

RESOLUTION NO. 11860

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER PRJ17-031

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental impacts of the proposed Oakmont of Emerald Isle project, located at the terminus of Gullane Drive, consisting of a 49-unit community care facility and requiring a Hillside Development Permit, a Conditional Use Permit, and Design Review (Project), which study was completed September 25, 2017; and

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

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed Project will be mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared an Initial Study/Mitigated Negative Declaration (MND) for the proposed Project; and

WHEREAS, a notice of the MND was thereafter duly posted on September 25, 2017, through October 25, 2017, and an opportunity for comments from the public was provided; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determination of the Environmental Coordinator, the Initial Study, the proposed Mitigated Negative Declaration dated September 25, 2017, attached hereto and incorporated herein as Exhibit A, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on November 30, 2017, and all comments and materials submitted prior thereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Oakmont of Emerald Isle project will not have a significant effect upon the environment provided the mitigation measures listed and identified in

the MND are implemented as part of the approved Project, and hereby approves and adopts the Mitigated Negative Declaration for the Oakmont at Emerald Isle project.

The Planning Commission further finds that the MND, including the Initial Study, reflects the Planning Commission's independent judgment and analysis. The Planning Commission states that the Director of Planning and Economic Development is the custodian of records of the proceedings upon which the Planning Commission's decision adopting the MND is based and these materials are located in the Department of Planning and Economic Development, Room 3, Santa Rosa City Hall, 100 Santa Rosa Avenue, Santa Rosa, California.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program dated October 9, 2017, attached hereto and incorporated herein as Exhibit B, and directs staff, as therein identified, to implement and complete the program as part of the approved Project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 30th day of November, 2017, by the following vote:

AYES: (5) Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

NOES: (0)

ABSTAIN: (1) Vice Chair Edmondson

ABSENT: (1) Board Member Rumble

APPROVED: _____
Patti Cisco, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

Exhibit A – Oakmont of Emerald Isle Initial Study/Mitigated Negative Declaration
Exhibit B – Oakmont of Emerald Isle Mitigation Monitoring and Reporting Program

RESOLUTION NO. 11861

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER PRJ17-031

WHEREAS, on April 27, 2017, an application was submitted to the Department of Planning and Economic Development requesting approval of a Conditional Use Permit for the proposed Oakmont of Emerald Isle project, consisting of a 49-unit community care facility, located at the terminus of Gullane Drive, also identified as Sonoma County Assessor's Parcel Numbers 173-670-004 and 173-670-016 (Project); and

WHEREAS, the proposed Project is located within the boundaries defined in the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has been determined to be consistent with the City's General Plan; and

WHEREAS, on November 30, 2017, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

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

WHEREAS, the Planning Commission has considered the approved and adopted Mitigated Negative Declaration for the Project dated September 25, 2017; and

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

- A. The proposed use, a 49-unit community care facility, is allowed within the Planned Development (PD) district, as regulated by the Fountaingrove Ranch Planned Community Policy Statement and Development Plan and complies with all other applicable provisions of the Zoning Code and the City Code in that the Policy Statement for this PD district allows the density, development standards, and lot coverage to be determined as part of the Conditional Use Permit.
- B. The proposed Project is consistent with the City's General Plan and any applicable specific plan in that community care facilities are permitted in any land use district and the proposed project meets many of the General Plan policies related to hillside development, including avoidance of development on steep grades and protection and

preservation of vegetation.

- C. The design, location, size, and operating characteristics of the proposed Project would be compatible with the existing and future land uses in the vicinity in that the proposed Project is consistent with the Fountaingrove Ranch Planned Community District development plan which envisions clustered residential development.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the proposed Project is located in a developed area with access to City services and has been reviewed by City staff and conditioned to include improvements as necessary to support the project and its associated uses.
- E. Granting the conditional use permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the proposed Project is located in the center of a large parcel and buffered from surrounding development by steep slopes, vegetation, and open space areas.
- F. The proposed facility complies with all applicable requirements of Chapter 20-42.060 of the Santa Rosa Zoning Code, Community Care Facilities.
- G. The proposed facility will comply with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.
- H. The Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project.
- I. The proposed facility complies with all applicable requirements of Zoning Code Section 20-42.060, Community Care Facilities.
- J. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.
- K. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration for the Project.

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in the Oakmont of Emerald Isle Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring Program dated September 25, 2017, and directs staff, as therein identified, to implement and complete the program.

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

BE IT FURTHER RESOLVED that a Conditional Use Permit the Project, is approved subject to each of the following conditions:

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 issuance of a building permit.
2. All work shall be done according to the final approved plans dated received October 23, 2017.

EXPIRATION AND EXTENSION:

3. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
4. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

BUILDING DIVISION:

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

ENGINEERING DIVISION:

7. Comply with all conditions listed in the Engineering and Development Services conditions document, dated September 11, 2017, incorporated herein and attached here as Exhibit A.

PLANNING DIVISION:

8. 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 Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.

9. PROJECT DETAILS:

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform 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 architecturally design element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials 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. Restitution for the removal of approximately 304 trees shall be achieved through planting and maintenance of 170 36-inch box trees; a separate tree permit is not required.
- B. 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.
- C. Prior to 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.
- D. 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 issuance of a building or grading permit for any site work.
 - E. 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."
 - F. 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.
 - G. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - H. 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 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. PARKING:
- A. The parking lot shall be constructed to City standards.
 - B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning and Economic Development Department in some other fashion.
 - C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
 - D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
14. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
15. 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 and 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.

FIRE DEPARTMENT

- 16. Comply with all conditions listed in the Fire Department Memorandum, dated August 3, 2017, incorporated herein and attached here as Exhibit B.

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

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 30th day of November, 2017, by the following vote:

AYES: (4) Chair Cisco, Board Member Groninga, Board Member Peterson and Board Member Weeks

NOES: (1) Board Member Duggan

ABSTAIN: (1) Vice Chair Edmondson

ABSENT: (1) Board Member Rumble

APPROVED: _____
Patti Cisco, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

Exhibit A – Engineering and Development Services Conditions, dated September 11, 2017
Exhibit B – Fire Department Memorandum, dated August 3, 2017

RESOLUTION NO. 11862

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER PRJ17-031

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the Oakmont of Emerald Isle project, consisting of a 49-unit community care facility, located at the terminus of Gullane Drive, also identified as Sonoma County Assessor's Parcel Numbers 173-670-004 and 173-670-016 (Project); and

WHEREAS, the Planning Commission finds that the approval of the Hillside Development Permit for the Project meets the requirements of the Santa Rosa Zoning Code, including Chapter 20-32, which specifically addresses hillside development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed Project is consistent with the required findings for a Hillside Development permit and the City's General Plan and the design guidelines for hillside development in that:

- A. Site planning minimizes the visual prominence of hillside development associated with the proposed Project by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the project proposes to locate all grading and development within the flatter portions of the site and to leave the steeper areas undisturbed. Approximately 78 percent of the site will be maintained as natural open space or landscaped area and 66 percent of the existing trees will be preserved and protected.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the structures within the Project are situated on the flatter portions of the site.
- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development) in that, to the extent feasible, all ground disturbance avoids areas with high slope and no ground disturbance is proposed for areas considered visually prominent or containing significant natural features.
- D. Project grading respects natural features and visually blends with adjacent properties in that much of the site will remain either undisturbed or thoughtfully landscaped.
- E. Building pad location, design, and construction for the Project avoids large areas of flat pads, and building forms will be stepped to conform to site topography.

- F. The proposed Project complies with the City’s Design Guidelines in the use of native landscaping and compatible colors, forms, and materials.
- G. The proposed Project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code.
- H. The proposed Project is consistent with the General Plan.
- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare in that the proposed Project has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts and that an Initial Study and Mitigated Negative Declaration has been prepared and adopted for the Project and finds no significant environmental impacts associated with the Project.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Oakmont of Emerald Isle project located on Gullane Drive is approved subject to the following conditions:

- 1. The Project shall receive Design Review approval prior to the issuance of building permits.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program dated received October 9, 2017, and directs staff, as therein identified, to implement and complete the program as part of the approved Project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 30th day of November, 2017, by the following vote:

AYES: (4) Chair Cisco, Board Member Groninga, Board Member Peterson and Board Member Weeks

NOES: (1) Board Member Duggan

ABSTAIN: (1) Vice Chair Edmondson

ABSENT: (1) Board Member Rumble

APPROVED: _____
Patti Cisco, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 11, 2017

0 Gullane Dr
Oakmont of Emerald Isle
Assisted Living
PRJ17-031

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 27, 2017:

PRIVATE STREET / DRIVEWAY IMPROVEMENTS

1. Gullane Drive is a private street and be extended to project site improved to the full width to consist of 2 -12-foot travel lanes with a 5-foot sidewalk on one side. The street shall be extended from existing Gullane Drive improvements and built to City minor street structural standards and bordered with concrete curb and gutter. A sidewalk may be extended to the residence on one side of the street contiguous to the curb. Any sidewalk not extended shall be terminated with a City Standard 236 sidewalk barricade. Curb ramps per Caltrans Standard RSP A88A shall be provided for sidewalks at all marked driveway crossings.
2. No parking will be allowed on Gullane Drive adjacent to the Fountaingrove Golf Course. Existing parking bays shall be terminated near the golf course boundary using City Standard Detail 213 conforming to new curb alignment.
3. A City Standard Emergency Vehicle Turnaround per City Standard 206 shall be constructed at the end of Gullane Drive where directed by the Fire Department. The turnaround shall be signed "No Parking – Fire Lane" per current Fire

Department standards and the pavement cross-hatched and delineated "No Parking" and "Turnaround Area" with thermoplastic striping material.

4. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the Building Permit Submittal first plan check. 1 copy is to be submitted directly to the Fire Department, 2373 Circadian Way, and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Building Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
5. Fountaingrove Golf Course cart path crossing Gullane Drive shall be a marked travelway / crosswalk with warning signs for vehicles on Gullane Drive and "Yield" signs on either side of street facing those approaching street crossing. The cart path street crossing shall be bordered with pedestrian path lighting at the curb.
6. Turn around capability on the driveway shall be provided with clear backup of 26 feet between parking stalls and from garage face or carport supports to opposing face of curb or parking stalls. 20-foot-wide Driveways other than the approach to the porte-cochere shall have curbs painted red and marked as fire lane prohibiting parallel parking to maintain clear unobstructed travel lanes.

GRADING

7. Grading offsite with the removal and replacement of any private improvements will be subject to a right of entry agreement with the Fountaingrove Golf Course. Executed Agreement is to be submitted with the Building Permit application.
8. All fills shall be buttressed and keyed into native material with subdrains daylighting to a private drainage system.

STORM DRAINAGE

9. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
10. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the Property owner and shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.

11. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.
12. 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.
13. A SUSMP "Declaration of Maintenance" document shall be recorded prior to grading and or building permit issuance as applicable.
14. All onsite and offsite storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.
15. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to insure the BMP features are installed per the approved final SUSMP report. BMPs shall be preserved and not filled in with landscape material or removed.
16. 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 will be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.

WATER

17. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
18. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. This is a critical care facility and requires two separate water services for the domestic and fire use connected to separately valved sections of the public main. All connections to the public main will require reduced Pressure Backflow Devices per City Standard 876 on the domestic services and Double Detector File Line Backflow Assemblies per City Standard 880 on the fire line 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.
19. Existing sewer clean out installed on Gullane Drive, City File No. 1992-0082, Centerline Station 4+00 shall be removed and replaced with a City Standard Manhole to be end of the public main. The Emerald Isle project shall be served by a 6 "private sewer main extended from the new public manhole.

20. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.
21. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
22. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
23. Applicant must install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters.
24. Applicant shall provide Fire flow calculations for project indicating compliance with CFC Appendix III-A. Due to the single access to site increased fire protection may be required for Fire Department approval above the minimum adjusted fire flow available to provide 1500 gpm in residential and commercial developments.
25. A looped public water system to Thomas Lake Harris Drive is required by the Fire Department to provide necessary secondary fire flow connections to a public main due to the critical care facility site. The looped system shall be a public water main extension with valve on the Gullane Drive side of the "T" to be extended easterly in Gullane Drive, City file 1992-0082, to the end of the existing improved street adjacent to the projection of the Golf Course boundary.
26. Gullane Drive is a dead end private street and the extension of a second public fire main in the single roadway corridor will require execution and recording of a Covenant with the City establishing repair and replacement responsibilities of those private street and sidewalk improvements removed for access, maintenance, operation, and replacement or such other utility purposes as the City chooses to make over the Public Sewer and Water Easement on Gullane Drive.
27. This facility requires a looped private fire system. The flow calculations shall be submitted to Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
28. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant locations to the Santa Rosa

Water Department prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

29. Fire hydrants shall be provided on Fire Department access roads per City Standards. Fire hydrant type and installation shall comply with City Water Standard 857. A public fire hydrant shall be located within 50 feet of the Fire Department Connections for the fire sprinkler and standpipe systems. Private fire hydrants are required on a looped fire line through the site. The fire sprinkler system and fire department connection is to be connected to the fire line. The proposed connection for the private fire main to the public main in Gullane Drive shall be located east of Lahinch Lane on the public water main "T" connection to provide flows from a looped public main. A minimum 5-foot separation shall be maintained between sewer and water laterals.
30. A fire flow test shall 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 shall be tested. In the case of a project that has multiple dead end systems such as cul de sacs, a fire flow test shall be completed at the hydrant on each separate cul de sac or dead end system. The fire flow shall meet the requirement for the project before the project is accepted. The City shall perform the fire flow test. The fee to have the test performed shall be paid to the Utilities Department prior to the test being performed.
31. 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.
32. Provide meters per Section X of the Water System Design Standards with separate irrigation services per Section X.O of the Water System Design Standards.
33. For a Kitchen operation, the following shall apply:
 - a. Submit Food Service/Restaurant Wastewater Discharge Permit Application including plumbing plans to Environmental Services Section, 4300 Llano Road, Santa Rosa, CA 95407.
<http://ci.santa-rosa.ca.us/doclib/Documents/FoodServiceApp.pdf>.
 - b. All kitchen/scullery drainage fixtures excluding hand wash sinks, and condensate lines shall be plumbed to a minimum size 1500 gallon 2 stage grease interceptor as per City Standard #519.
 - c. The interceptor shall be equipped with a downstream sampling manhole as per City Standard #521.
 - d. All interceptor and sampling manhole covers shall be fitted as per City Standard #512.
 - e. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drain shall be plumbed direct to grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.

Larry Lackie
Project Engineer



FIRE DEPARTMENT MEMORANDUM

Date: August 3, 2017
To: Patrick Streeter, Senior City Planner
From: Andrew Cook, Fire Plans Reviewer
Subject: PRJ17-031 – 0 Gullane Dr – 49-unit RCFE with Memory Care – 70,456 sf

The Fire Department has the following **Specific Conditions** on this project:

1. Project proposes a single Fire apparatus access road which is over 800 feet dead-end to reach the site, then has branches of 300 feet and 400 feet dead-end on the site. CA Fire Code D103.4 (as amended by City of Santa Rosa) requires dead-end fire apparatus access roads to have width and turn-around provisions in accordance with Standards for public streets or as approved by the Fire Code official.

Fire Marshal agrees to apply Rural/Hillside Street Standard 200L and allow lane reductions to 10 feet for the length of the roadway leading to the site. As shown on plans, roadways around the building are 24 to 26 feet wide (as necessary for backing and turning), which is adequate for emergency vehicle purposes as well.

2. City Engineering Standard for Water – Section XI, sub-section H requires two fire line service connections to separately valved sections of the public water main for elderly care facilities.
Developer shall provide a second 8” water main in Gullane Drive parallel to the existing, connected to the 12” main in Thomas Lake Harris, with a gate valve separating the two connections. Parallel mains will be designed (and separated by valves) so that either one can adequately serve the fire flow demands of this project independent of the other.
3. Project is located in the Wildland-Urban Interface (WUI) Fire Area.
A Vegetation Management Plan for the site, extending to 100 feet from the exterior walls of the building, shall be provided to the Fire Dept for review and approval prior to occupancy.
4. The Fire Department responds to a significant number of calls citywide where residents in assisted living facilities fall and are not injured but require assistance to get up. This has an impact on response times and can be mitigated by hiring trained personnel who can assess injuries and by providing equipment or personnel to get residents back on their feet.

