

EXHIBIT A

DEVELOPMENT ADVISORY COMMITTEE
(July 24, 2025)

MEADOW CREEK TOWNHOMES

Project Description

The Meadow Creek Townhomes project (Project) is a proposal to subdivide an approximately 4.78 acre parcel into 62 individual residential lots. The Project includes a Tentative Map and Design Review by the Zoning Administrator.

LOCATION.....533 Bellevue Avenue

APN.....134-042-070

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

ZONE CLASSIFICATION

EXISTINGR-3-18, R-1-6

PROPOSED.....N/A

OWNER/APPLICANTJay Ryder, Ryder Homes of CA

ADDRESS.....1425 Treat Boulevard
Walnut Creek, CA 94597

ENGINEER/SURVEYOREvan Dombacher, CBG Engineers

ADDRESS.....2633 Camino Ramon #350
San Ramon, CA 94583

FILE NUMBERMAJ23-002 (PRJ22-011)

CASE PLANNERSachnoor Bisla

PROJECT ENGINEER.....Cleve Gurney

Background

On June 7, 2023, the subject Meadow Creek Townhomes project applications were filed, including Design review to construct attached housing, a Conditional Use Permit for a small lot subdivision, and a Tentative Map to subdivide a 4.78 acre parcel into 62 single-family residential lots.

Conditions of Approval

1. Applicant'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. 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.
3. The Developer shall pay reimbursement fees outlined in executed Reimbursement Agreements prior to issuance of City permits for the benefitted use of utility connections, pavement, and pedestrian paths constructed by adjacent developments.
4. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans dated **April 16, 2025**.

Planning Conditions

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

RESERVE "A"	62					
RESERVE "B"						
	2026	2027	2028	2029	2030	

2. The developer shall provide on-site allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing affordable units on site, pay applicable fees at the time of building permit issuance, unless otherwise allowed by City Code.

3. The following note shall be printed on all plan sets submitted for grading and building permits: "Construction hours shall be limited to Monday through Friday, 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. No construction activities shall occur on Sunday or holidays."
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

Mapping

5. All final and parcel maps shall comply with all adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act (SMA).
6. All costs associated with the map, plan, easement, plat, legal descriptions, and/or supporting document preparation shall be the sole responsibility of the subdivider.
7. A Homeowner's Association shall be formed, responsible for ownership and maintenance of Common Parcels. The Homeowners Association shall maintain these parcels, together with the planter strip areas on Burgess Drive and the planter strip areas on both sides of Street "A" to Street "D". All private streets (Street "A" to "D") shall be maintained by the Homeowners Association. The documents creating the Homeowner's Association and the Covenants, Conditions and Restrictions governing the Homeowner's Association shall be submitted to the City Attorney's Office and Engineering Development Services for review.
8. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 62-unit townhome subdivision with 2 common ownership parcels which shall be maintained by the Home Owners Association (HOA) including the private driveways, private streets, private storm drain pump, parking stalls, landscaping areas and open space.
9. This is a Major Subdivision creating 62 townhomes with 2 common ownership parcels that includes the driveways, private streets, private storm drain pump parking stalls, landscape and open space areas. The formation of a Homeowner's Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CCRs) governing the Association shall be submitted to the City Attorney's Office and the Planning & Economic Development Department for review. The approved CC&R's shall be recorded contemporaneously with the Final Map.
10. Any changes made to the CCRs for Meadowcreek Townhomes Subdivision governing the Home Owners and Home Owners Association shall be reviewed and approved by the City of Santa Rosa City Engineer and City Attorneys' Office

in keeping with these conditions of approval. The information sheet of the Final Map shall be noted to say that any changes the CCRs implemented without City approval shall not be valid.

11. This common interest subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the Final Map will be subject to bonding for public and common improvements and the execution of a Subdivision Improvement Agreement with the City.
12. 2 common area parcels shall be shown on the Final Map and noted to be owned and maintained by the future Meadowcreek Townhomes HOA on the information sheet of the Final Map.
13. The common areas on this site will be maintained by the Meadowcreek Townhomes HOA into perpetuity. Landscape or common parcels shall not be conveyed or dedicated to the City. The documents creating the method for permanent maintenance shall be subject to and have been approved by the City Attorney and the City Engineer and in place prior to approval of the final map.

Parcel and Easement Dedications

14. The common driveways shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance.
15. No parcels shall be dedicated to the City of Santa Rosa in fee title.
16. All water meters shall be located within public right of way, public utility easements, 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.
17. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.
18. The Applicant shall dedicate approximately 18.5-feet of Right-of-Way (ROW) along the entire project frontage of Burgess Drive for a half ROW of 26-feet along with a 13-feet wide Public Utility Easement (PUE) and 5.5-feet wide sidewalk easement behind the ROW line.

Public Street Improvements

19. An Encroachment Permit shall be obtained prior to issuance of the building permit. Any improvements proposed or required, within the public right-of-way shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final

plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

20. **Burgess Drive** shall be improved as an Avenue along the entire project frontage. Half street improvements shall consist of a 10-foot wide travel lane, 8-foot wide parking lane, 6-inch height curb and gutter, 8-foot wide planter strip and 5-foot wide sidewalk with an approximate 18.5-foot wide Right-of-Way (ROW) dedication along the entire project frontage for a half ROW of 26-feet. A 13-foot wide Public Utility Easement is to be dedicated to the City containing a 5.5-foot wide sidewalk easement. See the Santa Rosa Street Construction Standard 200F for details. The proposed frontage improvements shall join to the existing improvements constructed with public improvement plans City File no. 2017-0039.
21. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.
22. The Project Geotechnical engineer shall review the existing structural section of the streets during construction and shall clear the existing street section with the City of Santa Rosa Public Works Department Materials Lab. If the structural section is not adequate, the roadway shall be reconstructed to the centerline along the project frontage per City Street Standards. As applicable Burgess drive shall be designed to a T.I of 8.7.
23. Pedestrian ramps shall be ADA compliant per Caltrans standard A88A within the limits of the ROW. Dedicate additional ROW for the pedestrian ramp if required. Install the new curb return to city standards.
24. All public and private sidewalk along the ADA path of travel shall maintain a continuous ADA accessible surface a minimum of 4-feet wide per City Standard 231. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
25. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
26. Per City Code 20-30.110, private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.
27. All utility crossings, utility connections, shall be potholed during construction. If City records conflict with what is built in the field and public utilities are

undersized for the proposed development, then the project Applicant shall upsize public mains per City Standard to serve their development.

Traffic

28. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new construction and existing improvements.
29. As applicable, City Standard 611 cobra style streetlights shall be installed along Burgess Drive using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the construction plan review process.
30. 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 streetlight construction 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-foot concrete apron around box."
31. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage per City code at their sole expense.
32. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
33. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Burgess Drive and Common Way to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
34. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Burgess Drive and Common Way frontages of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.
35. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

36. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Burgess Drive and Common Way to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
37. Parking shall be prohibited within 25 feet north and south of the proposed driveway along Burgess Drive through painted red curb.

Private Street/Driveway Improvements

38. Street names, as shown on the tentative map, for this project are not acceptable street names but are used for reference only within this conditional approval. The applicant shall submit revised street names to the Building Division of Planning and Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact the Permit Intake Manager at (707)543-3249 for assistance.
39. The Emergency Vehicular Access (EVA) roads shall be private streets and exclusively maintained by the project's Homeowner's Association. The EVAs shall extend from the project site to Burgess Drive and Common Way with an alignment and width that is in general conformance with the design shown on the tentative map.
40. Private streets and drives that are required to provide 20-feet unobstructed Fire Department access shall be signed to restrict parking to marked parking bays or defined parking areas.
41. Turn around capability on the common driveways shall be provided with clear backup of 46-feet from garage face to opposing face of curb and with a continuation of the common driveway 5-feet beyond the last driveway access point. If there is no parking in front of the garage, the 46-feet clear backup space can be reduced to 26-feet.
42. A 2-way multi-residential driveway apron shall be constructed in accordance with City Standard detail 250A or 250C on Burgess Drive.
43. Paint onsite curbs red to indicate no parking along the entry ways.
44. The applicant shall install traffic control signing and striping in the private driveway and parking lot including directional traffic striping, ADA compliant parking lot stall signing and striping, and ADA compliant access(es) to the buildings from the public sidewalk.
45. Onsite lighting of the private parking lot and private street shall meet minimum city standards requirements for safety and acceptable luminary standards.

46. A soils and geologic report shall be provided with the building and plans submitted for review. The report shall address the new pavement sections within the parking stalls for adequacy to City codes.
47. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically, unless reviewed and approved by the City Engineer.
48. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.
49. Submitted grading and drainage plans 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.

Building

50. 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.
51. Obtain building permits for the proposed project.

Grading

52. Final Building pad certifications shall be signed and sealed by a registered land surveyor, geotechnical engineer and/or Civil Engineer certifying each building pad. Certifications shall be submitted to the building official for review prior to building permit issuance. Final Building pad certifications shall be signed and sealed by a Land Surveyor certifying each building pad. Certifications shall be submitted to EDS for filing and review prior to building permit issuance.
53. Prior to signature of public improvement plans the Developer shall have obtained all agreements and permits from all other State and Federal regulatory agencies whose jurisdiction is affected. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City Approved Subdivision Improvement Plans.
54. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically unless otherwise approved by the City Engineer. A retaining wall is required for the elevation difference when the elevation difference exceeds 1 foot.
55. Retaining wall footings shall be completely contained within the project boundaries with subdrains daylighting to graded swales. A private easement shall be obtained from adjacent property owners over any portion of the retaining

wall and footings extending or drainage runoff onto neighboring properties. Subdivision plans shall include structural drawings for all required walls and retaining walls. Wall construction information shall be provided include footing construction details, footing elevations, typical cross sections and calculations, top of wall elevations and wall heights, existing and proposed ground finish surface elevations shall be shown on the civil engineering grading plans prior to approval.

56. Submitted grading and drainage plans 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.

Public Storm Drainage

57. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
58. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water current 2020 Flood Management Design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma Water or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities along the project's frontages that do not have adequate capacity to the approval of the City Engineer.
59. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma Water Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
60. As applicable, 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. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by Sonoma Water for compliance with County and City design standards.
61. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
62. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge

permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.

63. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
64. Drainage from landscape areas is not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
65. Lot drainage, retention or detention systems, 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.
66. All offsite storm drain work and, if applicable, coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
67. 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.
68. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement 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. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction. A maximum of two public storm drain connections to the Public system are permitted for the project unless otherwise approved by the City Engineer.
69. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private roads and private driveway shall be maintained by the HOA.
70. Any proposed underground detention basins shall be owned and maintained by the HOA. The owner shall install a 48" manhole to provide access and maintain the underground basin/pipe.

FEMA

71. The FEMA Flood map indicates that this project area is located within a designated "X Flood Zone" and subject to 1 percent annual chance flood hazard (100-year storm) with 1 foot or less flooding and also within the 0.2 percent annual chance storm (500-year storm) per the FEMA MAP, FIRM Panel dated July 19, 2022, Map Number 06097C0738G, Panel 738 of 1150. As applicable, the project shall address all flood prevention standards in accordance with City Code Chapter 18-52, "Flood Damage Protection". The grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the adjacent structures and show compliance with City Code. The applicant's engineer shall also identify that the grading has no impact on the flood hazard areas and water surface elevations and/or provide documentation of the changes to the flood hazard areas for approval by the City Flood Hazard Administrator prior to building permit issuance. Any required State or Federal Permits shall be obtained prior to City Building permit issuance at the sole expense of the applicant.

Creek Setback

72. Along the proposed residential development, the minimum exterior setback area on the side of the natural water way shall be 50-feet distant from the top of the highest bank on that side of the waterway and its location shall be accurately determined by the applicants' engineer by recent land survey information dated within the last 4 months. When the bank of a natural or modified waterway is steeper than 2.5:1, the exterior setback boundary shall be measured by the projections of a slope of 2.5:1 from the toe of the stream bank to ground level, plus 30 feet. (Ord. 2671 § 1, 1988). Grading, fill and or improvements shall not be installed within the creek setback boundary without valid approvals and permits. The creek set back line and multiple construction cross-sections through the Colgan Creek at 50-foot intervals shall be shown on the construction drawings and the setback line shown clearly on the approved grading plan or as otherwise approved by the City Engineer and or Flood Plain Administrator or other designated Authority.
73. A Sonoma County Water Agency Encroachment Permit may be required prior to building permit issuance if there are encroachments within the Colgan Creek area to the south of the project which is owned by the SCWA. The applicant may apply separately for their encroachment permit or other necessary permits. Grading and fill of the southern portion of this project near Colgan Creek area may require additional State of California permits such as Fish and Wildlife Department - Stream bank alteration permits and/or a 404 Permit –fill material into waters of the U.S. issued by the U.S. Army Corps of Engineer permits. It is the applicant's sole responsibility to obtain all necessary State and Federal permits to perform the proposed work. Applicant is responsible for obtaining all other agency permits and payment of permit fees prior to construction.

74. All protected areas onsite or adjacent to the project including the Colgan Creek area, the 50 feet wide creek setback area, CTS areas and or Waters of the U.S. shall be called out and shown on the plans and protected from unnecessary disturbance, fill, construction storage and or grading unless specifically permitted.
75. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected and or per the recommendations of the project Arborist.

Fire Conditions

76. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development Plan (SWLID) Guidelines. Final onsite Construction Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Construction 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.
77. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the Homeowner's Association. The HOA 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 HOA for a period of the latest five years and shall be made available to the City upon request.
78. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
79. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance and shall include the underground detention basin, if applicable.
80. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
81. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.

82. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
83. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
84. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil, or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
85. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
86. Utilities (wet or dry) shall not be installed below and parallel to the LID features with an infiltration component. Above or below ground vaults, meters, manholes, poles, guy-wires, or any other utility infrastructure structures not needed for the functionality of the LID feature(s) are prohibited from being located within the features. Perpendicular crossings, excluding sewer and water, may be allowed if there is a minimum of one foot of separation between the lowest component of a LID feature and the top of the crossing utility trench, approved by the utility owner, and accounted for in the design and calculations of the original approved plans. Utility providers shall not locate their utilities immediately adjacent to the easement boundaries if it will violate the utility's own horizontal clearance requirements creating a conflict with the MS4 Permit required and approved LID features, including infiltration trenches.

Water and Wastewater

87. Demand fees shall be required and shall be determined after review of the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.

88. Water services shall be provided per Section X of the Water System Design Standards. Separate water meters shall be provided for each unit. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review of the Public Improvement Plans. The water meters shall be included on Multi-Service Water Manifolds per City Std 887 that shall be connected to the existing water mains on Burgess Drive and Common Way. The proposed irrigation meter shall be installed onto one of the water manifolds.
89. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations at the first plan check phase of the Building Plans to determine adequate sizing.
90. A dedicated fire protection service line, connected at a Combination Water Service per City Std 870, with an associated above ground single detector check valve per City Std 888, shall be installed for the private fire line serving the on-site private hydrants. If a second point of connection is required for the private fire line, then a City Standard 880 double check detector valve shall be installed at each connection point to the public system. Fireline detector check location(s) shall be determined with the plan check phase of the Improvement Plans.
91. 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. 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.
92. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.
93. The applicant shall install Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
94. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876 for each lot. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
95. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
96. No plumbing for landscape irrigation or any other use shall cross lot lines.
97. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards.

98. Install new sewer laterals with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the civil plans.
99. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Construction Plans.
100. Water Engineering Services provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

Fire Conditions

101. Streets less than 28 feet wide are to have no parking on either side. Streets 28 to 36 feet wide can have parking on one side, and streets 36 feet and wider can have parking on both sides. Areas where parking is not allowed shall be marked with permeant "NO PARKING – FIRE LANE" identification per Fire Department Standards.
102. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials. Minimum 20-foot unobstructed Fire Department access roadways shall be maintained during construction at all times, fire hydrants shall not be blocked at any time.
103. Hydrant spacing for this single-family residential project shall comply with current Fire Department standards: maximum 500 feet on center. Preferred hydrant locations are at street intersections for best visibility and to minimize the likelihood of obstruction by parked automobiles.
104. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department.
105. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa and City Standards and approved by the Fire Code Official.
106. A four-foot by four-foot concrete pad shall be provided around the base of the hydrant for operation.

107. Turning radius shall accommodate 20-foot inside and 40-foot outside diameter.
108. The Phase 1 Environmental Site Assessment may be required to be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
109. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage, or construction of any combustible materials.

Recreation and Parks Conditions

110. Street trees will be required on Burgess Drive, including in bioretention areas, to be planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done in accordance with the City's Standards and Specifications for Planting Parkway Trees. Any substitutions in tree selection shall be from the approved master street tree list. Copies of the master street tree list and the standards 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=>

- 111.
112. Bioretention areas along Burgess Drive and Common Way will not be maintained by the City. These areas must be maintained by the property owner or by an HOA.
113. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, unless a later time is otherwise allowed by City Code. The amount shall be determined by the resolution in effect at the time.
114. 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, 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.

Transit Conditions

115. An ADA path of travel shall be provided to the bus stop on Bellevue at Burgess Drive.

Sonoma County Water Agency Conditions

116. A revocable license and or easement may be required for access or construction work within Sonoma Water's property located along Colgan Creek.
117. Improvements within Sonoma Water's property may require an easement from Sonoma Water's Board of Directors.
118. Sonoma Water is concerned with any activity that may affect the operation and maintenance of its facilities located along Colgan Creek, including improvements to the existing pedestrian pathway. Please provide design plans for Sonoma Water to review and approve which show details of the development in or adjacent to Sonoma Water's facilities.

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

Recommendation

_____ Approval with conditions as set forth in this report

_____ Continuance

_____ Denial – Reasons:

_____ Final action referred to the Planning Commission

Jessica Jones
Deputy Director - Planning
Planning and Economic Development Department