

SUBDIVISION COMMITTEE REPORT
APRIL 28, 2021

BARNES ROAD SUBDIVISION

Project Description

Subdivide an approximately 0.54-acre parcel into four residential lots and construct three new dwellings. Project entitlements include a Conditional Use Permit for a small lot subdivision and Tentative Parcel Map to subdivide one parcel into four lots.

LOCATION.....3552 Barnes Road

APN.....034-024-031

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

ZONE CLASSIFICATION

EXISTINGPD (Planned Developoment, #381)

PROPOSED.....PD (Planned Developoment, #381)

OWNER/APPLICANTRafael Ochoa

ADDRESS.....1796 Walnut Creek Drive
Santa Rosa, CA 95403

ENGINEER/SURVEYORCort Munselle, Munselle Civil Engineering

ADDRESS.....513 Center Street
Healdsburg, CA 95448

REPRESENTATIVE.....Cort Munselle, Munselle Civil Engineering

ADDRESS.....513 Center Street
Healdsburg, CA 95448

FILE NUMBERPRJ19-048

CASE PLANNERSusie Murray

PROJECT ENGINEER.....Carol Dugas

PLANNING COMMISSION REP ..Karen Weeks

Background

On January 24, 2017, a Pre-application Meeting was held with City staff, which is designed to offer applicants an interdepartmental staff review of preliminary or conceptual design applications.

On December 19, 2019, the project applications were submitted to Planning and Economic Development.

On April 22, 2021, a Conditional Use Permit was approved for the Barnes Road Subdivision, contingent upon approval of the subject Parcel Map.

Conditions of Approval **Planning and Economic Development**

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received December 23, 2019:

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

Planning Conditions

3. All future development shall be done in compliance with Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions.
4. Each residential unit shall provide a screened trash enclosure area large enough to accommodate three garbage receptacles (compost, recycle and trash/landfill). Plans submitted for building permits will clearly identify the designated trash area.
5. The applicant has requested the following Growth Management Allotments:

RESERVE "A"		
RESERVE "B"	3	

2021 2022

6. The project shall comply with the Tree Ordinance, City Code Chapter 17-24.
7. The following notes shall be printed under the heading of General Notes on the Improvement Plans and all plan sets submitted for grading or building permits.
 - Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 5:00 p.m. on Saturday; and no construction activities shall occur on Sunday or holidays.
 - Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
 - During periods of construction a sign shall be posted that provides the developer's or developer's designee contact name and number for all construction-related inquiries and/or complaints. Complaints shall be addressed within 24 hours.

Building Conditions

8. Obtain a demolition permit for structures to be removed.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
10. Obtain building permits for the proposed project.

Engineering Development Services Conditions

PARCEL AND EASEMENT DEDICATION

11. Existing relinquished Vehicular access rights along Barnes Road per the Record Map for Parcel 555; located in BK 553, Page 14; shall be vacated with the final map and relocated as necessary to the new access driveway to the approval of the City Engineer.
12. The final map shall show reciprocal Private Access Use, storm water, drainage and utility lateral Easements over the common pavement on lots 1, 2 and 3 in favor of Lots 4, and 1,2 in favor of lot 3 and Lot 1 in favor of lot 2, as applicable.
13. Lot to lot drainage is not permitted unless a minimum 10-feet wide private drainage easement is recorded in favor of the upstream property owner from the downstream owner.

PUBLIC STREET IMPROVEMENTS

14. Barnes Road shall be dedicated with a 13-foot Public Utility easement behind the existing right of way, if one does not currently exist. The current roadway is an industrial roadway with 23-foot Right of Way from centerline to property line. The sidewalk is currently within the ROW limits and no sidewalk easement is required. The existing curb location shall remain the same. The Half-width street dimensions consist of 1-10 feet wide travel lane, with a 4-foot wide bike lane, a 6-foot planter strip, with a 5-foot sidewalk.
15. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
16. Barnes Road shall be signed for "No Parking" along the project frontage.
17. As applicable, the common driveway shall be signed "No Parking – Fire Lane" per current Fire Department standards and the pavement shall be painted and delineated with "No Parking" on the pavement and a painted red curb with thermoplastic striping material. These improvements shall be included on the subdivision improvement plans.
18. Two copies of the Phase 1 Environmental Site Assessment are required with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department, 2373 Circadian Way, and a review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Public Works, Engineering Development Services Department, Room 5 City Hall. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
19. The existing residential driveway apron for the house on Lot 1 located on Barnes Road shall be removed and replaced with a planter strip, sidewalk and concrete curb and gutter.

PRIVATE DRIVEWAY IMPROVEMENTS

20. The private driveway shall be improved as a Minor Street pavement section and shall consist of two 10-foot wide travel lanes with no parking on either side, concrete curb and gutter.
21. A separate joint maintenance agreement shall be provided for the 4 lots served by the common driveway and recorded prior to building permit. The common driveway apron shall be installed per City Standard 250A for a multi-family residential.
22. Turn around capability on the common driveway(s) 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 5-feet beyond the last driveway access point.

PUBLIC STORM DRAINAGE

17. 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.
18. 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.
19. 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.
20. A private storm drain shall be constructed in the private driveway at minimum grade for the 4 lots. An inlet or junction box shall be installed at the Property line to distinguish between the public and private storm drain system and shall meet City of Santa Rosa and Sonoma County Water Agency, SCWA, design criteria and design standards for storm drain systems.
21. The public storm drain system shall connect to the nearest downstream public system capable to handle the increased flows.
22. 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 on the down stream lots, in favor of the upstream lots over the drainage way.
23. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
24. 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.
25. 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.

STORM WATER LOW IMPACT DEVELOPMENT

26. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Storm Water Low Impact Development (SWLID) BMP's Guideline. 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.

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

- a) The individual homeowners fronting or owning these BMP's. Individual 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 property owner for a period of the latest five years and shall be made available to the City upon request.
 - b) A special tax district for public BMP facilities.
 - c) An alternate means acceptable to the City of Santa Rosa.
27. After the SWLID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SWLID BMP's is to be received by the City prior to acceptance of subdivision improvements.
28. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
29. All BMP's shall be shown on the civil construction plans and all dimensions and construction details shall be provided on the civil plans such that the BMPs can be replaced at a future date. Plans shall conform to the approved final SWLID design report.
30. A SWLID "Declaration of Maintenance" document shall be recorded prior to grading and or building permit issuance as applicable, per the City Building Official's review.
31. Where bio swales or BMP facilities are located in landscape strips, other utilities such as transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc.

shall be located without conflict with the swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.

32. Two cleanouts shall be installed at the downstream end on all Bioretention Bed subdrains when they cross property lines except when connected to a public storm drain curb inlet. Property owner will be responsible to maintain their subdrains and the maintenance schedule shall be included in the annual report to be submitted to the City.
33. Subdrains for BMP's shall not connect directly into the Public storm drain system but shall connect through a public curb inlet connected to the public system at a manhole structure. No blind connections are allowed to the public system. All storm drain pipe through public right of way shall be a minimum 15-inch diameter. A two-way clean out shall be provided on the subdrain in the bioswale at the near end closest to the property line or structure when connected to a public curb inlet.
34. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to insure the BMP features are installed per the approved final SWLID report. BMPs shall be preserved and not filled in with landscape material or removed.

GRADING

35. Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit shall be finalized prior to final map recordation.
36. Lot to lot drainage is not permitted unless contained in a minimum 10-foot 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. If applicable, walls and wall heights shall be shown in the plan cross sections. Wood retaining walls over 1 feet' in height shall not be allowed.
37. 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.

38. Grading for this subdivision shall be subject to the Geotechnical Investigation and it shall be submitted at first building review, **“Geotechnical Investigation, proposed Four-lot residential Subdivision, 3552 Barnes rd., Santa Rosa, CA.”, Job no. 7491.01 dated March 23, 2018”**, prepared by PJC & Associates, Inc., Consulting Geotechnical Engineers and Geologists and all updates and addendums thereto.
39. 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.

Transportation and Public Works Department

Traffic Division

40. If applicable, conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Barnes Road.
41. If applicable, electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight 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.”
42. If applicable, City Standard 611 cobra style streetlights are to be installed along Barnes Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.

Recreation and Parks Division

43. 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 of permitting.
44. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners’ association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.

Water Department

45. Water laterals and meters shall be sized to meet domestic; irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
46. A new public Fire hydrant shall be provided along Barnes Avenue. Location shall be reviewed at first building permit review.
47. Fire Hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment, installed along both sides of divided streets and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. A fire hydrant shall be located within 250 feet of residential buildings. Fire hydrant type and installation shall comply with City Water Standard 857.
48. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
49. 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. If applicable, 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.
50. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check.
51. 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.
52. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead-end systems such as cul de sacs, a fire flow test will 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 will perform the fire flow test. The fee to have the test performed shall be paid to the Utilities Department prior to the test being performed.

53. 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.
54. 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.
55. Submit public Improvement plans for water and sewer main connections and storm drain connections for review and approval prior to recordation of the final map.

Fire Department

56. A Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
57. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
58. New residential buildings shall be protected by an automatic fire sprinkler system.
59. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards as appropriate.
60. Traffic calming measures on public or private property are not approved as a part of this review (i.e. speed humps, speed tables or other traffic calming measures).
61. Illuminated building address characters shall be provide per Fire Dept. standards.
62. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the

Fire Dept. for review. 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 fees.

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

Public Hearing

The public hearing was opened.

The Subdivision Committee of the city of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed Barnes Road parcel map, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the State Subdivision Map Act, based upon the following findings:

1. The proposed map is consistent with the general plan and any applicable specific plans. The Project is in an area designated as Low Density Residential on the General Plan Land Use Diagram. This land use designation is intended for single family residential development and allows residential development at a density of four-eight units per acre. The Project proposes detached single family residential development at a density of 7.4 single family residential units per acre. The project is not within a specific plan area; and
2. The proposed subdivision helps meet the housing needs of the City and the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City; and
3. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities; and
4. 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; and
5. The proposed use is allowed within the PD 0381-RC zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The Project applications were submitted on December 19, 2019, at which time the Zoning Code allowed Director level approval of a Conditional Use Permit for development proposed on properties within the -RC (Resilient City) combining district. On October 20, 2020, the Council adopted Ordinance No. ORD-2020-012,

which eliminated that provision. Because the application was submitted prior to the aforementioned adoption of Ordinance No. ORD-2020-012, the regulations that were in effect at the time the application was submitted prevail. On April 22, 2021, a Conditional Use Permit was approved for a small lot subdivision pending approval of the subject Parcel Map. The Project has been conditioned to remain in compliance with Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions.

6. The Project has been found in compliance with California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines Section 15332, the Project qualifies for a categorical exemption as infill development.

The Project site is less than five acres, is located within the City of Santa Rosa, and is substantially surrounded by urban development.

The Project is consistent with the General Plan land use designation of Low Density Residential, which is intended for single family residential development and allows residential development at a density of four-eight units per acre. The Project proposes development at a density of 7.4 single family residential units per acre.

The project is within the PD 0183-RC zoning district. At the time the Project applications were submitted on December 19, 2019, at which time the Zoning Code allowed Director level approval of a Conditional Use Permit for development proposed on properties within the -RC combining district. On October 20, 2020, the Council adopted Ordinance No. ORD-2020-012, which eliminated that provision. Because the application was submitted prior to the aforementioned adoption of Ordinance No. ORD-2020-012, the regulations that were in effect at the time the application was submitted prevail.

The Project has been found in compliance with applicable development standards pursuant to Zoning Code Section 20-42.140 for small lot subdivisions.

There would be no significant adverse impact on listed, rare or threatened species. A biotic assessment, prepared by Charles Patterson, dated May 8, 2017, concluded that “the site provides essentially no potentially suitable habitat for any of the region’s listed, protected or otherwise sensitive species, plants or animals.

The project will not result in any significant effects relating to traffic, noise, air quality or water quality.

The site can be adequately serviced by all utilities and services.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2).

Pursuant to CEQA Guideline Section 15183, the Project is exempt from further environmental review processing because it is consistent with the General Plan for which an Environmental Impact Report (EIR) was certified by Council in 2009. No further environmental review is necessary for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the Project that were not analyzed and addressed in a prior EIR.

The Subdivision Committee is a subordinate committee of the City of Santa Rosa Planning Commission and is empowered to act on behalf of the Commission. All actions by the Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

Action

___ Approval with conditions as set forth in this report.

___ Denial - Major Reasons:

___ Continuance.

Vote

<u>Name</u>	<u>Aye</u>	<u>No</u>	<u>Continue</u>
<u>Gabe Osburn</u>	___	___	___
<u>Susie Murray</u>	___	___	___
<u>Karen Weeks</u>	___	___	___