

RESOLUTION NO. 11804

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE SOUTHWEST ESTATES
TENTATIVE MAP AND CONDITIONAL USE PERMIT FOR SMALL LOT SUBDIVISION
LOCATED AT 533 BELLEVUE AVENUE - FILE NUMBER EXT16-0014

WHEREAS, on July 24, 2008, the Planning Commission approved Resolution Nos. 11342 and 11343 adopting a Mitigated Negative Declaration and making a recommendation that the City Council introduce and adopt an ordinance to rezone the subject site from the PI (Public/Institutional) zoning district to the R-1-6 (Single-family Residential) and the R-3-18 (Multi-family Residential) zoning districts; and

WHEREAS, on September 16, 2008, the City Council adopted Ordinance No. 3891 rezoning the subject site from the PI (Public Institutional) zoning district to the R-1-6 (Single-family Residential) and R-3-18 (Multi-family Residential) zoning districts; and

WHEREAS, on August 12, 2010, the Planning Commission approved Resolution Nos. 11551 and 11552 adopting a Conditional Use Permit for a 48-parcel, small lot subdivision and the Southwest Estates Tentative Map; and

WHEREAS, the expiration for the Southwest Estates Tentative Map and associated Conditional Use Permit remained valid until August 12, 2012; and

WHEREAS, Assembly Bill 208 extended the expiration date of the Southwest Estates Tentative map and Conditional Use Permit to August 12, 2014; and

WHEREAS, Assembly Bill 116 extended the expiration date of the Southwest Estates Tentative Map and Conditional Use Permit to August 12, 2016; and

WHEREAS, on April 27, 2016, prior to the expiration of the map, the request for Southwest Estates time extension was submitted to the Planning and Economic Development Department requesting to extend the expiration date August 12, 2017; and

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

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

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Southwest Estates Tentative Map from August 12, 2016 to August 12, 2017; and

WHEREAS conditions pertaining to the subject development have not changed to any appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time for the Southwest Estates Tentative Map and Conditional Use Permit extending the expiration to August 12, 2017, subject to the following conditions:

1. Compliance with all Conditions of Approval as stated on the revised Development Advisory Report, dated November 18, 2016, attached hereto and incorporated herein.
2. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of December, 2016, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, Edmondson, and Groninga

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Dippel

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

Exhibit A: DAC Report dated November 18, 2016

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT
June 23, 2008

(Revised November 18, 2016)

SOUTHWEST ESTATES

Project Description

Original Project: Rezone a 12.94-acre property from the PI (Public Institutional) zoning district to the R-1-6 (Single-family Residential) and R 3-18 (Multi-family Residential) zoning districts. The portion of the property which is designated R-3-18 is intended for future development as a multi-family site. The property rezoned to R 1-6 will be subdivided into 48 lots intended for single family detached homes. Reference MJP01-030.

Current Project: The applicant is requesting a 12-month time extension to the previously approved Southwest Estates Tentative Map, which will extend the expiration date from August 12, 2016, to August 12, 2017.

The applicant is also requesting minor changes to the approved site plan which include alternative floor plans, addition of second dwelling units, and shifting of lot lines to accommodate the changes. Changes to floor plans include replacing 12 two-story units with a single-story floor plan and replacing nine two-story units with a two-story model that include a second dwelling unit.

LOCATION 533 Bellevue Avenue
APN 134-042-025
GENERAL PLAN LAND USE Public Institutional
ZONE CLASSIFICATION
 EXISTING R-1-6 and R-3-18
 PROPOSED R-1-6 and R-3-18
APPLICANT Jay Ryder, Ryder Homes
ADDRESS 1425 Treat BLVD
 Walnut Creek, CA 94596
APPLICANT REP Godfrey Engineering
 P.O. Box 2171
 Santa Rosa, CA. 95492
OWNER Southwest Estates, LLC
ADDRESS 1425 Treat BLVD
 Walnut Creek, CA 94596
FILE NUMBER EXT16-0014 & CUP15-024
PROJECT PLANNER Susie Murray *SM*
PROJECT ENGINEER Carol Clark *CC*

Background

The approved project included a request to rezone a 12.94-acre property from PI (Public Institutional) to R-1-6 (Single-family Residential) zoning district on the northern two thirds of the property, and to R 3-18 (Multi-family Residential) zoning district on the southern third of the property. The portion of the property which was designated R-3-18 was intended for the future development of multi-family housing. The subject property, the area that was rezoned to R 1-6, will be subdivided into 48 lots intended for single family detached homes.

On July 24, 2008, the Planning Commission approved Resolution Nos. 11342 and 11343 adopting a Mitigated Negative Declaration and making a recommendation the City Council to rezone the site. On August 12, 2010, the Planning Commission approved Resolution Nos. 11551 and 11552 adopting the Southwest Estates Tentative Map and Conditional Use Permit.

On March 23, 2015, the applicant filed a Minor Conditional Use Permit requesting to modify the approved site plan. Changes to the plan include replacing some of the two-story floor plans with single-story, and the addition of second dwelling units.

A series of State-mandated time extensions were granted during the period of August 12, 2012 and August 12, 2016. On April 27, 2016, the applicant requested the first City-granted 12-month Time Extension.

Conditions of Approval

1. The offsite rights of way of Common Way and the Public Utility easement for Storm Drain and Sewer Facilities Easements with a combined pedestrian access easement in the extension of Common Way south of Flapjack Way shall be submitted, as fully executed irrevocable offers of dedication, with original signatures of owners and notaries in approved, recordable form.
2. The public sewer and storm drainage easement has been previously obtained over Colgan Creek. After final construction and acceptance by the City of Santa Rosa of the sanitary sewer facilities that cross SCWA property adjacent to Bellevue Avenue for the sanitary sewer easement agreement as depicted in the document O.R. 2010-008758 as recorded in the Sonoma County Records, the applicant shall transfer all rights, title and interest to said sanitary sewer easement agreement by quit claim deed to the City of Santa Rosa. No approval or authority is required by the SCWA. A certificate of Acceptance for the quit claim is required by the County recorder's office from the City Representative to record the Quit Claim deed.

3. 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.
4. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 26, 2016.

Planning Conditions

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

RESERVE "A"	9				
RESERVE "B"	48				
	2017	2018	2019	2020	2021

6. Implement applicable Mitigation Measures of the Southwest Area Projects Subsequent Environmental Impact Report Mitigation Monitoring and Reporting Program as outlined in the initial study and negative declaration.
7. Prior to recordation of the Parcel Map, obtain 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, 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.
- 8. 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."
 - 9. 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.
 - 10. Construction hours shall be limited from 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 6 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.
 - 11. Trees removed shall be replaced as required by the City's tree ordinance.
 - 12. A qualified archaeologist or tribal monitor shall be present during initial ground disturbing activities. This condition shall be printed on all pages of the Improvement Plans and plans submitted for grading permits.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

13. 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.
14. 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

15. Street names as shown on the tentative map for this project may not be acceptable street names but are used for reference only within this conditional approval. The applicant is urged to submit revised street names to the Building Division of Planning & Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact Mark Setterland at 707-543-3249 for assistance.
16. Burgess Drive shall be dedicated and improved as an Avenue along the entire project frontage including the frontage to the designated remainder. Half width street improvements shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk plus a 12 foot travel way on the opposite side of the centerline. See the Standard Conditions of Approval for dimensions.
17. Applejack Way, Caddyshack Drive, and Blackjack Way shall be dedicated and improved to Neighborhood Street Standards with the widths as shown on the tentative map along the entire project frontage. Half width street improvements for both sides of the street shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions other than the street widths.
18. Flapjack Way shall be dedicated and improved to Neighborhood Street Standards with the widths as shown on the tentative map along the entire project frontage. Half width street improvements for both sides of the street shall consist of a travel lane, with a parking lane, a bike lane, and a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions other than the street widths.
19. Common Way shall be dedicated and improved as shown on the tentative map from approximately Station 31+60 to Applejack Way as a Minor Street. Half width street improvements for the east side of the street shall

consist of a travel lane, with a parking lane, and no planter strip or sidewalk. The west side halfwidth street improvements shall consist of a 12-foot wide travel lane, and a planter strip that varies from 6 feet wide to approximately 15 feet wide, with an 8-foot wide combination pedestrian and Class 1 bike path/sidewalk. The alignment shall vary within the offsite right-of-way, as shown on the tentative map.

20. The continuation of Common Way south of Station 31+60 to Colgan Creek shall be a Utility Access Road per City Standard STD -216 to provide access to the public sewer and storm drain facilities. The roadway shall end near the southerly end with a turnaround as approved by the Water Department.
21. Parking on Common Way shall be allowed on the easterly side of the street only and posted for no parking on the other side.
22. Two copies of a Level 1 Assessment are required and shall be provided with the initial improvement plans submittal for review. The report shall address all remediation required.
23. Improvement plans shall include a complete street lighting, signing and striping plan.
24. Street barricades per City Standard 211 and future through street signs per City Standard 206 shall be installed at the end of Common Way.
25. 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 are to be installed along Burgess Drive using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
26. 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."
27. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along Burgess Drive and Common Ways frontage or the corners of the interior streets of the project. Landscaping must be maintained to be no more than 30" in height along the site triangle by the Owner.
28. The type and location of curbside mailboxes shall be determined through the improvement plan check process.
29. An Encroachment Permit must be obtained from Engineering

Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

30. No fences shall be allowed with the Public Utility Easement setbacks at the front or side of the houses.

STORM DRAINAGE

31. The developer's engineer shall comply with all applicable requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final 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. The design elements shall address the City's concerns for capacity of treatment, quality of treatment, and ease of maintenance. Design elements shall be as approved by the City Engineer and the maintenance of these elements shall be the responsibility of the property owner. Alternate means of providing perpetual maintenance of the measures, such as a Tax District, may possibly be considered in the future by the City Engineer and City Attorney. Final Plans shall be accompanied by a City approved Maintenance Declaration or Maintenance Agreement signed by the property owner to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
32. Perpetual maintenance of SUSMP Best Management Practices (BMPs) 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, two copies of the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the Department of Planning and Economic Development, Engineering Services Division for review.
 - c. A special tax district for public BMP facilities.
 - d. An alternate means acceptable to the City of Santa Rosa.
33. After the SUSMP BMP improvements have been constructed, the developers' Civil Engineer or Qualified Stormwater Practitioner or

Qualified Stormwater Developer 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.

34. 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.
35. 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.
36. 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.
37. 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. Provide two copies of the preliminary and final approved storm drainage design report for plan review and the City file.

FEMA

38. 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 06097C0736F, Panel 736 of 1150 and Map Number 06097C0738F, Panel 0738. 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.

ON-SITE DRAINAGE/EROSION CONTROL

39. An erosion control plan and/or Storm Water Pollution Protection Plan (SWPPP) shall be included as part of the project improvement plans. Offsite properties, Colgan creek and existing drainage systems shall be protected from siltation coming from the site per the current Storm water standards.
40. 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 is 15" RCP.

GRADING

41. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City approved Subdivision Improvement Plans.
42. Final Building pad certifications must be signed and sealed by a Land Surveyor certifying each building pad. Certifications shall be submitted to EDS for filing and review prior to building permit issuance.
43. Grading for this subdivision will be subject to a current Geotechnical Investigation Report prepared by a registered Civil Engineer 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 building permit.
44. 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.
45. Grading shall join existing adjacent grades vertically at the property line within 1 foot.

TRANSPORTATION AND PUBLIC WORKS

46. 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. The applicant shall coordinate with all overhead wire agencies to meet all current safety standards and meet all required building setbacks to the high voltage overhead wires that remain on the overhead poles along Common Way.
47. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
48. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
49. A traffic control plan is required for this project. The plan shall be in conformance with the latest edition of the State of California Department of Transportation Manual of Uniform Traffic Control Devices, latest edition. The plan shall detail all methods, equipment and devices to be implemented for traffic control upon City streets within the work zone and other impacted areas. The plan shall be included as part of the Encroachment Permit application.
50. 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.
51. 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.
52. Install a striped pedestrian crossing as approved by the City Engineer across Burgess Drive from the project to the High school.

WATER DEPARTMENT

53. There is an existing stub out of the manhole in Bellevue Avenue. If this stub is not used it must be abandoned. Show all lengths of pipe, inverts, rim elevations and cover over pipe under the creek.
54. An easement must be provided over public water and/or sewer mains where applicable. The easement must be 20 feet wide if containing both water and sewer, or 15 feet wide if containing only water or sewer; or the width must be equal to twice the depth of the mains, whichever is greater.

See Section 315 (c) of the Uniform Plumbing Code. Easements must be centered over the facility. Easements must be configured to encompass all publicly maintained appurtenances, such as water services, fire hydrants and sewer laterals. No structures may encroach on any Public water or sewer easement on, above, or below the surface of the ground. This includes footings of foundations or eaves from the roof of any adjacent structure. Trees may not be planted within 10 feet of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the Final Map). An easement has been obtained from the Sonoma County Water Agency for the public main crossing the creek. Easements/right of way must be acquired for Common Way where the public water and sewer is shown.

55. Laterals to projects to the east, for example Bellevue Ranch 7 and/or Homestead Lane, may only be installed if there is an approved Tentative Map for those projects.
56. On the remainder parcel, no services are required to be shown. The street cut policy must be kept in mind for development and addition of services in the future.
57. This project involves the extension of mains in Common Way for public benefit outside this Reimbursement project. The developer may contact Utilities Engineering for information regarding a possible Agreement.
58. Water services must be provided per Section X of the Water System Design Standards. Lots with second units must provide a meter for each unit. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. 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.
59. The 8 inch (minimum) public sewer main shall be installed per current City Standards. The connection of the new sewer main to the trunk sewer shall be designed so that the invert of the new sewer matches the crown of the existing trunk sewer. The new sewer must be designed at a depth to serve the properties in this tributary area that the new sewer will serve.
60. Clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet must also be annotated with this information.
61. 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.
62. Additional fire hydrants are required in Common Way.
63. 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.

64. 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.
65. Separate water and sewer services must 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 must provide a separate meter for each unit Per City Standard #864 (2 meters per lot). Water and sewer services must be installed per current City Standards. Water and sewer laterals must be a minimum of 5-feet apart.
66. Contact the City of Santa Water Department at least 6 months in advance to request an order be placed for the large number of city meters and meter boxes.
67. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will 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.
68. Connection of the 8-inch water main to the existing main will require a shutdown for a tie-in inspection. Call Santa Rosa Water for fees and scheduling. Advance notice is required.
69. 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.
70. A fire flow test must be completed immediately after the time of tie-in of the project to the City water system. The fire flow must meet the mitigated minimum requirements imposed for the project by the Fire Department before the City will accept the water main. The City will perform the fire flow test. The fee for the flow test must be paid to Santa Rosa Water prior to the request for the test to be done.
71. 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 must meet City Fire Department standards.
72. Where BMPs are required, meter boxes, cleanouts, public underground

utilities, maintenance roads, trees, transformers, fire hydrants, house services, joint trenches, etc. must be located without conflict to the BMP's. Add this note to the improvement plans. Locations of infrastructure will be reviewed during plan check.

73. 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 must be paid prior to the issuance of a Building Permit for the respective lot.
74. If wells exist on the property one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. Retention of wells must be approved by the Sonoma County Permit and Resource Management Department. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department. Provide the County permit at first submittal.
 - c. Provide a letter from Sonoma County with the first plan review indicating either the compliance or the abandonment of the well.
75. Fire protection is to be provided in accordance with City Fire Department requirements. Backflow preventers are required on all fire services.
76. Any septic systems within the project boundaries must be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.
77. An Encroachment Permit must be obtained from the Engineering Development Services Division of the Planning & Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
78. Connection to the public water main in Burgess Avenue for the fire hydrant and the main will require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.

FIRE DEPARTMENT

79. 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.

80. Hydrant spacing for this single-family residential project shall comply with current Fire Department standards: maximum 500 feet on center. Preferred hydrant locations are at street intersections for best visibility and to minimize the likelihood of obstruction by parked automobiles.
81. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department.
82. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction. Sprinkler systems (designed and installed per NFPA 13D) for single-family residences in new subdivisions typically require 1-1/2 inch service laterals, 1-inch water meters and 1 inch backflow devices.
83. 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 DEPARTMENT

84. Street trees will be required and planted by the developer. Selection will be made by the city's approved master plan list and approved by the city's Parks Division. Planting shall be done in accordance with the city "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the city Parks Division Tree Section personnel. Contact Parks Division Tree Section at (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, (707) 543-3770.
85. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in the effect at the time.
86. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their parcel(s).

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 decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

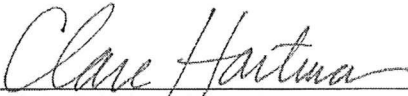
Recommendation

☒ 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