

DEVELOPMENT ADVISORY COMMITTEE
(January 24, 2019)

LANTANA PLACE HOMES

Project Description

Lantana Place Homes (Project) is a proposal to subdivide a 3.79-acre parcel into 48 individual residential lots, all designated as affordable units. The Project entitlements include a minor Conditional Use Permit for a small lot subdivision in a priority development area; a Tentative Map to subdivide the land; and Design Review for attached housing.

LOCATION 2979 Dutton Meadow

APN 043-121-013

GENERAL PLAN LAND USE Medium Density Residential

ZONE CLASSIFICATION

 EXISTING R-3-18

 PROPOSED R-3-18

OWNER/APPLICANT Burbank Housing Development Corporation

ADDRESS 790 Sonoma Avenue
Santa Rosa, CA 95404

ENGINEER/SURVEYOR Geoff Coleman, BkF Engineers

ADDRESS 200 4th St., Suite 300
Santa Rosa, CA 95401

REPRESENTATIVE Karen Massey

ADDRESS 790 Sonoma Avenue
Santa Rosa, CA 95404

FILE NUMBER..... PRJ18-030

CASE PLANNER..... Adam Ross

PROJECT ENGINEER Jesus McKeag

Background

On November 28, 2007, the City of Santa Rosa's Subdivision Committee approved a parcel map that subdivided a 7.99-acre parcel (APN: 043-121-006) with the 2975 Dutton Meadow address. The parcel map created the 3.79-acre (APN: 043-121-013) along with 2979 Dutton Meadow as a non-mailing address for the site.

On August 13, 2009, the Planning Commission approved Lantana Place, a 96-unit residential rental project located at 2975 Dutton Meadow proposed by Burbank Housing Development Corporation. Due to funding constraints, the project was not developed.

On May 1, 2018, Burbank Housing Corporation submitted the Project applications including a Tentative Map to subdivide the property; a minor Conditional Use Permit for the small lot subdivision within a priority development area; and a minor Design Review for attached housing within a priority development area. On September 7, 2018, Staff issued a Notice of Staff Issues. On January 16, 2019, Staff deemed the project complete.

Conditions of Approval

PLANNING AND ECONOMIC DEVELOPMENT

The following summary constitutes the recommended conditions of approval for the subject application/development based on the plans stamped received October 31, 2018 and January 8, 2019:

GENERAL

1. The standard dimension of a PUE along any newly dedicated and/or improved roadway is 13-feet behind the property line as shown in City Standards 230 A through C and E or 7-feet behind the property line as shown in City Standard 230 G.
2. All proposed reductions or eliminations of any PUE along either frontage shall be requested as an engineering variance from the applicable standard during the review period for the Improvement Plans or before and shall be accompanied by written approval from the following companies or as approved by the City Engineer;
 - a. AT&T
 - b. PG&E
 - c. Comcast
 - d. Integra Telecom

- e. Any other franchise agreement beneficiary not identified here, but with rights to PUEs during the coordination period and prior to the grant of PUE offered by the applicant and accepted by the City Engineer.
3. All coordination efforts between the developer and all affected franchise agreement utilities companies shall be the responsibility of the developer. The City shall not be held liable for any time delays or costs resulting from these efforts even though the City holds ultimate authority for approval of the dedications and Improvement Plans. The developer agrees to this by pursuing approval of this project.
4. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
5. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
6. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
7. The tentative map shows wetlands which shall require a permit from the North Coast Water Quality Control Board. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
8. Southwest Estates Subdivision public improvement plans (2017-0039) are currently approved by the City Engineer for construction. It is anticipated that Southwest Estates (final map 2018-0037) will dedicate and construct Common Way, and all other necessary public improvements. This project is dependent on Southwest Estates to construct a portion of its roadway, sanitary sewer and storm drain outfall improvements. If Southwest Estates does not complete the required improvements, then this project will be required to construct the improvements necessary to serve this project. Common Way public improvements necessary to serve this project shall be completed and approved for public use by the City prior to any public utility connections being made by this project. Prior to Building Occupancy all required improvements necessary to serve this project shall be completed and approved for public use by the City Engineer.

The continuation of Common Way south of the project boundary to Colgan Creek shall be a STD-216 Utility Access Road over the 55-foot wide Sanitary Sewer and Storm Drain Easement to provide access to public sewer and storm drain facilities. The roadway shall terminate near the southerly end with a turnaround as approved by the Water Department.

9. This project shall be required to Bond for those offsite improvements upon which it is dependent if they are not constructed by others and approved for public use by the City Engineer and enter into a Subdivision Improvement agreement with the City or as reviewed and approved by the City Engineer.

BUILDING CONDITIONS

10. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
11. Obtain a building permit for the proposed project.

PLANNING CONDITIONS

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

RESERVE "A"	48		
RESERVE "B"			
	2019	2020	2021

13. The developer of Lantana Place Homes subdivision, shall comply with City Code section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of housing impact fees, or (c) an alternative compliance proposed in accordance with City Code section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code section 21-02.070(D).
14. As recommended in the Biological Resources Assessment, prepared by Lucy MacMillan and Dana Riggs, received on November 5, 2018, the following language should be listed under the heading of General Notes on plan sets submitted for Grading Permits:
 - a. Vegetation removal (including mowing) and ground disturbance activities should be initiated during the non-nesting season from September 1 to January 31.

If work cannot be initiated during this period, or if there is a break in activity lasting more than 14 days after February 1 then nesting bird surveys should be performed within 250 feet of proposed activities.

If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities.

- b. Prior to construction, fencing will be installed to exclude California Tiger Salamander (CTS) from entering the project site. Fences with ramps may be required to allow any CTS onsite to move into an adjacent habitat offsite. In these instances, translocation may occur and would be determined on a case-by-case basis.
- c. A Service approved biological monitor will be on site each day during initial site grading.
- d. The biological monitor will conduct a training session for all construction workers before work is started on the project.
- e. Before the start of work each day, the biological monitor will check for animals under any equipment such as vehicles and stored pipes. The biological monitor will check all excavated steep-walled holes or trenches greater than one foot deep for any CTS. CTS will be removed by the biological monitor and translocated as described in PBO or as directed by the Service.
- f. An erosion and sediment control plan shall be implemented to prevent impacts to wetland habitats located outside the work areas.
- g. Access routes, number and size of staging areas, and work areas, shall be limited to the minimum necessary to achieve the project goals. Routes and boundaries of the roadwork will be clearly marked prior to initiating construction/grading.
- h. All foods and food-related trash items shall be enclosed in sealed trash containers at the end of each day and removed from the site every three days.
- i. No pets will be allowed on the project site, during grading or construction.
- j. No more than a maximum speed limit of 15 mph will be permitted.
- k. All equipment shall be maintained such that there will be no leaks of automotive fluids such as gasoline, oils, or solvents.
- l. Hazardous materials such as fuels, oils, solvents, etc., shall be stored in sealable containers in a designated location that is at least 200 feet from aquatic habitats. All fueling, and maintenance of vehicles and other equipment and staging areas will occur at least 200 feet from any aquatic habitat.

- m. Grading and clearing shall be conducted between April 15 and October 15, of any given year, depending on the level of rainfall and/or site conditions or as approved by the City.
 - n. Project areas temporarily disturbed by construction activities will be revegetated with locally-occurring native plants or annuals.
- 15. Per the Cultural Resources Study, prepared by Taylor Alshuth and Janine Origer, dated October 1, 2018: There is the possibility that buried archaeological materials could be found. If buried materials are encountered, all work shall be halted in the vicinity of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4).
- 16. Pursuant to recommendations listed in the Traffic Impact Study, prepared by W-Trans, dated October 5, 2018:
 - a. New landscaping along the project frontage with Dutton Meadow and within the site distance triangle shall be planted and maintained such that all foliage is below three feet or more than seven feet off the ground.
- 17. The following note shall be printed under the heading of "General Notes" on all plan sets submitted for grading/building permits: Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. No noise generating construction activities shall occur on Sundays or National holidays.
- 18. During periods of construction, a sign shall be installed that provides a contact name and number for all construction-related inquiries and/or complaints.

NATURAL RESOURCES

- 19. **Advisement.** The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- 20. **Mitigation requirement.** The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

21. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
22. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

LANDSCAPING

23. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
24. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
25. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
26. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval, unless otherwise allowed by City Code.
27. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

28. Obtain written approval and permission from PGE to construct the proposed subdivision improvements within their existing Overhead utilities easements. Provide a copy of the approval prior to improvement plan approval.
29. Property line fences shall not encroach into the Public Access and Public Utility Easement.
30. All existing onsite access, general roadway and PUE easements shown in the title report over the site shall be quitclaimed or vacated by the owner if no longer viable or in use; or are located under the existing or proposed building envelope or are discharged. Show the disposition of each easement on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be

recorded in the County Recorder's office prior to building permit issuance. If the easements cannot be released, then the building permit cannot be issued.

31. The Final Map shall show private storm drain easements over all downstream lots in favor of all associated upstream lots.
32. Parcel A and Parcel B, the common retention basin parcels, shall be offered for dedication to the City of Santa Rosa. These parcels shall not be accepted by the City without a special tax district being in place for maintenance and written acceptance of the parcel ownership by the City engineer.

MAPPING

33. A Final Map, as defined by the applicable provisions of the State of California Subdivision Map Act, shall be required for this development. If the map is phased, then each proposed separate Final Map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure.
34. All final and parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
35. The Final or Parcel Map shall be annotated on the information sheet as follows: "Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees must be paid prior to the issuance of a Building Permit for the respective lot."
36. Street names as shown on the tentative map for this project shall not be acceptable street names but are used for reference only within this conditional approval. The applicant is urged to submit revised street names to the Building Division of Planning & Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact Tracy Selge at 707-543-3251 for assistance.

PUBLIC STREET IMPROVEMENTS

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

38. 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.
39. Curb return radii shall be 25-feet at the intersection of Mojave with Dutton Meadow and 20-feet at the intersections of Mojave with Common Way and Mojave with Lantana Lane.
40. Caltrans standard A88A pedestrian curb ramps shall be installed at all curb returns along the southerly side of Mojave Avenue. Right-of-way shall be dedicated so that handicap ramps and the 4-foot sidewalk landings are contained within 6-inches of the right-of-way at curb returns.

The northerly curb return at the intersection of Mojave Avenue with Common Way shall be a continuation of the asphalt berm with a 25-foot radius at Dutton Meadow and a 20-foot radius at Common Way.

Existing path of travel shall be removed between the new south west curb return at the intersection of Mojave Avenue and Dutton Meadow and the northerly stripe of the existing northerly crosswalk.

The northerly curb return at the intersection of Mojave Avenue with Dutton Meadow shall be an ADA compliant connection between the north-south crosswalk across Mojave Avenue, the east-west crosswalk across Dutton Meadow, and the existing north-south pedestrian pathway along Dutton Meadow at the northerly project boundary.

41. Mojave Avenue shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements for the South side of the street shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk plus a 12-foot travel way on the opposite side of the centerline and an asphalt berm along the North side. A 15:1 taper shall transition the 12-foot travel way to width of 18-feet at intersection of Mojave Avenue with Dutton Meadow at East project boundary and Common Way at West project boundary. See the Standard Conditions of Approval for dimensions.
42. Parking on Mojave Avenue shall be allowed on the southerly side of the street only and posted for no parking on the other side, until such time as a parking lane is built and the street improvements are completed by the developer to the north.
43. Common Way shall be dedicated and improved as a modified full width Minor Street along the entire project frontage. The proposed Right-of-Way for the eastern half-street section shall be 24-feet wide from centerline to property line with a 13-foot public utility easement behind the property line.
44. Common Way half width street improvements for the eastern half street section shall consist of an 18-foot wide structural pavement section from centerline to face of curb, to accommodate a 10-foot wide travel way, an 8-foot wide parking lane, a 6-foot wide planter strip a 5-foot wide sidewalk, and a 13-foot wide Public Utility easement that contains a 5.5-foot wide sidewalk access easement. See the Design and constructions standards.

45. Common Way half width street improvements for the western half street section shall consist of a 12-foot wide structural pavement section from center line to the face of standard 6" concrete curb and gutter for a travel lane and a minimum 6-foot wide planter strip and an 8-foot wide meandering pedestrian and class 1 PCC concrete bike path. The planter strip shall not be landscaped nor shall irrigation lines or water meter be installed. No parking is permitted on the west side of the street. See the Design and constructions standards.
46. The developer has recorded an "irrevocable offer of dedication" for a "Public Utility easement" and other incidental purposes to the City of Santa Rosa as recorded October 7, 2016 by document number 2016-092022 over the Storm drain and sanitary sewer improvements along the Common Way Alignment. This easement shall be identified and quit claimed by the City upon recordation of the Final Map.
47. City Standard 236 sidewalk barricades, City Standard 211 street barricades and City Standard 206 future through street signs shall be installed at the ends of Common Way. The utility access road entrance shall be per City Standard 216 and gated.
48. Parking on Common way shall be allowed on the easterly side of the street only and posted for no parking on the west side.
49. Dutton Meadow shall be dedicated and improved as an Avenue along the entire project frontage as shown on the Tentative Map.
50. Dutton Meadow half width street improvements for the project side of the street shall consist of an 11-foot travel lane, with an 8-foot wide parking lane, a 5-foot wide class 2 bike lane, and an 8-foot wide planter strip, with a 5-foot wide sidewalk and the first 6-feet of an 11-foot travel way on the opposite side of the crown line, with a 13-foot wide public utility easement and 5.5-foot wide sidewalk easement behind the property line.
51. Sidewalk at the southerly end of Dutton Meadow shall transition to existing path per ADA and a City Standard 236 sidewalk barricade shall be installed at the end of the sidewalk.
52. Sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Dutton Meadow to radically alter their speed shall be provided to the satisfaction of the City Traffic Engineer during plan check for the public improvement plans.
53. Engineering Variances ENGV18-009, ENGV18-010 and ENGV18-011 shall be implemented as approved by the City engineer within the subdivision construction drawings including
 - a. modified street knuckle geometry,
 - b. modified distance between "Lantana Lane" centerline and Common Way centerline and also "Lantana Lane" centerline and Dutton Meadow centerline distances and,
 - c. modified public street cross-section for Lantana Lane.

54. Edge grinding per STD-210 is required where the new structural section meets the existing roadway. Existing streets cut by new services shall require edge grinding per City Standard 209, trenching per Standard 215, and an AC overlay. See the Standard Conditions of Approval for dimensions.
55. Residential driveway aprons shall use City Standard 250B for the driveway curb cuts.
56. The type and location of curbside mailboxes shall be determined through the improvement plan check process.
57. Street light spacing, wattages, and locations will be determined during the improvement plan review process as approved by the City Engineer. If City Standard 611 cobra style street lights are to be installed along the Dutton Meadow frontage, LEOTEK LED fixtures shall be used. Decorative luminaire street lighting shall be installed per City Standard 615D.
58. Electrical boxes for new and/or relocated street lights shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
59. Pursuant to City Code Chapter 13-12, with the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject subdivision or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject subdivision shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.
60. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
61. Joint Electrical poles shall be undergrounded along the project side of Dutton Meadow frontage, if any. Conduit and pull boxes shall be installed if applicable per City Standard for future traffic signal interconnect along Dutton Meadow.

Locations shall be reviewed as part of the public improvement plan along Dutton Meadow.

62. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
63. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.

TRAFFIC

64. Per 20-38.050 on the Zoning Code, placement of any sign within a vision triangle is prohibited. Landscaping shall be maintained to be no more than 36" in height within the line of sight and the corners of the interior streets of the project vision triangles. Trees shall be maintained at a 7-foot minimum height tree canopy.
65. Trees shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.
66. The developer shall install the following signage and thermoplastic striping at the intersection of Mojave Avenue and Dutton Meadow to the satisfaction of the City Traffic Engineer;
 - a. a north-south striped pedestrian crosswalk across Mojave Ave along the project frontage,
 - b. an east-west striped pedestrian crosswalk across Dutton Meadow to the existing Pedestrian ramp at the northeast corner of Dutton Meadow and Mojave Ave to connect the sidewalk to the new Transit stop,
 - c. a stop sign on Mojave Ave,
 - d. a stop bar on Mojave Ave,
 - e. a "pedestrian crossing" sign in both directions on Dutton Meadow.
67. Per ENGV18-011, the street knuckles on Lantana Lane have been revised to be non-city standard. The revision requires the deletion of parking along the inner and outer curves of each knuckle. These areas, to be verified during plan check, shall be noticed as "No Parking" to the satisfaction of the City Traffic Engineer. Designated parking spaces shall be specifically shown on the improvement plans to allow no parking within the required fire department truck turn radiuses of the non-standard street knuckles. The applicant shall install 4" wide, white thermoplastic traffic guidelines at the elbows of Lantana Lane along the travel lanes way to prevent parking within the fire truck turning radius.
68. The following intersections are permitted to have centerline separations of less than the 200-foot minimum distance from opposing streets per the approved Engineering Variance No. ENG18-010;

- a. the easterly intersections of Lantana Lane with Mojave Avenue and Dutton Meadow with Mojave Avenue,
 - b. the westerly intersections of Lantana Lane with Mojave Avenue and Common Way with Mojave Avenue.
69. Advance street name signs for Mojave Avenue shall be installed on Dutton Meadow.
70. The westerly curb along Dutton Meadow shall be noticed as "No Parking" from its intersection with Mojave Avenue to at least 100-feet southerly of the intersection to accommodate the bus stop. The method of noticing for "No Parking" shall be to the satisfaction of the City Traffic Engineer.

TRANSIT

71. An ADA compliant bus stop landing and bench shall be installed at the bus stop by the applicant on the westerly side of Dutton Meadow, south of its intersection with Mojave Avenue as shown on the Tentative Map. The bus stop area shall be connected to the sidewalk by an ADA accessible route.

PRIVATE DRIVEWAY IMPROVEMENTS

72. All lots with shared driveway aprons shall have a physical barrier between the driveways or reciprocal access easements over them.

STORM DRAINAGE

73. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the subdivider's expense.
74. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
75. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
76. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative.

Private drainage inlets and lines shall be required and shall be privately owned and maintained.

77. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way.
78. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.
79. An adequate drainage system shall be required to drain rear yards and patio areas. Private underground storm drain systems and drainage easements are required for any lot-to-lot drainage.
80. This project shall install the 48-inch storm drain in Common Way (2017-0039) from the northerly project boundary to Colgan Creek including the outfall, unless constructed by others. During the plan check process for improvement plans the following 2 storm drain alternatives may be pursued;
 - a. an alternate regional storm drain solution for the Lantana project and all other sites that propose to tie into the Common Way storm drain may be designed
 - b. if a regional solution is not possible, an alternative storm drain for this project may be designed. This will require installation of the Common Way 48-inch storm drain along the frontage of this project and a Cash-in-Lieu-of-Improvements agreement and deposit for the fair share per unit cost of the required storm drain between the project and Colgan Creek.

STORM WATER COMPLIANCE (SUSMP)

81. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMPs, and shall include a maintenance schedule.
82. Perpetual maintenance of SUSMP BMPs shall be the responsibility of one or more of the following as approved by the City of Santa Rosa:
 - a. A special tax district for public BMP facilities.
 - b. An alternate means acceptable to the City of Santa Rosa.

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

83. A Final Storm Water Mitigation Plan (SWMP) using Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for

the First Plan Check. Private improvements required by the Final SWMP are to be contained on the individual properties and are maintained by the property owners. All SWMP details and improvements are to be included in the Subdivision Improvement Plans. The maintenance schedule and the Final SUSMP shall be finalized prior to recordation of the Final Map.

84. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.
85. The Final SWLID report shall clearly indicate that Parcels A and B are destined for a tax district. The city will not accept any direct maintenance responsibility for the BMPs or accept the land as public until such time as the tax district is in place.

GRADING

86. All applicable recommendations from the soils report dated February 26, 2004 prepared by RGH Geotechnical and Environmental Consultants, and any updates as required by the Chief Building Official, are carried forward by reference.
87. The applicant's civil engineer shall provide a signed document certifying the finish floors are above the base 100-year flood elevation as depicted on the FIRM maps. Final Building pad certifications shall be signed and sealed by a registered geotechnical engineer and/or Civil Engineer certifying each building pad.
88. Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit shall be finalized prior to building permit.
89. The applicant's engineer shall design the subdivision grading to meet the existing elevations of the existing improvements within 1-foot at the property lines as constructed by the subdivisions to the south, unless specifically approved by the City Engineer.
90. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City Approved Subdivision Improvement Plans.

RETAINING WALLS

91. Any retaining wall and or sound wall systems required on site shall be designed by a Registered Civil Engineer, per the recommendations included in the soils report by the soils engineer.
92. If applicable, wall footings shall be completely contained within parcels owned and maintained by the home owner. Civil plans shall include structural drawings for all required walls and retaining walls. Wall construction information shall be provided including footing construction details, footing elevations, typical cross sections and calculations, top of wall elevations and wall heights, existing and proposed ground finish surface elevations shall be shown on the civil engineering grading plans prior to approval.
93. Any retaining walls along property lines or within influence lines of a structure exceeding one foot in height shall be constructed with concrete, masonry, or other durable non-wood material.
94. The retaining and sound walls design shall be based on recommendations included in the soils report noise mitigation report and requirements of the latest City adopted Building Code. All retaining and sound walls shall be shown on the improvement plans with the first plan check submittal.

WATER DEPARTMENT

95. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
96. Access must be provided to all structures on the City system. The access must be a minimum 12' in width and must be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
97. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and house services shall be installed, tested, and approved prior to the paving of any project streets.
98. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
99. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
100. Water and sewer main reimbursement fees may be due for this project and if so shall be paid prior to the water and sewer main tie ins to the existing system.
101. Install mains with constant alignment wherever possible, minimum 3-feet from the lip of gutter 4-feet from centerline monuments.

102. Public mains shall be a minimum of 8" in diameter. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
103. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
104. Southwest Estates Subdivision was approved to install the regional public sanitary sewer main within Common Way that flows south along this project's westerly property line with a proposed crossing under the Colgan Creek to connect in Bellevue Avenue sanitary sewer main. The regional plan for Common Way fronting projects includes lots 45 through 48 of this project to outfall to Common Way sanitary sewer. If the Common Way sewer main (2017-0039) is not built at the time that the improvement plans for this project are approved, the developer may elect to connect lots 45 through 48 to the Dutton Meadow sewer. This will require approval of an alternate regional sewer design. Lots 1 through 44 of this subdivision shall connect to the existing sanitary sewer main in Dutton Meadow and or as approved by the City Engineer.
105. The applicant shall extend an 8-inch public sanitary sewer main along Mojave Avenue beginning at its westerly intersection with Lantana Lane and tie into the existing sewer in Dutton Meadow.
106. The applicant shall extend an 8-inch public sanitary sewer main along the full length of Lantana Lane.
107. Separate sewer laterals shall be installed for each lot.
108. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.
109. The applicant shall extend an 8-inch public water main along the full length of Mojave Avenue and Lantana Lane. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.
110. Water mains that end in future through streets shall terminate in temporary blow offs.
111. Connection to the existing main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
112. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.

113. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
114. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
115. Double check back flow per City Standard 875 will be required on all domestic water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
116. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
117. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
118. If a well exists on the property, one of the following conditions apply:
119. Retention of wells must comply with County codes. An approved backflow prevention device must be installed on any connection to the City water system. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
120. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
121. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
122. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
123. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead end systems such as cul-de-sacs, a fire flow test will be completed at the hydrant on each separate cul-de-sac or dead end system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Santa Rosa Water Department prior to the test being performed.

124. If adequate fire flow cannot be achieved from a single feed, applicant shall be required to loop the existing water system.
125. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.

FIRE DEPARTMENT

126. Twelve-inch (12) inch illuminated premise identification shall be provided per Fire Department standards. An illuminated monument sign may be provided at the main entrance.
127. Fire Department access is required to be provided to within 150 feet of all-sides of the building along an approved path on a minimum 20-foot-wide unobstructed roadway.
128. A minimum fire flow in accordance with CFC, Chapter 5 and Appendixes B & C is required for this project. A fire hydrant shall be provided within 600-feet of all-sides of the structures along an approved path and shall not exceed 500-feet maximum spacing along street centerline.
129. All buildings shall be protected by automatic fire sprinklers.
130. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
131. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees. Underground flammable or combustible tanks shall be reviewed and approved by the Fire Department.
132. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS DEPARTMENT

133. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city Standards and Specifications for Planting Parkway Trees. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.

134. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.

135. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their lots.

Housing & Community Services Conditions

136. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide 25 homeownership units affordable to households earning up to 80% of Area Median Income, and 23 homeownership units affordable to households earning up to 120% of Area Median Income.

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

Recommendation

Approval with conditions as set forth in this report

Continuance

Denial – Reasons:

Final action referred to the Planning Commission



CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development