

PD Zoning District: R-1-PD PD Number: 381
 Project Name: Halvorsen Minor Subdivision
 Location: 3552 Barnes Rd.
 Development Plan Dated: 5/5/94
 Policy Statement Dated: 5/5/94 Ord # 3138
 Project Description: _____

Units: 4
 Acreage: 1
 Density: 4^u / 1^a
 Setbacks: Main Accessory

No Subcategory

	A	B	C	D	E	F	A	B	C	D	E	F
Garage Face	20						5					
Front	15						5					
Rear	15						5					
Interior	5, 10						5					
Left Side							5					
Right Side							5					
Exterior Side	5, 10						5					
Main Ht	35						5					
2 nd Unit Ht							5					

Lot Coverage: 40%
 Required Parking:
 Covered/Uncovered: _____
 On street: _____
 Fences/Hedges: _____
 Other: _____

PD DISTRICT NO. 381

Location: 3552 BARNES RD

Project Name: HALVORSEN MINOR SUBDV

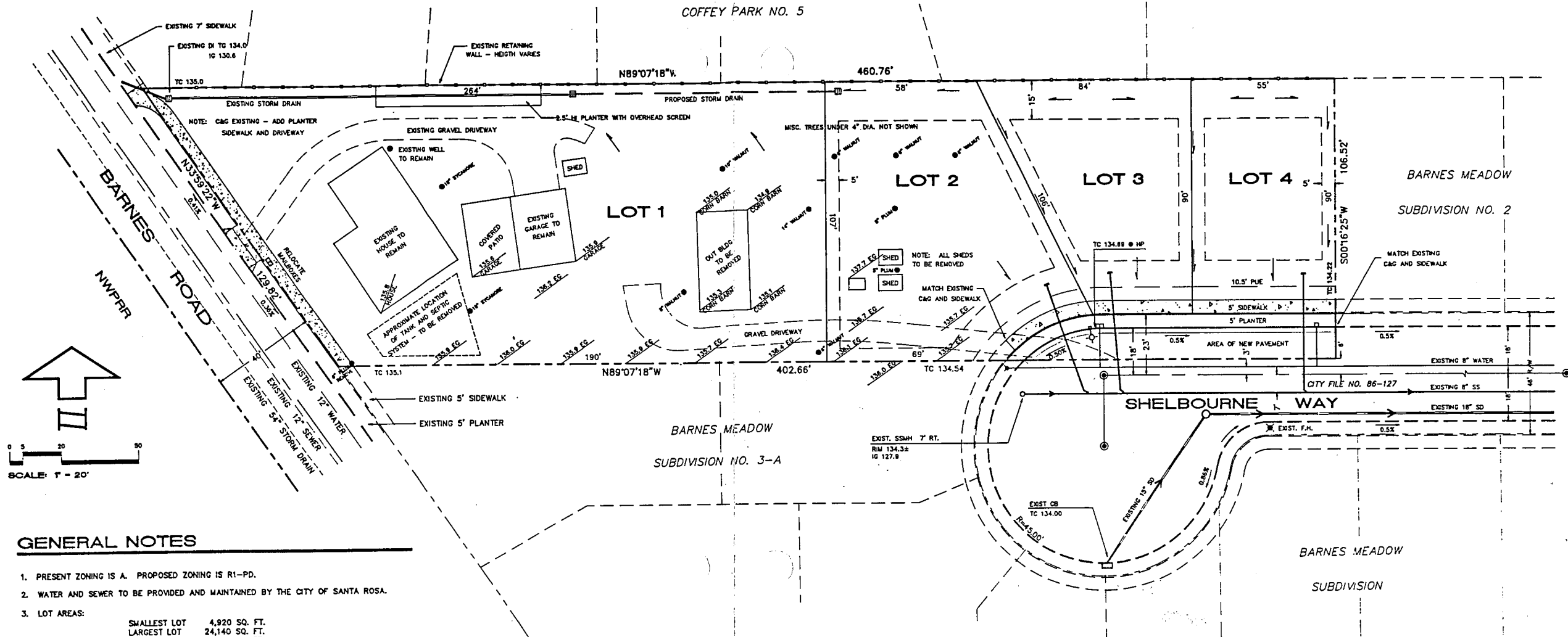
Zone: R-1-PD

Policy Statement Dated: MAY 5, 1984 Attached None

Development Plan Dated: " Attached None

Project Description:

TO ALLOW SURDIVISION OF ONE ACRE TO CREATE
THREE ADDITIONAL SINGLE FAMILY UNITS.



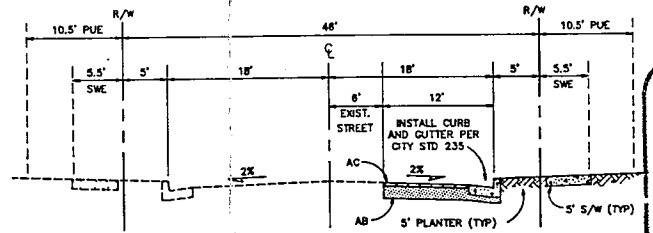
GENERAL NOTES

- PRESENT ZONING IS A. PROPOSED ZONING IS R1-PD.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- LOT AREAS:

SMALLEST LOT	4,920 SQ. FT.
LARGEST LOT	24,140 SQ. FT.
AVERAGE LOT	11,100 SQ. FT.
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 70 OF THE UNIFORM BUILDING CODE.
- BENCHMARK: CITY OF SANTA ROSA E-104: CITY DISK IN MONUMENT WELL AT INTERSECTION OF SAN MIGUEL AVENUE AND SANTIAGO DRIVE. ELEVATION = 132.386
- SPECIAL NOTE: ALL EXISTING IMPROVEMENTS SHOWN ARE A PART OF THE GRADING AND IMPROVEMENT PLANS FOR BARNES MEADOWS SUBDIVISION NO. 2, DATED AUGUST, 1986, CITY OF SANTA ROSA FILE NO. 89-127 AND CITY FILE NO. 91-001, DATED JANUARY, 1991.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- TRUNK LINE TO WHICH THE DEVELOPMENT IS TRIBUTARY - COFFEY HOPPER EXISTING SEWAGE GENERATION - 0
 PROJECTED SEWAGE GENERATION - 125 GAL/DAY x 3.25 PEOPLE x 4 = 1625 GAL/DAY
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.

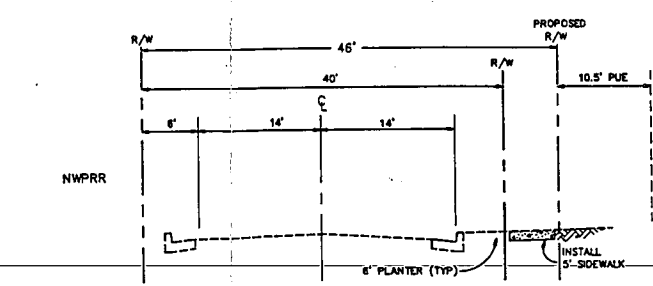
LEGEND

135.7 EG	EXISTING GROUND SPOT ELEVATIONS	—	EXISTING STORM DRAIN
—	EXISTING FENCE	SS	EXISTING SANITARY SEWER
—	SUBDIVISION BOUNDARY	W	EXISTING WATER
PH	EXISTING FIRE HYDRANT	—	PROPOSED STREET LIGHT
PDE	PRIVATE DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT	SSMH	SANITARY SEWER MANHOLE
EG	EXISTING GROUND	IG	INVERT GRADE



SEE IMPROVEMENT PLANS OF BARNES MEADOWS SUBDIVISION FOR ALL EXISTING IMPROVEMENTS - CITY OF SANTA ROSA FILE NO. 89-127

SHELBOURNE WAY



SEE IMPROVEMENT PLANS OF COFFEY PARK NO. 5 FOR ALL EXISTING IMPROVEMENTS - CITY OF SANTA ROSA FILE NO. 87-0081

BARNES ROAD

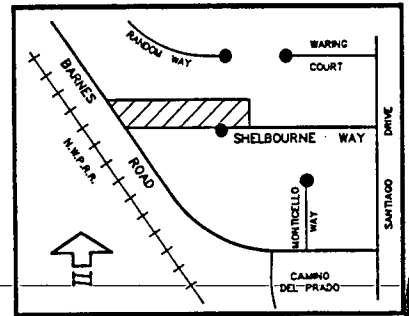
APPROVED OFFICIAL EXHIBIT
 FILE # 94-0167
 DATE 23 Aug. 94
 ORD/RES # 3138 CC
 PLANNER [Signature]
 Dept. of Community Development

OWNER AND SUBDIVIDER

MARILYN MILES HALVORSEN
 1217 WILKUP DRIVE
 SANTA ROSA, CA 95403

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
 2200 RANGE AVENUE, SUITE 102
 SANTA ROSA, CA 95403



LOCATION MAP

DEVELOPMENT PLAN

HALVORSEN MINOR SUBDIVISION

3552 BARNES ROAD
 SANTA ROSA, CALIFORNIA

DOC NO. 8906066
 APR 94-024-018

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 102
 Santa Rosa, CA 95403
 (707) 542-4820

JOB NO. 94-104

SHEET NO.

1

OF 1 SHEETS

PM SSS
PD# 381

POLICY STANDARDS
FOR
HALVORSEN MINOR SUBDIVISION

Location: 3552 Barnes Road
Santa Rosa, CA

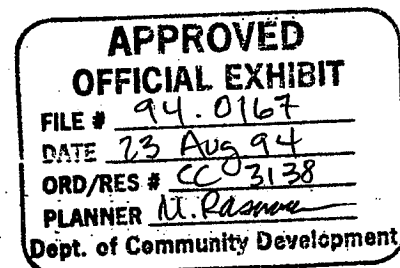
Assessor's Parcel
Number: 034-024-019

Present Zoning: A

Proposed Zoning: R1-PD

General Plan Designation: Residential, Low Density

Proposed Project
Density: 4.0 Units/Acre



Project Objective:

This project proposed to provide a design which is consistent and compatible with the surrounding area. This project proposes to complete the cul-de-sac at the end of Shelbourne Way and upgrade the value and appearance of the neighborhood.

Project Proposal:

This project will rezone and subdivide one existing parcel into four single family residences on 1.02± acres located on Barnes Road and Shelbourne Way. Approval of this project will allow the construction of three additional single family residences. All criteria of the R-1 base zone will be met except the minimum lot size and width of curb frontage. There are no unique site characteristics. There are no common open spaces and no homeowner's association is proposed.

Zoning/Land Use:

A. Permitted Uses: Single Family Dwellings and Accessory uses.

B. Lot Sizes:

Minimum Lot Size:	4,920 Sq.Ft.
Largest Lot Size:	24,140 Sq. Ft.
Average Lot Size:	11,100 Sq. Ft.

C. Yard Setbacks:

Front Yard:

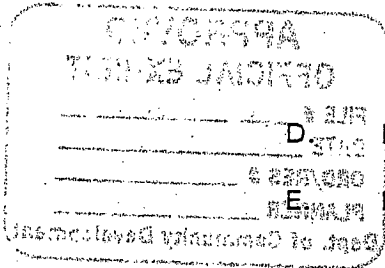
15 feet to residence and 20 feet to garage,
as measured from the back of sidewalk

Side Yard:

5 feet minimum for one-story
10 feet minimum for two-story
7.5 feet minimum for setback second story

Rear Yard:

15 feet for primary residence; 5 feet for
accessory structures, pools, decks, patios
and other uses determined to be acceptable
by the Director of Community Development.



Building Height:

Maximum 35 feet

Landscaping:

Street trees shall be planted on Barnes Road
and Shelbourne Way in accordance with City
of Santa Rosa Park Departments requests.
Four 15 gallon trees of the developers choice
shall be planted in the front yard of the Lots
2, 3 and 4.

F. Parking:

Parking requirements shall be per the City
of Santa Rosa Zoning Ordinance for r-1
zoning.

G. Lot Coverage:

Maximum area that will be covered by
structures shall be 40%.

H. Existing House:

No improvements are proposed to the
existing residence. The addition of a planter
and sidewalk along Barnes Road shall be
installed with the required street trees. The
existing septic system will be abandoned in
accordance with City standards and the
house connected to sewer. The existing well
is to remain in addition to a new water
service.

PD # 38,

PM SSS?

ORDINANCE NO. 3138

AN ORDINANCE AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE -
RECLASSIFICATION OF PROPERTY LOCATED AT 3570 BARNES ROAD - ASSESSOR'S PARCEL
NUMBER(S) 034-024-19 - FILE NUMBER 94-0167

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, planned development ("PD") treatment is appropriate, and that the reclassification to the R-1-PD District is appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the "A" (Agriculture) District to the R-1-PD (Single Family Residential - Planned Unit Development Combining) District is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes Residential Land Use in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Residential Land Use.
2. Adequate City services can be provided for the proposed development.
3. The Council has read, reviewed and considered the approved and adopted a Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by said Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-02.010, so as to change the classification of the hereinafter described property as follows:

1. Assessor's Parcel Number(s) 034-024-19 are changed to the R-1-PD District.

2. The Development Plan dated May 5, 1994 and the Policy Statement dated May 5, 1994 are on file in the Department of Community Development, are hereby approved and the same shall govern all development of the property.

Section 3. This ordinance shall take effect the 31st day following its adoption.

IN COUNCIL DULY PASSED this

23 Aug. 94

AYES: 4

NOES: 0

ABSENT: 1 (Casey)

ABSTAIN: 0

APPROVED: _____

Mayor

ATTEST: _____

Assistant City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. 21900

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING A NEGATIVE DECLARATION FOR THE RECLASSIFICATION OF PROPERTY LOCATED AT 3570 BARNES ROAD - FILE NUMBER 94-0167

WHEREAS, the Environmental Coordinator conducted an Initial Study of the possible environmental effects of a proposed reclassification from the "A" (Agriculture) District to the R-1-PD (Single-Family Residential - Planned Unit Development Combining) District for property located at 3570 Barnes Road which property is also identified as Assessor's Parcel Number(s) 034-024-19. The Initial Study is dated June 1, 1994, and is on file in the Department of Community Development; and

WHEREAS, the Study did not identify any significant effects on the environment and the Environmental Coordinator determined that the use of a Negative Declaration would therefore be appropriate; and

WHEREAS, a notice of Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

WHEREAS, on July 14, 1994, the Planning Commission conducted a duly noticed public hearing concerning the possible environmental effects of the proposed reclassification and the proposed use of a Negative Declaration, following which the Planning Commission recommended approval and adoption of the Negative Declaration to the City Council; and

WHEREAS, on August 9, 1994, the Council of the City of Santa Rosa held a duly noticed public hearing on the proposed Negative Declaration and the proposed reclassification at which time it considered the Initial Study, the findings and determination of the Environmental Coordinator, the proposed Negative Declaration, the public comments previously received, if any, the staff reports, written and oral, the recommendation of the Planning Commission, and the testimony and other evidence of all those wishing to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa, based on the materials and evidence presented, hereby adopts the findings and confirms the determination of the Environmental Coordinator that the project, as described, will have no significant effects on the environment.

BE IT FURTHER RESOLVED, that the Council of the City of Santa Rosa, based on the above findings and determination, hereby approves and adopts the Negative Declaration for the reclassification as above described, of the property located at 3570 Barnes Road and also identified as Assessor's Parcel Number(s) 034-024-19.

IN COUNCIL DULY PASSED this

16 Aug. 94

AYES: 4

NOES: 0

ABSENT: 1 (Pedgrift)

ABSTAIN: 0

APPROVED: _____

Mayor

ATTEST: _____

Assistant City Clerk

APPROVED AS TO FORM

City Attorney

FILE COPY

RESOLUTION NO. 8568

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE TENTATIVE PARCEL MAP FOR HALVERSON MINOR SUBDIVISION, LOCATED 3552 AND 3570 BARNES ROAD - FILE NUMBER 94-0167

WHEREAS, an application has been submitted by Marilyn Miles Halverson requesting approval of a tentative parcel map of Halverson Minor Subdivision, more particularly described as Assessor's Parcel Number(s) 034-024-19, dated May 5, 1994, and on file in the Office of the Department of Community Development; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, the Planning Commission, heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 4 lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

1. That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.
2. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
3. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.

4. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative parcel map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative parcel map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Halverson Minor Subdivision tentative parcel map dated May 5, 1984, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated June 15, 1994.
2. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
3. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
4. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, and the amount shall be determined by the resolution in effect at that time.
5. Housing Allocation Plan in-lieu fees shall be paid at the time of building permit issuance for each project unit. The fee to be paid shall be the fee in effect at the time of building permit issuance.

6. That, prior to the approval of any final map, the applicant shall have obtained a rezoning of the subject property which conforms in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution Number 8556.
7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of July, 1994, by the following vote:

AYES: 5 (MENENDEZ, EVANS, LYNCH, MARTINI, DENIETOLIS)
NOES: 0
ABSENT: 1 (DIAS)
ABSTAIN: 0

APPROVED: _____

CHAIRMAN

ATTEST: _____

SECRETARY

PM 555

34-024 031

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT
HALVORSEN MINOR SUBDIVISION

JUNE 15, 1994

PROJECT DESCRIPTION

32
33
34

Rezone 1.16 acres from A - Agriculture to R-1-PD and subdivide into 4 lots.

LOCATION: 3570 Barnes Road

APN: 034-024-19


GENERAL PLAN LAND USE: Residential: Low Density


ZONE CLASSIFICATION: (EXISTING) A - Agriculture
(PROPOSED) R-1-PD - Single Family
Residential-PUD Combining

OWNER/APPLICANT: Marilyn Miles Halvorsen
ADDRESS: 1217 Wikiup Drive
Santa Rosa, CA 95403

ENGINEER/ARCHITECT
ADDRESS: Civil Design Consultants
2200 Range Avenue #102
Santa Rosa, CA 95403

FILE NUMBER: 94-0167

CASE PLANNER: Maureen Rasmussen 

PROJECT ENGINEER: Larry Lackie 

IX. RECOMMENDATION

The Department of Community Development recommends that the Planning Commission approve the Tentative Parcel Map and recommend to City Council the adoption of the Negative Declaration and introduction of an ordinance to rezone the site to the R-1-PD District.

CONDITIONS OF APPROVAL

In addition to the following specific conditions of approval, Standard Conditions of Approval, dated January 21, 1992, apply to this project. All conditions are based on plans stamped received May 5, 1994.

The following constitute the specific conditions of approval:

PLANNING

1. HOUSING ALLOCATION PLAN IN-LIEU FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH PROJECT UNIT. THE FEE TO BE PAID SHALL BE THE FEE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. PRIOR TO DEMOLITION OF ANY STRUCTURES, THE CONTRACTOR SHALL COMPLY WITH THE BAAQMD AIR POLLUTION STRATEGIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR WATERING EARTH SURFACES DURING CLEARING, GRADING, EARTHMOVING AND ANY OTHER SITE PREPARATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING THE STREETS ADJACENT TO THE CONSTRUCTION SITE AFTER EACH WORK DAY.
5. THE BARN SHALL BE CONVERTED FROM A LIVING UNIT TO AN ACCESSORY STRUCTURE PRIOR TO APPROVAL OF THE FINAL MAP FILING.

ENGINEERING

1. BARNES ROAD SHALL BE DEDICATED TO COLLECTOR STREET STANDARDS WITH 23 FOOT RIGHT OF WAY FROM THE CENTERLINE TO PROPERTY LINE WITH A 13.5 FOOT PUBLIC UTILITY EASEMENT. FRONTAGE IMPROVEMENTS SHALL CONSIST OF A 5 FOOT WIDE CITY STANDARD SIDEWALK BEHIND A 6 FOOT PLANTER. THE NEW SIDEWALK SHALL CONNECT TO THE EXISTING ON THE SOUTH SIDE AND TRANSITION TO THE CONTIGUOUS SIDEWALK ON THE NORTH SIDE WITH THE USE OF 10 FOOT RADIUS REVERSE CURVES. A CITY STANDARD 250B RESIDENTIAL CURB CUT, 16 FEET WIDE MEASURED AT BACK OF SIDEWALK, SHALL BE PROVIDED FOR THE EXISTING RESIDENCE TO REMAIN. CITY STANDARD STREET LIGHT SHALL BE INSTALLED PER EXISTING LIGHTING PATTERN ESTABLISHED ON BARNES ROAD. ACCESS TO BARNES ROAD SHALL BE LIMITED TO A SINGLE APPROVED DRIVEWAY LOCATION FOR EXISTING RESIDENTIAL. ACCESS RIGHTS TO BARNES ROAD, EXCEPT FOR THE APPROVED DRIVEWAY LOCATION, SHALL BE DEDICATED TO THE CITY.
2. SHELBORNE WAY SHALL BE DEDICATED AS A MINOR STREET WITH PARKING FOR A HALF STREET RIGHT OF WAY OF 23 FOOT FROM CENTERLINE TO PROPERTY LINE TOGETHER WITH 5.5 FOOT SIDEWALK EASEMENT CONTAINED IN A 13.5 FOOT PUBLIC UTILITY EASEMENT. STREET IMPROVEMENTS SHALL CONSIST OF REMOVAL OF EXISTING REDWOOD HEADER AND COMPLETION OF ROADWAY TO AN 18 FOOT PAVEMENT WIDTH FROM CENTERLINE TO CURB FACE WITH A 5 FOOT SIDEWALK BEHIND A 5 FOOT PLANTER STRIP. A CITY STANDARD STREET LIGHT SHALL BE INSTALLED PER MINOR

STREET REQUIREMENTS AND THE EXISTING LIGHTING PATTERN ESTABLISHED ON SHELBOURNE WAY.

3. THE EXISTING GRAVEL DRIVEWAY TO THE RESIDENCES AND STRUCTURES TO REMAIN SHALL BE ASPHALT PAVED FROM RIGHT OF WAY TO END OF DRIVEWAY. THE GRAVEL DRIVEWAY TO SHELBOURNE WAY SHALL BE REMOVED.
4. EXISTING RESIDENCES TO REMAIN SHALL BE INSPECTED BY THE BUILDING DEPARTMENT PRIOR TO APPROVAL OF THE FINAL MAP. REMOVAL OF EXISTING STRUCTURES WILL REQUIRE A DEMOLITION PERMIT. REMOVAL SHALL BE COMPLETED PRIOR TO APPROVAL OF THE FINAL MAP.
5. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING WORK IN PUBLIC RIGHT OF WAY OR TO PUBLIC FACILITIES IN PUBLIC EASEMENTS. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. PRIVATE DRAINAGE SYSTEM FOR LOT 1 AND 2 SHALL BE CONNECTED TO THE EXISTING PUBLIC SYSTEM IN BARNES ROAD THROUGH THE EXISTING FIELD INLET AT THE NORTHWESTERLY CORNER OF LOT 1.
7. DRAINAGE FROM SITE SHALL NOT CROSS PROJECT BOUNDARY. LOTS SHALL BE DRAINED IN A MANNER SO AS NOT TO ADVERSELY AFFECT THE ADJACENT LOT. ALL LOT TO LOT DRAINAGE SHALL BE IN A PIPED SYSTEM CONTAINED IN A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT. LOTS SHOULD BE DESIGNED TO DRAIN TO THE STREET FRONTAGE OR TO A PRIVATE BACKYARD SYSTEM. CONCENTRATED FLOWS SHALL BE COLLECTED IN A SIDEWALK DRAIN DISCHARGING TO THE STREET.
8. THE HEIGHT OF FILL AT THE PROJECT BOUNDARY LINES SHALL BE LIMITED TO 1 FOOT ABOVE THE ADJACENT OFFSITE LOT GRADE OR AS OTHERWISE APPROVED. ALL FILL SHALL BE CONTAINED ON SITE BEHIND A RETAINING WALL OR SLOPED BACK AT A GRADE NOT TO EXCEED 2:1.
9. A SOILS REPORT SHALL BE PROVIDED WITH THE IMPROVEMENT PLANS FOR REVIEW AND SHALL STATE IF HAZARDOUS MATERIALS HAVE BEEN PRESENT ON SITE AND IF SO HOW AND WHEN IT WAS CLEANED UP.
10. THE 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. THE PLAN SHALL ALSO SHOW WELLS EXISTING OR TO BE ABANDONED AND SEPTIC SYSTEMS TO BE ABANDONED.
11. DEMAND FEES AND METER INSTALLATION FEES REQUIRED BY THE CITY MUST BE PAID BY THE APPLICANT PRIOR TO ISSUANCE OF A BUILDING PERMIT. NON-PARTICIPATION FEES WILL BE DUE ON ALL LOTS FOR BOTH SEWER AND WATER CONNECTIONS. THERE IS A MINIMUM 60 FOOT FRONTAGE CALCULATION FOR NON-PARTICIPATION FEES. THE LOCAL AGENCY INFORMATION SHEET OF THE FINAL MAP SHALL BE NOTED WITH THE REQUIREMENT TO PAY UTILITY FEES.

12. WELLS TO REMAIN ON THE PROPERTY SHALL COMPLY WITH CITY AND COUNTY CODES. AND SHALL BE APPROVED BY SONOMA COUNTY HEALTH DEPARTMENT. AN APPROVED BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ANY CONNECTION TO THE CITY WATER SYSTEMS. ABANDONMENT OF WELLS REQUIRE A PERMIT FROM THE SONOMA COUNTY HEALTH DEPARTMENT.
13. WELL SERVICE LINES SHALL NOT CROSS LOT LINES , EXISTING RESIDENCES TO REMAIN SHALL BE CONNECTED TO CITY WATER PRIOR TO APPROVAL OF THE FINAL MAP BY CITY COUNCIL.
14. FIRE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS. NO PART OF A RESIDENTIAL BUILDING SHALL BE MORE THAN 250 FEET FROM THE NEAREST HYDRANT. THE ENGINEER SHALL CONTACT THE UTILITY DEPARTMENT PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS TO ENGINEERING.
15. SEPTIC SYSTEMS WITHIN THE PROJECT BOUNDARY SHALL BE ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS AND THE CITY OF SANTA ROSA BUILDING DIVISION REQUIREMENTS AND THE EXISTING HOUSE CONNECTED TO CITY SEWER PRIOR TO APPROVAL OF THE FINAL MAP BY CITY COUNCIL.
16. SEPARATE WATER AND SEWER SERVICES SHALL BE PROVIDED FOR EACH LOT. WATER AND SEWER SERVICES ARE TO BE INSTALLED PER CURRENT CITY STANDARDS. WATER AND SEWER LATERALS SHALL BE A MINIMUM OF 5 FEET APART. CONSTRUCT THE DUAL WATER SERVICE FOR LOTS 2 AND 3 PER CITY STANDARD 864 AND THE SINGLE WATER SERVICE FOR LOTS 1 AND 4 PER CITY STANDARD 863. WATER LATERAL FOR LOT 1 MUST BE 1 INCH WITH A 5/8 INCH METER.

RECREATION AND PARKS

1. STREET TREES WILL BE REQUIRED AND PLANTED BY THE DEVELOPER. SELECTION WILL BE MADE FROM THE CITY'S APPROVED MASTER STREET TREE PLAN LIST IN COORDINATION WITH THE CITY PARKS DIVISION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY "STANDARDS AND SPECIFICATIONS FOR PLANTING PARKWAY TREES". COPIES OF THE STANDARDS ARE AVAILABLE AT BOTH THE COMMUNITY DEVELOPMENT AND THE PARKS OFFICES.
2. PARK ACQUISITION AND DEDICATION FEES FOR THREE NEW RESIDENCES SHALL BE PAID UPON BUILDING PERMIT ISSUANCE.

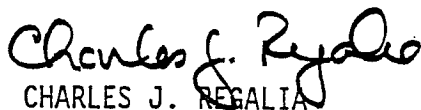
The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under discussion. Final approval or denial rests with the Planning Commission and/or the City Council, and may or may not be subject to terms of the report.

RECOMMENDATION:

 X Approval with conditions as set forth in this report.

 Denial - Major Reasons:

 Continuance.



CHARLES J. REGALIA
Deputy Director of
Community Development - Planning

LJL5:HALVERSEN.DAC