

**CITY OF SANTA ROSA, CALIFORNIA  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"  
January 3, 2023**

**LMC Santa Rosa  
MULTI-FAMILY RENTAL HOUSING – 260 UNITS  
3575 Mendocino Ave  
DR22-026**

- I. Applicant'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 stamped received **November 9, 2022.**

**PARCEL AND EASEMENT DEDICATIONS**

1. The common driveway shall be a minimum of 26-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance.
2. A public access and use easement over the proposed private open space shall be dedicated to the City on the Phase 2 Final Map or dedicated by separate Easement Deed. The Phase 2 Final Map shall be recorded prior to building permit issuance. If dedicated by separate Easement Deed, then a Rejection of Offer and Quitclaim Deed for the previous location of the public access and use easement on the Phase 1 Final Map shall be recorded and Easement Deed for the new location shall be recorded prior to building permit issuance.
3. **Mendocino Avenue** shall be dedicated and improved as a Modified Parkway along the entire project frontage per City Standard No. 200J. Half width street improvements shall consist of a 6-foot wide half turn lane, 10-foot wide travel lane, 11-foot wide travel lane, a 5-foot wide bike lane, 6-inch concrete curb and gutter, 8-foot wide planter strip, 6-foot wide sidewalk per City Standard 230E, for a total half street Right of Way width of approximately 40-feet with a combined 13-foot wide Public Utility easement (PUE) and 6.5-foot wide sidewalk easement located behind the ROW line.
4. **Renaissance Way** shall be dedicated and improved as a Modified Main Street along the entire project frontage per City Standard No. 200G. As varied by ENGV20-015, half width street improvements shall consist of a 13-foot wide travel lane, an 8-foot wide parking lane, 6-inch concrete curb and gutter, 12-foot wide sidewalk with 4-foot wide tree wells per City Standard

230F, for a total half street Right of Way width of approximately 33-feet. As applicable, public utility easements shall be dedicated along Renaissance Way wherever public utilities are located outside of the City ROW.

5. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

## **PUBLIC STREET IMPROVEMENTS**

6. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right of way 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.)
7. 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.
8. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
9. 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.
10. The applicant shall amend Public Improvements Plan City File 2021-0028 or submit new Public Improvement Plans for the Phase 2 development 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 replacement plans, and offsite signing and striping plans as applicable.

## **TRAFFIC**

11. 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.
12. As applicable, no Parking signs shall be posted for Mendocino Avenue along the project frontage if not present.
13. As applicable, City Standard 611 cobra style streetlights shall be installed along the project frontages of Mendocino Avenue and Renaissance Way using LEOTEK LED fixtures. Streetlight

spacing, wattages, and locations shall be determined during the construction plan review process.

14. 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 construction 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."
15. 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.
16. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
17. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Mendocino Avenue or Renaissance Way 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. Install "No parking" signs and paint the curbs red within the site distance areas.
18. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Mendocino Avenue or Renaissance Way frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-feet minimum height along the site triangle by the owner.
19. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first building permit review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
20. 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 Mendocino Avenue to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
21. Any permanent work or temporary traffic control that encroaches onto the State ROW requires a Caltrans-issued encroachment permit.

## **PRIVATE DRIVEWAY IMPROVEMENTS**

22. A 2-way multi-residential driveway apron shall be constructed in accordance with City Standard detail 250A or 250C on Mendocino Avenue. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut.
23. If not constructed with the Phase 1 Public Improvement Plans 2021-0028, two 2-way multi-residential driveway aprons and one shared 2-way multi-residential driveway apron with the Phase 1 development shall be constructed in accordance with City Standard detail 250A on Renaissance Way. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut.
24. A public sidewalk shall be provided with a level portion behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.
25. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.
26. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.

## **GRADING**

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

## **PUBLIC STORM DRAINAGE**

31. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
32. Public storm drainage shall be designed to City of Santa Rosa Design and Construction

Standards and Sonoma County Water Agency (SCWA) current 2020 Flood Management Design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.

33. 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 County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
34. As applicable, all drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.
35. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
36. 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.
37. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
38. Drainage from landscape areas are not allowed to cross over curb or sidewalk and shall outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
39. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. 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.
40. 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.
41. 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.
42. 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.

43. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by lot owner.

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

44. 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 Construction 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 Construction 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.
45. 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.
46. 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.
47. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
48. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
49. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.
50. 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. This project is required to comply with all current State Water Board General Construction Permit Requirements.

51. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
52. 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.
53. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.

## **WATER AND WASTEWATER**

54. 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.
55. Water services shall be provided per Section X of the Water System Design Standards. Multi-family residential, commercial clubhouse buildings and irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Water Engineering Services suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.
56. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service with two - associated double detector check valve(s) per City Standard detail no. 880 shall be installed to serve a looped fire main. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Building Plans. Submit flow calculations to the first plan check phase of the Building Plans to determine adequate sizing.
57. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided.
58. The Water department has a 100-unit (multi-family units) limit on a single dead-end water main feed. A looped connection may be required for phased construction also based on water pressure tests.

59. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
60. If wells exist on the property, then the following apply:
  - a. Wells may not serve more than one parcel, and any lines from existing wells that cross property lines shall be severed.
  - b. Retention of wells shall comply with City and County Codes. Retention of wells shall be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
  - c. Abandonment of wells requires a permit from Permit Sonoma.
61. 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.
62. The applicant shall install Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters with a looped connection for the lot. The exact configuration and number of combination services shall be reviewed by the Water Department during the first review of the Public Improvement Plans and is based on the water pressure calculations.
63. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876 for each lot. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
64. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
65. No plumbing for landscape irrigation or any other use shall cross lot lines.
66. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.
67. 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 civil plans.
68. 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. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Construction Plans.
69. Water Engineering Services provides mapping of private onsite water mains and fire hydrants



for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

**FIRE** – (from Mike Johnson dated August 25, 2022)

70. 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.
71. 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.
72. 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.
  - b. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long-side of the building as approved by the fire code official
  - c. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout 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.
73. Site shall comply with Chapter 3 of the California Fire Code – Fire Safety During Construction and Demolition as well as City of Santa Rosa Standards.
74. 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.

75. 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:
- Private Underground Fire Main
  - Standpipe System
  - Fire Sprinkler System
  - Fire Pump (to be determined)
  - Fire Alarm/Fire Sprinkler Monitoring System
  - Emergency Responder Radio System (to be determined)
  - Gates and barricades across fire apparatus access roads

**RECREATION AND PARKS** – (from Scott Wilkinson dated September 1, 2022)

76. If dead or dying street trees are present in the frontage, new street trees shall be planted by the developer.
77. Street trees shall be installed and planted by the developer along the project frontage(s). Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with City "Standards and Specifications for Planting Parkway Trees." Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.
78. The area identified as park space on the plans shall not be dedicated to the City of Santa Rosa and will not be maintained by City forces. A development agreement for private open space shall be executed between the City Recreation and Parks Department and the developer prior to construction of the site park improvements. In order for the developer to receive park fee credits (up to 45%) for the proposed private open space, the park shall be a minimum of one (1) acre and provide at least five (5) of the local park basic elements below or a combination of such and other agreed upon recreation improvements that shall meet the specific recreation needs of the future residents:

Elements	Acres
Children's play apparatus area	0.05 to 0.25
Landscape park-like with quiet areas	0.25 to 1.00
Family picnic area	0.05 to 0.25
Game court area	0.05 to 0.25
Turf playfield	0.25 to 1.00
Swimming pool (42' x 75' with adjacent deck/lawn area)	0.25 to 0.50
Recreation center building	0.05 o 0.25

79. Park amenities shall be reviewed during plan check. Use of private open space shall be restricted for park and recreation purposes by a recorded covenant which runs with the land and recorded prior to building permit issuance. The responsible owner of the property containing the private open space shall maintain the park landscape and amenities in perpetuity.
80. All landscaping throughout the site and along street frontages shall be privately maintained and irrigated. Property owners shall be responsible for the irrigation of the street trees and the maintenance of all right of way landscaping per City Code Chapter 13-32 Section 10.

81. Similarly, all bioswales and stormwater treatment areas, whether combined with street trees or not, shall become the responsibility of the property owner to maintain, including the health of the street trees. Any stormwater treatment areas along the street frontages are to be designed, implemented, and maintained by the lot owner and does not eliminate the requirement for street trees.
82. Any improvements to the private park shall require a building permit and approval from the Recreation and Parks Department. All improvements to the private park shall be installed prior to final occupancy of the last unit.
83. Prior to issuance of any building permit that would trigger parks development fees, a development agreement with the city shall be submitted for the documentation of park development fees and development of a private open space park that includes requirements of Santa Rosa Code 19-70.120 and on-going park and maintenance responsibilities of the property owner.



01/03/2023

CLEVE GURNEY, PE - EDS ASSOCIATE ENGINEER