

PD Zoning District: RR-PD PD Number: 318

Project Name: Fulton Acres

Location: 1225 Fulton Road

Development Plan Dated: no date

Policy Statement Dated: 6/27/89 Ord # 2790

Project Description: _____

Units: 9 SF + 1 church

Acres: 8.9 ±

Density: 1.9 u/a

Setbacks: Main Accessory

Subcategory SF A SF B SF C Church D SF E F A B C D E F

Garage Face															
Front															
Rear	20	20	50		50										
Interior															
Left Side															
Right Side															
Exterior Side															
Main Ht	25	35	35		25										
2 nd Unit Ht															

Lots 9 6-8 2-5 10 1

Lot Coverage: _____

Required Parking: _____

Covered/Uncovered: _____

On street: _____

Fences/Hedges: _____

Other: _____

PD DISTRICT NO. 318

Location: 1225 Fulton Road

Project Name: Fulton Acres

Zone: RR-PD

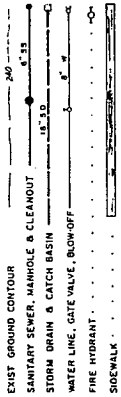
Policy Statement Dated: 6/27/89 Attached None

Development Plan Dated: not dated Attached None

Project Description:

Subdivision of 8.9± acres into 9 sfd lots &
3 acre church parcel. Density = 1.9 du/acre
lots vary in size from 13,500 to 24,600 sq ft

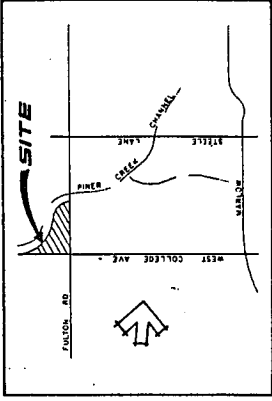
LEGEND



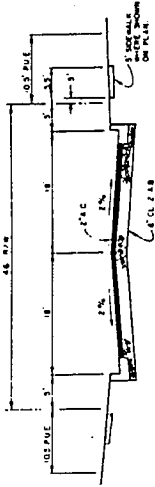
PROJECT DATA

OWNER . . . BOARD OF AMERICAS MISSIONS, 10000 W. 10TH AVENUE, DENVER, CO 80202
 ENGINEER . . . 538 MENDOCINO AVE., SANTA ROSA, 95401, 546-1540
 DEVELOPER . . . 866.344 ST. SANTA ROSA, 95404, 438-9600
 WATER SUPPLY . . . CITY OF SANTA ROSA
 SEWAGE DISPOSAL . . . RR - PD
 PRESENT ZONING . . . RR - PD
 BUILDING SETBACK . . . PER POLICY STATEMENT
 AREA . . . 8.9 - 3.0 CHURCH SITE + 9.91 ACRES
 NUMBER OF LOTS . . . 10
 DENSITY . . . 1.5-1 DWELLINGS/ACRE
 MINIMUM LOT SIZE (RESIDENTIAL AREA) . . . 13,500 S.F.
 MINIMUM LOT AREA (RESIDENTIAL AREA) . . . 24,600 S.F.
 AVERAGE LOT SIZE (RESIDENTIAL AREA) . . . 18,700 S.F.
 A.P. NUMBER . . . 34-11-60
 ADDRESS . . . 1225 FULTON RD SANTA ROSA
 DOCUMENT NUMBER . . . 87-05197
 BENCHMARK . . . CITY OF SANTA ROSA E-2 ELEV. 93.94
 STREET TREES . . . PER SANTA ROSA RECREATION & PARKS DEPT

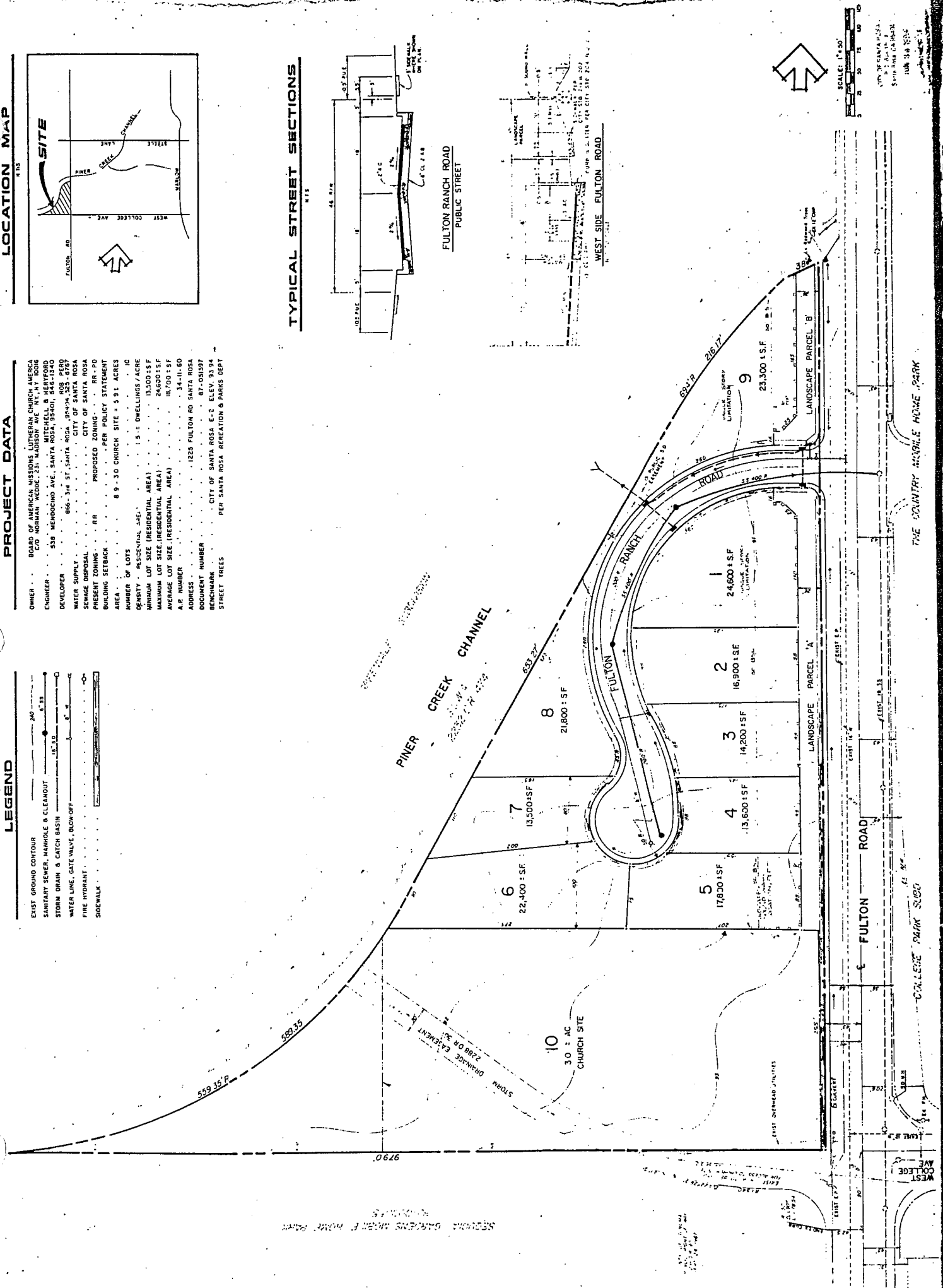
LOCATION MAP



TYPICAL STREET SECTIONS



FULTON RANCH ROAD
 PUBLIC STREET



SCALE: 1" = 50'
 CITY OF SANTA ROSA
 500 WEST COLLEGE AVE
 SANTA ROSA, CA 95401
 JUN 24 1987

June 27, 1989

POLICY STATEMENT
FULTON ACRES

Location: 1225 Fulton Road
Assessors' Parcel Number: 34-110-60
Site Size: 8.9 ± acres
Proposed Zoning: RR-PD
Proposed Project Density: 1.5 units/acre

Project Proposal:

To rezone, subdivide, and develop 9 single family residences on approximately 5.9 ± acres with 3.0 acre parcel for church site.

Project Objective:

- (1) To provide a design which specifically responds to natural constraints of the site.
- (2) To locate buildings to maximize retention of the site character and to respond to specifically building site conditions.
- (3) To provide a low density, large lot subdivision compatible with the surrounding area.
- (4) To provide approximately 3.0 acres for a future church site

Zoning / Land Use (Phase I):

- (A) Permitted Uses:
- (1) Future church site location (Parcel 10)
 - (2) Single Family Residences (Parcels 1 - 9)

- (B) 1. Minimum Lot Size: 13,500 sq.ft.
2. Maximum Lot Size: 24,600 sq.ft.
3. Average Lot Size: 18,700 sq.ft.
- (C) Yard Setbacks: (All setback lines are measured from property line as shown on Tentative Map)
 - 1. Front Yard: Minimum 25 feet from property line
 - 2. Side Yard: Minimum of 5' - Single Story
Minimum of 10' one side, 10' other side, - Two Story
 - 3. Rear Yard: Minimum 20 feet or as shown on Tentative Map (50 feet on parcels 1-5)
- (D) Building Height: Maximum 35 feet (single story maximum 25 feet on parcels 1 and 9)
- (E) Accessory Structure Height: Maximum 16 feet

General Provisions:

- (1) Fencing, if any, shall be permitted on the property lines per City Zoning Code.
- (2) All streets shall be public.
- (3) Street lights shall be per City standards.
- (4) Parcel A & B to be dedicated to City of Santa Rosa.

CITY OF SANTA ROSA - NOTICE OF PUBLIC HEARING

APPLICATION FOR MITIGATED NEGATIVE DECLARATION, REZONING AND SUBDIVISION, LOCATED AT 1225 FULTON ROAD (FULTON ACRES), TO REZONE 8.9 ACRES FROM AGRICULTURAL TO RURAL RESIDENTIAL-PLANNED UNIT DEVELOPMENT AND TO SUBDIVIDE THE PROPERTY INTO A 3-ACRE CHURCH SITE AND 9 SINGLE-FAMILY RESIDENTIAL LOTS

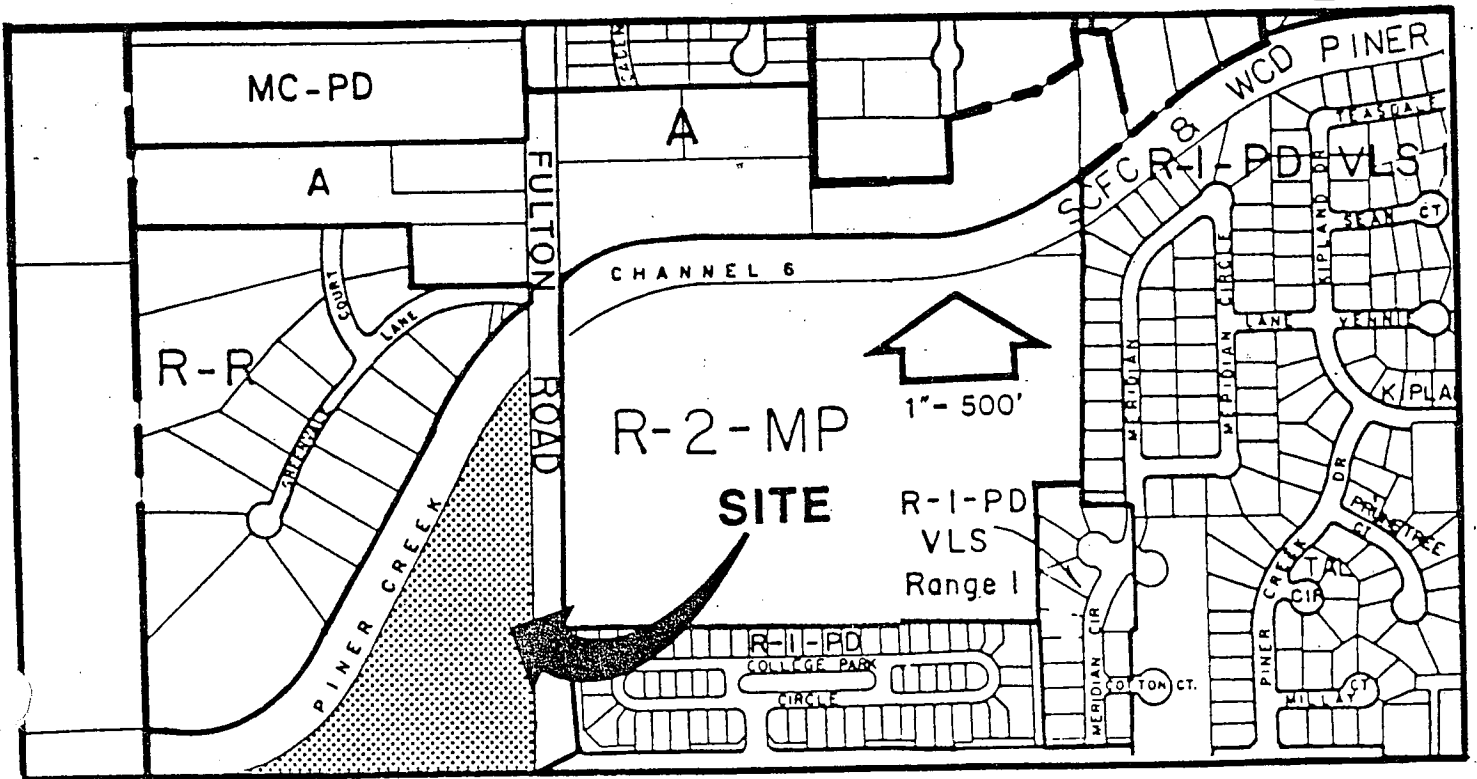
NOTICE IS HEREBY GIVEN that a public hearing will be conducted by the Council of the City of Santa Rosa on Tuesday, September 5, 1989, at or after 5:00 p.m., in the Council Chamber, City Hall, 100 Santa Rosa Avenue, Santa Rosa, California. The purpose of the public hearing will be to receive public comment and recommendations prior to the City Council acting on the requested mitigated negative declaration and rezoning. The application has been filed by Rob Pero. Said application and applicable information are on file in the Community Development Department, Room 3 City Hall, and available for public inspection.

All persons interested in the application for the proposed mitigated negative declaration and amendment to the policy statement are invited to appear on the date and time set herein and be heard thereon. If you challenge the rezoning of this property in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or written correspondence delivered to the City of Santa Rosa at, or prior to, the public hearing. Anyone who files a written request with the City's Community Development Department will be notified of the action taken by the City Council on this proposal. Contact Jerry Duggan at 576-5484. File No. 88-0220.

KENNETH R. BLACKMAN, Clerk, City of Santa Rosa. Dated 8-17-89; Publish 8-25-89.

The City Code of the City of Santa Rosa requires that property owners within 300 feet of land undergoing a zoning change shall be notified.

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ORDINANCE NO. 2790

AN ORDINANCE AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 1225 FULTON ROAD - ASSESSOR'S PARCEL NUMBER(S) 34-110-60 - FILE NUMBER 88-0220

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, planned development ("PD") treatment is appropriate and that the reclassification to the RR-PD District is appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the A (Agricultural) District to the RR-PD (Rural Residential-Planned Unit Development) District is consistent with the Santa Rosa General Plan in that:

The Zoning authorizes Very Low Density Residential Land Use in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Very Low Density Residential Land Use.

Adequate City services can be provided for the proposed development.

The Council has read, reviewed and considered the approved and adopted Mitigated Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by said Mitigated Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-01.010, so as to change the classification of the hereinafter described property as follows:

Assessor's Parcel Number(s) 34-110-60 are changed to the RR-PD District.

The Development Plan dated June 27, 1989 and the Policy Statement dated June 27, 1989 are on file in the Department of Community Development, are hereby approved and the same shall govern all development of the property.

In addition to any other conditions that are deemed appropriate or necessary at the time a use permit or other development permit is applied for, any development approval for this property shall be expressly conditioned to require the applicant to fulfill all of the following conditions:

1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
2. In-lieu park fees of \$8,649.00 shall be paid at the time of issuance of the building permits, based on the amount of land required for nine (9) single-family detached dwellings, as required by Ordinance No. 2467.
3. Compliance with the Development Advisory Committee Report dated May 10, 1989, as revised on July 5, 1989.

Section 3. This ordinance shall take effect the 31st day following its adoption.

IN COUNCIL DULY PASSED this 12th day of September, 1989.

AYES: (4) Mayor Hulsman, Councilmen Burton, Healy and Jeffries

NOES: (1) Councilman Pedgrift

ABSENT: (0)

ABSTAIN: (0)

APPROVED: _____

Mayor

ATTEST: _____

Kathleen Albright
Assistant City Clerk

APPROVED AS TO FORM:

Bac

City Attorney

FILE COPY

RESOLUTION NO. 7400

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY SITUATED AT 1225 FULTON ROAD - FILE NUMBER 88-0220

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 1225 Fulton Road in the "A" (Agricultural) District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare.

WHEREAS, the Planning Commission hereby finds and determines:

1. That the proposed project will not have a significant adverse effect on the environment based upon the mitigation measures which have been incorporated into the project.
2. That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning, and approves and adopts the Policy Statement dated May 10, 1989, and the Development Plan dated March 28, 1989, on file in the Community Development Department, subject to the following conditions:

1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
2. In-lieu park fees of \$8,649.00 shall be paid at the time of issuance of the building permits, based on the amount of land required for nine (9) single family detached dwellings, as required by Ordinance No. 2467.
3. Compliance with the Development Advisory Committee Report dated May 10, 1989.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property, and approval and adoption of the Development Plan and Policy Statement situated at

(KS0713:R-FR-R.1)

1225 Fulton Road from the "A" (Agricultural) District to the RR-PD (Rural Residential - Planned Unit Development) District, said property more precisely described as: Assessor's Parcel Number(s) 34-110-60.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 13th day of July, 1989, by the following vote:

AYES: 4 (ZENI, LUCAS, TUXHORN, EVANS)
NOES: 1 (OWEN)
ABSENT: 2 (BURKART, BAMBER)
ABSTAIN: 0

APPROVED:

Robert J. Zeni
CHAIRMAN

ATTEST:

Joanne L. Goldberg
SECRETARY

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT
May 10, 1989
Revised July 5, 1989

FULTON ACRES

PROJECT DESCRIPTION

To rezone 8.9 acres from Agricultural to Rural Residential - Planned Unit Development and to subdivide the property into 10 lots.

LOCATION: 1225 Fulton Road

APN: 34-110-60

GENERAL PLAN LAND USE: Very Low Density Residential

ZONE CLASSIFICATION: (Existing) Agricultural (Proposed) RR-PD

OWNER: Lutheran Church America
ADDRESS: c/o Norman Wedde
231 Madison Avenue
New York, NY 10016

APPLICANT: Rob Pero
ADDRESS: 866 Third Street
Santa Rosa, CA 95404

ENGINEER: Mitchell & Heryford
ADDRESS: 538 Mendocino Avenue
Santa Rosa, CA 95401

FILE NUMBER: 88-0220

CASE PLANNER: Jerry Duggan

PROJECT ENGINEER: David Furnanz

BLDG.REPRESENTATIVE: Maurice Magsamen

BACKGROUND

The proposed rezoning and subdivision is located on the west side of Fulton Road within the Very Low Density land use designation on the General Plan Land Use Graphic and in close proximity to the urban boundary. The General Plan text indicates that lot sizes should increase gradually up to one acre or larger in size toward the edge of the urban boundary.

Countryside Subdivision has a gross density of 1.12 units per acre. The adjacent Greenvale Subdivision has a gross density of 1.01 units per acre. The proposed Residential Development Area has a gross density of 1.69 units per acre. The Development Advisory Committee is recommending that this project be redesigned to six residential lots (1.02 gross units per acre) to provide consistency with the lot sizes of the adjacent subdivisions.

If the Planning Commission wishes to approve the project as designed, the following conditions are recommended by the Development Advisory Committee.

CONDITIONS OF APPROVAL

In addition to the following specific conditions of approval, Standard Conditions of Approval, dated May 1, 1988, apply to this project. These conditions are based on plans stamped received June 26, 1989.

The following constitute the specific conditions of approval:

PLANNING

1. A 30 FOOT WIDE LANDSCAPE SETBACK AREA SHALL BE PROVIDED ON THE LOTS ADJACENT TO PINER CREEK. A RIPARIAN VEGETATION PLAN, APPROVED BY THE DEPARTMENT OF FISH AND GAME AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT - PLANNING DIVISION, SHALL BE APPROVED AS A PART OF THE IMPROVEMENT PLANS. THE PLAN SHALL INCLUDE A MIX OF NATIVE RIPARIAN TREES AND SHRUBS WITH A DENSITY OF APPROXIMATELY THREE TREES PER TEN FEET OF STREAM FRONTAGE.
2. A STREAMBED ALTERATION AGREEMENT IS REQUIRED FROM THE DEPARTMENT OF FISH AND GAME FOR STORM DRAIN OUTLETS TO PINER CREEK.
3. GARAGES, CARPORTS AND ANY OTHER PROPOSED PARKING SHALL BE A MINIMUM OF 20 FEET BEHIND THE BACK OF THE SIDEWALK.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF AN ACOUSTIC BARRIER ALONG THE FULTON ROAD FRONTAGE OF ALL RESIDENTIAL LOTS WITH WESTERLY EXTENSIONS ALONG LOTS 1, 5 AND 9, AS RECOMMENDED IN THE SOUND STUDY PREPARED BY FITZROY/DOBBS DATED FEBRUARY 26, 1989. THE WALL SHALL BE

CONSTRUCTED ON THE INDIVIDUAL LOTS RATHER THAN WITHIN THE LANDSCAPE PARCELS. SOUND WALL SHALL BE CONSTRUCTED OUT OF MASONRY.

5. IF CULTURAL RESOURCES ARE DISCOVERED DURING THE CONSTRUCTION OF THE PROJECT, WORK SHALL BE HALTED IN THE IMMEDIATE VICINITY OF THE FINDS UNTIL A CULTURAL RESOURCE SPECIALIST HAS EVALUATED THE SITUATION.

ENGINEERING

1. THE PARCEL A AND B LANDSCAPE STRIPS ON FULTON ROAD SHALL HAVE A MINIMUM 26 FOOT WIDTH TO PROVIDE MINIMUM 20 FOOT BACK-ON LANDSCAPING BETWEEN THE BACK OF THE SIDEWALK AND THE FRONT OF THE SOUND WALL. PARCELS A AND B SHALL EXTEND WESTERLY ALONG BOTH SIDES OF FULTON RANCH ROAD A DISTANCE OF AT LEAST 30 FEET. THE LANDSCAPE STRIPS ON FULTON RANCH ROAD SHALL HAVE A MINIMUM 16 FOOT WIDTH TO PROVIDE MINIMUM 10 FOOT BACK-ON LANDSCAPING BETWEEN THE BACK OF SIDEWALK AND THE FRONT OF THE SOUND WALL.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION AND BACK-ON LANDSCAPING IMPROVEMENTS WITHIN PARCELS A AND B AND WITHIN THE PLANTER STRIP BETWEEN THE CURB AND SIDEWALK FRONTING PARCELS A AND B.
3. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE CITY UNDER WHICH THE FEE TITLE TO PARCELS A AND B SHALL BE CONVEYED OR DEDICATED TO THE CITY, AND THE CITY, IN ACCORDANCE WITH THE TERM OF THE AGREEMENT, SHALL ASSUME PERMANENT MAINTENANCE RESPONSIBILITY OF THE PARCELS. THE LANDSCAPING MAINTENANCE PLANS SHALL BE SUBJECT TO APPROVAL BY THE DEPARTMENT OF RECREATION AND PARKS AND THE AGREEMENT SHALL BE APPROVED AND AUTHORIZED BY THE CITY COUNCIL PRIOR TO OR AT THE SAME TIME AS IT CONSIDERS THE FINAL MAP.
4. ACCESS RIGHTS SHALL BE RELINQUISHED ALONG THE FULTON ROAD FRONTAGE OF ALL RESIDENTIAL LOTS AND ALONG THE FULTON ROAD FRONTAGE OF LOT 10 EXCEPT AT A SINGLE PROJECT ENTRANCE DIRECTLY OPPOSITE THE END OF WEST COLLEGE AVENUE.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A PROJECT ENTRANCE TO SERVE THE LOT 10 CHURCH SITE. THE CENTERLINE OF THE PROJECT ENTRANCE SHALL ALIGN WITH THE CENTERLINE OF WEST COLLEGE AVENUE EASTERLY OF FULTON ROAD. THE NUMBER OF LANES, WIDTH AND CONFIGURATION OF THE PROJECT ENTRANCE SHALL BE RESOLVED AT THE IMPROVEMENT PLAN STAGE. THE FULL WEST LEG OF THE WEST COLLEGE AVENUE INTERSECTION AND THE BEGINNING PORTION OF THE CHURCH ACCESS ROAD SHALL BE SHOWN ON THE SUBDIVISION IMPROVEMENT PLANS AND CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS. THE ACCESS ROAD SHALL BE CONSTRUCTED AT LEAST TO A POINT WHERE THE SOUTHERLY SIDE OF THE ROAD MEETS THE WESTERLY BOUNDARY OF LOT 10.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL TRAFFIC SIGNAL MODIFICATIONS NECESSARY TO ACCOMMODATE A FULL FOURTH LEG OF THE WEST COLLEGE AVENUE

INTERSECTION AS WELL AS ANY NECESSARY POLE AND EQUIPMENT RELOCATION AND/OR REPLACEMENT. TRAFFIC SIGNAL EASTBOUND INDICATIONS SHALL BE INSTALLED IN ADDITION TO A MAST ARM SIGNAL FOR WESTBOUND TRAFFIC. ALL REQUIRED TRAFFIC SIGNAL MODIFICATIONS SHALL BE SHOWN ON THE IMPROVEMENT PLANS AND SHALL BE COMPLETED IN CONJUNCTION WITH THE SUBDIVISION IMPROVEMENTS.

7. THE IMPROVEMENT PLAN SUBMITTAL SHALL INCLUDE A SEPARATE SIGNING, STRIPING, STREET LIGHTING AND TRAFFIC SIGNAL MODIFICATION PLAN. THE STRIPING PLAN SHALL ENCOMPASS THE FULTON ROAD FRONTAGE, THE WEST COLLEGE AVENUE INTERSECTION, AND AN APPROPRIATE DISTANCE SOUTH OF THE WEST COLLEGE AVENUE INTERSECTION, AND SHALL INCLUDE FOUR TRAFFIC LANES AND A CLASS II BIKE LANE ALONG FULTON ROAD, PEDESTRIAN CROSSWALKS AT THE INTERSECTIONS, AND NORTHBOUND AND SOUTHBOUND LEFT TURN LANES IF AND WHERE REQUIRED BY THE TRAFFIC ENGINEER.
8. FULTON ROAD SHALL BE DEDICATED AND IMPROVED TO MAJOR STREET STANDARDS. RIGHT OF WAY SHALL BE 43 FEET CENTERLINE TO PROPERTY LINE WITH A 6 FOOT SIDEWALK EASEMENT AND AN 11 FOOT PUBLIC UTILITY EASEMENT BEHIND THE PROPERTY LINE. PAVING WIDTH SHALL BE 37 FEET CENTERLINE TO CURB FACE WITH A 5½ FOOT SIDEWALK BEHIND A 6 FOOT PLANTER STRIP. FULTON ROAD IMPROVEMENTS SHALL EXTEND TO THE SOUTHERLY CURB RETURN OF THE CHURCH ACCESS ROAD.
9. FULTON RANCH ROAD SHALL BE DEDICATED AND IMPROVED TO MINOR STREET STANDARDS. RIGHT OF WAY SHALL BE 46 FEET WITH A 5.5 FOOT SIDEWALK EASEMENT AND A 10.5 FOOT PUBLIC UTILITY EASEMENT BEHIND THE PROPERTY LINE ON BOTH SIDES. PAVING WIDTH SHALL BE 36 FEET CURB TO CURB WITH A 5 FOOT SIDEWALK BEHIND A 5 FOOT PLANTER STRIP ON BOTH SIDES.
10. PUBLIC STORM DRAINAGE IMPROVEMENTS SHALL BE PROVIDED FOR FULTON ROAD AND FOR FULTON RANCH ROAD.
11. ALL PUBLIC WATER STORM DRAINS SHALL HAVE ADEQUATE EASEMENT ACCESS AS DETERMINED BY THE CITY ENGINEER. ALL ACCESS EASEMENTS AND STORM DRAIN EASEMENT SHALL BE A MINIMUM 15 FEET WIDE.
12. BACKYARD DRAINAGE INLETS SHALL BE PRIVATELY OWNED AND MAINTAINED.
13. AN 8 INCH WATER MAIN SHALL BE EXTENDED IN FULTON RANCH ROAD.
14. A SEPARATE IRRIGATION SERVICE WITH A REDUCED PRESSURE BACKFLOW PREVENTOR SHALL BE PROVIDED FOR LANDSCAPE PARCELS A AND B.
15. AN 8 INCH COLLECTOR SEWER MAIN SHALL BE EXTENDED IN FULTON RANCH ROAD. AN 8 INCH COLLECTOR SEWER MAIN SHALL BE EXTENDED SOUTH IN FULTON ROAD, ALONG THE WEST SIDE OF FULTON ROAD, FROM FULTON RANCH ROAD TO AN EXISTING MANHOLE ON THE WEST SIDE OF FULTON ROAD OPPOSITE THE END OF WEST COLLEGE AVENUE. THE FULTON RANCH ROAD SEWER WILL NOT BE ALLOWED TO CONNECT TO THE EXISTING 18 INCH TRUNK MAIN IN FULTON ROAD.

16. SEWER MAINS SHALL BE STRAIGHT LINE SEWERS WHEREVER POSSIBLE. IF ANY HORIZONTAL CURVES ARE ALLOWED, MINIMUM RADIUS SHALL BE 400 FEET AND ALL SEWER LINES SHALL BE REQUIRED TO BE TELEVISED BOTH DURING CONSTRUCTION AND AT THE END OF THE SUBDIVISION MAINTENANCE PERIOD AND ACCEPTED PER CURRENT UTILITY STANDARDS AT TIME OF CONSTRUCTION.
17. OVERSIZE SANITARY SEWER AND WATER STUBS SHALL BE PROVIDED TO SERVE THE CHURCH SITE TO AVOID FUTURE STREET CUTS. IN PARTICULAR, A 6 INCH SEWER STUB SHALL BE PROVIDED TO SERVE LOT 10 AND A MANHOLE SHALL BE INSTALLED AT THE PUBLIC/PRIVATE CONNECTION. ALSO, THE WATER SERVICE SHALL BE SUFFICIENT SIZE TO PROVIDE FOR FIRE PROTECTION FOR THIS LOT (MINIMUM 8 INCH COMBINATION WATER SERVICE PER STANDARD 872).
18. THE CITY SHALL REQUIRE A NON-PARTICIPATING WATER MAIN CONNECTION FEE IN ADDITION TO THE STANDARD CONNECTION FEE FOR LOT 10 WHICH WILL CONNECT DIRECTLY TO THE EXISTING WATER MAIN IN FULTON ROAD.
19. STREET LIGHTS ARE REQUIRED ON FULTON ROAD AND FULTON RANCH ROAD.
20. UNDERGROUNDING OF ELECTRICAL DISTRIBUTION LINES AND ALL TELEPHONE, CABLE TV AND OTHER SECONDARY UTILITIES ALONG FULTON ROAD IS REQUIRED PER CITY OF SANTA ROSA ORDINANCE NO. 2579.
21. ALL EXISTING OVERHEAD UTILITY LINES ON LOT 10 AND IN THE AREA OF THE CHURCH ACCESS ROAD SHALL BE REMOVED AND UNDERGROUNDED IN CONJUNCTION WITH SUBDIVISION IMPROVEMENTS.
22. CONDUIT AND PULL BOXES SHALL BE INSTALLED PER CITY STANDARD FOR FUTURE TRAFFIC SIGNAL INTERCONNECT ALONG FULTON ROAD.
23. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY.
24. APPROVAL SHALL BE OBTAINED FROM THE SONOMA COUNTY WATER AGENCY FOR THE PROPOSED STORM DRAIN IMPROVEMENTS AND ALL PROPOSED WORK WITHIN THE PINER CREEK CHANNEL.
25. THE CITY TRAFFIC ENGINEER HAS DETERMINED THAT 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, 1985. 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 AREA. THE PLAN SHALL BE INCLUDED AS PART OF THE IMPROVEMENT PLANS.
26. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A 6 FOOT WOOD FENCE ALONG THE SOUTHERLY PROPERTY LINE ON LOTS 5 AND 6.

BUILDING

1. UNDERGROUND EXISTING OVERHEAD FACILITIES AS REQUIRED BY THE CITY UNDERGROUND ORDINANCE.
2. THE NEED FOR A REARYARD DRAIN SYSTEM FOR THE LOTS ABUTTING PINER CREEK CHANNEL WILL BE REVIEWED WITH THE APPROVAL OF IMPROVEMENT PLANS (SONOMA COUNTY WATER AGENCY'S POLICY HAS BEEN NOT TO ALLOW SURFACE DRAINAGE FLOWS FROM LOTS OVER THEIR RIGHT-OF-WAY).
3. OBSTRUCTION OF EXISTING OFF-SITE DRAINAGE FLOWS ALONG THE SOUTHERLY BOUNDARY BY FILLING WILL NOT BE PERMITTED.

RECREATION AND PARKS

1. IN-LIEU PARK FEES OF \$8,649 SHALL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS, BASED ON THE AMOUNT OF LAND REQUIRED FOR 9 SINGLE FAMILY DWELLINGS, AS REQUIRED BY ORDINANCE NO. 2467.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET TREES WITHIN THE PLANTER STRIP ON FULTON ROAD AND FULTON RANCH ROAD. TYPE OF TREE SHALL BE APPROVED BY THE RECREATION AND PARKS DEPARTMENT.

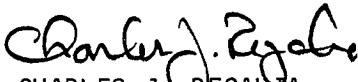
The Development Advisory Committee is staff advisory committee to the Planning Commission designed to inform the Commission on technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under discussion. Final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

RECOMMENDATION:

_____ Approval with conditions as set forth in this report.

XX Denial - Major Reasons: PROJECT SHOULD BE REDESIGNED TO SIX RESIDENTIAL LOTS TO CREATE A DENSITY OF 1.02 UNITS PER ACRE.

_____ Continuance.


CHARLES J. REGALIA
Principal Planner

SM4:DAC-FA/2