DEVELOPMENT ADVISORY COMMITTEE
(January 13, 2020)

BURBANK AVENUE SUBDIVISION

Project Description

LOCATION.....1400 Burbank Avenue

APN.....125-331-003, 125-361-003,
.....125-361-006, 125-361-007

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

ZONE CLASSIFICATION
EXISTING R-1-6/R-1-6-SR
PROPOSED.....R-1-6/R-1-6-SR

OWNER/APPLICANT .....Joe Ripple/SB Land Company LP
ADDRESS.....1270 Airport Blvd
Santa Rosa, CA 95403

ENGINEER/SURVEYOR .....Munselle Civil Engineering
ADDRESS.....513 Center Street
Healdsburg, CA 95448

REPRESENTATIVE.....Tyler Pearson
ADDRESS.....513 Center Street
Healdsburg, CA 95448

FILE NUMBER.....PRJ19-031

CASE PLANNER .....Adam Ross

PROJECT ENGINEER.....Carol Dugas

Background

On August 13, 2019, Joe Ripple on behalf of SB Land Company LP, 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 January 9, 2020, Staff deemed the project complete.

Conditions of Approval

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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 current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. 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.

III. The tentative map shows wetlands which shall require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.

IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received on January 9, 2020:

Planning Conditions

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

RESERVE "A"				76	
RESERVE "B"				62	
	2017	2018	2019	2020	2021

2. The developer of Burbank Avenue Subdivsion, 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).

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

4. 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 5:00 p.m. on Saturdays. No noise generating construction activities shall occur on Sundays or National holidays.

5. The following shall be noted on the Grading Plans and implemented during construction activities:

    a. 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.
    b. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
    c. 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.
    d. 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.
    e. 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.
    f. 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.

6. Prior to Grading Permit Issuance, a site-specific construction pollutant mitigation plan in consultation with Bay Area Air Quality Management District (BAAQMD) staff is required. A project-specific construction related dispersion model acceptable to the BAAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If BAAQMD risk thresholds (i.e., probability of contracting cancer is greater than 10 in one million) would be exceeded, mitigation measures shall be identified in the construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information, such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contracts include all identified measures. Construction pollutant mitigation plan measures shall include but not be limited to limiting the amount of acreage to be graded in a single day, requiring the use of advanced particulate filters on construction equipment, and requiring the use of alternative fuels, such as biodiesel, to power construction equipment.

7. Prior to issuance of Building Permits, the following measures shall be utilized in site planning and building designs to reduce TAC and PM2.5 exposure where new receptors are located within 1,000 feet of emissions sources:

a. Future development in the project area that includes sensitive receptors (such as residences, schools, hospitals, daycare centers, or retirement homes) located within 1,000 feet of US 101 and/or stationary sources shall require site-specific analysis to determine the level of health risk. This analysis shall be conducted following procedures outlined by the BAAQMD. If the site-specific analysis reveals significant exposures from all sources (i.e., health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a hazard Index greater than 10, or annual PM2.5 exposures greater than 0.8 µg/m3), measures shall be employed to reduce the risk to below the threshold (e.g., electrostatic filtering systems or equivalent systems and location of vents away from TAC sources).

b. Future nonresidential developments projected to generate more than 100 heavy-duty truck trips daily and/or include the need for a BAAQMD permit to operate a stationary source shall include measures to protect public health to ensure they do not cause a significant health risk in terms of excess cancer risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM2.5 exposures greater than 0.3 µg/m3.

8. Prior to any vegetation removal or ground disturbing activities the following Conditions shall be met:

a. Implement General Plan Mitigation Measure4.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 manyflowered 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.
b. If there is the potential for destruction of a nest or substantial disturbance to nesting birds or bats due to construction activities, a plan to monitor nesting birds or bats during construction shall be prepared and submitted to the USFWS and CDFW for review and approval. The City shall comply with all USFWS or CDFW guidance for protection of nesting birds.
c. If vegetation, buildings, or bridges that potentially provide nesting sites must be removed, a qualified wildlife biologist shall conduct pre-construction surveys. If an active bird nest is found, the bird shall be identified as to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete and the young have fledged. Bats shall be absent or flushed from roost locations prior to demolition of buildings. If flushing of bats from buildings is necessary, it shall be done by a qualified biologist during the non-breeding season from October 1 to March 31. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. During the maternity season from April 1 to September 30, prior to building demolition or construction, a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete and young are reared.

9. Prior to any vegetation removal or ground disturbing activities, the following Conditions shall be met and evidence of compliance with the mitigation measure shall be provided prior to construction and grading activities for the project:

   a. A formal wetland delineation shall be conducted for areas that will be permanently or temporarily impacted by the project. If jurisdictional waters cannot be avoided, the City shall apply for a CWA Section 404 permit from the USACE and a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
   b. The City shall ensure that the project will result in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.
   c. 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.

10. Prior to the issuance of Grading Permits, the applicant shall prepare the following:
   a. A valley oak mitigation and monitoring plan, which will demonstrate that mature valley oaks are being preserved to the extent feasible and that measures are included in construction and design of the project to ensure long-term preservation of oaks. The City must approve removal of any protected trees.
   b. Each applicant shall comply with the requirements of the City's Tree Ordinance concerning the replacement of any valley oaks, and other protected trees, that must be removed as a result of project activities, or, with the agreement of the City, payment of the appropriate fee in lieu of planting the replacement trees. If planting of replacement trees is implemented to comply with the Ordinance, the trees shall either be planted on the Project site, or with the agreement of the City, on public property.
   c. For each 6 inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of the same genus and species as the

removed tree (or another species, if approved by the City), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the City, or a fewer number of such trees of a larger size if approved by the City.

d. If the development site is inadequate in size to accommodate the replacement trees, the trees shall be planted on public property with the approval of the Director of the City's Recreation and Parks Department. Upon the request of the developer and the approval of the Director, the City may accept an in-lieu payment of $100.00 per 15-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the City.
e. A qualified biologist shall develop a revegetation plan for any valley oaks that must be removed, and monitor the growth and survival of the newly planted trees. Revegetation plans shall require monitoring newly transplanted trees for at least five years, and the replacement of all transplanted trees that die during the monitoring period.
f. Existing developed parcels within 50 feet of a scenic road. A Tree Removal Permit is required prior to the removal of any tree, including an exempt tree. Prior to the approval of a Tree Removal Permit, the applicant shall demonstrate that the removal of the tree will not have a negative impact on the scenic quality of the corridor, or that the tree is a hazard and/or unhealthy as determined by the Director. If the Director cannot determine whether the tree is a hazard or the health of the tree, the applicant shall hire an arborist to make the determination.

11. An archaeological and/or Tribal monitoring of any ground distrurbing activities is required. Verification that an archaeologist and/or tribal monitor is under contract with the project shall be made prior to issuance of grading permits.

12. Prior to ground disturbing activities a 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.

13. 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.

14. 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.

15. Phase I Environmental Site Assessment. Developers shall be required to complete a Phase I environmental site assessment for each property to be developed or redeveloped. If a Recognized Environmental Condition (REC) is identified in a Phase I environmental site assessment, a Phase II environmental site assessment shall be prepared to determine whether conditions are present that require remediation or other controls to minimize the potential for hazardous materials contamination to adversely affect public health and the environment. If remediation is required, developers shall complete site remediation in accordance with OSHA standards and Santa Rosa Fire Department, Sonoma County Environmental Health Department, and State Water Resources Control Board guidelines. The Department of Toxic Substances Control (DTSC) may become involved wherever toxic levels of contaminants are found that pose an immediate hazard. Remediation shall reduce human exposure risk and environmental hazards, both during and after construction. The remediation plan shall be prepared in accordance with the environmental consultant's recommendations and established procedures for safe remediation. Specific mitigation measures designed to protect human health and the environment will be provided in the plan. Requirements shall include but not be limited to the following:

    a. Documentation of the extent of previous environmental investigation and remediation at the site, including closure reports for underground storage tanks (USTs) and contaminant concentrations.
    b. A site-specific health and safety plan to be prepared by all contractors at the project site, where applicable. This includes a plan for all demolition, grading, and excavation on the site, as well as for future subsurface maintenance work. The plan shall include appropriate training, any required

personal protective equipment, and monitoring of contaminants to determine exposure. The Health and Safety Plan shall be reviewed and approved by a certified industrial hygienist.

c. Description of protocols for the investigation and evaluation of previously unidentified hazardous materials that could be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.
d. Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination, where applicable, which shall include treatment and disposal measures for any contaminated groundwater removed from excavations, trenches, and dewatering systems in accordance with local and Regional Water Quality Control Board guidelines.
e. Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a statelicensed landfill facility.
f. Restrictions limiting future excavation or development of the subsurface by residents and visitors to the proposed development, and prohibition of groundwater development should it be determined from test results that contamination is present. The restrictions would be developed based on sitespecific conditions and would reflect the requirements of the RWQCB and/or DTSC, depending on which agency is responsible for oversight of the particular site. Restrictions, which are sometimes also referred to as land use covenants, shall be recorded with the parcel(s), shall run with the land. The developer or land owner successor(s)-in-interest shall be responsible for ensuring development complies with the restrictions. Compliance with the restrictions must be demonstrated to the satisfaction of the City before a grading permit is issued.
g. Completion of an approved remediation plan should land use restrictions be insufficient to allow development to proceed safely. Remediation measures may include excavation and replacement of contaminated soil with clean fill, pumping and treatment of groundwater, thermal treatment, etc.

16. The following Condition, if applicable, shall be implemented during construction activities:

    a. In the event previously unknown contaminated soil, groundwater, or subsurface features are encountered or have the potential be present during ground-disturbing activities at any site, work shall cease immediately, and the developer's contractor shall notify the City of Santa Rosa Fire Department for further instruction. The City shall ensure any grading or improvement plan or building permit includes a statement specifying that if hazardous materials contamination is discovered or suspected during construction activities, all work shall stop immediately until the City of Santa Rosa Fire Department has determined an appropriate course of action. Such actions may include, but would not be limited to, site investigation, human health and environmental risk assessment,

implementation of a health and safety plan, and remediation and/or site management controls. The City of Santa Rosa Fire Department shall be responsible for notifying the appropriate regulatory agencies and providing evidence to the City Planning and Economic Development Department that potential risks have been mitigated to the extent required by regulatory agencies. Work shall not recommence on an impacted site until the applicable regulatory agency has determined further work would not pose an unacceptable human health or environmental risk. Deed restrictions may be required as provided under mitigation measure MM 3.8.4a.

17. 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.

    a. 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.

Building Conditions

18. The building plans shall comply with the State and Local Building Codes in effect at the time of building permit submittal.

19. Obtain a demolition permit for structures to be removed.

20. Provide a geotechnical investigation and soils report with the multi-family project and SFD master plan applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

21. Obtain building permits for the proposed project.

Engineering Conditions

Parcel and Easement Dedication

22. Vehicular access rights shall be dedicated to the City along the Burbank Avenue frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not

appear on the present plan in order to prohibit additional access points along Burbank Avenue.

23. Public storm drains easements, 15-feet minimum in width shall be dedicated to the City of Santa Rosa over lots 2, 11 and 13 for public storm drain purposes. The easement shall be centered over the pipe. The storm drain easements shall not be encumbered by any structures, trees, BMPs, or overhangs per City Code. Fence shall be constructed by the subdivision at the property line and the project shall be designed so the fence shall not be constructed within the storm drain easement. A public storm drainage maintenance and access roadway easement shall be dedicated to the City of Santa Rosa per City Std. 216 over the public storm drain system.

24. New Storm drain maintenance access roads shall be constructed per City Standard 216 within lots 2, 11 and 13 for access to the new and or existing sewer manhole(s) and drainage inlets. Install concrete residential driveway aprons at the entrances to the maintenance road along Public Road B to the drainage inlets and manholes which shall be accessible 24/7 to the maintenance team by the lot owner.

25. Property line fences or sound walls/fences, foundations, eves and overhangs shall not encroach into the Right of Way (ROW), Public Access and Public Utility Easements (PUE).

26. A separate public pedestrian path shall be installed which connects the development to the adjacent School property. The HOA or property owner of Lot 15 shall own and maintain the walkway or as approved by the City Engineer. The applicant shall dedicate to the City of Santa Rosa a minimum 6-feet wide public access easement over the sidewalk to accommodate the 5-feet minimum width sidewalk. Vehicular access shall be physically blocked, except for maintenance crews, from entering Parcel A from either side. The subdivision shall build a fence along the southern side of the sidewalk to divide the sidewalk from the Lot 16 and 17 driveway. The fence location and height design shall be reviewed during first plan check. See the preliminary design Attachment 4 - School Access Exhibit.

27. A 13-feet wide Public Utility Easement containing a 5.5 to 6.5-feet public sidewalk access easement shall be dedicated to the City from the Right of Way (ROW) back of planter along all public streets on the project. The public utility easement may be reduced for obstructions and then widen out to the full 13-feet wide after the obstructions are cleared.

28. A private storm drain and BMP maintenance agreement for the common shared SWLID features and private roadway pavement shall be recorded between Lots 69, 70, 71, 72, 73 and 74 for Private roadway “A” prior to Building Permit issuance.

29. A 20-feet wide private common joint access and private utilities services easement shall be recorded between Lots 69, 70, 71, 72, 73 and 74 for Private roadway “A” prior to Building Permit issuance.

30. A private storm drain and BMP maintenance agreement for the common shared SWLID features and private roadway pavement shall be recorded between Lots 63, 64, 65, 66, 67, 68 for Private Roadway “B” prior to Building Permit issuance.

31. A 20-feet wide private common joint access and private utilities services easement shall be recorded between Lots 63, 64, 65, 66, 67, 68 for Private Roadway “B” prior to Building Permit issuance.

32. As applicable, a private storm drain and BMP maintenance agreement for the common shared SWLID features and roadway pavement shall be recorded for lots 16, and lot 17 for Private driveway “F”. An access easement and private utility easement shall be granted in favor of Lot 16 over Lot 17.

33. Where applicable, Emergency Vehicle Access Easement (EVA) shall be dedicated to the City of Santa Rosa over Private Roads 1, A, B, D and E. Each private road shall provide a 20-feet minimum clear Fire lane with a 6” concrete curb and gutter along the landscaping borders. Fire turn-arounds are required to be installed to City standards when the distance is over 150 feet. Fire Department turn arounds shall be installed as reviewed and approved by the Fire Department during first review. No parking shall be permitted within the 20-feet minimum clear access way and permanent pavement markings for a fire lane shall be installed and maintained by the HOA, property owner or through a joint maintenance agreement.

34. On the commercial Lot 75, any private common space landscape parcels shall be maintained by the HOA or commercial lot owner.

35. This is a Major Subdivision creating 74 residential Lots and 1 multi-family lot (Lot 75) and 0 lettered parcels. The formation of a Homeowners Association responsible for ownership and maintenance of the common site improvements, may be required for this subdivision if there are common and shared area maintenance responsibilities which are not accepted by or able to be accepted by; the individual lot owner. As applicable, the documents creating the Association and the Covenants, Conditions and Restrictions (CC&Rs) governing the Association shall be required to be submitted with the first plan check for review by the City Attorney and Planning and Economic Development staff. The approved CC&Rs shall be recorded contemporaneously with the Final Map and associated with the First Phase.

36. All dedication costs shall be borne by the property owner, including preparation of any legal descriptions, plats, title reports, and deeds necessary. Civil public

improvement plans, and subdivision maps and drawings shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for submittal, review and approval by the City Engineer prior to building permit issuance.

37. A Final Map, as defined by the applicable provisions of the State of California Subdivision Map Act, shall be required for this development. If the map is phased, then 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 may be required to be installed along with the phase to provide such necessary infrastructure as stated in the City Design and Construction Standards.

38. Project Phases shall be constructed in the numeral/alphabetical order in which they appear on the tentative map, unless otherwise approved by the City Engineer. Modifications to the phase boundaries after approval of the tentative map are subject to approval of the City Engineer.

39. As applicable, any changes made to the CCRs for Schellinger Burbank Subdivision governing the Home Owners and or Homeowners Association shall be reviewed and approved by the City of Santa Rosa 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 Staff approval shall not be valid.

40. Access to the Public street within the subdivision shall be permitted for the adjacent parcels including Sandoval property (APN 125-361-001) to the public Right-of-way at Public Road 3, and the Eikenberry property (APN 125-361-005) to Public Road 4. The intent is to allow future access from any lots created by a potential subdivision of that property to the interior public roadway system of the subdivision.

41. All existing onsite access, general roadway, underground drainage easements, Pacific Gas and Electric (PGE) and PUE easements shown in the title report over the site shall be quitclaimed or vacated by the easement holder if no longer viable or in use; or if they are located under the existing or proposed building envelope. Show the disposition of each easement on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be recorded in the County Recorder's office prior to building permit issuance. If the easements cannot be released, then the building permit cannot be issued over an existing easement. Existing underground utilities may be relocated to the Right of way, or Public utility easements per city standards and as reviewed and approved by the City Engineer.

42. Submit updated title reports for all addresses/lots in the project boundaries with the accompanying copies of all referenced easements and maps that appear

in Schedule B for city review. Submit recorded offsite easement documents for the portion of storm drain easements located between Burbank Ave. and Roseland Creek prior to building permit issuance. All offsite easements required to construct the improvements as needed for this projects' infrastructure shall be obtained by the applicant prior to entitlement at their sole expense.

43. If applicable, the applicant shall be solely responsible financially to obtain all offsite Right of Way and or offsite access or offsite construction easements and or offsite construction permits from all other agencies and or offsite private lot owners as required to install any **downstream** public storm drainage pipe; including but not limited to: from the project to the south within Burbank Avenue, approximately 500 linear feet within Burbank Avenue and also for the new storm drainage pipe replacement that turns west from Burbank Avenue for another approximately 925 LF and crosses over, located on or adjacent to the property lines of APN 125-411-005 and 006 and APN. 125-471-014 and 015, also known as 1851,1849,1845, 1967,1965, 1969 Burbank Avenue. The final design pipe sizes and location shall be determined during first plan check upon review of the hydraulic and hydrology calculations. Public Improvement plans shall be reviewed and approved to the satisfaction of the City Engineer. Public improvement plans shall be signed prior to building permit issuance of Phase I improvements.

44. As applicable, the applicant shall be solely responsible financially to obtain any offsite Right of Way and or offsite access and or offsite construction easements and or offsite construction permits from all other adjacent offsite property owners as required in order to install the storm drain pipe and connect to **the three upstream** connection points at the project's eastern property line. The applicant shall coordinate with those adjacent property owners including the lots owners located behind the three (3) public storm drain main extension points including those private owners located behind lots 2, 3, 11, 12, 13 and 14 as needed to extend and connect to, or relocate the pipe, and or obtain storm drain access for the public storm drain mains from their private back yards. Only Removable fences shall be installed within the storm drain easements to the approval of the City Engineer. Exact construction sequencing and off-site owner coordination shall be the applicant's sole responsibility. Where the storm drainage easements are less than 15 feet in width, the applicant shall dedicate to the City of Santa Rosa additional easement width to complete the storm drain easements to current width standards on their property which is a minimum of 15-feet in width. The final hydrology and hydraulics design pipe sizes shall be reviewed and approved by determined during first plan check.

45. As applicable, the applicant shall be solely responsible to obtain an encroachment permit and or revocable license agreement from Sonoma County Water Agency (SCWA) to enter and construct the new proposed storm

drainage out fall on their lands (APN 125-401-015) as owners of Roseland Creek.

46. The Lot Line adjustment (LLA18-017) currently processing in the City shall be recorded to the satisfaction of the City engineer prior to the submittal of the Final Map.

47. "Parcel A" shall be renamed as "Lot 75" on the final Map as it is planned for a multi-family apartment building. Lettered Parcels are restricted from building development per the City Code.

48. A building permit is required for the installation of all improvements on the single-family lots, the Duet residential lots and the commercial multi-family lot. There may be additional entitlements for this project that are required prior to construction. All building Improvements shall be reviewed and approved by the City Building Official or his official designee prior to Building permit issuance.

Public Street Improvements

49. An Encroachment Permit shall be obtained from the Engineering Development Services Division 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. A City of Santa Rosa Encroachment Permit is required prior to performing work in the Right of Way (ROW).

50. The applicant shall submit public improvement plans for the review and approval of the City Engineer. Public Improvement plans shall include a complete set of offsite construction drawings including lighting plan, street construction plans, Bus turn out and landing plans (if applicable), utility plans, storm drain plan, erosion control plan, BMP construction plans, driveway apron, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.

51. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-feet wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.

52. **Burbank Avenue** shall be dedicated and improved as a Scenic Road to City street standards along the entire project frontage per The Roseland Area/Sebastopol Road Specific plan, page 4-8, the "Southern section street design" with one correction as to the location of the ROW line is per city standard plates. Half street improvements shall consist of a no left/right turn lane, 1-10 feet wide travel lane, a 6-feet wide, class 2 bike lane, a concrete curb and gutter, an 8.5 -feet wide planter strip/bioswale and 6-feet wide sidewalk, with a 13-feet wide Public Utility Easement (PUE) and sidewalk access easement behind the Right of way line. Half street Right of Way width

shall be 25.0 feet wide. See the Santa Rosa Street Construction Standards for additional details. The complete half street width of 25 feet wide Right of Way (ROW) along Burbank Avenue shall be dedicated and frontage improvements constructed with public improvement plans for this development. Therefore, to promote orderly development, the applicant shall show all roadway frontage transitions including the pavement section, bike lane, curb and gutter, planter and sidewalk back to the existing improvements at the north and the south property lines and also to the undeveloped interior lots to show that the development is orderly. Show the city standard barricade installation as applicable.

53. The applicant shall install the Scenic Road half street improvements as described above along the entire project frontage of Burbank Avenue except for the two parcels along Burbank Avenue encircled by the project not owned by the applicant as shown on the construction phase sheet. The applicant shall coordinate responsibly with the interior parcel's owners and preserve their accessibility to their property and to Burbank Avenue from their property at all times during construction.

54. The north and south bound sections of "Public Road A" and the south bound section of "Public Road B" Street" shall be a dead end until such time as the street is extended. Install a regulation "dead end" street sign for each condition. Install a City Standard 236 sidewalk barricade, and City Standard 211 metal beam street barricade at each dead end street and or as approved by the City Engineer. The project boundary fence is to be constructed behind the street barricade.

55. **Public Roads "A", "B", 2, 3, 4 and 5** shall be dedicated and improved as a complete Minor Street per City Standard 200 E. Half width street improvements for both sides of the street shall consist of a 10-feet wide travel lane, with an 8-feet wide parking lane, curb and gutter and a 6-feet wide planter strip, with a 5-feet wide sidewalk behind the planter strip with a 13-feet wide PUE and sidewalk access easement behind the Right of Way line. See the Standard Conditions of Approval for dimensions.

56. Public Roads "1" shall be dedicated and improved as a complete Minor Street per City Standard 200 E. The southern Half-width street improvements of the street shall consist of a 10-feet wide travel lane, with an 8-feet wide parking lane, curb and gutter and a 6-feet wide planter strip, with a 5-feet wide sidewalk behind the planter strip with a 13-feet wide PUE and sidewalk access easement located behind the Right of way line.

    The northern Half-width street improvements of the street shall be installed to the City standard plate for Rural Street No. 200L which consists of a 10-feet wide travel lane, no parking lane, a concrete curb and gutter and a 6-feet wide vegetated swale, with no sidewalk behind the planter strip. An alternative edge

drainage control may be submitted for review and approved by the City Engineer. See the Standard Conditions of Approval for dimensions.

57. Curb return radii shall be 35-feet at both intersections of Public Road 1 and Public Road 4 that intersect at Burbank Avenue. Caltrans Standard RSP A88A curb ramps shall be installed at all intersections and contained within the Public Right of Way at all curb returns. A formal variance may be requested by the applicant for the reduced curb return radii on the north side of the Public Road 1 and Burbank Avenue intersection, and the north side of the Public Road 4 and Burbank Avenue intersection.

58. Curb return radii shall be 20-feet minimum at all other intersections in the subdivision where a minor street meets a minor street.

59. The intersection of Public Road 1 and Public Road B shall be a tee intersection with mid-block Caltrans Standard A88A curb ramps for the Public Road B crossing. The westerly curb ramp for the Public Road B crossing is to be modified to provide an east west direction only. The sidewalk on Public Roads may transition to be contiguous for the curb ramp location. Sidewalk transitions are to be through 10-feet radius reverse curves.

60. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215, and an A.C. overlay.

61. Street names such as “Public Road 1” or “Public Road A” etc. are not approved and shall be renamed to unique street names as approved by the Building Official under the tentative map approval. Contact Tracy Selge in the Building Department at (707) 543-3251 to have the street names issued.

62. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Burbank Avenue to radically alter their speed. Based on Table 405.1A of the Caltrans-feet Highway Design Manual, the minimum corner sight distance is 385 feet for 35 mph in either direction. Use the current design speed for Burbank Avenue.

63. Landscaping shall be maintained to be no more than 36” in height within the line of sight and the corner vision triangles. Trees shall be maintained at a 7-feet minimum height tree canopy to keep the site distance clear within the corner site triangle.

64. Residential driveway aprons shall use City Standard 250B for the driveway curb cuts. Curb islands less than 6 feet wide between curb cuts shall be omitted.

65. Changes in direction on Public Road B and Public Road 5 shall be through a City Standard 204B knuckle with 30-feet interior radius and 45-feet exterior radius or as approved by the City Engineer. No curb ramps are allowed at

knuckle locations and the sidewalk shall maintain the planter width separation to curb around the inside and outside curves of the knuckle.

66. A preliminary signing and striping plan for Burbank Avenue and the interior road intersections showing all the proposed turn lane configurations shall be submitted with the Public Improvement plans. Install No parking signs on the easterly side of Burbank Avenue. Burbank Avenue shall be restriped along the project frontage and the applicant shall install the Bike lane striping at this time. The signs and pavement markings shall comply with the most current California MUTCD manual.

67. Design a "T" intersection with a 90-degree turn at Public Road 1 and Public Road B for at least 25-feet behind the curb return to the approval of the City Engineer.

68. All BMP devices located along public streets within the planter area shall be maintained by the lot owner, the HOA and or the accepted maintenance group designated as the owner's representative such as a project tax district. It is the owner's responsibility to set up a tax district with the Building Official as to whom will maintain the BMP's prior to building permit issuance, if there is no Home Owners Association being created by the applicant.

69. Temporary turnarounds shall be constructed at the end of all dead-end streets created at the project boundaries or at a phasing boundary to the approval of the City Engineer.

70. All future non-connecting, non-cul-de-sac streets shall be signed at their termination with "Future through street, extended street subject to increased traffic" per City Standard 206. A barricade per city standard 211 shall be installed at these locations.

71. In conjunction with Phase 1 , a minimum 12-feet wide all-weather maintenance access road shall be constructed along the storm drainage alignment, extending from Public Road "A" to the manholes between lots 11,12,13,14 near the westerly subdivision boundary. A vehicular turnaround shall be provided at the terminus of the access road. The roadway shall be contained within a temporary 15 feet wide minimum easement.

Private Street/Driveways Improvements

72. **Private Roads A and B;** shall be built to City Lane standards per City Std No 200C. The private roads shall be reviewed at first Public Improvement Plan review plancheck and shall meet Fire Department requirements. Other improvements shall be reviewed and approved at the building permit stage.

73. **Private Roads D and E;** shall be considered private driveways and shall meet those associated standards. Private common driveway Improvements shall be reviewed at the first Public Improvement plan Plancheck . Other improvements shall be reviewed at the building permit stage. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer. Paint onsite curbs red to indicate no parking along the entry ways.

74. **Private Road C;** shall be built to residential driveway standards. Improvements shall be reviewed at the building permit stage and are subject to review and approval. Only private mains and or services are permitted with in the private roadway paved areas.

75. **Private Road F;** shall be built to residential driveway standards. Improvements shall be reviewed at the building permit stage and are subject to review and approval. Only private mains and or services are permitted with in the private roadway paved areas.

76. No public water and sanitary sewer utilities or public storm drain shall be located within the Private Driveways C and F or Private Road A , B, D and E unless approved by variance by the City Engineer.

77. Private Road A, B, D and E shall connect to the public street through a City Standard 250A curb cut for multi-family residential, a minimum of 26-feet wide at the curb cut then becoming a minimum of 20-feet wide at back of sidewalk. The Private roads(s), A, B, D and E shall be signed for a least 20-feet behind the sidewalk as “No Parking Zone” on site between the driveway curb cuts at the public street.

78. Private Road C and F shall connect to the public street through a City Standard 250B curb cut for a residential single family.

79. The Private Road A and B, and Private Drive F shall be privately owned and maintained by the Home Owners Associations or another instrument of maintenance such as a joint maintenance agreement as approved by the City engineer for the cluster of lots that share the common road access. As applicable, then the Joint maintenance shall be addressed in a written document that shall be recorded and shall also include a cross-lot drainage, cross lot access and cross-lot utilities services easement as applicable.

80. The Private Road D and E shall be maintained and owned by the commercial owner for lot 75, an Owners Associations or another instrument of maintenance as reviewed and approved by the City engineer.

81. Private Driveway C’s paving shall be maintained by the lot owner.

82. Private Driveways and Private Roads shall be constructed under observation by the project soils engineer in compliance with City Design and Construction Standards. Progress and final reports shall be furnished to the City in compliance with C.B.C. special inspection requirements. All costs related to such inspection shall be borne by the owner/developer.

83. Turn around capability on the common driveways shall be provided with clear backup of 26-feet from garage face to opposing face of curb and with a continuation of the common driveway 10-feet beyond the last driveway access point.

84. If required by the City Engineer, private lighting shall be installed on the private roadways and driveways and shall meet City Standards for minimum average maintained feet -candle and the uniformity ratio for a minor street. All private lighting shall be owned and maintained by the individual homeowners or addressed under a common maintenance declaration. Private lighting fixtures shall be subject to staff review.

85. (Lot 75 only) The onsite improvements shall be reviewed at first building permit review. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping.

Traffic

86. A traffic control plan is required for this project. The plan shall be in conformance with the latest edition of the State of California Department of Transportation Manual of Uniform Traffic Control Devices. The plan shall detail all methods, equipment and devices to be implemented for traffic control upon City streets within the work zone and other impacted areas. The plan shall be included as part of the Encroachment Permit application.

87. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements

88. Public Road 4 and Public Road 1 at Burbank Avenue intersection shall be striped with north - south pedestrian crossings for both intersections of the project. Install striped exit lanes including a right only lane and left turn pocket at the west bound exits of both Public Road 4 and Public Road 1 at the northern and the southern project exits if warranted by the traffic impact study.

89. Public improvement plans shall include a complete street lighting, traffic signing and striping plan. The signing and striping plan shall include all interior streets, Burbank Avenue, the marked crosswalks at the north and south project entries

of Public Roads 1 and 4 at Burbank Avenue and is subject to review and approval by Traffic Engineering Section of the Transportation and Public Works Department.

90. The applicant shall pay a separate traffic impact mitigation fee of $96,000 which equals 30% of the estimated cost to design and construct the Hearn Avenue and Burbank Avenue Traffic signal. The applicant shall pay $96,000 to the City of Santa Rosa Planning and Economic Development Department for the Traffic Signal impact prior to Building Permit Issuance of the first phase of construction.

91. A public sidewalk shall be installed from the public street to the Roseland School near lots 15, 16, and 17 per Attachment 4 - School Access Exhibit. Relocate the BMP and driveway apron away from the entry way of the Pedestrian walkway. The sidewalk shall be installed on the north side of private drive F that would connect to the sidewalk of Public Road 5 and to the School property. Install mid-block accessible compliant sidewalks and Caltrans revised standard curb ramps per detail RSP A88A for a crossing of Public Road A. Install access ramps and painted crosswalks as required to facilitate pedestrian access. Identify the “safe route to school” with signage from Burbank Avenue to the Roseland School. Install the crosswalks as required. All street crossings are subject to review and approval by The City Traffic Engineering Section of the Transportation and Public Works Department. Final design shall be reviewed and approved at building plan check by the City Engineer.

92. Advance street name signs for Public Road 1 and Public Road 4 shall be installed on Burbank Avenue.

93. R26 (No Parking) signs shall be installed along the entire easterly side of Burbank Avenue frontage.

94. Design and construction shall be coordinated with all Utility Companies and the City of Santa Rosa Recreation and Parks Department to minimize disruption to existing improvements.

95. Private Road D and E and Private Road A and B shall be private and be posted on the City side of the property line where it crosses Public Road 4 with a R101(CA) sign stating, “PRIVATE ROAD (PRIVATE PROPERTY) VEHICLE CODE ENFORCED”.

96. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivision’s interior streets. City Standard 611 cobra style street lights are to be installed along Burbank Avenue using LEOTEK LED fixtures. Street light spacing, wattages, and locations shall be determined during the improvement plan review process.

97. Electrical boxes for 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-feet concrete apron around box.”

98. AII overhead wires within and alongside the development are subject to the City's Undergrounding policy and shall be undergrounded.

99. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

NPDES/SWLID Compliance

100. The developer’s engineer shall comply with all requirements of the latest edition of the City Standard Storm Water Low Impact Development (SWLID) Guidelines. Final Public Improvement Plans shall incorporate all 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.

101. Perpetual maintenance of SWLID BMP’s shall be the responsibility of one or more of the following:

    a. The commercial lot owners fronting the BMP’s. Commercial lot owners shall be responsible for performing and documenting an annual inspection of the BMP’s on their respective properties. The annual reports shall be retained by the private commercial 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 BMP’s 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 Planning and Economic Development Department for review.
    c. A special tax district.
    d. An alternate means acceptable to the City of Santa Rosa.

After the BMP improvements have been completed, the developer's Civil Engineer is to prepare and sign a written certification that they were constructed per plan and installed as required or per the manufacturer's recommendation. Written certification of SWLID required improvements is to be received by the City prior to acceptance of subdivision improvements. The maintenance schedule and the Final SUSMP are to be included as part of the Covenants, Conditions and Restrictions recorded with the Final Map, if applicable. All BMP's shall be maintained, replaced and repaired by the designated maintenance representative.

102. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the Final approved SWLID design report. All SWLID BMP details and improvements are to be included in the Subdivision Improvement Plans. Submit specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct each treatment BMP. 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 shall show the BMP locations clearly to prevent them from being filled in with landscape materials.

103. All underground improvements including sewer lines, water lines, storm drain lines, storm water BMP facilities, public utility facilities and house services shall be installed, tested, and approved prior to the paving of any project streets.

104. Under 40 Code of Federal Regulations, construction activity including clearing, grading, and excavation activities is required to obtain a National Pollution Discharge Elimination System Permit from the State Water Resources Control Board prior to the commencement of construction activity.

105. Roadway bio-retention basin areas shall provide moisture barriers at the gutter lip of the pervious concrete gutter. Moisture barriers shall be installed per City Standard 264 and contain the bioretention basin area on all sides. Adjacent to the structural street section, extend the concrete cut off wall/moisture barrier to a minimum of 1-feet below the subgrade and as directed by the Soils Engineer.

106. Drainage system piping below bioretention areas is to be backfilled with impervious material or designed with structural fill so as to not compromise the holding character of the basin. Drainage system piping and utility trenches shall be located outside of the SWLID LID retention basins whenever possible.

107. The proposed concrete valley gutter for Private road A, B, D and E may be permeable concrete and shall be limited to the BMP LID locations only as shown in the approved SWLID Report. The structural road section shall meet Minor street structural requirements.

108. 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. Offsite properties and existing drainage systems shall be protected from siltation coming from the site. This project is required to comply with all current State Water Board General Construction Permit Requirements.

109. 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 into or be placed where it may 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.

110. Typically, SWLID BMPs shall be required to be installed in each development phase of development and each stage shall stand on its own and install its own SWLID BMPs at the time of development. The other option shall be to build all the BMPS with the first phase. Indicate the plan for the installation of the LID BMPS.

111. The SWLID Report and Plans shall clearly indicate the responsible party for the maintenance of the BMP's.

112. The SWLID “Declaration of Maintenance” document shall be recorded prior to Building permit issuance and indicate to whom the maintenance responsibility has been designated.

113. BMP’s and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.

114. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough grading elevations to verify the contributory areas are correct.

115. BMPs that are not priority one or two and landscaped based shall be reviewed and approved by the California State Water Quality Control Board for compliance with The City’s MS4 Permit.

GRADING

116. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City approved Subdivision Improvement Plans.

117. Maximum grade difference at project boundary shall be less than 2-feet or as approved by the City Engineer.

118. As applicable, retaining wall structures shall not cross property lines. Combined fence and retaining wall design shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City. The grading plan shall direct storm water to the BMP facilities for treatment.

119. Lot to lot drainage is not permitted unless contained in a minimum 10-feet wide private drainage easement or an appropriate width as approved by the City Engineer, in favor of the uphill or upstream property owner or owners. Offsite drainage is not permitted to enter from offsite. The grading plans shall show the accurate Finish pad/floor grade for the adjacent houses and typical cross sections at each property line throughout the project to show the interface with the adjacent existing structures to the north property line. A typical "lot grading detail" shall be added to the grading plan along with cross sections of the project from north to south and east to west. Walls and wall heights shall be shown in the plan cross sections. Wood retaining walls over 1' in height shall not be allowed.

120. Submit grading and drainage plans which shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable. Treatment of drainage from offsite and rear yards shall be addressed on the grading plans.

121. Grading for this subdivision shall be subject to the Geotechnical Investigation Proposed residential development, 1400, 1690, 1720 and 1780 Burbank Avenue, as prepared for Schellinger Brothers, prepared by PJC & Associates, Inc., Consulting Geotechnical Engineers and Geologists, Job No. 8651.01, dated January 21, 2019 and all updates and addendums thereto.

122. Final Building pad certifications shall be signed and sealed by a registered geotechnical engineer and/or Civil Engineer certifying each building pad. Certifications shall be submitted to EDS for review prior to building permit issuance.

Public Storm Water Mains

123. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master FEMA drainage studies entitled "Santa Rosa Flood Insurance Study – Hydrology Study for Colgan, Roseland and Naval Creeks" dated September 2009 prepared by Nolte Associates, Inc., available for the area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted.

124. Submit an engineered grading and drainage report that includes public storm water design at first review to the City of Santa Rosa. Submit the project for review and approval by SCWA Flood management control. Submit SCWA's review and approval letter for the project hydrology and hydraulics with the final approved storm drainage design report for City records prior to approval of the Public Improvement Plans. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and the most current Sonoma County Water Agency (SCWA) flood management design manual standards. Plans and reports shall be designed and sealed by a licensed Civil Engineer.

125. Public Storm drain pipe crossings are shown located within private lots 2, 11 and 13. A City standard 12 feet wide access roadway shall be installed on each lot for 24-hour-7 days access to the manholes and connections. The storm drain areas will not be fenced from the adjacent SFR lots in this case and the owners are to keep the areas weed free since it's not a parcel maintained by the HOA. A minimum 20-feet wide PUE (if any other utility shall be installed) or a 15-feet wide SD only easement meets standards. The access roads may have removable bollards installed at the back of sidewalk to block public access. The utility roads are to be restricted in use for city maintenance purposes and not be used for private storage or vehicle parking and this shall be reflected in the CCRs, if applicable. The pubic storm drains easements between lots 2, 11 and 13 cannot be encumbered by any structures, trees, BMPs, Over hangs per city code. and clearly marked with "no parking" signs and the curbs/asphalt painted red to prevent parking in this area.

126. All offsite storm drains work and coordination with adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.

127. The existing public Storm drain (SD) easements along the eastern property line do not meet city standard widths for storm drain easements as they are 10-feet wide. The current city standard SD easement is 15-feet wide. The applicant shall dedicate the additional width on the developers lots along the eastern property line to increase the SD easements width to City Standard.

128. Relocate the public storm drain main into Public Road 4 from Lot 75's "Private Road 1" to meet City standards for location in a public street and not a private driveway that has parking stalls. Otherwise an engineering variance shall be required to be submitted to the City Engineer to explain why the SD cannot be relocated.

129. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged 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.

130. 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 RCP or HDPE storm drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile.

131. 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.

132. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drain pipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the HOA, lot owner or commercial lot owner.

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

134. All onsite storm drain inlets shall be labeled per the City standard detail 409 - “DRAINS TO CREEK” or an approved equal.

135. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder’s office in favor of the upstream property.

136. The on and offsite storm drainage Improvement plans are to be submitted for review with the first phase of subdivision improvement plans and shall be fully developed and constructed with the first phase of the subdivision per the review and approval of the City Engineer.

Detention Basins

137. The project’s preliminary storm drainage design has not been presented to the city by the applicant. An engineered private detention basin design or a private underground detention solution may be presented to and approved by the City Engineer or his designated representative as a solution to the final storm drainage design. The storm drain Engineering design shall be required to be

submitted for review and approved, as applicable, to other jurisdictional agencies, by the applicant including the California State Water Quality Control Board if it is proposed for use as a best management practice BMP for storm water Treatment purposes and or Sonoma County Water Agency and or the designated review authority. If a detention basin is designed for the project, then there shall be no net increase in storm water runoff due to the development. The storm water detention system shall be designed with a minimum of a 1-1/2-feet freeboard (for an above ground detention pond). Detention Ponds shall drain in 72 hours or less, based on Sonoma County Mosquito Abatement District regulations. Private detention basins shall be located solely on private property and not within pubic utility easements.

As an alternative to on-site storm drainage detention, the Developer's may elect to improve the downstream drainage system to provide adequate capacity to contain the 10 to 100-year storm (as determined by the Hydrology study) all the way to Roseland Creek. In addition, irrespective of the developer's desires, these downstream drainage improvements may be required by the City in the event that the Developer's engineer fails to finalize an approved on-site drainage detention design. In conjunction with this alternative, the developer shall be required to obtain a 15 feet wide minimum public storm drain easement extending from Burbank Avenue to the Roseland Creek if one does not exist. The location of this easement may constitute a logical downstream extension of the storm drain system and shall meet approval of the Planning and Economic Development Department and City Public Works Department. Approval of the tentative map does not obligate the City to obtain any easements on the developer's behalf.

138. As applicable, the private detention basin shall be privately maintained and operated by the HOA in its totality and for perpetuity. The applicant shall enter into a formal "Private Detention basin maintenance agreement" prior to final map recording with the City of Santa Rosa with the maintenance responsibility to be given solely to the HOA, and privately operated.

139. As applicable, detention basins shall not be placed in conflict with any proposed private or public utility lines or utility service lines. The storm water detention system shall be designed to City of Santa Rosa Design and Construction standards. The basin shall have an emergency overflow structure and a high flow conveyance route per the most current SCWA flood management Design Manual. Detention Basin Calculations for the final design shall be based on an accepted hydrograph approach or as approved by the City Engineer.

140. If during the storm drainage design review/approval process, the Tentative Map is found to be substantially out of conformance to the approved map per the Subdivision Map Act or for any reason, the City may require the developer to re-apply for new entitlements at its sole cost.

141. If applicable, then the Developer shall provide a means acceptable to the City to fund the maintenance of the proposed detention facilities into perpetuity through CC&R's, property owners' association(s), and/or other acceptable method. Any future detention basin 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 EDS and in place prior to approval of the Final Map. The private detention basin design plans and standards for maintenance shall be subject to approval by the Department of City of Santa Rosa Storm Water drainage and also EDS.

Walls/Fencing

142. As applicable, landscape and potential sound-walls installed on Lots 15 and 16 along the School property shall be owned and maintained in good condition by property owner or HOA.

143. As applicable, any sound wall/fence crossing public storm drain, water and sewer mains shall have no footings installed within 5-feet of the utility mains. Sections of fences that cross a public utility easement shall be removable. Access to public utilities including all structures, i.e. manholes, cleanouts, mainline valves etc., is to be provided at all times. All proposed walls shall be shown on the grading plan.

144. As applicable, fences, retaining walls or sound walls proposed within tree protection zones shall be constructed on post and beam or drilled pier construction styles where they are necessary within Tree Protection zones. Foundations or footings of any type within the tree protection zone shall be constructed using construction techniques such as drilled piers, grade beams, bridges or cantilever structures as per the Arborist direction. The future Arborist report and all updates and addendums shall be referenced on the grading plan. All tree protection zones shall be shown clearly on the grading plan. If there are no trees indicated to be preserved by the arborist, then this condition may be disregarded.

Water and Wastewater – General Subdivision

145. The applicant shall extend the public water main along its entire project frontage and also along the frontage of APN # 125-361-005 Eikenberry property to connect to the existing water main at their south border for a total of approximately 450 LF within Burbank Avenue per the City of Santa Rosa

General Plan and City of Santa Rosa Water Department Guidelines. The main extension shall be designed and installed per the City of Santa Rosa Design and Construction standards and current standard practices. The water main shall be 12” minimum in size and shall be based on domestic, irrigation and fire flow demand and actual flow tests. Additional extensions or a loop may be required to meet fire flow requirements. Submit calculations to the Planning and Economic Development, Engineering Services to demonstrate the adequacy of the proposed system at each construction phase.

146. This project shall require the design and construction of a minimum 8” inch sanitary sewer main to be designed and constructed within Burbank Avenue along the entire project frontage or as determined by the City Engineer, and at a depth that will serve the entire tributary area up to the Roseland Creek tributary boundary and up to City Manhole 102, using the projected lot zoning within the General Plan for density. The sanitary main shall also construct to the downstream sewer outfall connection point along the frontage of APN no. 125-421-008. Utility Stubs shall be installed for the future connection at all street extensions. The applicant’s engineer shall submit an engineering analysis for the public sanitary sewer north of the project designing the sewer depths to provide gravity service to every lot that is currently not serviced by public sewer or as approved by the City Engineer. As warranted, it maybe that the developer shall be required to install sanitary sewer mains along the northern project frontage in Burbank Avenue that are not currently shown on the plans submitted in order to allow orderly development of the sanitary sewer mains in Burbank Avenue, as determined by the City Engineer at the time of submittal of the upstream tributary area sanitary sewer analysis, which shall be submitted for review and approval by the City Engineer and Santa Rosa Water at first plan review.

147. This project shall require the design and construction of an 8” minimum sanitary sewer pipe main in all interior public streets and as approved by the City Engineer. The main extension shall be designed and installed per the City of Santa Rosa Design and Construction standards and current standard practices. Stubs shall be installed for the future extension of all proposed Streets

148. As applicable, an easement shall be provided over public water and/or sewer mains located on private property. The width of the easement shall be 15-feet wide for a single utility and 20' wide if containing both water and sewer. See City design standards. Easements shall be centered over the facility. Easements shall be configured to encompass all publicly maintained appurtenances, such as water services, fire hydrants and sewer laterals. No structures shall encroach on any Public water or sewer easement on, above, or below the surface of the ground. This includes footings of foundations or eaves from the roof of any adjacent structure. Trees shall not be planted within 10' of a public sewer main. The City Water Department shall not be responsible

for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the Final Map).

149. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained water or sewer facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Water system valves shall be located outside of the concrete area.

150. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement.

151. Sewer and water demand fees shall be due prior to issuance of Building Permits. The applicant may contact the Engineering Development Services Division to determine estimated sewer and water demand, processing and meter fees.

152. If applicable, the public water and sewer mains on private property shall be covered by a public water and sewer easement in favor of the City of Santa Rosa.

153. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Standards.

154. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Landscape plans for individual lots shall be submitted with the Building Permit applications. As applicable, Landscape plans for common area parcels shall be included with the Public Subdivision Improvement Plans.

155. 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 Santa Rosa Water Department prior to the test being performed.

156. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities for each construction phase. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each

control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for thee City Engineer's signature for each phase of this project.

157. An encroachment permit is required for all work within the Public Right of Way, or for any work on utilities located within Public Easements.

158. The Fire and Utilities department have a 99-unit limit on a single dead end water main feed. A looped connection may be required for phased construction also based on water pressure tests.

159. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.

160. If wells exist on the property then the following apply:

a. Wells may not serve more than one parcel, and any lines from existing wells that cross property lines must be severed.
b. Retention of wells must comply with City and County Codes. Retention of wells must be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
c. Abandonment of wells requires a permit from Permit Sonoma.

Water and Wastewater for Single-Family and Duet Family Homes

161. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and a double check back flow, per City Standard 875, shall 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.

162. 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 feet age of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.

163. Water services shall be provided per Section X of the Water System Design Standards. If applicable, then lots being constructed with second dwelling units shall provide a 1 1/2" water service and manifold for two 1-inch meters per Standard #863. The meter box shall be required to be traffic-rated when in driveway locations. Private easements shall be required for any private laterals that cross another property. Sprinkler systems for single-family residences

typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.

Water and Wastewater for Multi-Family Commercial Lot 75

164. Water services shall be provided per Section X of the Water System Design Standards. Commercial and irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building or a master for a cluster of buildings. Utilities suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. One lateral for the combination service shall be used for the domestic, irrigation and fire protection services off of a subdivision interior roadway

165. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations to the Engineering Development Services Division of the Planning and Economic Development Department during the plan check phase of the Encroachment Permit.

166. If fire pressure requires it, then this project shall install a private fire line main in the private driveway and loop the service as determined during first plan review. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase.

167. Install one onsite private sewer lateral with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Private laterals shall be separated from public service mains at the property line, by a city standard manhole for an 8” pipe; or a 6” cleanout for a 6” pipe.

168. The project engineer shall provide a detailed Utility Plan showing onsite and offsite sewer, water, and fire protection systems, and their connections to existing sewer and water facilities.

169. The applicant shall install a Combination Water service per City Standard No. 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters with one main connection from a public street for the lot.

170. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.

171. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.

172. No plumbing for landscape irrigation or any other use shall cross lot lines.

173. Utilities Engineering 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. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to the Utilities Engineering Division 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.

174. A dedicated fire protection service with an associated double detector check valve per City Standard 880 shall be installed to serve the building. The flow calculations shall be submitted to the Engineering Development Services during the first plan check phase of the Building Plans to determine adequate sizing.

Fire Conditions (Dated October 15, 2019)

175. The structures shall have addressing that complies with the City and Fire Department Standards.

    a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.

176. Required Fire Department access roads shall be identified per current City and Fire Department standards.

177. CA Fire Code requires minimum 20-foot unobstructed fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
    a. The development is limited to a maximum building height of 30-feet with an approved aerial access as reviewed and approved by the Fire Department.

    b. The proposed two points of access from Burbank Ave. shall be a minimum measurement of ½ the distance of the largest overall diagonal of the development.

178. A Fire Department key box shall be provided for each structure for access.
    a. Should a gate be planned to the parking area, the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department. Contact the Fire Department at 707-543-3500 for the order form.
    b. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.

c. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.

179. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa and City Standards.
   a. A Fire Flow test shall be performed prior to delivery of combustible materials on site.

180. Structures will be required to be protected by an automatic fire sprinkler system.
   a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of the FDC.

181. Structures will be required to install a standpipe system in the building – required in buildings three or more stories in height.
   a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of the FDC.

182. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
   a. Private Underground Fire Main
   b. Fire Sprinkler System
   c. Standpipe System
   d. Fire Sprinkler Monitoring/Fire Alarm

183. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. through the California Environmental Reporting System (CERS) for review and approval. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator annual permit fees.

184. An annual Apartment permit will be required from the Fire Department based on final apartment count for the site prior to occupancy.

Parks and Recreation (Dated 8.26.19 by T. Bladow)

185. 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.

186. 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.

187. 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 along side of their lots.

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