

RESOLUTION NO. 11571

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE NORTH VILLAGE II TENTATIVE MAP LOCATED AT 2406 FULTON
ROAD - FILE NUMBER MJP07-003

WHEREAS, an application has been submitted by the Fulton Road Investors requesting approval of a tentative map for the North Village II residential subdivision located at 2406 Fulton Road, more particularly described as Assessor's Parcel Number(s) 034-030-088, dated January 24, 2011, date stamped April 1, 2011, and on file in the Office of the Department of Community Development; and

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

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

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 70 lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

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

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in both the original NWSR 3-97 Annexation EIR Mitigation Monitoring Program dated December 2003 and the North Village II Supplemental EIR Supplemental Mitigation Monitoring Program dated March 11, 2011, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the North Village II, Tentative Map dated January 24, 2011 and date stamped April 1, 2011, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated April 11, 2011.
2. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements including ongoing maintenance and monitoring of the onsite wetlands and sensitive species "avoided" by the project;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
3. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.

4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
6. 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.
7. The developer shall pay all applicable park fees in effect at the time the building permit is issued. These fees may be modified by separate agreement with the Recreation and Parks Department.
8. The developer shall provide 32 on-site allocated units in compliance with the alternative method of compliance with the Housing Allocation Plan (HAP) proposed by the North Village II project, and found to be in substantial conformance with the HAP requirements by the Planning Commission. If this alternative Hap contract proposal is not approved by the Council of the City of Santa Rosa, the developer shall provide an alternate method of compliance in keeping with the requirements of Chapter 20-21 (HAP) of the Santa Rosa City Code.
 - A. The developer shall sign an Affordable Housing Contract prior to recordation of the final map in order to assure long term affordability of the allocated unit(s). No occupancy shall be allowed to more than five of the development's non-allocated units for each required allocated unit that is constructed and is available for occupancy. A note of this condition shall be placed on the supplemental information sheet on the final map.
 - i. Because of the alternative method of compliance proposed, any fractional allocated unit balance cannot be computed until after the Council has acted this alternative method. If there is any fractional allocated unit balance, this obligation shall be discharged through payment of a fee. The fee shall be paid prior to the approval of the final map, or if not previously paid, prior to the issuance of the first building permit for the development. The fee to be paid shall be calculated at the time of payment in accordance with City Code Section 21-02.110.

9. The project is required to comply with and implement all mitigation measures identified in both the original NWSR 3-97 Annexation EIR Mitigation Monitoring Program dated December 2003 and the North Village II Supplemental EIR Supplemental Mitigation Monitoring Program dated March 11, 2011.
10. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of April, 2011, by the following vote:

AYES: (6) (Bañuelos, Byrd, Cisco, Duggan, Poulsen, Stanley)
NOES: (0)
ABSTENTIONS (0)
ABSENT: (1) (Faber)

APPROVED: _____

Pat C. ...
CHAIR

ATTEST: _____

Charles J. ...
EXECUTIVE SECRETARY

Housh

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT

April 12, 2011

North Village II

Project Description

The applicant has filed Tentative Map, Conditional Use Permit, and Design Review applications proposing to subdivide the existing 17.89 acre parcel located at 2406 Fulton Road into 70 individual lots to accommodate the construction of 120 residential dwelling units (proposed as single family and multi-family homes), an on-site community center, and private open space.

LOCATION 2406 Fulton Road

APN 034-030-088

GENERAL PLAN LAND USE Low Density Residential

ZONE CLASSIFICATION


EXISTING Planned Development (PD) 3683


PROPOSED Planned Development (PD) 3683

APPLICANT Fulton Road Investors
ADDRESS 200 4th Street, Suite 250
Santa Rosa, CA 95401

OWNER Fulton Road Investors
ADDRESS 200 4th Street, Suite 250
Santa Rosa, CA 95401

FILE NUMBER MJP07-003

PROJECT PLANNER Noah Housh 

PROJECT ENGINEER Larry Lackie 

Background

The project site is designated as Low Density Residential by the City of Santa Rosa 2035 General Plan. The project conforms to the adopted Planned Development zoning code and seeks to establish much of the development standards and criteria through the Conditional Use Permit approval of the proposed Development Plan.

Conditions of Approval

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Standard Storm Water Mitigation Plan Guidelines dated June 25, 2005. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. The tentative map shows wetlands which may require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which could require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
- IV. North Village II is responsible for mitigating environmental impacts identified in the Northwest Santa Rosa Annexation 3-97 EIR and Mitigation Monitoring Plan, including as supplemented by additional analysis and mitigation measures in the March 11, 2011 Supplemental EIR, adopted by the City of Santa Rosa specifically traffic mitigation measures 3.3-4a, 3.3-4c, and 3.3-5, as follows: the signalization of the Fulton Road and Francisco Avenue-Wood Road intersection; the signalization of Piner Road and Waltzer Road; Improvements to the northerly side of Francisco Road including the extension and realignment to Fulton Road. The Developer is to contribute in kind work in an amount equal to the proportionate share of these remaining mitigation measures. The signalization of the Waltzer Road Piner Road intersection 3.3-4C will be considered in kind payment for the proportionate share of the traffic mitigation measures 3.3-4a, and 3.3-5.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 1, 2011:

Planning Conditions

1. The applicant is required to comply with the City of Santa Rosa Growth Management Ordinance and a letter from the developer requesting specific 'A' and/or 'B' allotments shall be received prior to review by the Design Review Board.
2. This project is subject to the environmental analysis and resulting Mitigation Monitoring Plans included in both the Northwest Santa Rosa 3-97 EIR (SCH# 2003022085, adopted December of 2003) and the Supplemental EIR dated March 11, 2011.
3. The developer is required to bring the impacts of an increased need for public safety services resulting from the proposed project to a less than significant level by implementation of one of the following mitigation measures:
 - a. Annexation of all of the newly created parcels to Special Tax District Number 2006-1.
 - b. Payment of a lump sum adequate to cover the increased public safety costs associated with providing police services to the proposed residential development.
 - c. Provide private police services to the residents of the North Village II project in perpetuity.
 - d. Include other uses, consistent with the City of Santa Rosa 2035 general Plan and zoning regulations, within the proposed project that would generate revenue to off-set the costs of providing police services to the proposed development.
4. The project is required to comply with the City of Santa Rosa Housing Allocation Plan (Chapter 20-21 of the Santa Rosa City Code). The developer has proposed, and the policy encourages, an innovative approach to compliance with the onsite affordable housing requirements of the HAP. This alternative approach must be approved by the City of Santa Rosa City Council in order for the project to achieve compliance with HAP requirements. If the alternative is not approved, the project is required to otherwise document compliance in accordance with the provisions of Chapter 20-21 of the City Code. A HAP contract documenting compliance with the HAP requirements must be recorded prior to final map approval.
5. The onsite 'Recreation Center' is to be constructed and occupied as either the last structure in Phase I or the first structure in Phase II of the North Village II Tentative Map.
6. Consultation and recommendations are required to be obtained from a lighting design specialist regarding light source locations, intensities, and types of lighting

prior to Design Review Board consideration of the proposed project. These recommendations should be summarized in design review submittals and identified in a photometric analysis or similar document. Light fixtures must comply with the requirements of the City of Santa Rosa zoning code and design guidelines and are limited to a maximum of 16 feet in height.

7. Bicycle parking consistent with the requirements of zoning code section 20-36.090 is required and must be demonstrated on plans submitted for design review and building permit submittals.
8. A qualified acoustical consultant shall evaluate the construction drawings prior to building permit approval to ensure noise levels in all interior residential spaces will be 45 dBA DNL or less. Documentation of said evaluation and the results shall be submitted with all plans submitted for building permit review.
9. Proposed daycare center is limited to 3 employees and 20 children maximum and is required to obtain and submit a State License Number prior to occupancy as a day care center. Any future expansions of these numbers will require a separate use permit submittal and review and could trigger additional conditions.
10. A post construction monitoring plan that includes methods for collecting hydrologic and vegetation data following construction, including specifically the abundance and trends of Sonoma sunshine, shall be developed and submitted to the City of Santa Rosa prior to issuance of any grading or building permits for the project. Said plan shall require: annual hydrologic monitoring, quantitative vegetation data collection, estimates of the abundance of Sonoma Sunshine colonies, and a map of its distribution shall be produced at a minimum of every two years.
11. A wetland management and monitoring plan shall be created by a consulting wetland specialist for the onsite avoided wetland(s), the Sonoma sunshine colonies, and surrounding setback areas, the objective of which is to maintain hydrologic and biologic function of the wetlands and minimize the risk of chemical, hydrologic, or other adverse effects on the wetlands and Sonoma sunshine. The purpose of the management plan is to ensure proper implement of the required mitigation measures. Said plan must be submitted to the City of Santa Rosa Planning Division for review and acceptance prior to issuance of grading or building permits for the North Village II subdivision.
12. The required wetland management plan should be modified to reflect results obtained through the bi-annual monitoring effort to ensure that every effort is made to attain and continue the intended protection. The management plan shall contain a mechanism to ensure that, as necessary, the observations made during the conduct of the monitoring are used to take management actions such as additional weed (particularly pennyroyal) removal and inoculation, thatch removal as well as identify measures necessary to conditions within the 25 foot setback areas to ensure that the wetlands and Sonoma sunshine colony are

protected. These revisions shall also be submitted to the City of Santa Rosa Planning Division on a bi-annual basis to ensure avoidance is achieved and maintained.

13. Preparation of the required management and monitoring plans, including future revisions as necessary, shall be funded either by the Homeowners' Association or by funds provided by the Developer.
14. Wetland and open space fencing is required to be constructed of split-rail, or similar fencing design typical of residential development unless an alternative design is approved by the Design Review Board.
15. All onsite parking spaces are required to be a minimum of 19 feet long by 9.5 feet wide in accordance with the City of Santa Rosa zoning code standards for parking dimensions.
16. Alley EVA access from Fulton Road through the landscape buffer are required to be constructed of vegetated turf block, (or similar) to maintain the aesthetic appearances of the landscaped area between Fulton Road and the development area.
17. Eight foot fences are required to be constructed along the northern property line for 240' from Fulton Road, or to the northeastern corner of lot 35.
18. All excavation work within the vicinity of the trees identified as to be preserved along the northern property line (on the neighboring parcel) is required to be conducted based on direction from a certified arborist.
19. The terminus of "Street B" is required to be noticed as a street to be extended, based on current City of Santa Rosa signage and noticing standards for such future street extensions.
20. School and Park access must be constructed as identified on plans submitted for review and approval and must be maintained for the life of the project.

Fire Department

21. Project will require the installation of fire sprinklers. NFPA 13-D is the appropriate standard for one and two family dwellings if the architect is not requesting any CA Building Code sprinkler system offset's (area, height or construction type) or, if offset's are to be applied, then NFPA 13 is the appropriate standard. The Community Room will require a sprinkler system designed to NFPA 13.
22. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading,

demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

23. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new public fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Public Improvement plans. Minimum required Fire Flow for this project is 1500 gpm with 20 psi residual in the main.
24. Hydrant spacing for this single/two-family residential project shall comply with current Fire Department standards: maximum 500 feet on center. Community Room requires 300 feet on center.
25. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for single-family or duplex structures two-stories or less in height. Parking is shown near Lot's 44 & 45. With a bulb-out on the north and parking on the south, there is concern that the 20'/40' radius cannot be achieved for fire vehicles traveling south on Street B and transitioning to eastbound Street A. Please verify.
26. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. Street B is in excess of the maximum and does not have a turn-around
27. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards. This includes the private drives, alleys and the road to the Community Center.
28. The Homeowners/Condominium Association shall be responsible for maintaining all fire protection appliances and roadways to current applicable standards.
29. If any part of the site is to be permanently fenced for security purposes, at least one man-gate (minimum 3 feet wide) with Fire Department approved lock shall be installed in a location approved by the Fire Dept. Permanent fences or gates limiting vehicle access shall be approved by the Fire Department. Vehicle gates limiting access to five or more dwelling units shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.
30. Structures shall be equipped with illuminated address signage per Fire Department Standards.
31. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

Applicant may propose alternate means of mitigating conditions identified in this document as not complying with current Fire Department standards. Identified alternates (correlated to the hazards they propose to mitigate) shall be submitted to the Fire Marshal for approval as Alternate Methods or Materials of Construction. All Specific Conditions of accepted Alternates shall be recorded with the Final Map.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

32. This is a phased project; construction of any phase shall include all improvements necessary to be independent of the other phase.
33. Public Sewer and Water Easements are to be dedicated to the City curb to curb over the private portion of Street "A" and over the common driveway and alley parcels. It will be the Homeowner's Association responsibility to replace decorative paving or landscape strips in public utility easements that are damaged or removed through City Utility maintenance operations and is to be noted on the utility plans of the subdivision improvement plans.
34. A 13 foot Public Utility Easement containing a 5.5 foot public sidewalk easement is to be dedicated to the City from back of curb along both sides of Street "A" where it is privately owned. A 7 foot public utility easement is to be dedicated to the City behind the property line along the Gobar Lane right of way, and the North Village Drive right of way.
35. A minimum 5 foot wide public access easement shall be dedicated to the City over all pathways and bridge crossings through the common parcels connecting Public Right of Way to the Piner Olivet School site and the proposed public park site.
36. The pathway over lots 1 through 10 from Fulton Road to Street "B" is to be public access and contained in a 5 foot Public sidewalk easement. The pathway over Lots 26 through 35 from Street "B" to the wetland Parcel and connecting to the public walk on the private portion of Street "A" is to be public access and contained in a 5 foot Public Sidewalk Easement. Sidewalk easements and private drainage easements may overlap.
37. Emergency Vehicle Access Easements are to be dedicated to the City over Common Parcels F, G, H and J and the adjoining lots to provide a 26 foot Fire lane to be equally divided and centered on the common parcel centerline.
38. This is a Major Subdivision creating 70 residential Lots and 11 lettered parcels. The formation of a Homeowners Association responsible for ownership and maintenance of the lettered parcels, common area building and site improvements, is required for this subdivision. The documents creating the

Association and the Covenants, Conditions and Restrictions (CC&R's) governing the Association shall be required to be submitted with the First plan check for review by the City Attorney. The approved CC&R's shall be recorded contemporaneously with the Final Map.

PUBLIC STREET IMPROVEMENTS

39. This property is subject to payment of any applicable non-participation reimbursement fees for the Fulton Road improvements prior to recording of the first Final Map. The non-participation reimbursement fees for the Fulton Road improvements are identified the Fulton Road Reimbursement Agreement between; the City of Santa Rosa; Woodbridge Northwest, LLC ; and Fulton Road Investors, LLC.
40. No additional right of way will be required for Fulton Road. A 13 foot Public Utility Easement is to be dedicated to the City containing a 5.5 foot sidewalk easement. See the Standard Conditions of Approval for dimensions.
41. Street "A" shall be dedicated and improved as a Minor Street from Fulton Road to the intersection with Street "B". Half width street improvements for both sides of the street shall consist of travel lane, with a parking lane, and a planter strip, with a sidewalk behind the planter. A 13 foot Public Utility Easement containing a 5.5 foot sidewalk easement is to be dedicated to the City. See the Standard Conditions of Approval for dimensions.
42. Street "B" shall be dedicated and improved as a Minor Street through the entire project. Half width street improvements for both sides of the street shall consist of a travel lane, with a parking lane on one side, and a planter strip, with a sidewalk behind the planter strip. A 13 foot Public Utility Easement containing a 5.5 foot sidewalk easement is to be dedicated to the City. See the Standard Conditions of Approval for dimensions.
43. Curb return radii shall be 35 feet at the intersection of Street "A" and Fulton Road. A City Standard 232A curb ramp is to be constructed at the intersection with the design modified to be for a north south direction only and not directing a crossing of Fulton Road. Right-of-way shall be dedicated so that a City Standard 232A curb ramp and the 4 foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns. Curb return neck downs will not be allowed at the intersection of Street "A" and Fulton Road.
44. Curb return radii shall be 20 feet at the intersection of Streets "A" and "B". The curb returns on Street "A" may be necked down with no neck down on Street "B". The intersection of Street "A" and "B" is a tee intersection with pedestrian crossing over Street "B" and limited to one pedestrian crossing over the easterly leg of Street "A". No crossing is allowed to the private driveway of Parcel "H". City Standard 232A curb ramps and a City Standard 232B for the Street "A"

crossing. The westerly curb ramp for the Street "B" crossing is to be modified to provide an east west direction only. The sidewalk on Street "A" may transition to be contiguous for the curb ramp location. Sidewalk transitions are to be through 10 foot radius reverse curves.

45. Parking shall not be allowed on Fulton Road and is to be posted as a no Parking Zone.
46. A temporary turnaround per City Standard 206 shall be provided on Street "B" using the private driveway connection of Parcels "F and "G". The temporary turn around is to be used until a public connection is available to Fulton Road from the end of Street "B".

GRADING

47. 2 copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
48. A Final Storm Water Mitigation Plan (SWMP) Low Impact Development (LID) Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Improvements required by the Final SWMP are to be owned and maintained by the Homeowners Association established for this project. All SWMP details and improvements are to be included in the Subdivision Improvement Plans.
49. SUSMP LID BMP Roadway Bioretention basin areas are to provide concrete moisture barriers at the gutter lip of the pervious concrete gutter. Moisture barriers are to per City Standard 264 and contain the bioretention basin area on all sides where adjacent to the structural street section, extend a minimum of 1 foot below the subgrade and as directed by the Soils Engineer.
50. Drainage system piping below bioretention areas is to be backfilled with impervious material or designed so as to not compromise the holding character of the basin. Drainage system piping should be located outside of the SUSMP LID retention basins whenever possible.
51. After the BMP improvements have been completed, the developer's 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 SWMP required improvements is to be received by the City prior to acceptance of subdivision improvements. The maintenance schedule and the Final SUMP are to be included as part of the C.C. & R. 's recorded with the Final Map.

52. A private sidewalk is to be constructed on site from Fulton Road over Parcel "B" to provide access way for Lots 36, 37, and 38 to the public right of way with individual connections to the lots and be contained in a private sidewalk easement over Parcel "B". The sidewalk for Lot 36 is only to encroach onto Lot 37 as necessary to avoid the mapped wetland and is to be contained in a private sidewalk easement in favor of Lot 36.
53. The pathways shown on the Tentative Map shown going over the private open space areas are to be a minimum 5 feet wide, constructed with 2 inch Asphalt Pavement over 4 inches AB or equivalent, from the public right of way and public access easements is to provide public circulation to the Public Park south east of the project site, and the Piner Olivet School site. The pathway is to be an extension of the public sidewalk system from Fulton Road, and meet ADA requirements for accessibility, and be contained in an unrestricted public access easement to the City. All pathway crossings of wetlands are to be designed with footings outside of the mapped wetland boundaries unless otherwise allowed by the Regional Water Quality Control Board. The sidewalk and all the necessary crossings over the mapped wetlands are to be maintained by the Home Owners Association. Access is to the Community Center Parcel from the wetland pathways may be restricted to subdivision homeowners and not open to the public.
54. Drainage from Landscape Parcel D and that portion of Parcel B landscaped adjacent to Fulton Road is to be directed to a private system connected to the nearest public system on Fulton Road.
55. 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 storm drain pipe through the public right of way to a public drainage structure. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street through City Standard curb drains.
56. Lot to lot drainage is to be a piped system with field inlets at the property line. The drainage system is to be owned and individually maintained by the property owners and contained in a 10 foot wide private drainage easement in favor of the upstream properties.
57. Sewer and Water connections, structures, cleanouts and laterals are not to cross through or be in SUSMP LID BMP volume treatment or containment elements. SUSMP LID elements behind the curb line are to provide independent utility corridors for sewer and water connections to the main.
58. The walkway over Lots 52 through 56 connecting the Private Street "A" sidewalk to the Community Center site is to be 5 feet wide and contained in a Private Sidewalk Easement in favor of the Homeowners Association and be posted as private at the back of the public sidewalk on Private Street "A".

59. The sidewalk over Lots 57 through 60 is to be 5 feet wide and contained in a private sidewalk easement in favor of Lots 57 through 60 and be posted as private access for Lots 57, 58, 59, and 60. The sidewalk is to be contiguous to the curb bordering the Community Center Access driveway on Parcel A.
60. Retaining walls bordering Lots 25, 35, 61, and Parcels G and K are to be contained on Parcel C owned and maintained by the Homeowners Association. Wood retaining walls will not be allowed.

TRAFFIC

61. The intersection of Waltzer Road and Piner Road is to be signalized as a 3 phase traffic control with pedestrian crossings on all four legs of the intersection. Existing stop signs and markings on Waltzer Road are to be removed and replaced with new cross walk striping for the intersection. Traffic signalization is to include controller equipment, cabinet equipment, detector cameras and advance loop detectors, conduit, conductors, foundations, all appurtenances and pavement markings required for a complete installation as approved by the City. Piner Road is to be striped with protective left turn lanes onto Waltzer Road, and Waltzer Road southbound is to be striped with a defined right turn curb lane. Traffic signal poles, pull boxes, and cabinet are to be located per City Standard 240. Future conduit for traffic signal interconnects are to be provided from the signal to new pull box located at the back of curb on Piner Road in line with the traffic signal control cabinet with conduit stubbed sweeps out into Piner Road.
62. The existing curb ramp on the northern leg of the Waltzer Road and Piner Road intersection is to be removed and replaced with new curb ramp or ramps in conjunction with the signalization of the intersection. Crosswalk locations are to be striped for the Waltzer Road and Piner Road intersection. The new curb ramp design for the NE corner of Waltzer Road and Piner Road intersection is to meet ADA requirements for alignment with crosswalk location. Relocation of the overhead utility pole on Piner Road may be required.
63. There is existing signal interconnect conduit and conductors in Piner Road. The new signal will be required to connect to the signal interconnect from Marlow Road. Conduit runs are to sweep into the cabinet and conductors between cabinets and signal are to be continuous with no splices being allowed. New conductor will need to be pulled from the Marlow Road signal unless demonstrated sufficient cable surplus exists for a continuous run.
64. Existing underground utilities and irrigation systems in the Piner Road Waltzer Road intersection are to be relocated to avoid conflicts with the new signal poles location and conduits. Design and construction is to be coordinated with all Utility Companies and the City Parks Department to minimize disruption to existing improvements.

65. Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process.
66. That portion of Street "A" that is on Parcel "A" shall be private and be posted on the City side of the property line where it crosses Street "A" with a R101(CA) sign stating "PRIVATE ROAD (PRIVATE PROPERTY) VEHICLE CODE ENFORCED".

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

67. The private Street "A", contained in Parcel "A", is to be built to City Minor Street Standards, shall be privately owned and maintained. Half width street improvements for both sides of the street shall consist of travel lane, with a parking lane, and a planter strip, with a sidewalk behind the planter strip. Sidewalk may be contiguous to curb at the cul de sac location and shall maintain a minimum 4 foot clearance around all obstacles and driveway locations. See the Standard Conditions of Approval for dimensions.
68. The Private Street "A" is to cross the mapped wetland by a bridge span with footings located outside of wetland boundary. The concrete bridge span is to be designed to meet Caltrans Minimum Bridge loading and design requirements. The bridge will be privately owned and will require a separate Building Permit to be issued by the City. Review is to be completed and fees paid prior to issuance of a grading and encroachment permits for subdivision improvements. The bridge is to provide a clear 6 foot walkway with handrail on both sides of a 24 foot roadway width.
69. The private Street "A" is to end in a City Standard Cul de Sac with a center landscape island and minimum radius of 45 feet. Curb parking will not be allowed with the center landscaped island. The planted landscape island will be maintained by the Home Owners Association and is to be noted in the CC&R's recorded with the Final Map.
70. The common driveway over Parcel "A" for the community center is to be a minimum of 24 feet wide and built to minor street structural section and is to be a secondary EVA connection from the private Street "A" cul-de-sac to North Village Drive. Driveway access is to be through City Standard 250A driveway curb cuts at the private and public street connections. Existing driveway curb cut and sidewalk at North Village Drive is to be removed and replaced with new 30 foot wide City Standard 250A driveway curb cut and sidewalk.
71. An additional access easement is to be provided to the Homeowners association over the individual lots to provide an additional 3 feet of clear area for the required 26 foot clear back up for garage locations onto the common alleyway. The common alley parcels shall access through 26 foot minimum width City Standard 250A curb cuts and become 20 feet wide at back of sidewalk. Parcels F, G and H used for emergency vehicle and public sewer and water maintenance

access turn arounds are to provide a minimum 20 foot inside with 40 foot outside turning radius. All common alleyways, EVA and utility access ways are to be built to the City's minor street structural standards.

72. EVA pavement over the landscape parcels and Fulton Road planter strips for Parcels "H" and "F" connections to Fulton Road is to be a crowned minor street structural pavement section, 20 feet wide, over the landscape parcel and planter strip and be contained in an EVA dedicated to the City. Turf stone may be placed over the full minor street structural section and be designed to maintain drainage run off to the adjacent landscaped areas. Irrigation system is to be designed to overspray the turf stone and irrigation electrical and water pipe chases be provided under the pavement section. The edges of the turf stone contained within the EVA are to be delineated as required by the Fire Department to indicate edge of the pavement section for the emergency responders. The Homeowners Association will be responsible to maintain the structural integrity and reflective nature of the EVA connections to Fulton Road.
73. Fire Access EVA connections to Fulton Road from the end of the alley over the landscape parcel are to be through motorized gates behind the Landscape Parcel and in line with the subdivision perimeter fence. Vehicle gates limiting access to five or more dwelling units shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage. Gate design, controller and strobe actuated equipment are to be submitted to the Fire Department with the first plan check submitted for review and approval of Subdivision Improvement Plans. Subdivision Improvement plans will not be approved until the gate system has been approved by the Fire Department and noted on the Improvement Plans.

UTILITIES

74. Non-participation water main and sewer main reimbursement fees may be required in addition to standard demand fees. The local agency information sheet of the final map shall be annotated with this information.
75. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map. Demand fees and meter sizes are to be determined after review of building plans. Submit details of plumbing fixtures, including the amount of fixtures and the size of service lines ($\frac{3}{4}$ " $\frac{1}{2}$ " etc.) to Utilities Engineering for review. Provide meters per Section X of the Water System Design Standards.
76. Install separate back flow prevention devices on all irrigation meters for common area landscaped parcels, Lot 36, and Parcel "L". Irrigation piping shall not cross property lines. Where water services will be installed for private fire lines, public and/or private hydrants, domestic and irrigation service, combination services are required and shall be shown on the Improvement Plans.

77. Water services and meters shall be sized to meet domestic, irrigation and fire flow requirements. Submit fire flow calculations to Utilities during the plan check phase of the Improvement Plans to determine adequate sizing of the laterals and meters. A Double Detector Check valve, City Standard 875, will be required for the fire sprinkler system for the community center on Parcel "L". Reduced pressure backflow devices will be required on all water services with fire sprinklers.
78. The water and sewer mains to be located under the wetlands shall be bored and jacked as shown on the Tentative Map.
79. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
80. Water services must be provided per Section X of the Water System Design Standards. Lots being constructed with duplex units must provide a 1 1/2" water service and manifold for 2 -1 inch meters per Standard #863. The meter box will be required to be traffic rated when in driveway locations. Private easements will be required for any private laterals that cross another property.
81. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction, including single family dwellings, regardless of building area. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.
82. A Home Owners Association shall be responsible for common landscaped areas including any monthly billing for irrigation.
83. 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.
84. The water and sewer service for Parcel "L", the Community Center shall be located on the frontage of the parcel on North Village Drive. Split the water service per Standard 863 or 864 to provide separate domestic and irrigation meters.
85. An easement must be provided over public water and/or sewer mains where applicable. The easement must be 20' wide if containing both water and sewer. See Section 315 (c) of the Uniform Plumbing Code. Easements must be centered over the facility. Easements must be configured to encompass all publicly maintained appurtenances, such as water services, fire hydrants and sewer laterals. No structures may encroach on any Public water or sewer easement on, above, or below the surface of the ground. This includes footings of foundations or eaves from the roof of any adjacent structure. Trees may not

be planted within 10' of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the Final Map).

86. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 27518, on November 17, 2009. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).
87. 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 must 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 must be paid to the Utilities Department prior to the test being performed.
88. Water service for lot 36 will be determined after applicants have provided Fire flow calculations indicating compliance with CFC Appendix III-A. The minimum adjusted fire flow available shall provide 1500 gpm in residential developments. If fire flows cannot be achieved for the multi family unit a dedicated fire main may be required.
89. Public water is required for irrigation purposes for Parcels B, D, L, and Private Street "A" Landscape Island. The applicant must install separate irrigation services with a reduced pressure principle backflow device per current City Standard #876. Meter size is dependent on peak demand and will be determined upon review of irrigation plans. Plans shall show maximum gallons per minute per valve and total peak monthly usage. Electrical power for timers shall also be provided to these parcels.

RECREATION AND PARKS

90. Street trees will be required and planted by the developer. Selection will be made by the city's approved master plan list and approved by the city's Parks Division. Planting shall be done in accordance with the city "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the city Parks Division Tree Section personnel. Contact Parks Division Tree Section at (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, (707) 543-3770.
91. 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 the effect at the time but may be modified based on separate agreements, (such as the September 12, 2006 park improvement and playfield renovations

agreement) between The City of Santa Rosa Recreation and Parks Department and the developer. Modification to any park fee amounts must be documented and verified by the City of Santa Rosa Recreation and Parks Department.

- 92. The adjacent Public Park site, DN2006-062727, is to be improved with the North Village II development as called out in the executed "Agreement for Construction of Park Improvements and Playfield Renovation and Establishing Park Fee Credits for Dedication of Parkland and Construction of Improvements" entered into by the Fulton Road Investors LLC and the City of Santa Rosa on September 12, 2006. The Complete Public Park Site Improvement plans are to be submitted for review with the subdivision improvement plans submitted for the first plan check of the First Phase of development. The park site development may be phased only if the subdivision is phased. If the subdivision is not phased the park is to be fully developed as a component of the North Village II development. Under a phased development the park site is to be graded and drainage system established with the first phase. All remaining improvements shown on the Master Plan approved by the Recreation and Parks Department together with public access ways to the park site from public right of way are to be completed with the second phase of development. The phased subdivision improvements will not be accepted without those respectively phased park improvements being completed.

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

Recommendation

Approval with conditions as set forth in this report.

Continuance

Denial – Major Reasons:

Final action referred to the Planning Commission



CLARE HARTMAN
PLANNING SUPERVISOR
Community Development - Planning