

RESOLUTION NO. PC-2022-011

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE CHERRY RANCH SUBDIVISION, A 67-UNIT RESIDENTIAL SMALL LOT SUBDIVISION - LOCATED AT 930 FRESNO AVENUE, APN 035-101-004 - FILE NUMBER PRJ20-018

WHEREAS, the project site is located in the Sebastopol Road Corridor Priority Development Area (PDA), and Zoning Code Section [20-16.060](#) reduces the permit requirement for small lot subdivisions from the approval of a Major Conditional Use Permit to the approval of a Minor Conditional Use Permit when proposed within a PDA; and

WHEREAS, Zoning Code Section [20-42.140](#) establishes development standards for residential small lot subdivisions subject to Conditional Use Permit approval; and

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Cherry Ranch Subdivision, a 67-unit single-family development in compliance with storm water Best Management Practices (BMP) in accordance with the City's Low Impact Development Technical Design Manual, to be located at 930 Fresno Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 035-101-004; and

WHEREAS, 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 considered residential small lot subdivision standards and the proposed modifications to allow five-foot side yard setbacks for all second story portions for each unit in place of eight-foot second-story side yard setbacks for each unit, and to allow 10-foot rear setbacks in place of the required 15-foot minimum setback, as allowed by review authority approval under Zoning Code Section [20-42.140](#); and

WHEREAS, as allowed by Zoning Code Section 20-42.140(F)(4), the applicant proposed different setbacks from those established in Subsection (F)(4), and the proposed setbacks are shown on the proposed site plan and include identification of proposed building areas; and

WHEREAS, pursuant to Subsection (F)(4) the Planning Commission may approve different setbacks proposed by the applicant after first determining that the alternative approach is more appropriate to the characteristics of the site and surroundings; and

WHEREAS, the applicant proposed reduced rear setbacks (10 feet) other than those in Zoning Code Section 20-42.140(F)(4) (15 feet) which results in a private space dimension of 10 feet where 15 feet is required by , and pursuant to this Subsection, design alternative(s) may be authorized by the Planning Commission as part of the Conditional Use Permit; 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 is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the proposed residential small lot subdivision is allowed with Conditional Use Permit approval as regulated in Zoning Code Section 20-42.140 and complies with all other Zoning Code and City Code regulations. The project requires Planning Commission approval of modified development standards related to second-story setbacks for all two-story units and rear setbacks for lots 8, 9, and 33 through 67 as described in the staff report. The modification of second-story setbacks would be more appropriate to the characteristics of the site and surroundings in that the reduction of second-story setbacks is necessary to accommodate the design of the proposed modular construction, and the reduced side setbacks would be strictly interior setbacks which maintains the pedestrian perspective along the project's internal sidewalks. The reduced rear yard setbacks are necessary in order to accommodate the maximum development potential of the parcel and provide a greater number of housing units to the City, which is consistent with the City Council's Goals related to housing. This modification of rear yard setbacks would more appropriate to the characteristics of the site and surroundings in that future residents would be provided with at least 400 SF of private open space which is sufficient to reasonably enjoy private activities in a private space and complies with the standard for the total amount of private open space established by Zoning Code Section 20-42.140F(5) and future residents would be within close walking distance to a public park; ;
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the site is designated Medium Low Density Residential, which allows 8 to 13 units per acre for which this project's density is 9.75 units per acre, while implementing General Plan Goals and Policies including but not limited to promoting livable neighborhoods; maintaining a diverse housing type; and encouraging creative subdivision design that avoids walling off neighborhoods abutting regional/arterial streets. The project site is not located within the boundary of any specific plan;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the proposed activity is consistent with the Zoning Code and General Plan Land Use designation, which both envision residential development in this area which would include single-family attached and detached units on small lots. The project site is located within walking distance to two schools and a public park. The site would be accessed from Fresno Avenue and respects the scale of existing residential development to the east and

southeast of the project site. The site plan provides circulation, setbacks, and design features compatible with the surrounding neighborhood and similar to the surrounding residential uses;

- 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 project complies with General Plan objective criteria for land use and density, as well as all site development and use standards contained in applicable Zoning Code regulations. The project site is located in a developed area within the City that has 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 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 scale, scope, and operations of the Project has been thoroughly analyzed and reviewed by multiple city departments, undergone significant environmental analysis, and been conditioned to avoid potential impacts on the environment and surrounding neighborhood; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Cherry Ranch Subdivision Addendum to the Southwest Area Projects Subsequent Environmental Impact Report was prepared in compliance with CEQA Guidelines Section 15164 and was reviewed by City Staff who determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those identified in the previously certified EIR for the Southwest Area Projects.

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 for Cherry Ranch Subdivision, to be located at 930 Fresno Avenue, is approved subject to each of the following conditions:

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

GENERAL:

1. Compliance with the Tentative Map Conditions of Approval as part of Planning Commission Resolution No. ____.
2. Compliance with the Mitigation Monitoring and Reporting Program approved as part of Planning Commission Resolution No. _____, attached hereto and incorporated herein as Exhibit B.

3. 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.
4. All work shall be done according to the final approved plans dated July 9, 2021.

EXPIRATION AND EXTENSION:

5. 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.
6. 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:

7. Obtain a demolition permit for structures to be removed.
8. 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.
9. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

10. Comply with Engineering Development Services Exhibit "A", dated January 21, 2022, attached hereto and incorporated herein as Exhibit A.

PLANNING DIVISION:

11. 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.
12. No residential unit shall exceed 65% of allowable lot coverage.
13. **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.

14. TREE PRESERVATION:

- A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- C. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.

- D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- E. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. 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.

16. LIGHTING:

- A. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section [20-30-080](#).
- B. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit.
- C. Light sources shall be concealed from public view.
- D. All lighting shall be directed toward the subject property and away from adjacent properties.

- E. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. SIGNING:

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

18. 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.

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 the 9th day of June, 2022 by the following vote:

AYES: (4) Chair Weeks, Commissioner Cisco, Commissioner Holton, and Commissioner Okrepkie

NOES: (0)

ABSTAIN: (0)

ABSENT: (3) Vice Chair Peterson, Commissioner Carter, Commissioner Duggan

APPROVED: *Karen Weeks*
Karen Weeks (Jul 12, 2022 09:26 PDT)
KAREN WEEKS, CHAIR

ATTEST: *Clare Hartman*
CLARE HARTMAN, EXECUTIVE SECRETARY

Exhibit A: Engineering Development Services Exhibit “A” dated January 21, 2022

City of Santa Rosa

**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
January 21, 2022**

**CHERRY RANCH SUBDIVISION
930 FRESNO AVENUE APN 035-010-004
67 LOTS; 0 lettered Parcels
PRJ20-018**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. 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. The tentative map shows wetlands which shall require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received on November 23, 2021:

PARCEL AND EASEMENT DEDICATION

1. A private storm drain easement (PSE) for maintenance, replacement and access, 15-feet minimum in width shall be dedicated In Favor Of (IFO) Santa Rosa Associates 2, (APN 035-141-034) over lots 13, 14, 25 and 26 where off-site flows are by-passed and enter the subdivision. A private storm drainage easement for

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maintenance, replacement and access of a minimum 10-foot wide PSE, shall be dedicated in favor of the Santa Rosa Associates II (APN 035-141-034) parcel to the east, for the offsite drainage by-pass system that flows Lot to lot underground through the rear backyard for Lots 18, 19, 20, 21, 22, 23 and 24 for private storm drain purposes. The applicant shall coordinate with the offsite property owner on the appropriate means to memorialize maintenance responsibility.

2. All offsite storm drain water shall be 100% treated prior to entering the public storm drain system or by-passed with no co-mingling of on-site flows.
3. The by-pass storm drain shall be installed within a Private Storm drain easement IFO the Lands of Alcazar at Lot 1 and shall be dedicated for access, replacement and maintenance IFO Lands of Alcazar Trust. (APN 035-101-006)
The PSE easement(s) shall be centered over the pipe and shall not straddle the property line. The storm drain easements shall not be encumbered by any structures, trees, BMPs, or overhangs. Walls/fence are proposed by the subdivision at the property line and the project shall be designed so only removable fence shall be constructed within the private storm drain easement. The PSE and wall easement final design easement widths where the offsite flows for the Lands of Santa Rosa Associates 2 (APN 035-141-034) and Lands of Alcazar, (APN 035-101-006) shall be as approved by the City Engineer based on the pipe depth and pipe size. Pipes shall be designed to avoid loading by the house footing and or the wall footing, and the pipe material shall be adequately designed for any sequential loading. The private storm drainage by-pass, access and maintenance easement shall be dedicated prior to building permit issuance as approved by the City Engineer. The easements shall be shown on the Final Map.
4. Property line fences or sound walls/fences, foundations, eaves and overhangs shall not encroach into the Right of Way (ROW), Public Access and or Public Utility Easements (PUE). Short areas of retaining walls may be allowed within the private drainage easement with approval by the City Engineer. Property line fences shall be removable within the private drainage easement. The final design shall be reviewed at first submittal.
5. A 13-foot wide Public Utility Easement containing a 5.5 to 6.5-foot public sidewalk access easement shall be dedicated to the City from the Right of Way (ROW) back of planter along all public streets on the project. The public utility easement may be reduced for obstructions and then widen out to the full 13-foot wide after the obstructions are cleared.
6. Fire turnarounds are required to be installed to City standards when the dead-end distance is over 150 feet. Fire Department turn arounds shall be installed as reviewed and approved by the Fire Department during first review.

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7. This is a Major Subdivision creating 67 residential Lots and 0 lettered parcels. The formation of a Homeowners Association responsible for ownership and maintenance of the common site improvements, may be required for this subdivision if there are common and shared area maintenance responsibilities which are not accepted by or able to be accepted by; the individual lot owner. As applicable, the documents creating the Association and the Covenants, Conditions and Restrictions (CC&Rs) governing the Association shall be required to be submitted with the first plan check for review by the City Attorney and Planning and Economic Development staff. As applicable, the approved CC&Rs shall be recorded contemporaneously with the Final Map and associated with the First Phase.
8. As applicable, any changes made to the CCRs for Cherry Ranch Subdivision governing the Homeowners and or Homeowners Association shall be reviewed and approved by the City of Santa Rosa in keeping with these conditions of approval. The information sheet of the Final Map shall be noted to say that any changes the CC&Rs implemented without City Staff approval shall not be valid.
9. Access to the Public street within the subdivision shall be permitted for the adjacent parcel to the north as shown as the Lands of Alcazar Trust property (APN 035-101-006) to the public Right-of-way at "A" Street to the northern property line. The intent is to allow future access from any lots created by a potential subdivision of that property to the interior public roadway system of the subdivision.
10. Submit a preliminary Title report dated within the last 3 months and all referenced documents and easements at first submittal. All existing onsite access, general roadway, underground drainage easements, Pacific Gas and Electric (PGE) and PUE easements shown in the title report over the site shall be quitclaimed or vacated by the easement holder if no longer viable or in use; or if they are located under the existing or proposed building envelope. Show the disposition of each easement on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be recorded in the County Recorder's office prior to building permit issuance. If the easements cannot be released, then the building permit cannot be issued over an existing easement. Existing underground utilities may be relocated to the Right of way, or Public utility easements per city standards and as reviewed and approved by the City Engineer. Submit updated title reports for all addresses/lots in the project boundaries with the accompanying copies of all referenced easements and maps that appear in Schedule B for city review.
11. The applicant shall be solely responsible financially to obtain any offsite access rights needed in order to install the proposed and required improvements.

12. If applicable, the Storm Water Assessment Tax District shall be recorded, and the annexation completed prior to Final Map recordation.

PUBLIC STREET IMPROVEMENTS

13. 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.
14. **Fresno Avenue (North section)** shall be dedicated and improved as a modified Boulevard Street to City street standard no. 200 I along the entire project frontage. Half street improvements shall consist of a 10 feet wide left/right turn lane, 1-11 feet wide travel lane, a 5-feet wide, class 2 bike lane, an 8 feet wide parking lane, a concrete curb and gutter, an 8.0-foot wide planter strip/bioswale and 5-feet wide sidewalk, with a 10.5-foot wide Public Utility Easement (PUE) and sidewalk access easement behind the Right of way line. Half street Right of Way width shall be 41.0 feet wide. See the Santa Rosa Street Construction Standards for additional details. The complete half street width of 41 feet wide Right of Way (ROW) along Fresno Avenue shall be dedicated and frontage improvements constructed with public improvement plans for this development. Therefore, to promote orderly development, the applicant shall show all roadway frontage transitions including the pavement section, bike lane, parking lane, curb and gutter, planter and sidewalk back to the existing improvements at the north and the south property lines. Show the city standard barricade installation as applicable.
15. **Fresno Avenue (South section)** shall be dedicated and improved as a modified Boulevard Street City Standard no. 200 I to City street standards along the entire project frontage per the General Plan. Half street improvements shall consist of a 9-10 feet wide left/right turn lane, 1-11 feet wide travel lane, a 5-feet wide, class 2 bike lane, a 8 feet wide parking lane, a concrete curb and gutter, an 8.0 -feet wide planter strip/bioswale and 5-feet wide sidewalk, with a 10.5-foot wide Public Utility Easement (PUE) and sidewalk access easement behind the Right of way (ROW) line. Half street Right of Way width shall be 41.0 feet wide. See the Santa Rosa Street Construction Standards for additional details. The complete half street width of 41 feet wide Right of Way (ROW) along Fresno Avenue shall be dedicated and frontage improvements constructed with public improvement plans for this development. Therefore, to promote orderly development, the applicant shall show all roadway frontage transitions including the pavement section, bike lane, parking lane, curb and gutter, planter and sidewalk back to the existing improvements at the north and the south property lines. Show the city standard barricade installation as applicable.

16. The north bound sections of "A" Street shall be a dead end until such time as the street is extended. Install a regulation "dead end" street sign for each condition. Install a City Standard 236 sidewalk barricade, and City Standard 211 metal beam street barricade at each dead-end street and or as approved by the City Engineer. The project boundary fence is to be constructed behind the street barricade. All future non-connecting, non-cul-de-sac streets shall be signed at their termination with "Future through street, extended street subject to increased traffic" per City Standard 206.
17. **New Zealand Avenue** shall be dedicated and improved as a complete Minor Street per City Standard no. 200 E. Half width street improvements for both sides of the street shall consist of a 12-foot wide travel lane, with a 0-foot wide parking lane, curb and gutter and a 6-foot wide planter strip, with a 5-foot wide sidewalk behind the planter strip with a 13-foot wide PUE and sidewalk access easement behind the Right of Way line. See the Standard Conditions of Approval for dimensions.
18. **Street "A" south of Terra Brook** shall be dedicated and improved as a complete Minor Street per City Standard no. 200 E. Right of way shall be modified to 34-foot in width. Half width street improvements for both sides of the street shall consist of a 12-foot wide travel lane, with a 0-foot wide parking lane, curb and gutter and a reduced 5-foot wide planter strip, with a 5-foot wide sidewalk behind the planter strip with a 13-foot wide PUE and sidewalk access easement behind the Right of Way line. See the Standard Conditions of Approval for dimensions.
19. **Street "A" north of Terrabrook Drive** shall be dedicated and improved as a complete Minor Street per City Standard no. 200 E. Half width street improvements for both sides of the street shall consist of a 12-foot wide travel lane, with a 0-foot wide parking lane, curb and gutter and a 0-foot wide planter strip, with a modified 5-foot wide contiguous sidewalk, with a 13-foot wide PUE and sidewalk access easement behind the Right of Way line. See the Standard Conditions of Approval for dimensions. PUEs may only be reduced in width with Utility company's written approval and approval from the City Engineer.
20. **Terrabrook Drive** shall be dedicated and improved as a complete Minor Street per City Standard no. 200 E. The street varies in width to accommodate parking lanes. The Half-width street improvements of the street that contain a parking lane shall consist of a 10-foot wide travel lane, with an 8-foot wide parking lane, curb and gutter and a 6-foot wide planter strip, with a 5-foot wide sidewalk behind the planter strip with a 13-foot wide PUE and sidewalk access easement located behind the Right of way line.
The non-parking Half-width street improvements of the street shall be installed to the City standard plate for a Minor street City standard detail No. 200E which consists of a 12-foot wide travel lane, no parking lane, a concrete curb and gutter

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and a 6-foot wide planter strip and 5-foot wide sidewalk behind the planter strip with a 13-foot wide PUE and sidewalk access easement located behind the ROW line. See the Standard Conditions of Approval for dimensions. See the tentative map for parking lane locations.

21. Curb return radii shall be 25-feet at both intersections of Terra Brook Drive and New Zealand Avenue that intersect at Fresno Avenue. Caltrans Standard RSP A88A curb ramps shall be installed at all intersections and contained within the Public Right of Way at all curb returns.
22. Curb return radii shall be 20-foot minimum at all other intersections in the subdivision where a minor street meets a minor street.
23. The applicant shall install ADA compliant ramps per Caltrans Standard A88A. The sidewalk on Public streets may transition to be contiguous for the curb ramp location. Sidewalk transitions are to be through 10-foot radius reverse curves.
24. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215, and an A.C. overlay.
25. Street names such as "Street A" etc. are not approved and shall be renamed to unique street names as approved by the Building Official under the tentative map approval. Contact Tracy Selge in the Building Department at (707) 543-3251 to have the street names issued.
26. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Fresno Avenue to radically alter their speed. Based on Table 405.1A of the Caltrans-feet Highway Design Manual, the minimum corner sight distance is 385 feet for 35 mph in either direction. Use the current design speed for Fresno Avenue.
27. Landscaping shall be maintained to be no more than 36" in height within the line of sight and the corner vision triangles. Trees shall be maintained at a 7-foot minimum height tree canopy to keep the site distance clear within the corner site triangle.
28. Residential driveway aprons shall use City Standard 250B for the driveway curb cuts. Curb islands less than 6 feet wide between curb cuts shall be omitted.
29. Changes in direction on Terrabrook Drive shall be through a City Standard 204B knuckle with 30-foot interior radius and 45-foot exterior radius or as approved by the City Engineer. No curb ramps are allowed at knuckle locations and the sidewalk shall maintain the planter width separation to curb around the inside and outside curves of the knuckle.

30. A preliminary and final signing and striping plan for Fresno Avenue and the interior road intersections showing all the proposed turn lane configurations shall be submitted with the Public Improvement plans. Install No parking signs on the interior streets where the minimum width is less than 20-feet clear. Fresno Avenue shall be re-striped along the entire project frontage and the applicant shall install the median left/right turn lane, the Bike lane striping, parking lane, and travel lanes at this time. The signs and pavement markings shall comply with the most current California MUTCD manual. The plans shall be reviewed and approved by the City Engineer.
31. The applicant shall coordinate with project known as "Alcazar Building Materials", located at 910/912 Fresno Avenue at the northern property line to this project and currently processing under DR21-041 with Public Improvement plans currently processing under ENG20-019. If "Alcazar Building Materials" has installed improvements in Fresno Avenue prior to this project initiating construction activities, the applicant shall design the project to connect to any additional improvements installed along Fresno Avenue. Additional striping, as determined by the City Traffic Engineer, may be required to bring the Fresno Avenue frontage into a safe, final configuration. The limits of street re-striping work may include from Sebastopol Road to the southern property line of the project. Likewise, if the Alcazar Project has not installed or completed their frontage improvements as reviewed and approved under ENG20-019, this project shall design, install and restripe their Fresno Avenue frontage to the approval of the City Traffic Engineer beginning at the southern right of way line of Deuce Drive to the projects southern property line, and install any other required public improvements and or transitions to the existing conditions as needed to construct the subdivision to current City Standards. The applicant shall coordinate the construction with adjacent property owners to improve project outcomes within Fresno Avenue improvements.
32. All BMP devices located along public streets within the planter area shall be maintained by the lot owner, the HOA and or the accepted maintenance group designated as the owner's representative such as a project tax district. It is the developer's responsibility to set up a tax district with the Building Official as to whom will maintain the BMPs prior to building permit issuance, if there is no Homeowners Association being created by the applicant. Private BMPs shall not be maintained by the City.
33. Temporary turnarounds shall be constructed at the end of all dead-end streets in excess of 150 feet created at the project boundaries or at a phasing boundary to the approval of the City Engineer.

PRIVATE STREET /DRIVEWAYS IMPROVEMENTS

34. The common driveways shall be improved to Minor Street Structural standards the full length of the driveway. Half-width driveway improvements for both sides of the driveway shall consist of a two-foot half width of concrete valley gutter with a minimum 8-foot travel lane or as approved by the City Engineer.
35. The common driveway for Lots 13 and 14 and also lots 25 and 26 shall be a minimum 16 feet wide and shall be covered by joint access, private storm drain easements for access, replacement and maintenance and a Private utility service easements. A separate Driveway and Private Sewer Main Joint Maintenance Declaration shall be provided for each set of lots served by a common driveway or private sewer main.
36. Private Common driveways that service 4 lots or less shall meet those associated standards. Private common driveway Improvements shall be reviewed at the first Public Improvement plan Plancheck. Other improvements shall be reviewed at the building permit stage. 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. Paint onsite curbs red to indicate no parking along the entry ways. Only private mains and or services are permitted within the private driveway paved areas.
37. No public water and sanitary sewer utilities or public storm drain shall be located within the Private Driveways for lots 13, 14 and lots 25, 26 unless approved by variance by the City Engineer.
38. Private common driveways shall connect to the public street through a City Standard 250B curb cut for a residential single family.
39. Private common driveways shall be constructed under observation by the project soils engineer in compliance with City Design and Construction Standards. Progress and final reports shall be furnished to the City in compliance with C.B.C. special inspection requirements. All costs related to such inspection shall be borne by the owner/developer.
40. Turn-around capability on the common driveways shall be provided with clear backup of 26-feet from garage face to opposing face of curb and with a continuation of the common driveway 10-feet beyond the last driveway access point.
41. Private lighting shall be installed on the private driveways and shall meet City Standards for minimum average maintained feet -candle and the uniformity ratio for a minor street. All private lighting shall be owned and maintained by the

individual homeowners or addressed under a common maintenance declaration. Private lighting fixtures shall be subject to staff review.

PRIVATE STORM DRAIN BY- PASS SYSTEM

42. Offsite drainage from APN 035-101-006 for the Lands of Alcazar Trust and APN 035-141-034 Lands of Santa Rosa Associates 2, was master planned to flow into Fresno Avenue storm drain system per the Courtyard Village calculations and the tributary area map for the Fresno Avenue storm drain. As this project is addressing interim conditions with private storm drains to address historic flow patterns, the private storm drains shall only be sized for the existing land use conditions with assumptions that future developments shall re-design permanent public storm drain systems into their projects utilizing their existing project frontages to Fresno Avenue that will continue to meet the master plan requirements. Any full diversion of storm water shall be reviewed by SCWA and their approval/disapproval submitted at first plan review submittal.
43. The Private Storm drain pipe and PSE easement for the offsite flow by-pass required to enter from the Lands of Alcazar at Lot 1 shall not be co-mingled with onsite storm water. The access road shall be generally installed per City Std 216 and have an access restrictive swing gate and a City standards curb cut apron installed at its entrance. Exact storm drain access design shall be reviewed at first submittal.

TRAFFIC

44. A traffic control plan is required for this project. The plan shall be in conformance with the latest edition of the State of California Department of Transportation Manual of Uniform Traffic Control Devices. 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 areas. The plan shall be included as part of the Encroachment Permit application.
45. 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
46. Public improvement plans shall include a complete street lighting, traffic signing and striping plan. The signing and striping plan shall include all interior streets, Fresno Avenue, the marked crosswalks at the north and south project entries of Terrabrook Drive and New Zealand Avenue at Fresno Avenue and is subject to review and approval by Traffic Engineering Section of the Transportation and

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Public Works Department. Fresno Avenue shall be restriped to accommodate the center left/right turn lane and the bike lane and striping.

47. Install access ramps and painted crosswalks as required to facilitate pedestrian access. Install the crosswalks as required. All street crossings are subject to review and approval by The City Traffic Engineering Section of the Transportation and Public Works Department. Final design shall be reviewed and approved at building plan check by the City Engineer.
48. Advance street name signs for Terra Brook Drive and New Zealand Avenue shall be installed on Fresno Avenue.
49. R26 (No Parking) signs shall be installed along the streets with no parking lane is present and where the minimum clear width is 24-feet per Fire Department standards. R26 (No Parking) signs shall be installed along both sides of the streets along the bulb out and the curbs at the bulb outs and shall be painted red to prevent parking.
50. Design and construction shall be coordinated with all Utility Companies and the City of Santa Rosa Recreation and Parks Department to minimize disruption to existing improvements.
51. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivision's interior streets. City Standard 611 cobra style streetlights are to be installed along Fresno Avenue using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process. The streetlights near the intersections should be at the intersections if there is no other light in the area.
52. 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 street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
53. All overhead wires within and alongside the development are subject to the City's Undergrounding policy and shall be undergrounded.
54. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

55. Align the fire hydrants at the bulb outs so they are incorporated in the already identified no parking areas or as approved during plan check to gain the parking spot.

NPDES / SWLID COMPLIANCE

56. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Storm Water Low Impact Development (SWLID) Guidelines. Final Public Improvement Plans shall incorporate all SWLID Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMPs and shall include a maintenance schedule.
57. Perpetual maintenance of SWLID BMPs shall be the responsibility of one or more of the following:
 - a) The lot owners fronting the BMPs. Residential lot owners shall be responsible for performing and documenting an annual inspection of the BMPs 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.
 - b) A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMPs is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Planning and Economic Development Department for review.
 - c) A special tax district.
 - d) An alternate means acceptable to the City of Santa Rosa.

After the BMP improvements have been completed, the developer's Civil Engineer is to prepare and sign a written certification that they were constructed per plan and installed as required or per the manufacturer's recommendation. Written certification of SWLID required improvements is to be received by the City prior to acceptance of subdivision improvements. The maintenance schedule and the Final SUSMP are to be included as part of the Covenants, Conditions and Restrictions recorded with the Final Map, if applicable. All BMPs shall be maintained, replaced and repaired by the designated maintenance representative.

58. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the Final

approved SWLID design report. All SWLID BMP details and improvements are to be included in the Subdivision Improvement Plans. Submit specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct each treatment BMP. 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 shall show the BMP locations clearly to prevent them from being filled in with landscape materials.

59. All underground improvements including sewer lines, water lines, storm drain lines, storm water BMP facilities, public utility facilities and house services shall be installed, tested, and approved prior to the paving of any project streets.
60. Under 40 Code of Federal Regulations, construction activity including clearing, grading, and excavation activities is required to obtain a National Pollution Discharge Elimination System Permit from the State Water Resources Control Board prior to the commencement of construction activity.
61. Roadway bio-retention basin areas shall provide moisture barriers at the gutter lip of the pervious concrete gutter. Moisture barriers shall be installed per City Standard 264 and contain the bioretention basin area on all sides. Adjacent to the structural street section, extend the concrete cut off wall/moisture barrier to a minimum of 1-foot below the subgrade and as directed by the Soils Engineer.
62. Drainage system piping below bioretention areas is to be backfilled with impervious material or designed with structural fill so as to not compromise the holding character of the basin. Drainage system piping and utility trenches shall be located outside of the SWLID LID retention basins whenever possible.
63. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. Offsite properties and existing drainage systems shall be protected from siltation coming from the site. This project is required to comply with all current State Water Board General Construction Permit Requirements.
64. 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.
65. Typically, SWLID BMPs shall be required to be installed in each development phase of development and each stage shall stand on its own and install its own SWLID BMPs at the time of development. The other option shall be to build all the

BMPS with the first phase. Indicate the plan for the installation of the final LID BMPS.

66. The SWLID Report and Plans shall clearly indicate the responsible party for the maintenance of the BMPs.
67. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance and indicate to whom the maintenance responsibility has been designated.

GRADING

68. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City approved Subdivision Improvement Plans.
69. Maximum grade difference at project boundary shall be less than 3-feet or as approved by the City Engineer.
70. As applicable, retaining wall structures shall not cross property lines. Combined fence and retaining wall design shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City. The grading plan shall direct storm water to the BMP facilities for treatment.
71. Lot to lot rear yard drainage is not permitted unless contained in a minimum 10-foot wide private drainage easement or an appropriate width as approved by the City Engineer, in favor of the uphill or upstream property owner or owners. On site flows are not permitted to enter the private storm drain by-pass system. The grading plans shall show the accurate Finish pad/floor grade for the adjacent houses and typical cross sections at each property line throughout the project to show the interface with the adjacent existing structures to the north property line. A typical "lot grading detail" shall be added to the grading plan along with cross sections of the project from north to south and east to west. Walls and wall heights shall be shown in the plan cross sections. Wood retaining walls over 1' in height shall not be allowed.
72. 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.

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73. Grading for this subdivision shall be subject to a site specific and currently updated soils/Geotechnical Investigation for the Proposed residential development, and all updates and addendums thereto. Submit the report at first review.
74. Final Building pad certifications shall be signed and sealed by a registered geotechnical engineer and/or Civil Engineer certifying each building pad. Certifications shall be submitted to EDS for review prior to building permit issuance.
75. Disturbed slopes shall be stabilized and replanted with native vegetation.
76. An erosion control plan and/or Storm Water Pollution Protection Plan (SWPPP) shall be included as part of the project improvement plans. Offsite properties and existing drainage systems shall be protected from siltation coming from the site.
77. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. Lot drainage and private storm drain facilities shall be approved by EDS staff and or the Chief Building Official's designated representative.

PUBLIC STORM WATER MAINS

78. Post-development storm water discharge in Fresno Avenue shall not exceed pre-development flow for the 100-year storm event.
79. Drainage patterns and volume shall follow the Regional Master Drainage Plan as depicted in the current storm drainage calculations for Courtyard Village No. 1, available for the area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without approval from SCWA. Detention may be required onsite to meet the new SCWA 2020 flood control standards at the sole cost to the applicant. The applicant shall calculate that the overland flow for the 100 yr. storm can be contained in the streets and or pipe or provide onsite detention for those flows.
80. Submit an engineered hydrology and Hydraulics drainage report that includes public and private bypass storm water system analysis and design at first review to the City of Santa Rosa. Submit the project for review and approval to SCWA Flood Management control. Submit SCWA's review and approval letter for the project hydrology and hydraulics with the final approved storm drainage Design Report for City records prior to approval of the Public Improvement Plans. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and the most current Sonoma County Water Agency (SCWA) flood

management design manual standards. Plans and reports shall be designed and sealed by a licensed Civil Engineer.

81. All offsite storm drain construction work and coordination with-adjacent neighbors to the project, and all offsite construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
82. 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.
83. Private onsite drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way to a public drainage structure. No blind connections are permitted into public storm drain system. Storm drains over 12" or larger shall be shown on the plans in a design profile.
84. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru curb drains.
85. 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.
86. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
87. The on and offsite storm drainage Improvement plans are to be submitted for review with the first phase of subdivision improvement plans and shall be fully developed and constructed with the first phase of the subdivision per the review and approval of the City Engineer.
88. If during the storm drainage design review/approval process, the Tentative Map is found to be substantially out of conformance to the approved map per the Subdivision Map Act or for any reason, the City may require the developer to re-apply for new entitlements at its sole cost.

WALLS/FENCING/RETAINING WALLS

89. As applicable, landscape, retaining walls and potential sound-walls installed along Fresno Avenue frontage and the northern, southern and easterly property lines shall be owned and maintained in good condition by the lot owner or HOA within a minimum of 10-foot wide access and maintenance easements recorded prior to building permit issuance.
90. As applicable, any sound wall/fence, retaining walls crossing public or private storm drain, water and sewer mains shall have no footings installed within 5-feet of the utility mains. Sections of fences that cross a public or private utility easement shall be removable. Access to private and public utilities including all structures, i.e. manholes, cleanouts, mainline valves etc., shall be provided at all times. All proposed walls shall be shown on the public improvement plans.
91. All tree protection zones shall be shown clearly on the grading plan. If there are no trees indicated to be preserved by the arborist, then this condition may be disregarded.

WATER AND WASTEWATER

92. The lot sizes shall be listed on the information sheet of the Final Map.
93. If this project involves the extension of water and sewer mains for public benefit outside of the project boundary, the developer may contact Water Engineering Services for information regarding a possible Reimbursement Agreement.
94. The extensions for the public sewer and water system needed to serve the proposed development shall be installed per City Standards in affect at the time of public improvement plan submittal. The applicant shall extend the public water and sewer mains along the entire project frontage in Fresno Avenue in order to support future connections to the south of the project site. The mains shall be installed at a size and depth needed to provide future connections within the water zone and tributary area. Calculations demonstrating the adequacy of the proposed system at each construction phase.
95. Connections to any existing portions of the public water system will require a shut down and tie-in inspection Call Water Engineering Services for fees and scheduling. Advance notice is required.

96. Fire protection shall be provided in accordance with City Fire Department requirements. Submit a Fire Flow Analysis to both Water Engineering Services and Fire Departments to show fire flow requirements can be met. The engineer should contact Water Engineering Services prior to submittal of improvement plans to determine hydrant locations.
97. Any existing water or sewer services that will not be used shall be abandoned at the main per City Standards.
98. Where bio swales or BMPs are required, meter boxes, cleanouts, trees, fire hydrants and all other improvements shall be located without conflict to the BMPs. Locations of infrastructure will be reviewed during plan check.
99. The sewer service laterals to Lots 13,14, 25 and 26 shall be served from a private sewer main within the common private driveway. The private sewer main shall serve all of the flag lots in the private driveway that have no street frontage. A two-way cleanout shall be installed at the ROW line. The common sewer lateral shall have a minimum pipe size of 6" if it serves more than one lot..
100. If wells exist on the property, one of the following conditions apply:
 - i. Retention of wells shall comply with City and County codes. Retention of wells shall be approved by the Permit Sonoma. An approved backflow prevention device shall be installed on any connection to the City water system.
 - ii. Abandonment of wells requires a permit from Permit Sonoma County. Submit the County permit at first submittal.
 - iii. Add a note to construction drawings. Submit a copy of the Permit or a letter from Sonoma County indicating either the compliance or the abandonment of the well is completed.
101. Any septic systems within the project boundaries shall be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.
102. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained water or sewer facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Water system valves shall be located outside of the concrete area.

103. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Landscape plans for individual lots shall be submitted with the Building Permit applications. As applicable, Landscape plans for common area parcels shall be included with the Public Subdivision Improvement Plans.

FIRE (August 3, 2021 S. Moon)

Applicant is advised that the following Fire Department **Standard Conditions** apply to this project:

104. Projects shall be designed in compliance with established regulations adopted by the City of Santa Rosa affecting or related to structures, processes, premises and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
 - b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
105. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).
106. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The [construction documents](#) shall be prepared by a registered design professional. Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.
 - a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the [code official](#).

b. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

d. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.

107. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
108. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

Applicant is advised that the following Fire Department **Specific Conditions** apply to this project:

109. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the

property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.

110. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C and Santa Rosa City Code.
 - a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
111. Fire apparatus access roads shall be provided and maintained in accordance with CFC [Section 503](#) and Appendix D.
 - a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - b. Developments of one- or two-family dwellings where the number of dwelling units served by a single access point exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
 - c. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
 - i. Parking allowed only in designated spots. All curbs shall be painted red and posted "No Parking".
112. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.

- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
 - i. Structure will be required to be protected by an automatic fire sprinkler system.
- 113. A Phase 1 Environmental Site Assessment shall be provided directly to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition, or construction permit.
- 114. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
 - a. Fire Sprinkler System

PARKS AND RECREATION (Feb. 8, 2021)

- 115. Street trees shall be planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the *City Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
- 116. 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 of permitting.
- 117. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association 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.



Carol Dugas PROJECT ENGINEER, EDS

Attachment:

E:\ENG\CEC\PRJ\Fresno Avenue 930. Cherry Ranch Subdivision

Cherry Ranch - Resolution 2 of 3

Final Audit Report

2022-07-12

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