

DEVELOPMENT ADVISORY COMMITTEE
(June 26, 2023)

FIR RIDGE MEADOWS

Project Description

LOCATION.....3700 Fir Ridge Drive
APN.....173-620-030
GENERAL PLAN LAND USE.....Low-Density Residential
ZONE CLASSIFICATION
 EXISTINGPlanned Development (PD72-001)
OWNER/APPLICANTFir Ridge Meadows, LLC
ADDRESS.....565 W College Ave
 Santa Rosa, CA 95401
ENGINEER/SURVEYORBKF Engineers
ADDRESS.....200 4th Street, Ste 300
 Santa Rosa, CA 95401
REPRESENTATIVE.....Amy Christopherson Bolten
ADDRESS.....565 W College Ave
 Santa Rosa, CA 95401
FILE NUMBER.....PRJ23-001 (HDP23-001 & MAJ23-001)
CASE PLANNERKristinae Toomians
PROJECT ENGINEER.....Cleve Gurney

Background

The project consists of subdividing a vacant 6.03-acre site into 13 parcels for the development of 13 single-family detached dwellings. The project also includes a Hillside Development Permit because the project site is currently undeveloped with slopes ranging from less than 10 percent along Fir Ridge Drive to more than 25 percent at the eastern end of the project site, where the project site abuts existing residential development. The project would remove 47 trees, 38 of which are dead or fire-damaged.

Conditions of Approval

- I. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date received April 28, 2023.

In addition, the following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received May 4, 2023.

Planning Conditions

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

| | | | | | |
|----------------|------|------|------|------|------|
| RESERVE "A" | 13 | | | | |
| RESERVE "B" | | | | | |
| | 2023 | 2024 | 2025 | 2026 | 2027 |

2. Construction of the proposed project, including demolition of the existing building and removal of any trees, will be scheduled outside the bird nesting season (i.e., work would be scheduled to occur between September 1 and February 14), if

feasible. If this schedule is not possible, a qualified biologist will conduct preconstruction surveys for nesting birds no more than 7 days prior to construction at this location. If the biologist finds any active songbird nest within 50 feet or active raptor nest within 200 feet of the work area, the biologist will delineate a buffer zone where no construction will occur until the biologist has determined that all young have fledged from the nest or the nest is no longer active. The size of the nest buffer will be determined by the biologist and will be based on the nesting species and sensitivity to disturbance.

3. The Developer shall comply with BAAQMD Basic Construction Mitigation Measures to reduce construction fugitive dust impacts as follows:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off site shall be covered.
 - c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
 - f. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measures set forth in Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - i. A publicly visible sign shall be posted with the telephone number and person to contact at the City of Santa Rosa regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

5. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
7. The developer shall pay park fees in effect at the time the building permit is issued.
8. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
9. Construction hours shall be limited to 9:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 6:00 p.m. Saturdays.
10. All grading shall be designed to blend into the natural contours of the site. Slope grading and contour grading techniques shall be utilized. All disturbed areas shall be revegetated with native plants to the maximum extent possible.

MAPPING

11. All final and parcel maps shall comply with all adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
12. All costs associated with the map, plan, easement, plat, legal descriptions, and/or supporting document preparation shall be the sole responsibility of the subdivider.
13. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 13-lot, 0-parcel subdivision. The formation of a Homeowners Association responsible for ownership and maintenance of the lettered parcels, and site improvements, is not required for this subdivision.
14. Recording of the Final Map will be subject to bonding for public improvements and the execution of a Subdivision Improvement Agreement with the City.
15. All existing easements over the site shall be quitclaimed or vacated by the owner if no longer viable or in use; are located under the existing or proposed building envelope or are discharged. Show the disposition of each easement

on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be recorded in the County Recorder's office prior to building permit issuance.

PARCEL AND EASEMENT DEDICATIONS

16. **Fir Ridge Lane** shall be dedicated as a Minor Street along the entire project frontage per City Standard 200E. A 13-foot wide Public Utility Easement (PUE) and 5.5-foot wide sidewalk easement shall be dedicated to the City behind the ROW line.
17. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.
18. The Applicant shall dedicate a minimum 15-foot wide storm drain easement over the alignment of the proposed access road between Lots 6 and 7 shown on the Tentative Map. An additional storm drain easement shall be dedicated along the existing 15-foot wide storm drain easement at the rear portions of Lot 10, 11, and 13 to provide a minimum of 7.5-feet from the existing storm drain manhole and easement edge.
19. All water meters shall be located within public right of way, public utility easements, or water easements and multiple meters shall be clustered where possible.

PUBLIC STREET IMPROVEMENTS

20. An encroachment permit shall be obtained from the Planning and Economic Development Department Prior to performing any work within or adjacent to the public right-of-way. 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 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.)
21. **Fir Ridge Lane** shall be improved as a Minor Street along the entire project frontage per City Standard 200E. Half width street improvements for the street shall consist of a 10-foot wide travel lane, 8-foot wide parking, a 6-inch concrete curb and gutter, 6-foot wide planter strip, and 5-foot wide sidewalk for a half street Right of Way (ROW) of 24-feet wide.

22. Improvements to the southeast corner intersection of Fir Ridge Drive and Fir Ridge Lane shall consist of an ADA compliant pedestrian ramp per Caltrans standard A88A within the Limits of ROW. The applicant shall install a thermo-plastic pedestrian crossing in the north-south direction of travel crossing Fir Ridge Lane. Dedicate additional ROW for the pedestrian ramp if required. Install the new curb return to city standards with a radius of 20 feet for a local street. Improvements shall be as reviewed and approved by the Santa Rosa Public Works Department for the project frontage.
23. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, erosion control plan, BMP construction plans, driveway aprons, sidewalk and curb, and offsite signing and striping plans as applicable.
24. 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.
25. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
26. Private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.
27. The Project Geotechnical engineer shall review the existing structural section of the streets during construction and shall clear the existing street section with the City of Santa Rosa Public Works Department Materials Lab. If the structural section is not adequate, the roadway shall be reconstructed to the centerline along the project frontage per City Street Standards. Fir Ridge Lane shall be designed to a minimum T.I. of 5.0. The existing pavement within the intersection of Fir Ridge Lane and Fir Ridge Drive shall be reconstructed to the centerline of Fir Ridge Drive and designed to a minimum T.I. of 7.3. The T.I. values can range based on the Material Labs review during the Public Improvement Plan review.

TRAFFIC

28. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.

29. As applicable, City Standard carriage style streetlights shall be installed along Fir Ridge Drive and Fir Ridge Lane using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
30. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The streetlight improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
31. 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 per City code at their sole expense.
32. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
33. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Fir Ridge Drive and Fir Ridge Lane to radically alter their speed, based on Table 405.1A 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. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Fir Ridge Drive and Fir Ridge Lane frontages of the lots within the traffic site distance triangles. Install "No parking" signs and paint the curbs red within the site distance areas.
34. 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 Fir Ridge Drive and Fir Ridge Lane 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 for all costs and overhead incurred.

BUILDING - (from Michael Enright dated February 6, 2023)

35. 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.
36. Obtain building permits for the proposed project.

PRIVATE DRIVEWAY IMPROVEMENTS

26. Residential driveway aprons shall be constructed in accordance with City Standard detail 250B for each lot. The private driveways shall have a minimum width of 16-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, Install a public sidewalk, level portion of sidewalk behind the driveway ramp.
37. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within Fir Ridge Drive and Fir Ridge Lane for adequacy to City codes.
38. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
39. Submit grading and drainage plans which 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. Treatment of drainage from offsite and rear yards shall be addressed on the grading plans.

WALLS/FENCING

40. If applicable, wall footings shall be completely contained within lots owned and maintained by the home owner. Civil plans shall include structural drawings for all required walls and retaining walls. Wall construction information shall be provided include footing construction details, footing elevations, typical cross sections and calculations, top of wall elevations and wall heights, existing and proposed ground finish surface elevations shall be shown on the civil engineering grading plans prior to approval.
41. Per the Improvement Variance ENGV23-021, an access road behind lots 8, 9, 10, 11, and 13 is not required and instead only access gates shall be constructed between the shared property lines for utility maintenance access to the existing public sewer and storm drain facilities.

PUBLIC STORM DRAINAGE

42. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water's 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 Sonoma Water or a designated agent shall be provided to the City of Santa Rosa for the city file prior to public improvement plan and 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.
43. 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.
44. 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 unless a storm drainage easement is recorded in the upstream lots' favor over the drainage way or a lot to lot reciprocal drainage easement is recorded. Onsite storm drain design shall be reviewed and approved by Engineering Development Services. Regional Public storm drain design shall be reviewed and approved by Sonoma Water for compliance with County and City design standards prior to building permit issuance.
45. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
46. 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.
47. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
48. 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.
49. Lot drainage, retention or detention systems, and private storm drain facilities

shall be approved by Engineering Development Services. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.

50. 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.
51. 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.
52. 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. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
53. 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 lot owner.
54. A minimum 24-inch public storm drain shall be installed in Fir Ridge Lane connecting to the public main in Fir Ridge Drive to the existing storm drain manhole between Lots 6 and 7 per City Storm Drain Standards. The new public main shall redirect upstream flows through Fir Ridge Lane rather than through the rear of Lots 7 and 8 as shown on the Tentative Map. The portion of the existing storm drain at the rear of Lots 7 and 8 shall be shown on the Public Improvement Plans to be abandoned.

STORM WATER COMPLIANCE (SWLID)

55. 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.

56. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owners 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.
57. 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 and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to 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.
58. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
59. BMP's and private drainage facilities shall not be located within the Public Utility easements and/or utility easement. BMP's may be placed in the planter strip within the public ROW.
60. 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 SWLID 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.
61. 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.

62. As applicable, where bio-retention basins are installed, then 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.
63. All drainage flows from offsite shall be treated and included in the SWLID design or bypassed and conveyed through a separate private system to discharge into the public right of way.

WATER AND WASTEWATER

64. Demand fees shall be required and shall be determined after review of the building permit application. Unless otherwise approved through a deferral agreement, 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 to determine estimated fees and shall be determined at first Building Plan review.
65. Water services shall be provided per Section X of the Water System Design Standards. Separate water meters shall be provided for each lot. Meter locations and configurations shall be reviewed during first plan review.
66. 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. 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.
67. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
68. If wells exist on the property, then the following apply:
 - a. Any lines from existing wells that cross property lines shall be severed.
 - b. Abandonment of wells requires a permit from Permit Sonoma.
69. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

70. The applicant shall install Water service(s) per City Standards 863 and 875 for the fire sprinkler, domestic and irrigation meters for each lot. The exact configuration shall be reviewed at first plan check of the Public Improvement Plans and is based on the water pressure calculations.
71. No plumbing for landscape irrigation or any other use shall cross lot lines.
72. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Abandon the existing residential services to the existing houses.
73. New sewer laterals shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the public improvement plans.
74. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.
75. A minimum 8-inch public water main and 8-inch public sewer main shall be installed in Fir Ridge Lane connecting to the public mains in Fir Ridge Drive per the City Water Distribution and Sanitary Sewer Standards.
76. Per the Improvement Variance ENGV23-021, a minimum 12-feet wide all-weather vehicle access road shall be constructed per City Standard 216 without a turnaround between Lots 6 and 7 to the first existing public sewer manhole on the adjacent Fountaingrove Ranch Master Association property for access to existing public sewer and storm drain facilities. The applicant shall work with Water Engineering Services, Engineering Development Services, and the Fountaingrove Ranch Master Association during the Public Improvement Plan process for the exact configuration of the extension and obtaining an encroachment permit to perform the work within the existing utility easements.

FIRE – (from Mike Johnson dated February 9, 2023)

77. Project shall be designed in compliance with ALL established regulations adopted by the City of Santa Rosa at the time of submittal (2023)
78. This subdivision is in the Wildland Urban Interface area and shall comply with Chapter R327 of the California Residential Code, Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code (as locally amended)

and Chapter 12-7A of the California Referenced Standards Code.

79. The property shall comply with City of Santa Rosa weed abatement standards.
80. Deferred submittals Fire Sprinkler Systems.
81. Ensure the new SFD complies with the local ordinance for the ignition free zone which shall be provided for buildings or structures as follows:
 - 81.1. Buildings or structures protected throughout by an automatic fire sprinkler system shall provide a minimum 3-foot ignition free zone as follows:
 - 81.1.1. Free of combustible storage material.
 - 81.1.2. Free of vegetation.
 - 81.1.3. Free of tree limbs.
 - 81.1.4. Use only inorganic, non-combustible ground covers, mulch, etc.(i.e. stone or gravel).
82. Maintain free of leaves, needles, or other dead

RECREATION AND PARKS

83. Street trees shall be planted by the developer. Selection will be made from the City's approved master street tree list and inspected by the Parks Division may occur. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Any substitutions in tree selection must be from the approved master street tree list. Copies of the master street tree list and the standards are available at the following links:
City Standards: <https://www.srcity.org/2321/Design-Construction-Standards>.
Tree List: <https://www.srcity.org/DocumentCenter/View/7670/Street-Tree-List-PDF?bidId=>
84. Ensure that existing trees are not designated as heritage trees prior to any removal; in accordance with the definition in the City's code Chapter 17-24.020. Protect trees and heritage trees during construction. All existing trees shall be delineated on the development plan or tentative map accurately, as defined in Chapter 17-24.050 of the City code. Mitigation will be required for tree removals according to City code.
85. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time. Land dedication to the City is not desired by the City, and shall not be accepted as park land, nor shall be counted as a credit toward park impact fees.

86. All landscaping shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots. This includes the maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of way, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.

Recommendation

_____ Approval with conditions as set forth in this report

_____ Continuance

_____ Denial – Reasons:

_____ Final action referred to the Planning Commission

CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development