Attachment 13

RESOLUTION NO. PC-RES-2025-018

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR 50-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT - LOCATED AT 2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE - FILE NUMBER PRJ22-019 (CUP22-050, DR22-037, AND DB22-004)

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for a proposed 50-unit multifamily residential development with four units (10%) designated as affordable, which will serve very low-income residents, to be located at 2445 Summerfield Road and 4744 Hoen Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 014-361-028 and 014-361-029; and

WHEREAS, a Neighborhood meeting was held on September 29, 2021, and about 50 members of the public attended, and provided comments and concerns related to parking, traffic, building size and height, neighborhood character, and construction impact; and

WHEREAS, the project received Concept Design Review on March 3, 2022, where the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations, and those comments were recorded within the minutes of the subject meeting; and

WHEREAS, the project is entitled to a density bonus pursuant to the California Government Code Section 65915 (California Senate Bill [SB] 1818) (State Density Bonus Law), and the Santa Rosa zoning code Chapter 20-31; and

WHEREAS, the project qualifies for two concessions based on meeting the minimum affordability requirement of providing at least ten percent (10%) of the units as very low-income affordable housing, pursuant to Zoning Code Section 20-31.090, Table 3-5, and may request waivers or reduction of development standards as necessary to accommodate the affordable housing, consistent with Zoning Code Section 20-31.100(G), and applicable State Density Bonus Law; and

WHEREAS, the two requested concessions include 1) relief from placing all the affordable units in one structure, and 2) a reduction in parking requirements; and

WHEREAS, the five requested waivers include 1) building height, 2) front setback reduction along Summerfield Road, 3) front setback reduction along Hoen Avenue, 4) reduction of covered parking spaces, and 5) reduction of covered parking width; and

WHEREAS, the request for Density Bonus was approved by the Director of Planning and Economic Development on November 12, 2025; and

WHEREAS, on December 11, 2025, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit) and pursuant to the density bonus provisions, the Planning Commission of the City of Santa Rosa finds and determines:

A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The site is zoned Office Commercial (CO), consistent with the General Plan Land Use for Office. Zoning Code Section 20-23.030, Table 2-6, allows multi-family use through a Major Conditional Use Permit, and Section 20-23.040, Table 2-7, establishes a density of 30 units per acre for commercial zoning districts. Further, the project qualifies for concessions and waivers by providing affordable on-site units consistent with the zoning code Chapter 20-31, and the California Government Code Section 65915 (State Density Bonus Law).

B. The proposed use is consistent with the General Plan and any applicable specific plan. The project has been found consistent with both General Plan 2035, which was in effect at the time the project application was submitted, and General Plan 2050, which was adopted in June 2025. The project aligns with the goals and policies of both Plans by contributing to the City's housing stock, supporting infill development, and promoting land-use efficiency within an established urban area. The General Plan supports density bonuses where affordable housing is proposed. The project adds 50 new residential units, including four deed-restricted affordable units. It implements several relevant goals and policies of both General Plan 2035 and General Plan 2050, including promoting compact infill development, preventing an overconcentration of any single housing type in one neighborhood, supporting the housing needs of Santa Rosa residents, and expanding the supply of low-income housing. Specifically, Policy LUL-E-6 of General Plan 2035 states "allow residential or mixed-use development in the Retail and Business Services or Office Designations". In support of the General Plan 2035 and 2050, Zoning Code Section 20-23.030, Table 2-6, permits multifamily dwellings in the CO zone, subject to approval of a Conditional Use Permit.

C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The proposed multi-family residential development is a conditionally permitted use in the CO zoning district, as specified in Zoning Code Section 20-23.030 – Table 2-6. The project is located in an area characterized by a mix of residential, office, and public institutional land uses, and is adequately served by City infrastructure and emergency services. The site and building design support compatibility with surrounding uses by incorporating sustainable features and community amenities. The project includes landscaping with trees and vegetation, common open space areas, and a community center with an adjacent outdoor gathering space, all of which promote resident interaction and a high-quality living environment.

The development will be fully electric and will include rooftop solar panels on Building D to support on-site energy generation. Additional improvements include enhancements to public facilities along both street frontages, such as upgraded pedestrian pathways and stormwater management systems. Transit accessibility is provided by a public bus stop located approximately 200 feet from the project site on the west side of Summerfield Road. The location of the stop allows residents to access transit without needing to cross the street. A traffic impact analysis prepared by W-Trans concluded that the proposed development would not result in significant traffic impacts and that anticipated vehicle trips fall within acceptable thresholds.

D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. The project includes 50 apartment units on a currently vacant 1.31-acre site. The site would be accessed via a 26-foot driveway on Hoen Avenue, located approximately 150 feet from the western side of Summerfield Road. Furthermore, the site includes an emergency vehicle turnaround area to ensure sufficient maneuverability for emergency services. All necessary utilities, including water, wastewater, gas, and electric services, are available for the project site.

E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Project plans have been thoroughly reviewed by City staff, including Planning, Building, Engineering Development Services, Water, Traffic, Transit, and the Fire Department, to ensure compliance with applicable standards. As a condition of approval, the project will include public and private improvements that support safe and effective use. As part of the project, a new crosswalk with enhanced safety features, including rectangular rapid flashing beacons (RRFBs), will be installed approximately 300 feet west of Summerfield Road to improve pedestrian crossings along Hoen Avenue. These infrastructure upgrades will significantly enhance pedestrian safety in the area.

F. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for an exemption under CEQA Guidelines Section 15332, Class 32 (Infill) exemption. The applicant has submitted a memorandum for the infill exemption environmental analysis, detailing how the Project aligns with the criteria listed in CEQA Guidelines Section 15332 (a-e) as follows:

a. The Project site is located in an area designated by the General Plan as Office, which provides sites for administrative, financial, business, professional, medical, and public offices. The Project is within the CO (Office Commercial) zoning district, consistent with the General Plan land use designation, where Multifamily Housing is allowed through a Conditional Use Permit. The 2035 General Plan, which was in place when the project was submitted and deemed complete, included Policy LUL-E-6 that allowed residential or mixed-use development in the Retail and Business Services or Office designations. Additionally, the current General Plan 2050 includes numerous policies and actions in support of

residential development and complete neighborhood, as well as Action 2-3.1 that calls for updating the Zoning Code to permit residential and mixed-use development by right in certain nonresidential zoning districts, as mandated by state law.

b. The Project site is located within Santa Rosa City limits, does not exceed five acres, and is surrounded by urban uses.

c. The project site is not within regions designated for special habitats or protected species. The biological assessment report prepared by First Carbon Solutions, dated September 6, 2023, and updated June 18, 2024, indicates that the project site has no value as habitat for endangered, rare, or threatened (including candidate, sensitive, or special status) species due to the absence of suitable habitat conditions and use of surrounding areas.

d. The Project will not result in any significant traffic, noise, air quality, or water quality impact as explained below:

   - **Traffic**: A traffic study was conducted by W-Trans on December 28, 2023, to evaluate the proposed project. The traffic study concludes that the proposed project would generate a low number of new trips and would not substantially impact the City's circulation system. The City's Traffic Engineering Division has reviewed the report and did not raise any issues.

   - **Noise**: The Noise Impact Assessment, dated June 12, 2024, analyzed different sources of noise such as construction activities, traffic, operational/stationary sources, and groundborne vibrations. The assessment indicates that the project would not result in significant noise effects on the surrounding environment and will maintain acceptable noise levels for nearby residents.

   - **Air Quality**: An Air Quality, Greenhouse Gas Emissions (GHG), and Energy Impacts Analysis Memorandum was prepared for the proposed project on October 17, 2023, and updated on June 14, 2024. The memorandum indicates that the project is consistent with local zoning and does not require a General Plan amendment, as population growth has been considered in the 2017 Clean Air Plan. The project meets the BAAQMD criteria for air quality impacts, with construction emissions controlled through Basic Construction Mitigation Measures to limit dust. Operationally, the project involves 50 apartment units, well below the 451-unit threshold for air quality impacts. As such, the project will not generate significant emissions or air quality impacts. Further, the project is below acceptable thresholds for air quality impacts on sensitive receptors. The proposed project includes all-electric construction, reduced vehicle miles traveled, EV charging infrastructure meeting CALGreen Tier 2 standards, and adherence to the Santa Rosa CAP (Climate Action Plan). Therefore, the project aligns with a Qualified GHG Reduction Plan and will not have significant effects.

   - **Water Quality**: The proposed project will be developed in accordance with Low Impact Development (LID) requirements and all relevant federal, state, and local regulations regarding stormwater management and runoff. The

Engineering Development Services and the Water Department have reviewed the Preliminary Drainage Analysis and the Initial Storm Water Low Impact Development (SWLID) plan. The project has been conditioned to ensure that it does not cause significant impacts on water quality.

e. The project site is situated in an area where all necessary utilities and public services are accessible. It is located within half a mile of Fire Station 4. Also, the plans have been reviewed and appropriately conditioned by the Fire Department, Water Department, and Engineering Development Services.

The City has further determined that 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.) This determination is based on the current development of the site and surrounding area.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for a 50-unit multifamily residential development, to be located at 2445 Summerfield Road and 4744 Hoen Avenue, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.

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.

3. All work shall be done according to the final approved plans dated February 24, 2025.

4. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6 inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

EXPIRATION AND EXTENSION:

5. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from the date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.

ENGINEERING DIVISION

6. Compliance with all conditions included in the Engineering Development Services (EDS) Exhibit "A" dated November 18, 2025, attached hereto and incorporated herein.

HOUSING AND COMMUNITY SERVICES

7. The applicant shall enter into an agreement with the Housing Authority of the City of Santa Rosa to provide four (4) very-low income affordable units required under Zoning Code Section 20-31.100(B), the restricted units shall be identified by bedroom size and location in the Agreement, with the units at affordability levels as specified in the Code, for a period of 55 years, and with the following provisions. The density bonus units shall be:
   - Constructed at the same time as the market-rate units;
   - Reasonably dispersed throughout the development, unless applicant utilizes an available Concession or Incentive to seek relief from the dispersion requirements by providing supporting evidence to the Director that demonstrates that consolidating the units into one structure reduces the project's financing feasibility.
   - Similar in unit type and size as the market-rate units;
   - Reasonably compatible with the design or use of the remaining units in terms of appearance, materials, amenities, and quality finish; and
   - Remain substantially the same through repairs and improvements for the entire 55-year period in which these units are designated for low- or very low-income households.*"*
8. The Density Bonus Agreements must be signed by the applicant and recorded prior to issuance of a Building Permit.

PLANNING DIVISION:

9. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as those approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.

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

11. Pursuant to City Code Section 17-24.050, any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on the development site **which shall be** shown on the landscape plans submitted for the Building Permit. Birds, their eggs and their nests are protected under the California Fish and Game Code and the Migratory Bird Treaty Act. Bird nesting season is between

February 1 and August 31. During that time care should be taken to ensure no harm is caused to the birds, their eggs or their nests. A qualified professional, such as a bird biologist or certified arborist, should perform a survey of the tree(s) prior to commencement of tree work. Bats are also protected. Prior to tree work (removal or aggressive trimming), a qualified professional should assess any open cavity in the tree(s) for bats. Alternatively, if no inspection is done, the tree work may be completed following a two-step removal process:

A. In the afternoon of the first day, any limbs or branches would be removed using a chainsaw only. Any Limbs with cavities, crevices or deep bark fissures would be avoided.
B. On the second day, any additional would be completed, be it the final trimming or removal.

12. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.

13. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

14. All exterior lighting shall be in compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section 20-30.080.

15. The parking lot shall be striped according to City standards, and all handicapped and compact spaces shall be identified and marked accordingly.

16. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs. Building permits for sign installations shall be separate permits from other building permits issued for construction.

17. Compliance with the City's Noise Ordinance in City Code Chapter 17-16 is required.

ENVIRONMENTAL CONDITIONS

18. During construction, the following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be implemented and stated on the face of the construction plans:

A. Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed.

B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

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

D. All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour.

E. All roadways, driveways, and sidewalks shall be paved as soon as possible.

F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure [ATCM] Title 13 Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

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

H. A publicly visible sign shall be posted with the telephone number and person to contact both at Sonoma County and at the office of the General Contractor regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

19. The following noise reduction techniques and practices shall be implemented. Prior to issuance of construction permits, the following language shall be included, verbatim, in the general notes section of all project-related civil plan construction documents:

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

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

C. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.

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

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

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of December 2025 by the following vote:

AYES: (7) Chair Weeks, Vice Chair Duggan, Commissioners Carter, Cisco, Horton, Sanders, Pardo

NOES:

ABSTAIN:

ABSENT:

APPROVED: Karen Weeks (Dec 12, 2025 15:04:51 PST)
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Attachment: Engineering Development Services (EDS) Exhibit "A" dated November 18, 2025

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
11-18-25

Lago Fresca Apartments
4744 HOEN AVE
PRJ22-019

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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.

II. Developer's engineer shall comply with all requirements of the Regional Storm Water Low Impact Development Technical Design Manual in effect at the time this application is deemed complete. **Note:** Any offsets (onsite or offsite) for water quality require approval from the Regional Board. Also, the SWLID design shall include the built-out project condition including all structures, sidewalks, trenches, and roadways that will be completed under separate building permits as well as all phases of a phased project.

III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 6-16-25:

PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. Engineering Variance ENGV24-029 has been approved to allow the dedication of a 10-feet wide Public Utility Easement (PUE) along the Hoen Avenue frontage and to eliminate the requirement to dedicate a PUE along the Summerfield Road frontage.
3. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.

4. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in any public utility easement (PUE) joint trench areas.
5. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

PUBLIC STREET IMPROVEMENTS

6. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
7. 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.
3. Hoen Avenue is a 2-Lane Regional/Arterial Street according to the General Plan. The City Standard that applies to Hoen Avenue is the Parkway (200 J). The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk. This segment of Hoen Avenue was developed to an earlier standard with an approximately 5.5-feet wide sidewalk and a 4.5-feet wide planter strip. This frontage shall be allowed to remain as it is currently constructed. Improvements to (Street name here) shall consist of the installation of:
    a. A City Standard 250 D drive approach.
    b. Planter strip and sidewalk similar to City Standard 200 J sidewalk matching existing width.
8. Any broken curb, gutter and/or sidewalk shall be replaced per City Standards 235, 237, and 241.
9. Summerfield Road is a 4-Lane Regional/Arterial Street according to the General Plan. The City Standard that applies to Summerfield Road is the Parkway (200 J). The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk. This segment of Summerfield Road was developed to an earlier standard with an approximately 5.5-feet wide sidewalk and a 4.5-feet wide planter strip southeasterly of the project site. This frontage shall be allowed to continue what is currently constructed. Improvements to Summerfield Road shall consist of the installation of:
10. Planter strip and sidewalk similar to City Standard 200 J sidewalk matching existing width.

11. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
12. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
13. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
14. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC (from Final Focused Traffic Study for the Lago Fresco Project by W-Trans dated December 28, 2023)

15. A crosswalk enhanced with RRFBs shall be installed on Hoen Avenue approximately 300 feet west of Summerfield Road as part of the project to the satisfaction of the City Traffic Engineer during plan check.
16. The striping on westbound Hoen Avenue shall be extended west from 4655 Hoen Avenue to within 100 feet west of Summerfield Road.

LINE OF SIGHT AND SIGNAGE

17. All traffic signage and striping shall be to the satisfaction of the City Traffic Engineer.
18. The height of signs, vegetation or other obstructions on the project side of site entrances shall maintain clear line of sight for all vehicles approaching and exiting the facility to the satisfaction of the City Traffic Engineer during review of Improvement Plans.

PRIVATE DRIVEWAY IMPROVEMENTS

19. The driveway shall be built to City minor street structural standards.
20. A queuing area shall be provided at the driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space.
21. Installation and maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on Private property and private driveways shall be the responsibility of the property owner. Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

STORM DRAINAGE

22. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency

at the developer's expense. The final hydrology and hydraulic report shall be submitted to the Sonoma County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public improvement plans.

23. Add the document titled “251107_Santa Rosa_Hoen Lago Onsite Offset Approval-signed” dated November 7, 2025 into the FSWLIDS for plan check submittal. Cite this letter in the narrative of the FSWLIDS.
24. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by the Sonoma County Water Agency (SCWA). If it is determined that the project design doesn’t adequately address all storm events per City Standards and the most current SCWA Flood Management Design Manual dated March 2020 an extension of the public storm drain system may be required.
25. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards.
26. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by Sonoma County Water Agency (SCWA) or City of Santa Rosa. The project may be proposing development within sperate drainage boundaries.
27. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
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. An accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.
30. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SWLID)

31. The developer’s engineer shall comply with all requirements of the latest edition

of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (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 Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented by the owner.

32. Perpetual maintenance of SUSMP BMPs shall be the responsibility of the owner of the apartment project.
33. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
34. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional 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 SUSMP BMP's is to be received by the City prior to acceptance of the improvements.
35. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
36. Note on the plans that "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 any 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."
37. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio 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. BMPs shall not be located within a Public utility easements or access easement.
38. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
39. All BMP's shall be constructed using the LID manual construction details, priority

type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.

40. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.
41. Transmission lines shall be located outside of any proposed infiltration basins.

GRADING (from Building dated November 2, 2022)

42. Merge lots prior to issuance of building permits for any new structures that do not meet building code requirements based on the existing lot lines.
43. 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.
44. Obtain building permits for the proposed project.

WATER AND WASTEWATER

45. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
46. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backflow devices shall not be located under private asphalt, sidewalks and driveways.
47. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
48. All onsite water and sewer piping shall be private.
49. A new private sewer main shall be installed and connected to the existing public sewer main in Hoen Avenue. The connection shall be at a new City Standard Manhole.
50. Private mains shall be a minimum of 6" in diameter. Connections between private and public sewer mains shall be at manholes. All portions of the sewer service extending from the public main shall be privately maintained and identified as private infrastructure on the public improvement plans.
51. The sewer lateral shall be sized and oriented to the satisfaction of the City Engineer in consultation with the Water Department during plan check of the Encroachment Permit for this project. The lid for the cleanout shall be traffic rated.
52. All unused water and sewer services shall be abandoned at the mains per City Standards.
53. A water service and meters must be provided per Section X of the Water System

Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.

54. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.

55. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic water and irrigation services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing. All laterals and meters shall be sized according to the flow calculations.

56. Meters may be located in dedicated water easements along a private street to the City of Santa Rosa. Meters and backflow devices shall be installed outside of any traffic areas.

57. Applicant must install combination services per City Standard 870 for fire service, domestic water, and irrigation meters.

58. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.

59. If a well exists on the property, one of the following conditions applies:

    a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.

    b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.

    c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed

60. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.

61. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.

FIRE (from Fire Memo dated October 3, 2024)

62. Fire service features for buildings, structures and premises shall comply with all

City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.

63. The project encompasses two separate APNs. Private underground fire lines shall not cross over separate APNs.
64. Fire apparatus access roads shall be provided and maintained in accordance with CFC Section 503 and Appendix D.
65. A Phase 1 Environmental Site Assessment shall be provided directly to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition, or construction permit.
66. With the reduced width and turnaround for Building D during an assignment involving multiple units, and the increased setback for aerial access, Building D shall be protected by a fire sprinkler system conforming to NFPA 13 rather than NFPA 13R.
67. Aerial access will most likely be limited. The Underground Fireline contractor will need to consult with the SRFD to discuss best placement of FDCs.

PARKS AND RECREATION (from Parks email dated 7-21-25)

68. Street trees will be required and planted by the developer. Selection will be made from the City's approved master street tree list and inspection by the Parks Division may occur. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Any substitutions in tree selection must be from the approved master street tree list. City landscape standards, and master street tree list are available at the following links:

    City Standards: https://www.srcity.org/2321/Design-Construction-Standards

    Tree List: https://www.srcity.org/DocumentCenter/View/7670/Street-Tree-List-PDF?bidId=
69. Ensure that existing trees are not designated as heritage trees prior to any removal. Mitigation for tree removals shall be in accordance with the definition in the City's code Chapter 17-24.020. Protect trees and heritage trees during construction. All existing trees shall be delineated on the development plan or tentative map accurately, as defined in Chapter 17-24.050 of the City code.
70. All landscaping shall be privately maintained and irrigated. Property owner 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. This includes the maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of Way or the individual parcel, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.
71. 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.

A. R. Jesús McKeag

PROJECT ENGINEER

Resolution No. PC-RES-2025-018

Final Audit Report 2025-12-15

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