

IMPROVEMENT VARIANCE APPLICATION
CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT

No. **ENG18-003**

		File No.
		(For Department Use Only)
Proposed Project Name 1800 Brush Creek Road	A.P.N.	Date of Application 2/12/2018
Project Address Creek Road	Business Phone (707) 321-9951	Home Phone ()
Applicant Name Tony Cabrera	Applicant Address 252 Pheasant Drive	
City Hbg	State Ca	Zip 95448

DESCRIPTION OF VARIANCE REQUESTED:

Waive the requirement to install a public sanitary sewer main along the property frontage within Brush Creek Road.
Be allowed to install a private sewer lateral within an existing private sewer easement to a public sewer main.

JUSTIFICATION FOR VARIANCE REQUESTED:

See the attached packet of information.



Applicant's Signature

City's Response to Request:

- ☐ Conditionally Approved - See Attached Exhibit "A"
- ☐ Approved
- ☐ Denied
 - ☐ Special Circumstances or,
 - ☐ Inadequate relationships and
 - ☐ Not materially detrimental
(See reverse for explanation of findings)

Signed _____ Date _____
City Engineer

READ INSTRUCTIONS CAREFULLY

1. Please fill out Application for Improvement Variance completely. Omission of information will delay the processing of your request and could lead to an erroneous decision based on incomplete information. Applicant must sign the Application for Improvement Variance.
2. Include a complete description of the proposed variance. Include maps, drawings or sketches to describe completely the existing situation and what is proposed.
3. Include a complete and detailed justification for the variance requested. Attach additional sheets if necessary. The justification must provide the basis for making the variance findings as required by Santa Rosa City Code Section 18-12-040. (See below.)

PROCEDURE

1. The completed application is filed with the Community Development Project Engineer.
2. The variance is reviewed for substance and forwarded to the City Engineer for final review for public improvements. (Water, sewer and landscape improvements are not included in the variance process.)
3. The City Engineer approves or denies the variance.
4. The application is returned to the Community Development Department Project Engineer for return to the applicant. A copy of the application, approved or denied, is retained by the Community Development Department.

APPEALS

The decision of the City Engineer may be appealed to City Council. The appeal must be made within 15 days of the date of the City Engineer's decision. The appeal is made by filing with the City Clerk (Room 10-City Hall) a written notice of appeal on a form provided by the City Clerk, together with any applicable fees as determined by the Council. (Refer to City Code, Chapter 1-20.)

VARIANCE FINDINGS REQUIRED

(Excerpted from Santa Rosa City Code, Section 18-12.040)

1. That there are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures, and that the strict application of requirements under this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this chapter; or
2. That the nature and extent of the dedication, improvements or both, as required in this chapter, do not bear a reasonable relationship to the proposed use or uses of the property such that the exactions required would exceed the demand or burdens upon traffic, circulation and other factors justifying public improvements.
3. In either case, 1 or 2 above, the City Engineer must also find that the granting of such variance will not be materially detrimental to the public welfare or injurious to the property in the same zone and vicinity in which the property is located.

1800 Brush Creek Road – Justification

Rod and Lynne Wallace suffered the loss of their home from the Tubbs fire this past October. They own the property at 1800 Brush Creek Road and are proposing to build their new home, with a second unit, on their 1-acre property.

According to the Sewer Design Standards and as implemented by Staff, Rod and Lynne must extend the existing sewer mainline to the mid-point of their property frontage within Brush Creek Road.

They are requesting a variance from this Design Standard and would rather connect a private lateral through a private sewer easement at the rear portion of their property to an existing wye connection to a public sewer mainline.

1800 Brush Creek Road is located south of Montecito Boulevard just west of Rivera Drive. As noted on Exhibit A, there is not an existing sewer mainline along the property frontage. The entire sewer system along Brush Creek Road flows east to the trunk line in Rivera Drive.

All the properties east of Brush Creek Road and adjacent to the Wallace property are connected to the City public sewer. This is noted on Exhibit B, where all the properties shown in grey, are connected to City sewer and the properties shown in white, are not connected. 1800 Brush Creek Road is not connected to the public sewer system because it is currently vacant.

Exhibit C, is a more detailed view of the area surrounding 1800 Brush Creek Road. Addresses 1700, 1910, and 2000 are all connected to City public sewer. Their lateral sewer connections run across property lines through private easements to the public sewer.

Rod and Lynne are requesting to be allowed to do what their entire neighborhood and neighboring properties have been allowed to do. They would like to connect to the public sewer through a private sewer easement.

The City Code states that the City Engineer must make one or more findings that certain circumstances apply.

One of those findings is that special circumstances apply such as size, shape, location or existing improvements, and that strict application of requirements would result in practicable difficulties or unnecessary hardships.

LOCATION: The property is located above and adjacent to a tremendous amount of large boulders and rock. Trenching in the rock and boulders, at the necessary depths of 9' to 11', is prohibitive and is most likely the reason sewer has not been installed in this stretch of Brush Creek Road for several decades.

EXISTING IMPROVEMENTS: The existing City public sewer system does not exist in Brush Creek Road along this property frontage. The existing public system flows east and runs through several private properties. The City made a conscious decision to build the public system in this fashion.

PRACTICABLE DIFFICULTIES: Construction requiring deep depth trenching in boulders and rock is inherently dangerous to the workers, the motoring public and ultimately the maintenance crews. The length of construction, the time it takes to complete the work would be lengthen due to the difficulty and uncertainty of trenching through boulders and rock.

Brush Creek Road would most likely be closed during the day, while under construction. Traffic would be delayed, and traffic control would be difficult. The trenching would be plated nightly, providing a dangerous situation for as long as the road was under construction.

Any future maintenance of this sewer, at these depths, would put the City maintenance crews into a dangerous situation.

UNNECESSARY HARDSHIP: The cost to trench at these depths through rock and boulder cannot be determined, only estimated. An estimate received from Oakgrove Construction, Exhibit D (1-4) arrived with a cost range from \$400,000 to \$500,000. This presents an unnecessary hardship as an existing private sewer easement is available and its use would avoid all construction within Brush Creek Road.

Additionally, the City Code states that the City Engineer must also find that the granting of this variance will not be materially detrimental to the public welfare or injurious to properties in the same zone and vicinity.

Allowing the sewer connection through a private sewer easement will not be detrimental to the public welfare or injurious to properties in the same zone and vicinity in that most of the adjacent properties are currently connected to the public sewer on private property. Several properties currently connect through private easements that cross property lines. 1700 Brush Creek Road, just south of the Wallace property was just recently allowed to connect through a private easement.

Rod and Lynne Wallace are requesting this variance to be allowed to enjoy the same benefit as all the surrounding properties enjoy, of connecting to the public sewer, not in Brush Creek Road, through a private easement.

Exhibit A – Brush Creek Road Sewer Map; Exhibit B - City Sewer Connections;

Exhibit C – Detailed Sewer Map; Exhibit D – Cost Estimate; Exhibit E – Sewer Lateral Design

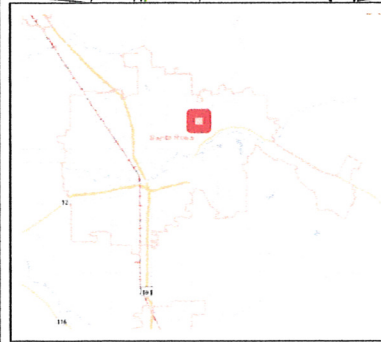
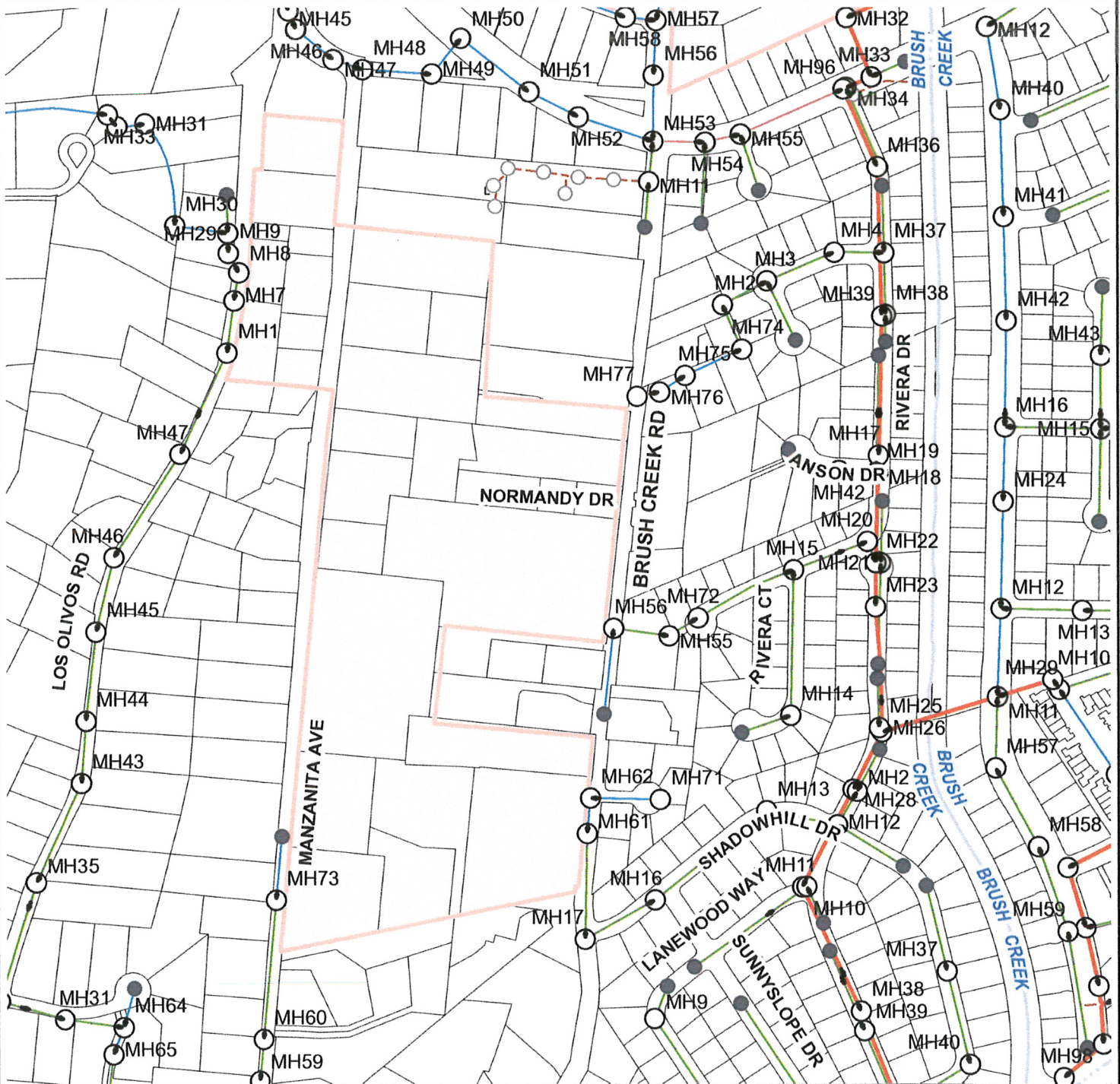


EXHIBIT A



1/24/2018

Scale 1: 4,800

0 Miles 0.08

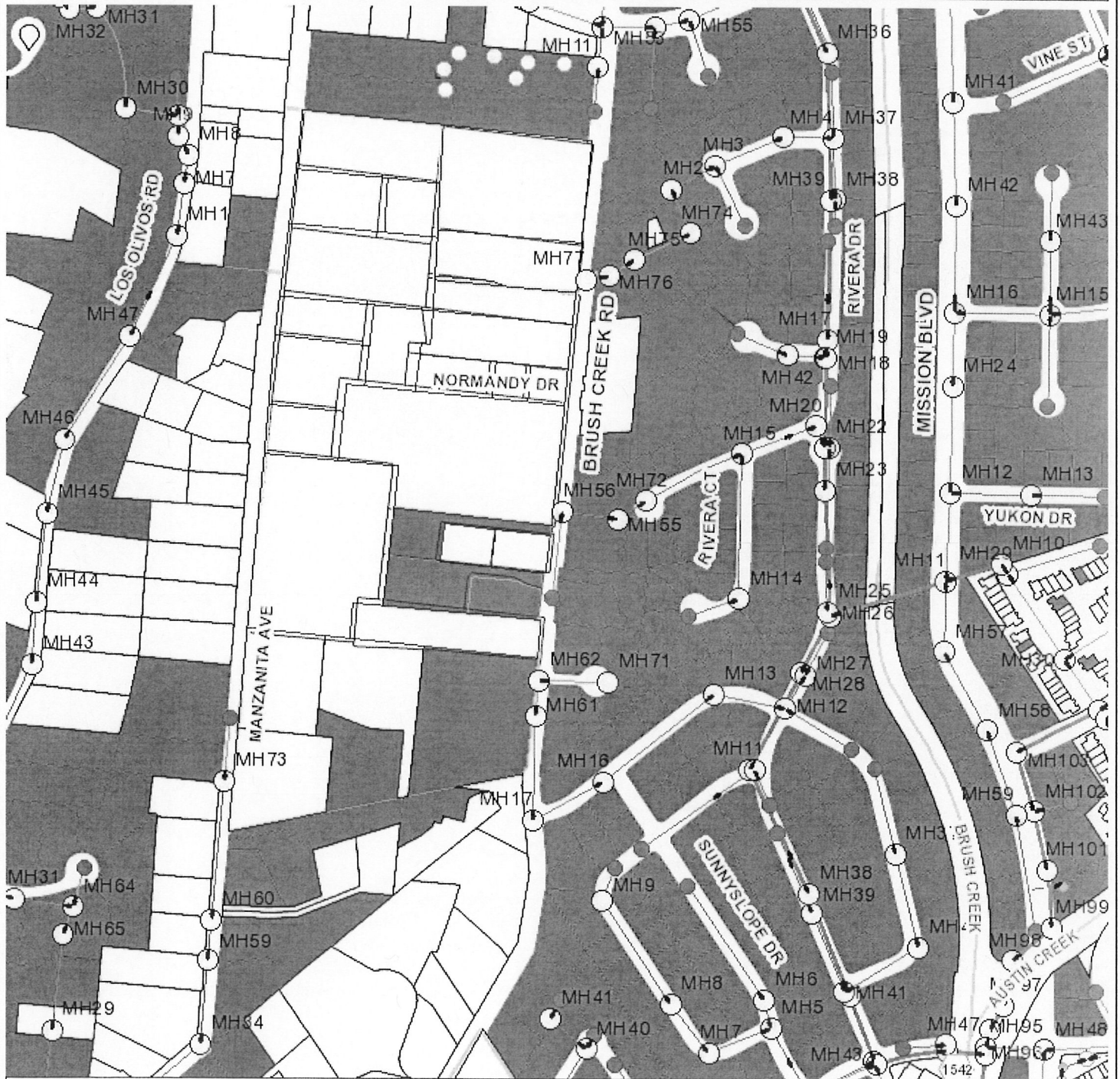


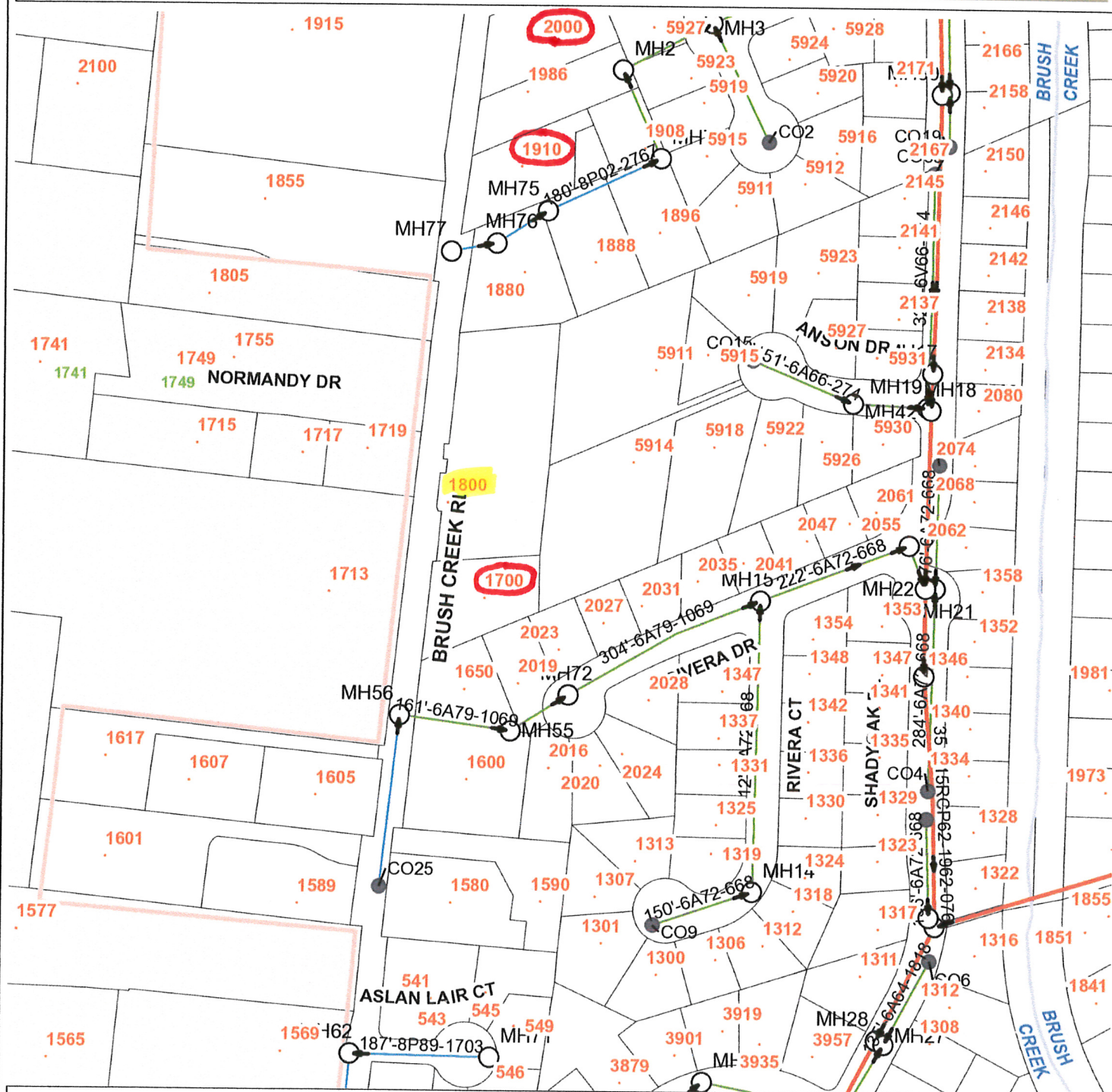
EXHIBIT B



1/23/2018

Scale 1: 4,800

0 Miles 0.08



Sewer Mains & Manholes

EXHIBIT C



2/9/2018

Scale 1: 2,400

0 Miles 0.04

From: [Mark Neumann](#)

Sent: Thursday, February 8, 2018 3:23 PM

To: 'Rod Wallace' (rod@rodericwallace.com); bill@bcengineeringgroup.com; Lynne Wallace (lw Wallace@ndoi.com); tb@bcengineeringgroup.com; 'tacabrera@yahoo.com'

Cc: [Doug Hamilton](#)

Subject: RE: 1800 Brush Creek Road

Hi Tony,

Here is a copy of the estimate Oak Grove provided Lynne for the sewer.

Keep in mind this estimate is for the force main option connecting through the easement. This does not assume the cost of upsizing the Brush Creek Road Sewer Main, which we assume to be over half a million dollars or more and cannot provide a firm price for due to the extent of rock under the road.

Thanks,

Mark Neumann

Estimator/Project Manager

Oak Grove Construction

431 Payran Street
Suite A
Petaluma, CA 94952

Mo: 707-292-6710

Ph: 707-283-0093

Fx: 707-283-0157

EXHIBIT D-1

29 June 2017

BC Engineering Group, Inc.
2800 Cleveland Avenue, Suite C
Santa Rosa, CA 95403
Attn: Thomas Billeter, P.E.

Rod & Lynne Wallace
P.O. Box 6388
Santa Rosa, CA 95406

Re: Sewer Service Cost Proposal for Two New Residential Lots
On Brush Creek Road, Santa Rosa, CA

Dear Lynne, Rod and Tom:

Oak Grove Construction, Inc. is pleased to offer for your review, the following proposal to install offsite sewer improvements to your proposed lot split off Brush Creek Road, in Santa Rosa, CA. We are ecstatic that our suggestion to try and service the lots from the existing eastern subdivision (instead of through a very expensive new sewer main extension along Brush Creek Road), revealed that an approved sewer easement has already been established. Our proposal assumes full use of that easement, as clarified further below.

Our proposal is based upon 4 EA site visits, discussions with you all regarding the scope and intent, an aerial photo confirming termination court for the proposed sewer, and our extensive experience constructing just such site-work improvements over the last 35+ years.

Our Proposal **INCLUDES** all of the following items:

- Underground Service Alert (USA) Mark and Locate.
- 1 EA equipment mobilization.
- Potholing of existing, marked underground utilities (and protection of same.)
- 2 EA Residential Compact Sewer Effluent Pump Stations.
- +/- 320 LF of single, 2-inch SCH-40 PVC, Individual Sewer Force Main; complete with tracer wire, utility locating tape, COSR bedding and backfill, 30-inches minimum cover, trench compaction to 90% RC or better. 2-inch HDPE can also be provided at no additional cost.
- Demolition and replacement of Private D/W slab and sidewalk concrete at #2023 Rivera Court (Sewer Connection location).
- 4-inch sewer bore, totaling +/- 260 LF EA, under current residential and landscaping improvements (along the southern-most portions of the existing easement. @ #2023 Rivera Court.)
- Connection to the existing 6-inch COSR sewer facilities in Rivera Court, via back-to-back two-way sewer wyes, complete with individual 4-inch cleanouts raised to grade.
- Testing of new lateral service.

431 Payran Street | Petaluma, CA 94952 | (707) 283-0093 tel | (707) 283-0157 fax | Lic. #406464

www.OakGroveConstruction.com

EXHIBIT D-2





431 Payran Street Suite A
Petaluma, CA 94952

Phone: (707)283-0093 • License:# 406464

OakGroveConstruction.com • MNeumann@OakGroveConstruction.com

To:	Roderic Wallace	Contact:	
Address:	1800 Brush Creek Road Santa Rosa, CA 95404	Phone:	
		Fax:	
Project Name:	Brush Creek Sewer And Water	Bid Number:	
Project Location:		Bid Date:	6/30/2017
Item #	Item Description	Estimated Quantity	Unit

Mobilization

01	Mobilization	1.00	LS
02	Potholing Pothole Sewer POC, 2ea Water POC (in Brush Creek Road) And 2ea Gas Crossings (in Brush Creek Road).	5.00	EACH

Total Price for above Mobilization Items: \$11,620.00

Sewer

03	Pressurized Sewer Figured To Bore Force Main Sewer From POC To Eastern Lateral To POC To City System, Approximately 260 LF. Bore Pits Will Be Dug At Both Ends, And Bore Path Will Be Adjusted Within Easement To Avoid Damage To Trees And Fencing. Bore Pits Will Be Restored To Original Condition, Reseeded, Or Repoured With Concrete, As Applicable.	363.00	LF
04	Tie Into Existing Systems	2.00	EACH

Total Price for above Sewer Items: \$38,850.00

Water

05	2" Sch 40 PVC Includes Traffic Control, Demo, And Restoration Of Brush Creek Road.	64.00	LF
06	Hot Tap Into Existing System	2.00	EACH
07	Meters And Double Detector Checks	2.00	EACH

Total Price for above Water Items: \$37,206.00

Total Base Bid Price: \$87,676.00

Lateral Extensions

Sewer

10.1	Grinder Pump	2.00	EACH
10.2	Install 2" SSFM Laterals To Grinder Pumps	58.00	LF

Total Price for above Sewer Items: \$8,764.00

Total Price for above Lateral Extensions Items: \$8,764.00

HI-LITED TOTAL: \$59,234

- Pricing assumes the work would be completed in Summer of 2017.
- 2 EA-1 1/2" Services with 2" Sch40 Pipe and underground Double Check Valve.
- Hot tap connections for services to 8" Water Main in Brush Creek Road.
- Traffic Control, Super Trench in street work.

Our Proposal **Excludes** all of the following costs and potential exposures:

- Engineering, permits, fees, staking, surveying.
- Coordination with (and notifications to) all affected adjacent property owners.
- Electrical supply to new Sewer Pump Stations (intended to come from the new residential structures.)
- Tree removal, limbing, arborist services, specialty root treatments, etc.
- Hard rock excavation.
- Off-haul of any trench spoils generated. (Assume they are spread on the property adjacent.)
- Any new landscaping, fencing work, irrigation system repair, etc.
- Removal, repair, relocation of underground utilities found in conflict, or not accurately located for us to protect.
- Legal easement documents, and/or generating appropriate access and/or maintenance agreements.
- NOI, SWPPP, QSP/QSD Erosion Control services, monitoring or reporting of storm water run-offs. Installation of Erosion Control BMPs.
- Any lot grading work or other site utility work.
- 4-inch gravity sewer laterals to each structure (don't know where to establish P.O.C.'s for sewer service yet.)

Our proposal to construct the above-clarified scope of sewer improvements is: \$85,176
 Lateral extensions shown as "Optional" on the referenced plans: \$8,764

We look forward to working with your team to help you get the most value for your construction dollar on this site-work project. Please feel free to contact me directly with any questions you may have regarding this budget.

Sincerely,



Mark Neumann
 Estimator
 Oak Grove Construction, Inc.

EXHIBIT D-4

CAUTION:

APN #182-150-070

APN #182-150-067

EXISTING WELL, TYP.

INSTALL PRESSURE TYPE CLEANOUT, TYPE

PRESSURIZED SEWER LINE. MINIMUM COVER = 24"

OPTION: INSTALL 33 LB OF 2" SCH 40 PVC
PRESSURIZED SEWER LINE, MINIMUM COVER = 24"

SEWER LINE, MINIMUM COVER = 24"

EXISTING 10' EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES PER DN 2016-003813 OF PARCEL FIVE

OPTION: DISTAL SLUMP CHAMBER AND GRINDER PUMP AT SERVER LATERAL CAP LOCATION, SLUMP CHAMBER TO BE LIBERTY PUMPS SUBIRRSIBLE GRINDER SIMPLEX PACKAGE, MODEL #P32XG6101, OR EQUIVALENT, GRINDER PUMP TO BE LIBERTY PUMP MODEL #PRG101A, OR EQUIVALENT. SEE NOTE.

NOTES:
ALL ELECTRICAL COMPONENTS TO BE INSTALLED AND INSPECTED UNDER
SEPARATE BUILDING PERMIT.

**INSTALL STUB AND CAP LATERAL
AT PROPERTY LINE**

DOUBLE CHECK VALVE PER CITY STD. \$7.5 ON SHEET C7.0

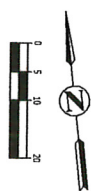
APPROXIMATE LOCATION OF EXISTING
PUBLIC GAS LATERAL. CONTRACTOR TO USE
EXTREME CAUTION. SEE CAUTION NOTE

BRUSH CREEK ROAD

10.00' LT HOT TAP NEW WATER CONNECTION TO EXISTING 8" PUBLIC WATER MAIN, PER CITY STD. 865-A ON SHEET C7.0

EXISTING HOUSE

APN #182-150-068



REVISIONS						PANEL INFORMATION FOR INFORMATION CITY OF SANTA ROSA
NO.	REASON	DATE	REV.	EXP. SHEET	CITY DATE	
						BY _____ RALPH L. GILMAN RALPH L. GILMAN CITY ENGINEER
DATE _____						CITY OF SANTA ROSA FILE NO. _____

[illegible]

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
Phone: 717.542.4321
SANTA ROSA OFFICE:
2800 Cleveland Ave, Suite C, Santa Rosa CA 95413
UKIAH OFFICE:
616 S. State Street, Ukiah CA 95568

**UTILITY IMPROVEMENT PLANS
SEWER AND WATER PLAN**

RODERIC WALLACE
1800 BRUSH CREEK ROAD
SANTA ROSA, CA 95404

Date:	6/20/17
Job:	123-16
Drawn:	AR
Scale:	1" = 10'
APR:	182-150-069
Person:	#
Sheet:	C4.0 4 of 7

