map File # MIN 99-006) subdivision:

We completely understand the City's policy regarding infill projects vs. annexation and subsequent disappearance of greenbelt separators, and agree with this type of policy.

Our concern for the present project is that the sub-rural character of our neighborhood not be too heavily impacted by a) over dividing, and b) inadequate setback requirements to the lot lines shared with existing housing. Evidently, the first concern is already addressed, as this subdivision will divide the subject parcel into three lots. We feel this is reasonable.

In several meetings regarding this parcel over the last five years, the City has kindly accommodated our request that setbacks be at least 25 feet along the lot lines running on the southeast border of the parcel. We would greatly appreciate your continuing this stipulation, even larger setbacks than 25 feet, if practical, would be appreciated. Such setbacks would also provide greater privacy and better usage for the subdivided lots as well.

Thank you for your favorable consideration of our position.

Sincerely,

A handwritten signature in cursive script that reads "David & Pamela Field". The signature is written in dark ink and is positioned above the printed name.

David and Pamela Field

June 20, 2000

Joel Galbraith
Jgalbraith@ci.santa-rosa.ca.us

Re:MIN99-0006
Land of Dehnert

I live adjacent to the proposed property. I have a primary request that a maximum height, solid fence be posted at the expense of the developer. The noise & loss of privacy from the construction work/traffic and the new dwellings should be partially minimized by this barrier.

Last year the property was applying for 2 homes on 1/3 acre parcels. I did not oppose 2 homes being built. I STRONGLY OPPOSE 3 HOMES BEING BUILT ON THE SUBJECT PROPERTY. Primarily for traffic, noise and general congestion.

I have witnessed the property owner being blatantly irresponsible and antagonizing ever since I moved here in 1997.

On April 26, 1999 I alerted the city zoning department to a group of people **washing out 5 gallon paint buckets and dumping** the contents onto the ground in front of the metal "barn" sitting on the rear of 1900 Brush Creek Road. The proposed building site.

Has the city has done anything to investigate the possibility of soil contamination? This is especially important since the subject property has a drainage culvert.

Throughout April 2000 I have *date and time notes* for the traffic going to this barn. These were not vehicles belonging to the Denherts, but to other people. They are primary utility pick-up trucks and vans. There is even a black and purple trailer with an air compressor hose. It matches the van advertising "Mr. D's Painting". I have seen people picking up paint in 5 and 1-gallon containers and all days of the week. I have pictures of vehicles and equipment. Only very recently has this traffic quieted, but it has not stopped.

As recent as May 11, 2000 from 8:45am to 9:15am a large moving size truck, with the 'Safety Clean' company sign, was moving 55 gallon drum(s) into this barn. The last time I checked, Denhert did not have a business license to operate a multi-employee painting business out of his home.

Does a person get to abuse land, possibly endanger the health of others and then profit? Please investigate the contamination issue before granting any permit.

Sincerely,

K. Zimmermann

1910 Brush Creek Rd
Santa Rosa, CA 95404

Galbraith, Joel

From: DoctorDF@aol.com
Sent: Tuesday, June 20, 2000 10:54 PM
To: jgalbraith@ci.santa-rosa.ca.us; llackie@ci.santa-rosa.ca.us
Subject: Dehnert Parcel Map File # MIN 99-006

Dear Mr. Galbraith and Mr. (?) Lackie,

Regarding the above noted parcel (Dehnert Parcel Map File # MIN 99-006) subdivision:

We completely understand the City's policy regarding infill projects vs. annexation and subsequent disappearance of greenbelt separators, and agree with this type of policy.

Our concern for the present project is that the sub-rural character of our neighborhood not be too heavily impacted by a) overdividing, and b) inadequate setback requirements to the lot lines shared with existing housing. Evidently, the first concern is already addressed, as this will be subdivision will divide the subject parcel into three lots. We feel this is reasonable.

In several meetings regarding this parcel over the last five years, the City has kindly accommodated our request that setbacks be at least 25 feet along the lot lines running on the southeast border of the parcel. We would greatly appreciate your continuing this stipulation, even larger setbacks than 25 feet, if practical, would be appreciated. Such setbacks would also provide greater privacy and better usage for the subdivided lots as well.

Thank you for your favorable consideration of our position.

David and Pamela Field
5919 Anson Drive
Santa Rosa, CA 95409

Joel

SUBDIVISION COMMITTEE

AGENDA



WEDNESDAY, JUNE 21, 2000

CONVENING: In the Department of Community Development Conference Room, Santa Rosa City Hall, 100 Santa Rosa Avenue, Room 5, starting at 10:00 a.m.

SUBDIVISION COMMITTEE

1.1	HOLLY COURT 3530 Coffey Lane Project Planner: Project Engineer:	10:00 a.m. Maureen Rasmussen Andy Allen
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Project Description: One year extension of time on a previously approved Tentative Parcel map subdividing a 0.59 acre site into 4 lots in order to construct 3 new single family detached residences.

1.2	LANDS OF DEHNERT 1900 Brush Creek Road Project Planner: Project Engineer:	10:00 a.m. Joel Galbraith Larry Lackie
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Project Description: Subdivide a 1.3 acre site into 3 single family residential lots.

For accessible meeting information please call (707) 543-3200
TDD (707) 543-3031



NOTICE TO APPLICANT: This agenda gives the date, place and approximate time your agenda item will be discussed at the Subdivision Committee meeting. To aid the Committee with information which may not have been reviewed before this meeting, it is suggested that you or your appointed representative be in attendance.

ORIGINAL

Dear Santa Rosa City Planners:

We don't believe that any of us in the surrounding neighborhood are thrilled with the development of new homes on this property with its accompanying visual & noise impact. With that said, we have little doubt that houses will eventually be approved on this site. So, the question is: how to lessen the impact on adjacent properties:

1. The addition of a "noise barrier fence" similar to fences used at other developments to lessen visual & noise impact. You will remember that a fence was approved by the planners the last time this proposal came before you. It was removed from the plan only because the previous developer requested it be removed at a subsequent planning meeting and no one from the neighborhood was available to object.
2. The potential change in water runoff is a huge issue. As you can see from the pictures we have provided, flooding is a major problem during the rainy season & seriously impacts ours & adjacent properties. The swale is unable to handle any additional water in its current condition.

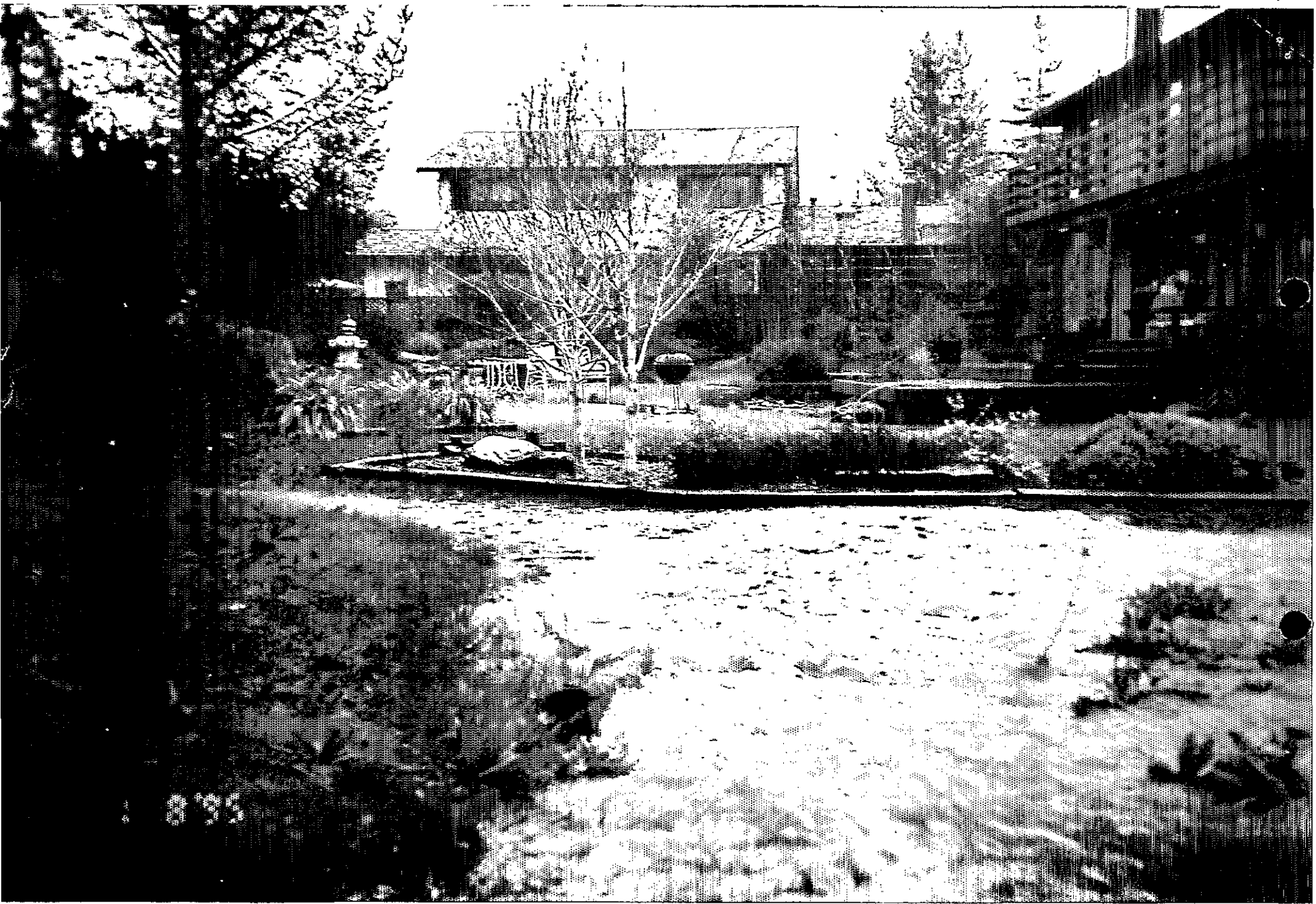
When this development was previously submitted, CalVet, the mortgage lender of our property, would not allow any additional runoff in the swale without proper engineering studies. This swale collects water from the Brush Creek hills & surrounding areas. The area where the proposed new home sites are located becomes a bog during the rainy season. The loss of area (for ground drainage) due to new foundations & driveways will no doubt force additional water into our drainage swale well beyond its capacity. We assume the City will require thorough engineering studies which may result in the addition of an underground pipe the length of the swale or result in dredging the swale. Any alterations, of course, must not affect our landscaping.

3. "Setback" is also of great concern to us. We would hope that in the planning of this development, the setback from our property line(s) to the backs of new homes/yards is maximized. It would be of great benefit to both existing and new homeowners to enjoy the "country setting" and not have the worst-case scenario of "zero or minimum lot lines".

Thank you for considering these issues.

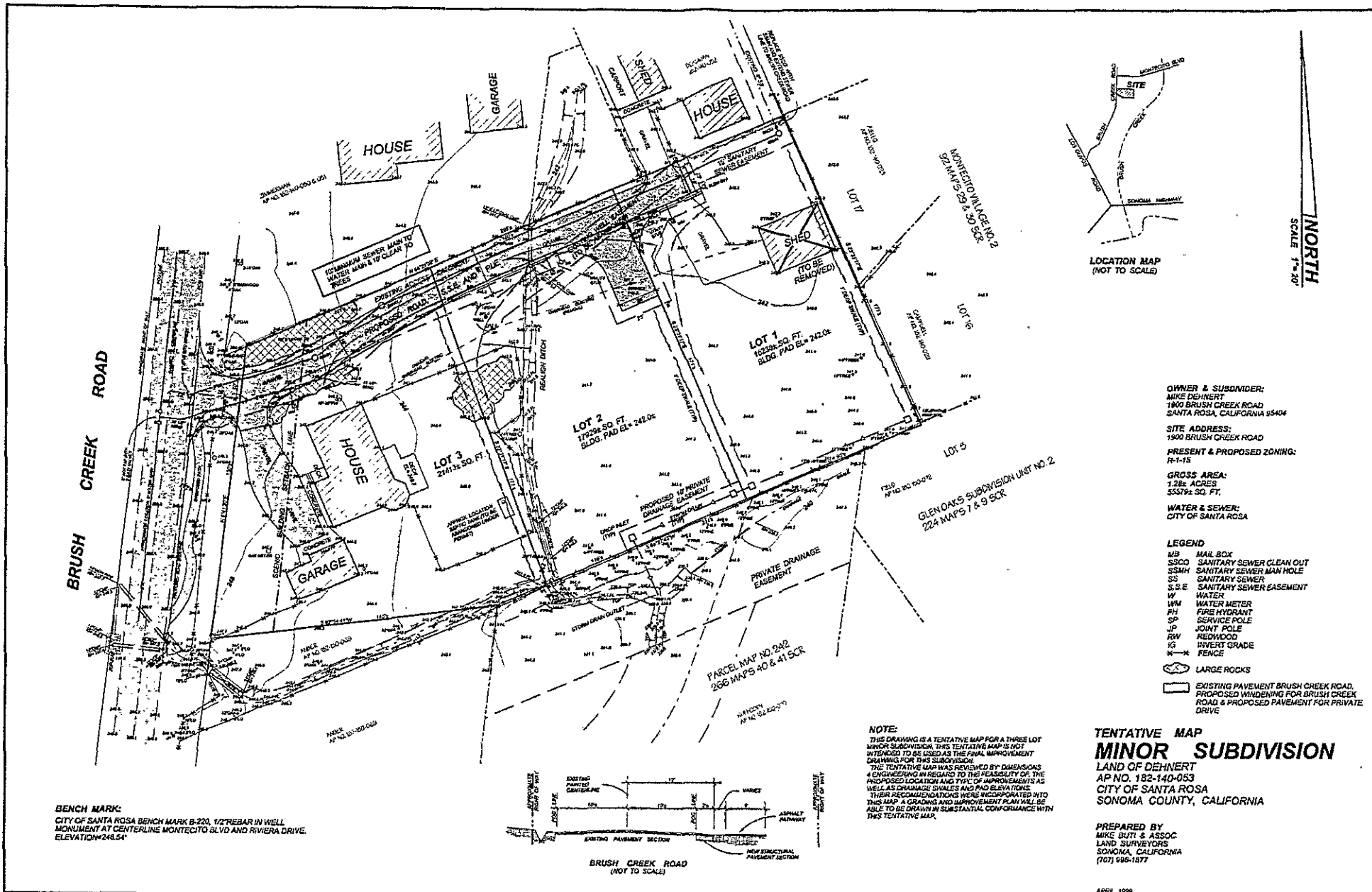
Respectfully,

John & Dee Ruffcorn 5911 Anson Drive 539-5816 01-02-2000









LOCATION MAP (NOT TO SCALE)

NORTH
SCALE 1" = 20'

OWNER & SUBDIVIDER:
MIKE DEHNERT
1900 BRUSH CREEK ROAD
SANTA ROSA, CALIFORNIA 95404

SITE ADDRESS:
1900 BRUSH CREEK ROAD

PRESENT & PROPOSED ZONING:
R-1-15

GROSS AREA:
1.28± ACRES
5537± SQ. FT.

WATER & SEWER:
CITY OF SANTA ROSA

- LEGEND
- MB MAIL BOX
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMH SANITARY SEWER MAN HOLE
 - SS SANITARY SEWER
 - S.S.E. SANITARY SEWER EASEMENT
 - W WATER
 - WM WATER METER
 - PH FIRE HYDRANT
 - SP SERVICE POLE
 - JP JOINT POLE
 - RW REDWOOD
 - IG INVERT GRADE
 - F FENCE
 - LARGE ROCKS
 - ▭ EXISTING PAVEMENT BRUSH CREEK ROAD, PROPOSED WIDENING FOR BRUSH CREEK ROAD & PROPOSED PAVEMENT FOR PRIVATE DRIVE

**TENTATIVE MAP
MINOR SUBDIVISION**
LAND OF DEHNERT
AP NO. 182-140-053
CITY OF SANTA ROSA
SONOMA COUNTY, CALIFORNIA

PREPARED BY
MIKE BUTI & ASSOC.
LAND SURVEYORS
SONOMA, CALIFORNIA
(707) 939-1877

APRIL, 1998

Notice of Application



DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

December 8, 1999

To Neighboring Property Owners and Interested Parties:

**LANDS OF DEHNERT - 1900 BRUSH CREEK ROAD, SANTA ROSA
FILE(S): MIN99-006**

The Santa Rosa Department of Community Development has received a Minor Subdivision application to allow a 3 lot subdivision at the above address. A three lot subdivision had been previously approved on this site. The previous approval has expired. The proposed project is described as follows:

Project Description: Subdivide a 1.3 acre parcel into 3 single family residential lots with the existing home to remain.

Parcel Size: Lot 1 is 16,238 square feet. Lot 2 is 17,929 square feet.
Lot 3 is 21,413 square feet.

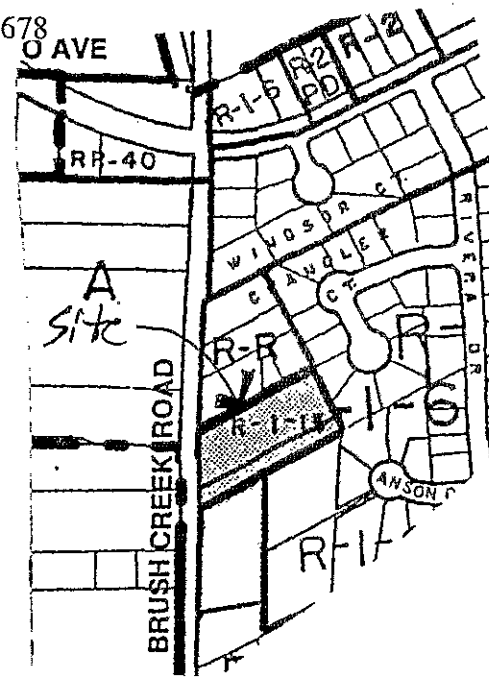
We would appreciate receiving any questions or comments you may have regarding this proposal. **Please provide written or oral comments by December 22, 1999.** The application file and plans are available to review in the Department of Community Development. A location map and reduced site plan is enclosed. You may reach me and send written comments to:

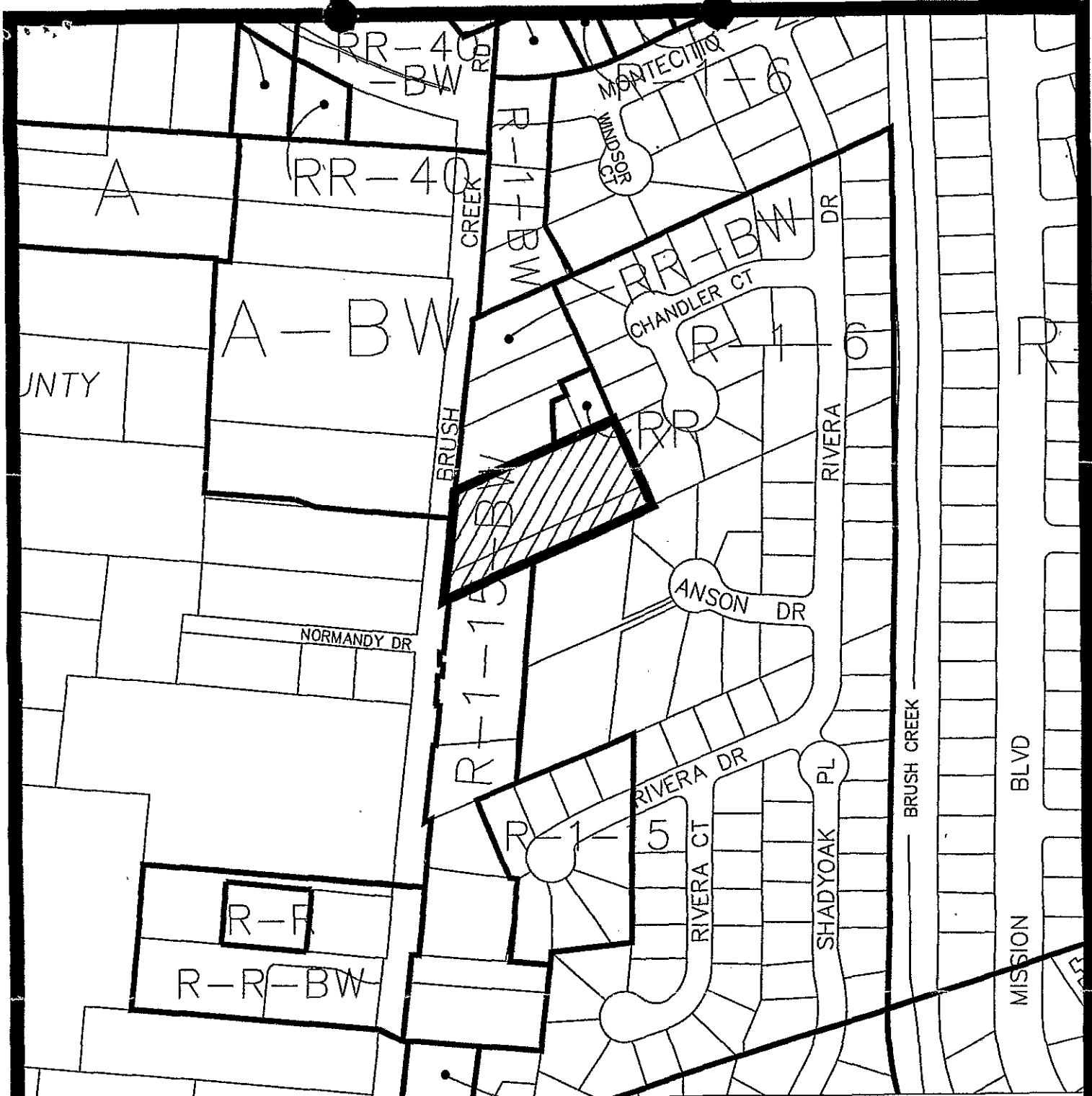
Joel Galbraith, Department of Community Development
100 Santa Rosa Avenue, Room 3
P.O. Box 1678, Santa Rosa, CA 95402-1678
Phone: (707) 543-3256
Fax: (707) 543-3218
e-mail: jgalbraith@ci.santa-rosa.ca.us.

Thank you for your attention to this matter.

Sincerely,

JOEL GALBRAITH
City Planner





DEHNERT PARCEL MAP

1900 BRUSH CREEK ROAD



FILE NO. MIN 99-006





CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402 1678
FAX 707-543-3218
FAX 707-543-3219

December 22, 1999

Dear property owner/interested party:

A neighborhood meeting has been scheduled to discuss a proposed subdivision (Lands of Dehnert) located at 1900 Brush Creek Road. The proposal consists of subdividing the 1.3 acre parcel into 3 single family residential lots with the existing residence to remain. The previous project approval on this site has expired. The purpose of the neighborhood meeting is to give the neighborhood an opportunity to review the proposal and ask question prior to a future public hearing.

The neighborhood meeting is scheduled for January 5, 2000, at 7 PM in Room 7, City Hall, 100 Santa Rosa Avenue.

If you have any questions please contact me at (707) 543-3256.

Sincerely,

JOEL GALBRAITH
City Planner

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA. 95402

JAN 27 2000

DEPARTMENT OF
COMMUNITY DEVELOPMENT

To: City of Santa Rosa
City Manager
Jose Galvan
1000 Beach Street
Santa Rosa, CA 95402
Tel: 261-0000

Re: Santa Rosa Land Use Ord. 2000. Herby requests this extension for the
preliminary analysis for the proposed property for City of Santa Rosa.

On the following date: [unclear] of this extension.

[unclear] due

City of Santa Rosa [unclear]



CITY OF
SANTA ROSA

January 13, 2000

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 Santa Rosa Avenue

Post Office Box 1678

Santa Rosa, CA 95402-1678

FAX 707-543-3218

FAX 707-543-3219

Michael Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404

LANDS OF DEHNERT-1900 BRUSH CREEK ROAD-MIN99-006

Dear Mr. Dehnert:

The Department of Community Development has completed preliminary review of your proposed three lot minor subdivision and the following issues have been identified:

1. Due to identified drainage problems in the area, a hydraulic analysis is required prior to project approval. The analysis needs to include a study of the tributary basin draining through the open swales to the piped public system behind Rivera Drive to Brush Creek. The study should address the original design capacity of the swales, ditches and pipes downstream of the project, the current design capacities of the same facilities reflecting, predevelopment, current and future buildout conditions with 10 and 100 year storms. The flows from the Brush Creek Road ditch line should also be identified and added into the cumulative flows separately. The study should use SCWA criteria for channel capacity and all calculations and tables should be provided in the report. If peer review by the SCWA is required, all cost of the review would be borne by the applicant.
2. Submit a plan showing proposed fencing.

Based upon the above issue, the Department of Community Development can not recommend approval. Any additional information needs to be Submitted by February 16, 2000. If additional time is need a 60 day freeze may be requested.

If you have any questions please contact me at 543-3256.

Sincerely,

JOEL GALBRAITH
City Planner

- c. Mike But, 280 Perkins Street, Sonoma, CA 95404
Larry Lackie, Assistant Civil Engineer

Galbraith, Joel

From: Lackie, Larry
Sent: Friday, January 07, 2000 5:13 PM
To: Galbraith, Joel
Subject: Dehnert Parcel Map

Joel

To condition this application for defensible storm drain conditions we need to get a hydraulic analysis for the tributary basin draining through the open swales to the pipe the public pipe system behind Rivera Drive to Brush Creek. The study should address the original design capacity of swales, ditches and pipes downstream of the project the current design capacity of the same facilities reflecting predevelopment, current and future build out conditions with 10 and 100 year storms. The flows from the Brush Creek Road ditch line should also be identified and added into the cumulative flows separately. The study should use S.C.W.A. criteria for channel capacity and all calculations and tables should be provided in the report. Engineering may opt to require peer review by the S.C.W.A. and if so all costs would be borne by the applicant for such review.

Thank You

Larry

5914 Anson Dr.
Santa Rosa, CA 95409

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

December 21, 1999

DEC 22 1999

Mr. Joel Galbraith
Department of Community Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95402-1678

DEPARTMENT OF
COMMUNITY DEVELOPMENT

**RE: LANDS OF DEHNERT - 1900 BRUSH CREEK ROAD, SANTA ROSA
FILE(S): MIN99-006**

Dear Mr. Galbraith:

In regard to the above proposed minor subdivision, any water that is put into the Ruffcorn drainage easement will impact the downstream easement on our property. The present drainage swale and culvert is barely adequate to handle the current runoff, and during periods of heavy rain, the water level rises rapidly in our backyard. Because our home is at the lowest level along the swale, this causes us grave concern; there is no safety margin left to handle surges of encapsulated water from additional upstream development. In addition to flooding, there are also personal-safety and soil-erosion concerns.

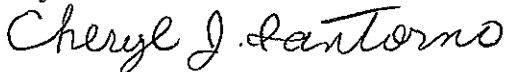
The present drainage system is unusual to begin with; an open swale on a residential property providing drainage for both private properties as well as a public roadway. In all other instances of drainage that I am familiar with along Brush Creek Road, the culvert system is extended all the way to the roadside ditches and/or very near to the properties being drained. It is unreasonable to expect us to provide additional neighborhood storm-sewer capacity across our land, especially in view of the aforementioned flooding concerns.

Therefore, we do not approve of encapsulated water being drained across our land from the Dehnert property. Some other provisions must be made to handle this drainage, either by extending and branching the culvert upstream to the property in question, or by diverting the runoff to the Brush Creek channel via some alternate path.

Sincerely,



Raymond R. Botelho



Cheryl J. Iantorno

Joel Galbraith
Dept. of Community Development
100 Santa Rosa Ave, Room 3
P.O. Box 1678
Santa Rosa, Ca 95402-1678

21 December, 1999

Dear Joel:

Regarding the Dehnert Project at 1900 Brush Creek Road:

I am concerned how the additional water directed to my drainage swale will impact mine and adjacent properties. You have seen the pictures of the yard flooding that takes place during a normal Winter and I am afraid that any additional water added will reach my foundation.

This extra runoff was enough concern to Cal Vet, my mortgage lender, when Ms. Andrews owned the property for them to require engineering studies be done prior to allowing use of this private drainage.

I trust this will be given strong consideration prior to any construction.
Thank you.

Sincerely,


John Ruffcorn

5911 Anson Drive
Santa Rosa, CA 95409
539-5816

*sent
12-22-99
JWG*



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

December 22, 1999

Dear property owner/interested party:

A neighborhood meeting has been scheduled to discuss a proposed subdivision (Lands of Dehnert) located at 1900 Brush Creek Road. The proposal consists of subdividing the 1.3 acre parcel into 3 single family residential lots with the existing residence to remain. The previous project approval on this site has expired. The purpose of the neighborhood meeting is to give the neighborhood an opportunity to review the proposal and ask question prior to a future public hearing.

The neighborhood meeting is scheduled for January 5, 2000, at 7 PM in Room 7, City Hall, 100 Santa Rosa Avenue.

If you have any questions please contact me at (707) 543-3256.

Sincerely,
Joel Galbraith
JOEL GALBRAITH
City Planner

sent
12-8-99

Notice of Application



DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

December 8, 1999

To Neighboring Property Owners and Interested Parties:

**LANDS OF DEHNERT - 1900 BRUSH CREEK ROAD, SANTA ROSA
FILE(S): MIN99-006**

The Santa Rosa Department of Community Development has received a Minor Subdivision application to allow a 3 lot subdivision at the above address. A three lot subdivision had been previously approved on this site. The previous approval has expired. The proposed project is described as follows:

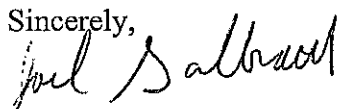
Project Description: Subdivide a 1.3 acre parcel into 3 single family residential lots with the existing home to remain.

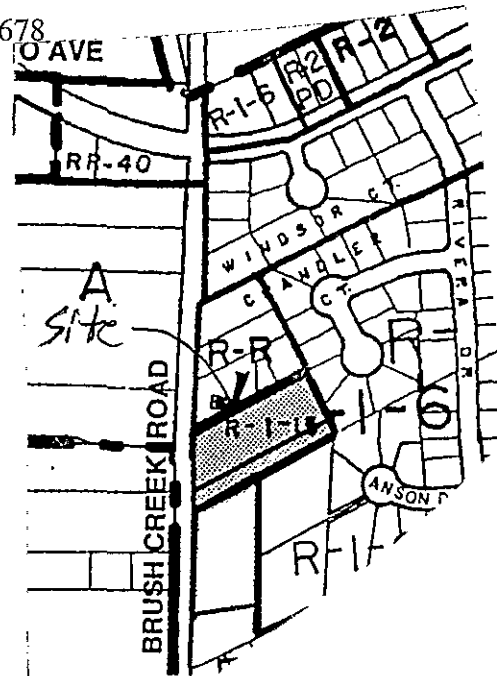
Parcel Size: Lot 1 is 16,238 square feet. Lot 2 is 17,929 square feet.
Lot 3 is 21,413 square feet.

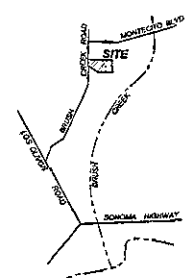
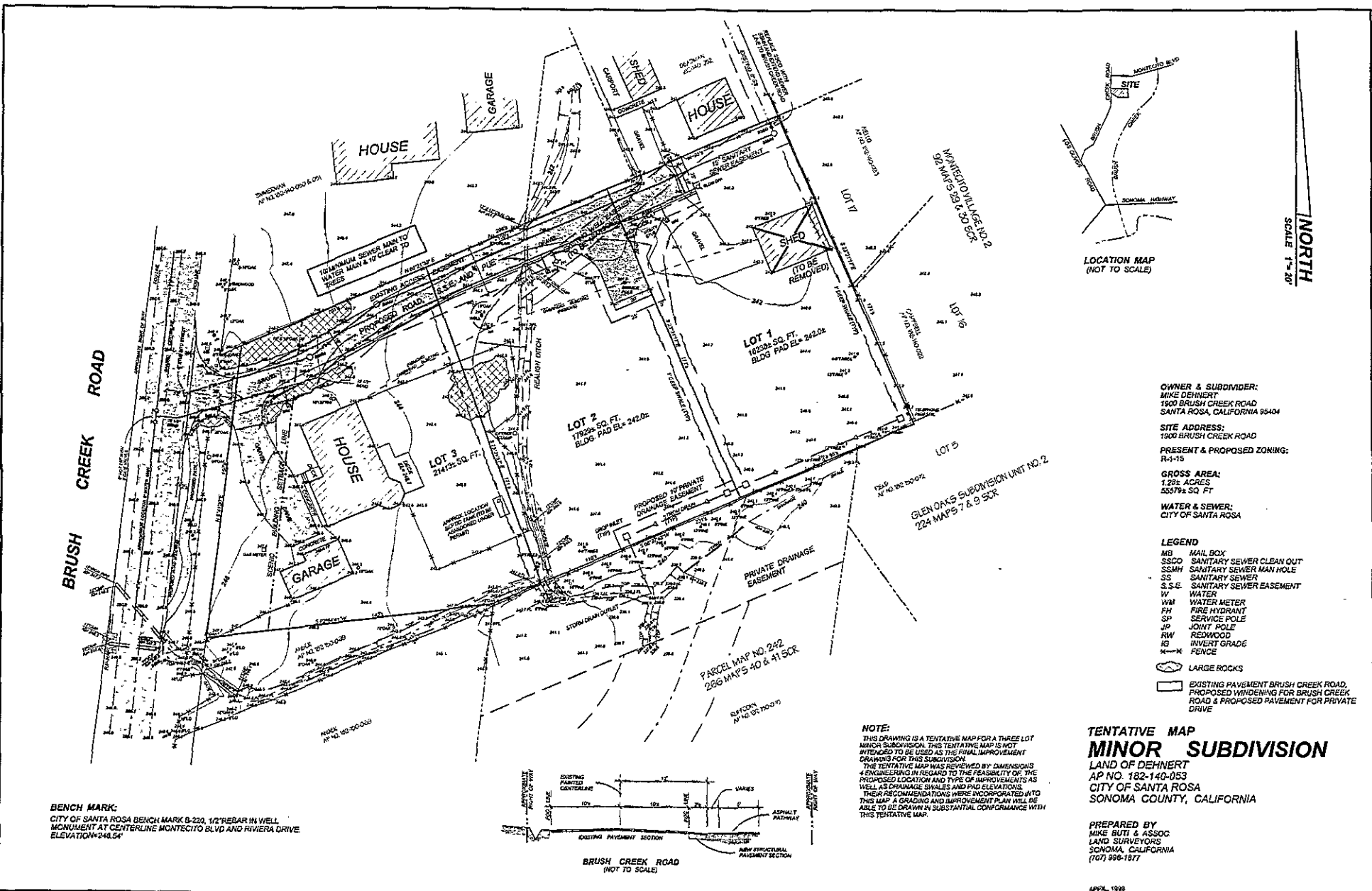
We would appreciate receiving any questions or comments you may have regarding this proposal. **Please provide written or oral comments by December 22, 1999.** The application file and plans are available to review in the Department of Community Development. A location map and reduced site plan is enclosed. You may reach me and send written comments to:

Joel Galbraith, Department of Community Development
100 Santa Rosa Avenue, Room 3
P.O. Box 1678, Santa Rosa, CA 95402-1678
Phone: (707) 543-3256
Fax: (707) 543-3218
e-mail: jgalbraith@ci.santa-rosa.ca.us.

Thank you for your attention to this matter.

Sincerely,

JOEL GALBRAITH
City Planner





LOCATION MAP
(NOT TO SCALE)

NORTH
SCALE 1"=20'

OWNER & SUBDIVIDER:
MIKE DEHNERT
1900 BRUSH CREEK ROAD
SANTA ROSA, CALIFORNIA 95404

SITE ADDRESS:
1900 BRUSH CREEK ROAD

PRESENT & PROPOSED ZONING:
R-1-15

GROSS AREA:
1.28± ACRES
55379± SQ. FT.

WATER & SEWER:
CITY OF SANTA ROSA

- LEGEND**
- MB MAIL BOX
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMH SANITARY SEWER MAN HOLE
 - SS SANITARY SEWER
 - S.S.E. SANITARY SEWER EASEMENT
 - W WATER
 - WM WATER METER
 - FH FIRE HYDRANT
 - SP SERVICE POLE
 - JP JOINT POLE
 - RW REDWOOD
 - IG INVERT GRADE
 - FENCE
 - LARGE ROCKS

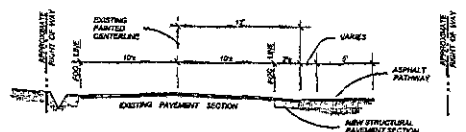
- ▭ EXISTING PAVEMENT BRUSH CREEK ROAD, PROPOSED WIDENING FOR BRUSH CREEK ROAD & PROPOSED PAVEMENT FOR PRIVATE DRIVE

**TENTATIVE MAP
MINOR SUBDIVISION
LAND OF DEHNERT
AP NO. 182-140-053
CITY OF SANTA ROSA
SONOMA COUNTY, CALIFORNIA**

PREPARED BY
MIKE BUTI & ASSOC.
LAND SURVEYORS
SONOMA, CALIFORNIA
(707) 998-1877

NOTE:
THIS DRAWING IS A TENTATIVE MAP FOR A THREE LOT MINOR SUBDIVISION. THIS TENTATIVE MAP IS NOT INTENDED TO BE USED AS THE FINAL IMPROVEMENT DRAWING FOR THIS SUBDIVISION.
THE TENTATIVE MAP WAS REVIEWED BY DIMENSIONSON & ENGINEERS IN REGARD TO THE FEASIBILITY OF THE PROPOSED LOCATION AND TYPE OF IMPROVEMENTS AS WELL AS DRAINAGE SWALES AND PAD ELEVATIONS. THEIR RECOMMENDATIONS WERE INCORPORATED INTO THIS MAP. A GRADING AND IMPROVEMENT PLAN WILL BE ABLE TO BE DRAWN IN SUBSTANTIAL CONFORMANCE WITH THIS TENTATIVE MAP.

BENCH MARK:
CITY OF SANTA ROSA BENCH MARK B-229, 1/2" RESAR IN WELL MONUMENT AT CENTERLINE MONTECITO BLVD AND RIVERA DRIVE ELEVATION=244.54'



BRUSH CREEK ROAD
(NOT TO SCALE)

APRIL 1988

JOB# 878



Department of Community Development

File No. MIN 99-006
Project Name Lands of Dehnert
Planner's Name Joel Galbraith

REFERRAL FORM

REFERRAL DEPARTMENT/AGENCIES

REFERRAL DATE: 11 11 1999
REFERRAL DUE DATE: 12 1 3 1999

CITY DEPARTMENTS

- | SENT | REC'D | |
|-------------------------------------|--------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Building |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Housing |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Police |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Community Development Engineering (3) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Engineer |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Utilities |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Public Works |
| <input type="checkbox"/> | <input type="checkbox"/> | Recreation and Parks |
| <input type="checkbox"/> | <input type="checkbox"/> | Transit |
| <input type="checkbox"/> | <input type="checkbox"/> | Others _____ |

OUTSIDE AGENCIES AND ASSOCIATIONS

- | SENT | REC'D | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | School District _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Neighborhood Associations <u>Brush Creek Rd. HOA</u>
<u>C/O Diane Jackson</u>
<u>1986 Brush Creek Creek Rd 04</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Cable One |
| <input type="checkbox"/> | <input type="checkbox"/> | Empire Waste Management |
| <input type="checkbox"/> | <input type="checkbox"/> | Sonoma State University |
| <input type="checkbox"/> | <input type="checkbox"/> | Sonoma County LAFCO |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sonoma County Water Agency |
| <input type="checkbox"/> | <input type="checkbox"/> | Sonoma County Dept. of Environmental Health |
| <input type="checkbox"/> | <input type="checkbox"/> | Sonoma County Transit |
| <input type="checkbox"/> | <input type="checkbox"/> | Sonoma County Transportation Authority |
| <input type="checkbox"/> | <input type="checkbox"/> | Regional Water Quality Control Board |
| <input type="checkbox"/> | <input type="checkbox"/> | California Native Plant Society |
| <input type="checkbox"/> | <input type="checkbox"/> | California Dept. of Fish and Game |
| <input type="checkbox"/> | <input type="checkbox"/> | Cal Trans |
| <input type="checkbox"/> | <input type="checkbox"/> | Alcoholic Beverage Control |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pacific Bell |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pacific Gas and Electric |
| <input type="checkbox"/> | <input type="checkbox"/> | U.S. Dept. of Interior (Fish and Game) |
| <input type="checkbox"/> | <input type="checkbox"/> | Army Corps of Engineers |
| <input type="checkbox"/> | <input type="checkbox"/> | Others _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Send Completeness Letter

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Clerical Initials

DMR

COMMENTS:



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218
FAX 707-543-3219

November 10, 1999

Michael Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404

APPLICATION COMPLETE
LANDS OF DEHNERT - 1900 BRUSH CREEK ROAD
FILE NUMBER: MIN99-006

The Department of Community Development has reviewed your application and has determined that it has sufficient information to begin the project review phase.

The project will be referred to other City departments, agencies and interested groups for comments. As project manager, I will coordinate this review along with Larry Lackie, the project engineer, and will send written communication to you regarding the preliminary findings, list of any unresolved issues and the preliminary City position regarding the merits of your project. I will coordinate all meetings with City departments and other outside agencies to resolve issues or further discuss your project. Preliminary findings will be conveyed to you by December 10, 1999.

Please contact me at (707) 543-3256 if you have any questions regarding review of your project.

Joel Galbraith
City Planner

JWG:dmk

c: Engineering - Larry Lackie
File ✓

Mike Buti, 280 Perkins Street, Sonoma, CA 95476



*Pacific Gas and
Electric Company*

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

Santa Rosa Land Rights Office
111 Stony Circle
Santa Rosa, CA 95401-9599

DEC 10 1999

December 9 1999

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

Joel Galbraith
City Planner
City of Santa Rosa
Department of Community Development
Engineering Division
P.O. Box 1678
Santa Rosa, CA 95402-1678

RE: Tentative Map-Minor Subdivision
Lands of Dehnert
1900 Brush Creek Road
APN 182-140-053 (Old 032-232-045)
Your File: MIN99-006

Dear Mr. Galbraith:

Pacific Gas and Electric Company has reviewed the information provided with your letter dated November 12, 1999, concerning the above referenced project.

Following are some general comments concerning this project:

Electric and service to this development will be provided in accordance with the applicable extension rules, copies of which are available by telephoning Keith Lua of our Santa Rosa Service Center at (707)579-6463.

The cost of any relocation of or removal of existing PG&E facilities necessitated by this project will be the responsibility of the requester.

Pacific Gas and Electric Company maintains and operates electric and gas underground facilities within the 30 foot wide strip of land southeasterly of and contiguous to the northwesterly boundary line of the parcel (APN 182-140-053) pursuant to the easement from Ronald Andrews and wife to Pacific Gas and Electric Company recorded July 21, 1993 as Official Records Series Number 1993 0091035 (copy enclosed).

The 30 foot wide strip is adequate to provide the service to the three parcels.

If you have any question regarding these comments, please call me on (707) 577-7027.

Sincerely,

Peter Marks
Santa Rosa Land Rights Office

File: s:\maprevu-99\1900 Brush Creek Road-12-9-99.doc

c: Mike Buti & Associates
Land Surveyors
280 Perkins Street
Sonoma, CA 95476-6955
/enclosure

c: Michael G. & Sharon T. Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404-2047
/enclosure

c: Keith Lua
/enclosures

AFTER RECORDING, RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Department
3965 Occidental Road (Office)
111 Stony Circle (Mail)
Santa Rosa, CA 95401



1993 0091035

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF.

Location: City/Township City of Santa Rosa
Recording Fee \$ 11.00
Document Transfer Tax \$ None
 Computed on Full Value of Property Conveyed, or
 Computed on Full Value Less Liens & Encumbrances
Remarking at Time of Sale
Real Estate
Signature of declarant or agent determining tax

07/21/1993 15:56:12
FEE: \$ 11.00 PGS: PAID 3
IT: \$.00

(SPACE ABOVE FOR RECORDER'S USE ONLY)

2407-07-0973

EASEMENT

RONALD ANDREWS and BELINDA ANDREWS, husband and wife,

hereinafter called first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, and PACIFIC BELL, a California corporation, hereinafter collectively called second party, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the City of Santa Rosa County of Sonoma, State of California, described as follows:

(APN 32-232-43 & 44)

The parcels of land described and designated PARCEL ONE and PARCEL TWO conveyed by Ronald Andrews and Belinda Andrews, husband and wife, to Ronald Andrews and Belinda Andrews, husband and wife, by deed dated October 6, 1992 and recorded as Official Records Series Number 1992 0127743, Sonoma County Records.

Said facilities shall consist of:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary for the distribution of electric energy and for communication purposes; and one or more underground pipes with suitable service pipes and connections, as second party deems necessary for the conveyance of gas; all to be located within the strip of land described as follows:

A strip of land of the uniform width of 30.0 feet lying contiguous to and southeasterly of the northwesterly boundary line of said lands and extending from the easterly boundary line of Brush Creek Road, a city street, northeasterly 297.7 feet, more or less, to the northeasterly boundary line of said lands.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Pacific Gas and Electric Company pursuant to Section 8730 (c) of the Business and Professions Code.

First party shall not erect or construct any building or other structure or drill or operate any well within said strip of land.

The provisions hereof shall inure to the benefit and bind the successors and assigns of the respective parties hereto.

Dated 5-5, 1993

Executed in the presence of:

Witness

Ronald Andrews
Ronald Andrews

Belinda Andrews
Belinda Andrews

REDWOOD REGION, RUSSIAN RIVER DIVISION
WO 513597G, 21E/G25617
D & C 4226700, SON-4512
MAP HH-29-21, SR-1486
T7N, R7W, MDB&M
SEC. 7, SE 1/4 of NW 1/4
Prepared By: dk
Checked By: NOR

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss

On MAY 5, 1993 before me, the undersigned, a Notary for said State, personally appeared BELINDA ANDREWS + RONALD ANDREWS, [] personally known to me -OR- [] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

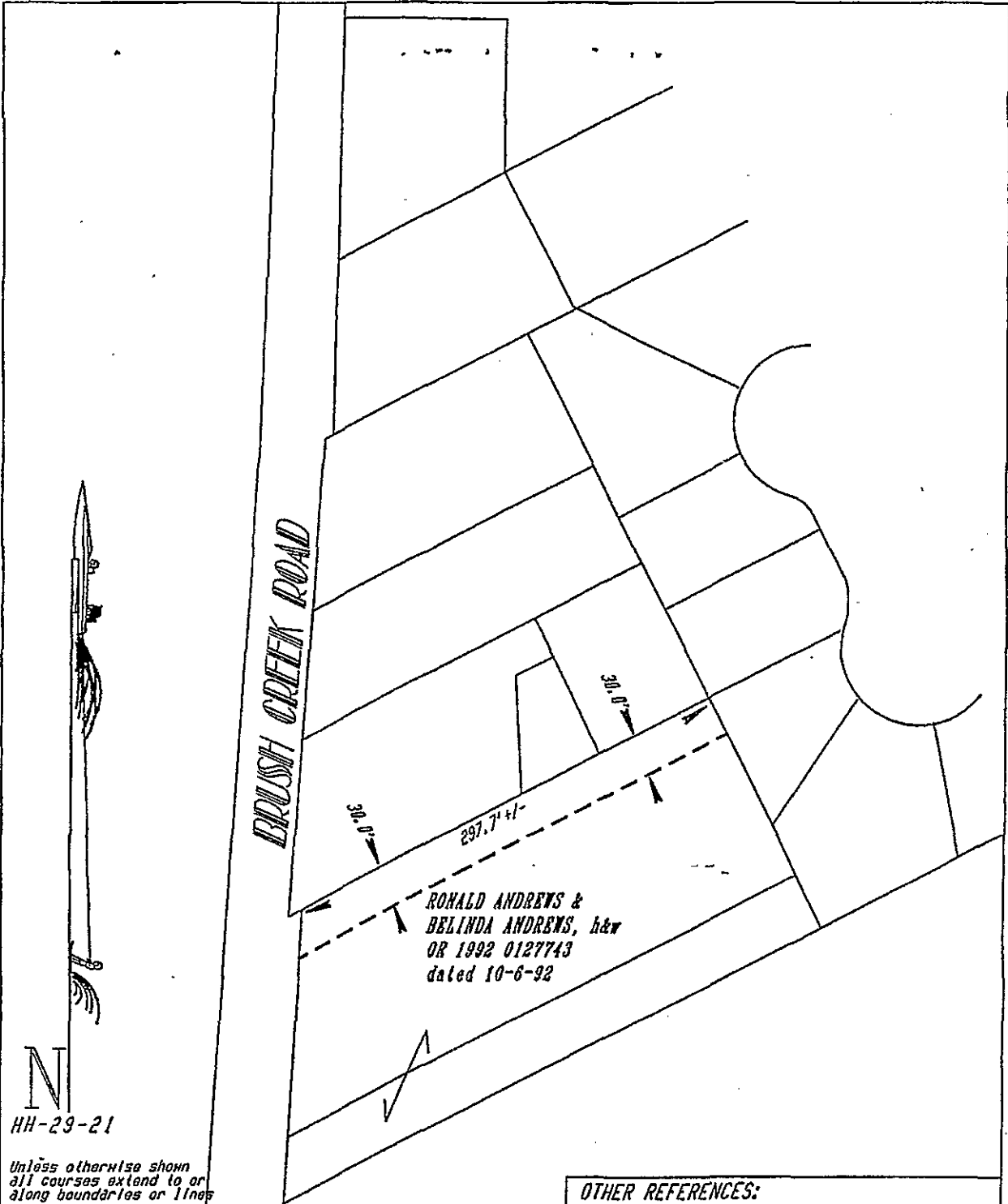
WITNESS my hand and official seal.

[Signature]

OFFICIAL SEAL
L. Q. HUDSON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SONOMA COUNTY
My Commission Expires June 4, 1993

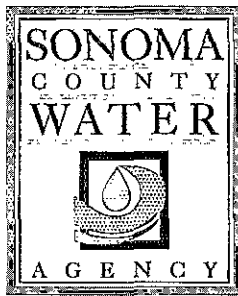
[X] Individual(s) Signing For Oneself/Themselves
 [] Guardian of the Above Named Individual(s)
 [] Attorney(s)-in-Fact of the above Named Principal(s)
 [] Other _____

[] Corporate Officer(s) of the Above Named Corporation(s)
 [] Partner(s) of the above Named Partnership(s)
 [] Trustee(s) of the above Named Trustee(s)



OTHER REFERENCES:

FACILITY NOL R/W		DATE 3-3-93	SCALE NONE	
CITY of Santa Rosa		COUNTY OF SONOMA (32 - 23)		
RANCHO Cabeza de Santa Rosa		SEC. 7, 17N, R7W	MOB&M	
D&C 4226700, SON-4512	SHEET NO.	F. B.:	DR. BY: dk	REP: BC
21E/025617, SE 1/4 of NW 1/4 REFERENCES	SANTA ROSA DIVISION	5135976 AUTHORIZATION	SR-1486 DRAWING NO.	CHG.



FILE:FDR/TENT/LANDS OF DEHNERT
FILE NO. MIN99-006

November 29, 1999

Joel Galbraith, City Planner
Department of Community Development
City of Santa Rosa
Post Office Box 1678
Santa Rosa, CA 95402-1678

RE: LANDS OF DEHNERT; FILE NUMBER MIN99-006

The Sonoma County Water Agency (Agency) has reviewed the planning application for the subject project. In response, the Agency submits the following comments.

1. For site-specific improvements, Agency staff recommend that the drainage design for the project be in compliance with the Agency's *Flood Control Design Criteria*.
2. The Agency recommends that the City of Santa Rosa (City) review the adequacy of the private storm drain south of the project area.
3. No permits are required by the Agency.
4. The Agency has no projects currently proposed that should be coordinated with your project.
5. For all projects, the environmental documents should address whether water supply demands generated by the project are consistent with what the City is able to deliver under the agreements with the Agency.
6. The Agency does not foresee any significant environmental effects within our areas of jurisdiction as a result of this project. However, this issue should be researched further during preparation of any environmental documents for the projects.

Thank you for the opportunity to comment. For questions regarding drainage, please contact David Grundman at 547-1946.

Sincerely,

A handwritten signature in cursive script that reads "Jon Niehaus".

Jon Niehaus
Environmental Specialist

c Bob Oller

rs3/u/cl/tausman/fdr/dehnert

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

DEC 03 1999

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

November 19, 1999

TO: Joel Galbraith; Planning Dept.
FROM: Basil Holcomb, FPE; Fire Dept.
SUBJECT: LANDS OF DEHNERT
1900 Brush Creek Road

SITE-SPECIFIC IMPROVEMENTS RECOMMENDED:

1. It would be preferrable to relocate the hydrant to the entry of the private driveway rather than as shown on the plan.

PERMITS REQUIRED BY THE FIRE DEPARTMENT:

None

c: L. Power; Utilities
L. Lackie; CD Engineering

CITY OF SANTA ROSA
P.O. Box 1675
Santa Rosa, CA 95402

NOV 23 1999

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Greg

CITY OF SANTA ROSA
TEAM COMPLETENESS CHECK
INTERDIVISIONAL TRANSMITTAL

11-5-99 Tentative Parcel Map
Date of ~~Submittal~~ Resubmittal Type of Application
Lands of Dehnert 1900 Brush Creek Rd.
Project Name Project Address

This application has been deemed complete/incomplete by Planning as noted on the attached form.

Rachy Schroll 11-9-99
Planning Technician Date of complete/Incomplete

11-9-99 _____
Date to CD Engineering Date Due Back to Planning

This application has been deemed complete/incomplete by Engineering as noted on the attached form.

GREG LORADITCH 11-9-99
Engineering Technician Date of Complete/Incomplete

Date Received by Planning

Planning Team:
Planner: _____ Engineer: _____



SUBMITTAL INFORMATION

The Subdivision Tentative Map Application must include the information indicated on the checklist below (or include a written statement explaining any omissions from this checklist).

Please mark the boxes accordingly on both the front and back sides of this form. This checklist must be signed by the project engineer and included with all Tentative Map Applications.

THE TENTATIVE PARCEL MAP OR TENTATIVE FINAL MAP SHALL INCLUDE THE FOLLOWING INFORMATION:

TITLE BLOCK

- 1 Title block located in lower right hand corner of drawing (preferably)
2 Assessor's parcel number(s)
3 Name of project (and phase number, if applicable)
4 Total number of lots
5 Total project acreage (to the nearest 0.10 acre)
6 Date prepared
7 Boundary description with Sonoma County document number or O.R. number
8 Project street address
9 Sheet number and number of sheets (if more than one sheet is required)

NOTES

- 10 Present zoning
11 Proposed zoning
12 Individual lot areas (smallest, largest, and average, to the nearest 100 square feet or 0.10 acre)

GENERAL INFORMATION

- 13 Key map (if more than one sheet is required)
14 Location map (to be located on the first map sheet or the key map and to be oriented in the same direction as the tentative map)
15 North arrow (to be upward facing, if practical)
16 Scale (written and graphic)
17 Sheet size 24" X 36" (if practical)
18 Benchmark (preferably tied to an established City of Santa Rosa benchmark)
19 Name, address, and phone number of:
A Owner
B Subdivider
C Engineer or Surveyor
20 Symbols legend
21 Registered civil engineer land surveyor stamp and signature

PLAN VIEW

- 22 Clear delineation of project boundaries (with accurate distances and bearings)
23 Subdivision unit boundaries (if phased)
24 Names of adjoining subdivisions
25 Names of adjoining property owners
26 Proposed streets:
A Names
B Widths (to nearest foot)
C Approximate curve radii
D Approximate grades
E Clear identification of proposed ownership (public or private)
F Cross Sections (include private streets)
G Driveways serving more than one unit
27 Adjoining streets:
A Names
B Widths
C Locations
28 Existing and proposed easements (on-site and off-site):
A Approximate locations
B Approximate widths
C Purpose and nature (public or private)
29 Approximate lot dimensions (to nearest foot)
30 Lot numbers (beginning with number 1 and continuing consecutively without duplication or omission)
31 Proposed or existing public areas
32 Existing public improvements
33 Existing buildings, bridges, and structures:
A Proposed to be retained
B Proposed to be removed
34 Proposed bridges N/A
35 Building setback lines for existing buildings
36 Existing and proposed utilities (sewer, water, street lighting, fire hydrants, etc.):
A Location
B Type (examples: sewer, water, etc.)
C Size (example: diameter in inches)
D Material
E Rough invert elevations and slopes (for sewer lines)
F Provision of a clear delineation between proposed utilities intended to be public and those intended to be private

Continued on reverse side

PLAN VIEW (cont. from front)

- 37 *Existing electrical utilities (main feeder, primary and secondary distribution, and transmission lines) labeled as to above or below ground
- 38 Existing and proposed culverts and underground storm drainage:
 - A Location. (Proposed storm drainage measures should direct flows to the nearest downstream facility)
 - B Diameter (in inches)
 - C Length (approximate)
 - D Material
- 39 Water courses and open drainage channels
 - A. Width (to nearest foot)
 - B. Direction of flow
 - C. Inundation areas
 - D. Existing and proposed improvements
- 40 Existing wells (noted as to whether retained or removed)
- 41 Existing septic systems (noted as to whether to be retained or removed)
- 42 Existing contours (or spot elevations) sufficient to show the slope of the project and the adjoining ground for at least 100 feet beyond the project boundaries
 - A One foot intervals at 0% to 5% cross-slopes
 - B Two foot intervals at 5%-25% cross-slopes
 - C Five foot intervals (maximum) at above 25% cross-slopes
- 43 *Preliminary grading plan showing finished contours at two foot intervals (flat ground - provide proposed pad elevations)
- 44 Existing trees and brush (noted as to whether to be retained or removed)
 - A Location
 - B Trunk diameter (4" diameter and above)
 - C Kind (common name)
 - D Dripline
 - E Heritage Trees
- 45 Location and description of significant or unique natural features on the property
- 46 Location and description of existing structures and features on adjoining properties to 100 feet
- 47 Proposed location and typical dimensions of required parking and driveways (if applicable)
- 48 *Pedestrian circulation and emergency vehicle access (if applicable)
- 49 Special Study Zone boundaries (if applicable)
- 50 Setback from mapped faults (if applicable)
- 51 Creek setback line based on creek cross-sections (if applicable)
- 52 100-year flood elevations (if applicable)

THE FOLLOWING SUPPORTING DATA IS REQUIRED IN ADDITION TO THE MAP:

- 53 Preliminary title report issued within the last three months (2 copies)
- 54 Related Planning applications necessary to process the map (Rezoning, Development Plan/ Policy Statement, Density Increase, Lot Line Adjustment, Vacation of Right-of Way, Design Review, Conditional Use Permit, Variance, Annexation, GPA, Environmental Assessment)
- 55 Application for a modification of, or exceptions from, any City Standards or Policies specifically stating the proposed modification and the grounds for the request
- 56 Statement as to soils conditions (by Registered Civil Engineer)
- 57 Statement as to type and location of street trees proposed to be installed as part of this project
- 58 Statement of provisions for sewer and water supply and service
- 59 Existing and projected sewage generation figures and identification of the trunk line to which the development is tributary
- 60 1" = 200' scale aerial photo covering 300 feet beyond the project boundaries with the project boundary shown thereon
- 61 Statement as to presence of hazardous materials
- 62 Statement as to flooding
- 63 Written approval for off site work
- 64 Map showing storm drain service area (area above the project draining through it)
- 65 Creek cross-sections with 100 year flood elevations (if applicable)

THE FOLLOWING INFORMATION MAY BE REQUIRED IN CONJUNCTION WITH ENVIRONMENTAL REVIEW:

- 66 Traffic study prepared in the format required by the City
- 67 Sewer model run
- 68 Collector sewer analysis
- 69 Water system analysis
- 70 Drainage study (City/SCWA)
- 71 Area-wide circulation plan
- 72 Soils report (expansive soils and non-engineered fill) (2 copies)
- 73 Cross sections
- 74 Geological report (slope stability and faulting)
- 75 Aqquist-Proto Special Studies Report (Consult Building division prior to preparation)
- 76 Erosion control report
- 77 Biotic survey
- 78 Arborist report
- 79 Archeological study
- 80 Historical survey
- 81 Noise survey
- 82 Hazardous materials assessment
- 83 Soil/ Water Remediation Plan for hazardous materials
- 84 Visual analysis
- 85 Creek cross-section (includes 100 year flood elevation)
- 86 Wetlands/Vernal Pool Study

* Not generally required for a tentative parcel map submittal.

I HAVE READ THE FOREGOING AND HAVE SUPPLIED ALL OF THE INFORMATION REQUESTED (OR HAVE ATTACHED A WRITTEN STATEMENT EXPLAINING ANY OMISSIONS FROM THIS CHECKLIST).

SIGNATURE AND REGISTRATION NUMBER OF ENGINEER

[Handwritten Signature]

DATE

7-7-99

resubmitted
for
completeness

MIKE BUTI
LAND SURVEYOR

CALIFORNIA - 95476 - (707) 996-1877

November 5, 1999

Joel Galbraith
City of Santa Rosa
Department of Community Planning
Santa Rosa CA

CITY OF SANTA ROSA
P. O. Box 1678
Santa Rosa, CA. 95402

NOV - 5 1999

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Re: 1900 BRUSH CREEK ROAD

Joel:

Enclosed herewith are 14 copies, one 11"x17" reduction and one 8 1/2"x11" reduction with comments by Greg Loraditon addressed.

We visited several departments within the City of Santa Rosa and discussed this development with them and to the best of our ability we incorporated all of their comments into this tentative map as to requirements as to sewer, water, fire hydrants, drainage, Brush Creek Road widening and pedestrian path and private driveway and turn around.

We also had Dimensions 4 Engineering review this map and provide recommendations for all of these improvements as well as where to place drainage swales, storm drains and recommend a pad elevation all of which is shown on this map. During their review they looked at the feasibility of installing all of the improvements as well as completeness of this Tentative Map to the City of Santa Rosa requirements.

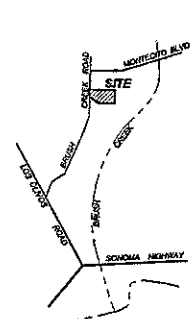
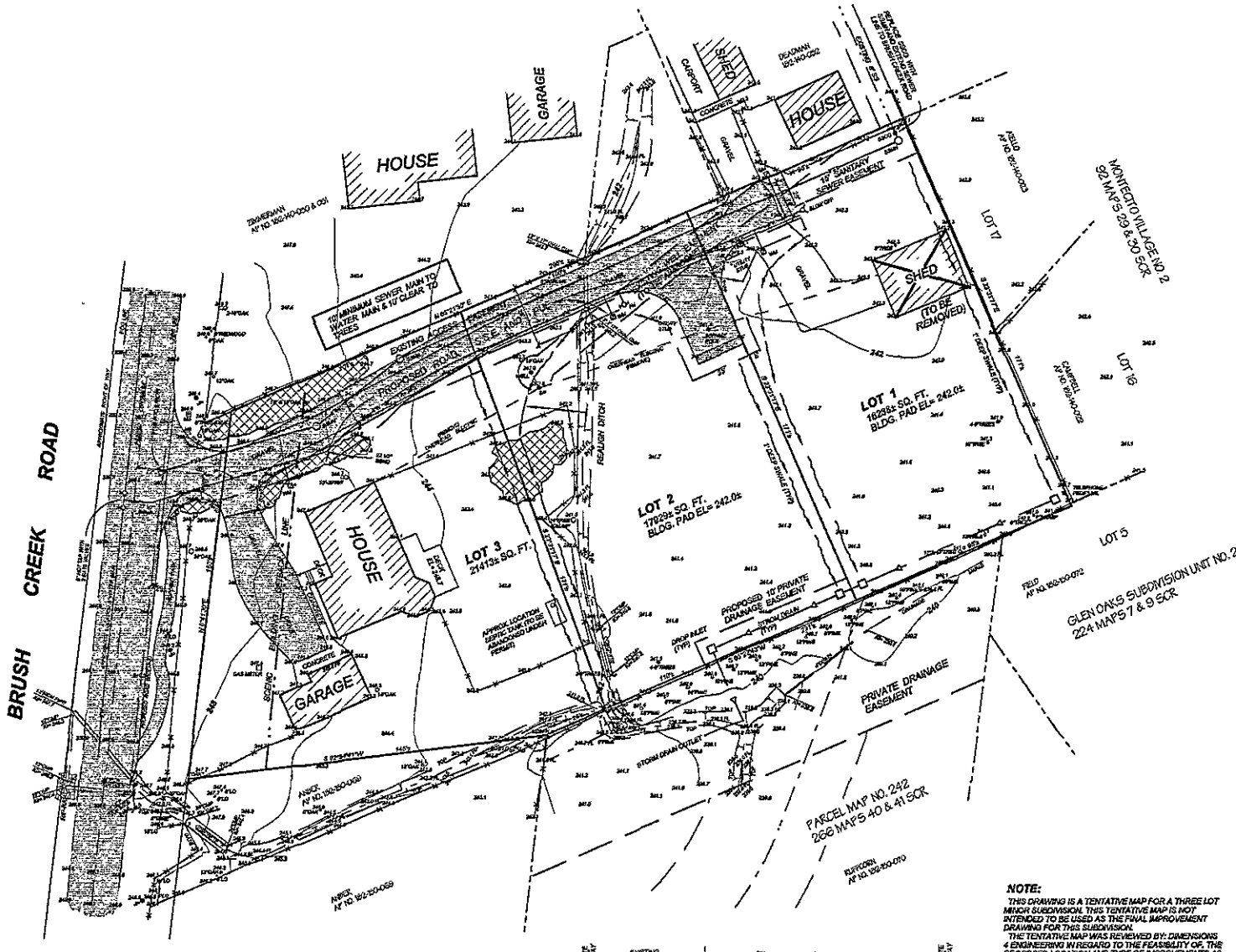
Our intent is to show all of the improvements (utilities, sewer, water and roads) as closely as possible to the comments we received from the various departments within the City of Santa Rosa with which we consulted and to provide a tentative map that can be engineered and built substantially as shown.

This map shows more detail than the previously approved tentative Map for this property. The underlying topographic mapping is definitely more complete especially along the southerly property line and south of the property where the existing storm drain easement is located and where this site drains.

Sincerely,



Mike Buti



NORTH
 SCALE 1"=20'

OWNER & SUBDIVIDER:
 MIKE DEHNERT
 1900 BRUSH CREEK ROAD
 SANTA ROSA, CALIFORNIA 95404

SITE ADDRESS:
 1900 BRUSH CREEK ROAD

PRESENT & PROPOSED ZONING:
 R-1-15

GROSS AREA:
 1.24 ACRES
 53574 SQ. FT.

WATER & SEWER:
 CITY OF SANTA ROSA

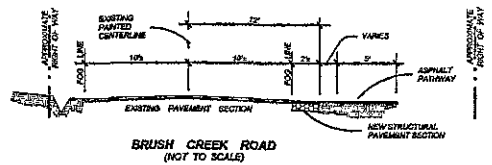
- LEGEND**
- MB MAIL BOX
 - SSCO SANITARY SEWER CLEAN OUT
 - CSMH SANITARY SEWER MAN HOLE
 - SS SANITARY SEWER
 - S.S.E. SANITARY SEWER EASEMENT
 - W WATER
 - WM WATER METER
 - FH FIRE HYDRANT
 - SP SERVICE POLE
 - JP JOINT POLE
 - RW REDWOOD
 - IG INVERT GRADE
 - X-X FENCE
 - LARGE ROCKS
 - ▨ EXISTING PAVEMENT BRUSH CREEK ROAD, PROPOSED WIDENING FOR BRUSH CREEK ROAD & PROPOSED PAVEMENT FOR PRIVATE DRIVE

NOTE:
 THIS DRAWING IS A TENTATIVE MAP FOR A THREE LOT MINOR SUBDIVISION. THIS TENTATIVE MAP IS NOT INTENDED TO BE USED AS THE FINAL IMPROVEMENT DRAWING FOR THIS SUBDIVISION.
 THE TENTATIVE MAP WAS REVIEWED BY DIMENSIONS & ENGINEERING IN REGARD TO THE FEASIBILITY OF THE PROPOSED LOCATION AND TYPE OF IMPROVEMENTS AS WELL AS DRAINAGE SWALES AND PAD ELEVATIONS. THEIR RECOMMENDATIONS WERE INCORPORATED INTO THIS MAP. A GRADING AND IMPROVEMENT PLAN WILL BE ABLE TO BE DRAWN IN SUBSTANTIAL CONFORMANCE WITH THIS TENTATIVE MAP.

TENTATIVE MAP
MINOR SUBDIVISION
 LAND OF DEHNERT
 AP NO. 182-140-053
 CITY OF SANTA ROSA
 SONOMA COUNTY, CALIFORNIA

PREPARED BY
 MIKE BUTI & ASSOC.
 LAND SURVEYORS
 SONOMA, CALIFORNIA
 (707) 996-1877

BENCH MARK:
 CITY OF SANTA ROSA BENCH MARK B-220, 1/2" REBAR IN WELL MONUMENT AT CENTERLINE MONTECITO BLVD AND RIVERA DRIVE. ELEVATION=246.54'



APRIL, 1999



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218

July 20, 1999

Michael Dehnert
1900 Brush Creek Road
Santa Rosa, CA 95404

APPLICATION INCOMPLETE

FILE NUMBER: MIN99-006

LANDS OF DEHNERT - 1900 Brush Creek Rd SR

The Department of Community Development has reviewed your application and has determined that it is incomplete. The attached incomplete checklist and/or red-marked copy lists the information necessary to begin processing your application.

Please submit all of the attached information requested. The incomplete checklist and/or red-marked copy **MUST** accompany all of the requested information. It will be used as a transmittal cover sheet and will be date-stamped at the front counter to reestablish a new review period for a completeness determination.

Following the submittal of all the requested information, you will again be notified of the completeness of your application within one week.

Please contact me at (707) 543-3229 if you have any questions regarding your application.

Sam Lynch
Community Development Technician

rm
Enclosures

c: Michael G. & Sharon T. Dehnert, 1900 Brush Creek Road, Santa Rosa, CA 95404
Mike Buti, 280 Perkins Street, Sonoma, CA 95476
Greg Loraditch, Engineering
File

COPY

July 8, 1999

Submittal Completeness
CD Engineering

Project Name: Tentative Map Application - Dehnert Minor Subdivision
Project Address: 1900 Brush Creek Road, APN #182-140-053

Please note the following information prior to further processing:

1. Need to address the following application items:
 - #22 - Indicate bearings of parcel lines for Dehnert.
 - #38 - Indicate pipe inverts and size. Design must be provided by a registered engineer.
 - #43 - Provide a preliminary grading plan as indicated in application. Design must be provided by a registered engineer.
2. Illustrate Public Right of Way along Brush Creek Road frontage. Show in both plan and road section.
3. Additionally, illustrate lot lines along Brush Creek Road frontage for adjacent parcels to the north and south of the Dehnert parcel.
4. FYI: The location of the text for the proposed road and P.U.E. should be made to include the S.S.E. since the sewer line extends through this area into Brush Creek Road.
5. Please be advised that any design of sanitary sewer system, storm drain system, and grading plan will require a stamp and signature from a registered engineer.

Greg Loraditch 7-8-99
Engineering Technician

Planning Technician

CITY OF SANTA ROSA
TEAM COMPLETENESS CHECK
INTERDIVISIONAL TRANSMITTAL

7/7/99
Date of Submittal
LANDS OF DEHWERT
Project Name

MIN 99-006
Type of Application
1900 BRUSH CREEK DR
Project Address

This application has been deemed complete/incomplete by Planning as noted on the attached form.

SAM LYNCH
Planning Technician

7/9/99
Date of Complete/Incomplete

7/8/99
Date to CD Engineering

7/12/99
Date Due Back to Planning

This application has been deemed complete/incomplete by Engineering as noted on the attached form.

GREG LORANTIN
Engineering Technician

7-8-99
Date of Complete/Incomplete

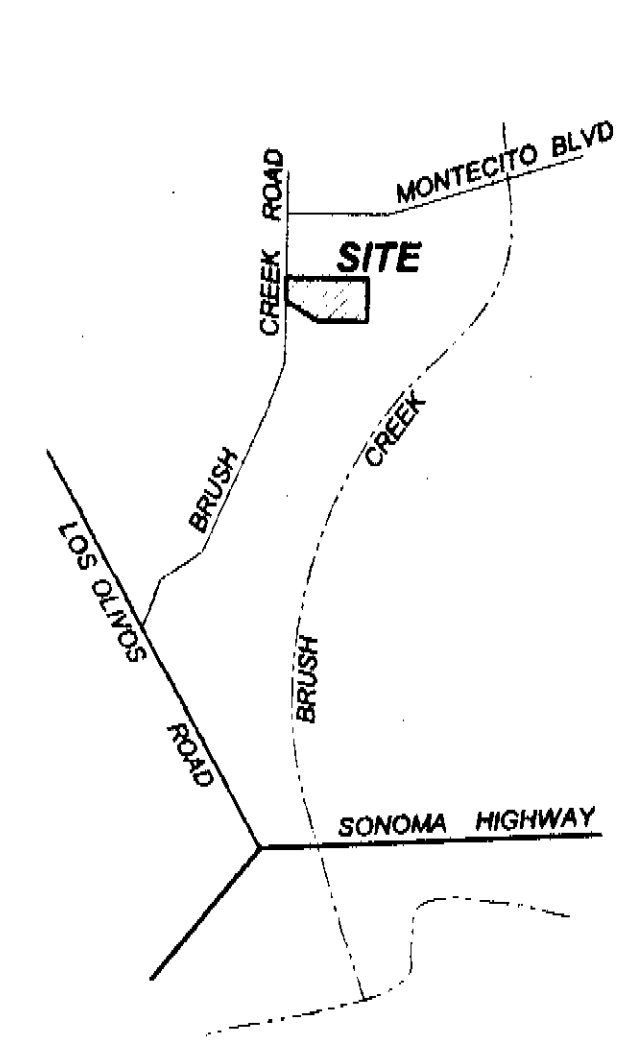
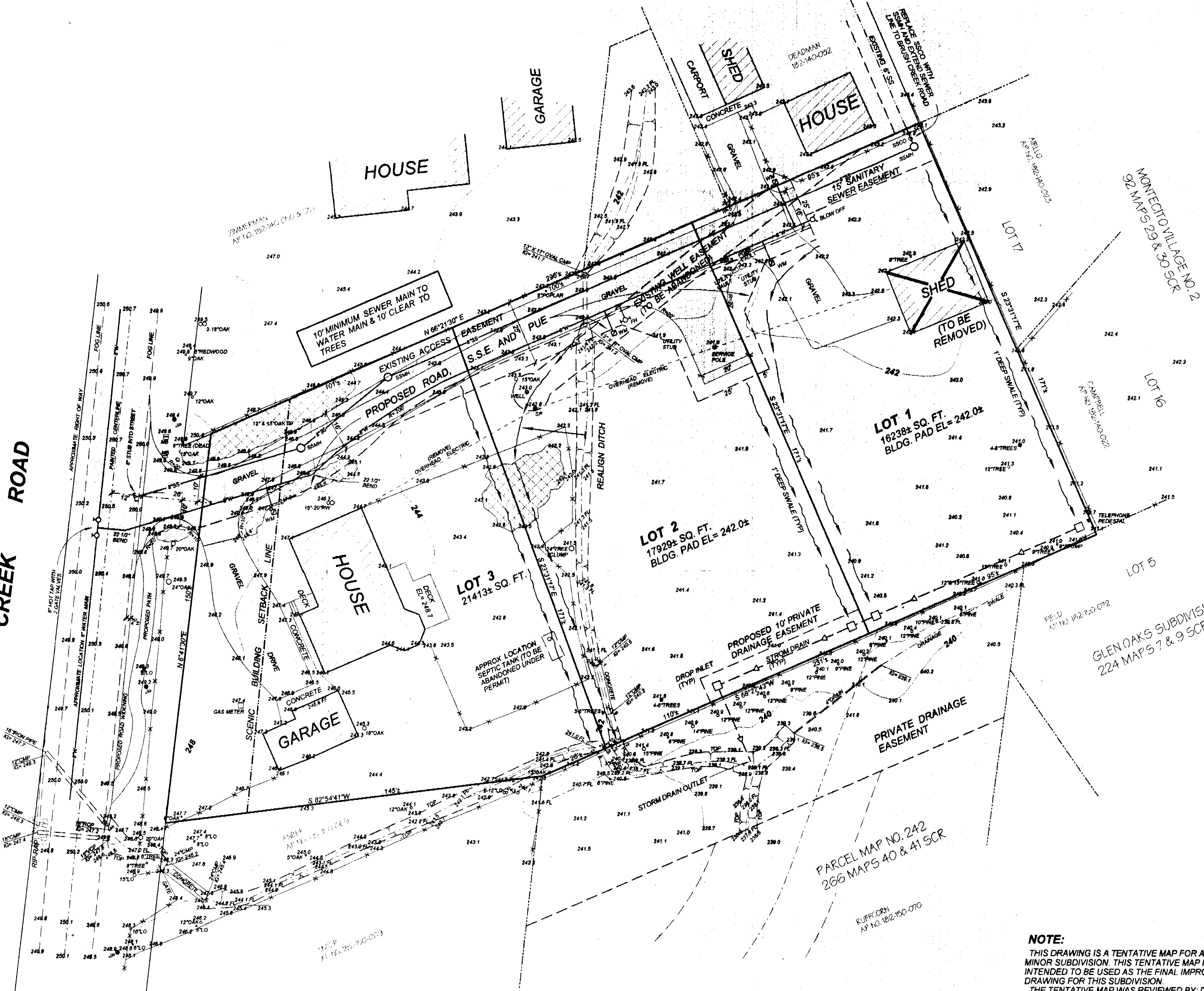
7/8/99
Date Received by Planning

Planning Team:

Planner: _____

Engineer: _____

BRUSH CREEK ROAD



NORTH
SCALE 1"=20'

OWNER & SUBDIVIDER:
MIKE DEHNERT
1900 BRUSH CREEK ROAD
SANTA ROSA, CALIFORNIA 95404

SITE ADDRESS:
1900 BRUSH CREEK ROAD

PRESENT & PROPOSED ZONING:
R-1-15

GROSS AREA:
1.28± ACRES
55579± SQ. FT.

WATER & SEWER:
CITY OF SANTA ROSA

- LEGEND**
- MB MAIL BOX
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMH SANITARY SEWER MAN HOLE
 - SS SANITARY SEWER
 - S.S.E. SANITARY SEWER EASEMENT
 - W WATER
 - WM WATER METER
 - FH FIRE HYDRANT
 - SP SERVICE POLE
 - JP JOINT POLE
 - RW REDWOOD
 - IG INVERT GRADE
 - *-*- FENCE
 - (Symbol) LARGE ROCKS
 - (Symbol) EXISTING PAVEMENT BRUSH CREEK ROAD, PROPOSED WIDENING FOR BRUSH CREEK ROAD & PROPOSED PAVEMENT FOR PRIVATE DRIVE

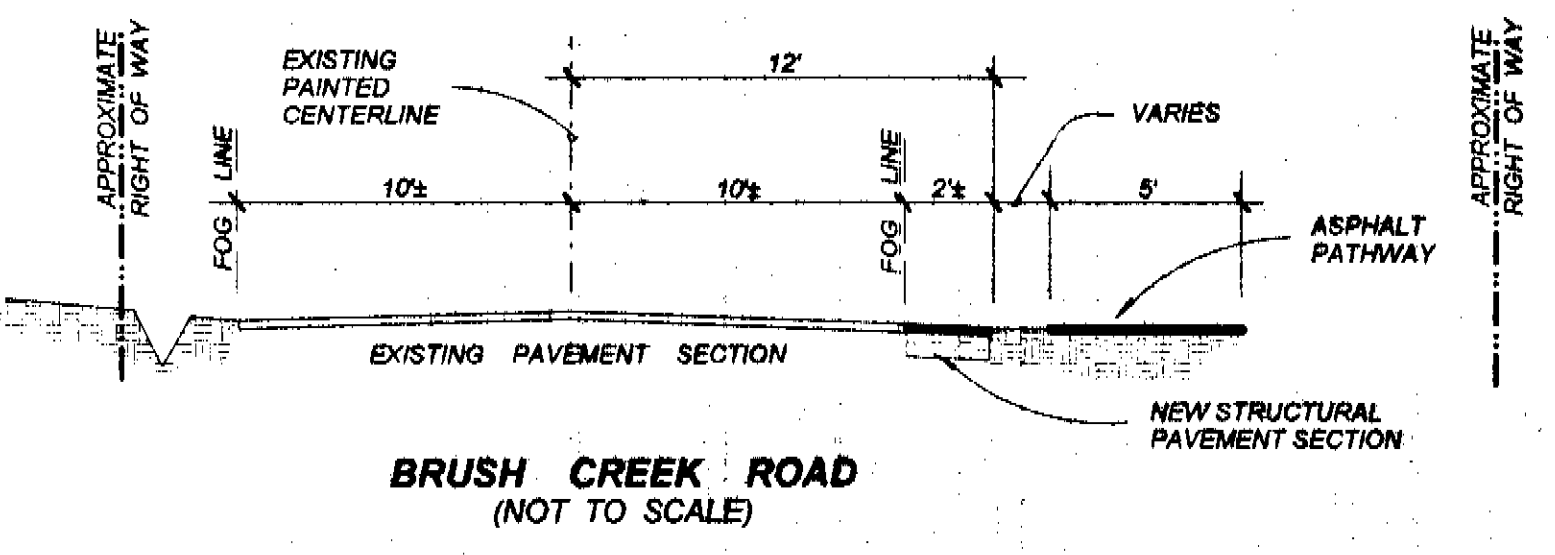
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THEIR RECOMMENDATIONS WERE INCORPORATED INTO THIS MAP. A GRADING AND IMPROVEMENT PLAN WILL BE ABLE TO BE DRAWN IN SUBSTANTIAL CONFORMANCE WITH THIS TENTATIVE MAP.

**TENTATIVE MAP
MINOR SUBDIVISION**
LAND OF DEHNERT
AP NO. 182-140-053
CITY OF SANTA ROSA
SONOMA COUNTY, CALIFORNIA

PREPARED BY
MIKE BUTI & ASSOC.
LAND SURVEYORS
SONOMA, CALIFORNIA
(707) 996-1877

CITY OF SANTA ROSA
P.O. Box 1578
Santa Rosa, CA 95402
NOV - 5 1999
DEPARTMENT OF
COMMUNITY DEVELOPMENT

BENCH MARK:
CITY OF SANTA ROSA BENCH MARK B-220, 1/2"REBAR IN WELL MONUMENT AT CENTERLINE MONTECITO BLVD AND RIVIERA DRIVE. ELEVATION=246.54'



APRIL, 1999

CITY ENGINEER'S CERTIFICATE

I, Anthony A. Cabrera, City Engineer, in and for the City of Santa Rosa, State of California, have examined the map of this subdivision and found it to substantially conform to the tentative map approved June 21, 2000, and any approved alterations thereof, The applicable conditions of approval of the Tentative Map, the State Subdivision Map Act and the applicable provisions of Title 19 of the Santa Rosa City Code and am satisfied that the map is technically correct. I hereby approve the subdivision shown upon this map and accept, subject to improvement, for public use the public utility easement, public sewer easement, and relinquishment of vehicular access rights, as shown on said map, within said subdivision, including all public facilities as shown on City Engineer drawing number 2002-30.

Dated 5/30, 2002

Anthony A. Cabrera
Anthony A. Cabrera, P.L.S. 7332
City Engineer, City of Santa Rosa
State of California
Expires 12-31-2005



SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Michael G. Dehnert in July, 2000. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and monuments shown hereon will be set within one year from the date of filing of this map and said monuments are or will be sufficient to enable the survey to be retraced.

Mike Buti
MIKE BUTI



Licensed Land Surveyor LS 5092
Expires 6-30-03

COUNTY CLERK'S CERTIFICATE

I certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure payment of taxes and assessments have been filed with, and approved by, the Board of Supervisors of the County of Sonoma, namely, bond(s) under Government Code Sections 66493(a) and 66493(c) in the sums of \$ 5,600.00 and \$ 0, respectively.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal this 7th day of June, 2002.

Ernie Davis
Ernie Davis
Clerk of the Board of Supervisors
County of Sonoma
State of California

CITY AUDITOR'S CERTIFICATE

I, Ronald L. Bosworth, Director of Administrative Services in and for the City of Santa Rosa, State of California, do hereby certify that there are no special assessments against said tract of land that are unpaid except for special assessments estimates to total \$ 0 which constitute a lien against the property but which are not yet due and payable and can or maybe paid in full

Dated 5/24, 2002

Ronald L. Bosworth
Ronald L. Bosworth
Director of Administrative Services
City of Santa Rosa
State of California

RECORDER'S CERTIFICATE

Filed this 11th day of June, 2002, at 12:37pm in Book 035 of Maps, Page 47, at the request of Anthony A. Cabrera, City Engineer, City of Santa Rosa.

Eve T. Lewis
Eve T. Lewis
County Recorder
County of Sonoma, State of California

Fee: \$ 14.00

Document No. 02-90208

COUNTY TAX COLLECTOR'S CERTIFICATE

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes not yet payable is \$5,600.00.

The land in said subdivision is not subject to special assessment or bond which may be paid in full.

Dated: 6/7/02

Maat Papenthausen
Maat Papenthausen, Deputy
Tax Collector
County of Sonoma, State of California

OWNER'S STATEMENT

We hereby state that we are the sole owners of and have the right, title and interest in and to the real property included within the subdivision shown upon this map and are the only persons whose consent is necessary to pass clear title to said property and we consent to the making and filing of said map of the subdivision shown within the border lines and hereby dedicate for public use the public utility easement, public sewer easement, and relinquishment of vehicular access rights, as shown on said map within said subdivision.

Michael G. Dehnert
Michael G. Dehnert

Sharon T. Dehnert
Sharon T. Dehnert

NOTARY PUBLIC CERTIFICATE

State of California

s.s.

County of Sonoma

On March 26, 2002 before me, E. Martinez, a Notary Public in and for said County and State, personally appeared

Michael G. Dehnert and Sharon T. Dehnert personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that he/she/they executed the same in his/she/their authorized capacity(ies), and that by his/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand

Signature E. Martinez

Commission No. 1183801 Commission Expires 5/26/02

RECORD TITLE INTEREST NOTE

Signatures of owners of the following easements have been omitted under the provisions of section 66445 of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and such signatures are not required by the governing body:

NAMES	RECORDED	NATURE OF EASEMENT
PG & E AND PACIFIC BELL	1993-0091035	UNDERGROUND UTILITIES
MARY DEADMAN	2001-149532	DRAINAGE, ROAD & UTILITIES
TIMOTHY FAWCETT	2002-016716	DRAINAGE

TRUSTEE'S CERTIFICATE

GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., a California corporation as trustee under Deed of Trust recorded December 31, 2001 as instrument No. 2001-181130, Official Records of Sonoma County, hereby consent to the making and filing of this map.

GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., a California corporation

By: Nett Sanders and Doris Cormier

NOTARY PUBLIC CERTIFICATE

TEXAS
State of California
County of Sonoma s.s.

On APRIL 30, 2002 before me,

JEAN CRIST YATES
a Notary Public in and for said County and State, personally appeared

NETT SANDERS

DORIS CORMIER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that he/she/they executed the same in his/she/their authorized capacity(ies), and that by his/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand

Signature Jean Crist Yates

Commission No. 124074615 Commission Expires 12-20-2005

PARCEL MAP NO. 609

LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT, PER DOC. NO. 1998-0156979 SONOMA COUNTY RECORDS, BEING A PORTION OF RANCHO CABEZA DE SANTA ROSA

4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA
STATE OF CALIFORNIA

MIKE BUTI
LAND SURVEYOR
SONOMA, CALIFORNIA
MAY 30, 2001

MONTECITO VILLAGE NO. 1
92 MAPS 29 & 30 SCR

CHANDLER COURT

MONTECITO VILLAGE NO. 2
92 MAPS 29 & 30 SCR

GLEN OAKS SUBDIVISION
UNIT NO. 2
224 MAPS 7 & 9 SCR

PARCEL MAP NO. 242
266 MAPS 40 & 41 SCR

PARCEL MAP NO. 609

LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT,
PER DOC. NO. 1998-0156979 SONOMA COUNTY RECORDS,
BEING A PORTION OF RANCHO CABEZA DE SANTA ROSA

4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA
STATE OF CALIFORNIA

MIKE BUTI
LAND SURVEYOR
SONOMA, CALIFORNIA
MAY 30, 2001

LEGEND

- SET 1/2" IRON PIPE, TAGGED LS 5092
- FOUND 1/2" IRON PIPE, NOT TAGGED UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR, NOT TAGGED
- ⊙ FOUND 1/2" REBAR IN WELL MONUMENT
- ⊙ FOUND 1/2" IRON PIPE, TAGGED LS2757
- R1 1998-0156979 SCR
- R2 1997-0110442 SCR
- R3 2475 OR 162 SCR
- R4 1997-0067925 SCR
- R5 92 MAPS 29-30 SCR
- SCR SONOMA COUNTY RECORDS

NOTE:

SEE SHEET 4 FOR EASEMENT INFORMATION.

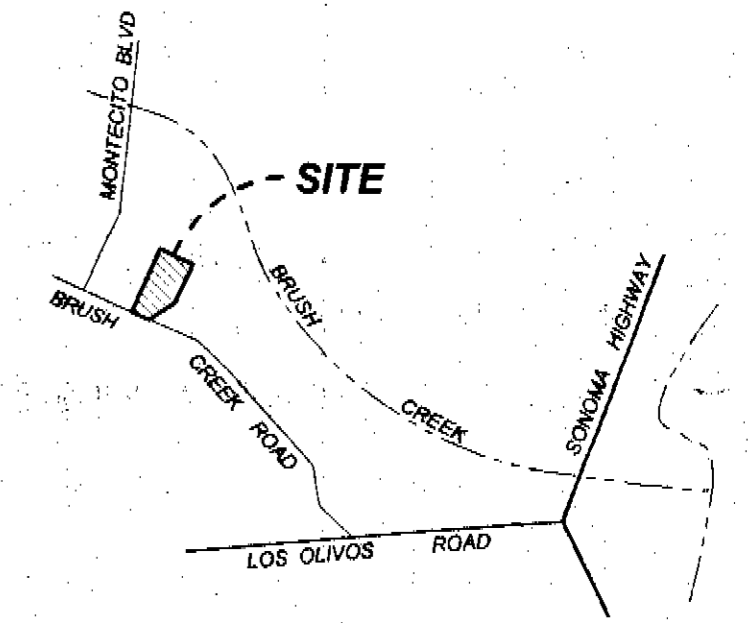
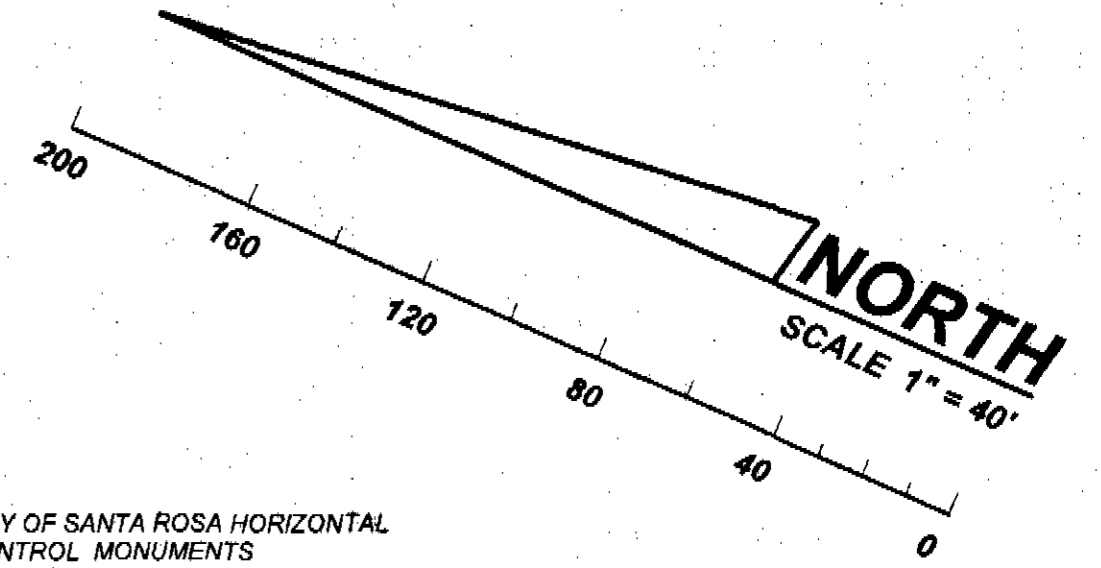
BASIS OF BEARINGS:

N 66°27'43" E PER PARCEL MAP NO. 157
FILED IN BOOK 214 OF MAPS, PAGE 15,
SONOMA COUNTY RECORDS BETWEEN
THE FOUND 1/2" IRON PIPE IN BRUSH
CREEK ROAD AND THE FOUND WELL
MONUMENT IN THE CENTERLINE OF
RIVERIA DRIVE.

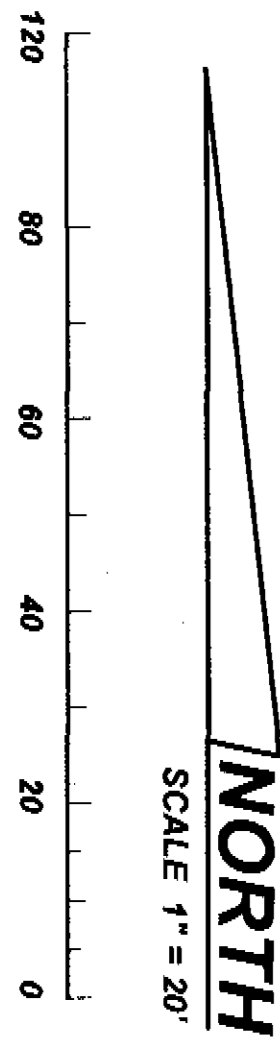
CITY OF SANTA ROSA HORIZONTAL
CONTROL MONUMENTS
(1/2" REBARS IN WELL MONUMENTS)

G-408
N 293,766.260
E 1,805,858.418

G-409
N 294,043.537
E 1,806,494.719



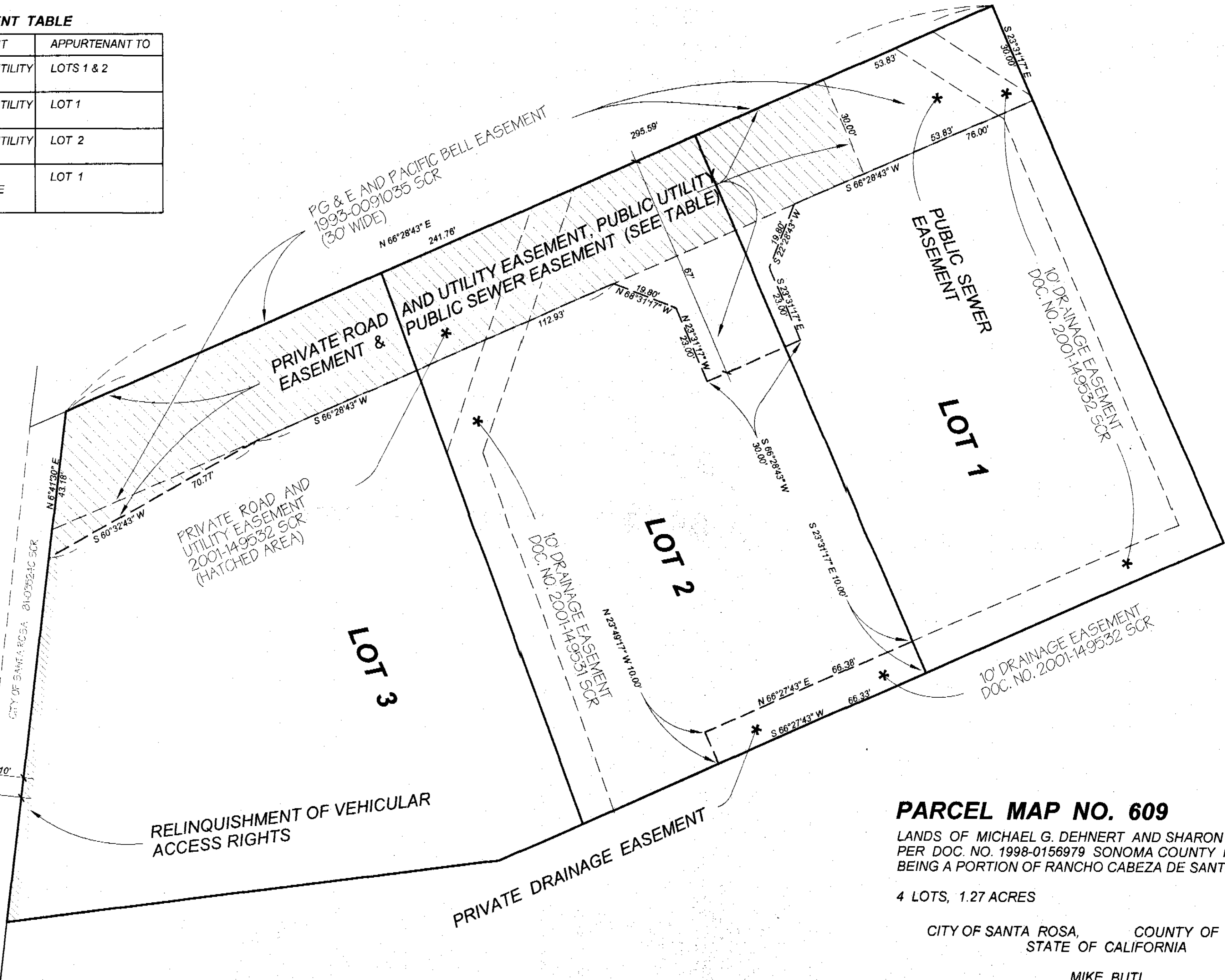
LOCATION MAP
(NOT TO SCALE)



EASEMENT TABLE

EASEMENT	APPURTENANT TO
ROAD & UTILITY ON LOT 3	LOTS 1 & 2
ROAD & UTILITY ON LOT 2	LOT 1
ROAD & UTILITY ON LOT 1	LOT 2
PRIVATE DRAINAGE ON LOT 2	LOT 1

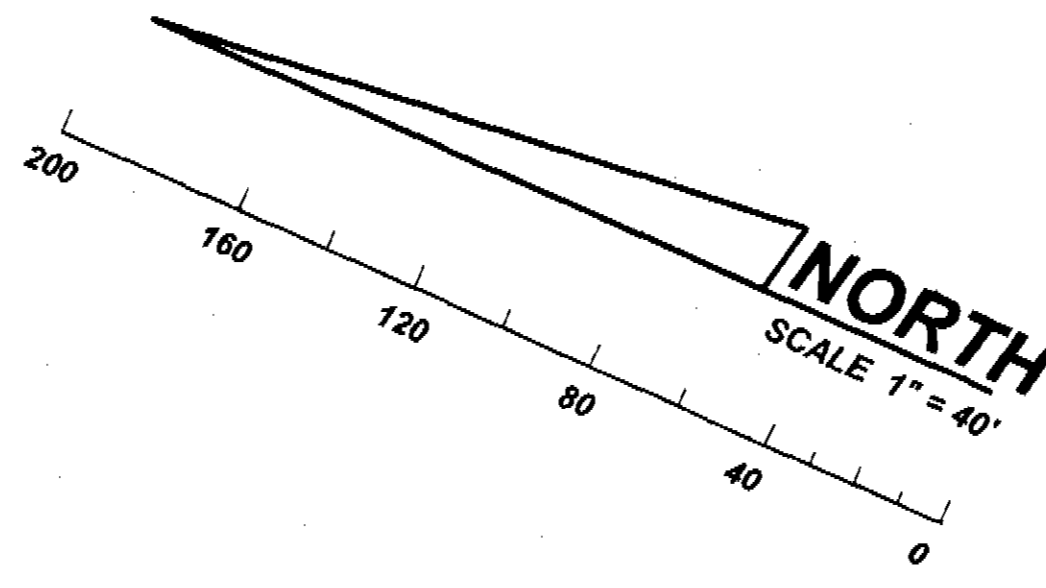
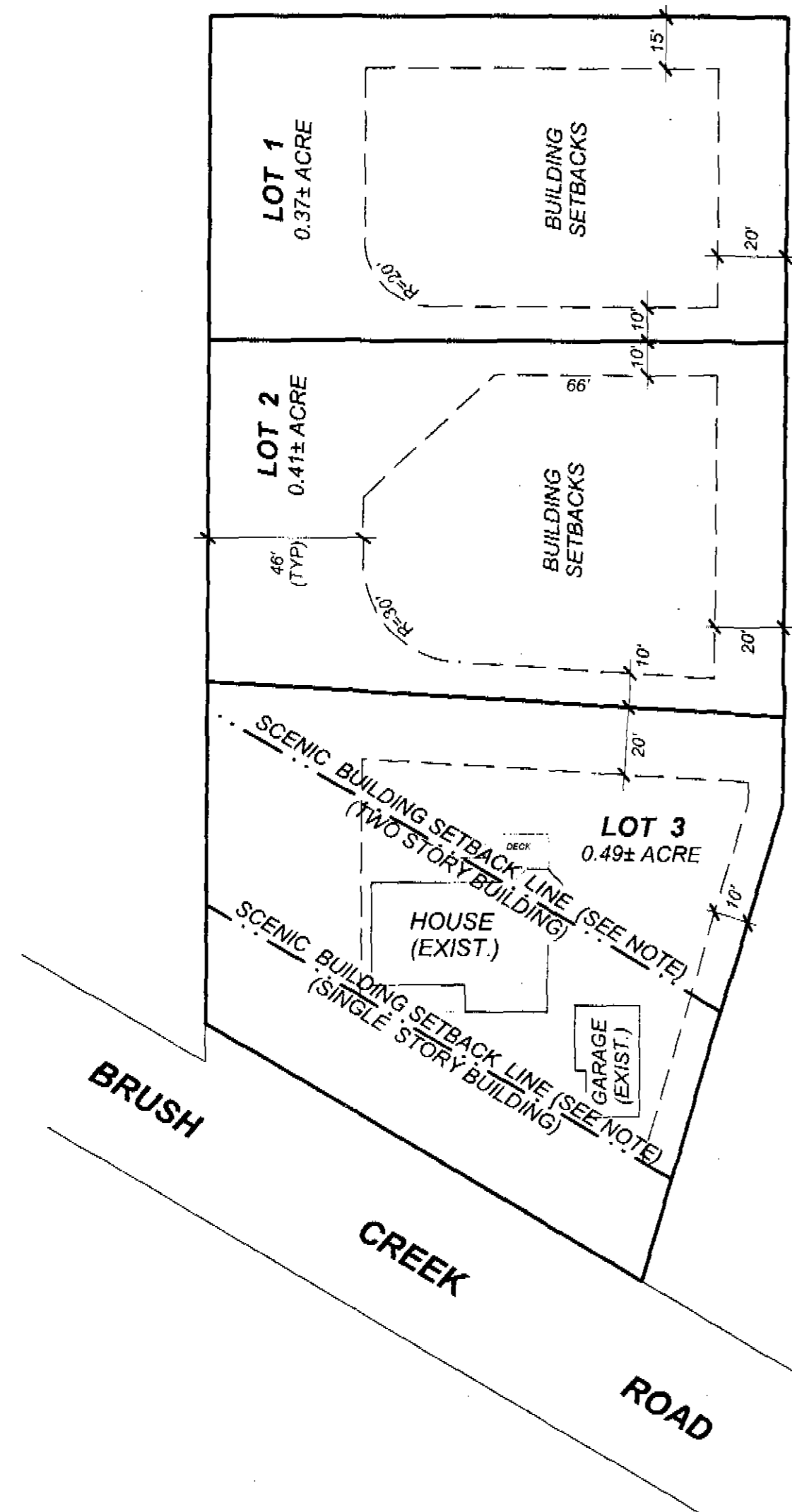
BRUSH CREEK ROAD



PARCEL MAP NO. 609
 LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT,
 PER DOC. NO. 1998-0156979 SONOMA COUNTY RECORDS,
 BEING A PORTION OF RANCHO CABEZA DE SANTA ROSA
 4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA
 STATE OF CALIFORNIA

MIKE BUTI
 LAND SURVEYOR
 SONOMA, CALIFORNIA
 MAY 30, 2001



SCENIC BUILDING SETBACK NOTE:
 FRONT SETBACKS FOR ONE STORY STRUCTURE SHALL BE 50 FEET FROM EDGE OF BRUSH CREEK ROAD PAVEMENT AND 100 FEET FOR TWO STORY PORTION OF THE STRUCTURE.

- NOTES:**
- 1) THIS SHEET IS FOR INFORMATION PURPOSES ONLY, DESCRIBING CONDITIONS AS OF FILING AND IS NOT INTENDED TO AFFECT RECORDING INTEREST.
 - 2) DEMAND FEES, METER INSTALLATION FEES AND PROCESSING FEES REQUIRED BY THE CITY MUST BE PAID BY THE APPLICANT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 3) THIS INFORMATION IS DERIVED RECORDS AND REPORTS AND DOES NOT IMPLY THE CORRECTNESS OF SUFFICIENCY OF THESE RECORDS BY THE PREPARER OF THIS DOCUMENT.
 - 4) THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICES AND FEES, INCLUDING BUT NOT LIMITED TO SCHOOL IMPACT FEES, AND TRAFFIC SIGNAL PARTICIPATION FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF THE BUILDING PERMIT REVIEW AND APPROVAL.
 - 5) A PUBLIC EASEMENT SHALL BE PROVIDED FOR PUBLIC UTILITY MAINS OUTSIDE OF THE PUBLIC RIGHT OF WAY. THE WIDTH OF THE EASEMENT SHALL BE EQUAL TO TWICE THE DEPTH OF THE MAIN OR 15 FEET WIDE FOR A SINGLE UTILITY AND 20 FEET FOR MULTIPLE UTILITIES, WHICHEVER IS GREATER, AND SHALL BE CENTERED OVER THE FACILITY. THE EASEMENT SHALL BE 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. FOOTING AND FOUNDATIONS MAY ENCROACH INTO THE ONE TO ONE LINE FROM THE PIPE DEPTH TO THE TOP OF GRADE IF APPROVED IN WRITING BY THE CHIEF BUILDING OFFICIAL AND THE DIRECTOR OF UTILITIES.
 - 6) REDUCTION IN THE EASEMENT WIDTH MAY BE ALLOWED WITH WRITTEN APPROVAL BY THE DIRECTOR OF THE UTILITIES DEPARTMENT. 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 EASEMENTS.
 - 7) THE STATIC WATER PRESSURE FOR THIS PROJECT IS APPROXIMATELY 80-90 PSI. INDIVIDUAL PRESSURE REGULATORS ARE REQUIRED ON ALL LOTS.
 - 8) LOTS 1, 2 AND 3 ARE SUBJECT TO A JOINT MAINTENANCE AND ACCESS DECLARATION TO BE RECORDED CONCURRENTLY WITH THE MAP.

**"SUPPLEMENTAL INFORMATION AFFECTING"
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