



March 21, 2018

Tony Cabrera  
252 Pheasant Drive  
Healdsburg, CA 95448

Re: 1800 Brush Creek Rd – Sewer Main Extension Appeal  
ENGV18-003

Dear Mr. Cabrera,

I have reviewed your Variance Application dated February 12, 2018, regarding 1800 Brush Creek Road. The variance requests the City waive the requirement to extend a public sanitary sewer main in Brush Creek Road to serve a proposed single family dwelling and accessory dwelling unit at 1800 Brush Creek and instead allow a private sewer lateral be extended across two private properties through private easements to the existing sewer main in Riviera Drive.

Your request for a variance has been denied because it would negatively impact neighboring properties. When contemplating waiving the requirement to extend the public sewer main in Brush Creek Road as requested, we had to consider if this would negatively impact and place undue financial burden to neighboring properties along Brush Creek Road and Normandy Drive that are not currently connect to City sewer. It is common for a project on one property to be dependent on the construction of a sewer by another project.

Please note, if a developer extends a public sewer main, the City offers Reimbursement Agreements to developers who construct public improvements which the Director of Santa Rosa Water determines will also provide a benefit to other properties. A formula to establish the equitable fee to be charged to benefitting parcels is determined and a public hearing is conducted regarding the proposed agreement. Once executed, Santa Rosa Water would collect from any properties connecting during the term of the agreement (currently 10 years with the ability to renew it twice for a total of 30 years) and reimburse the developer.

Please contact Caryn Lozada, Development Review Coordinator, at (707) 543-3959 if you have any further questions or concerns.

Sincerely,

Bennett Horenstein  
Director of Santa Rosa Water

**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.

Tony Cabrera  
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 Bert Horenstein Date 3/26/18  
City Engineer