

RESOLUTION NUMBER \_\_\_\_\_

RESOLUTION OF THE DESIGN REVIEW AND PRESERVATION BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR THE HANSEL FORD SERVICE BUILDING, LOCATED AT 0 WILJAN COURT, ASSESSOR'S PARCEL NO. 043-134-017, FILE NO. PLN25-0042

WHEREAS, on December 19, 2024, the former City of Santa Rosa Design Review Board reviewed a conceptual design for a new vehicle service building for Hansel Ford, located at Wiljan Court, Santa Rosa, Assessor's Parcel No. 043-134-017, and provided comments, recommendations, and considerations; and

WHEREAS, on February 4, 2025, the City Council held a public hearing regarding the amendments to the Municipal Code related to streamlining and enhancement of the Landmark Alteration Permit process and consolidation of the Design Review Board and Cultural Heritage Board into a single Design Review and Preservation Board, at which time all persons were invited to speak or submit written comments, and adopted Ordinance No. ORD-2025-003, amending Titles 10, 17, 19, 20 and 21 of the City Municipal Code to address streamlining and process improvements for the landmark alteration permit process, and consolidation of the duties and composition of the Cultural Heritage Board and Design Review Board into a single Design Review and Preservation Board; and

WHEREAS, on March 14, 2025, applications were submitted to the Planning and Economic Development Department for Major Design Review to allow the construction of a new 13,925 square-foot vehicle service building, and also a Minor Use Permit to allow Vehicle Services, including major repair/body work for the property located at Wiljan Court, Santa Rosa, Assessor's Parcel No. 043-134-017; and

WHEREAS, on August 7, 2025, the Santa Rosa Zoning Administrator held a public meeting and, after due consideration of all evidence and reports offered at said meeting, did make findings and determinations and granted approval of a Minor Conditional Use Permit to allow Vehicle Services, including major repair/body work for the property located at Wiljan Court, Santa Rosa, Assessor's Parcel No. 043-134-017; and

WHEREAS, on August 7, 2025, the Design Review and Preservation Board held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on August 7, 2025, the Design Review and Preservation Board of the City of Santa Rosa considered a proposal to construct a new 13,925 square-foot vehicle service building at 0 Wiljan Court, Assessor's Parcel No. 043-134-017; and

WHEREAS, the Design Review and Preservation Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review and Preservation Board, after due consideration of all evidence and reports offered for review, does find and determines the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and

requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans). The site is an appropriate land use within the Light Industry General Plan Land Use Designation and Light Industrial (IL) Zoning District while complying with all requirements for vehicle service uses found in [Zoning Code Section 20-42.150 – Vehicle Services](#). Additionally, the proposed building is consistent with the [Roseland Area/Sebastopol Road Specific Plan](#) by expanding services offered by the existing dealership business on the adjacent parcel; and

2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the [Framework of Design Review](#) (Design Guidelines, Introduction, Subsection C) in that the proposed industrial building will complement the existing industrial park in terms of size, design, and materials; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed building is compatible in scale and appearance with the adjacent dealership structure and is consistent with the surrounding industrial character of the area. The existing onsite parking supply is more than adequate to meet the needs of both the proposed development and the existing dealership use on the adjacent parcel. Additionally, all proposed exterior lighting fixtures are wall mounted, downward-facing, and shielded to prevent lighting from spillover onto neighboring properties; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, in that the mass and scale of the industrial building are compatible with that of existing structures along Wiljan Court and other industrial uses in the vicinity. The colors and use of exterior materials complement the existing dealership on the adjacent parcel and enhance the visual character of the environment. The proposed project would provide landscaping adjacent to the building in accordance with the City's Design Guidelines; and
5. The design of the proposed development will provide a desirable environment for its occupants, the visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained in that the project incorporates durable, low maintenance materials and water-efficient landscaping. The project has been reviewed for consistency with the Design Guidelines; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the proposed development project has been reviewed by City staff, outside agencies, and approval authorities, and has been conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), and the project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), as the project is consistent with the development density and use described in the City of Santa Rosa General Plan 2050, for which an Environmental Impact Report (EIR) was certified on June 5, 2025 (State Clearinghouse No. 2023020166), and the Roseland Area/Sebastopol Road Specific Plan, for which an EIR was certified on October 18, 2016 (State Clearinghouse No. 2016012030). There are no project-specific effects peculiar to the site or the project that were not previously analyzed, and no new information has emerged that would require additional environmental review. Therefore, no further CEQA documentation is required; and

NOW, THEREFORE, BE IT RESOLVED, the Design Review and Preservation Board of the City of Santa Rosa does hereby grant Design Review of the Hansel Ford Service Building subject to each of the following conditions:

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

**GENERAL:**

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to the issuance of a building permit.
2. All work shall be done according to the final approved plans dated June 27, 2025.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.
4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday. No construction is permitted on Sundays and holidays.

**ENGINEERING DIVISION:**

5. Compliance with all conditions as specified in the Engineering Development Service Exhibit "A" dated July 31, 2025, attached hereto and incorporated herein.

**PLANNING DIVISION:**

6. Compliance with all conditions as specified in the Minor Conditional Use Permit, Zoning Administrator Resolution No. XXX, approved by the Zoning Administrator on August 7, 2025.
7. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review and Preservation Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

**9. PROJECT DETAILS:**

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
- B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.

- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review and Preservation Board or Planning Division.
- D. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

10. TREE PRESERVATION:

- A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- B. Prior to the issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
  - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
  - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
  - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
  - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
  - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
  - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- C. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to the issuance of a building or grading permit for any site work.
- D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone – No Construction or Storage Permitted."
- E. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.

- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

11. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

12. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16 feet in height. Lower mounting heights are encouraged.

13. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

14. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to

certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.

- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

DULY AND REGULARLY ADOPTED by the Design Review and Preservation Board of the City of Santa Rosa on this 7<sup>th</sup> day of August, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Melanie Jones-Carter, Chair

Attest: \_\_\_\_\_  
Kristinae Toomians, Executive Secretary

Attachments

Exhibit "A", Engineering Development Services, dated July 31, 2025

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"  
July 31, 2025**

**Hansel Ford Service Building  
0 Wiljan Court  
PLN25-0042**

- I. 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.
- II. Per City Code Section 18-12.015 (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans/reports dated June 27, 2025:

**PUBLIC STREET IMPROVEMENTS**

1. An Encroachment Permit shall be obtained prior to issuance of the building permit. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans prepared by a licensed civil engineer showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

2. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.

## **TRAFFIC**

3. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage and if any conflict with proposed structures per City code at their sole expense.
4. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Wiljan Court to radically alter their speed, based on Table 201.1 of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
5. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Wiljan Court frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.
6. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
7. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Wiljan Court to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

## **BUILDING**

8. Obtain a building permit for the proposed project.



9. 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.
10. A detectable warning is required at the flush transition from the vehicular way/access aisle to the exterior walk. There must be at least 3' beyond the detectable warning as part of the circulation path without truncated domes. This may affect the design of the stormwater treatment train and/or walk:

### **PRIVATE DRIVEWAY IMPROVEMENTS**

11. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.
12. A soils and geologic report shall be provided with the building plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.
13. Maximum grade difference at project boundary to offsite property shall be less than 1 feet vertically, unless reviewed and approved by the City Engineer.
14. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.
15. Submitted grading and drainage plans shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.

### **PUBLIC STORM DRAINAGE**

16. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
17. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water current 2020 flood management design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the

run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma Water or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.

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

construct the project shall be obtained at the sole cost of the applicant prior to entitlement.

26. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
27. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction.
28. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the lot owner.

#### **STORM WATER COMPLIANCE (SWLID)**

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

31. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
32. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
33. BMP's and private drainage facilities shall be located outside of Public Utility easements and/or utility easements.
34. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
35. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
36. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
37. All offsite work resulting in new impervious area (sidewalk, driveways, pedestrian ramps, etc.) shall be treated by LID BMPs sized for all tributary flows. Treatment offsets may be considered and shall be approved by the Stormwater department and if required, the Regional Water Board prior to building permit issuance.

## **WATER AND WASTEWATER**

38. Demand fees shall be required and shall be determined after review of the building permit application. Water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services at [watereng@srcity.org](mailto:watereng@srcity.org) to determine estimated fees and shall be determined at first Building Plan review.
39. Water services shall be provided per Section X of the Water System Design Standards. commercial buildings and irrigation uses shall be metered separately. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review of Encroachment Permit.
40. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service per City Standard detail no. 880 shall be installed. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.
41. Install onsite private sewer laterals with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.
42. All irrigation services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
43. If additions or modifications to the existing landscaping are proposed under the building permit application, a dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist.
44. Any water or sewer services that will not be used shall be abandoned at the main.
45. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be

reviewed during the building permit stage to determine compliance with the ordinance.

46. No plumbing for landscape irrigation or any other use shall cross lot lines without an easement or recorded merger in place.

## **FIRE**

47. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).
48. [Project shall comply with requirements found in Santa Rosa Fire Department Standard Fire Safety During Construction, Demolition, or Alteration](#)
49. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the California Environmental Reporting System (CERS). Materials in excess of 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.
50. The Fire Department Connection (FDC) for the sprinkler systems will be required within 100 feet of a fire hydrant.
51. Hydrant spacing for this commercial project shall comply with current Fire Department standards: maximum 300 feet on center. A hydrant shall be located within 100 feet of the Fire Department Connection (FDC) supplying the building sprinkler system. Fire Hydrants and FDC's should be located a minimum of 40 feet from structures served.
52. A Fire Flow test shall be performed prior to delivery of combustible materials.
53. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
54. The following are a list of **deferred plan submittal** items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
  - a. Private Underground Fire Main
  - b. Fire Sprinkler System
  - c. Fire Pump (to be determined)

- d. Fire Sprinkler Monitoring
- e. Solar Photovoltaic Power System (to be determined)
- f. Spray Booth (if installed)

## **RECREATION & PARKS**

- 51. If dead or dying street trees are present in the frontage, new street trees shall be planted by the developer.
- 52. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their project for perpetuity.



7/31/2025

CLEVE GURNEY, PE – DEPUTY DIRECTOR DEVELOPMENT SERVICES