DEVELOPMENT ADVISORY COMMITTEE
October 2, 2019

EMERALD ISLE CONDOMINIUM PROJECT

Project Description

Emerald Isle Condominium Project is an 82-unit multi-family residential condominium development for persons aged 55 years and older with one common ownership parcel. Dwelling units would be allocated among seven residential buildings and the second level of a recreation center. The project would additionally consist of recreational amenities, common areas, 210 parking spaces including 95 covered (garage) spaces, and on-site and off-site infrastructure improvements. Approximately 57 percent of the 12.57-acre site would be retained as natural open space (46%) or landscaped (11%) area.

LOCATION.....0 Gullane Dr.

APN.....173-670-004
.....173-670-016

GENERAL PLAN LAND USE.....Low Density Residential

ZONE CLASSIFICATION
EXISTING PD72-001-RC
PROPOSED.....No change

OWNER/APPLICANT .....OSL Santa Rosa Projects LLC Et Al
ADDRESS.....9240 Old Redwood Hwy., Ste 200
Santa Rosa, CA 95492

ENGINEER/SURVEYOR .....Brelje & Race
ADDRESS.....476 Aviation Blvd., Ste 120
Santa Rosa, CA 95403

REPRESENTATIVE.....Steve McCullagh
ADDRESS.....9240 Old Redwood Hwy., Ste 200
Santa Rosa, CA 95492

FILE NUMBER.....PRJ19-014

CASE PLANNER .....Andrew Trippel

PROJECT ENGINEER.....Carol Dugas

Background

In 2016, Oakmont Senior Living, LLC, filed an application with the City of Santa Rosa to develop an assisted living/memory care facility on a 12.57-acre site in the Fountaingrove area of the City of Santa Rosa (Emerald Isle Assisted Living Facility Project). The 68,144-square-foot facility would have provided 71 beds within 49 units on 4.14 acres. The remaining 8.03 acres was to be retained as natural open space. Primary vehicular access would have been taken from a driveway connecting to the end of Gullane Drive. A gated Emergency Vehicle Access (EVA) would have provided a connection to Thomas Lake Harris Drive. Subsequent to adoption of the MND and Conditional Use Permit and Hillside Development Permit project entitlements, Oakmont Senior Living withdrew the application in response to an appeal of a decision by the Design Review Board to approve Preliminary Design Review.

In Fall 2018, Oakmont Senior Living, LLC, met with staff to discuss an 82-unit multi-family residential development for persons aged 55 years and older to be owned and managed by Oakmont Senior Living LLC.

January 9, 2019	A Neighborhood Meeting was hosted by City Planning staff to introduce neighbors to the project and gather feedback from the public. Approximately 20 people attended the meeting.
February 28, 2019	Project applications for a Tentative Map, Conditional Use Permit, Hillside Development Permit, and Design Review were submitted for the 82-unit Emerald Isle Condominiums.
March 26, 2019	A Notice of Incomplete Application was prepared and issued to the applicant.
March 27, 2019	A Notice of Application was distributed to owners of properties located within 400 feet of the proposed project to inform them of the project applications and to gather feedback.
April 30, 2019	A Notice of Complete Application was prepared and issued to the applicant.
June 7, 2019	A Notification of Project Issues was prepared and issued to the applicant.
August 18, 2019	The applicant's response to the Notification of Project Issues was received. During the resubmittal meeting, City staff consulted with the applicant regarding the provision of on-site affordable housing. Pursuant to Ordinance No. 3526, the applicant has opted to pay fees to the City in lieu of providing on-site affordable units.
September 9, 2019	Following completion of an Initial Study on September 8, 2019, a Notice of Intent to Adopt a Subsequent Mitigated

Negative Declaration and Notice of Public Hearing was distributed to current occupants and absentee property owners located within 600 feet of the proposed project. The public review period for the Initial Study/Draft Subsequent Mitigated Negative Declaration (IS/Subsequent MND) began on September 9, 2019, and ends on October 8, 2019.

Conditions of Approval

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on Tentative Map sheets 1-9 dated July 1, 2019.

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community 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.

2. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.

3. The project is located in a fire hazard area on Very High Fire Severity Zone Map on file at the City Clerk’s Office.

4. The project is located on a Hillside with slopes greater than 10% to 50% with an average slope of 18.08%.

Planning Conditions

5. The project is contingent upon an approved Lot Merger of subject parcels with APNs 173-670-004 and 173-670-016.

6. 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 Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.

7. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.

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

RESERVE "A"				82	
RESERVE "B"					
	2017	2018	2019	2020	2021

9. The project will comply with Noise Ordinance, City Code Chapter 17-16.

10. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

11. The following note shall be printed under the heading of "General Notes" on all plan sets submitted for grading/building permits: Hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. No noise generating construction activities shall occur on Sundays or holidays.

12. During periods of construction, a sign shall be installed that provides a contact name and number for all construction-related inquiries and/or complaints.

13. The following BMPs, as recommended by the BAAQMD, shall be included in the project design and implemented during construction:

    a. All active construction areas shall be watered at least two times per day.

    b. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.

    c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.

    d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    e. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

    f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure, California Code of Regulations, Title 13, Section 2485). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

i. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact at the BAAQMD regarding dust complaints. BAAQMD and the construction contractor shall take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

15. During construction activities, the developer or project applicant shall ensure all off-road equipment in excess of 50 horsepower used on-site by the developer or contractors is equipped with engines meeting the EPA Tier IV Final off-road engine emission standards. The construction contractor shall maintain a log of equipment use at the construction site with make, model, serial number, and certification level of each piece of construction equipment that will be available for review by City building inspection staff.

16. Prior to any vegetation removal or ground-disturbing activities, focused botanical surveys shall be conducted to determine the presence of various special-status plant species including Napa false indigo, Bent-flowered fiddleneck, Narrow-anthered brodiaea, Hollyleaf ceanothus, Colusa layia, and Baker's nararretia. Surveys shall be conducted in accordance with Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities (CDFG 2009). These guidelines require plant surveys to be conducted at the proper time of year when the species are both "evident" and identifiable. Field surveys shall be scheduled to coincide with known blooming periods, and/or during periods of physiological development that are necessary to identify the plant species of concern. If no special-status plant species are found within the project site, then the project will not have any impacts to the species and no additional mitigation measures are necessary.

    1. If focused surveys indicate that special-status plant species are present within the project site, the project applicant shall evaluate the feasibility of reconfiguring the project design in order to avoid or minimize impacts to special-status plant species. In addition to avoiding direct impacts to special-status plant species, potential indirect, project construction, and operation impacts, shall be minimized to the maximum extent feasible through means that include but are not limited to the installation of protective fencing and

environmentally sensitive area signage. Additionally, a Worker Environmental Awareness Program shall be implemented to educate construction workers about the presence of special-status species or other sensitive resources, including special-status plant species in and near the project site, and to instruct them on proper avoidance, and required measures and practices for protecting biological resources and contacts and procedures in case species are injured or encountered during construction.

2. If special-status plant species are found on-site and cannot be avoided, the applicant shall coordinate with the USFWS and/or CDFW, as applicable, to determine feasible impact minimization and mitigation measures for rare plants, which may include but are not limited to the following:

    - Habitat restoration to mitigate for unavoidable temporary construction impacts to special-status plant species habitat on-site.

    - Incorporating project features designed to reduce ongoing impacts from project operation, including controlling public access to avoided special-status plant species habitat remaining on-site.

    - In conjunction with academic institutions and/or regional native plant nurseries, a propagation program shall be developed for the salvage and transfer of special-status plant species populations from the project site before the initiation of construction activities. Permits may be required from the USFWS or CDFW that will ensure that certified biologists are involved in the propagation and transport of rare, threatened, or endangered plant species.(Note that propagation methods for the salvaged plant population must be developed on MM-BIO-a case-by-case basis and must include the involvement of local conservation easements, preserves, and open space, where applicable.) The propagation of individual plant species must be performed at the correct time of year and successfully completed before the project's construction activities eliminate or disturb the plants and habitats of concern.

    - Efforts shall be made to salvage portions of the habitat or plant populations that would be lost as a result of implementation of the proposed project. In addition to salvaging special-status plant species themselves, salvage efforts shall include soil and seed-banks surrounding impacted plants, if doing so would not contribute to the spread of invasive or noxious plant species.

    - Appropriate off-site conservation opportunities shall be identified and, if feasible, protected in perpetuity through the purchase of conservation easements and/or mitigation bank credits. The habitat value of off-site conservation areas shall be enhanced where feasible through means such as reducing grazing intensity and restricting off-road vehicle access. At a

minimum, the acreage of off-site habitat conserved shall exceed a 1:1 ratio of impacted rare plant habitat within the project site. The ratio shall increase depending on the rarity of the affected rare plant species, and the abundance of the rare plant habitat impacted.

17. Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the project site. These measures shall be implemented for construction work during the nesting season (February 15 through August 31):

    1. If construction or tree removal is proposed during the breeding/nesting season for migratory birds, a qualified biologist shall conduct pre-construction surveys for Cooper's hawk, white-tailed kite, and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 7 days prior to the start of ground disturbing activities in the construction area.

    2. If an active nest is located during pre-construction surveys, the USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.

    3. A qualified biologist shall delineate the buffer using nest buffer signs, Environmentally Sensitive Area (ESA) fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.

18. To minimize impacts to existing trees to be preserved, the project applicant shall implement the following during the clearing, grading, and construction phases:

    1. No parking, storage of materials, disposal of any waste materials, or unnecessary operation of equipment shall occur within the driplines of trees to remain.

    2. If pruning for clearance is required on any trees to remain, it shall be conducted by trained, qualified tree workers according to International Society of Arboriculture and American National Standards Institute's Pruning Guidelines. Pruning shall be the minimum necessary for hazard reduction, (e.g., the removal of deadwood 2 inches and larger), and clearance. The project arborist shall meet with tree service contractor prior to work to discuss limits and goals of pruning.

3. Care shall be taken to avoid damaging trunks or branches of protected trees by creating a tree protection zone that includes a fenced enclosure at the dripline of trees or as established by the project arborist in which no soil disturbance is permitted and activities are restricted. Where necessary, trunks shall be wrapped with thick layers of burlap or straw wattle for protection.

4. The project arborist shall be notified a minimum of 24 hours in advance to be present on-site during rough grading or trenching within the Tree Protection Zones of trees to be preserved, as designated on the plans. Tree protection fencing shall be installed and maintained in place throughout construction.

5. If any roots larger than 1 inch are encountered that cannot be preserved, they shall be cut cleanly across the face of the root with a sharp saw. No treatment of the cut end is necessary. Backfill of the exposed cut roots shall be done as quickly as possible to prevent desiccation.

6. In areas where soil compaction within root zones of protected trees has occurred, loosening of soil surface shall be completed prior to final walkthrough of each area. Consult the project manager or project arborist for recommendations of technique.

7. Where practical, arbor mulch (chipped wood bark and foliage, 2-inch layer minimum) shall be spread and retained under protected trees to serve as a permanent top dressing and mulch.

8. Replacement/replanting of a minimum of 250 36-inch box trees within the project site or other City-approved location or as approved. Tree mitigation locations for any removed trees that are located on golf course property are at the discretion of Fountaingrove Golf Course management.

19. A property line fence shall be installed between golf course holes #11 and #12 at a location to be mutually agreed upon by applicant and Fountaingrove Golf Course. Fence and location subject to approval by Planning staff.

20. All ground disturbance taking place during the initial project grubbing and grading phases shall be monitored by an archaeologist and/or a tribal monitor from an appropriately affiliated tribe in order to check for the inadvertent exposure of cultural materials. The archaeologist must meet the Secretary of Interior's Professional Qualification Standards for archaeology. Upon completion of the grading and grubbing phases, the archaeologist and/or tribal monitor will make a recommendation to the City of Santa Rosa as to whether additional monitoring is warranted. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until the archaeologist and tribal monitor have evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction

contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist and appropriately affiliated tribe(s) shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with the CEQA Guidelines and tribal tradition. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office, if required.

21. Design of proposed structures on the site shall be done in conformance with the seismic provisions of the latest adopted edition of the California Building Standards Code and the recommendations of the Geotechnical Investigation report by Reese & Associates Consulting Geotechnical Engineers dated September 21, 2016, including the parameters developed pursuant to a Risk-Targeted Maximum Considered Earthquake (MCfa) Ground Motion Hazard Analysis per ASCE 7-10 Section 21.2. A qualified geotechnical engineer shall review the final foundation and building plans to ensure conformance with the recommendations.

22. Prior to the issuance of a building permit and during the foundation phases of construction, the project applicant shall consult with a geotechnical consultant to reduce potential risks of buildings planned closer than 70 feet to top of the steep slope.

23. Design and construction of fills, cuts, foundations, retaining walls and slabs shall recognize the presence of creep-affected soils and be done in compliance with the recommendations of the Geotechnical Investigation report by Reese & Associates Consulting Geotechnical Engineers, dated September 21, 2016. Grading measures such as over-excavation of creep-affected soil and replacement as properly keyed, benched and compacted fill shall be implemented and foundations and retaining walls shall be designed to resist lateral creep soil loads. Prior to issuance of a grading permit, a qualified geotechnical engineer shall review the final grading and foundation plans to ensure conformance with the recommendations.

24. Prior to the issuance of construction and grading permits, the applicant shall adhere to the recommendations of the Geotechnical Investigation report by Reese & Associates Consulting Geotechnical Engineers, dated September 21, 2016, regarding weak, porous soils and expansive soils on-site. Expansive soils encountered within building envelopes shall be removed for their full depth or covered with a moisture confining and protecting blanket of approved on-site or imported materials of low expansion potential prior to erection of structures.

Expansive soils can undergo significant strength and volume changes with seasonal variations in moisture content and can heave and distress lightly loaded footings and slabs. Additionally, for slab-on-grade support, the applicant shall verify that expansive soils have not dried and cracked. The applicant shall document completion of these actions and submit verification to the City.

25. Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:

    - The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.

    - The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.

    - The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.

    - At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.

    - The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.

    - The construction contractor shall ensure that all on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. No such activities shall be permitted on Sundays or holidays.

26. Prior to issuance of the first certificate of occupancy, the applicant shall add edge line striping on Thomas Lake Harris Drive for a distance of approximately 300 feet to the north and south of Gullane Drive. This would reduce speeds on Thomas Lake Harris Drive and ensure provision of adequate sight distance at Gullane Drive. The City of Santa Rosa shall review and approve the striping plan.

27. Install an emergency generator to provide sufficient power to light the Recreation Center for up to 12 hours.

Building Division Conditions

28. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

29. Obtain building permits for the proposed project.

Engineering Conditions

The following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 1, 2019:

PARCEL AND EASEMENT DEDICATION

30. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 82-unit airspace ownership condominium subdivision with 1 common ownership parcel which shall be maintained by the Home Owners Association (HOA) including the private driveways, parking lots, landscaping areas and open space. A Condominium Plan which defines the privately-owned airspace units is required and shall be prepared as a separate document and submitted for review and approval by the City Engineer per the Subdivision Map Act.

31. The applicant shall advise the City Engineer in advance and in writing if this is a phased tentative map with regards to the final map process as provided under City Ordinance and the State Subdivision Map Act (SMA). If map phases are planned, with each phase identified on the tentative map as containing certain future lots in the subdivision. If separate final maps are filed, a Final Map as defined by the SMA shall be filed for each phase of the subdivision and the lots within each such phase shall be consecutively numbered beginning with Lot 1 on each final map. Each proposed separate final map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure and access.

32. This is a Major Subdivision creating 82 Air Space Condominiums on 1 common ownership parcel that includes the driveways, private streets, parking lots, landscape and open space areas. The formation of a Homeowner’s Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CCRs) governing the Association shall be submitted to the City Attorney’s Office and the Planning & Economic Development Department for review. The approved CC&R’s shall be recorded contemporaneously with the Final Map.

33. Any changes made to the CCRs for Emerald Isle Airspace Condominium Subdivision governing the Home Owners and Home Owners Association shall be reviewed and approved by the City of Santa Rosa City Engineer and City Attorneys' Office in keeping with these conditions of approval. The information sheet of the Final Map shall be noted to say that any changes the CCRs implemented without City approval shall not be valid.

34. This is a common interest subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the Final Map will be subject to bonding for public and common improvements and the execution of a Subdivision Improvement Agreement with the City.

35. One common ownership area shall be shown on the Final Map and noted to be owned and maintained by the Emerald Isle Home Owners Association on the information sheet of the Final Map. Maintenance of Landscape Parcels may be done by others upon approval by the City Engineer with ownership retained by the Home Owners Association or commercial property owner for responsibility of slope stability areas.

36. The Developer shall provide a means acceptable to the City to fund the maintenance of the common parcel(s) into perpetuity through a special tax district, CC&R's, property owners association(s), and/or other acceptable method. Landscape parcels shall not be conveyed or dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which shall be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and the City Engineer and in place prior to approval of the final map. The improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks and the Building Department.

37. No parcels shall be dedicated to the City of Santa Rosa in fee title.

38. If applicable, a public easement shall be dedicated for public water and sewer mains located outside of the public right of way and shall be dedicated to the City of Santa Rosa and recorded prior to building permit issuance. The width of the easement shall be 15-feet wide for a single utility and 20-feet wide for a double utility and shall be centered over the facility and configured to include all publicly maintained appurtenances and structures. No surface structure, including but not limited to, roof eaves, decks or pools shall encroach into the PUE easement. Trees shall not be planted within 10-feet of a public sewer main. The Santa Rosa Water, City Utilities Department shall not be responsible for repairs or

replacement of private street pavement or landscaping in public utility easements and it shall be so noted on the Final Map.

39. Existing easements of record between the golf course and the development that are not used during this development may be quit claimed.

40. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.

41. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.

PUBLIC STREET IMPROVEMENTS

42. An Encroachment Permit shall be obtained from Planning and Economic Development, Department of Engineering Development Services in Room 5, prior to beginning any work within the public Right-of-Way or for any work on public utilities located within public easements.

43. 2 copies of the Phase 1 Environmental Site Assessment are required with the submittal of the first plan check. One copy shall be submitted directly to the Fire Department, 2373 Circadian Way, and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Planning and Economic Development Department, Engineering Development Services Department, Room 5 City Hall. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.

44. Public Improvement plans shall be submitted to the City for review and approval by the City Engineer of all public improvements in the Public Right of Way or within Public Utility easements prior to Building permit issuance. The EVA private street shall have a City standard driveway apron aprons shall be constructed per City Standard 250D. There shall be a driveway apron constructed at the end of Gullane Drive (Private street) extension per City Standard 250D and the sidewalk shall have a level crossing behind the driveway apron. The private sidewalk along Gullane Drive shall maintain a continuous ADA accessible surface where possible. The public Improvement plans may be submitted for review via the encroachment permit process.

PRIVATE STREET / DRIVEWAY IMPROVEMENTS

45. Street names, as shown on the tentative map, for this project are not acceptable street names but are used for reference only within this conditional approval. The applicant shall submit revised street names to the Building Division of Planning and Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact the Permit Intake Manager at (707)543-3249 for assistance.

46. Gullane Drive shall be a private street and shall be extended to the project site and improved to the full street width to consist of two 12-feet wide travel lanes when no parking lanes are installed, with a 5-feet wide contiguous sidewalk constructed on one side. The private street shall be extended from the existing Gullane Drive improvements and built to City hillside street structural standards per Standard No, 200L and bordered with city standard concrete curb and gutter or other edge treatments as approved by the City Engineer. A sidewalk shall be extended to the residences on one side of the street and contiguous to the curb. Any sidewalk not extended shall be terminated with a City Standard 236 sidewalk barricade. Curb ramps per Caltrans Standard RSP A88A shall be installed for sidewalks at all marked driveway crossings. Sidewalk shall maintain a clear 4-feet width around all obstructions including but not limited to streetlights, fire hydrants, tree wells and mailboxes using 5-feet reverse curve transitions to clear any obstructions.

47. The Emergency Vehicular Access (EVA) road shall be a private street and shall be extended to the project site and improved to a minimum of 20-feet in width or as approved by the City Engineer. The private street shall be aligned and extended from the existing Thomas Lake Harris/Canyon Oaks commercial Driveway intersection improvements and built to City of Santa Rosa design and construction standards for a Hillside street in both width and structural standards per City standard No. 200L. Alternative edge treatments may be reviewed and approved by the City Engineer during plan check in order to reduce grading impacts to the Hillside. An engineering variance may be submitted for the private street.

48. The Emergency Vehicular Access (EVA) private street shall be built and exclusively maintained by the projects' Home Owners Association or Commercial lot owner to City of Santa Rosa Hillside Street Standards detail No, 200L; said private street shall provide gated, secondary road access for emergency vehicular access, with private owner maintenance rights for the private street and underground private service utilities located under the road. The EVA shall be reviewed at first plan review for gates and their locations. An opticom-controlled EVA gate shall be installed a minimum of 20-feet away from the back of sidewalk at the entry way located at Thomas Lake Harris Road/Canyon Oaks commercial driveway intersection and also at the top entry point by Building #1 near the northwesterly boundary of the subdivision or as approved by the City Engineer and City Fire Marshal.

49. Private Drives shall be built to Minor Street structural standards No, 200E with cross sections sloped to fall away from 6-inch-high curb on upslope of street section to curb and gutter on downslope side of street. Parking bays developed perpendicular to the street section shall be graded to fall away from a raised curb line sloping to a 4-feet valley gutter in line with gutter flow line. Garage access shall be over a rolled curb line with 2-feet taper from a 6-inch-high curb. Contiguous garage access may be separated along the garage driveways by raised curb islands extended from the building face to valley gutter with a 2-feet curb return radius adjacent to the flow line of the gutter. Sidewalks shall have a 6-inch vertical grade separation from travel ways behind a concrete curb line. Minimum street improvements shall be a minimum of 24-feet wide, allowing for two-way traffic and shall provide for 2 travel lanes, 10-feet wide with 2- 2 feet wide shoulders, with 8-feet wide parking lane or a minimum of a 12-feet wide travel lane without a parking lane, and contiguous sidewalk.

50. Private streets and drives that are required to provide 26-feet unobstructed Fire Department access shall be signed to restrict parking to marked parking bays or defined parking areas.

51. Turn around capability on the common driveways shall be provided with clear backup of 46-feet from garage face to opposing face of curb and with a continuation of the common driveway 5-feet beyond the last driveway access point. If there is no parking in front of the garage, the 46-feet clear backup space can be reduced to 26-feet.

52. All intersections between private streets and drives shall be designed using the City Standard 243 Valley Gutters with a minimum of 20-feet radius curb returns. Fire lanes shall be designed using a minimum 20-feet inside and 40-feet outside turning radii for fire access.

53. Gullane Drive and EVA Street both intersect Thomas Lake Harris Drive and shall maintain a clear traffic “vision triangle” at the intersections that is free of any obstructions as determined by the Project Traffic Engineer. Vegetation within the vision triangle shall be restricted to a 3-feet maximum height.

54. No parking shall be allowed on Gullane Drive or the EVA Road adjacent to the Fountaingrove Golf Course. Existing parking bays shall be installed to terminate per city standards near the golf course boundary on Gullane Drive using City Standard Detail 213 for parking bays. Parking is only allowed where an additional 8-feet of parking lane width is added to each side of the road to accommodate parking. “No parking – Fire Lanes” signs may be required in narrow areas. Proposed parking bays shall be installed per the City Standard No. 213 for parking bays.

55. A City Standard Emergency Vehicle Turnaround per City Standard 206 shall be constructed at the end of the private street/drive and where directed by the Fire

Department. The turnaround shall be signed “No Parking – Fire Lane” per current Fire Department standards and the pavement cross-hatched and delineated “No Parking” and “Turnaround Area” with thermoplastic striping material.

56. Fountaingrove Golf Course cart path crossings, cross both Gullane Drive and the EVA Street and the crossing shall be marked as a travel way/crosswalk with warning signs for vehicles on Gullane Drive/EVA Street and “Yield” signs on either side of the street facing those golf carts approaching the street crossing. The cart path street crossing shall be bordered with pedestrian path lighting at the curb.

57. Street lights on private streets/drives shall be owned and maintained by the Home Owners Association or commercial property owner. Street lights are not required but if installed shall be per public street standards as recommended by the Emerald Isle Traffic Consultant. As applicable, private lighting shall be shown onsite on the plans, along the private street/driveways and in the parking lot areas to City standards and reviewed at first review of the subdivision plans

58. Installation and Maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on Private property and private streets or driveways shall be the responsibility of the property owner or Homeowner’s association (HOA). Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

TRAFFIC

59. No Parking (R26 (CA)) signs and red curb shall be installed along all streets without 20-feet clear minimum widths for emergency vehicular access.

60. Speed Limit 25, (R2-1 (25)) sign shall be installed on Gullane Drive.

61. Install a STOP (R1-1) sign on the north side of the emergency access road at Thomas Lake Harris Drive/Canyon Oaks commercial Driveway intersection.

62. Advance street name signs shall be installed on Thomas Lake Harris Road for Gullane Drive if they do not exist.

63. Install a “No Thru Traffic” or “Dead end” sign at the entry to the project on Gullane Drive.

64. Install edge striping along Thomas Lake Harris Drive at Gullane Drive for a distance of approximately 300-feet to the north and south of Gullane Drive intersection; the striping dimensions shall be as specified and approved by the City of Santa Rosa Public Works Department on the Public Improvement Plans.

65. In order to tow vehicles parked in fire lanes, private owners including Home owners Associations shall install signs in addition to standard fire lane markings, in plain view at all entrances to the property, pursuant to California Vehicular code section 22658.

GRADING

66. Grading offsite with the removal and replacement of any private improvements shall be subject to a right of entry agreement with the Fountaingrove Golf Course. An Executed Agreement shall be submitted with the Building Permit application. Any additional construction easements required to build the project presented shall be the sole financial responsibility of the applicant.

67. All fills shall be buttressed and keyed into native material with subdrains daylighting to a private drainage system in conformance to the Site Engineering and geotechnical report and all other recommendations as prepared by Reese and Associates Consulting Geotechnical Engineers of Santa Rosa, CA. (707) 528-3078. “Job no. 202.5.13, Emerald Isle, Santa Rosa, CA.”

68. Walls and retaining walls shall have footing profiles shown on the construction drawings, with finish grades and top of wall elevations, and engineered calculations submitted for review and approval by the Building Department prior to construction. The subdrains outfalls shall be located clearly on the grade plans. Combined fence and retaining wall designs shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City.

69. Road grades shall not exceed 15%. Roads 12% to 15% shall be installed with non-skid asphalt or concrete surface as specified in the Cal Fire Standards, specifications and drawings or as approved by the City of Santa Rosa Fire Department.

70. Lot to lot drainage is not permitted unless contained within a minimum 15-feet wide private drainage easement or an appropriate width as approved by the City Engineer, in favor of the uphill property owner or owners. If applicable, walls and wall heights shall be shown in the plan cross sections. Wood retaining walls shall not be allowed.

STORM DRAINAGE

71. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off.

72. Private storm drain pipe systems and BMPs are the responsibility of the HOA or commercial property owner to maintain for perpetuity.

73. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by Sonoma County Water Agency (SCWA) or City of Santa Rosa. Changes/diversions to the contributory drainage areas for regional water sheds are not permitted. The project area drains to two separate water sheds of Mark West Creek and Piner Creek. Supporting documentation of drainage designs shall conform to SCWA standards and/or City standards as selected and applied by the City Engineer, for Flood Control design conformance to the existing hydrology/hydraulic studies of the existing receiving storm water facilities in Thomas Lake Harris Drive and Gullane Drive. Submit an engineered grading and drainage report at first review to the City of Santa Rosa. Submit a cpy of SCWA's approval letter and or the City's designated review agency's approval for the project hydrology and hydraulics with 2 copies of the final approved storm drainage design report for City records.

74. 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.

75. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch storm drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into the public storm drain system. Install a 4-feet manhole, manhole ring and cover per City Standard #400 at all connections points to pipe that does not have a junction structure at the connection point.

76. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.

77. The Final Map shall show a private storm drainage easement over the alignment of the private storm drain system if any system runs through a portion of adjacent property. The easement on each lot shall be in favor of all upstream lots served by the system. Many existing storm drainage easements exist through the golf course property. Additional easements, if needed for any phase of the development, shall be obtained at the sole cost of the applicant.

78. All concentrated drainage flows from onsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way unless a storm drainage easement is recorded in the upstream lots' favor over the drainage way or a lot to lot reciprocal drainage easement is recorded.

79. If applicable, any on-site storm water runoff shall be conveyed across the adjacent project sites 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.

80. The applicant may be required to extend the public storm drainage system and or install a private onsite storm drain system, catch basin inlets along the private streets/drives or other drainage devices as approved by the City Building official and or City Engineer in order to prevent downhill flooding and erosion.

STORM WATER COMPLIANCE

81. 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 Storm water low impact design (SWLID) Best Management Practices (BMP's) 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 SWLID BMP's and shall include a maintenance schedule.

    Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

    a. A Homeowner's Association or by the Owner. If perpetual maintenance of these BMP's is through a Homeowner'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 Planning & Economic Development Department for review.

    b. A special tax district for public BMP facilities.

    c. An alternate means acceptable to the City of Santa Rosa.

82. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the Home Owners Association or as designated by the CCRs and shall be responsible for performing and documenting an annual inspection of the BMP's on their respective property. The annual report shall be retained by the private HOA for a period of the latest five years and shall be made available to the City upon request.

83. After the SWLID BMP improvements have been constructed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed

and installed as required or per the manufacturer's recommendation. Written certification of SWLID BMP's shall be received by the City prior to acceptance of subdivision improvements.

84. A SUSMP "Declaration of Maintenance" document shall be recorded prior to the building permit issuance as applicable.

85. All onsite and offsite storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.

86. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to insure the BMP features are installed per the approved final SWLID report. BMPs shall be preserved and not filled in with landscape material or removed.

87. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.

88. Show revised roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Indicate outfalls of all under pavement subdrains due to Type C or D soils, if applicable.

89. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. As applicable, this project shall comply with all current State Water Board General Construction Permit Requirements.

90. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter or be placed where it shall be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.

91. Where bio swales or BMP facilities are located in landscape strips, other utilities such as solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales/water infiltration or collection. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.

WATER AND WASTEWATER

92. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans. The information sheet of the Final Map shall be annotated 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 shall be paid prior to the issuance of a Building Permit for the respective lot. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map

93. Water laterals and meters shall be sized to meet domestic uses. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line 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.

94. Water services shall be provided per Section X of the Water System Design Standards. For Multifamily developments of 4-99 units, a minimum of two domestic water meters served off of individually valved sections of water main shall be required. Each condo/unit shall be separately sub-metered. It is recommended that individual meters be required for each building cluster. Meters may be located in dedicated water easements along a private street to the City of Santa Rosa. Meters and backflow devices shall be installed outside of any traffic areas. Any non-standard water services shall be detailed on the Improvement Plans. All laterals and meters shall be sized according to the flow calculations. Submit the fire flow calculations during the plan check process of the Improvement Plans to allow Utilities to approve size and location of meters and backflow devices. An irrigation service with reduced pressure backflow device per City Standard #863 & #876 shall be installed for all common areas needing irrigation.

95. Access roads and private streets/driveways that have private fire, water and private sewer mains shall be a minimum of 24-feet width of pavement. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards. No other facility, public or private, shall be aligned within 5' horizontally of the water or sewer mains.

96. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.

97. An Encroachment Permit shall 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.

98. Provide a separate irrigation service to each common area. See Section X. O. of the Water System Design Standards.

99. Applicant shall install one combination water service(s) at each side of the private water line and or fire line loop connection point per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters, for a total of two.

100. Applicant shall provide Fire flow calculations for project indicating compliance with CFC Appendix III-A. Due to the limited access to the site, increased fire protection shall be required for Fire Department approval above the minimum adjusted fire flow available to provide 1500 gpm in residential and commercial developments or as approved by the Fire Department.

101. A looped private fire main water system to Thomas Lake Harris Drive shall be installed by the applicant as required by the Fire Department to provide necessary secondary fire flow connections to a private main. The flow calculations shall be submitted to Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.

102. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant locations to the Santa Rosa Water Department prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

103. Fire hydrants shall be provided on Fire Department access roads per City Standards. Fire hydrant type and installation shall comply with City Water Standard 857. As applicable, a public fire hydrant may be located within 50-feet of the Fire Department Connections for the fire sprinkler and standpipe systems and design shall be determined at Plan check. Private fire hydrants are required on the looped fire line throughout the site. The fire sprinkler system and fire department connection are to be connected to the fire line. The proposed connection for the private fire main to the public main shall be located in Gullane Drive at the existing stub out that is located east of Lahinch Lane on the public water main “T” connection. The fire main shall connect through the development to continue down the EVA Road to provide fire flows from a looped private main connected back into the city main at the Thomas Lake Harris Drive at Canyon

Oaks commercial Driveway. A minimum 5-feet separation shall be maintained between sewer and water laterals.

104. City Operational Locks shall be placed on all gates that are to be locked.

105. If any gates shall cross public water and or sewer mains, then no footings shall be installed within 5-feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) shall be provided at all times. Details shall be included on the Improvement Plans.

106. Proposed retaining, fence or sound wall fence crossing public storm drain, water and sewer mains shall have no footings installed within 5-feet of the utility mains. Fences and or structures are not permitted to be built within the public utility easements (PUE). Access to public utilities including all structures, i.e. manholes, cleanouts, mainline valves etc., shall be provided at all times.

107. As applicable, public maintenance access in private driveways with public fire hydrants, water meters, public DDCV or other readable utility meter devices shall be provided to all structures with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.

108. If there is a public water main extension, then a fire flow test shall be completed at the time of the tie in of the project to the City system. The hydrant which shall most likely produce the least flow shall be tested. In the case of a project that has multiple dead-end systems such as cul de sacs, a fire flow test shall be completed at the hydrant on each separate cul de sac or dead-end system. The fire flow shall meet the requirement for the project before the project is accepted. The City shall perform the fire flow test. The fee to have the test performed shall be paid to the Utilities Department prior to the test being performed.

109. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drains shall be plumbed direct to a grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.

110. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backcheck devices shall not be located under private asphalt, sidewalks and driveways.

111. The water service connections for the private water mains shall be from the public water main located at the end of Gullane Drive. The design and locations for the service lateral connections to the main shall be reviewed and approved during the Subdivision Improvement Plan review process.

112. As applicable, sewer and water laterals and main extensions not being used shall be abandoned at the main in the street. Abandonment of public water mains into the project site shall be performed per City Standards. Public sewer mains shall become private mains if no other upstream property owners are connected.

113. Private sewer mains shall adhere to City Design Standards providing gravity flows with minimum 2-FPS velocity and shall be no larger than the public main in the street. Private sewer mains shall be connected to the public system at manhole structures from private manhole locations behind the right of way. Private sewer mains shall be noted on the Subdivision Improvement Plans as private up to the connection to the public manhole. Changes in size, grade, or alignment in the private sewer main shall be done through manhole structures. The minimum pipe size for sanitary sewer shall be 8-inch. Separate sewer laterals of a minimum size of 4-inch pipe shall be installed for each condo unit or 6” pipe minimum for each building with a maintenance agreement.

114. This project has mapped seismic fault traces onsite. The water system design within fault line setbacks shall be as determined by, and in conformance to, the Site Engineering and geotechnical report and all other recommendations as prepared by Reese and Associates Consulting Geotechnical Engineers of Santa Rosa, CA. (707) 528-3078. “Job no. 202.5.13, Emerald Isle, Santa Rosa, CA.” Geotechnical Report. The utilities shall be designed for seismic conditions when crossing the fault line or in the fault setback area. Refer to section XVI of the Water Design Standards.

115. The private domestic water and fire mains shall have isolation valves for each building site to maintain domestic and fire flows in the system while allowing for service shut down for maintenance of that individual building.

116. Lift stations shall not be allowed where an acceptable alternative gravity route exists. All lift stations shall be privately owned and maintained by the property owner.

117. Ductile iron epoxy lined pipe shall be used for sanitary sewer mains from manhole to manhole when outside of roadways. Maximum pipe slopes are 15%. See the City Sanitary Sewer Standard specifications.

FIRE DEPARTMENT

118. Project is located in the Wildland-Urban Interface (WUI) Fire Area. A Vegetation Management Plan for the site, extending to 100 feet from the

exterior walls of the building, shall be provided to the Fire Dept for review and approval prior to occupancy.

119. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures.

120. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards & CA Vehicle Code.

121. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.

122. 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 concurrent with submittal of Improvement plans. Some locations of fire hydrants as shown shall require modification. See the fire department for approved fire hydrant locations as part of the encroachment permit process.

123. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

124. Provide an automatic fire sprinkler system.

125. Site address signage per current Fire Dept Standards shall be established and maintained during and after any combustible construction or intensification of site use. Twelve inch illuminated characters shall be provided where private roadway joins public roadway.

126. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

127. Deferred Fire Department permits: Construction; Underground fire main system (from the backside of the detector check), Automatic Fire Sprinkler System, Fire Alarm System, fixed (kitchen) extinguishing system(s), and Generator fuel storage. Operation; Bi-Directional Radio Repeater System, Hazardous Materials Storage.

128. Provide a fire department key box (Knox box) on the building.

129. The building shall comply with the “In Building Public Safety Radio System” requirement of CFC 18-44.510.1. A post construction performance test is an option. If sufficient signal strength exists, then no system required. If deficient, a system is required.

130. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the CA Environmental Reporting System on-line reporting program.

RECREATION AND PARKS

129. This project does not have any street frontage therefore there are no street trees required.

130. 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.

131. All landscaping shall be privately maintained and irrigated. Commercial Property owners and/or homeowners’ association (HOA) shall be responsible for the irrigation and maintenance of the common areas, street trees and maintenance of the planter strips in front of and alongside of their buildings.

132. The Homeowner’s Association or Commercial Property owner shall maintain any trees, shrubs and soil of Open Space area adjacent to Gullane Drive in a non-dangerous condition that the trees, shrubs, soil, and other landscape shall not interfere with the public convenience of safety in the use of the street sidewalk.

133. The 5.82 Acres of Natural Open Space shall be the maintenance responsibility of the Homeowner’s Association or Commercial Property Owner and shall not be dedicated to the City.

134. The developer shall provide a means acceptable to the City to fund the maintenance of the common and or one ownership landscaped areas into perpetuity through a special tax district, CC&R’s, property owners association(s), and/or other acceptable method. The Natural Open space or landscape areas or easement shall be owned and maintained for perpetuity by the HOA or commercial property owner. Landscaped areas or parcel(s) shall not be dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, developers shall establish a backup alternative which shall be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to approval by the City

Attorney and the Director of the Recreation and Parks and in place prior to approval of the final map. The landscaping improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks.

135. Public and/or common area landscaping improvements, required as part of a subdivision, shall be bonded as approved by the City Engineer. All such landscaping, walkways, irrigations, street trees, and fencing improvements shall be installed prior to final City acceptance of all projects.

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

CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development