

DEVELOPMENT ADVISORY COMMITTEE
(June 10, 2019)

BAGGETT COTTAGES

Project Description

Baggett Cottages (Project) is a proposal to subdivide a 1.06-acre parcel into six individual residential lots, six moderate rate residential units and one affordable Accessory Dwelling Unit. The Project entitlements include a Minor Conditional Use Permit for a small lot subdivision in a priority development area; a Tentative Map to subdivide the land; and Design Review for attached housing.

LOCATION 1084 Dutton Avenue

APN 125-281-045

GENERAL PLAN LAND USE Low Density Residential

ZONE CLASSIFICATION

EXISTING PD 96-002

PROPOSED PD 96-002

OWNER/APPLICANT Rod Baggett & Keri Howard

ADDRESS PO Box 9338
Santa Rosa, CA 95403

ENGINEER/SURVEYOR Dennis Dalby, Civil Design Consultants

ADDRESS 2200 Range Avenue, Suite 204
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REPRESENTATIVE Rod Baggett

ADDRESS PO Box 9338
Santa Rosa, CA 95403

FILE NUMBER PRJ18-046

CASE PLANNER Adam Ross

PROJECT ENGINEER Jesus McKeag

Background

On August 28, 2018, Rod Baggett submitted the Project applications including a Tentative Map to subdivide the property; a Minor Conditional Use Permit for the small lot subdivision within a priority development area; and a Minor Design Review for attached housing within a Priority Development Area. On November 6, 2018, Staff issued a Notice of Staff Issues. On June 5, 2019, Staff deemed the project complete.

Conditions of Approval

PLANNING AND ECONOMIC DEVELOPMENT

The following summary constitutes the recommended conditions of approval for the subject application/development based on the plans stamped received April 12, 2019:

GENERAL

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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.
- 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.
- III. 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.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on sheets 1 through 5 of the tentative map stamped received 3/27/19 and sheet 8 (AUTOTURN SIMULATION SIM-9) received 6/7/19:

BUILDING CONDITIONS

1. Obtain demolition permit(s) for the structures to be removed.
2. Provide a geotechnical investigation and soils report with the building permit applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
3. Obtain a building permit for the proposed project.

PLANNING CONDITIONS

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

RESERVE "A"	5		
RESERVE "B"			
	2019	2020	2021

5. The developer of Baggett Cottages subdivision, shall comply with City Code section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of housing impact fees, or (c) an alternative compliance proposed in accordance with City Code section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code section 21-02.070(D).
6. Provide the following Notes on the Grading and Construction Plans to ensure implementation:
- All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
 - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
 - Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
 - The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
 - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

- g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
 - h. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.
 - i. Minimizing the idling time of diesel powered construction equipment to two minutes.
 - j. The project shall develop a plan demonstrating that the offroad equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleetaverage 20 percent NOX reduction and 45 percent PM reduction compared to the most recent CARB fleet average.
 - k. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).
 - l. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.
 - m. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines
7. Implement General Plan Mitigation Measure 4.F-5: The City of Santa Rosa shall incorporate the avoidance and mitigation measures described in the Santa Rosa Plain Conservation Strategy and the USFWS Programmatic Biological Opinion, as conditions of approval for development in or near areas with suitable habitat for California tiger salamander, Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and many flowered navarretia. However, in accordance with the USFWS Programmatic Biological Opinion, projects within the Southwest Santa Rosa Preserve System will be evaluated individually and mitigation may not necessarily adhere to the ratios described in the Conservation Strategy.
8. Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use inlieu fee payments collected from permit applicants); and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.

- a. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.
9. As recommended in the Biological Resources Analysis, prepared by Monk & Associates, received on April 12, 2019, the following Conditions shall apply:
 - a. A 1602 Agreement application should be submitted to the CDFW for further consideration by the CDFW for this project
 - b. To avoid impacts to nesting raptors and passerines, a preconstruction nesting survey shall be conducted within 15 days prior to commencing construction work provided this work would begin between February 1st and August 31st. The nesting survey shall be conducted on the project site and within a zone of influence around the project site. The zone of influence includes those areas off the project site where raptors could be disturbed by earth-moving vibrations or noise. The nesting survey should include examination of all suitable nesting habitats within 300 feet of the entire project site. A preconstruction nesting survey report shall be prepared upon completion of the survey and provided to Sonoma County with any recommendations required for establishment of protective buffers as necessary to protect nesting birds. Prior to construction, fencing will be installed to exclude California Tiger Salamander (CTS) from entering the project site. Fences with ramps may be required to allow any CTS onsite to move into an adjacent habitat offsite. In these instances, translocation may occur and would be determined on a case-by-case basis.
 - c. If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist shall establish a temporary protective buffer around the nest(s). The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 75 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known from the region of the project site. The nest buffer, where it intersects the project site, should be staked with orange construction fencing or orange lath staking. The biological monitor will conduct a training session for all construction workers before work is started on the project.
 - d. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and abandonment of the nest by its occupants, as determined by a qualified biologist, temporary nest buffers

may be removed, and construction may commence in established nesting buffers without further regard for the nest site. An erosion and sediment control plan shall be implemented to prevent impacts to wetland habitats located outside the work areas.

10. Phase 1 Archaeological Resource Study. When specific projects are proposed within the project area that involve ground disturbing activity, a site-specific Phase I archaeological resource study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric deposits, and preparation of a technical report that meets federal and state requirements. If significant or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and appropriate Native American representatives to mitigate potential impacts to less than significant based on the provisions of Public Resources Code Section 21083.2. **Compliance with the recommendations of the required Phase I Archaeological Study is required prior to ground disturbance.**
11. The Public Improvement Plans and Building Plans shall contain the following note:
 - a. Should any archaeological artifacts be discovered during construction of any project allowed under the Specific Plan, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery. The professional archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the discovery shall not recommence until impacts on the archaeological resource are mitigated as described in Mitigation Measure MM 3.5.2a. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifacts is prohibited by law.
 - b. Should human remains be discovered during construction of any project allowed under the Specific Plan, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the Sonoma County Coroner shall be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

12. The following note shall be printed under the heading of "General Notes" on all plan sets submitted for grading/building permits: Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays. No noise generating construction activities shall occur on Sundays or holidays.
13. Prior to construction activities, applicants seeking to construct projects in the project area shall submit a construction traffic control plan to the City of Santa Rosa for review and approval. The plan shall identify the timing and routing of all major construction-related traffic to avoid potential congestion and delays on the local street network. Any temporary road or sidewalk closures shall be identified along with detour plans for rerouting pedestrian and bicycle traffic for rerouting pedestrian and bicycle traffic. The plan shall also identify locations where transit service would be temporarily rerouted or transit stops moved, and these changes must be approved by the Santa Rosa CityBus and Sonoma County Transit before the plan is finalized. If necessary, movement of major construction equipment and materials shall be limited to off-peak hours to avoid conflicts with local traffic circulation.

TREE PRESERVATION

14. Comply with the Tree Preservation Plan, dated received February 27, 2019.
15. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree root zones shall also be shown on each drawing with the applicable protection measures.
16. 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. At a minimum, the following protection measures shall apply:
 - a. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - b. 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.
 - c. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - d. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - e. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - f. 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.

- g. 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.
- h. 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."
- i. 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.
- j. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- k. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

LANDSCAPING

- 17. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- 18. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- 19. 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.
- 20. 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, unless otherwise allowed by City Code.
- 21. 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.

Engineering Conditions

PARCEL AND PUBLIC EASEMENT DEDICATION

- 22. This is a 6 Subdivision creating 6 residential units. The formation of a Homeowners Association (HOA), responsible for ownership and maintenance of the common site improvements will be required for this subdivision unless

private maintenance agreements indicating the responsibilities of each lot are recorded prior to or contemporaneously with the Final Map. If an HOA is required, the documents creating the HOA and the Covenants, Conditions and Restrictions (CC&Rs) governing the HOA shall be required to be submitted with the First plan check for review by the City Attorney. The approved CC&Rs shall be recorded contemporaneously with the Final Map.

23. A public utility easement (PUE) shall be dedicated to the City of Santa Rosa over the common driveway on the Tentative Map titled "SHARED PRIVATE DRIVEWAY" excluding the parking area northerly of the driveway on the face of the map.
24. The final map shall show a Public Maintenance Easement on lot 2 between the accessible structure at the northerly terminus of the private pipe and Roseland Creek including the area on the Tentative Map titled "PUBLIC MAINTENANCE EASEMENT" per the Public Storm Drain Standards. This easement shall allow but not implicate City maintenance of the pipe within the easement.
25. The final map shall show access rights from the dimensioned public maintenance easement to and over the creek as determined to be needed by the Storm Water and Creeks Division during plan check.

MAPPING AND PRIVATE EASEMENT DEDICATION

26. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 6-unit subdivision. All final and parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
27. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the subdivider.
28. The Final or Parcel Map shall be annotated on the information sheet 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."
29. The final map shall show a joint private access easement (PAE) and a joint private utility easement (UE) over the common driveway on the face of the map on lots 1 through 6 in favor of lots 1 through 6.
30. The final map shall show a joint private parking easement over the two parking spaces on lot 2 along and westerly of the common Property Line of lots 2 and 3 in favor of lots 3 through 6.
31. The final map shall show a private drainage easement (PDE) over all cross-lot drainage pipes. The PDE on Lot 2 shall terminate at the Public Maintenance Easement.

PUBLIC STREET IMPROVEMENTS

32. 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.
33. 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.
34. Dutton Avenue shall be dedicated and improved along the entire project frontage. Half width street improvements for the project side of the street shall consist of;
 - a. Starting near the northwest corner of the project boundary install a gutter pan matching existing width with 2 City Standard 231 reversing curves taking the gutter to a parallel alignment 9-feet away from the centerline adding a 8-foot parking lane the remainder of a 5-foot bike lane which extend to the intersection of Dutton Ave with West Barham Ave. Striping for bike lane shall extend northerly along bridge to the satisfaction of the City Traffic Engineer.
 - b. Parking shall be prohibited from just south of northerly curb cut at neckdown to the satisfaction of the City Traffic Engineer.
 - c. Along the southerly of the above-mentioned reversing curves, install a City Standard 250 A driveway apron accessing upon the public maintenance easement.
 - d. Install sidewalk matching existing width from existing sidewalk at the northerly project boundary, per City Standard 231 around the Standard 250 A driveway apron, and 5-feet wide along the remainder of the frontage.
35. The curb return radius shall be 35-feet at the intersection of Dutton Ave with West Barham Ave. Right-of-way shall be dedicated so that a Caltrans Standard A88A curb ramp and the 4-foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns.
36. West Barham Avenue shall be dedicated and improved along the entire project frontage.
 - e. Half width street improvements for the project side of the street shall consist of a 10-foot travel lane, an 8-foot bike lane, and a 6-foot planter strip, with a 5-foot sidewalk. Existing street section shall be repaved to the centerline to the satisfaction of the City Materials Engineer.

- f. Install a 24-foot City Standard 250 A driveway apron accessing upon the "SHARED PRIVATE DRIVEWAY".
 - g. Install a 24-foot City Standard 250 B driveway apron centered on the shared property line of Lots 5 and 6.
 - h. A sidewalk barricade per City Standard 236 shall be installed at the easterly end of the sidewalk. Asphalt shall ramp sidewalk down to an access ramp at east end of sidewalk to provide a temporary access point.
 - i. Install no parking/bike lane signs on Barham along project frontage.
37. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.
 38. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
 39. No parking shall be allowed along the project frontage of West Barham.
 40. Installation of street lights and the street lighting pattern will be determined during plan check phase of the improvement plans as approved by the City Engineer.
 41. City Standard 611 cobra style street lights are to be installed along the frontage to current spacing requirements, using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
 42. Electrical boxes for new and/or relocated 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."
 43. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

TRAFFIC AND LINE OF SIGHT

44. The height of signs, vegetation or other obstructions near street intersections shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Improvement Plans.
45. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

46. Relocate existing stop sign with street name sign to the satisfaction of the City Traffic Engineer.
47. Relocate traffic boxes and extend conduits to new sidewalk location on the north east corner of Barham/Dutton intersection to the satisfaction of the City Traffic Engineer.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

48. The common driveway for lots 1 through 6 and the separate common driveway for lots 1 and 2 shall each be a minimum of 20-feet wide and shall each be covered by joint access and utility easements. The driveways shall be built to City minor street structural standards and bordered with concrete curb and gutter. The common drive shall access through a 24-foot minimum width curb cut and then taper to 20-foot 20-feet past the sidewalk.
49. No fence nor any obstruction higher than a standard curb or AC berm shall be allowed at the end of the driveway common to Lots 1 thorough 4 that is located on Lot 5 so that the back-up motion shown on sheet 8 (AUTOTURN SIMULATION SIM-9) is not impeded.

STORM DRAINAGE

50. 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. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency.
51. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
52. An accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.
53. 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 (the exception is for lots draining to a common driveway). Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
54. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

55. An adequate drainage system shall be required to drain rear yards and patio areas. Private underground storm drain systems and drainage easements are required for any lot-to-lot drainage.

STORM WATER COMPLIANCE (SUSMP)

56. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMPs, and shall include a maintenance schedule.
57. Perpetual maintenance of SUSMP BMPs shall be the responsibility of one or more of the following as approved by the City of Santa Rosa:
- a. The individual homeowners fronting or owning these BMPs. Individual owners shall be responsible for performing and documenting an annual inspection of the BMPs 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 BMPs is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
 - c. A special tax district for public BMP facilities.
 - d. An alternate means acceptable to the City of Santa Rosa.

After the SUSMP 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 SUSMP BMPs is to be received by the City prior to acceptance of subdivision improvements.

58. A Final Storm Water Mitigation Plan (SWMP) using Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Private improvements required by the Final SWMP are to be contained on the individual properties and are maintained by the property owners. All SWMP details and improvements are to be included in the Subdivision Improvement Plans. If CC&Rs are required for this subdivision, the maintenance schedule and the Final SUSMP are to be included as part of the

CC&Rs recorded with the Final Map. The information sheet of the Final Map shall note the maintenance schedule required by the Final SUSMP 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.

59. 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 DEPARTMENT

WATER AND WASTEWATER

60. 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.
61. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and domestic services (excluding the portion outside of the travelled way) shall be installed, tested, and approved prior to any permanent project paving.
62. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
63. 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.
64. Install mains with constant alignment wherever possible, minimum 3-feet from the lip of gutter 4-feet from centerline monuments.
65. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
66. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
67. Onsite private water and sewer systems and appurtenances thereto shall meet all applicable City, State and Federal laws, codes and guidelines to the satisfaction of the Chief Building Official.

68. Connections between private and public sewer mains shall be at manholes.
69. Install a City Standard 48-inch interceptor man hole in the PUE behind the driveway approach for the SHARED PRIVATE DRIVEWAY on the West Barham Ave frontage.
70. Install an 8-inch public sewer main between the interceptor man hole and the man hole connection to the existing sewer.
71. Separate sewer laterals shall be installed for each lot.
72. 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.
73. Connection to the existing water main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
74. 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.
75. 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.
76. Reduced Pressure back flow per City Standard 876 will be required on all irrigation services.
77. 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.
78. Applicant must install a combination service per City Standard 870 for fire services, public fire hydrant, and a Standard 887 4-inch ductile iron multi-service manifold for domestic meters for Lots 1 through 4 and any irrigation meters.
79. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
80. 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.
81. 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
82. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
83. 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.
84. 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.

FIRE DEPARTMENT

85. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
- a. Access roads that are dead end in excess of 150 foot shall be provided with approved turn around ability for fire apparatus.
 - b. Turning radius shall provide for an inside diameter of 20 foot and outside diameter of 40 foot for fire apparatus.
86. Fire flow and location of fire hydrants shall be in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
87. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 ESA study.
88. Required Fire Department access roads and required turn-arounds shall be signed "No Parking – Fire Lane" per current Fire Department standards.
89. Fire Department Access shall comply with the CA Fire Code requirements for minimum 20-foot unobstructed width and 13 feet 6 inches unobstructed vertical clearance.

90. All new single-family dwelling units will require the installation of an automatic residential fire sprinkler system installed in accordance with the current edition of NFPA 13D.
 - a. Plans and permits are obtained through the Fire Department for these system installations.
91. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
92. During development of site the vegetation growth shall be maintained in accordance with the City's Weed and Rubbish Abatement ordinance.

RECREATION AND PARKS DEPARTMENT

93. 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. 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.
94. 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.
95. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.

Housing & Community Services Conditions

96. All new Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) must execute and record a Declaration of Restrictions of Occupancy (commonly-known as a "Deed Restriction") prior to occupancy (Final Inspection) of the units.
97. If the owner of a parcel with an ADU or JADU does not maintain one of the units as their principal residence, the property owner shall enter into an agreement with the Housing Authority of the City of Santa Rosa to require restriction of one of the units to rental by a low-income household (80% of AMI or less) for a period of 30 years under the provisions set forth in Section 20-42.130H of the Santa Rosa City Code.

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