

NOTICE OF SUBMITTAL OF FINAL MAP

The Final Map of Gardens Subdivision was submitted on December 1, 2017 to the City Engineer. In accordance with City Code Section 19-28, notice is hereby provided to the City Council that the subdivision map of Gardens Subdivision is being reviewed for final approval.

The Gardens Subdivision is located on the north side of West Third Street, south of Santa Rosa Creek, west of North Dutton Avenue, and East of Stony Point Road and 10.23 acres will be subdivided into 82 lots.

The proposed project involves a Tentative Map and Small Lot Conditional Use Permit to allow subdivision of 10.23 acres into 82 lots and one parcel to construct 82 residential units including 78 single family detached residences and four single family attached residences. The project includes a 0.42 gross acre site adjacent to Santa Rosa Creek that would be dedicated as a public park.

The proposed project would construct 82 residential units including 78 single family detached residences and four single family attached residences. Residences would vary in size from approximately 1,400 square feet to approximately 1,900 square feet, would be two-stories, and would not exceed 30 feet in height. Each lot would include a private or semi-private yard for each home.

Three existing public streets would be extended through the site (Rusch Court, Heather Drive, and Cavendish Avenue) and several new public streets and a public alley would be constructed within the subdivision. A new street along the eastern property line would be partially completed and a fence installed along the easterly side to separate the subdivision from the adjacent agricultural site.

The project includes a 0.42 gross acre site along the northern project boundary and adjacent to Santa Rosa Creek that would be dedicated to the City of Santa Rosa and used for public open space and as a trailhead. A Special Tax District would be formed to fund maintenance of the open space. The project would construct a trail from the open space site to connect with the existing maintenance road on the south side of Santa Rosa Creek. The project is conditioned to obtain an easement from the Sonoma County Water Agency as approximately half of the length of the new trail is on Agency property. The trail involves construction of two retaining walls and other grading activities between the paved maintenance road and the project site. In addition to these improvements near the creek, the project would construct one new outfall to Santa Rosa Creek. The project is also conditioned to complete riparian restoration consisting of removal of invasive and non-native plant and tree species from the adjacent top of bank areas and replanting with native trees and plants, in coordination with the Sonoma County Water Agency.

Public improvements along West Third Street would include bicycle lanes, on-street parking, a new bus stop, and other improvements. The project would construct a sidewalk transitioning into an asphalt path along adjacent properties east of the site to provide sidewalks and bike lanes to connect with existing facilities to the west; these improvements would occur within the existing public

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right-of-way along West Third Street generally between Rusch Court and the westerly terminus of the public sidewalk on the north side of West Third Street west of Dutton Avenue. The project is also conditioned to contribute toward the cost of installation of left turn lane on southbound Stony Point Road between Glenbrook Drive and West Third Street.

The City Engineer shall approve or deny the final map within 10 working days following the City Council meeting of September 10, 2019.