

2/9/06

RESOLUTION NO. 10892

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE FOUNTAIN GROVE INN CONDOMINIUMS AND LOT SPLIT TENTATIVE
MAP LOCATED AT 3586 MENDOCINO AVENUE - FILE NUMBER MJP05-045

WHEREAS, an application has been submitted by Fountain Grove Inn, LLC, requesting approval of a tentative map for the Fountain Grove Inn Condominiums and Lot Split, more particularly described as Assessor's Parcel Number 173-020-002, dated December 21, 2005, and on file in the office of the Department of Community Development; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, on January 27, 2005, the Planning Commission adopted a Negative Declaration for the approved Fountaingrove Inn Extended Stay Suites; and

WHEREAS, the proposed Fountaingrove Inn Condominiums and Lot Split is not substantially different from the approved hotel use; and

WHEREAS, circumstances have not changed and no new information has been presented or discovered regarding environmental impacts that have not previously been addressed in the Negative Declaration; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 2 lots and 22 airspace hotel condominiums located on Lot 1, no more, is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board

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- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa finds that no further environmental review is required.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Fountain Grove Inn Condominiums and Lot Split Tentative Map dated December 21, 2005, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated January 25, 2006.
2. That the project Conditions, Covenants, and Restrictions shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
3. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
4. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9th day of February, 2006, by the following vote:

Ayes: (6) (Arendt, Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Poulsen)

APPROVED: 
CHAIRMAN

ATTEST: 
EXECUTIVE SECRETARY

RESOLUTION NO. 10677

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR FOUNTAINGROVE INN
EXTENDED STAY SUITES AND SPA, AND ROUND BARN LOCATED AT 3586
MENDOCINO AVENUE- ASSESSORS'S PARCEL NUMBERS 173-020-002, 003 AND 004 -
FILE NO. HDP04-003

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for Fountaingrove Inn Extended Stay Suites, Spa and Round Barn; and

WHEREAS, the Planning Commission finds that the approval of the Hillside Development Permit meets the requirements of the Santa Rosa Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the proposed plan is consistent the required findings for and Hillside Development permit and consistent with the General Plan and the design guidelines for hillside development in that:

- A. Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more.
- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development),
- D. Project grading respects natural features and visually blends with adjacent properties.
- E. Building pad location, design, and construction avoids large areas of flat pads, and building forms will be stepped to conform to site topography.
- F. The proposed project complies with the City's Design Guidelines.
- G. The proposed project complies with the requirements of this Article and all other applicable provisions of this Zoning Code.
- H. The proposed project is consistent with the General Plan.

- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare.

BE IT FURTHER RESOLVED that a Hillside Development Permit for Fountaingrove Inn Extended Stay Suits, Spa and Round Barn located at 3586 Mendocino Avenue is approved subject to the following conditions:

1. Compliance with all conditions of the Conditional Use Permit for this project.
2. Grading shall be limited to roadways, driveways, garage pads, under-structure areas including accessory structures such as swimming pools.
3. All grading shall be designed to blend into the natural contours of the site. Slope grading and contour grading techniques shall be utilized. All disturbed areas shall be revegetated with native plants to the maximum extent possible.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 27rd day of January, 2005, by the following vote:

Ayes: (5) (Cisco, Faber, Poulsen, Walsh, Bartley)

Noes: (0)

Abstentions: (0)

Absent: (2) (Arendt, Swinth)

APPROVED: _____
CHAIRMAN

ATTEST: _____
EXECUTIVE SECRETARY

RESOLUTION NO. 10678

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR FOUNTAINGROVE INN EXTENDED STAY SUITES - LOCATED AT 3586 MENDOCINO AVENUE - FILE NUMBER CUP04-045

WHEREAS, an application was filed with the Department of Community Development requesting the approval of a Conditional Use Permit for a 22-unit expansion of the Fountaingrove Inn with a spa, and rehabilitate the Fountaingrove Round Barn as an event center for the hotel with a parking lot and wine caves, to be located at 3586 Mendocino Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 173-020-002, -003 and -004; 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 approved and adopted a Negative Declaration for this use and project.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, the Planning Commission of the City of Santa Rosa finds and determines:

- A. That the proposed use is consistent with the General Plan in that the site is designated as Retail Business Service.
- B. That the proposed use, as conditioned, is in conformity with the requirements and intent of the Zoning Code in that the uses are allowed in the PD District subject to the approval of a Conditional Use Permit.
- C. That the proposed use and project, as conditioned, will not constitute a nuisance or be injurious or detrimental to the public health, safety, or welfare, or to persons or property in the vicinity of the proposed use and project.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-02.259 (Revocation).

BE IT FURTHER RESOLVED that a Conditional Use Permit for Fountaingrove Inn Extended Stay Suites, located at 3586 Mendocino Avenue, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

1. All work shall be done according to the final approved plans dated September 24, 2004.
2. 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.
3. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. on non-holiday weekdays.

4. EXPIRATION AND EXTENSION:

5. 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.
6. 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.

7. BUILDING DIVISION:

8. Shall comply with the latest adopted edition of the following codes:
 - A. Uniform Building Code and its appendices and standards
 - B. Uniform Plumbing Code and its appendices and standards
 - C. Uniform Mechanical Code and its appendices and standards
 - D. Uniform Building Security Code
 - E. National Electric Code
 - F. California Building Standards Code (Title 24, California Code of Regulations)
 - G. Uniform Fire Code and its appendices and standards
9. Automatic fire sprinkler systems shall be installed in all new construction per the Code of the City of Santa Rosa. Design and type of system shall be based upon the requirements of the Uniform Building Code, Uniform Fire Code, and the requirements of the Division of Fire Protection, Planning and Engineering of the City of Santa Rosa Fire Department.
10. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with Santa Rosa City Ordinance.

11. All property lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Uniform Building Code, or any other applicable law, ordinance, or code.
12. Grading Requirements:
 - A. Grading plans shall be submitted to and approved by the Building and Code Compliance Division. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-off.
 - B. All drainage water shall drain via approved methods, to an approved location – public street, public drainage system, etc.
 - C. No water course or natural drainage shall be obstructed.
 - D. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other.
 - E. Drainage water shall not pass from an “improved” type of drainage structure to an “unimproved” type of drainage structure. (ie: concrete swale to slag or dirt swale.)
 - F. The grading plans shall, as a minimum, contain sections at all property lines and/or permit boundary lines. These sections shall clearly indicate:
 - i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations, (indicate any additional drainage water that may come from an adjacent property.); and
 - ii. The ground cover/finished surface material being proposed, (ie: type of pavement, plant material, etc.); and
 - iii. All proposed drainage structures; and
 - iv. Any proposed and/or required walls or fencing.
13. If hazardous substances are used and/or stored, a technical opinion and report identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building and Code Compliance Division. This report shall also explain the proposed facility’s intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.
14. Roof drainage and parking lot drainage flows are not allowed over sidewalk areas; conduct to an approved storm drain system or through the face of curb per City Standard.
15. Drainage improvements must be reviewed and approved by Sonoma County Water Agency prior to issuance of the building permit.
16. Provide easements and maintenance agreements for cross-lot uses.

17. An erosion control plan is required prior to issuance of the building permit.
18. Construction projects disturbing five or more acres are required to file a notice of intent to comply with the terms of the general permit to discharge storm water associated with construction activity with the State Water Resource Control Board prior to the issuance of any grading permit.
19. Building constructed before December 31, 1957, are subject to seismic review and structural retrofit prior to occupancy.
20. A soils report shall be submitted with an application for a building permit. Contact the Building and Code Compliance Division prior to submitting a soils report to determine the level of detail necessary or if a soils report is on file for the subject property.
21. Sonoma County Health Department approval is required for food preparation.
22. The model complex requires the developer to sign an agreement that would allow the City to demo the models at the developer's expense if the tract can not be built.
23. The proposed occupancy must comply with the State 24 Access Regulations.
24. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
25. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

26. Compliance with all conditions as specified by the attached Exhibit "A" dated October 21, 2004.

PLANNING DIVISION:

27. Prior to issuance of building permits on parcel 173-020-002, a lot line adjustment shall be completed with parcel 173-020-004 so that lot coverage does not exceed 50% on either parcel.
28. 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 Design Review Board and/or Cultural Heritage Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
29. **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.

30. 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.

31. 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.
32. 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.
33. PARKING LOT AREA:
- A. The parking lot shall be paved to City standards.
 - B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development 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.
34. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit.
- 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. Signs shall be durably constructed and continually maintained in accordance with the approved plans.

35. **UTILITIES DEPARTMENT**

36.

37. 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.

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 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 this 27th day of January, 2005, by the following vote:

Ayes: (5) (Cisco, Faber, Poulsen, Walsh, Bartley)

Noes: (0)

Abstentions: (0)

Absent: (2) (Arendt, Swinth)

APPROVED: _____
CHAIRMAN

ATTEST: _____
EXECUTIVE SECRETARY

DEPARTMENT OF COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

EXHIBIT "A"
October 21, 2004

3586 Mendocino Ave.
Extended Stay Suites
Conditional Use Permit/ Design Review/ Hillside Development Permit

1. Prior to approval of the Use Permit and Hillside Development Permit a soil study shall be completed to evaluate the site for landslide potential and hillside stability per SP117 guidelines. The study shall be provided to the City for Peer review to be paid for by the applicant. Recommendations from the study shall be incorporated into the site grading design.
2. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer. The recommended conditions of approval on the subject application/development is based on the plans stamped received September 24, 2004.
3. The project shall provide a storm drain design that maintains no increase of storm drain flows from the site. A hydraulic study shall be reviewed and approved by the Sonoma County Water Agency prior to issuance of a Building Permit. The study shall address the existing capacity of the public system and provide on site improvements necessary to insure no net increase of drainage flows from the development.

PARCEL AND EASEMENT DEDICATION

4. Vehicular access rights shall be dedicated to the City along the Fountaingrove Parkway frontage of Assessor Parcel 173-020-04 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.
5. Private access and utility easement over Assessors Parcels 173-020-002 and 173-020-03 in favor of Assessor Parcel 173-020-04 shall be recorded prior to issuance of a Building Permit.

PUBLIC STREET IMPROVEMENTS

6. Improvements to Round Barn Boulevard shall consist of the removal of the curb

EXHIBIT A

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returns and pedestrian ramps at the drive approach and replacement with a City Standard curb return driveway.

7. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Fountaingrove Parkway.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

8. The common driveways between Assessors Parcels 173-020-004, 173-020-002 and 173-020-003 shall be 20 feet wide and covered by joint access and utility easements. Access onto Round Barn Boulevard shall be through a single curb cut where shown on the application.
9. This project will require retaining walls for construction of the parking and landscape areas. Retaining walls shall be private, require structural permits, and not be constructed in public right of way or over public easements or public sewer, water and storm drain lines and structures.
10. This project is in a High Fire Zone and all driveways shall be built to City Fire Department requirements unless otherwise allowed by the City Fire Marshal.
11. The existing driveway curbs onto Round Barn Boulevard shall be removed and replaced with a new curb return driveway with ped ramps per City Standard 250C, 20 foot radius curb returns, 34 foot wide for 2-14 foot travelways and 6 foot landscaped median. The landscape median for the driveway entrance shall be located outside of Public Right of Way and Public Utility Easement.

UTILITIES

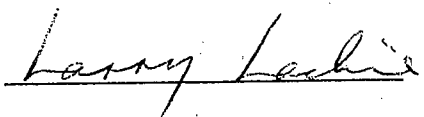
12. A separate water and sewer service must be provided for each lot. A separate irrigation, domestic meter and fire sprinklers will also be required for parcel AP173-020-004 (round barn and spa).
13. Demand fees will be due for the round barn building and spa, AP173-020-004. Indicate on the plans if any cooking is to take place onsite. A reduction in sewer demand can be requested if fixtures comply with "Best Available Technology" for any restaurant use. To learn more about that option contact Water Conservation at 543-3985. Indicate the square footage of the round barn that is to be used by customers. Fees will also be due for the spa on this parcel.
14. Demand fees are due for the additional rooms on AP173-020-002. These units may be metered with the existing meter for that parcel. Additional demand fees must be paid for the additional water capacity rights for the existing use which are exceeding the amount purchased. The water allotment for the domestic meter on AP173-020-

EXHIBIT A

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002 is 100,000 gallons per month. The water allotment for the irrigation is 75,000 per month.

15. The applicant must notify the Utilities Department of the all the square footage of the existing uses off the domestic meter to determine the demand fees.
12. Any on-site cooking at the Round Barn will require installation of a minimum 35/70 grease trap on 3 compartment sink, and submitting a restaurant and food services application to Environmental Services, 4300 Llano Road, Santa Rosa. .Contact Environmental Services at 543-3369.
16. The plans must clearly identify all meters requiring pressure regulating valves (more than 80 psi static pressure at meter).
17. Three story structures require fire sprinklers and backflow devices.
18. Additional onsite private fire hydrants may be required for AP173-020-002 & AP173-020-004.
19. Utilities 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 firelines and private fire hydrants. Locations to the Utilities 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.
20. A fire flow test will be completed at the time of the tie in of the project to the City system. The fire flow must meet the requirement for the project before the project is accepted. 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.



Larry Lackie, Project Engineer