

FINAL

DEVELOPMENT ADVISORY COMMITTEE

March 29, 2017

Revised April 12, 2017

AIR CENTER EAST PHASE II

A one-year time extension for the Air Center East Phase II Tentative Map to subdivide an approximately 37.1-acre parcel into 131 lots for single family lots and three common parcels for California Tiger Salamander habitat.

LOCATION 1301 Ludwig Avenue

APN 035-141-031

GENERAL PLAN LAND USE Low Density Residential
..... Low Density Residential Open Space

ZONE CLASSIFICATION

EXISTING PD 98-001 B (Planned Development)

PROPOSED No Change

OWNER/APPLICANT Santa Rosa Associates II

ADDRESS 1091 Industrial Road, Suite #101
San Carlos, CA 94070

ENGINEER/SURVEYOR Mark Hale, Carlie Macy

ADDRESS 15 Third Street
Santa Rosa, CA 95401

FILE NUMBER MJP99-038 (EXT16-0046)

CASE PLANNER Amy Nicholson

AN

PROJECT ENGINEER Carol Clark

CEC

Background

The project includes a one-year time extension for an approved 131 single-family lot subdivision, and three California Tiger Salamander (CTS) habitat parcels, on a 37.1-acre site. The project site includes a 37-acre portion of the 317-acre former Old Naval Air Station property. The proposed development avoids wetland areas by developing the former runways and preserving the adjacent wetlands as open space identified as CTS mitigation parcels on the Tentative Map. Access to the new lots would be provided by public streets and Fresno Avenue would be extended as a through street to Ludwig Avenue. The proposal also includes landscape parcels along Fresno Avenue, and a multi-use pathway between Fresno Avenue and the creek channel.

The Tentative Map and Conditional Use Permit for the Air Center East Phase II Subdivision were approved by the Planning Commission on April 11, 2002, with an original expiration date of April 11, 2004. In July 2002, the United States Fish and Wildlife Service (USFWS) classified CTS as an endangered species. As this project site was identified as CTS habitat, a development moratorium was requested, to allow time to acquire requisite permits from USFWS prior to recordation of Final Map. A 610-day moratorium was instituted, extending the expiration of the Tentative Map and Conditional Use Permit to December 12, 2005. On August 27, 2009, the Planning Commission approved four one-year discretionary extensions extending the expiration for the Air Center East Phase II Subdivision Tentative Map and Conditional Use Permit to December 12, 2009.

The subject Tentative Map and Conditional Use Permit were extended to December 12, 2016, subsequent to legislation passed by the California Legislature. This extension is the fifth and final one-year discretionary extension. Approval of the extension would allow the applicant until December 12, 2017, to record the Final Map. Based on the approved project's location within the Air Center East Planned Development, an extension of the Conditional Use Permit is also requested. Pursuant to City Code Section 20.54.050 (B), all extensions with the exception of Tentative (Parcel) Maps, can be approved by the Director of Planning and Economic Development.

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 from City departments on the subject application/development based on plans stamped received October 13, 2016.

Planning Conditions

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

RESERVE "A"					
RESERVE "B"		66	65		
	2017	2018	2019	2020	2021

2. Comply with the approved Use Permit Provisions for Air Center East Phase II dated April 3, 2001, and Design Guidelines dated December 1999.
3. 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.
4. The developer shall comply with City Code Chapter 21-02, Housing Allocation Plan, through either (i) provision of the appropriate number of on-site units, or (ii) provision of the appropriate number of off-site units, or (iii) payment of housing impacts fees, or (iv) dedication of land for development of affordable housing or (v) subject to the approval of the Director of Planning and Economic Development, use of an innovative alternative compliance strategy that meets the objectives of the Housing Allocation Plan.
5. Comply with all applicable Mitigation Measures as identified in Southwest Area Plan Final Environmental Impact Report attached hereto as Exhibit "B".
6. 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.
7. 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 "8" 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.
 8. 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).
 9. 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.
 10. 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.
11. 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."
12. 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.
13. 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.
14. 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.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

- 15. 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.
- 16. 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.
- 17. 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.
- 18. An easement or license for the proposed multi-use pathway along Roseland Creek channel shall 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.
- 19. 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.
- 20. The final map shall show private storm drainage easements over all

downstream lots in favor of all associated upstream lots.

21. 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.
22. All map, dedication and easement document preparation costs shall be borne by the property owner, including preparation of any legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
23. The final map shall show a private storm drainage easement over the alignment of the private storm drain systems if any systems run through the rear yards of the lots. The easement on each lot shall be in favor of all upstream lots served by the system.

PUBLIC STREET IMPROVEMENTS

24. 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.
25. 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.
26. 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.
27. 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.
28. 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.

29. A far side bus stop shall be constructed on Fresno Avenue to City Standard 220 across the frontage of Lots 15 -18.
30. 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.
31. 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.
32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.

39. 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.
40. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard 611 cobra style street lights shall be installed along Ludwig Avenue and Fresno Avenue using LEOTEK LED fixtures. Existing Cobra head light fixtures shall be retrofit with LED light fixtures. Street light spacing, wattages, and locations shall be determined during the improvement plan review process.
41. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light 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."
42. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) within the site distance zones or the corners of the interior streets of the project site zones. Landscaping shall be maintained to be no more than 30" in height along the site triangle by the Owner. Tree canopies shall be at 7-foot height minimum.
43. The type and location of curbside mailboxes shall be determined through the improvement plan check process.
44. No fences shall be allowed within the Public Utility Easement setbacks at the front or side of the houses.

TRAFFIC

45. Overhead utility lines along the project frontage shall be placed underground including electrical distribution lines, telephone and cable television in conformance with the City's undergrounding ordinance.
46. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

47. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
48. Improvement plans shall include a complete street lighting, signing and striping plan for each street. The plans are subject to review and approval by Traffic Engineering Section of the Transportation and Public Works Department
49. The street lights near the intersections should be at the intersections if there is no other light in the area. Street lighting shall meet current City Standards for spacing and foot candle requirements along all interior streets.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

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

GRADING

51. Prior to work in protected and or wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of these 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.
52. Final Building pad certifications shall be signed and sealed by a Land Surveyor and/or other qualified professional certifying each building pad. Certifications shall be submitted to EDS for filing and review prior to building permit issuance.
53. Grading for this subdivision shall be subject to a current Geotechnical Investigation Report prepared by a registered Civil Engineer and/or geotechnical engineer and any updates and addendums to that report. Soils engineer shall provide a final soils report to the City of Santa Rosa prior to issuance of the building permit.
54. The grading and drainage plan shall show typical and specific cross-sections at all exterior and interior property lines indicating the treatment and adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fence walls and sound walls. Treatment of drainage from offsite and rear yards shall be addressed on the grade plan.
55. Grading shall join existing adjacent grades vertically at the property line within 1 foot.

56. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted. No blind storm drain connections are permitted. Minimum storm drain size in the right of way shall be a 15" pipe.
57. An erosion control plan and/or Storm Water Pollution Protection Plan (SWPPP) shall be included as part of the project improvement plans. Offsite properties, Roseland Creek and existing drainage systems shall be protected from siltation coming from the site. The applicant is solely responsible to obtain a permit per the current State of California Construction General Permit for discharges of storm water associated with construction activity.

FEMA

58. The FEMA Flood map indicates that this project area is located within a designated "X flood zone" subject to 1 ft. or less flooding during the 0.2 percent annual chance flood hazard (500-year storm) per the FEMA MAP, FIRM Panel dated October 16, 2012, Map Number 06097C0719F, Panel 719 of 1150 and Map Number 06097C0717F, Panel 0717 of 1150. The finish floor elevations shall be sufficiently raised above existing grade to meet flood prevention standards in accordance with City Code Chapter 18-52 "Flood Damage Protection". The finish floors of any new structure shall be above the 100 yr. base flood elevation. The subdivision grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the structures and show compliance with City Code. The applicant's civil engineer shall provide a signed document certifying the finish floors are above the base 100-year flood elevation as depicted on the FIRM maps. The applicant's engineer should also identify that the grading has no impact on the flood plain areas or provide documentation of the changes to the flood plain areas.

STORM WATER COMPLIANCE (SUSMP)

59. 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 declaration or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
60. 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.
61. 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.
62. 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.
63. 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.
64. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the final approved SUSMP design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct each treatment BMP.
65. 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.

66. Under 40 CFR, construction activity including clearing, grading, and excavation activities is required to obtain an NPDES Permit from the State Water Resources Control Board prior to the commencement of construction activity.
67. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards. 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. Drainage reports are subject to review and approval by SCWA or a city designated representative. Provide two copies of the preliminary and final approved storm drainage design report for plan review and the City file.
68. The applicant shall obtain approval from the State Water Quality Control Board for any revisions to the SUSMP Report regarding detention basin design and SUSMP retrofitting of the project that is outside of the City's LID manual scope.

WATER AND WASTE WATER

69. This project is in the Airport Trunk Sewer Assessment District.
70. 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.
71. Where bio swales and other bio retention measures are required, meter boxes, cleanouts, fire hydrants, sewer laterals, joint trenches etc. shall be located without conflict with the swales and bio retention measures. Locations of infrastructure shall be reviewed during plan check.
72. 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 shall be provided for each lot. Water and sewer laterals shall be a minimum of 5' apart. Fire sprinklers are required on each unit. Any duplex lots should have two water meters.
73. 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 shall be determined upon review of irrigation plans

74. 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 shall be determined upon review of irrigation plans
75. Water and sewer mains shall be installed per current City Standards. All water mains shall 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 shall be looped within Fresno Avenue. Details of the looped system shall be determined during plan check.
76. 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.
77. 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.
78. Manholes shall have clear access at all times (i.e. not located within parking stalls, etc.). All public mains shall be a minimum of 5 feet from all structures, curbs, property lines or edge of easement. Access roads shall 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.
79. No reinforced concrete may be used in decorative street surfacing placed over publicly maintained water and/or sewer facilities. Water main valves shall be located outside of the concrete area.
80. An easement shall 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 shall 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 shall 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.

81. 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 shall be reserved. Where necessary, the water main shall be allowed closer to the face of curb than normally required (minimum 3.5 feet instead of 5 feet).
82. 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.
83. Because system pressure fluctuates in this area, water pressure can exceed 80 psi. All lots require pressure-regulating valves. The Final Map information sheet shall also be annotated with this information.
84. The Fire Department and Utilities shall review the fire hydrants to determine exact locations during the plan-check process. Provide details on the plans for fire hydrants located at neck downs. 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.
85. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Plans shall be submitted with the Building Permit application.
86. If this project involves the extension of mains for public benefit outside this project the developer may contact Santa Rosa Water Utilities Engineering for information regarding a possible Reimbursement Agreement. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement.
87. Separate water and sewer services shall be provided for each lot. A 1-1/2-inch service per City Standard 863C is required for all lots. Lots with single family homes and Granny Units shall provide a separate meter for each unit Per City Standard #864 (2 meters per lot). Water and sewer services shall be installed per current City Standards. Water and sewer laterals shall be a minimum of 5-feet

apart.

88. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 shall be required on all water services. The flow calculations shall be submitted to Engineering Development Services during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
89. Connection of the 8-inch water main to the existing main shall require a shutdown for a tie-in inspection. Call Santa Rosa Water for fees and scheduling. Advance notice is required.
90. Submit the square footage of each lot to determine demand fees. The lot sizes should be listed on the information sheet of the Final Map.
91. A fire flow test shall be completed immediately after the time of tie-in of the project to the City water system. The fire flow shall meet the mitigated minimum requirements imposed for the project by the Fire Department before the City shall accept the water main. The City shall perform the fire flow test. The fee for the flow test shall be paid to Santa Rosa Water prior to the request for the test to be done.
92. Fire protection is to be provided in accordance with City Fire Department requirements. Submit a Fire Flow Analysis to both Utilities and Fire Departments to show fire flow requirements can be met. The engineer should contact Utilities Engineering prior to submittal of improvement plans to determine hydrant locations. Fire Department access shall meet City Fire Department standards.
93. Where BMPs are required, meter boxes, cleanouts, public underground utilities, maintenance roads, trees, transformers, fire hydrants, house services etc. shall be located without conflict to the BMP's. Add this note to the improvement plans. Locations of infrastructure shall be reviewed during plan check.
94. The Final or Parcel Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of a Building Permit for the respective lot.
95. 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 Sonoma County Permit and Resource Management Department. An approved backflow prevention device shall be installed on any connection to the City water system.

- ii. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department. Provide the County permit at first submittal.
- iii. Provide a letter from Sonoma County with the first plan review indicating either the compliance or the abandonment of the well.

- 96. Any septic systems within the project boundaries shall be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.
- 97. Connection to the public water main in Ludwig Avenue and Fresno Avenue for the fire hydrant and the main shall require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.

FIRE

- 98. 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.
- 99. 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.
- 100. 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 SRFD Information Bulletin 015 for details.
- 101. 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.
- 102. 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

103. 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.
104. Street trees — in type and spacing conforming to United States Fish and Wildlife and/or California Department of Fish and Game requirements — shall be required and planted by the developer. Selection shall 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.
105. 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 alongside 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.
106. 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 and CTS Parcels A, B and C in perpetuity through a special tax district, CC&R's, property owners' association (s), and /or other 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 shall 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 Department of Fish and Wildlife has required the maintenance of the CTS Parcels by the Owners through perpetuity.

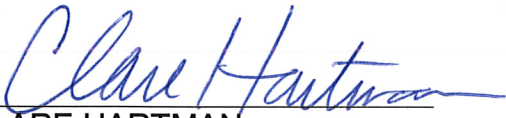
Recommendation

✓ Approval with conditions as set forth in this report

_____ Continuance

_____ Denial – Reasons:

_____ Final action referred to the Planning Commission


CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development