

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT

Air Center East - Phase II Tentative Map

Revised August 6, 2009

PROJECT DESCRIPTION

131 unit single family residential subdivision of a 37.11 acre site with CTS Mitigation
Parcels A, B and C.

LOCATION:	1301 Ludwig Avenue
APN:	035-141-31
GENERAL PLAN LAND USE:	Low Density Residential
ZONE CLASSIFICATION:	EXISTING: Planned Development
ENGINEER/SURVEYOR: ADDRESS:	Carlile-Macy 15 Third Street Santa Rosa, CA 95401
OWNER: ADDRESS:	Santa Rosa Associates II c/o Industrial Realty Co. of California 1091 Industrial Road, Suite 101 San Carlos, CA 94070-4118
FILE NUMBER:	MJP99-038
PROJECT PLANNER:	Joel Galbraith <i>JG</i>
PROJECT ENGINEER:	Lee Taylor <i>LT</i>

BACKGROUND

Planning Commission approved Use Permit Provisions and a tentative map on April 11, 2002. On March 30, 2004, a 610 day moratorium was established due to the identification of CTS to December 12, 2005. Prior time extensions have been requested to December 12, 2006, 2007, and 2008. These prior extension requests were not acted on by the City of Santa Rosa. General Plan was amended in 2008 deleting the Community Park Symbol from this site.

CONDITIONS OF APPROVAL

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 30, 2009:

PLANNING CONDITIONS

1. Comply with all applicable Mitigation Measures as identified in Southwest Area Plan Final Environmental Impact Report attached hereto as Exhibit "B".
2. The final map information sheet shall include the following information:
 - A. A listing of the square footage of each parcel.
 - B. A note indicating that the project is located within the boundaries of both the Wright Elementary and Santa Rosa High School Districts and is subject to school mitigation fees.
 - C. A note indicating that the project is subject to the following city fees: capital facilities fee, southwest area development impact fee, park improvement fee, water and sewer demand and meter installation fees, and that all required fees must be paid prior to issuance of a building permit.
 - D. That the development is subject to the conditions of any noise report for this project and the mitigation measures in such report in connection with the development of residential units on the site.
 - E. Building setbacks, including a note that setbacks are measured from property line or back of sidewalk whichever is more restrictive.

3. Fencing plans and details shall be included as part of the improvement plan set and are subject to the approval of the Planning Division.

Fencing to match that installed along the West side of Yeager Street in the Air Center East Phase I subdivision shall be installed along the West side of Street "B" in Air Center East Phase II.

The fencing requirements adjacent to CTS mitigation parcels may be modified by Planning Staff if needed to comply with the requirements of other regulatory agencies such as the U. S. Fish and Wildlife Service and/or the California Department of Fish and Game.

4. Landscaping and irrigation plans shall be included in the improvement plan set for the back-on landscape easement along the west side of Fresno Avenue (lots 1-19).
5. During construction of underground improvements, the site shall be investigated by a qualified individual to determine whether or not any previously unidentified soil contamination is present. Promptly upon completion of this investigation/inspection, a report on the findings and conclusions of the investigation/inspection shall be submitted to the City's Engineering, Building, Fire, and Planning Departments.
6. Prior to recordation of the Final Map or issuance of grading permit, applicant shall obtain, and provide evidence of, all wetlands clearances, approvals, and/or permits. The following conditions apply:
 - a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that prior to the start of any construction this approval or permit may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies.
 - 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 Community 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.
 - 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.
7. The Public Improvement Plans and Building Plans shall contain the following note:
"In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which recommendations are carried out. If human burials are encountered, the contractor must also contact the County Coroner."
8. The project shall comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All applicable fees, including but not limited to: Parks, Capital Facilities, Housing Allocation, Schools and Utility Connection/Demand must be paid prior to issuance of a building permit.
9. Construction hours shall be limited from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays or holidays. Construction equipment should be turned off when not in use and maintained in good operating condition. Construction staging areas should be located as far as practical from existing residential uses.
10. The following BAAQMD construction practices shall be implemented during all phases of construction for the proposed project to prevent visible dust emissions from leaving the site:
 - a. Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
 - c. Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

- d. Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; and sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
11. Comply with the approved Use Permit Provisions for Air Center East Phase II dated April 3, 2001 and Design Guidelines dated December 1999.
12. Comply with Planning Commission Resolution No. 10099 approving the Conditional Use Permit for Air Center East - Phase II except as superseded by this DAC Report.
13. This project is subject to the provisions of the City's Housing Allocation Plan and shall provide 15% of the total units (Second Units are exempt) for households whose income does not exceed that of a low-income household. Prior to the issuance of a grading permit or recordation of the Final Map, the applicant shall execute an agreement with the Economic Development and Housing Department to implement the requirements of the Housing Allocation Plan.

ENGINEERING

PARCEL AND EASEMENT DEDICATION

14. California Tiger Salamander Mitigation Parcels A, B and C shall be left undeveloped except for the removal of remaining runway asphalt and base rock and construction of other improvements approved for CTS mitigation, and the developer shall comply with all mitigation requirements of all governmental entities having jurisdiction.
15. This is a phased Tentative Map with regards to the Final Map process as provided under City Ordinance and the California Subdivision Map Act. Two map phases are planned, with each phase identified on the Tentative Map. A Final Map, as defined by the California Subdivision Map Act, shall be filed for each phase of the subdivision, and the lots within each such phase shall be consecutively numbered beginning with Lot 1 on each Final Map.
16. Vehicular access rights shall be dedicated to the City along the Fresno Avenue frontage of Lots 1 through 19 of the site, except at the planned street entrances to the project and any emergency or utility maintenance access points that may be required but do not appear on the present plan.
17. An easement or license for the proposed multi-use pathway along Roseland Creek channel must be obtained from the Sonoma County Water Agency prior to approval of the improvement plans for any portion of the project encroaching onto Sonoma

County Water Agency property.

18. A back-on landscape easement shall be dedicated along the Fresno Avenue frontage of Lots 1 through 19 as shown on the approved Tentative Map.
19. The final map shall show private storm drainage easements over all downstream lots in favor of all associated upstream lots.
20. A public storm drain easement shall be dedicated to the City of Santa Rosa over the storm drain across the southeast portion of CTS mitigation Parcel B. The width of the easement shall be at least twice the depth of the storm drain, or 15 feet in width minimum, whichever is greater

PUBLIC STREET IMPROVEMENTS

21. Fresno Avenue from the north boundary of Phase II to Ludwig Avenue shall be dedicated and improved to City Avenue Street Standards. Right-of-way for the easterly half street section shall be 32.0 feet from centerline to right of way, aligning the right of way 0.5 foot in back of the 8.0 foot public multi-use path. All underground utilities shall be installed in front of and under the multi-use path; no utilities shall be installed behind the multi-use path.
22. Half width street improvements for the Fresno Avenue easterly side of the street shall consist of a 17.0 foot wide structural pavement section from centerline to curb face, to accommodate a 12.0 foot travel lane and a 5.0 foot bike lane.
23. An 8.0 foot public multi-use shall be installed behind a 6.0 foot planter strip measured from back of curb along the entire length of the east side of Fresno Avenue from the northern extent of this subdivision to Ludwig Avenue. The 8.0 foot multi-use path shall match the design approved on the Air Center East - Phase I subdivision improvement plans (City File No. 2000-95) with an 8.0 foot wide concrete center section only.
24. Right-of-way for the Fresno Avenue westerly half street section shall be 29.0 feet from centerline to property line to align the right of way 0.5 foot in back of the sidewalk. All underground utilities shall be installed in front of and under the sidewalk, and no utilities shall be installed behind the sidewalk.
25. Half width street improvements for the Fresno Avenue westerly side of the street shall consist of a 17.0 foot wide structural pavement section from centerline to curb face to accommodate a 12.0 foot travel lane and a 5.0 foot bike lane. A 5.0 foot sidewalk shall be installed behind a 6.0 foot planter strip measured from back of curb.

26. A far side bus stop shall be constructed on Fresno Avenue to City Standard 220 across the frontage of Lots 15 -18.
27. A 120 foot long right turn lane pocket shall be provided for southbound traffic at the Ludwig Avenue intersection. Full width street improvements for Fresno Avenue at the right turn lane pocket shall consist of one 11.0 foot wide northbound travel lane, one 11.0 foot wide southbound left turn lane, one 11.0 foot wide southbound right turn lane pocket, and two 5.0 foot wide bike lanes for a total of 43.0 feet curb-to-curb. The sidewalk opposite the left turn lane pocket and the right turn lane pocket shall be contiguous with the curb and shall be 6.0 feet wide. Pedestrian ramps shall be constructed to applicable City standards at both corners of the Ludwig Avenue intersection.
28. Ludwig Avenue shall be dedicated and improved to City Avenue Street Standards across the entire project frontage. Right-of-way for the north half street section shall be 36.0 feet from centerline to property line to align the right of way 0.5 foot in back of the sidewalk. Half width street improvements for the Ludwig Avenue northerly side of the street shall consist of a 24.0 foot wide structural pavement section from centerline to curb face, to accommodate a 12.0 foot travel lane and 5.0 foot wide Class 2 bicycle lane adjacent to the curb, and a 7.0 foot half of a 14.0 foot two-way left turn lane. A 5.0 foot sidewalk shall be installed behind a minimum 6.0 foot planter strip measured from back of curb. All underground utilities shall be installed in front of and under the sidewalk, and no utilities shall be installed behind the sidewalk. Subject to the minimum striped width set forth in item 29 herein below, the width of the travel lane on the south side of Ludwig Avenue shall remain 12.0 feet.
29. Frontage improvements for Ludwig Avenue shall be full width as described above across the full frontage. Striping shall be used on the west end of the improvements within the extent of the full width improvements to transition from the new improvements to the existing street width. Striping shall be used east of the project frontage and across the existing Roseland Channel bridge to transition from the new improvements to the existing street width and shall include a tapering center striped island to channel westbound traffic around the center left turn lane. The travel lanes on Ludwig Avenue may be striped at an interim width of 11 feet and the left turn lane on Ludwig Avenue may be striped at an interim width of 10 feet to fit within the confines of the existing bridge alignment.
30. Streets C and F shall be dedicated and improved to City Avenue Street Standards. Right-of-way for a half street section — where such section is not adjacent to a California Tiger Salamander Mitigation Parcel — shall be 28.0 feet from centerline to property line; behind such property line, a 5.5 foot sidewalk easement shall be contained within a 13.0 foot public utility easement. Half width street improvements — where such half-width is not adjacent to a California Tiger Salamander Mitigation

Parcel — shall consist of a 20.0 foot wide structural pavement section from centerline to curb face to accommodate a 12.0 foot travel lane and an 8.0 foot parking lane. Adjacent to such 8.0 foot parking lanes, a 5.0 foot sidewalk shall be installed behind an 8.0 foot planter strip measured from back of curb.

31. Streets A, B, H, J and K shall be dedicated and improved to City Minor Street Standards. Right-of-way for a half street section — where such section is not adjacent to a California Tiger Salamander Mitigation Parcel — shall be 26.0 feet from centerline to property line; behind such property line, a 5.5 foot sidewalk easement shall be contained within a 13.0 foot public utility easement. Half width street improvements — where such half-width is not adjacent to a California Tiger Salamander Mitigation Parcel — shall consist of an 18.0 foot wide structural pavement section from centerline to curb face to accommodate a 10.0 foot travel lane and an 8.0 foot parking lane. Adjacent to such 8.0 foot parking lane, a 5.0 foot sidewalk shall be installed behind an 8.0 foot planter strip measured from back of curb. The westerly side of Street B shall be improved to a width of 12.0 feet from centerline to curb face to accommodate one travel lane only.
32. Streets D, E, G, and I shall be dedicated and improved to City Neighborhood Street Standards. Right of way for a half street section shall be 23.0 feet from centerline to property line with a 5.5 foot sidewalk easement contained within a 13.0 foot public utility easement behind the property line. Half width street improvements for both sides of each street shall consist of a 15.0 foot wide structural pavement section from centerline to curb face to accommodate a 9.0 foot travel lane and a 6.0 foot parking lane. A 5.0 foot sidewalk shall be installed behind an 8.0 foot planter strip measured from back of curb.
33. Streets A, B, C, H, J and K — where contiguous with California Tiger Salamander Mitigation Parcels A and B — shall have a single 12.0 foot wide travel lane and no parking lane adjacent to said Parcels. Where these streets are contiguous with California Tiger Salamander Mitigation Parcels, a 5.0 foot wide contiguous sidewalk shall be constructed and the right of way aligned 0.5 foot in back of the sidewalk. No public utility easements or underground utility installations shall be located adjacent to street curb lines contiguous with California Tiger Salamander Mitigation Parcels.
34. Parking shall be allowed only along streets where parking lanes are installed. All other streets within the development shall be posted for no parking using Caltrans Standard R-26 "No Parking" signs.
35. At the outside edges of the knuckles of the intersections of Streets B and C, B and H, K and J, and J and A, no parking lane shall be installed.
36. Street light quantity and location shall be determined at the time of the plan check of the Public Improvement Plans. Streets A, B, C, H, J and K — where contiguous with California Tiger Salamander Mitigation Parcels A and B — shall have street

lights, if any, only on street sides not adjacent to such Mitigation Parcels.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

37. All private driveways to the proposed residences shall be constructed per City Standard 250B.

STORM DRAINAGE

38. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
39. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
- a. The individual homeowners fronting or owning these BMP's. Individual 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 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 BMP's 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 Department of Community Development for review.
 - c. A special tax district for public BMP facilities.
 - d. An alternate means acceptable to the City of Santa Rosa.
40. After the SUSMP BMP improvements have been constructed, the developer's Civil Engineer shall prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's shall be received by the City prior to acceptance of subdivision improvements.

41. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
42. Access to all public storm drain manholes, catch basins, and other structures shall be over a minimum 12 foot wide all weather access road of compacted shale up to a 10% roadway grade and asphalt pavement when roadway grade exceeds 10%. The access road shall be constructed per City Standard 216, and contained within a 20 foot public storm drain maintenance and access easement, if appropriate.

UTILITIES

43. This project is in the Airport Trunk Sewer Assessment District.
44. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.
45. Where bio swales and other bioretention measures are required, meter boxes, cleanouts, fire hydrants, sewer laterals, etc. shall be located without conflict with the swales and bioretention measures. Locations of infrastructure shall be reviewed during plan check.
46. The engineer shall provide a detailed utility plan showing onsite and offsite sewer, water and fire protection systems, and their connections to existing sewer and water facilities. Indicate on the plans any multi unit lots, such as duplexes. The plan shall also show any wells existing or to be abandoned, and septic systems to be abandoned. Separate water and sewer services must be provided for each lot. Water and sewer laterals must be a minimum of 5' apart. Fire sprinklers are required on each unit. Any duplex lots should have two water meters.
47. The back-on landscape easement areas along Fresno Avenue, one each to the north and south of "Street F" across Lots 1 through 19, shall be irrigated by way of one water service for each of these two areas which have been specifically approved for this project only by the Chief Building Official. Irrigation water line easements shall be dedicated across the applicable lots to allow for cross lot landscape irrigation. A Special Tax District or HOA, water line/irrigation easements and a maintenance agreement are required. Irrigation service(s) require a reduced pressure principle backflow device(s) per current City Standard #876. Meter size is dependent on peak demand and will be determined upon review of irrigation plans

48. On the plans, show water services to those planter strips on the east & west sides of Fresno Avenue and the north side of Ludwig Avenue fronting the CTS Mitigation Parcels. The planter strips along Fresno Avenue and Ludwig Avenue adjacent to the CTS Mitigation Parcels require irrigation. Provide for the perpetual payment for irrigation of the planter strips along Fresno Avenue and Ludwig Avenue adjacent to the CTS Mitigation Parcels. Irrigation service(s) require a reduced pressure principle backflow device(s) per current City Standard #876. Meter size is dependent on peak demand and will be determined upon review of irrigation plans
49. Water and sewer mains must be installed per current City Standards. All water mains must be a minimum of 8 inch diameter (per the City of Santa Rosa Water Master Plan, a minimum 12 inch water main is required in Fresno Avenue), and sized to meet fire flow. No more than 100 units may be served by a single-feed water system. Therefore, the water main must be looped within Fresno Avenue. Details of the looped system shall be determined during plan check.
50. Per the current City of Santa Rosa Water Master Plan, a minimum 16 inch water main is required in Ludwig Avenue. The water main shall be extended the entire frontage of the parcel. Extend the 12 inch water main in Fresno Avenue to connect to the 16 inch water main in Ludwig Avenue.
51. This project involves the extension of mains for public benefit outside this project; in particular, the installation of the 16 inch water main in Ludwig Avenue is for public benefit. The developer may contact Utilities Engineering for information regarding a possible Reimbursement Agreement.
52. Manholes must have clear access at all times (i.e. not located within parking stalls, etc.). All public mains must be a minimum of 5 feet from all structures, curbs, property lines or edge of easement. Access roads must be provided to all manholes outside the roadway. Sewer mains shall not be deeper than 14 feet or shallower than 3 feet, depth from finished grade measured over pipe.
53. No reinforced concrete may be used in decorative street surfacing placed over publicly maintained water and/or sewer facilities. Water main valves must be located outside of the concrete area.
54. An easement must be provided over public water and/or sewer mains where applicable (such as over the existing sewer that crosses Lots 10 – 19). See Section 315 (c) of the Uniform Plumbing Code. Easements shall be 15 feet wide for one utility, 20 feet wide for two utilities, and centered over the facility. Easements must be configured to encompass all publicly maintained appurtenances. Trees may not be planted within 10 feet of a public sewer main. Trees are shown where the sewer easement crosses the planter strip in Fresno Avenue. These trees are not allowed. The City Utilities Department will not be responsible for repairs or replacement of

landscaping in public sewer main easement. If fences are installed crossing the sewer easement, walking gates shall be installed over the sewer. No fence shall be on the lot line of 13 and 14 near the turn out for access to the manhole.

55. Design into the project a "Future Sewer Trunk Alignment" in Fresno Avenue and show on the Public Improvement Plans. In the event that the existing sewer trunk that crosses under Lots 10-19 and the CTS Mitigation Parcel B needs to be replaced at some time in the future, this alignment will be reserved. Where necessary, the water main will be allowed closer to the face of curb than normally required (minimum 3.5 feet instead of 5 feet).
56. Access roads and easements shall be provided to the manholes that are not within public streets. The access roads shall be a minimum of 12 feet wide. The design of the access road shall include drainage measures required to prevent damage from water. The easement shall be a minimum 15 feet wide.
57. Because system pressure fluctuates in this area, water pressure can exceed 80 psi. All lots require pressure-regulating valves. The Final Map information sheet must also be annotated with this information.
58. The Fire Department and Utilities will review the fire hydrants to determine exact locations during the plan-check process. Provide details on the plans for fire hydrants located at neckdowns. Streets A, B, C, H, J and K — where contiguous with California Tiger Salamander Mitigation Parcels A and B — shall have fire hydrants only on the side of the street not adjacent to such Mitigation Parcels.
59. Submit landscape and irrigation plans in conformance with the Single Family Residential Landscape Policy adopted by the Santa Rosa City Council, Resolution No. 26690, on October 17, 2006. Submit Peak Month Water Use Estimate (Appendix A) and Certificate of Conformance (Appendix B). On landscape and irrigation plans, include the total planned square footage of planted areas for high water use plants (i.e.- turf, annuals and container plants); moderate water use plants (i.e. - ornamental trees, shrubs ground covers, and perennials; and low water use plants (i.e. - drought tolerant plants. The planting plan must include specific plant names that fit in each category per the Water Use Classification of Landscape Species (WUCOLS – UC Extension).

FIRE DEPARTMENT CONDITIONS OF APPROVAL

60. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

61. A Fire Flow Analysis — including calculated available fire flow at the new public fire hydrants — shall be provided to the Fire Department for review and approval concurrent with submittal of Public Improvement plans. Minimum required Fire Flow for this single family residential project is 1500 gpm with 30 psi residual in the main.
62. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SFRD Information Bulletin 015 for details.
63. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction. Sprinkler systems for single-family residences typically require 1-1/2 inch service laterals, 1 inch water meters and 1 inch backflow devices.
64. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS

1. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, and the amount shall be determined by the resolution in affect at the time.
2. Street trees — in type and spacing conforming to United States Fish and Wildlife and/or California Department of Fish and Game requirements — will be required and 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. Tree planting shall be marked by Parks Division Tree Section personnel; contact (707) 543-3422. Copies of the master street tree list and the standards available at the Parks Division Office (707) 543-3770. This declaration shall be added in to the General notes of the improvement plans.
3. All landscaping maintenance and irrigation shall be privately funded in perpetuity. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and along side of their lots. The maintenance and irrigation of the Fresno Avenue planter strip and street trees and the landscape easement fronting on Fresno Avenue across Lots 1-19 shall be a responsibility in common as described in the following condition.
4. The developer shall provide a means acceptable to the City to fund the maintenance of the Fresno Avenue planter strip and street trees and the landscape easement fronting on Fresno Avenue across Lots 1-19 in perpetuity through a special tax district, CC&R's, property owners association (s), and /or other

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acceptable method. The landscape areas and/or parcels shall not be dedicated to the City. In the event the developer chooses a method assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method of permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and the Director of the Recreation and Parks and in place prior to approval of the final map. The landscaping improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks.

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

RECOMMENDATION:

- ☒ Approval with conditions as set forth in this report.
☐ Denial - Major Reasons:
☐ Continuance.

Marie Meredith
Marie Meredith
Deputy Director of
Community Development - Planning

EXHIBIT B

ENVIRONMENTAL CONDITIONS OF APPROVAL FOR AIR CENTER EAST - PHASE II FROM THE SOUTHWEST AREA PLAN MITIGATION MONITORING PROGRAM

3.1.5 VISUAL QUALITY AND COMMUNITY CHARACTER

3.1.5-1 Overall Project Design: Comply with the Goals, Objectives and Policies for Community Design as of the Community Design Chapter of the Southwest Area Plan. Conformance review shall occur with each development decision utilizing the General Plan Urban Design Element, the Community Design Program of the Southwest Area Plan, and the City's Subdivision Design Guidelines to make decisions regarding proposed developments. Conformance review shall also occur during the City's Design Review process prior to the issuance of grading and construction permits.

3.1.5-2 Construction Phase:

- (a) Minimize the stockpiling of sewer and water supply equipment to the extent practicable prior to installation of the infrastructure. Only materials required for several days of construction should be stockpiled at any given site at one time.

3.1.6 UTILITIES

3.1.6-1 Water Conservation:

Incorporate drought-tolerant landscaping, and low-flow plumbing fixtures to minimize water use.

3.1.8 HAZARDOUS MATERIALS

3.1.8-1 Construction in areas of Contamination or Potential Contamination:

- (a) Prior to issuance of a grading permit and prior to any construction activity the developer/property owner shall develop a Site Safety Plan in accordance with OSHA regulations, outlining procedures for worker safety, personnel protective equipment, and handling of materials. The plan shall be reviewed and approved by regulatory agencies and a copy of the approved plan shall be provided to both Planning and Building Divisions prior to any site work being performed.

- (b) The NCRWQCB, DTSC, SCDEH and SRFD shall be contacted immediately if any contamination is encountered during construction activities.
1. Excavated soils within the construction area shall be field screened for volatile organic compounds (VOCs). Screened soils with VOCs shall be further sampled. Soils with levels of VOCs above laboratory detection limits need to be disposed of at a permitted facility. Contaminated soils may not be placed in other areas of the site without a permit issued by the California Regional Water Quality Control Board.
 2. Water resulting from construction dewatering needs to be collected, stored and sampled. Water containing levels of VOCs above the laboratory detection limit requires disposal to a permitted facility. Water that is not contaminated with VOCs will also need to be properly disposed and turbid waters or any contaminated waters may not be discharged to surface waters.
 3. Any contaminated soil remediation projects require a Soil Remediation Permit from the Fire Department.
 4. The Developer shall make full disclosure to purchasers prior to execution of a contract of sale, of existing ground water and soil contamination identified in the site investigations for the former Santa Rosa Naval Auxiliary Air Station Oxidation Ponds and Warm-up Apron and all other studies conducted by or on behalf of the developer.
 5. Construction of domestic and/or irrigation wells on the property is prohibited unless approved in writing by the North Coast Regional Water Quality Control Board (NCRWQCB) prior to construction. The Sonoma County Health Department, the local well permitting agency, shall be notified of the well prohibition through a letter which confirms such prohibition and identifies the affected property.
 6. Construction of french drains on the property is prohibited unless approved in writing by the NCRWQCB prior to construction. The City of Santa Rosa Building division shall be notified of the french drain prohibition through a letter which confirms such prohibition and identifies the affected property.
 7. Construction of trench plugs is required in any utility trenches which cross into the Phase II property at its Northerly boundary, subject to approval of the plug location(s) and design(s) by NCRWQCB.

3.1.8-2 Handling/Disposal of Hazardous Wastes

Comply with all applicable laws and regulations for proper handling and disposal of hazardous wastes.

3.1.9 CULTURAL RESOURCES

3.1.9-1 Archaeological Resources:

- (a) If cultural resources are encountered, construction shall be halted or diverted to allow a qualified archaeologist an opportunity to assess the resources. If the quantity or quality of the

resources are such that they warrant excavation and analysis, construction shall temporarily be suspended in and around the location of resources. Upon approval of a field plan, a data recovery program shall be conducted. The data recovery, analysis, report preparation, and curation of artifacts shall be conducted in a manner consistent with state and local guidelines and in compliance with the applicable public resource codes and laws.

- (b) Pursuant to Sections 7050.5 and 5097.94 of the Public Resources Code, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains. If the coroner recognizes the human remains as those of a Native American, he or she will contact, by telephone, the Native American Heritage Commission within 24 hours.

3.2.1 SOILS, GEOLOGY AND SEISMICITY

3.2.1-2 Seismic Requirements: Incorporate seismic-restraint criteria in the design of slopes, foundations and structures for projects within the Plan Area as outlined in the measures listed below:

- (a) The minimum seismic-resistant design standards for all proposed facilities shall conform to the CUBC Seismic Zone 4 Standards.
- (b) Additional seismic-resistant earthwork and construction design criteria shall be incorporated as necessary, based on the site-specific recommendations of California-registered geotechnical and structural engineering professionals.
 - 1. During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria.
 - 2. The California-registered Geotechnical Engineer consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location and type of seismic-restraint facilities, and documenting the following requirements, as appropriate.
 - a. Engineering analyses shall demonstrate satisfactory performance of alluvium and fill where they form part or all of the support for structures.
 - b. Analysis of soil expansion potential and appropriate remediation (compaction, removal, etc.) shall be completed prior to using expansive soils for foundation support.
 - c. Roads, foundations and underground utilities in fill or alluvium shall be designed to accommodate settlement or compaction estimated by the site-specific investigations of the geotechnical consultant.

3.2.1-3 Erosion Control - Grading during Wet Season:

If grading or construction are to occur during the wet season, an erosion and sediment transport control plan, designed by an erosion control professional, or landscape architect or civil engineer specializing in erosion control, shall be required. The plan shall meet the following objectives:

EXHIBIT "B"
AIR CENTER EAST PHASE II

- (a) The erosion and sediment transport control plan shall be submitted, reviewed, implemented and inspected as part of the approval process for the grading plans.
- (b) The plan shall be designed by the developers' erosion control consultant, using concepts similar to those developed by the Association of Bay Area Governments, as appropriate, based on the specific erosion and sediment transport control needs of each area in which grading and construction is to occur. The possible methods are not necessarily limited to the following items:
- Confine grading and activities related to grading [demolition, construction, preparation and use of equipment and material storage areas (staging areas) and preparation of access roads] to the dry season, whenever possible.
 - If grading or activities related to grading need to be scheduled for the wet season, ensure that structural erosion and sediment transport control measures are ready for implementation prior to the onset of the first major storm of the season.
 - Locate staging areas outside major streams and drainage ways.
 - Keep the lengths and gradients of constructed slopes (cut or fill) as low as possible.
 - Discharge grading and construction runoff into small drainages at frequent intervals to avoid buildup of large potentially erosive flows.
 - Prevent runoff from flowing over unprotected slopes.
 - Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.
 - Keep runoff away from disturbed areas during grading and related activities. Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.
 - Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.
 - Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.
 - Make the contractor responsible for the removal and disposal of all sedimentation in off-site retention ponds, that is generated by grading and related activities of the project. Use landscaping and grading methods that lower the potential for downstream sedimentation. Modified drainage patterns, longer flow paths, encouraging infiltration into the ground, and slower storm-water conveyance velocities are examples of effective methods.
 - Control landscaping activities carefully with regard to the application of fertilizers, herbicides, pesticides or other hazardous substances. Provide proper instruction to all landscaping personnel on the construction team.
- (c) During the installation of the erosion and sediment transport control structures, the erosion control professional shall be on the site to supervise the implementation of the designs, and the maintenance of the facilities throughout the demolition, grading and construction period.
- (d) The erosion control professional shall prepare an "as built" erosion and sediment control facility map, to be filed with the City, showing details of the structural elements of the plan

and providing an operating and maintenance schedule throughout the operational period of the project.

3.2.1-4 Construction where soil suitability is in question:

Require site-specific soil suitability analysis and stabilization procedures, and design criteria for foundations, as recommended by a California-registered soil engineer during the design phase for each site where the existence of unsuitable soil conditions is known or suspected.

- (a) During the design phase for each site where the existence of unsuitable soil conditions is known or suspected, the developer's registered soil engineering consultant shall provide documentation to the City that:
 - 1. site-specific soil suitability analyses has been conducted in the area of the proposed foundation to establish the design criteria for appropriate foundation type and support, and
 - 2. the recommended criteria have been incorporated in the design of foundation.
- (b) During grading for these sites, the registered soils professional shall be on the site:
 - 1. to observe areas of potential soil unsuitability,
 - 2. to supervise the implementation of soil remediation programs, and
 - 3. to verify final soil conditions prior to setting the foundations.

3.2.2 HYDROLOGY AND WATER QUALITY

3.2.2-2 Water Quality - Grading:

- (a) Construction shall be scheduled for the dry season, wherever feasible. If grading is to occur during wet season see Mitigation Measure 3.2.1-3.
- (b) [Mark: as we discussed on one or more occasions, the following approval condition needs revision to conform to the now-current procedures] Obtain an NPDES permit (RWQCB). This permit requires that the applicant develop a Storm Water Pollution Prevention Plan. The permit requirements of the RWQCB shall be satisfied prior to granting of a building permit by the City of Santa Rosa.
- (c) A soil erosion and sedimentation control plan shall be submitted to the City of Santa Rosa by the applicant for individual projects proposed under the Southwest Area Plan prior to grading. This plan may include, but is not limited to, the following erosion control methods:
 - 1. During construction, soil on graded areas shall be revegetated as soon as possible following disruption.
 - 2. Use of interceptor ditches or drainage swales to intercept storm runoff from transporting sediment into drainages and to prevent sediment-laden runoff from leaving the disturbed area.
 - 3. Construction shall be restricted in the months of November through April.

4. Silt fences shall be constructed to prevent sheet flow across adjacent areas and down gradient into drainages. These and further measures shall be designed through the use of the Universal Soil Loss Equation to calculate the proper storage capacity required of silt fences or gravel bags, and shall be implemented by the contractor prior to mass grading and other soil disturbing construction activities on-site.
- (d) Disturbed areas, that have been graded for construction, shall be replanted as soon as feasible after the completion of construction. Plantings shall be used on surfaces of cut and fill areas to collect surface runoff and reduce erosion.

3.2.2-3 Water Quality:

Easily cleanable catch-basins, debris screens, and grease separators or similar water quality protection devices shall be installed to serve the project.

3.2.2-4 Construction Standards for areas with High Groundwater:

Should high groundwater occur within the project, a geotechnical report which designates specific groundwater conditions and subdrain requirements and incorporates them in the project design shall be prepared and implemented.

3.2.3 VEGETATION AND WILDLIFE

Wetland Resources

- 3.2.3-4 Implement the NPDES permit requirements regarding storm water runoff through the application of Best Management Practices to reduce vernal pool/wetland pollution and sedimentation impacts to a level of insignificance.
- 3.2.3-5 Minimize the expansion of exotic plants or animals into wetlands adjacent to proposed residential development; native plant species shall be used for reseeding. Landscaping using native plant species near appropriate buffer areas, and control measures for domestic cats shall be implemented in accordance with wetlands mitigation and management plans. Final landscape plans shall be reviewed by the Design Review Board.

3.2.4 AIR QUALITY

- 3.2.4-1 **Construction Emissions:** Each project proponent is responsible for ensuring that the contractor reduces particulate, ROC, NO_x, and CO emissions by complying with the air pollution control strategies developed by the Bay Area AQMD. The developer shall include in construction contracts the following requirements:

- (a) The contractor shall water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.

- (b) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets.
- (c) The contractor shall sweep streets adjacent to the project at the end of the day.
- (d) The contractor shall schedule clearing, grading, and earthmoving activities during periods of low wind speeds and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour.
- (e) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads.
- (f) The contractor shall minimize open burning of wood/vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Bay Area AQMD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching, and conversion to biomass fuel. For any open burning, an AQMD permit must be obtained and the work done in conformance with AQMD regulations.

3.2.4-3 Each developer is responsible for developing tree planting programs, improving the thermal integrity of buildings, and reducing the thermal load with automated time clocks or occupant sensors, and landscaping with native drought-resistant species to reduce water consumption and to provide passive solar benefits. Developers shall only install gas-burning (or any other clean fuel burning) fireplaces in new Southwest Area Plan residential dwellings. New fireplaces for existing residential dwellings in the Southwest Area shall only be gas-burning (or any other clean fuel burning) fireplaces.

3.2.4-4 The potential air quality impacts from toxic air contaminants emissions from construction equipment and operations will be reduced with compliance with the Bay Area Air Quality Management District air pollution control strategies. Construction firms shall be contracted to post signs of possible health risk during construction. The developer is responsible for compliance with the Bay Area AQMD rule regarding cutback and emulsified asphalt paving materials.

3.2.5 NOISE

3.2.5-1 Construction Noise

- (a) To minimize construction noise impacts of nearby residents, construction hours shall be limited to between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends for projects within 1,600 feet of inhabited dwelling unit(s). Any work outside of these hours shall require a special permit from the City of Santa Rosa. There shall be compelling reasons for permitting construction outside of the designated hours.
- (b) Construction equipment shall be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise.
- (c) The contractor shall locate stationary noise sources away from residents and developed areas, and require use of acoustic shielding with such equipment when feasible and appropriate.

EXHIBIT B

ENVIRONMENTAL CONDITIONS OF APPROVAL FOR AIR CENTER EAST - PHASE II FROM THE SOUTHWEST AREA PLAN MITIGATION MONITORING PROGRAM

3.1.5 VISUAL QUALITY AND COMMUNITY CHARACTER

3.1.5-1 Overall Project Design: Comply with the Goals, Objectives and Policies for Community Design as of the Community Design Chapter of the Southwest Area Plan. Conformance review shall occur with each development decision utilizing the General Plan Urban Design Element, the Community Design Program of the Southwest Area Plan, and the City's Subdivision Design Guidelines to make decisions regarding proposed developments. Conformance review shall also occur during the City's Design Review process prior to the issuance of grading and construction permits.

3.1.5-2 Construction Phase:

- (a) Minimize the stockpiling of sewer and water supply equipment to the extent practicable prior to installation of the infrastructure. Only materials required for several days of construction should be stockpiled at any given site at one time.

3.1.6 UTILITIES

3.1.6-1 Water Conservation:

Incorporate drought-tolerant landscaping, and low-flow plumbing fixtures to minimize water use.

3.1.8 HAZARDOUS MATERIALS

3.1.8-1 Construction in areas of Contamination or Potential Contamination:

- (a) Prior to issuance of a grading permit and prior to any construction activity the developer/property owner shall develop a Site Safety Plan in accordance with OSHA regulations, outlining procedures for worker safety, personnel protective equipment, and handling of materials. The plan shall be reviewed and approved by regulatory agencies and a copy of the approved plan shall be provided to both Planning and Building Divisions prior to any site work being performed.

- (b) The NCRWQCB, DTSC, SCDEH and SRFD shall be contacted immediately if any contamination is encountered during construction activities.
1. Excavated soils within the construction area shall be field screened for volatile organic compounds (VOCs). Screened soils with VOCs shall be further sampled. Soils with levels of VOCs above laboratory detection limits need to be disposed of at a permitted facility. Contaminated soils may not be placed in other areas of the site without a permit issued by the California Regional Water Quality Control Board.
 2. Water resulting from construction dewatering needs to be collected, stored and sampled. Water containing levels of VOCs above the laboratory detection limit requires disposal to a permitted facility. Water that is not contaminated with VOCs will also need to be properly disposed and turbid waters or any contaminated waters may not be discharged to surface waters.
 3. Any contaminated soil remediation projects require a Soil Remediation Permit from the Fire Department.
 4. The Developer shall make full disclosure to purchasers prior to execution of a contract of sale, of existing ground water and soil contamination identified in the site investigations for the former Santa Rosa Naval Auxiliary Air Station Oxidation Ponds and Warm-up Apron and all other studies conducted by or on behalf of the developer.
 5. Construction of domestic and/or irrigation wells on the property is prohibited unless approved in writing by the North Coast Regional Water Quality Control Board (NCRWQCB) prior to construction. The Sonoma County Health Department, the local well permitting agency, shall be notified of the well prohibition through a letter which confirms such prohibition and identifies the affected property.
 6. Construction of french drains on the property is prohibited unless approved in writing by the NCRWQCB prior to construction. The City of Santa Rosa Building division shall be notified of the french drain prohibition through a letter which confirms such prohibition and identifies the affected property.
 7. Construction of trench plugs is required in any utility trenches which cross into the Phase II property at its Northerly boundary, subject to approval of the plug location(s) and design(s) by NCRWQCB.

3.1.8-2 Handling/Disposal of Hazardous Wastes

Comply with all applicable laws and regulations for proper handling and disposal of hazardous wastes.

3.1.9 CULTURAL RESOURCES

3.1.9-1 Archaeological Resources:

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Wetland Resources

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