

RESOLUTION NUMBER 17-967

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE RESIDENCES AT TAYLOR MOUNTAIN, LOCATED AT 2880 FRANZ KAFKA AVENUE, APN(S) 044-460-001, 044-460-002, 044-460-003, 044-460-004, 044-460-005, 044-460-070, FILE NO. PRJ17-006

WHEREAS, on October 5, 2017, the Design Review Board of the City of Santa Rosa considered the Residences at Taylor Mountain project, a proposal to construct 93-attached residential units with associated on-site improvements on a vacant, approximately 5.08-acre site, and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the Project reflects "Superior Design," by including a thoughtful approach to the site layout, building architecture, and landscaping; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project is consistent with the development standards listed in the Zoning Code and includes a layout considerate of neighboring properties; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed building design, materials, and landscaping complement the existing multifamily uses in the vicinity and the surrounding natural vegetation; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the proposal has been reviewed and conditioned as necessary by City staff and outside agencies to reduce any impacts to existing properties and improvements in the area; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study and Mitigated Declaration dated August 28, 2017, has been prepared and adopted for the Residences at Taylor Mountain and Taylor Mountain Estates Project, and finds no significant environmental impacts associated with the Project after the

incorporation of recommended mitigation measures and standard measures adopted by the City of Santa Rosa.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary and Final Design Review of the Residences at Taylor Mountain subject to each of the following conditions:

PLANNING & 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 September 27, 2017, and the trash enclosure and building section plans dated received October 5, 2017, except as otherwise noted below.
3. Compliance with the Mitigation Monitoring and Reporting Program adopted with the Residences at Taylor Mountain and Taylor Mountain Estates Mitigated Negative Declaration, dated August 28, 2017.
4. 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.

BUILDING DIVISION:

5. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
6. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
7. Grading and Drainage of the site must be per the approved plans. Site drainage shall be to the curb, under the sidewalk, per City standards.
8. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property.
9. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
10. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

11. Compliance with all conditions as specified by the attached Exhibit "A" dated September 11, 2017.

PLANNING DIVISION:

12. 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.
13. 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. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
14. Each unit shall be assigned one covered parking space, and one tandem uncovered parking space; adjacent to that unit.
15. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
16. **PROJECT DETAILS:**

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California 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 architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials and/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.

17. **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.

18. 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.

19. 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.

20. 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 Planning & 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.

21. 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. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

22. 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 & 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.

UTILITIES DEPARTMENT

- 23. 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.

DESIGN REVIEW BOARD

- 24. Consider moving fencing at south of Lot 70 back to south property line.
- 25. Shall add site furnishings for Lot 4A open space to match those included in Lot 70 open area.
- 26. Each unit shall be assigned one covered parking space, and one tandem uncovered parking space; adjacent to that unit.
- 27. Consider swinging or sliding barn doors at storage areas within covered parking areas.
- 28. Shall provide turf replacing no mow areas on Frank Kafka Avenue at two areas on Lot 1 and one area on Lot 2A. Provide bench, doggy bag dispenser and trash receptacle on Lot 1 spaces and doggy bag dispenser on Lot 2A.
- 29. Consider increasing scale and altering style of entry porch roof to enhance sense of entry.
- 30. Consider striping or scored concrete to separate parking spaces in garages.
- 31. Shall provide stucco or board form or combed face CMU concrete trash enclosure.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 5th of October 2017, by the following vote:

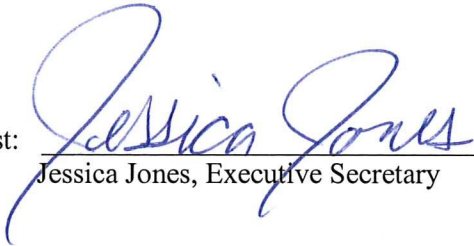
AYES: (4) Chair Burch; Vice Chair Hedgpeth; Board Members Kincaid, Weigl

NOES: (0)

ABSTAIN: (1) Board Member Zucco

ABSENT: (2) Board Members Briere, Grogan

Attest:


Jessica Jones, Executive Secretary

Approved:

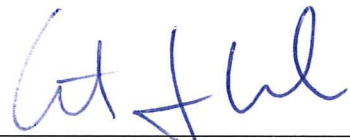

Michael Burch, Chair

Exhibit A – Engineering Development Services Exhibit “A,” dated September 11, 2017

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
9/11/2017

Residences at Taylor Mountain
2880 FRANZ KAFKA AVE (Lots 1-5 & 70 of Kawana Springs Subdivision)
PRJ17-006
DR17-005
HDP17-003

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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 City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete with regard to Lot 70.**
LID improvements excluding Lot 70 that treat this project area or are within the project footprint shall be installed per the requirements of the North Coast Regional Water Quality Control Board.
- III. All frontage and underground utility improvements for this project shall be installed per the most current revisions to City File Number 2005-0040, except as modified below.
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. This development shall comply with City Code Chapter 20-32 Hillside Development Standards.
- VI. **No more than 50 Building Permits for developed units ("DUs") shall be issued prior to the connection of Franz Kafka Ave from the northerly project boundary to its current southerly paved limits in a fashion meeting the minimum criteria for a fire access.**
- VII. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 6/22/17p:

MAPPING

1. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the subdivider.
2. No aboveground structure may be built across a property line. Mergers or Lot Line Adjustments if required shall be approved prior to issuance of any Building Permit.

PUBLIC STREET IMPROVEMENTS

3. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the

review and approval of the project and the cost thereof shall be the obligation of the subdivider unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.

4. 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.
5. No structure may encroach into any easement.
6. Improvements to Franz Kafka Avenue shall consist of;
 - a. Completion of roadway per 2005-0040.
 - b. Installation to City Standards of a drive approach at each driveway entrance
7. Additional improvements to Rafael Street shall consist of installation to City Standards of a drive approach at each driveway entrance.
8. Farmers Lane shall be temporarily improved as conditioned by Planning Commission (PC) Resolution 26067, Final DAC Report, condition 20 along the entire project frontage. Street improvements shall consist of one 12-foot travel lane in each direction adjacent to a 14-foot continuous 2-way left turn lane. A minimum 5-foot asphalt concrete (AC) pedestrian walkway shall be provided along each frontage within the Sidewalk Easement dedicated on the face of the map (City File Number 2005-0107, Kawana Meadows Subdivision Unit 1). A City Standard AC berm shall be installed at the edge of the travelled way along each frontage.
9. **The pavement section of the temporary improvements to Farmers Lane shall be aligned to cover all public sewer, water and storm drain mains located within the full 72-foot width of the curb to curb buildout footprint of the future Farmers Lane Extension.**
10. Additional improvements to Farmers Lane shall consist of the installation of a STD 252 drive approach of sufficient width to contain the following;
 - a. a 6-foot wide AC median island channelizer
 - b. a 12-foot wide entrance lane
 - c. a 12-foot wide exit lane.
11. The entrance and exit lane shall be marked with thermo-plastic arrows indicating direction of travel.
12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
13. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

14. All driveways serving more than one unit shall be built to City minor street structural standards and bordered with a concrete curb. A concrete gutter shall be required along any driveway edge along which surface drainage is conducted. Driveways will be allowed to taper to a 20-foot width 20-feet past the sidewalk.
15. Parking in front of garage faces in common driveways shall be per the dimensions for Standard Size 19-foot by 9-foot 90-degree Automobile Spaces per Table 3-6 and Figure 3-12 in Section 20-36.070 of the City Zoning Code.
16. Drive aisles through common driveways shall be per Section 20-36.080 of the City Zoning Code.
17. Private common driveways shall not be greater than 15% grade and shall provide turnouts as required by the Fire Department and/or Water Department.
18. Chapter 20-32 of the City Code and the following conditions shall apply to any portion of a site with a slope of 10 percent or greater.
19. No driveway shall not have a grade steeper than 5% within 10-feet of a garage or carport entry.

STORM DRAINAGE

20. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the subdivider's expense.
21. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
22. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot to lot overland drainage is permitted except for lots draining to a common driveway.
23. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. An adequate drainage system shall be required to drain rear yards and patio areas. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
24. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way.
25. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE, LOT 70 (LID)

26. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity.
27. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the City Engineer and the City Attorney's Office prior to issuance of any Building Permit for Lot 70.
28. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
29. After the LID 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 LID BMPs is to be received by the City prior to setting of the water meters.
30. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
31. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

WATER AND WASTEWATER

32. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
33. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and house services shall be installed, tested, and approved prior to the paving of any project streets.
34. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
35. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
36. Separate sewer laterals shall be installed for each lot.
37. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.

38. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
39. 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.
40. Double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
41. Applicant must install a combination service per City Standard #870 for fire service, public fire hydrant, domestic and irrigation meters.
42. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
43. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. 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.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
44. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
45. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
46. 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. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
47. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE

Local amendment to CA Fire Code requires two approved points of access when the number of dwelling units constructed exceeds 50. City Engineering Standards require two connections to differently valved sections of the public water main when more than 100 dwelling units are supplied.


Fire and Building Departments shall track Building Permits issued for this project, the previously approved project, and other dependent projects, to verify access and water supply requirements are met as construction progresses.

Applicant is advised that the following **General Conditions** apply to this project:

48. All buildings shall be protected with automatic fire sprinkler systems. Systems designed per NFPA 13R are required in buildings with three or more dwelling units. Systems designed per NFPA 13D may be used in buildings with two or less dwelling units. Systems designed per NFPA 13R require a Fire Department Connection within 100 feet of a fire hydrant.
49. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
50. Addressing shall comply with Fire Department Standards: 12" illuminated address numerals visible from the street on multi-family buildings; 4" illuminated address numerals visible from street, driveway, or Emergency Responders approach, on individual dwelling units.
51. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
52. A Phase 1 Environmental Site Assessment for this site shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

PARKS AND RECREATION

53. 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 effect at the time.
54. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3770. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
55. Storm water detention features shall be maintained privately.
56. Property owners shall be responsible for the irrigation and the maintenance of the planter strips, including street trees in front of and/or alongside of their lots.



A. R. Jesús McKeag

PROJECT ENGINEER