

RESOLUTION NO. 11749

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR CANYON OAKS APARTMENTS - LOCATED AT 4611 THOMAS
LAKE HARRIS DRIVE; ASSESSOR'S PARCEL NUMBER (APN): 173-670-001; FILE
NUMBER MJP13-002

WHEREAS, on April 18, 2013, an application was submitted requesting approval of a Conditional Use Permit for the 96-unit Canyon Oaks multi-family residential project, with a density of 9.8 units per acre (Project), to be located at 4611 Thomas Lake Harris Drive, also identified as Sonoma County Assessor's Parcel Number(s) 173-670-001; and

WHEREAS, the proposed Project is located within the boundaries of the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has allowed the transfer of density among parcels within the Fountaingrove Ranch Planned Community District, which has been determined to be consistent with the City's General Plan; and

WHEREAS, the proposed Project is requesting a density greater than the current density allowed by zoning for the site and therefore in connection with the proposed Project the applicant has offered to reduce the future density on a neighboring parcel also owned by the applicant (APNs 173-670-004, -016), that lies within the Fountaingrove Ranch Planned Community District, which parcel will permit development of not more than 4 units per acre and transfer 18 residential units to the density of the Canyon Oaks Project; and

WHEREAS, on February 11, 2016, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, On February 11, 2016, the Planning Commission has adopted the Canyon Oaks Apartments Project Initial Study/Mitigated Negative Declaration dated January 7, 2016; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use, multi-family residential housing at a density of 9.8 units per acre, is allowed within the PC-CR (Planned Community-Cluster Residential) district and Housing Bonus Area overlay, as regulated by the Fountaingrove Ranch Planned Community Policy Statement and Development Plan and complies with all other applicable provisions of this Zoning Code and the City Code in that the Cluster Residential district allows densities up to 8 units per acre, or, subject to a use permit and density transfer, up to 15 units per acre within Housing Bonus Areas;
- B. The proposed Project is consistent with the City's General Plan and any applicable specific plan in that the General Plan specifically allows for increased densities when compatible with existing neighborhoods (Policy H-A-2) and when the proposed project will further the goals and policies of the General Plan in providing a variety of housing types throughout the City (Policy H-A-1), designing hillside development to be sensitive to existing terrain and views (Goal UD-H), and maintaining a balance of various housing types in each neighborhood (Policy LUL-F-3);
- C. The design, location, size, and operating characteristics of the proposed Project would be compatible with the existing and future land uses in the vicinity in that the proposed Project is consistent with the Fountaingrove Ranch Planned Community District development plan which envisions cluster residential development in this area which would include single-family attached and detached units on small lots as well as multi-family dwellings and the Project's approval is subject to the City's hillside development and design standards;
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the proposed Project is located in a developed area with access to City services and has been reviewed by City staff and conditioned to include improvements as necessary to support the project and its associated uses;
- E. Granting the conditional use permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the proposed Project is located within in area zoned for residential uses and through working with neighbors and staff, the applicant has revised the proposed Project to minimize impacts to its proposed tenants as well as surrounding businesses and residences; and
- F. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration for the Project.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures, which are part of the Mitigated Negative Declaration, as set forth in the Mitigation Monitoring and Reporting Program dated received January 11, 2016, and directs staff, as therein identified, to implement and complete the program as part of the approved Project.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for 96 multi-family residential units at a density of 9.8 units per acre, is approved subject to each of the following conditions:

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated received April 27, 2015, and January 20, 2016.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

EXPIRATION AND EXTENSION:

4. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

BUILDING DIVISION:

6. Provide a geotechnical investigation and soils report with the building permit application(s). The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
7. Obtain building permits for each new structure and related site improvements.

ENGINEERING DIVISION:

8. Comply with all conditions listed in the Engineering and Development Services conditions document, dated January 20, 2016, incorporated herein and attached here as Exhibit A.

PLANNING DIVISION:

9. Applicant shall execute and record a covenant on the neighboring parcel owned by the applicant (APNs 173-670-004, -016), for the purpose of documenting the transfer and conveyance of 18 residential units of density, the form of which shall be subject to the review and approval of the City Attorney's Office.
10. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future
11. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
12. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
13. The operator of the multifamily residential use shall, through language incorporated into lease agreements, inform residents of the development that:
 - A. Active agricultural land use will occur year-round adjacent to the property and activities from operation of the existing winery may produce various amounts of fugitive dust and involve the use of pesticides,
 - B. Existing operation of the adjacent agricultural land use and permitted entertainment venue may result in occasional or seasonal noise levels that could be considered annoying or bothersome by persons of normal hearing sensitivity.
14. **PROJECT DETAILS:**
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
 - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of

main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.

- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

15. TREE PRESERVATION:

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

and Building Divisions prior to issuance of a building or grading permit for any site work.

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

16. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

17. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.

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

18. PARKING:

- A. The parking lot shall be constructed to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning and Economic Development Department in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

19. SIGNING:

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

20. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director

of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

FIRE DEPARTMENT

- 21. The use of an Emergency Vehicle Access (EVA) to satisfy the requirement for a second point of access to a multi-family residential project over 50 dwelling units is accepted under the terms outlined in Fire Department Alternate F13-0325:
 - A. EVA traffic control shall be in the form of an electrically operated swinging gate, with strobe-actuated ("Opticom") controller on the public street side, and magnetic detection loops on the private side. Gate shall be located per current Fire Department standards – set back at least 20 feet from the public roadway.
 - B. EVA gate shall also be openable on the private side by a manual pull station located at the gate and by a switch in the Office. This will allow the gate to left open for evacuation of the site in a major emergency. Use of either device shall notify the Fire Department via the site's Fire Alarm system.
- 22. All buildings shall be protected with automatic fire sprinkler systems per CA Building Code and local Santa Rosa Fire Code amendments:
 - A. NFPA 13-R systems may be used in residential structures if no building area, height or fire resistive construction exceptions within the CA Building Code are utilized.
 - B. NFPA 13 system is required in the Recreation Center and Office building.
 - C. Private garages and maintenance buildings are considered U Occupancies. NFPA 13 systems are required in U Occupancy buildings over 1,000 sf in area.

23. Buildings three (3) or more stories shall have a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.
24. Fire department connections (FDC's) for sprinklers and standpipes shall be located within 50 feet of a fire hydrant. FDC's can be placed remotely from the fire protection system so they are within 50 foot of a fire hydrant and on the access side of the building.
25. Twenty six (26) foot wide on-site roads are provided. Compliance with the "aerial access" requirement (CFC App. D) for a roadway along one side of each three story structure; road to be not closer than 15 feet to the structure nor greater than 30 foot from structure.
 - A. Trees placed along the fire department access route shall not have branches below 13'6" measured vertically from the curb.
26. Ladder Staging Area and Access. Escape windows from dwelling unit bedrooms shall have an improved level ladder staging area for Fire Department use. This can be evaluated at the Building Permit review.
27. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
28. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
29. Provide a fire department key box (Knox box) at the Community Room (presumed location for fire alarm panel).
30. Audible and visible fire alarm notification is required in all interior common areas and in designated accessible dwelling units. Pre-wiring for future placement of fire alarm devices is required in "adaptable" dwelling units.
31. Premise identification shall be provide per current Fire Department standards:
 - A. 12" illuminated numerals on the street façade of all buildings.
 - B. An illuminated complex directory at the main site entrance.
 - C. 24 inch reflective rooftop address on buildings over 15,000 sf.
32. The property management company or Homeowners Association shall be responsible for maintaining all private fire protection appliances and roadways.
33. Project shall comply with Wildland-Urban Interface requirements:
 - A. Construction per CA Building Code Chapter 7A and CA Fire Code Chapter 49.
 - B. The chimney discharge for the "fire pit" shall have a mesh screen.
 - C. 100 foot defensible space per Gov't Code 51182 which, due to proximity of the Buildings to property lines, will require off-site vegetation management.
 - D. A vegetation management plan shall be submitted to the Fire Department for review.

34. Storage or use of any hazardous materials at the site (such as pool chemicals) will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
35. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
36. Future residential subdivisions and multi-family residential development within the Plan area will be required to mitigate the impacts of an increased need for public safety services resulting from a proposed development to a less than significant level by implementation of one of the following mitigation measures:
 - A. Annexation of all newly created parcels and multi-family residential development to the City's existing Special Tax District Number 2006-1;
 - B. Payment of a lump sum adequate to cover the increased public safety service costs associated with providing services to a proposed residential subdivision or multi-family residential development;
 - C. Provide private security, fire protection and emergency medical services to the residents of a proposed residential subdivision or multi-family residential development in perpetuity; or
 - D. Include other uses, consistent with the City of Santa Rosa 2035 General Plan and zoning regulations, within a proposed residential development that would generate revenue to off-set the costs of providing public safety services to the development, where appropriate.

RECREATION AND PARKS DEPARTMENT

37. The applicant shall pay park fees in effect at the time the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of

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each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of February, 2016 by the following vote:

AYES: (7) Chair Cisco, Vice-Chair Stanley, Commissioners Crocker, Dippel, Duggan, Edmondson and Groninga.

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

Exhibit A – Engineering and Development Services Conditions

TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
July 29, 2015

4611 Thomas Lake Harris Dr.
Canyon Oaks Apartments
MJP13-002

- 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. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 27, 2015:

PARCEL AND EASEMENT DEDICATION

1. Vehicular access rights shall be dedicated to the City along the Thomas Lake Harris Drive frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not appear on the present plan.

PUBLIC STREET IMPROVEMENTS

2. Improvements to Thomas Lake Harris Drive shall consist of constructing a new City Standard 250B Driveway Drive approach for the secondary Fire access to Thomas Lake Harris Drive.
3. An Encroachment Permit must be obtained from Engineering Development Services of the Transportation and Public Works Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

TRAFFIC

4. Thomas Lake Harris Drive shall be striped to provide a channelizing island for a left turn pocket lane into site with 60 foot queue and opposing channelizing/transition island clear of the main driveway opening for the left lane pocket for Sky Farm Drive.
5. The secondary driveway for fire access onto Thomas Lake Harris Drive shall be gated and signed for "No Access EVA Gate". The gate for the secondary fire access shall be electrically operated with strobe actuators and have a Knox key override. Actuators shall be positioned for activation from either direction of travel. If solar panels are used for electric operation, a minimum 16 hours battery back-up shall be provided. Gate shall fail to the open position in the event of total loss of power.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

6. Fire Department designated fire lanes through the site are to be signed for no parking with red curbs marked "FIRE LANE" and shall be improved to Minor Street structural standards. Aisleway designated as fire lanes shall not have concrete valley gutters.

STORM DRAINAGE

7. 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.

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.

After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to 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 is to be received by the City prior to acceptance of subdivision improvements.

- 8. 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.

GRADING

- 9. Existing unpermitted fills on site shall be removed or approved by the Project Soils Engineer as being suitable for structural fill and stockpiled on site. No stockpiled material contaminated with construction debris are to be used for utility trench backfill.

SEWER AND WATER

- 10. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing. The water services to the site shall be through a City Standard 870 combination water service connection with City Standard 876 Reduced pressure backflow device on the irrigation service and 880 Double Check Detector Fire Line Backflow device on the fire service. Water service for the project is to be master metered at the combination service with sub-meters at the building clusters for the individual units.
- 11. Looped fire service requires City Standard 880 Double Check Detector Fire Line Backflow devices at all connections to the public water main.
- 12. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be

reviewed during plan check.

13. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead end systems such as cul de sacs, a fire flow test will be completed at the hydrant on each separate cul de sac or dead end system. The fire flow must meet the requirement for the project before the project is accepted. If adequate fire flow cannot be achieved from a single feed due to the length of main extension and the reduction in flow as a result of the double check will be required on all service connections to the public main in Thomas Lake Harris Drive. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.
14. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 3925, on November 17, 2009. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).
15. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health code Title 17, and as required by the Director of Utilities.
16. Provide meters per Section X of the Water System Design Standards.
17. Santa Rosa Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant locations to the Santa Rosa Water Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
18. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
19. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
20. Fire hydrants shall be provided along adjoining street frontage and Fire Department access roadways. Spacing shall be a maximum of 500 feet within

residential areas and 300 feet within commercial/industrial areas located within the Wildland Urban Fire Interface Area. Placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment, installed along both sides of divided streets and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. A fire hydrant shall be located within 250 feet of residential buildings and 150 feet of commercial buildings. Fire hydrant type and installation shall comply with City Water Standard 857.

21. Applicants shall provide Fire flow calculations for projects indicating compliance with CFC Appendix III-A. The minimum adjusted fire flow available shall provide 2500 gpm for commercial developments in Wildland Urban Interface Fire Area.
22. The proposed gates will cross public water and or sewer mains. No footings shall be installed within 5 feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times.
23. This project is in the Alquist-Priolo special studies zone. The water system within this zone shall be designed and constructed per the Water Design Standards. Refer to section XVI of the Water Design Standards.
24. Due to the density increase of this project proposed over the general plan density a sewer study must be completed.
25. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.



Larry Lackie
Project Engineer