

RESOLUTION NO. CUP19-008-C**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 126,823 SQUARE FOOT PERSONAL STORAGE (SELF-STORAGE) FACILITY IN THE GENERAL COMMERCIAL ZONING DISTRICT ON A 1.66-ACRE PORTION OF THE REAR OF THE PROPERTIES LOCATED AT 4332, 4344, 4358 AND 4372 SONOMA HIGHWAY SANTA ROSA, APNS: 032-140-001, 032-010-044, -043 AND -009.**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow the development of a 126,823 square foot self-storage facility has been granted based on your project description and official approved exhibit dated May 3, 2019. The Santa Rosa Zoning Administrator has based this action on the following findings:

Minor Conditional Use Permit Findings.

- The proposed self-storage facility (Project) is allowed within the CG (General Commercial) Zoning District with approval of a Minor Use Permit and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and at the request of the applicant per Zoning Code Section 20-52.050.E.2.b, the Zoning Administrator held a duly noticed public hearing; and
- The proposed Project is consistent with the Retail and Business Services General Plan Land Use which is intended for among other uses "...service enterprises," in that the proposed Project will provide services for residents of the City; and
- The design, location, size and operating characteristics of the proposed Project is anticipated to be compatible with the existing and future land uses in the vicinity in that the proposed Project is located in an area consisting of a mix of multifamily residential, retail and service uses; adequate parking is provided for the proposed Project; appropriate setbacks are maintained from uses on adjacent sites; landscaping is provided, and the low intensity of traffic associated with self-storage facilities will not create traffic and noise issues for other uses in the vicinity; and
- The site is physically suited for the type, density, and intensity of the proposed Project in that the site has existing commercial development and all necessary utility connections and emergency services are available. The site provides sufficient parking and circulation, and there is adequate site access available from Sonoma Highway; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and Zoning District in which the property is located in that the proposed Project is a conditionally permitted use within the CG zoning district and will be in an area with a mix of existing residential and commercial uses, will be developed in accordance with all applicable building code regulations and complies

with the Zoning Code. Additionally, the proposed project has been reviewed and conditioned by all applicable City of Santa Rosa departments.

California Environmental Quality Act Review

The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Zoning Administrator adopted Resolution CUP18-008-A adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

This entitlement would not be granted 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 is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain Design Review Board approval for the Project.
2. Prior to issuance of any permits for the Project, obtain approval of Lot Line Adjustment No. 19-001.
3. Prior to issuance of any permits for the Project, provide evidence of payment to Sonoma State University the \$75.00 Northwest Information Center Invoice (Invoice No. 0000025664 dated 2/22/2019).
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Zoning Administrator, or by the Design Review Board if modified by the DRB. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. Comply with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
6. Comply with all Conditions of Approval attached in Exhibit A
7. Project shall comply with the Mitigation Monitoring and Reporting Program dated February September 18, 2019 (See Exhibit B).
8. Obtain a demolition permit for the structures to be removed.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
10. Obtain building permits for the proposed project.

11. The Santa Rosa Creek setback shall be privately owned with a public access easement and use easement for the trail.

12. The landscape and bioretention bed within the creek setback shall be maintained privately and not dedicated to the City for maintenance.

13. PROJECT DETAILS:

- a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
- b. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- c. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
- d. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

14. TREE PRESERVATION:

- a. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- b. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.

- iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
- v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
- vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- c. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- d. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- e. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- f. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- g. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. LANDSCAPING:

- a. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- b. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- c. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- d. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway

Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

16. LIGHTING:

- a. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- b. Light sources shall be concealed from public view.
- c. All lighting shall be directed toward the subject property and away from adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. PARKING:

- a. The parking lot shall be constructed to City standards.
- b. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- c. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- d. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

18. SIGNING:

- a. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- b. A planning sign permit application is required for all signs.
- c. Sign permit approval shall be obtained prior to application for a building permit.
- d. Building permits for sign installations shall be separate permits from other building permits issued for construction.
- e. Building permits for sign installations shall be separate permits from other building permits issued for construction.

19. NATURAL RESOURCES:

- a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

This Minor Conditional Use Permit to allow the development of a 126,823 square foot self-storage facility on a 1.66-acre portion of the rear of the properties at 4332 - 4372 Sonoma Highway, is hereby approved on this 19th day of September, 2019, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

Exhibits

Exhibit A – Engineering Development Services, Conditions of Approval

Exhibit B – Mitigation Monitoring and Reporting Program, September 18, 2019

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 12, 2019

Storage Pro II
4374 SONOMA HWY
PRJ19-004

- I. After the approval of Public Improvement Plans but prior to the commencement of any work subject to reimbursement, a Reimbursement Agreement ("**agreement**") shall be entered into between the applicant (Storage PRO of Santa Rosa, LLC, referred to as "**developer**" within the agreement) and the City of Santa Rosa.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- III. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 5/3/19:

VACATION OF PUBLIC EASEMENT

1. Pursuant to the City of Santa Rosa Zoning Code § 20-30.110, B, ¶2;
No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into a public or private service easement, an access easement, or street right-of-way.
2. Any public easements currently existing on the site that impede the proposed development shall be vacated.
 - a. Any access easement to the existing Los Alamos Trunk Sewer shall not be vacated until such time as another means of appropriate recorded access is in place or said access easement is no longer necessary.
3. The means of recorded access may be a dedicated easement or a covenant of easement granting the City access to the site generally without a separate metes

and bounds description as long as it stipulated that the minimum 12-foot clear access over an all-weather vehicle access road with City Standard 206 turnarounds per City Standard 216 where determined necessary by the City Engineer in consultation with the Director of Water and the City Sanitary Sewer Standard Specifications, § XIV. ACCESS ROADS, A, 1 – 4 shall at no time be impeded.

4. Any private easements currently existing on the site that impede the proposed development shall be quitclaimed.

PUBLIC SEWER & WATERLINE EASEMENT AND COVENANT

5. Prior to the signing of improvement plans the following public easements and rights of way shall be dedicated;
 - a. a public sewer and waterline easement for the Los Alamos Trunk Replacement (C01903), which is being purchased by the City pursuant to separate agreement.
 - i. should the need for additional onsite easements be identified during the plan check phase of improvement plans they shall be acquired to the satisfaction of the City Engineer in consultation with the Director of the Water Department
 - ii. the corridor of this easement shall be subject to a covenant limiting the City's responsibility for the repair of the slope, and PCC curb and gutter proposed to be installed within the easement area. This covenant shall state that should the City require access to the pipe under these improvements the City shall only be required to repair and stabilize the slope and reinstall the concrete work to minimum serviceability as determined by the City Engineer in consultation with the City Geotechnical Engineer. Additional aesthetic improvements shall be the responsibility of the property owner. This covenant shall be entered into and recorded prior to approval of the Improvement Plans.
 - b. A public emergency vehicle access easement (EVA) if required by the Fire Department during the plan check phase of improvement plans or building permit.

NEW ACCESS EASEMENT

6. Once the driveway alignment has been concretized during the Plan Check phase of Public Improvement Plans and Building Permits and if determined necessary by the City Engineer in consultation with the Director of Water, a new metes-and-bounds Access Easement shall be recorded in place of the covenant of easement.
7. In no case shall the Public Improvement Plans be approved without appropriate access to the Los Alamos Trunk Sewer and other related public utilities over the

project site to the satisfaction of the City Engineer in consultation with the Director of Water.

MAPPING AND PRIVATE EASEMENT DEDICATION

8. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
9. A merger, lot line adjustment (LLA) or combination thereof is required prior to issuance of any Building Permit. LLA19-001 is currently under review. Demolition of any structure crossing proposed new lot line shall occur prior to approval of the LLA.
10. All private easements (or Covenant of Easements if both parcels are under the same ownership) and maintenance agreements (including but not limited to SUSMP and driveway) shall be finalized during the plan check phase of building permit and be recorded by separate instrument to the satisfaction of the City Chief Building Official with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit and prior to recordation of the LLA.

PUBLIC STREET IMPROVEMENTS

11. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
12. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
13. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
14. Improvements to Highway 12 shall consist of the following;
 - a. the installation of curb and gutter to the appropriate Caltrans standard or to City Standards should no applicable Caltrans exist
 - b. the installation of a Caltrans Standard A87A, Case A driveway apron with a 23-foot depression to match the width of the drive aisle
 - c. the installation of minimum 4-foot sidewalk behind the driveway apron to the more stringent of the appropriate Caltrans standard and City Standard 231
 - d. the installation of 7-foot sidewalk along the remainder of the frontage conforming to the existing sidewalk at either end consistent with the more

stringent of the appropriate Caltrans standard and City Standards 235 and 237.

15. With the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject development or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject development shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.

The City Engineer may grant a variance from this requirement pursuant to section 13-12.250 of the City Code.

16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
18. The height of signs, vegetation or other obstructions near the intersection of the project driveway and Highway 12 shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Improvement Plans.

STORM DRAINAGE

19. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

STORM WATER COMPLIANCE (SUSMP)

20. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
21. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.

22. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
23. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
24. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
25. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

GRADING (from Building Memo dated May 23, 2019)

26. Obtain a demolition permit for the structures to be removed.
27. 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.
28. Obtain building permits for the proposed project.

AGREEMENT

29. Applicant shall install the portion of the Los Alamos trunk sewer detailed in the approved Improvement Plans for the project, which includes both onsite and offsite work. The agreement shall include a scope of work and shall be executed by the applicant and a City representative with appropriate signature authority. All work subject to the agreement shall be done subject to the Improvement Plans for the Los Alamos Trunk Replacement Segment 1, City File Number 2018-0043 as modified or amended by the agreement. The agreement will provide provisions for reimbursement to the applicant after completion of the work and acceptance by the Director of the Water Department.
30. If the Public Improvement Plans for the portion of the Los Alamos Trunk Sewer that may be competed by Applicant are not approved with the Applicant having

entered into the agreement and ready and willing to perform the subject work by April 15th 2020, the City shall have the option to install those portions of the Los Alamos Trunk Sewer, shall not be obligated to enter into the agreement and the Applicant shall cooperate with the efforts of this work or shall incur the impacts of this delay at no cost to the City.

WATER AND WASTEWATER

31. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
32. Access must be provided to all structures on the City system. The access must be a minimum 12' in width and must be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
33. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
34. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
35. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
36. Separate sewer laterals shall be installed for each lot.
37. The applicant shall extend an 8-inch public water main along the remainder of the Highway 12 project frontage ending in a City Standard 861 Permanent Blow Off at the property line. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.
38. Connection to the existing water main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
39. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.

40. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
41. Reduced Pressure back flow per City Standard 876 will be required on all domestic water services and irrigation services.
42. Applicant must install a combination service per City Standard 870 for fire service, domestic water and irrigation meters for each lot. Private fire hydrants shall connect to a combo service is practical.
43. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
44. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
45. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
46. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
47. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
48. Access maintenance roads and private driveways that have public sewer or water mains must be a minimum of 12' wide. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
49. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility and 20 feet wide for a double utility, whichever is greater, and shall be centered over the facility. The easement shall be configured to include all publicly maintained appurtenances and structures.

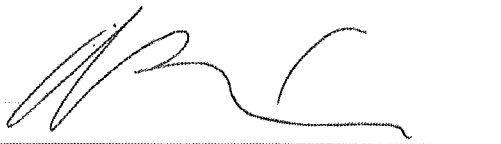
No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Footings and foundations may encroach into the one to one line from the pipe depth to the top of grade if approved in writing by the Chief Building Official and the Director of Utilities. This information shall be added to the information sheet of the Final Map. Reduction in the easement width may be allowed with written approval by the Director of the Utilities Department. Vegetation with roots that could damage underground piping shall 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).

50. No footings shall be installed within 5 feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times.
51. City Operational Locks shall be placed on all gates that are to be locked.
52. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.
53. Water Engineering 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. Provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division 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.
54. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Memo dated February 19, 2019)

55. Twelve inch (12) inch illuminated premise identification shall be provided per Fire Department standards. An illuminated monument sign may be provided at the main entrance.
56. Fire Department access is required to provide access to within 150 foot of all-side of the building along an approved path on a minimum 20-foot wide unobstructed roadway. Buildings exceeding 30 feet to the highest roof surface shall be provided with aerial apparatus access roadways not less than 26-feet unobstructed width not closer than 15-feet and not further than 30-feet from the side that provides the maximum access to the building as approved by the fire code official.

57. Buildings in excess of 62,000 sqft shall be provided with two separate and remote fire apparatus access.
58. A minimum fire flow of 1,500 GPM at not less than 20 PSI is required for this project. A fire hydrant shall be provided within 400 feet of all-sides of the structures along an approved path. Buildings three or more stories shall be provided with standpipe systems.
59. FDC location shall be within 100 feet of fire hydrants serving the property.
60. The building shall be protected by an automatic fire sprinkler system in accordance with NFPA 13 and 24.
61. Sprinkler systems are required to be monitored in accordance with NFPA 72. Apartment buildings shall be provided with building fire alarm systems.
62. Provide a fire department key box (Knox box) and both electronic activation and key switch for vehicle gates providing fire apparatus access to the facility.
63. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
64. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees. Underground flammable or combustible tanks shall be reviewed and approved by the Fire Department.
65. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
66. Landscaping within 3 feet of fire appurtenances shall not exceed 6 inches in height.



A. R. Jesús McKeag

PROJECT ENGINEER

**Mitigation Monitoring and Reporting Program
for the
Storage Pro Phase 2 Project
Draft Initial Study/Mitigated Negative Declaration
City of Santa Rosa, Sonoma County, California**

Prepared for:
City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
707.543.3200

Contact: Bill Rose, AICP, Senior Planner

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Jason Brandman, Project Director
Grant Gruber, Project Manager

Report Date: September 18, 2019

Table 1: Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. Air Quality MM AIR-1: During construction activities, the following air pollution control measures shall be implemented by the project applicant's construction contractor: <ul style="list-style-type: none"> • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. • A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 	Notes on construction plans; Site inspection	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
4. Biological Resources						
<p>MM BIO-1: Prior to vegetation removal activities that occur during the nesting season (February 15 through August 31), the following avoidance and minimization measures shall be implemented:</p> <ul style="list-style-type: none"> A qualified biologist shall conduct pre-construction surveys for northern harrier, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area. If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. A qualified biologist shall delineate the buffer using nest buffer signs, fencing, pin flags, and/or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. 		Notes on construction plans; Site inspection; Submittal of documentation	Prior to vegetation removal activities that occur during the nesting season (February 15 through August 31)	City of Santa Rosa		
<p>MM BIO-2: Prior to commencement of construction activities, the applicant conduct an arborist tree survey and apply for the necessary permits regrading tree removal. All applicable provisions of the City of Santa Rosa Tree Ordinance, including removal and replacement of street trees (if applicable) and protection of significant or protected native trees during construction (if applicable).</p>		Notes on construction plans; Site inspection; Submittal of documentation	Prior to commencement of construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
5. Cultural and Tribal Cultural Resources MM CUL-1: A qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be present during the initial phase of ground clearance and grading in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring as needed, but full-time archaeological monitoring is not recommended at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until the archaeologist has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office, as required.	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94, and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. 	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <p>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</p>					
7. Geology and Soils					
<p>MM GEO-1: A qualified paleontological monitor should be present during the initial phase of any ground disturbance in native soil layers. Initial observations may be followed by periodic “spot-check” inspections as deemed necessary; however, full-time construction monitoring is not recommended at this time. In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate</p>	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Santa Rosa for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.					
10. Hydrology and Water Quality					
MM HYD-1: Prior to issuance of demolition permits for the proposed project, the City of Santa Rosa shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges (e.g., chemicals) are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP	Approval of SWPPP; Notes on construction plans; Site inspection	Prior to issuance of demolition permits for the proposed project	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.					
<p>MM HYD-2: Prior to issuance of building permits for the proposed project, the City of Santa Rosa shall verify that the project applicant has prepared operational stormwater quality control measures that comply with the requirements of the current Municipal Regional Permit. Responsibilities include but are not limited to designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff (i.e., hydromodification) associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation and hydromodification of runoff from all portions of completed developments. Low Impact Development features—including minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, or biotreating stormwater runoff close to its source—shall be used at each development covered by the Municipal Regional Permit. Funding for long-term maintenance of all BMPs must be specified. For each development project, the project sponsor shall establish a self-perpetuating Operation and Maintenance of Stormwater Treatment Systems plan (Municipal Regional Permit provision C.3.h). This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Municipal Regional Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.</p>	Approval of SWPPP; Site inspection	Prior to issuance of building permits for the proposed project	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
13. Noise						
<p>MM NOI-1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment. • The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • The construction contractor shall prohibit unnecessary idling of internal combustion engines. • The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The construction contractor shall limit noise producing construction activity, including deliveries and equipment idling, to the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays or on holidays. 						
		Notes on construction plans; Site inspection	During construction activities	City of Santa Rosa		

RESOLUTION NO. CUP19-008-B

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 30-UNIT APARTMENT BUILDING WITH AN ADJUSTMENT TO THE PARKING REQUIREMENTS IN THE GENERAL COMMERCIAL ZONING DISTRICT ON A ONE-ACRE PORTION OF THE PROPERTIES FRONTING 4332, 4344, 4358 AND 4372 SONOMA HIGHWAY SANTA ROSA, APNS: 032-140-001, 032-010-044, -043 AND -009.

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow the development of 30 apartment units and your Parking Adjustment request to provide 60 parking spaces where 63 are required has been granted based on your project description and official approved exhibit dated May 3, 2019. The Santa Rosa Zoning Administrator has based this action on the following findings:

Minor Conditional Use Permits

- The proposed multifamily apartments (Project) are allowed within the CG (General Commercial) Zoning District with approval of a Minor Use Permit and, with approval of a parking adjustment per Zoning Code Section 20-36.050(C)(1)(b), comply with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and at the request of the applicant per Zoning Code Section 20-52.050.E.2.b, the Zoning Administrator held a duly noticed public hearing; and
- The proposed Project is consistent with the Retail and Business Services General Plan Land Use Designation in that adopting the Zoning Code the City Council found that, subject to minor use permit approval, multifamily residential uses are appropriate in areas designated Retail and Business Services on the General Plan Land Use diagram; and
- The design, location, size and operating characteristics of the proposed Project is anticipated to be compatible with the existing and future land uses in the vicinity in that the proposed Project is located in an area consisting of a mix of multifamily residential, retail and service uses; adequate parking is provided for the proposed apartments; appropriate setbacks are maintained from uses on adjacent sites; landscaping and private and common open space areas are provided and the density of the proposed development will not create traffic and noise issues for other uses in the vicinity; and
- The site is physically suited for the type, density, and intensity of the proposed Project in that the site has existing commercial development and all necessary utility connections and emergency services are available. The site provides sufficient parking and circulation, there is adequate site access available from Sonoma Highway, and the proposed development is within the density range established in the General Plan for residential development in the Retail and Business Services land use designation; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and Zoning District in which the property is located in that the proposed Project is a conditionally permitted use within the CG zoning

district and will be in an area with a mix of existing residential and commercial uses, will be developed in accordance with all applicable building code regulations and complies with the Zoning Code. Additionally, the proposed project has been reviewed and conditioned by all applicable City of Santa Rosa departments.

Parking Adjustment

- Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4; in that the Project is along an arterial with direct access to transit services; and
- The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use. Sixty on-site parking spaces are provided for the multifamily residential component of the Project where the parking standards of the Zoning Code specify 63 on-site parking spaces. In addition to the 60 on-site parking spaces, 12 street parking spaces will be available along the Project frontage resulting in a surplus of 9 spaces available for residents and guests of the Project.

California Environmental Quality Act Review

The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Zoning Administrator adopted Resolution CUP18-008-A adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

This entitlement would not be granted 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 is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain Design Review Board approval for the Project.
2. Prior to issuance of any permits for the Project, obtain approval of Lot Line Adjustment No. 19-001.
3. Prior to issuance of any permits for the Project, provide evidence of payment to Sonoma State University the \$75.00 Northwest Information Center Invoice (Invoice No. 0000025664 dated 2/22/2019).
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Zoning Administrator, or by the Design Review Board if modified by the DRB. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. Comply with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

6. Comply with all Conditions of Approval attached in Exhibit A
7. Project shall comply with the Mitigation Monitoring and Reporting Program dated February September 18, 2019 (See Exhibit B).
8. Obtain a demolition permit for the structures to be removed.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
10. Obtain building permits for the proposed project.
11. The Santa Rosa Creek setback shall be privately owned with a public access easement and use easement for the trail.
12. The landscape and bioretention bed within the creek setback shall be maintained privately and not dedicated to the City for maintenance.
13. PROJECT DETAILS:
 - a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
 - b. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
 - c. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
 - d. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

14. TREE PRESERVATION:

- a. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- b. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:

- i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
- ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
- iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
- iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
- v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
- vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- c. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- d. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- e. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- f. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- g. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. LANDSCAPING:

- a. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- b. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- c. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

- d. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

16. LIGHTING:

- a. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- b. Light sources shall be concealed from public view.
- c. All lighting shall be directed toward the subject property and away from adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. PARKING – 60 Spaces Approved with Parking Reduction:

- a. The parking lot shall be constructed to City standards.
- b. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- c. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- d. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

18. SIGNING:

- a. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- b. A planning sign permit application is required for all signs.
- c. Sign permit approval shall be obtained prior to application for a building permit.
- d. Building permits for sign installations shall be separate permits from other building permits issued for construction.
- e. Building permits for sign installations shall be separate permits from other building permits issued for construction.

19. NATURAL RESOURCES:

- a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

This Minor Conditional Use Permit to allow the development of 30 multifamily residential units with an adjustment to the parking requirements for 3 fewer on-site parking spaces on the one-acre portion fronting 4332 - 4372 Sonoma Highway, is hereby approved on this 19th day of September, 2019, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

Exhibits

Exhibit A – Engineering Development Services, Conditions of Approval

Exhibit B – Mitigation Monitoring and Reporting Program, September 18, 2019

Resolution No. CUP19-008-B

RESOLUTION NO. CUP19-008-C

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 126,823 SQUARE FOOT PERSONAL STORAGE (SELF-STORAGE) FACILITY IN THE GENERAL COMMERCIAL ZONING DISTRICT ON A 1.66-ACRE PORTION OF THE REAR OF THE PROPERTIES LOCATED AT 4332, 4344, 4358 AND 4372 SONOMA HIGHWAY SANTA ROSA, APNS: 032-140-001, 032-010-044, -043 AND -009.

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow the development of a 126,823 square foot self-storage facility has been granted based on your project description and official approved exhibit dated May 3, 2019. The Santa Rosa Zoning Administrator has based this action on the following findings:

Minor Conditional Use Permit Findings.

- The proposed self-storage facility (Project) is allowed within the CG (General Commercial) Zoning District with approval of a Minor Use Permit and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and at the request of the applicant per Zoning Code Section 20-52.050.E.2.b, the Zoning Administrator held a duly noticed public hearing; and
- The proposed Project is consistent with the Retail and Business Services General Plan Land Use which is intended for among other uses "...service enterprises," in that the proposed Project will provide services for residents of the City; and
- The design, location, size and operating characteristics of the proposed Project is anticipated to be compatible with the existing and future land uses in the vicinity in that the proposed Project is located in an area consisting of a mix of multifamily residential, retail and service uses; adequate parking is provided for the proposed Project; appropriate setbacks are maintained from uses on adjacent sites; landscaping is provided, and the low intensity of traffic associated with self-storage facilities will not create traffic and noise issues for other uses in the vicinity; and
- The site is physically suited for the type, density, and intensity of the proposed Project in that the site has existing commercial development and all necessary utility connections and emergency services are available. The site provides sufficient parking and circulation, and there is adequate site access available from Sonoma Highway; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and Zoning District in which the property is located in that the proposed Project is a conditionally permitted use within the CG zoning district and will be in an area with a mix of existing residential and commercial uses, will be developed in accordance with all applicable building code regulations and complies

with the Zoning Code. Additionally, the proposed project has been reviewed and conditioned by all applicable City of Santa Rosa departments.

California Environmental Quality Act Review

The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Zoning Administrator adopted Resolution CUP18-008-A adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

This entitlement would not be granted 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 is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain Design Review Board approval for the Project.
2. Prior to issuance of any permits for the Project, obtain approval of Lot Line Adjustment No. 19-001.
3. Prior to issuance of any permits for the Project, provide evidence of payment to Sonoma State University the \$75.00 Northwest Information Center Invoice (Invoice No. 0000025664 dated 2/22/2019).
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Zoning Administrator, or by the Design Review Board if modified by the DRB. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. Comply with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
6. Comply with all Conditions of Approval attached in Exhibit A
7. Project shall comply with the Mitigation Monitoring and Reporting Program dated February September 18, 2019 (See Exhibit B).
8. Obtain a demolition permit for the structures to be removed.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
10. Obtain building permits for the proposed project.

11. The Santa Rosa Creek setback shall be privately owned with a public access easement and use easement for the trail.

12. The landscape and bioretention bed within the creek setback shall be maintained privately and not dedicated to the City for maintenance.

13. PROJECT DETAILS:

- a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
- b. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- c. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
- d. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

14. TREE PRESERVATION:

- a. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- b. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.

- iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
- v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
- vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- c. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- d. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- e. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- f. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- g. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. LANDSCAPING:

- a. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- b. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- c. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- d. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway

Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

16. LIGHTING:

- a. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- b. Light sources shall be concealed from public view.
- c. All lighting shall be directed toward the subject property and away from adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. PARKING:

- a. The parking lot shall be constructed to City standards.
- b. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- c. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- d. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

18. SIGNING:

- a. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- b. A planning sign permit application is required for all signs.
- c. Sign permit approval shall be obtained prior to application for a building permit.
- d. Building permits for sign installations shall be separate permits from other building permits issued for construction.
- e. Building permits for sign installations shall be separate permits from other building permits issued for construction.

19. NATURAL RESOURCES:

- a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

This Minor Conditional Use Permit to allow the development of a 126,823 square foot self-storage facility on a 1.66-acre portion of the rear of the properties at 4332 - 4372 Sonoma Highway, is hereby approved on this 19th day of September, 2019, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

Exhibits

Exhibit A – Engineering Development Services, Conditions of Approval

Exhibit B – Mitigation Monitoring and Reporting Program, September 18, 2019

Resolution No. CUP19-008-C

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 12, 2019

Storage Pro II
4374 SONOMA HWY
PRJ19-004

- I. After the approval of Public Improvement Plans but prior to the commencement of any work subject to reimbursement, a Reimbursement Agreement ("**agreement**") shall be entered into between the applicant (Storage PRO of Santa Rosa, LLC, referred to as "**developer**" within the agreement) and the City of Santa Rosa.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- III. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 5/3/19:

VACATION OF PUBLIC EASEMENT

1. Pursuant to the City of Santa Rosa Zoning Code § 20-30.110, B, ¶2;
No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into a public or private service easement, an access easement, or street right-of-way.
2. Any public easements currently existing on the site that impede the proposed development shall be vacated.
 - a. Any access easement to the existing Los Alamos Trunk Sewer shall not be vacated until such time as another means of appropriate recorded access is in place or said access easement is no longer necessary.
3. The means of recorded access may be a dedicated easement or a covenant of easement granting the City access to the site generally without a separate metes

and bounds description as long as it stipulated that the minimum 12-foot clear access over an all-weather vehicle access road with City Standard 206 turnarounds per City Standard 216 where determined necessary by the City Engineer in consultation with the Director of Water and the City Sanitary Sewer Standard Specifications, § XIV. ACCESS ROADS, A, 1 – 4 shall at no time be impeded.

4. Any private easements currently existing on the site that impede the proposed development shall be quitclaimed.

PUBLIC SEWER & WATERLINE EASEMENT AND COVENANT

5. Prior to the signing of improvement plans the following public easements and rights of way shall be dedicated;
 - a. a public sewer and waterline easement for the Los Alamos Trunk Replacement (C01903), which is being purchased by the City pursuant to separate agreement.
 - i. should the need for additional onsite easements be identified during the plan check phase of improvement plans they shall be acquired to the satisfaction of the City Engineer in consultation with the Director of the Water Department
 - ii. the corridor of this easement shall be subject to a covenant limiting the City's responsibility for the repair of the slope, and PCC curb and gutter proposed to be installed within the easement area. This covenant shall state that should the City require access to the pipe under these improvements the City shall only be required to repair and stabilize the slope and reinstall the concrete work to minimum serviceability as determined by the City Engineer in consultation with the City Geotechnical Engineer. Additional aesthetic improvements shall be the responsibility of the property owner. This covenant shall be entered into and recorded prior to approval of the Improvement Plans.
 - b. A public emergency vehicle access easement (EVA) if required by the Fire Department during the plan check phase of improvement plans or building permit.

NEW ACCESS EASEMENT

6. Once the driveway alignment has been concretized during the Plan Check phase of Public Improvement Plans and Building Permits and if determined necessary by the City Engineer in consultation with the Director of Water, a new metes-and-bounds Access Easement shall be recorded in place of the covenant of easement.
7. In no case shall the Public Improvement Plans be approved without appropriate access to the Los Alamos Trunk Sewer and other related public utilities over the

project site to the satisfaction of the City Engineer in consultation with the Director of Water.

MAPPING AND PRIVATE EASEMENT DEDICATION

8. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
9. A merger, lot line adjustment (LLA) or combination thereof is required prior to issuance of any Building Permit. LLA19-001 is currently under review. Demolition of any structure crossing proposed new lot line shall occur prior to approval of the LLA.
10. All private easements (or Covenant of Easements if both parcels are under the same ownership) and maintenance agreements (including but not limited to SUSMP and driveway) shall be finalized during the plan check phase of building permit and be recorded by separate instrument to the satisfaction of the City Chief Building Official with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit and prior to recordation of the LLA.

PUBLIC STREET IMPROVEMENTS

11. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
12. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
13. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
14. Improvements to Highway 12 shall consist of the following;
 - a. the installation of curb and gutter to the appropriate Caltrans standard or to City Standards should no applicable Caltrans exist
 - b. the installation of a Caltrans Standard A87A, Case A driveway apron with a 23-foot depression to match the width of the drive aisle
 - c. the installation of minimum 4-foot sidewalk behind the driveway apron to the more stringent of the appropriate Caltrans standard and City Standard 231
 - d. the installation of 7-foot sidewalk along the remainder of the frontage conforming to the existing sidewalk at either end consistent with the more

stringent of the appropriate Caltrans standard and City Standards 235 and 237.

15. With the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject development or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject development shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.

The City Engineer may grant a variance from this requirement pursuant to section 13-12.250 of the City Code.

16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
18. The height of signs, vegetation or other obstructions near the intersection of the project driveway and Highway 12 shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Improvement Plans.

STORM DRAINAGE

19. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

STORM WATER COMPLIANCE (SUSMP)

20. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
21. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.

22. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
23. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
24. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
25. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

GRADING (from Building Memo dated May 23, 2019)

26. Obtain a demolition permit for the structures to be removed.
27. 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.
28. Obtain building permits for the proposed project.

AGREEMENT

29. Applicant shall install the portion of the Los Alamos trunk sewer detailed in the approved Improvement Plans for the project, which includes both onsite and offsite work. The agreement shall include a scope of work and shall be executed by the applicant and a City representative with appropriate signature authority. All work subject to the agreement shall be done subject to the Improvement Plans for the Los Alamos Trunk Replacement Segment 1, City File Number 2018-0043 as modified or amended by the agreement. The agreement will provide provisions for reimbursement to the applicant after completion of the work and acceptance by the Director of the Water Department.
30. If the Public Improvement Plans for the portion of the Los Alamos Trunk Sewer that may be competed by Applicant are not approved with the Applicant having

entered into the agreement and ready and willing to perform the subject work by April 15th 2020, the City shall have the option to install those portions of the Los Alamos Trunk Sewer, shall not be obligated to enter into the agreement and the Applicant shall cooperate with the efforts of this work or shall incur the impacts of this delay at no cost to the City.

WATER AND WASTEWATER

31. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
32. Access must be provided to all structures on the City system. The access must be a minimum 12' in width and must be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
33. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
34. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
35. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
36. Separate sewer laterals shall be installed for each lot.
37. The applicant shall extend an 8-inch public water main along the remainder of the Highway 12 project frontage ending in a City Standard 861 Permanent Blow Off at the property line. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.
38. Connection to the existing water main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
39. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.

40. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
41. Reduced Pressure back flow per City Standard 876 will be required on all domestic water services and irrigation services.
42. Applicant must install a combination service per City Standard 870 for fire service, domestic water and irrigation meters for each lot. Private fire hydrants shall connect to a combo service is practical.
43. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
44. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
45. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
46. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
47. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
48. Access maintenance roads and private driveways that have public sewer or water mains must be a minimum of 12' wide. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
49. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility and 20 feet wide for a double utility, whichever is greater, and shall be centered over the facility. The easement shall be configured to include all publicly maintained appurtenances and structures.

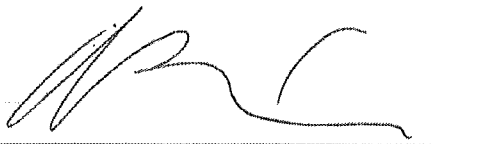
No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Footings and foundations may encroach into the one to one line from the pipe depth to the top of grade if approved in writing by the Chief Building Official and the Director of Utilities. This information shall be added to the information sheet of the Final Map. Reduction in the easement width may be allowed with written approval by the Director of the Utilities Department. Vegetation with roots that could damage underground piping shall 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).

50. No footings shall be installed within 5 feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times.
51. City Operational Locks shall be placed on all gates that are to be locked.
52. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.
53. Water Engineering 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. Provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division 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.
54. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Memo dated February 19, 2019)

55. Twelve inch (12) inch illuminated premise identification shall be provided per Fire Department standards. An illuminated monument sign may be provided at the main entrance.
56. Fire Department access is required to provide access to within 150 foot of all-side of the building along an approved path on a minimum 20-foot wide unobstructed roadway. Buildings exceeding 30 feet to the highest roof surface shall be provided with aerial apparatus access roadways not less than 26-feet unobstructed width not closer than 15-feet and not further than 30-feet from the side that provides the maximum access to the building as approved by the fire code official.

57. Buildings in excess of 62,000 sqft shall be provided with two separate and remote fire apparatus access.
58. A minimum fire flow of 1,500 GPM at not less than 20 PSI is required for this project. A fire hydrant shall be provided within 400 feet of all-sides of the structures along an approved path. Buildings three or more stories shall be provided with standpipe systems.
59. FDC location shall be within 100 feet of fire hydrants serving the property.
60. The building shall be protected by an automatic fire sprinkler system in accordance with NFPA 13 and 24.
61. Sprinkler systems are required to be monitored in accordance with NFPA 72. Apartment buildings shall be provided with building fire alarm systems.
62. Provide a fire department key box (Knox box) and both electronic activation and key switch for vehicle gates providing fire apparatus access to the facility.
63. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
64. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees. Underground flammable or combustible tanks shall be reviewed and approved by the Fire Department.
65. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
66. Landscaping within 3 feet of fire appurtenances shall not exceed 6 inches in height.



A. R. Jesús McKeag

PROJECT ENGINEER

**Mitigation Monitoring and Reporting Program
for the
Storage Pro Phase 2 Project
Draft Initial Study/Mitigated Negative Declaration
City of Santa Rosa, Sonoma County, California**

Prepared for:
City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
707.543.3200

Contact: Bill Rose, AICP, Senior Planner

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Jason Brandman, Project Director
Grant Gruber, Project Manager

Report Date: September 18, 2019

Table 1: Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. Air Quality MM AIR-1: During construction activities, the following air pollution control measures shall be implemented by the project applicant's construction contractor: <ul style="list-style-type: none"> • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. • A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 	Notes on construction plans; Site inspection	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
4. Biological Resources						
MM BIO-1: Prior to vegetation removal activities that occur during the nesting season (February 15 through August 31), the following avoidance and minimization measures shall be implemented: <ul style="list-style-type: none"> A qualified biologist shall conduct pre-construction surveys for northern harrier, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area. If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. A qualified biologist shall delineate the buffer using nest buffer signs, fencing, pin flags, and/or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. 		Notes on construction plans; Site inspection; Submittal of documentation	Prior to vegetation removal activities that occur during the nesting season (February 15 through August 31)	City of Santa Rosa		
MM BIO-2: Prior to commencement of construction activities, the applicant conduct an arborist tree survey and apply for the necessary permits regrading tree removal. All applicable provisions of the City of Santa Rosa Tree Ordinance, including removal and replacement of street trees (if applicable) and protection of significant or protected native trees during construction (if applicable).		Notes on construction plans; Site inspection; Submittal of documentation	Prior to commencement of construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
5. Cultural and Tribal Cultural Resources MM CUL-1: A qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be present during the initial phase of ground clearance and grading in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring as needed, but full-time archaeological monitoring is not recommended at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until the archaeologist has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office, as required.	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94, and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. 	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <p>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</p>					
7. Geology and Soils					
<p>MM GEO-1: A qualified paleontological monitor should be present during the initial phase of any ground disturbance in native soil layers. Initial observations may be followed by periodic “spot-check” inspections as deemed necessary; however, full-time construction monitoring is not recommended at this time. In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate</p>	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Santa Rosa for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.					
10. Hydrology and Water Quality					
MM HYD-1: Prior to issuance of demolition permits for the proposed project, the City of Santa Rosa shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges (e.g., chemicals) are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP	Approval of SWPPP; Notes on construction plans; Site inspection	Prior to issuance of demolition permits for the proposed project	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.					
<p>MM HYD-2: Prior to issuance of building permits for the proposed project, the City of Santa Rosa shall verify that the project applicant has prepared operational stormwater quality control measures that comply with the requirements of the current Municipal Regional Permit. Responsibilities include but are not limited to designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff (i.e., hydromodification) associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation and hydromodification of runoff from all portions of completed developments. Low Impact Development features—including minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, or biotreating stormwater runoff close to its source—shall be used at each development covered by the Municipal Regional Permit. Funding for long-term maintenance of all BMPs must be specified. For each development project, the project sponsor shall establish a self-perpetuating Operation and Maintenance of Stormwater Treatment Systems plan (Municipal Regional Permit provision C.3.h). This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Municipal Regional Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.</p>	Approval of SWPPP; Site inspection	Prior to issuance of building permits for the proposed project	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
13.	Noise					
MM NOI-1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project: <ul style="list-style-type: none">• The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment.• The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.• The construction contractor shall prohibit unnecessary idling of internal combustion engines.• The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.• The construction contractor shall limit noise producing construction activity, including deliveries and equipment idling, to the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays or on holidays.		Notes on construction plans; Site inspection	During construction activities	City of Santa Rosa		

RESOLUTION NO. CUP19-008-A

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE DEVELOPMENT OF STORAGE PRO 2 CONSISTING OF A 30-UNIT APARTMENT BUILDING AND A 126,823 SQUARE FOOT PERSONAL STORAGE (SELF-STORAGE) FACILITY IN THE GENERAL COMMERCIAL ZONING DISTRICT ON THE PROPERTIES LOCATED AT 4332, 4344, 4358 AND 4372 SONOMA HIGHWAY SANTA ROSA, APNS: 032-140-001, 032-010-044, -043 AND -009.

WHEREAS, the Environmental Coordinator conducted an initial study on the possible environmental consequences of the Storage Pro 2 Multifamily Apartments and Self-Storage facility (herein "Project"), dated August 20, 2019; and

WHEREAS, the study does not identify any significant effects on the environment which would result from the proposed Project provided certain mitigation measures therein identified and listed are adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the Project will be clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of Mitigated Negative Declaration was thereafter duly posted and an opportunity for comments from the public was given; and

WHEREAS, the Zoning Administrator of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the proposed Mitigation Monitoring and Reporting Program, the staff presentation, oral and written comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Zoning Administrator at the public hearing held on September 19, 2019, and all comments and materials submitted prior thereto; and

WHEREAS, the Zoning Administrator has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed Project.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator of the City of Santa Rosa, based upon the findings and the records and files herein, the Environmental Coordinator's responses to public comments regarding traffic and air quality impacts, the revision of the Initial Study to include the Phase I report prepared for the Project site dated July 13, 2017, and the findings above, hereby determines that the Storage Pro 2 Apartment and Self-Storage Project will not have a significant effect upon the environment if the mitigation measures

listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property, and hereby approves and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Storage Pro 2 Apartment and Self-Storage Project.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

RESOLUTION NO. CUP19-008-B

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 30-UNIT APARTMENT BUILDING WITH AN ADJUSTMENT TO THE PARKING REQUIREMENTS IN THE GENERAL COMMERCIAL ZONING DISTRICT ON A ONE-ACRE PORTION OF THE PROPERTIES FRONTING 4332, 4344, 4358 AND 4372 SONOMA HIGHWAY SANTA ROSA, APNS: 032-140-001, 032-010-044, -043 AND -009.

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow the development of 30 apartment units and your Parking Adjustment request to provide 60 parking spaces where 63 are required has been granted based on your project description and official approved exhibit dated May 3, 2019. The Santa Rosa Zoning Administrator has based this action on the following findings:

Minor Conditional Use Permits

- The proposed multifamily apartments (Project) are allowed within the CG (General Commercial) Zoning District with approval of a Minor Use Permit and, with approval of a parking adjustment per Zoning Code Section 20-36.050(C)(1)(b), comply with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and at the request of the applicant per Zoning Code Section 20-52.050.E.2.b, the Zoning Administrator held a duly noticed public hearing; and
- The proposed Project is consistent with the Retail and Business Services General Plan Land Use Designation in that adopting the Zoning Code the City Council found that, subject to minor use permit approval, multifamily residential uses are appropriate in areas designated Retail and Business Services on the General Plan Land Use diagram; and
- The design, location, size and operating characteristics of the proposed Project is anticipated to be compatible with the existing and future land uses in the vicinity in that the proposed Project is located in an area consisting of a mix of multifamily residential, retail and service uses; adequate parking is provided for the proposed apartments; appropriate setbacks are maintained from uses on adjacent sites; landscaping and private and common open space areas are provided and the density of the proposed development will not create traffic and noise issues for other uses in the vicinity; and
- The site is physically suited for the type, density, and intensity of the proposed Project in that the site has existing commercial development and all necessary utility connections and emergency services are available. The site provides sufficient parking and circulation, there is adequate site access available from Sonoma Highway, and the proposed development is within the density range established in the General Plan for residential development in the Retail and Business Services land use designation; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and Zoning District in which the property is located in that the proposed Project is a conditionally permitted use within the CG zoning

district and will be in an area with a mix of existing residential and commercial uses, will be developed in accordance with all applicable building code regulations and complies with the Zoning Code. Additionally, the proposed project has been reviewed and conditioned by all applicable City of Santa Rosa departments.

Parking Adjustment

- Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4; in that the Project is along an arterial with direct access to transit services; and
- The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use. Sixty on-site parking spaces are provided for the multifamily residential component of the Project where the parking standards of the Zoning Code specify 63 on-site parking spaces. In addition to the 60 on-site parking spaces, 12 street parking spaces will be available along the Project frontage resulting in a surplus of 9 spaces available for residents and guests of the Project.

California Environmental Quality Act Review

The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Zoning Administrator adopted Resolution CUP18-008-A adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

This entitlement would not be granted 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 is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain Design Review Board approval for the Project.
2. Prior to issuance of any permits for the Project, obtain approval of Lot Line Adjustment No. 19-001.
3. Prior to issuance of any permits for the Project, provide evidence of payment to Sonoma State University the \$75.00 Northwest Information Center Invoice (Invoice No. 0000025664 dated 2/22/2019).
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Zoning Administrator, or by the Design Review Board if modified by the DRB. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. Comply with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

6. Comply with all Conditions of Approval attached in Exhibit A
7. Project shall comply with the Mitigation Monitoring and Reporting Program dated February September 18, 2019 (See Exhibit B).
8. Obtain a demolition permit for the structures to be removed.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
10. Obtain building permits for the proposed project.
11. The Santa Rosa Creek setback shall be privately owned with a public access easement and use easement for the trail.
12. The landscape and bioretention bed within the creek setback shall be maintained privately and not dedicated to the City for maintenance.
13. PROJECT DETAILS:
 - a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
 - b. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
 - c. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
 - d. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

14. TREE PRESERVATION:

- a. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- b. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:

- i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- c. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
 - d. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
 - e. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
 - f. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - g. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. LANDSCAPING:

- a. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- b. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- c. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

- d. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

16. LIGHTING:

- a. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- b. Light sources shall be concealed from public view.
- c. All lighting shall be directed toward the subject property and away from adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. PARKING – 60 Spaces Approved with Parking Reduction:

- a. The parking lot shall be constructed to City standards.
- b. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- c. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- d. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

18. SIGNING:

- a. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- b. A planning sign permit application is required for all signs.
- c. Sign permit approval shall be obtained prior to application for a building permit.
- d. Building permits for sign installations shall be separate permits from other building permits issued for construction.
- e. Building permits for sign installations shall be separate permits from other building permits issued for construction.

19. NATURAL RESOURCES:

- a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

This Minor Conditional Use Permit to allow the development of 30 multifamily residential units with an adjustment to the parking requirements for 3 fewer on-site parking spaces on the one-acre portion fronting 4332 - 4372 Sonoma Highway, is hereby approved on this 19th day of September, 2019, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

Exhibits

Exhibit A – Engineering Development Services, Conditions of Approval

Exhibit B – Mitigation Monitoring and Reporting Program, September 18, 2019

Resolution No. CUP19-008-B

RESOLUTION NO. CUP19-008-C

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 126,823 SQUARE FOOT PERSONAL STORAGE (SELF-STORAGE) FACILITY IN THE GENERAL COMMERCIAL ZONING DISTRICT ON A 1.66-ACRE PORTION OF THE REAR OF THE PROPERTIES LOCATED AT 4332, 4344, 4358 AND 4372 SONOMA HIGHWAY SANTA ROSA, APNS: 032-140-001, 032-010-044, -043 AND -009.

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow the development of a 126,823 square foot self-storage facility has been granted based on your project description and official approved exhibit dated May 3, 2019. The Santa Rosa Zoning Administrator has based this action on the following findings:

Minor Conditional Use Permit Findings.

- The proposed self-storage facility (Project) is allowed within the CG (General Commercial) Zoning District with approval of a Minor Use Permit and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and at the request of the applicant per Zoning Code Section 20-52.050.E.2.b, the Zoning Administrator held a duly noticed public hearing; and
- The proposed Project is consistent with the Retail and Business Services General Plan Land Use which is intended for among other uses "...service enterprises," in that the proposed Project will provide services for residents of the City; and
- The design, location, size and operating characteristics of the proposed Project is anticipated to be compatible with the existing and future land uses in the vicinity in that the proposed Project is located in an area consisting of a mix of multifamily residential, retail and service uses; adequate parking is provided for the proposed Project; appropriate setbacks are maintained from uses on adjacent sites; landscaping is provided, and the low intensity of traffic associated with self-storage facilities will not create traffic and noise issues for other uses in the vicinity; and
- The site is physically suited for the type, density, and intensity of the proposed Project in that the site has existing commercial development and all necessary utility connections and emergency services are available. The site provides sufficient parking and circulation, and there is adequate site access available from Sonoma Highway; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and Zoning District in which the property is located in that the proposed Project is a conditionally permitted use within the CG zoning district and will be in an area with a mix of existing residential and commercial uses, will be developed in accordance with all applicable building code regulations and complies

with the Zoning Code. Additionally, the proposed project has been reviewed and conditioned by all applicable City of Santa Rosa departments.

California Environmental Quality Act Review

The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Zoning Administrator adopted Resolution CUP18-008-A adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

This entitlement would not be granted 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 is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain Design Review Board approval for the Project.
2. Prior to issuance of any permits for the Project, obtain approval of Lot Line Adjustment No. 19-001.
3. Prior to issuance of any permits for the Project, provide evidence of payment to Sonoma State University the \$75.00 Northwest Information Center Invoice (Invoice No. 0000025664 dated 2/22/2019).
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Zoning Administrator, or by the Design Review Board if modified by the DRB. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. Comply with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
6. Comply with all Conditions of Approval attached in Exhibit A
7. Project shall comply with the Mitigation Monitoring and Reporting Program dated February September 18, 2019 (See Exhibit B).
8. Obtain a demolition permit for the structures to be removed.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
10. Obtain building permits for the proposed project.

11. The Santa Rosa Creek setback shall be privately owned with a public access easement and use easement for the trail.

12. The landscape and bioretention bed within the creek setback shall be maintained privately and not dedicated to the City for maintenance.

13. PROJECT DETAILS:

- a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
- b. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- c. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
- d. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

14. TREE PRESERVATION:

- a. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- b. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.

- iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
- v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
- vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- c. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- d. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- e. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- f. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- g. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

15. LANDSCAPING:

- a. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- b. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- c. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- d. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway

Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

16. LIGHTING:

- a. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- b. Light sources shall be concealed from public view.
- c. All lighting shall be directed toward the subject property and away from adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

17. PARKING:

- a. The parking lot shall be constructed to City standards.
- b. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- c. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- d. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

18. SIGNING:

- a. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- b. A planning sign permit application is required for all signs.
- c. Sign permit approval shall be obtained prior to application for a building permit.
- d. Building permits for sign installations shall be separate permits from other building permits issued for construction.
- e. Building permits for sign installations shall be separate permits from other building permits issued for construction.

19. NATURAL RESOURCES:

- a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

This Minor Conditional Use Permit to allow the development of a 126,823 square foot self-storage facility on a 1.66-acre portion of the rear of the properties at 4332 - 4372 Sonoma Highway, is hereby approved on this 19th day of September, 2019, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

Exhibits

Exhibit A – Engineering Development Services, Conditions of Approval

Exhibit B – Mitigation Monitoring and Reporting Program, September 18, 2019

Resolution No. CUP19-008-C

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 12, 2019

Storage Pro II
4374 SONOMA HWY
PRJ19-004

- I. After the approval of Public Improvement Plans but prior to the commencement of any work subject to reimbursement, a Reimbursement Agreement ("**agreement**") shall be entered into between the applicant (Storage PRO of Santa Rosa, LLC, referred to as "**developer**" within the agreement) and the City of Santa Rosa.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- III. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 5/3/19:

VACATION OF PUBLIC EASEMENT

1. Pursuant to the City of Santa Rosa Zoning Code § 20-30.110, B, ¶2;
No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into a public or private service easement, an access easement, or street right-of-way.
2. Any public easements currently existing on the site that impede the proposed development shall be vacated.
 - a. Any access easement to the existing Los Alamos Trunk Sewer shall not be vacated until such time as another means of appropriate recorded access is in place or said access easement is no longer necessary.
3. The means of recorded access may be a dedicated easement or a covenant of easement granting the City access to the site generally without a separate metes

and bounds description as long as it stipulated that the minimum 12-foot clear access over an all-weather vehicle access road with City Standard 206 turnarounds per City Standard 216 where determined necessary by the City Engineer in consultation with the Director of Water and the City Sanitary Sewer Standard Specifications, § XIV. ACCESS ROADS, A, 1 – 4 shall at no time be impeded.

4. Any private easements currently existing on the site that impede the proposed development shall be quitclaimed.

PUBLIC SEWER & WATERLINE EASEMENT AND COVENANT

5. Prior to the signing of improvement plans the following public easements and rights of way shall be dedicated;
 - a. a public sewer and waterline easement for the Los Alamos Trunk Replacement (C01903), which is being purchased by the City pursuant to separate agreement.
 - i. should the need for additional onsite easements be identified during the plan check phase of improvement plans they shall be acquired to the satisfaction of the City Engineer in consultation with the Director of the Water Department
 - ii. the corridor of this easement shall be subject to a covenant limiting the City's responsibility for the repair of the slope, and PCC curb and gutter proposed to be installed within the easement area. This covenant shall state that should the City require access to the pipe under these improvements the City shall only be required to repair and stabilize the slope and reinstall the concrete work to minimum serviceability as determined by the City Engineer in consultation with the City Geotechnical Engineer. Additional aesthetic improvements shall be the responsibility of the property owner. This covenant shall be entered into and recorded prior to approval of the Improvement Plans.
 - b. A public emergency vehicle access easement (EVA) if required by the Fire Department during the plan check phase of improvement plans or building permit.

NEW ACCESS EASEMENT

6. Once the driveway alignment has been concretized during the Plan Check phase of Public Improvement Plans and Building Permits and if determined necessary by the City Engineer in consultation with the Director of Water, a new metes-and-bounds Access Easement shall be recorded in place of the covenant of easement.
7. In no case shall the Public Improvement Plans be approved without appropriate access to the Los Alamos Trunk Sewer and other related public utilities over the

project site to the satisfaction of the City Engineer in consultation with the Director of Water.

MAPPING AND PRIVATE EASEMENT DEDICATION

8. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
9. A merger, lot line adjustment (LLA) or combination thereof is required prior to issuance of any Building Permit. LLA19-001 is currently under review. Demolition of any structure crossing proposed new lot line shall occur prior to approval of the LLA.
10. All private easements (or Covenant of Easements if both parcels are under the same ownership) and maintenance agreements (including but not limited to SUSMP and driveway) shall be finalized during the plan check phase of building permit and be recorded by separate instrument to the satisfaction of the City Chief Building Official with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit and prior to recordation of the LLA.

PUBLIC STREET IMPROVEMENTS

11. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
12. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
13. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.
14. Improvements to Highway 12 shall consist of the following;
 - a. the installation of curb and gutter to the appropriate Caltrans standard or to City Standards should no applicable Caltrans exist
 - b. the installation of a Caltrans Standard A87A, Case A driveway apron with a 23-foot depression to match the width of the drive aisle
 - c. the installation of minimum 4-foot sidewalk behind the driveway apron to the more stringent of the appropriate Caltrans standard and City Standard 231
 - d. the installation of 7-foot sidewalk along the remainder of the frontage conforming to the existing sidewalk at either end consistent with the more

stringent of the appropriate Caltrans standard and City Standards 235 and 237.

15. With the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject development or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject development shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.

The City Engineer may grant a variance from this requirement pursuant to section 13-12.250 of the City Code.

16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
18. The height of signs, vegetation or other obstructions near the intersection of the project driveway and Highway 12 shall maintain clear line of sight for all vehicles approaching the intersection to the satisfaction of the City Traffic Engineer during review of Improvement Plans.

STORM DRAINAGE

19. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

STORM WATER COMPLIANCE (SUSMP)

20. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
21. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.

22. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
23. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
24. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
25. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

GRADING (from Building Memo dated May 23, 2019)

26. Obtain a demolition permit for the structures to be removed.
27. 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.
28. Obtain building permits for the proposed project.

AGREEMENT

29. Applicant shall install the portion of the Los Alamos trunk sewer detailed in the approved Improvement Plans for the project, which includes both onsite and offsite work. The agreement shall include a scope of work and shall be executed by the applicant and a City representative with appropriate signature authority. All work subject to the agreement shall be done subject to the Improvement Plans for the Los Alamos Trunk Replacement Segment 1, City File Number 2018-0043 as modified or amended by the agreement. The agreement will provide provisions for reimbursement to the applicant after completion of the work and acceptance by the Director of the Water Department.
30. If the Public Improvement Plans for the portion of the Los Alamos Trunk Sewer that may be competed by Applicant are not approved with the Applicant having

entered into the agreement and ready and willing to perform the subject work by April 15th 2020, the City shall have the option to install those portions of the Los Alamos Trunk Sewer, shall not be obligated to enter into the agreement and the Applicant shall cooperate with the efforts of this work or shall incur the impacts of this delay at no cost to the City.

WATER AND WASTEWATER

31. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
32. Access must be provided to all structures on the City system. The access must be a minimum 12' in width and must be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
33. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
34. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
35. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Un-reinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
36. Separate sewer laterals shall be installed for each lot.
37. The applicant shall extend an 8-inch public water main along the remainder of the Highway 12 project frontage ending in a City Standard 861 Permanent Blow Off at the property line. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.
38. Connection to the existing water main will require a shut down for a tie-in inspection. Call Water Engineering Services for fees and scheduling. Advance notice is required.
39. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.

40. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
41. Reduced Pressure back flow per City Standard 876 will be required on all domestic water services and irrigation services.
42. Applicant must install a combination service per City Standard 870 for fire service, domestic water and irrigation meters for each lot. Private fire hydrants shall connect to a combo service is practical.
43. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
44. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.
45. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
46. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
47. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
48. Access maintenance roads and private driveways that have public sewer or water mains must be a minimum of 12' wide. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
49. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility and 20 feet wide for a double utility, whichever is greater, and shall be centered over the facility. The easement shall be configured to include all publicly maintained appurtenances and structures.

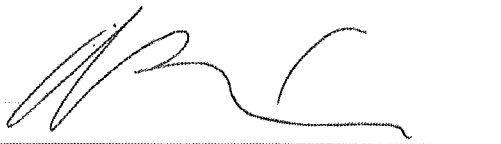
No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Footings and foundations may encroach into the one to one line from the pipe depth to the top of grade if approved in writing by the Chief Building Official and the Director of Utilities. This information shall be added to the information sheet of the Final Map. Reduction in the easement width may be allowed with written approval by the Director of the Utilities Department. Vegetation with roots that could damage underground piping shall 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).

50. No footings shall be installed within 5 feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times.
51. City Operational Locks shall be placed on all gates that are to be locked.
52. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.
53. Water Engineering 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. Provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division 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.
54. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Memo dated February 19, 2019)

55. Twelve inch (12) inch illuminated premise identification shall be provided per Fire Department standards. An illuminated monument sign may be provided at the main entrance.
56. Fire Department access is required to provide access to within 150 foot of all-side of the building along an approved path on a minimum 20-foot wide unobstructed roadway. Buildings exceeding 30 feet to the highest roof surface shall be provided with aerial apparatus access roadways not less than 26-feet unobstructed width not closer than 15-feet and not further than 30-feet from the side that provides the maximum access to the building as approved by the fire code official.

57. Buildings in excess of 62,000 sqft shall be provided with two separate and remote fire apparatus access.
58. A minimum fire flow of 1,500 GPM at not less than 20 PSI is required for this project. A fire hydrant shall be provided within 400 feet of all-sides of the structures along an approved path. Buildings three or more stories shall be provided with standpipe systems.
59. FDC location shall be within 100 feet of fire hydrants serving the property.
60. The building shall be protected by an automatic fire sprinkler system in accordance with NFPA 13 and 24.
61. Sprinkler systems are required to be monitored in accordance with NFPA 72. Apartment buildings shall be provided with building fire alarm systems.
62. Provide a fire department key box (Knox box) and both electronic activation and key switch for vehicle gates providing fire apparatus access to the facility.
63. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
64. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees. Underground flammable or combustible tanks shall be reviewed and approved by the Fire Department.
65. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
66. Landscaping within 3 feet of fire appurtenances shall not exceed 6 inches in height.



A. R. Jesús McKeag

PROJECT ENGINEER

**Mitigation Monitoring and Reporting Program
for the
Storage Pro Phase 2 Project
Draft Initial Study/Mitigated Negative Declaration
City of Santa Rosa, Sonoma County, California**

Prepared for:
City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
707.543.3200

Contact: Bill Rose, AICP, Senior Planner

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Jason Brandman, Project Director
Grant Gruber, Project Manager

Report Date: September 18, 2019

Table 1: Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. Air Quality MM AIR-1: During construction activities, the following air pollution control measures shall be implemented by the project applicant's construction contractor: <ul style="list-style-type: none"> • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. • A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 	Notes on construction plans; Site inspection	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
4. Biological Resources						
<p>MM BIO-1: Prior to vegetation removal activities that occur during the nesting season (February 15 through August 31), the following avoidance and minimization measures shall be implemented:</p> <ul style="list-style-type: none"> A qualified biologist shall conduct pre-construction surveys for northern harrier, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area. If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. A qualified biologist shall delineate the buffer using nest buffer signs, fencing, pin flags, and/or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. 		Notes on construction plans; Site inspection; Submittal of documentation	Prior to vegetation removal activities that occur during the nesting season (February 15 through August 31)	City of Santa Rosa		
<p>MM BIO-2: Prior to commencement of construction activities, the applicant conduct an arborist tree survey and apply for the necessary permits regrading tree removal. All applicable provisions of the City of Santa Rosa Tree Ordinance, including removal and replacement of street trees (if applicable) and protection of significant or protected native trees during construction (if applicable).</p>		Notes on construction plans; Site inspection; Submittal of documentation	Prior to commencement of construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
5. Cultural and Tribal Cultural Resources MM CUL-1: A qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be present during the initial phase of ground clearance and grading in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring as needed, but full-time archaeological monitoring is not recommended at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until the archaeologist has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office, as required.	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94, and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. 	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <p>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</p>					
7. Geology and Soils					
<p>MM GEO-1: A qualified paleontological monitor should be present during the initial phase of any ground disturbance in native soil layers. Initial observations may be followed by periodic “spot-check” inspections as deemed necessary; however, full-time construction monitoring is not recommended at this time. In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate</p>	Notes on construction plans; Site inspection; Submittal of documentation	During construction activities	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Santa Rosa for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.					
10. Hydrology and Water Quality					
MM HYD-1: Prior to issuance of demolition permits for the proposed project, the City of Santa Rosa shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges (e.g., chemicals) are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP	Approval of SWPPP; Notes on construction plans; Site inspection	Prior to issuance of demolition permits for the proposed project	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.					
<p>MM HYD-2: Prior to issuance of building permits for the proposed project, the City of Santa Rosa shall verify that the project applicant has prepared operational stormwater quality control measures that comply with the requirements of the current Municipal Regional Permit. Responsibilities include but are not limited to designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff (i.e., hydromodification) associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation and hydromodification of runoff from all portions of completed developments. Low Impact Development features—including minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, or biotreating stormwater runoff close to its source—shall be used at each development covered by the Municipal Regional Permit. Funding for long-term maintenance of all BMPs must be specified. For each development project, the project sponsor shall establish a self-perpetuating Operation and Maintenance of Stormwater Treatment Systems plan (Municipal Regional Permit provision C.3.h). This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Municipal Regional Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.</p>	Approval of SWPPP; Site inspection	Prior to issuance of building permits for the proposed project	City of Santa Rosa		

Table 1 (cont.): Storage Pro Phase 2 Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
13.	Noise					
<p>MM NOI-1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project:</p> <ul style="list-style-type: none">• The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment.• The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.• The construction contractor shall prohibit unnecessary idling of internal combustion engines.• The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.• The construction contractor shall limit noise producing construction activity, including deliveries and equipment idling, to the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays or on holidays.		Notes on construction plans; Site inspection	During construction activities	City of Santa Rosa		

RESOLUTION NUMBER 19-997

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE STORAGE PRO 2 SELF-STORAGE AND APARTMENT PROJECT, LOCATED AT 4332 – 4374 SONOMA HIGHWAY; APNs: 032-140-001, 032-010-009, 043, 044; FILE NO. DR 19-007

WHEREAS, on November 7, 2019, the Design Review Board of the City of Santa Rosa considered the Storage Pro 2 Self-Storage and apartment project; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans); and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C); and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed buildings are adequately set back from properties lines, parking is proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the mass and scale of the apartments and self-storage facility are compatible with that of existing structures in the neighborhood, and the façade articulation, colors and use of exterior materials compliment the surrounding buildings; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained in that the project has been reviewed for consistency with the Design Guidelines and approved by the Design Review Board; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the entire development project has been reviewed by City staff, outside agencies, and approval authorities, and has been conditioned to minimize potential impacts; and

7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration dated August 19, 2019 has been adopted.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary and Final Design Review of the Storage Pro 2 Self-Storage and apartment project subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated received May 3, 2019.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

ENGINEERING DIVISION, BUILDING DIVISION, AND FIRE DEPARTMENT:

4. Compliance with all conditions as specified by the attached Exhibit "A" dated September 12, 2019.

PLANNING DIVISION:

5. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
6. Project shall comply with the Mitigation Monitoring and Reporting Program dated September 18, 2019.
7. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
9. **PROJECT DETAILS:**
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.

- B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

10. TREE PRESERVATION:

- A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- C. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."

- E. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

11. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

12. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height on the self-storage site and on the apartment site, lighting fixtures shall not exceed 14-feet in height. Lower mounting heights are encouraged.

13. PARKING LOT AREA:

- A. The parking lot shall be paved to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.

- D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

14. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

15. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

UTILITIES DEPARTMENT

- 16. 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.

RECREATION AND PARKS DEPARTMENT


- 17. If applicable, the applicant shall pay park fees in effect at the time the building permit is issued.

18. The Santa Rosa Creek setback shall be privately owned with a public access easement and use easement for the trail.
19. The landscape and bioretention bed within the creek setback shall be maintained by privately and not dedicated to the City for maintenance.
20. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa Design Review Board on this 7th day of November 2019, by the following vote:

AYES: (6) Chair Kincaid; Board Members Goldschlag, Kordenbrock, Sharron, Weigl, Wix
NOES: (0)
ABSTAIN: (0)
ABSENT: (1) Vice Chair Hedgpeth

Approved: _____


Scott Kincaid, Chair

Attest: _____


William Rose, Executive Secretary