

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: March 3, 2021
ITEM: No. 1 - 1:30 pm
FROM: Katrina Braehmer, Project Planner

SUBJECT: Final Design Review
File No.: DRH19-0014; Los Pinos Apartments
Applicant: Alex Diaz Santana
Address: 3496 Santa Rosa Avenue, Santa Rosa
APN(s): 134-132-015

PROJECT DESCRIPTION

The project is a 50-unit rental housing project on a 2.49-acre parcel zoned R3 (High Density Residential) B6 13 DU (13 units/acre density), RC100/25 (Riparian Corridor 100-foot/25-foot setback) VOH (Valley Oak Habitat Combining District). Multi-family housing is a permitted use onsite, subject to design review only. The project will utilize a 20 percent State Density Bonus to achieve the proposed density in exchange for providing three units onsite for households earning 50 percent of the median income or less (very low income).

Development will consist of 12 one-bedroom units and 38 two-bedroom units, ranging from 750 to 1,125 square feet, across seven two-story buildings. Residential amenities will include a community room, a children's play area, and a community garden. The development will provide 113 parking spaces (50 covered) and 24 bicycle parking spaces.

RECOMMENDATION

Staff recommends the Joint City/County Design Review Committee review the project revisions; identify and provide direction on final details; and approve a resolution adopting the Mitigated Negative Declaration and granting the requested density bonus incentives/waivers and final Design Review, subject to Conditions of Approval (Attachment 7).

BACKGROUND**Design Review**

On June 17, 2020, the Joint City/County Design Review Committee reviewed the proposed project and provided recommendations related to circulation, landscaping, and solar panels. The applicant has incorporated most of the recommendations, and explanations have been offered in those cases where no changes were made. There has been no modification to the site plan or architecture as the Committee offered general support for those features during preliminary review.

Parking/Circulation

The Committee recommended the use of speed tables for traffic calming along the main drive aisle. Two speed tables have been added as shown on the revised site plan.

Landscaping

The Committee recommended reconsideration of the use of Pine trees, suggesting pyrophytic planting alternatives, and increasing plant volumes within common areas between buildings. The applicant has replaced a number of the Limber Pine and Lodgepole Pine trees with African Fern Pine, Oregon White Oak, and Valley Oaks. The applicant did not add plantings to common areas, citing the desire to maintain these spaces for gathering. Autumn Blaze Maples were originally proposed in between the carport structures along the southern border of the site. The applicant has replaced these with Armstrong Maples in consideration of future placement of solar panels.

Colors/Materials

No revisions were recommended for the project's building materials and colors. There are no changes.

Lighting

No revisions were recommended for the project's exterior lighting. There are no changes.

Signage

Preliminary sign details have been submitted for the project's monument-style sign near the driveway entrance to the site. The sign exceeds the maximum area (48 square feet) outlined in the South Santa Rosa Area Plan.

Staff requests the Committee provide general support, or direction, for the design of the monument style and allow staff to administratively review and approve final sign details, in accordance with Area Plan requirements, prior to building permit issuance (see Condition of Approval 90).

Solar Panels

The Committee recommended the applicant consider use of the buildings rather than carports for installation of solar panels. The applicant has indicated that the project will not include solar panels at this time.

State Density Bonus

Under Section 26-89-060(B) of the Zoning Ordinance, and Government Code Section 65915, the project is eligible for one incentive or concession that would allow for a variation in development standards. Government Code Section 65915 also allows density bonus applicants to request waivers or reductions in development standards, which must be granted if there would be no adverse impact on public health, safety, or the physical environment.

As demonstrated in the staff report for the project's Preliminary Design Review hearing, the project meets or exceeds most applicable County development standards with the exception of the height limit prescribed by the South Santa Rosa Area Plan, and the required setbacks from Santa Rosa Avenue and the southern side property line. Staff recommends that three concessions/waivers be approved to allow the following:

1. A building height of 27.5', exceeding the South Santa Rosa Area Plan limit of 18' at the minimum setback (20') or 35' at 40';



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2. A setback along Santa Rosa Avenue of 15', exceeding the 35' setback required by the South Santa Rosa Area Plan; and
3. A side setback along southern property line of 2' for the carport structures, exceeding the 5' setback required by the County's zoning ordinance for the R3 District.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (ISMND) were prepared pursuant to the California Environmental Quality Act. The applicant has agreed to the mitigation measures to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Noise. The ISMND was circulated for public review and comment from January 14, 2021 to February 15, 2021. No public comments were received. The California Department of Fish and Wildlife recommended minor revisions and updates to the ISMND, which have been incorporated into the final environmental document and mitigation monitoring plan.

ATTACHMENTS

1. Proposal Statement
2. DRC Record of Action, June 17, 2020 and Applicant's Response
3. Staff Report, Preliminary Design Review, June 17, 2020
4. Final Project Plans (Site Plan, Architectural, Landscaping, Lighting, and Civil)
5. Mitigated Negative Declaration and Attachments, February 22, 2021
6. Draft Resolution, March 3, 2021
7. Draft Conditions of Approval, March 3, 2021



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J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Los Pinos Apartments
3496 Santa Rosa Ave.
Santa Rosa, CA 95407
April 2020

Applicant/Owner: Los Pinos Apartments, LLC
5885 Mountain Hawk Drive
Santa Rosa, CA 95409
(707) 954-6551

Project Manager: Joe Dorger
19 Elm Street
Milford, OH 45150
(513) 500-7704

Land Planner: J. Kapolchok & Associates
Jean Kapolchok, Owner/Planner
843 2nd Street
Santa Rosa, CA 95404
(707) 526-8939

Architect: Hedgpeth Architects
Paul Gilger, Sr. Project Designer
2321 Bethards Drive
Santa Rosa, CA 95404
(707) 523-7010

Civil Engineer: Civil Design Consultants, Inc.
Andy Bordessa, Civil Engineer
2200 Range Ave., #204
Santa Rosa, CA 95403
(707) 542-4820

Landscape Architect: Tangram Landscape Architecture
Rob Cox, Landscape Architect
944 Ripley Street
Santa Rosa, CA 95401
(707) 527-7920

Project Location: 3496 Santa Rosa Ave.
Santa Rosa, CA

APN: 134-132-015

Parcel Size: ±.2.49 acres

Zoning: R3 B6 13 DU, RC100/25 VOH

General Plan: Urban Residential 13

Proposal: Design Review for a 50-unit apartment complex utilizing Article 24. R3 High Density Residential District. Sec. 26-24-030 (a) Residential Density Unit Equivalents to calculate base number of units. A 20% State Density Bonus is also applied.

PROJECT DESCRIPTION

Setting/Location

The 2.49-acre Project site is located at 3496 Santa Rosa Avenue in the unincorporated area of Santa Rosa. The site is within the city of Santa Rosa Urban Growth Boundary. The property is not currently annexable because there is no city limit adjacency. Access to the site is from Santa Rosa Avenue.

Surrounding Land and Land Uses

As depicted in Figure 1 below, the site is situated in a mixed-use area. Undeveloped land exists to the north and east of Todd Creek; a self-storage facility adjoins the site to the south; Todd Creek, a Sonoma County Water Agency channel, forms the property's eastern boundary and Santa Rosa Avenue and multi-family residential development are to the west.

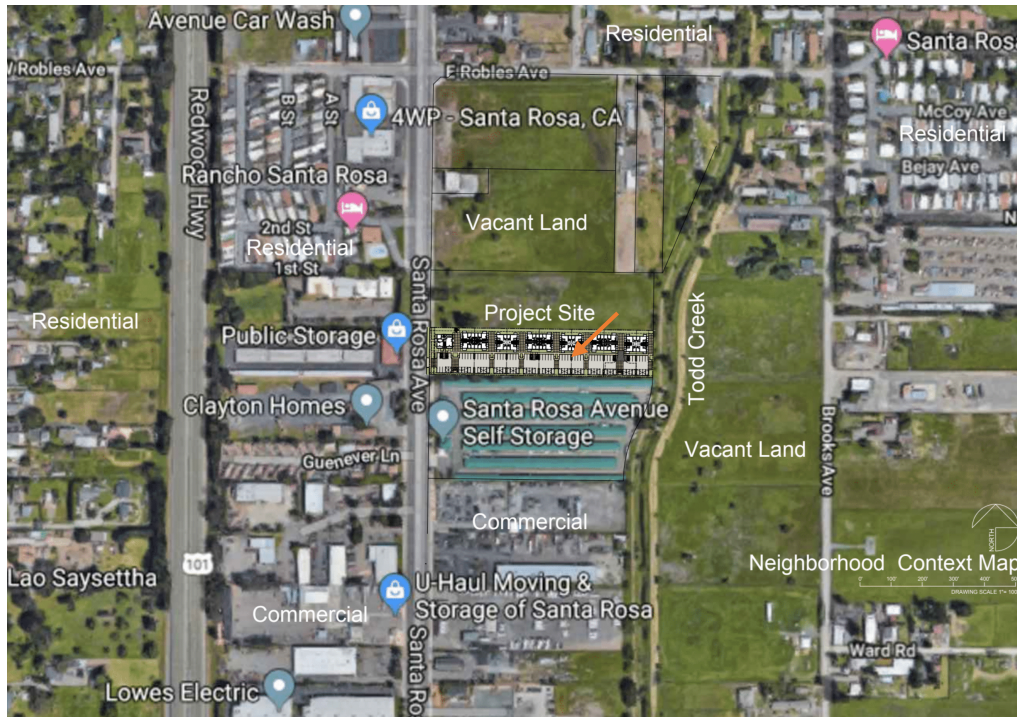


Figure 1: Surrounding Land Uses

Adjacency of Surrounding Land Uses:

Santa Rosa Avenue Self Storage adjoins the subject property to the south. There is a 2 ft. bio-swale, six bio-retention beds and a low retaining wall on the project site that will separate built area from the self-storage site.

Santa Rosa Avenue lies directly to the west of the project site. The existing right-of-way is 80ft. Improvements from the centerline (40 ft) includes two travel lanes, a bicycle lane, 0.5 ft. curb and gutter and a 5ft. sidewalk. Santa Rosa Avenue is planned to be a Boulevard with a 100 ft. right-of-way width. Project frontage improvements will include reconstructing the existing curb and gutter, replacing the 5ft. sidewalk with an 8ft. planter and adding a new 6 ft. sidewalk. The porch element of Building C, which fronts Santa Rosa Avenue, is setback 15ft. from behind the sidewalk. The front face of the building is setback ±20ft. from back of sidewalk.

Vacant, unimproved land adjoins the property along its northern property line. Building footprints are setback between 16 ft. to 21.5 ft. and enclosed patio is setback 13 ft. from this northern property line.

Todd Creek forms the property’s eastern boundary. Building footprints are setback a minimum of 50ft. from top-of-bank. This setback is consistent with General Plan policy OSRC-8a regarding setbacks in unincorporated urban areas. The plaza and garden area shown within the setback will be permeable community features.

General Plan and Zoning

Los Pinos is a residential in-fill, 50-unit multi-family rental project within a mixed-use neighborhood in the unincorporated area of southeast Santa Rosa. The subject property carries an Urban Residential–13 units per acre ((UR/13) General Plan Land Use

designation and is zoned R3-B6-13du-RC100/25-VOH. The site carries a Medium Density Residential 8 – 18 units/acre designation in the city of Santa Rosa General Plan.

The purpose of the County’s Urban Residential land use category is to accommodate a variety of housing types within urban service areas at densities allowed in the Land Use Element. Primary land uses in high density residential (R3) areas are attached single family and multi-family dwellings, affordable housing projects as provided in the Housing Element, and mobile home parks. The 50-unit apartment complex with an affordable component is fully consistent with the Urban Residential land use designation.

The purpose of the R3 zoning district is to reserve appropriately located areas for family living in order to develop a variety of dwelling types at a reasonable range of population densities. Los Pinos is such an appropriately located project.

Density

The density for Los Pinos was arrived at by employing the density equivalent formula allowed under Section 26-24-030 of the R3 Zoning District and adding a 20% State Density Bonus for very low-income rental units. The parcel size is 2.49 acres. At standard General Plan Density of 13 units per acres, the density yield for the site is 32 units. When a 20% density bonus is applied, the density yield for the site is 38 units. As depicted in Table 1 below, when the density unit equivalent formula is applied, the overall density yield for the 50-unit project, as constituted, is 35 units. 35 units is within the range allowed with the application of the 20% density bonus to the base density.

Unit Type	Unit Size (sq. ft.)	Number of Units	Density Unit Equivalent	Calculated Density
One-bedroom	750	12	0.5	6
Two-bedroom	900	12	0.75	9
Two-bedroom	1,000	24	0.75	18
Two-bedroom	1,125	2	1.0	2
Total Units				35

Table 1: Density Unit Equivalent

Density Bonus

As indicated, the project employs a 20% density bonus. This has allowed an increase of six (6) units. The Project has elected to reserve two of those units (5%) for very-low income residents (50% AMI) and exercise the one incentive granted by the density provision to reduce the setback along Santa Rosa Avenue from 35 ft. as measured from edge of 100 ft. r-o-w line (50 ft. half section) to 15 ft. from edge of 50 ft. right-of-way line for the porch.

Architectural Style

The architectural style of the project is “contemporary”. This is achieved by using:

- Simple, strong building shapes.

- Low pitched gable and shed roofs, with large eaves.
- Large windows and transoms.
- Stucco faced walls with vertical metal siding accent panels.
- Horizontal guard wood slats matching the wood slat eaves and soffits.
- Cantilevered roof carports.
- Gray composition asphalt shingles for roofing material.
- Privacy fencing around the perimeter of the project are simple vertical wood board fencing, in keeping with the contemporary style of the buildings.

The color palette is also contemporary, balancing neutral wall colors, earth tone accent colors, and wood tone colors on the rails, soffits and doors:

- Stucco walls are soft white, ash gray or buff beige.
- Metal siding accent panels are light brick red, grey-green or grey-blue
- Wood guardrails, soffits and wood entry doors are painted/opaque stained wood tone
- Trim is painted charcoal gray
- Window and door frames are dark bronze

Existing and Proposed Structures and Land Uses

Existing: The site is currently developed with an abandon residence and several out buildings. These buildings are slated for demolition under applicable Sonoma County building and Bay Area Air Quality Management District permits (BAAQMD permit #ASB113085). The remaining concrete areas are likely to be removed at the time of site grading.

Proposed: The total square footage of the two-story, 50-unit apartment complex with a community building is approximately 47,900 sq. ft. Table 2: Building Inventory, below, depicts the three Building types, the number of units per building type and the square footages. As shown, the project is composed of three building types. There are 3 Building type A; 3 Building type B; and 1 Building type C. Building C fronts Santa Rosa Avenue. Buildings A and B are alternated.

Building A: 3 type A Buildings				
First Floor				
	Number/Type of Units	Unit Size	Total Square Footage per Floor	Total Sq. Footage per Building
	12 one-bedroom	750 sq. ft.	9,000	
Second Floor				
	12 two-bedroom	1,000 sq. ft.	12,000	21,000

Building B: 3 type B Buildings				
First Floor				

	Number/Type of Units	Unit Size	Total Square Footage per Floor	Total Sq. Footage per Building
	12 two-bedroom	900 sq. ft.	10,800	
Second Floor				
	12 two-bedroom	1,000 sq. ft.	12,000	22,800

Building C: 1 type C Building				
First Floor				
	Number/Type of Units	Unit Size	Total Square Footage per Floor	Total Sq. Footage per Building
	Community Room	1,800	1,800	
Second Floor				
	2 two-bedroom	1,150 sq. ft.	2,300	3,450

Table 2: Building Inventory

The project proposes a total of 10,186 sq. ft. of open space. The residential units are each provided an outdoor patio. The remaining open space consists of outdoor courtyards (plaza), play area and a community garden. The location of these outdoor spaces is shown on sheet L3.0 of the landscape plans.

The project will be served by public sewer and public water. A 12” water line and an 8” sewer line is located in Santa Rosa Avenue and shown on sheet C2 of the civil drawings.

A 26’ wide driveway off of Santa Rosa Avenue provides access to the property. A total of 113 vehicle parking spaces are provided, 50 of which are covered. A total of 24 bicycle spaces are provided; a bank of 4 spaces each are located at the front of the six plaza areas. A 6 ft., wood, perimeter fence is also proposed.

Circulation

The subject property has a width of 150 ft. and a depth of 717 ft. Given the lot configuration and the speed and volume of traffic on Santa Rosa Avenue, the project was designed with a 26 ft. wide, double loaded, paved driveway. A fire truck turn-around towards the rear of the site provides safe access for emergency vehicles.

Trip Generation:

Table 3, below was prepared for the Los Pinos project by W-Trans, Consulting Traffic Engineers. A detailed traffic report is currently underway and will be made part of the project’s technical report.

Trip Generation Summary											
Land Use	Units	Daily Trips		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Multifamily Housing (Low-Rise)	50 du	7.32	366	0.46	23	5	18	0.56	28	18	10

du = dwelling units

Table 3: Trip Generation Summary

Alternative Transportation

The Project lies 0.19 miles south of the Sonoma County Transit Santa Rosa/East Robles bus stop and is served by Bus Routes 44, 48 and 54. Said routes run from Coddington to the Petaluma Fairgrounds. There is no direct access from the project site to the SMART Rail System. However, the above bus routes stop at the Rohnert Park SMART Rail Station. Currently, a multi-use pathway exists from Coddington to Bellevue Avenue and then from Gold Course Drive south to Sonoma Mountain Village. The Bellevue to Golf Course Drive segment is slated for construction in 2021.

The Sonoma County Bicycle and Pedestrian Master Plan identifies Class II bicycle lanes along Santa Rosa Avenue. A Class II bicycle lane exists along the frontage of the Project and will therefore not be required as part of the project’s roadway improvements. The Bicycle and Pedestrian Master Plan also identifies a future creek trail along the east side of Todd Creek. The project borders the west side of Todd Creek.

Parking

There are 113 vehicle parking spaces proposed, 50 of which are covered. 24 bicycle spaces amongst six 4-bike-space racks are also proposed. The project is parked at a ratio of 1 covered space plus 0.5 guest space per one-bedroom unit and 1 covered space plus 1.5 uncovered space per two-bedroom unit. There are 12 one-bedroom units and 38 two-bedroom units. The parking exceeds the requirements of Zoning Code Section 26-86-010. The County Code uses the 1 covered and 0.5 guest space ratio for one and two-bedroom units. The parking ratio is consistent with that which is required by the City of Santa Rosa parking regulations. Given that the project is subject to a joint City/County Design Review process and there is no off-site parking available, the applicant prefers to move forward with the more restrictive parking requirement.

Water Supply and Sewerage Disposal

As discussed above, water supply and sewerage disposal will be provided by the City of Santa Rosa through the Utility Certificate process. A 12-inch water line and an 8-inch sewer line are located in Santa Rosa Avenue and run along the property frontage. The project is located in a Zone 1 Water Availability Zone.

Water Conservation

The project will receive water from the City of Santa Rosa municipal supply through a Utility Certificate process. The property is within the Sphere of Influence of the City of Santa Rosa and within the Urban Growth Boundary. The land use designation of the

subject property in the city of Santa Rosa General Plan is Medium Density Residential 8 to 18 units per acre. Under the city's regulations the property has a development density of 17 units per acre plus a 20% density bonus. Development of the property at the proposed density is consistent with the city of Santa Rosa planned development densities and would therefore have been included in the city's General Plan Build-out calculations.

The city of Santa Rosa General Plan identified that 90 percent of the City's water supply is from Sonoma Water entitlements via the Russian River and only 1 percent of the City's water supply is from groundwater wells. These wells would only be used in case of emergency.

The proposed project would not include groundwater wells and would connect to the existing water line contained in Santa Rosa Avenue. Therefore, the proposed project would not result in new or more severe impacts related to groundwater supplies.

The city of Santa Rosa General Plan FEIR includes an assessment of future water demands. The General Plan FEIR determined the City of Santa Rosa would have a total water supply of 38,486 AFY in 2035 and total demand for General Plan buildout was concluded to be 36,186 AFY. Given the consistency of the project with the city's General Plan land use designation, adequacy of water appears sufficient.

The project will be built under the CalGreen building code standards. Low-flow fixtures will be installed in all of the units.

As shown on Design Review submittal plans sheets C1, C2, L2.0, and L2.1 and discussed in the Initial Storm Water Low Impact Development Submittal for Los Pinos Apartments, the project employs a series of bio-retention features which serves to retain and filter storm water run-off for the 85th percentile 24-hour storm.

Storm Water Management

As stated in the Initial Storm Water Low Impact Development Submittal (SWLID) prepared by Civil Design Engineers, October 2019, the project site is within the permit boundary of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4). In order to satisfy the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements and the NPDES permit requirements, the following goals will need to be met to the extent practicable:

- Prevent pollutants generated at the site from leaving the site.
- Prevent increases in Storm Water runoff for the 85th percentile 24-hour storm.
- Strive to maximize the amount of land left in a natural undisturbed condition.

As described in the SWLID, the project will collect overland flow and route it to a series of proposed storm water treatment facilities before entering the underground drainage system. These features will be constructed over aggregate layers where storm water will be retained. This pretreatment design feature will not only remove pollutants, but also reduce the amount of runoff by capturing and infiltrating storm water onsite. The

treatment facilities are proposed at various locations throughout the project site, providing treatment for each of the site tributaries.

The SWLID includes the following pollution prevention measures:

- A portion of roof drains of the buildings will be disconnected from the storm drain system, allowing storm drainage to surface flow over landscaped areas to a stormwater treatment facility before entering the underground storm drain system.
- The project will incorporate a robust Landscape plan including interceptor trees that will be planted throughout the project, and some existing trees will be preserved.

Best Management Practices (BMP's):

The project will implement bio-retention beds to mitigate pollutants and provide volume capture for the 85th percentile 24-hour storm. Volume capture is accomplished by incorporating an area for storm water storage beneath the bio-retention beds. For more detail, please refer to the SWLID.

All treatment control devices serving the Los Pinos Apartments project are located within the project's site. The property owner will be responsible for the surface and sub-surface oversight and maintenance of the treatment control devices on site. The project meets the design goal by achieving 100% volume capture.

Solid Waste Disposal

The project will contract with Recology of Sonoma and Marin for solid waste disposal. An ±8'x6' trash bin, ±8'x6' recycle materials bin and yard waste bin within an enclosure are located directly south of the hammer-head turn-around. All occupants will be provided with information regarding trash pick-up day, what constitutes recyclable material and encourage to recycle to the extent feasible.

Emergency Services

The project is not located in a high fire hazards area or an urban wildfire interface zone. The project site is located in the Rincón Valley Fire Protection District. The Central Fire Authority Bellevue Station is located at 207 Todd Road, Santa Rosa, which is approximately 0.5 miles from the project site. Santa Rosa Fire Department Station No. 8, located at 830 Burbank Avenue, Santa Rosa is approximately 2.7 miles northwest of the project site.

Emergency vehicle access has been addressed through the provision of a 28 ft. wide paved driveway with a fire truck turn-around (hammer-head). Four (4) on-site fire hydrants have been provided.

Energy Conservation

According to the Bay Area Air Quality Management District (BAAQMD) 2017 CEQA Guidelines, if a project meets the screening criteria and is consistent with the methodology used to develop the screening criteria, then its air quality impacts may be considered less than significant. In review of Table 3-1: Operational Related Criteria Air

Pollutant and Precursor Screening Level Sizes of BAAQMD Guidelines, the project is significantly below the size required for screening. The project would be considered a Low-Rise Apartment. The screening size for operational ROG is 451 du; operational GHG 78 du; and, construction related ROG 240 du. The project is 36% below the GHG threshold of significance.

Although the GHG impact of the project would be below the BAAQMD threshold criteria of 1,100 metric tons of carbon dioxide a year, the project will implement a number of measures to reduce its potential GHG impact.

Construction: During the construction phase the proposed project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. Through the employment of Best Management Practices, the project would place limitations on idling of vehicles and equipment and require that equipment be properly maintained. This would result in fuel savings.

Operations: Building operations for the proposed project would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics as well as outdoor lighting. The proposed project would be designed and constructed in accordance with the County of Sonoma's CALGreen Requirements, and the State's Title 24 energy efficiency standards. CALGreen Requirements include building, electricity, and water conservation energy saving measures that are required to be completed as part of the building permitting process. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. Compliance with Title 24 standards would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

Energy and water efficient design measures for the proposed project will include the potential to incorporate solar panels on the carports, the installation of an electric charging stations, water efficient landscaping, and high efficiency lighting and appliances.

Operational energy would also be consumed during vehicle trips. As discussed under Alternative Transportation, the project is 0.19 miles from the Santa Rosa/East Robles transfer station and Class II bicycle lanes exist on Santa Rosa Avenue. Bicycle parking will be included as part of the project design.

Landscaping

A complete set of landscape and irrigation plans are included in the Design Review submittal package. Said plans are designated L1.0 through L3.2. As shown in Figure 2 below, the plan employs clusters of pines along the property perimeter (excluding the south side) and maple trees within the parking lot. Flowering shrubs and grasses mixed with ground covers round out the planting plan.

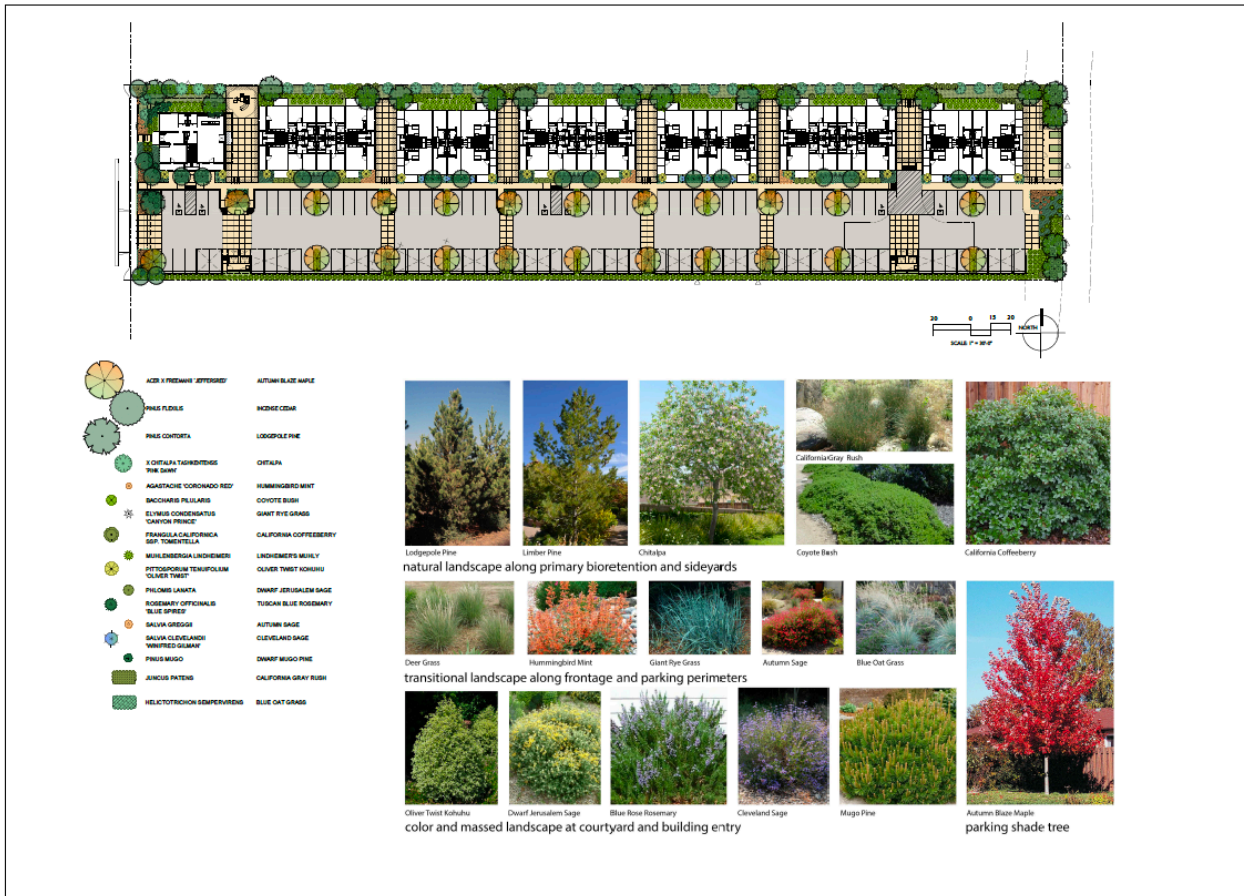


Figure 2: Landscape Plans

Site Vegetation

There is a total of 20 trees on-site or immediately adjacent to the site along the northern property line. Per the Arborist Report prepared for the project by Becky Duckles, Arborist & Landscape Architect. August 7, 2019, twelve (12) of the trees are to be preserved. The tree species include oaks, poplar, maple, pear, cottonwood, walnut, acacia and willow. Of the trees to be removed, three are considered protected trees and have an arborial value of 3 points. Mitigation will be done through planting on-site.

Wetlands

Two biological assessments were prepared; one by Wiemeyer Ecological Sciences. August 2, 2019; the other by Huffman-Broadway Group. August 2019. Each report found the presences of 0.3-acre of wetland. This finding was confirmed through a jurisdictional determination by the Army Corp of Engineers as shown in Figure 3, below.

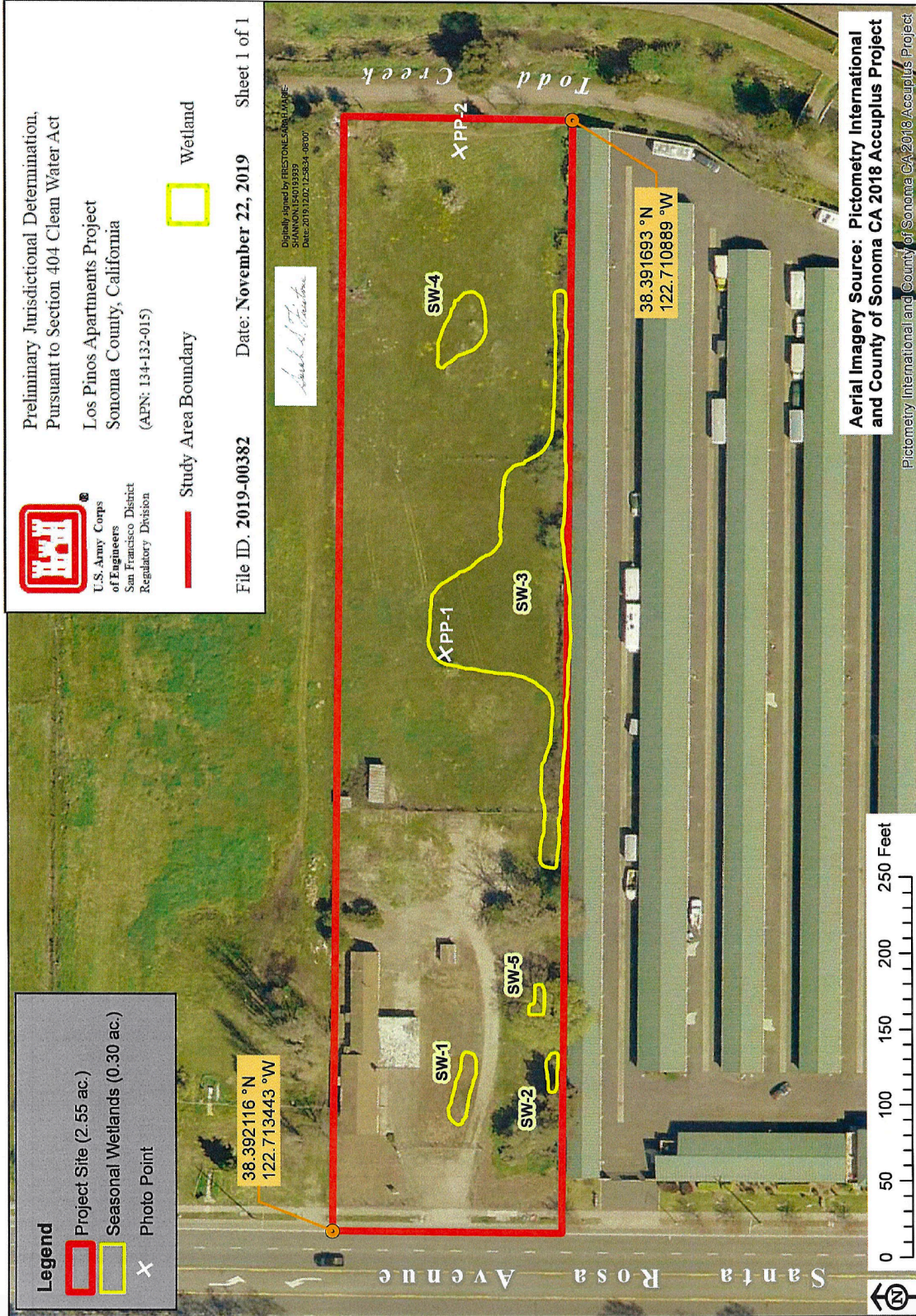


Figure 3: Preliminary Jurisdictional Wetland Determination

U.S. Army Corps of Engineers
San Francisco District
Regulatory Division

Preliminary Jurisdictional Determination,
Pursuant to Section 404 Clean Water Act

Los Pinos Apartments Project
Sonoma County, California
(APN: 134-132-015)

— Study Area Boundary □ Wetland

File ID: 2019-00382 Date: November 22, 2019 Sheet 1 of 1

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Shelby A. Pickett

Aerial Imagery Source: Pictometry International and County of Sonoma CA 2018 Accuplus Project
Pictometry International and County of Sonoma CA 2018 Accuplus Project

Figure 5. Wetland Jurisdictional Delineation Map & Photo Points Updated 11-20-2019
Los Pinos Apartments Project
Sonoma County, California

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS

Date P prepared: November 22, 2019
Prepared by: Huffman-Broadway Group

Both reports have been included for review. Applications to the Regional Water Quality Control Board and to the Army corps of Engineers for a Nation-wide permit have been filed.

Construction

Site grading will require approximately 4,600 cubic yards of fill to prepare the site for construction of the project as designed. There will be no off-haul. Clean fill will be brought on site and compacted under the direction of the geotechnical engineer. The project is a single-phased, stick-built, and of wood construction. No blasting or pile-driving will be required. The estimated length of construction from site preparation to project completion is approximately 2 to 2.5 years.

Noise

An Environmental Noise Assessment was prepared for the project by Illingworth & Rodkin, Acoustic and Air Quality consultants. The report found that the permanent noise increase associated with the project is not anticipated to exceed the Sonoma County noise standards. Temporary construction noise would be reduced by the implementation of standard best management practices. Additionally, the inclusion of forced-air mechanical ventilation would be required for all residential units with views of Santa Rosa Avenue. Exterior noise levels in the proposed residential outdoor use areas would be below the allowable exterior noise limits set by County of Sonoma¹.

Hazards

The subject property is not located in an area subject to flooding, wildfire or landslides. According to the Geologic and Seismic Hazards map of the City of Santa Rosa General Plan 2035, the property is not within a potentially active fault zone area or within an area subject to violent ground shaking. According to Geotechnical Investigation prepared for the project by PJC & Associates, August 2019, the site is located 2.57 miles from the Rogers Creek fault, 12.70 miles from the Maacama fault, and 17.36 miles from the San Andreas fault. The report found that the likelihood of fault rupture, ground shaking and/or liquefaction were low.

Site Development Details

A fully dimensioned site plan has been provided on sheet C1 of the Design Review submittal plans. The closest building setback is 16 ft. from the north property line for the residential units and 13.5 ft. for the balcony. The entry porch of the community building is setback 15 ft. from the property line (50 ft. right-of-way line) and the building is setback approximately 18 ft. The carport structures are setback 2ft. from the south property line. The rear setback is 30 ft. to non-permeable structures and 50 ft. from top of bank. A permeable plaza (open space area) and community garden is located within the 30 ft. rear yard setback.

As shown on sheet B2.1 of the Design Review submittal plans, the tallest structure is 27 ft 4.125 inches. The carports are approximately 9 ft. in height (Sheet D2.1). There is

¹ Los Pinos Apartments Environmental Noise Assessment. Illingworth & Rodkin, Inc. July 12, 2019. P. 14.

approximately 47,900 sq. ft. of structure, exclusive of the carports and 24,300 sq. ft. of permeable surface.

Lot Coverage

Approximately 27,582 sq. ft. or 25.42% of the site is covered by building footprint. The carport structures (roofs) add an additional 9,766 sq. ft. of coverage, increasing the total lot coverage to 34%.



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Affordable Housing Proposal
Los Pinos Apartments
February 2021

Project Description:

The proposal is for a 50-unit apartment complex on a 2.49-acre site. The Project site is located at 3496 Santa Rosa Avenue in the unincorporated area of Santa Rosa. The site is within the city of Santa Rosa Urban Growth Boundary.

Affordability and Incentive

Los Pinos Apartments is a 50-unit apartment project, which includes a 20% State Density Bonus. According to Assembly Bill No. 2345, which was approved on September 28, 2020, density bonus units are not counted for purposes of determining the number of income-restricted (affordable) units. AB-2345 specifically states: “For the purpose of this section “total units”, “total dwelling units”, or “total rental beds” do not include units added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.” Therefore, for purposes of calculating the number of affordable units, the number of units (not simply the affordable units) awarded through the application of the 20% State density bonus are not considered in the calculation of “total units”. The Project has elected to reserve 5% of the base density for very-low income residents (50% AMI).

A 20% State Density Bonus allows for one incentive. The requested incentive is to reduce the setback along Santa Rosa Avenue from 35 ft. as measured from edge of 100 ft. r-o-w line (50 ft. half section) to 15 ft. from edge of 50 ft. right-of-way line for the porch.

Construction

The 50-unit apartment complex will include up to three units¹ restricted for very-low income residents. The apartment project is a single-phased construction project. The affordable units

¹ Final determination to be made in consultation with County Counsel

will be built at the same times as the market rate units. The quality of construction and appearance of the units will be the same as the market-rate units.

Unit Type, Size, Location, Affordability and Tenure

Per the 20% State Density requirement, if the units are restricted for very-low income residents, 5% of the base units are required to be set aside.

The project has a total of 46,100 sq. ft. of residential unit construction. Based on the requirements of Zoning Code Section 26-89-070, the average square footage for an affordable unit would be 691.5 sq. ft. The project is a mixture of one and two-bedroom units. The smallest unit is 750 sq. ft.

The project proposes to set aside a 750 sq. ft. one-bedroom, ground-floor unit in Building Type A closest to Santa Rosa Avenue and across from the parking area. The project will also set aside up to two 900 sq. ft. two-bedroom, ground floor unit in Building Type B. One of the units will be in Building Type B closest to Santa Rosa Avenue and across from the parking area. The other two-bedroom unit will be a 900 sq. ft. ground floor unit located in the Building Type B unit in the center of the project. The unit will be the unit adjacent to the parking. These units will be reserved for very low-income persons for a period of 55 years.

DESIGN REVIEW COMMITTEE RECORD OF ACTION

June 17, 2020

ITEM NO: 2
Time: 1:30 pm
File No.: DRH19-0014

Subject: Los Pinos Apartments / Joint-meeting
Applicant: Alex Diaz-Santana
Staff: Katrina Braehmer

Location: 3496 Santa Rosa Avenue, Santa Rosa
APN: 134-132-015 **Supervisory District:** No. 3

Proposal: Request for Design Review of a 50-unit multifamily housing project (12 one-bedroom units, 38 two-bedroom units) located on a 2.49 acre parcel to be served by public sewer and water.

Last Review: (No prior meeting date)
CEQA Status: Under review

Zoning: R3 B6 13 DU, RC100/25 VOH

ATTENDANCE

Committee: Don McNair, Henry Wix, Derik Michaelson, Monet Sheikhal (City)
Staff: Katrina Braehmer
Applicant: Alex Diaz-Santana; Jean Kapolchok
Others: n/a

REVIEW LEVEL: Preliminary Final Review Concept / Referral

DRC ACTION: RETURN FOR FINAL DETAILS *

	Approval	Revisions	Final Details	Staff Review
<u>Project Design</u>			X	
Site Plan:				
Architecture:				
Parking Design:		X		
Landscaping:		X		
Color/Materials:			X	
Signage:			X	
Lighting:			X	
Other:			X	

VOTE: Don McNair Henry Wix Derik Michaelson Monet Sheikhal

Ayes: 4 Noes: 0 Absent: 0 Abstain: 0

* DRC comments enclosed

**COUNTY OF SONOMA
DESIGN REVIEW COMMITTEE - RECORD OF ACTION
COMMENTS AND CONDITIONS**

Applicant: Alex Diaz-Santana
Address: 3496 Santa Rosa Avenue, Santa Rosa
APN: 134-132-015

Date: June 17, 2020
File: DRH19-0014
Action: RETURN FOR FINAL DETAILS

NOTE: Applicants shall submit project revisions for further consideration as specified below. A written response addressing each comment is required. Responses to final comments or conditions shall be confirmed by planning staff during the permitting process.

GENERAL

1. DRC offers general support for the overall site plan and architectural design of the proposed buildings, common areas, parking configuration and landscaping as shown on the preliminary plans.
2. Applicant shall return project design details addressing the comments below for final review.

SITE PLAN

3. Generally supported - No comments

ARCHITECTURE

4. Generally supported - No comments

PARKING / CIRCULATION

5. Consider use of speed tables for traffic calming along the main drive isle.

LANDSCAPING

6. Reconsider use of Pine trees and explore more pyrophytic planting alternative
7. Planting plan confirms tree canopy selections (autumn glaze maple) for providing effective shading of carport structures: consider placement of intended solar improvements accordingly
8. Consider increasing planting volumes within common areas between buildings
9. Confirm use of appropriate and allowable planting selections for required bio-swale improvements

COLORS / MATERIALS

10. Return details for final review

LIGHTING

11. Return details for final review

SIGNAGE

12. Return details for final review
13. Note: refer to South Santa Rosa Specific Plan for specific requirements

OTHER

14. Solar panels. Consider use of buildings rather than carports for rooftop install (see Comment 7)
-

PUBLIC COMMENTS

- None Attached Noted below:

ATTACHMENTS

- None Public comments
 Final conditions Code reference
 CEQA determination Other:



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Los Pinos Apartments
Response to Design Review Committee Comments
February 2021

Comments will be responded to in the order they are listed:

Comments 1 through 4: Generally supported of the site plan and architecture. The comments do not require a response.

Comment 5: Consider speed tables. Two speed-tables have been added to the project plans. See revised site plan.

Comments 6 through 9: Landscaping: Revised landscape plan has taken the DRC comments into consideration. Oak trees have replaced a number of the pine trees. Although considered, additional trees were not added to the common areas. The design and applicant's team felt that this area should be left open as a place for gathering and playing.

Comment 10: Colors and Materials: Colors and materials have been submitted.

Comment 11: Lighting: Lighting plan has been submitted.

Comment 12: Signage: The monument sign is shown on the architectural drawings. A sign detail will be submitted prior to the Design Review Committee hearing.

Comment 13: South Santa Rosa Specific Plan: Noted. Thank you.

Comment 14: Solar Panels: The project will not include solar panels at this time.



Sonoma County Design Review Committee STAFF REPORT

FILE: DRH19-0014; Los Pinos Apartments
DATE: June 17, 2020
TIME: At or after 1:30 pm
STAFF: Katrina Braehmer, Project Planner

SUMMARY

Property Owner: Alex Diaz-Santana
Applicant: Alex Diaz-Santana
Address: 3496 Santa Rosa Avenue, Santa Rosa
Supervisorial District(s): Third
APN: 134-132-015
Description: Request for Design Review of a 50-unit multifamily housing project (12 one-bedroom units, 38 two-bedroom units) located on a 2.49 acre parcel to be served by public sewer and water.
CEQA Review: Mitigated Negative Declaration (in process)
General Plan Land Use: UR 13
Ordinance Reference: Article 24 – R3 High Density Residential District
Article 82 – Design Review
Article 89 – Affordable Housing Program Requirements and Incentives
Zoning: R3 B6 13 DU, RC100/25 VOH



RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Design Review Committee consider the project’s preliminary design plans and provide feedback to the applicant regarding the site plan, building architecture, building materials and colors, lighting and landscaping.

EXECUTIVE SUMMARY

Alex Diaz-Santana requests Design Review of a 50-unit multifamily housing project (12 one-bedroom units, 38 two-bedroom units) located on a 2.49 acre parcel to be served by public sewer and water. Development will consist of seven two-story buildings, a community room, a children's play area, community garden, 113 parking spaces (50 covered), and 24 bicycle parking spaces. The applicant requests a 20% density bonus, electing to reserve two units for very low income households.

No public comment has been received to date. One member of the public emailed on 1/4/2020 to inquire whether the project included an affordability component.

The proposal is consistent with the General Plan, South Santa Rosa Area Plan, and Zoning Code. The project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration will be prepared and available for review by the Committee members at a future hearing.

PROJECT SITE AND CONTEXT

Background

The 2.49 acre parcel is zoned R3 (High Density Residential) B6 13 DU (13 units/acre density), RC100/25 (Riparian Corridor 100-foot/25-foot setback) VOH (Valley Oak Habitat Combining District). The project site is within the purview of the South Santa Rosa Area Plan. The parcel’s General Plan land use designation is Urban Residential (13 units/acre density). The site is within the sphere of influence of the City of Santa Rosa, the City’s Urban Growth Boundary, the City’s General Plan boundary, and the county’s Urban Service Area.

To protect the integrity of the City’s General Plan under the assumption of future annexation, the project must be consistent with the City’s General Plan, built to City development standards, and approved by the joint City/County Design Review Committee. The project site is designated Medium Density Residential (8-18 units/acre density) in the City’s General Plan. The City requires development to be at least at the mid-point of the density range; therefore, the project must provide at least 13 units per acre to receive a Utility Certificate for water service. The project appears to be in conformance with the City of Santa Rosa’s General Plan and development standards, and a Utility Certificate for water service will be issued by the City subject to the project design approval by the City/County Design Review Committee.

Site Characteristics

The parcel is rectangular in shape, generally level at an elevation of 103-104 feet, and was previously developed with an abandoned single-family residence and several outbuildings, which were demolished and removed in preparation for the project. The majority of the front of the parcel has been disturbed and the site has a history of mowing. Surface water runoff flows south into a seasonal wetland swale located along the southern parcel boundary. A total of 0.30 acres of seasonal wetlands are present on the site, which will be permanently filled and require authorization from the United States Army Corps of Engineers pursuant to Section 404 of the Clean



Water Act. Vegetation communities onsite primarily consist of non-native annual grasslands. There are a total of 12 trees onsite, including the following species: Coast Live Oak, Valley Oak, Oregon Oak, Cottonwood, and Acacia. Two Oregon Oaks and one Valley Oak are considered protected under the Sonoma County Tree Protection Ordinance. Mitigation for protected tree removal will be completed through onsite planting.

Area Context and Surrounding Land Uses

Table 1. Surrounding Land Use

Direction	Land Uses
North	General Industrial; Undeveloped
South	General Industrial; Mini-warehousing
East	Todd Creek, Sonoma Water Agency channel
West	Santa Rosa Avenue and General Commercial; Mini-warehousing

Significant Applications Nearby

The Redwood Apartments multifamily housing project is located just north of the project site at the corner of Santa Rosa Avenue and East Robles Avenue. The Redwood Apartments is a 96-unit, 100 percent affordable housing project, which was granted a 100 percent density bonus. The project was approved by the Design Review Committee in June 2019.

Access

Ingress and egress to the project will be from Santa Rosa Avenue through a 26-foot wide, double-loaded driveway. A turnaround towards the rear of the site provides access for emergency vehicles.

Water/Wastewater/Utilities

The City of Santa Rosa provides water service upon approval of a City Utility Certificate, and sewer service is provided by the South Park County Sanitation District.

Other Environmental Conditions

The project is within the regulatory Santa Rosa Plain and designated Critical Habitat for the California Tiger Salamander (CTS). The Programmatic Biological Opinion for the Santa Rosa Plain Conservation Strategy lists the site as having “Potential for Presence of CTS and Listed Plants.”

PROJECT DESCRIPTIONS

The project is a 50-unit multifamily housing project including 12 one-bedroom units and 38 two-bedroom units, ranging from 750 to 1,150 square feet. Proposed residential amenities include a community room, a children’s play area, and community garden. A total of 113 parking spaces (50 covered) and 24 bicycle parking spaces will be provided.

The base density of the project site is 32 units. The project’s density is calculated using density unit equivalents as permitted in the R3 Zoning District, for a total of 35 unit equivalents. To allow for the three additional units beyond the base density of 32, the applicant requests a 20 percent density bonus and has elected to reserve two



units for very low income households (50 percent of area median income). Unit summary is outlined in Table 2 below.

Table 2. Unit Summary

Unit Type	Unit Size	Number of Units	Density Unit Equivalent	Calculated Density
One-bedroom	750	12	0.50	6
Two-bedroom	900	12	0.75	9
Two-bedroom	1,000	24	0.75	18
Two-bedroom	1,150	2	1.00	2
Total	--	50	--	35

Site Layout

The proposed site layout depicts seven two-story buildings in a staggered alignment along the northern half of the parcel, and uncovered and carport parking along the southern half of the parcel. Buildings are separated by outdoor courtyards and each unit is provided an enclosed patio space. The building abutting Santa Rosa Avenue includes reception, a community room, and meeting and office space on the first floor, and two residential units on the second floor. The other six buildings comprise the rest of the residential units. A playground will be located near the courtyard between the first and second building. A community garden will be provided at the rear of the parcel.

Architecture and Exterior Building Materials

The architectural style could be considered contemporary. The project features simple, strong building shapes; low pitched gable and shed roofs; stucco-faced walls with vertical metal siding accent panels; and metal standing seam roof panels. The exterior material color palette employs neutral wall colors with earth tone colored metal and wooden accent features, and a gray roof.

Site Lighting and Landscaping

Site lighting includes downward facing wall sconces at building entrances, bollard pathway and parking lot lighting, and carport canopy downlights. A single monument sign on the north side of the driveway entrance will be illuminated with spotlights.

The primary landscaped areas will be along the perimeter of the project site, in parking lot islands, and along the patio areas of first floor units adjacent to the parking lot. Pine and cedar tree species will be planted along the front, northern, and eastern edges, along with other bushes and shrubs. Autumn Blaze Maple trees in parking lot islands will offer shade. Colorful and massed landscaping will be provided at courtyard and building entries. Landscaping will comply with the County’s Water-Efficient Landscaping Ordinance.

Signs and Fencing

A six-foot solid wood perimeter fence is proposed. The project will include a monument sign on the north side of the driveway entrance.



Project History

The table below summarizes key project milestones and events.

Table 3. Project History

Date	Project Event/Milestone
11/25/2019	Application
4/6/2020	Completeness
12/25/2019	Referral to prominent agencies

General Plan and Area Plans

The following General Plan and Area Plan policies are applicable to the project:

GP LAND USE ELEMENT

The overall purpose and definition of the Urban Residential Land Use category in the General Plan is to accommodate a variety of housing types with a full range of urban services.

Policy LU-16a: *Require full urban improvement standards and services for discretionary commercial, industrial and urban residential projects within the Urban Service Boundary.*

Policy LU-16b: *Consider requiring joint city/county design review for projects within the Santa Rosa Urban Service Boundary.*

GP HOUSING ELEMENT

Policy HE-3j: *Continue to encourage affordable “infill” projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (Government Code 65915).*

GP CIRCULATION AND TRANSIT ELEMENT

Policy CT-3s: *Refer the following projects to the BPAC to review consistency with the Bikeways Plan and to evaluate potential for creating hazards or barriers to walking or bicycling:*

- (1) Road widening projects*
- (2) Road capacity improvement projects.*
- (3) Resurfacing, restoration, and/or rehabilitation of roads with existing or proposed Class II or Class III bikeways.*
- (4) Resurfacing, restoration, and/or rehabilitation of roads that include the installation of rumble strips, AC berms or similar barriers, and/or roadway dots in the shoulder area.*
- (5) Traffic calming improvements.*
- (6) Discretionary projects adjacent to existing or proposed Class I bikeways and/or roads with existing or proposed Class II or Class III bikeways.*
- (7) Discretionary projects anticipated to be conditioned with roadway improvements along existing or proposed Class I, II or III bikeways.*



SOUTH SANTA ROSA AREA PLAN

The parcel’s land use designation in the South Santa Rosa Area Plan is Urban Residential, allowing densities ranging from five to 15 units per acre. Projects which are consistent with the Housing Element programs and policies are considered consistent with the land use designations in this Area Plan.

Zoning

The table below summarizes the development standards that apply to the site as outlined in the Sonoma County Zoning Ordinance or South Santa Rosa Area Plan, the proposed development conditions, and whether the project is consistent with standards. Inconsistencies are discussed below.

Table 4. Project Consistency with Development Standards

Development Standard	Ordinance	South Santa Rosa Area Plan	Proposed Project	Meets Standards	DB Incentive or Waiver Requested
Height	35'	18' at min setback (20'); 35' at 40'	27.5' (2 stories)	No	Yes
Front Setback – Santa Rosa Ave.	15' to property line/45' to CL of road	35' minimum for residential	18' (15' for porch)	No	Yes
Side Setback	5'	N/A	2' for carports	No	Yes
Rear Setback	10'	N/A	30'	Yes	No
RC Setback	100' from TOB	N/A	50'	No	No
Lot Coverage %	60%	N/A	34% (including carports)	Yes	No
Parking Spaces	88	N/A	113	Yes	No
Open Space	10,000 sf (200 sf/unit)	N/A	10,010 sf	Yes	No

Under Section 26-89-060(B) of the Zoning Ordinance, and Government Code Section 65915, the project is eligible for one incentive or concession that would allow for a variation in development standards. Government Code Section 65915 also allows density bonus applicants to request waivers or reductions in development standards, which must be granted if there would be no adverse impact on public health, safety, or the physical environment.

As demonstrated by the table, the project meets or exceeds mosts applicable County development standards with the exception of the height limit prescribed by the South Santa Rosa Area Plan, and the required setbacks from Santa Rosa Avenue and the southern side property line. Staff recommends that three incentives or waivers be approved to allow the following:

1. A building height of 27.5', exceeding the South Santa Rosa Area Plan limit of 18' at the minimum setback (20') or 35' at 40';



2. A setback along Santa Rosa Avenue of 15', exceeding the 35' setback required by the South Santa Rosa Area Plan; and
3. A side setback along southern property line of 2' for the carport structures, exceeding the 5' setback required by the County's zoning ordinance in the R3 District.

ANALYSIS

Consistency with General Plan

The project is consistent with the overall purpose for the Urban Residential Land Use category. Policies LU-16a and LU-16b will be met through the joint City/County design review process and implemented through conditions of approval. Policy HE-3j supports infill projects with an affordable component in accordance with the State Density Bonus Law. The project was referred to the Bicycle and Pedestrian Action Committee for consistency with the Sonoma County Bicycle and Pedestrian Plan on 12/25/2019; no response was received. A draft traffic impact analysis dated June 4, 2020 found that bicycle and pedestrian facilities serving the project site are adequate.

Environmental Analysis

A Mitigated Negative Declaration (MND) will be prepared for this project and available for review by the Committee at a future hearing.

NEIGHBORHOOD/PUBLIC COMMENTS

No public comment has been received to date. One member of the public emailed on 1/4/2020 to inquire whether the project included an affordability component.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Design Review Committee consider the project's preliminary design plans and provide feedback to the applicant regarding the site plan, building architecture, building materials and colors, lighting and landscaping.

ATTACHMENTS

1. Applicant Proposal Statement
2. Site Plan, Architectural Drawings, and Materials and Color Board
3. Preliminary Landscaping and Irrigation Plans
4. Lighting Plans and Photometric Study
5. Civil Drawings
6. Initial Stormwater Low Impact Development Submittal
7. Code References



Los Pinos Apartments

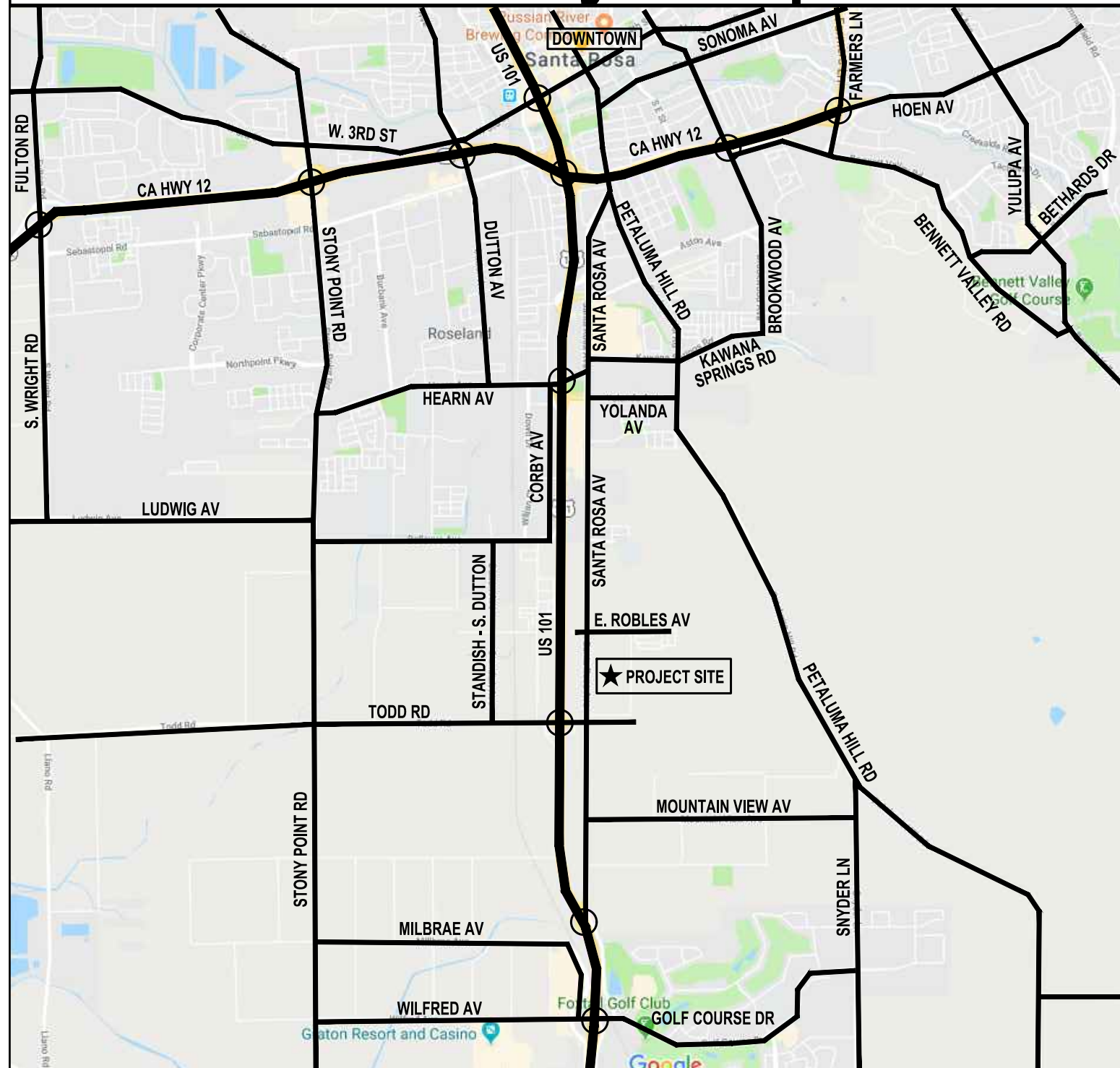
3496 Santa Rosa Avenue
 Santa Rosa CA 95407
 APN 134-132-015



Los Pinos

Architectural Schematic Design

Vicinity Map



Project Team

OWNER: LOS PINOS APARTMENTS, LLC

PRINCIPALS:
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 & Juan Aaron Diaz Santana
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 (707) 545-6542

Project Info

SONOMA COUNTY ZONING: R3-13
SONOMA COUNTY GENERAL PLAN: Urban Residential 13 units per acre
DENSITY: 2.49 Acres x 13 units per acre = 32 units, plus 20% State Density Bonus (6 units) = 38 units

TOTAL 50 apartments (which county planning will count as 35 units - explained below)
 38 Two Bedroom, Two Bath Units (x 2.5 parking spaces each = 95 spaces)
 12 One Bedroom, One Bath Units (x 1.5 parking spaces each = 18 spaces)

Three BUILDING As:
FIRST FLOOR: 12 one-bedroom, one-bath, ADA-accessible flats, each 750 square feet.
 (Each flat, being no more than 750 sq ft, is counted as one-half unit: 12 x .5 = 6 units.)
 12 units x 750 sq ft each = 9000 sq ft.
SECOND FLOOR: 12 two-bedroom, two-bath, non-accessible flats, each 1000 square feet.
 (Each flat, being no more than 1000 sq ft, is counted as three-quarter unit: 12 x .75 = 9 units.)
 12 units x 1000 sq ft each = 12,000 sq ft.

Three BUILDING Bs:
FIRST FLOOR: 12 two-bedroom, two-bath, ADA-accessible flats, each 900 square feet.
 (Each flat, being no more than 1000 sq ft, is counted as three-quarter unit: 12 x .75 = 9 units.)
 12 units x 900 sq ft each = 10,800 sq ft.
SECOND FLOOR: 12 two-bedroom, two-bath, non-accessible flats, each 1000 square feet.
 (Each flat, being no more than 1000 sq ft, is counted as three-quarter unit: 12 x .75 = 9 units.)
 12 units x 1000 sq ft each = 12,000 sq ft.

One BUILDING C, at front of project facing Santa Rosa Avenue:
FIRST FLOOR: Community room, serving kitchen, rental office, meeting room and 2 restrooms.
 Total 1800 sq ft.
SECOND FLOOR: 2 two-bedroom, two-bath, non-accessible flats, each 1150 square feet.
 (Each flat, being greater than 1000 sq ft, is counted as one unit: 2 x 1 = 2 units.)
 2 units x 1125 sq ft each = 2300 sq ft
 9000 + 12,000 + 10,800 + 12,000 + 1800 + 2300 = 47,900 sq ft Type V Construction.

PARKING: Total 113 spaces provided (95 + 18), minimum 5 required to be Accessible.
 50 parking spaces covered by 13 CARPORT ROOFS (12 four-stall and 1 two-stall)

2 Trash Enclosures.
 1 Children's Play Structure.
 1 Incentive: Reduction of building front setback along Santa Rosa Avenue.

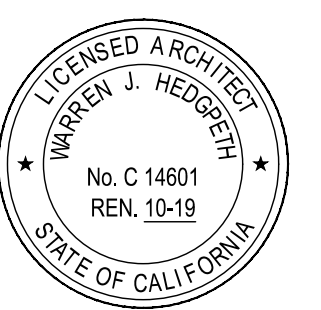
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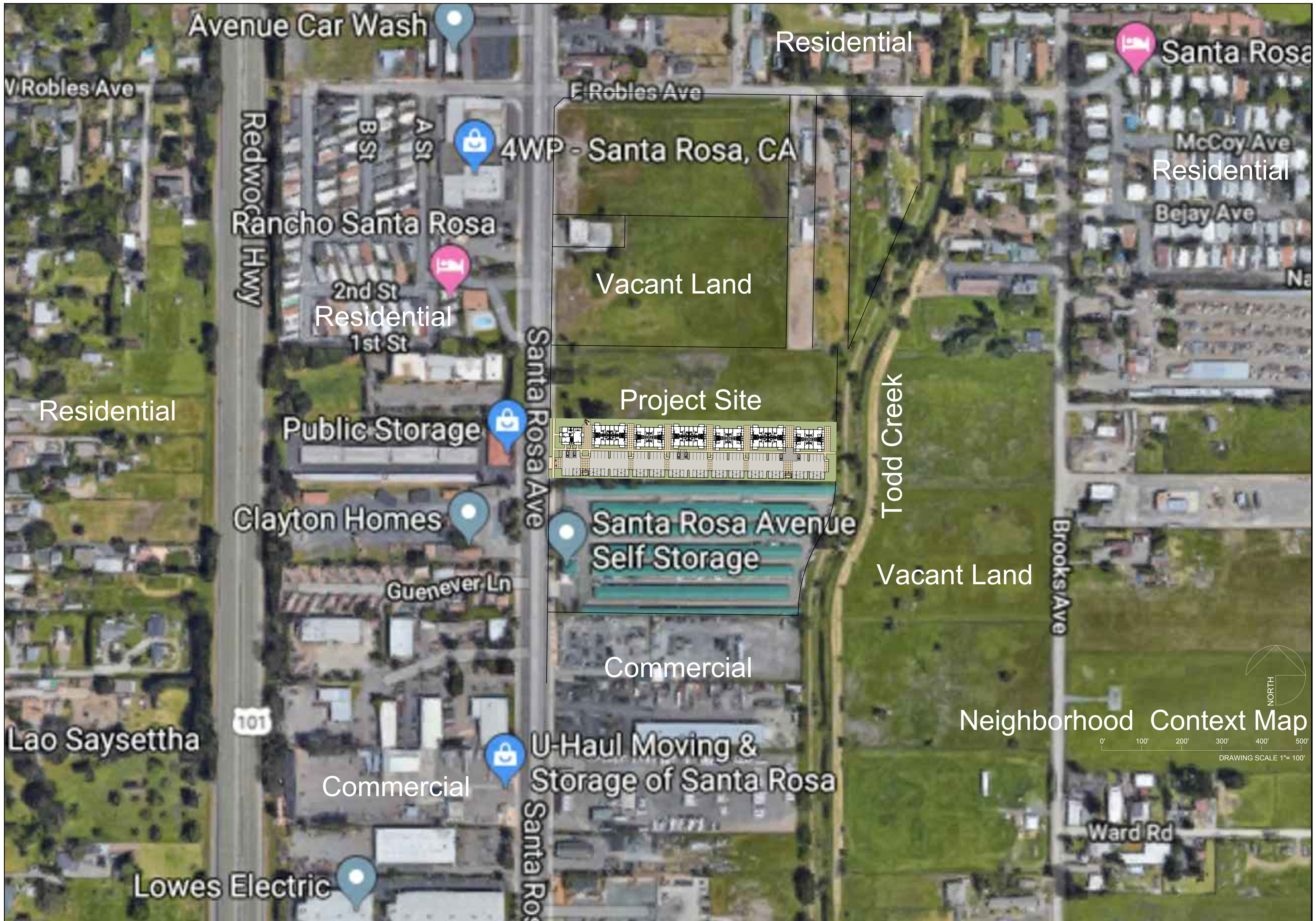
ARCHITECTURAL SHEETS PREPARED BY HEDGPETH ARCHITECTS
 AG.1 Title Sheet, Index, Project Info, Vicinity Map
 AG.2 Neighborhood Context Map
 A0.1 Architectural Site Plan
 A0.2 Site 3D Model
 A0.3 Site 3D Model
 A0.4 Architectural Site Lighting Plan - West End
 A0.5 Architectural Site Lighting Plan - Middle
 A0.6 Architectural Site Lighting Plan - East End
 A1.1 Building A - First Floor Plan
 A1.2 Building A - Second Floor Plan
 A2.1 Building A - 3D Model of Exterior
 B1.1 Building B - First Floor Plan
 B1.2 Building B - Second Floor Plan
 B2.1 Building B - 3D Model of Exterior
 C1.1 Building C - First & Second Floor Plans
 C2.1 Building C - 3D Model of Exterior
 D1.1 Carports & Trash Enclosures - Floor Plans
 D2.1 Carports & Trash Enclosures - 3D Model of Exterior
 CB.1 Color Board

CIVIL SHEETS PREPARED BY CIVIL DESIGN CONSULTANTS
 C1 Site Dimension Plan
 C2 Grading, Drainage & Utility Plan

LANDSCAPE SHEETS PREPARED BY TANGRAM LANDSCAPE ARCHITECTS
 L1.0 Landscape Design Concepts
 L2.0 Irrigation Plan
 L2.1 Irrigation Plan
 L2.2 Typical Irrigation Details
 L3.0 Planting Plan
 L3.1 Planting Plan
 L3.2 Play and Site Furnishings

EXTERIOR LIGHTING SHEETS PREPARED BY RAB LIGHTING DESIGN
 EL.1 Exterior Lighting Plan, Photometrics
 EL.2 Exterior Lighting Calculations, Schedule, 3D Images, Notes
 EL.3 Exterior Lighting Fixtures
 EL.4 Exterior Lighting Fixtures





Revisions

181218 5D G-plex design
190111 5D B-plex design
190114 5D 2-bath units
190130 5D Exterior 3D
190212 5D Site 3D Final
191002 5D Site Adjust
200128 5D Smaller Units
200311 Planning Submittal

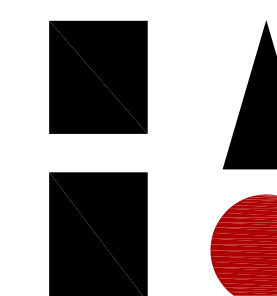
Job Number
1828

Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract dated 181205

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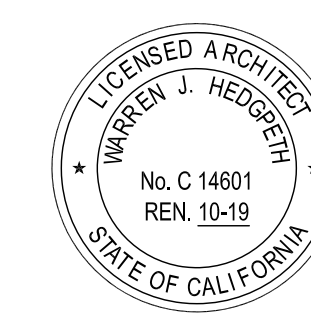


Hedgpeth
ARCHITECTS

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**LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA**
Eliseo Alexander Diaz Santiana & Juan Aaron Diaz Santiana
PROJECT ADDRESS:
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SANTA ROSA, CALIFORNIA 95407

ARCHITECTURAL SITE PLAN



- Revisions
- 181218 5D G-plex design
 - 190111 5D B-plex design
 - 190114 5D 2-bath units
 - 190130 5D Exterior 3D
 - 190212 5D Site 3D Final
 - 191002 5D Site Adjust
 - 200128 5D Smaller Units
 - 200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

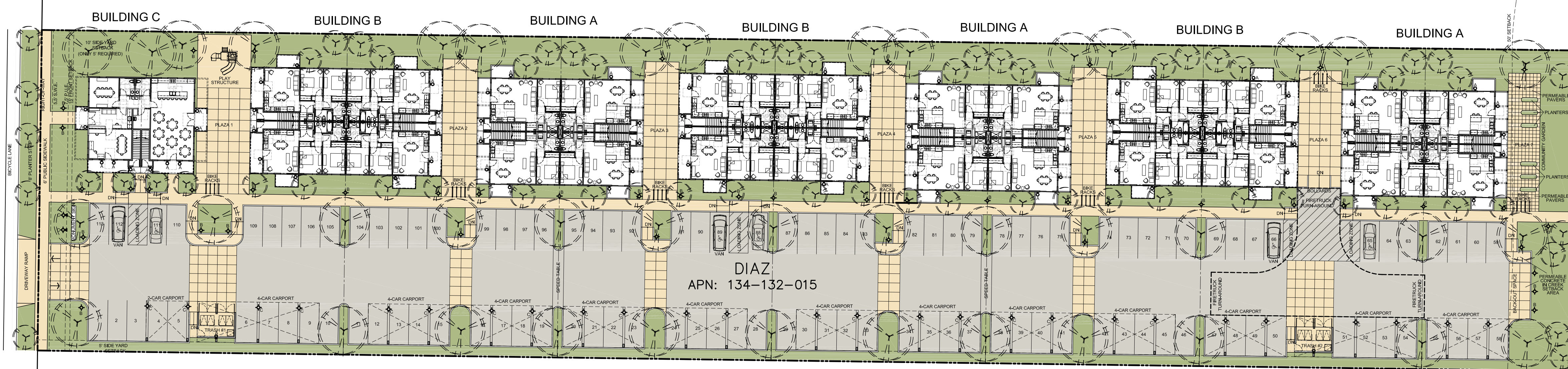
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PAUL GILGER

Date
Contract dated 181205

Sheet

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LANDS OF
STERCK TRUST
APN: 134-132-016



LANDS OF
SANTA ROSA SELF STORAGE
APN: 134-132-014

SANTA ROSA AVENUE
CENTRAL OF HIGHWAY

NORTHERN BOUNDARY EAST LINE

NORTHERN BOUNDARY WEST LINE

BIKEWAY LINE

BIKEWAY RAMP

DEVELOPER'S TRUCK TURNING CIRCLE

PERMEABLE PAVING

PLANTERS

PERMEABLE PAVING

PLANTERS

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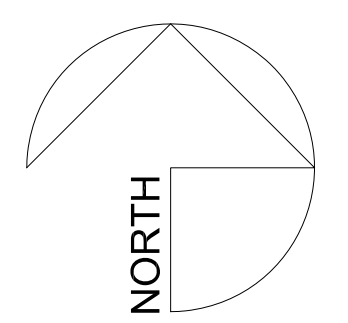
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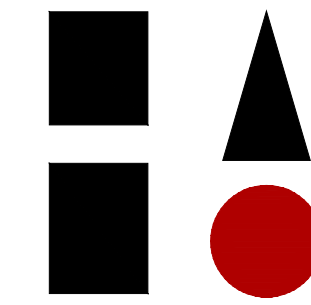
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Architectural Site Plan

0' 30' 60' 90' 120' 150'
DRAWING SCALE 1"= 30'



NOT FOR CONSTRUCTION



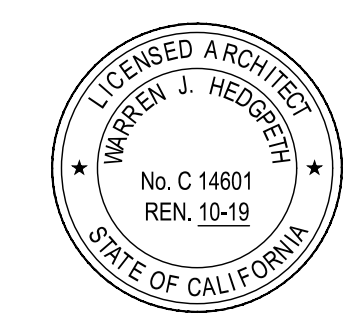
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**LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA**
PROJECT ADDRESS:
3496 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95407

Eliseo Alexander Diaz Santana & Juan Aaron Diaz Santana

OVERALL SITE SITE
3D MODEL



- Revisions
- 181218 5D G-plex design
 - 190111 5D B-plex design
 - 190114 5D 2-bath units
 - 190130 5D Exterior 3D
 - 190212 5D Site 3D Final
 - 191002 5D Site Adjust
 - 200128 5D Smaller Units
 - 200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

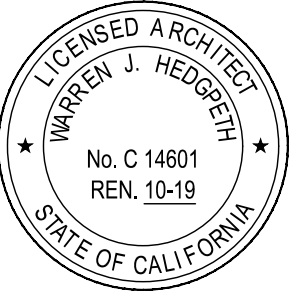
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Date
Contract dated 181205

Sheet

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of -

NOT FOR CONSTRUCTION



- Revisions
- 181218 5D G-plex design
 - 190111 5D B-plex design
 - 190114 5D 2-bath units
 - 190130 5D Exterior 3D
 - 190212 5D Site 3D Final
 - 191002 5D Site Adjust
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 - 200311 Planning Submittal

Job Number
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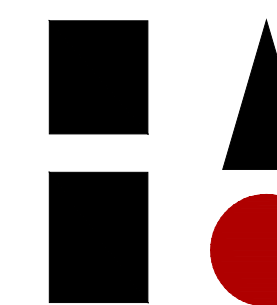
Project Designer
 PAUL GILGER

Drawn By
 PAUL GILGER

Date
 Contract dated 181205

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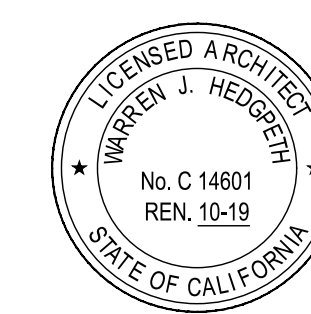


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ARCHITECTURAL SITE LIGHTING PLAN
WEST END



- Revisions
- 181218 5D G-plex design
 - 190111 5D B-plex design
 - 190114 5D 2-bath units
 - 190130 5D Exterior 3D
 - 190212 5D Site 3D Final
 - 191002 5D Site Adjust
 - 200128 5D Smaller Units
 - 200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

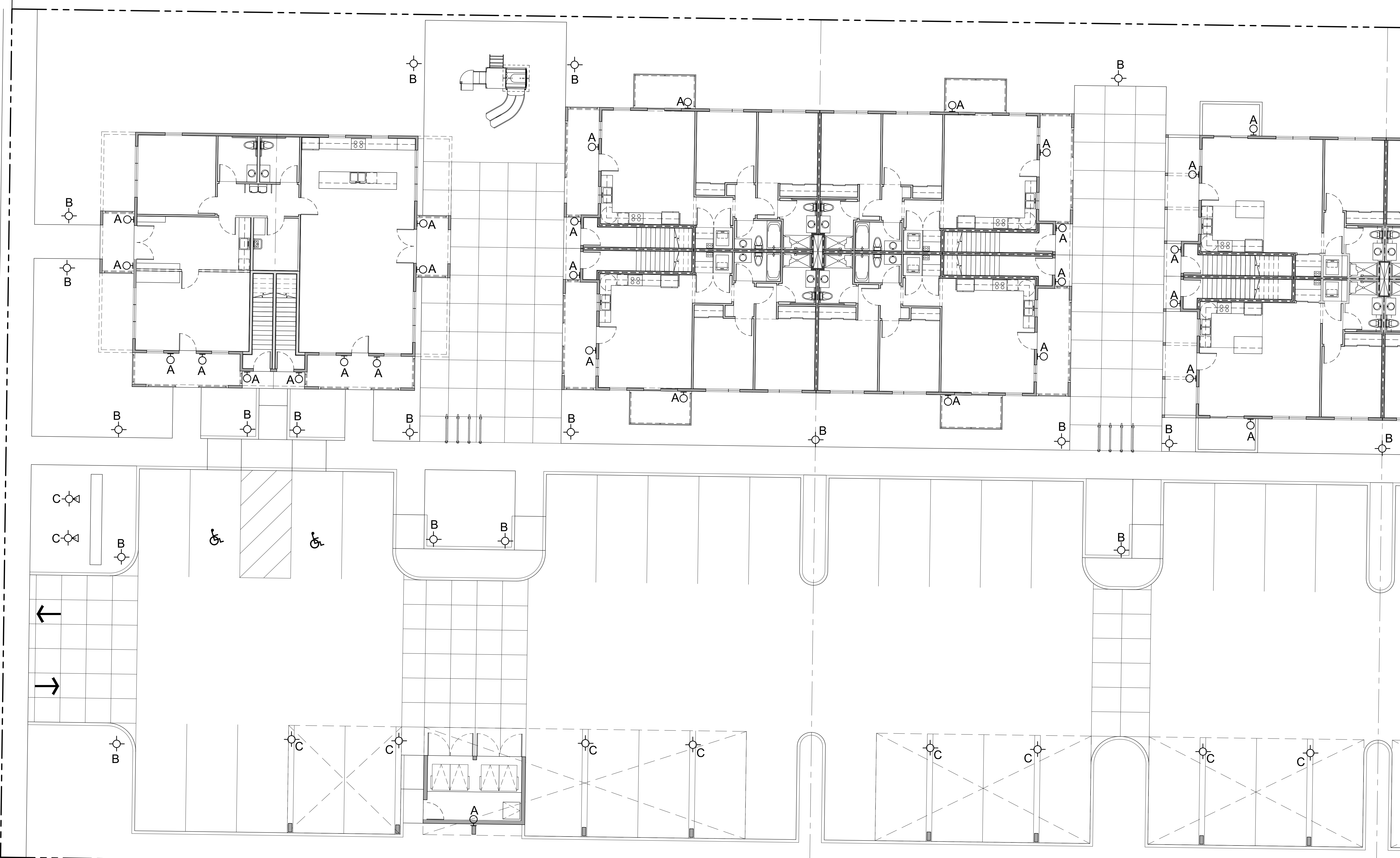
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PAUL GILGER

Date
Contract dated 181205

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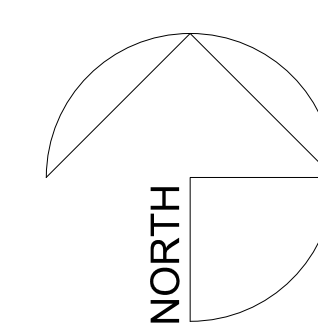
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EXTERIOR LIGHTING SYMBOLS

(See attached RAB Lighting Photometric Site Plan and Lighting Fixture Specifications)

- A ○ LED WALL SCENCE DOWNLIGHT
- B ○ LED LANDSCAPE BOLLARD
- C ○ LED CARPORT CANOPY DOWN LIGHT
- D ○ LED MONUMENT SIGN LIGHT

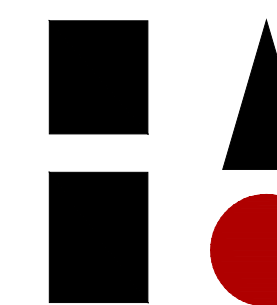


Architectural Site Lighting Plan West End

0' 8' 16' 24' 32' 40'

DRAWING SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

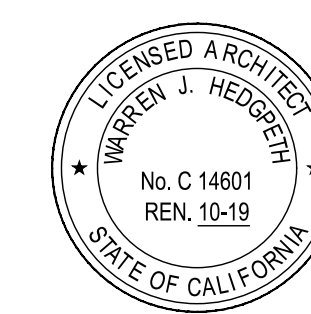


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ARCHITECTURAL SITE LIGHTING PLAN
MIDDLE



Revisions
181218 5D G-plex design
190111 5D 8-plex design
190114 5D 2-bath units
190130 5D Exterior 3D
190212 5D Site 3D Final
191002 5D Site Adjust
200128 5D Smaller Units
200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

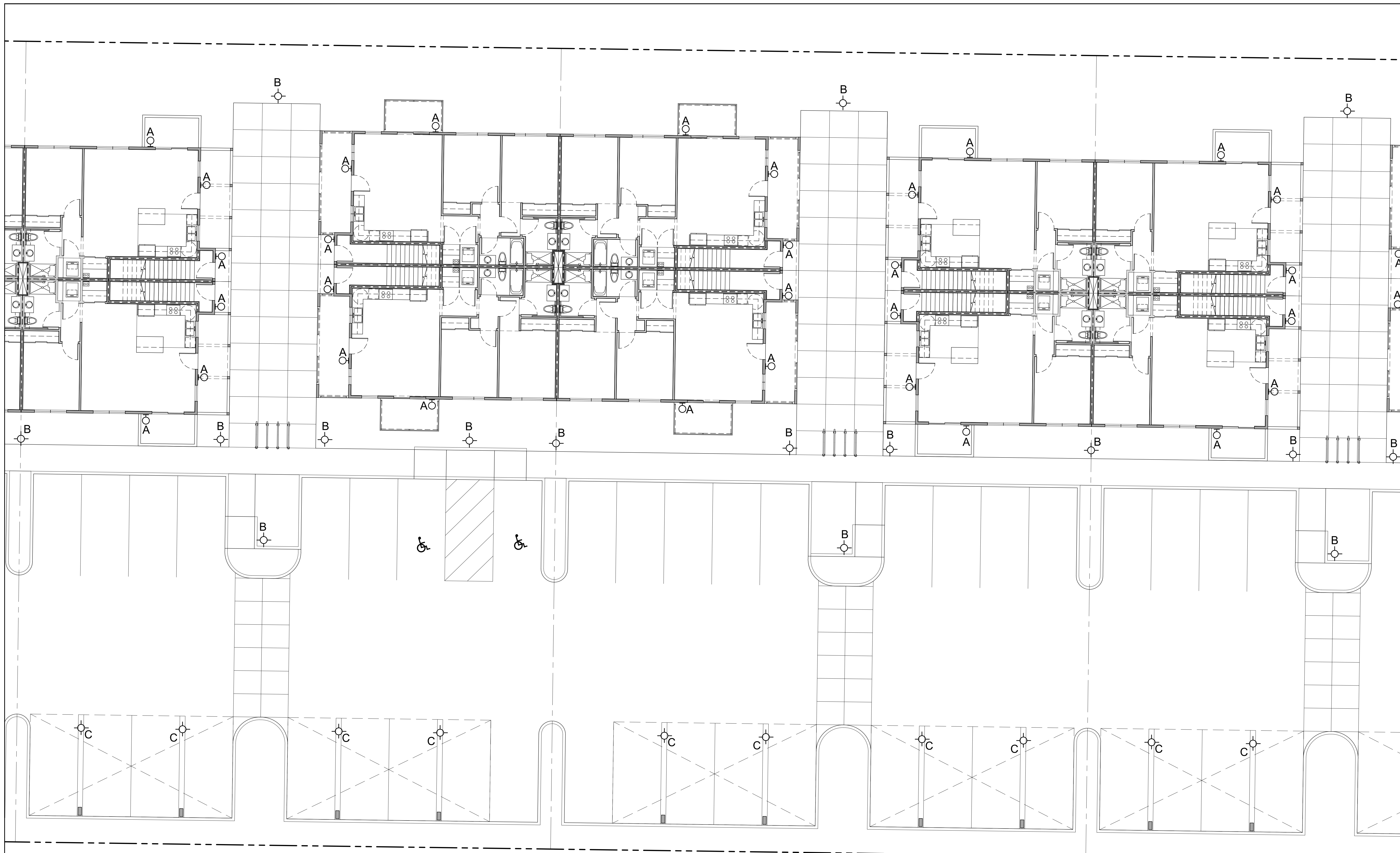
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Contract dated 181205

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


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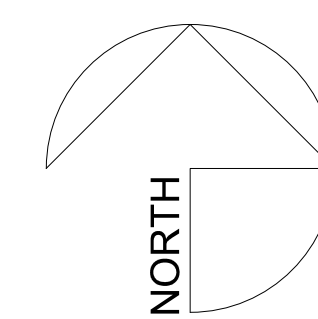
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EXTERIOR LIGHTING SYMBOLS

(See attached RAB Lighting Photometric Site Plan
and Lighting Fixture Specifications)

- A  LED WALL SCONCE DOWNLIGHT
- B  LED LANDSCAPE BOLLARD
- C  LED CARPORT CANOPY DOWN LIGHT
- D  LED MONUMENT SIGN LIGHT

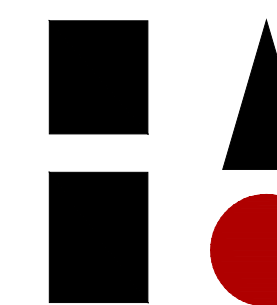


Architectural Site Lighting Plan Middle

0' 8' 16' 24' 32' 40'

DRAWING SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

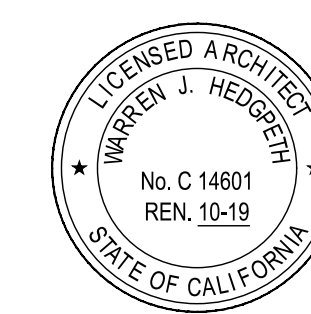


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SANTA ROSA, CALIFORNIA 95407

ARCHITECTURAL SITE LIGHTING PLAN
EAST END



Revisions
181218 SD G-plex design
190111 SD B-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
200311 Planning Submittal

Job Number
1828

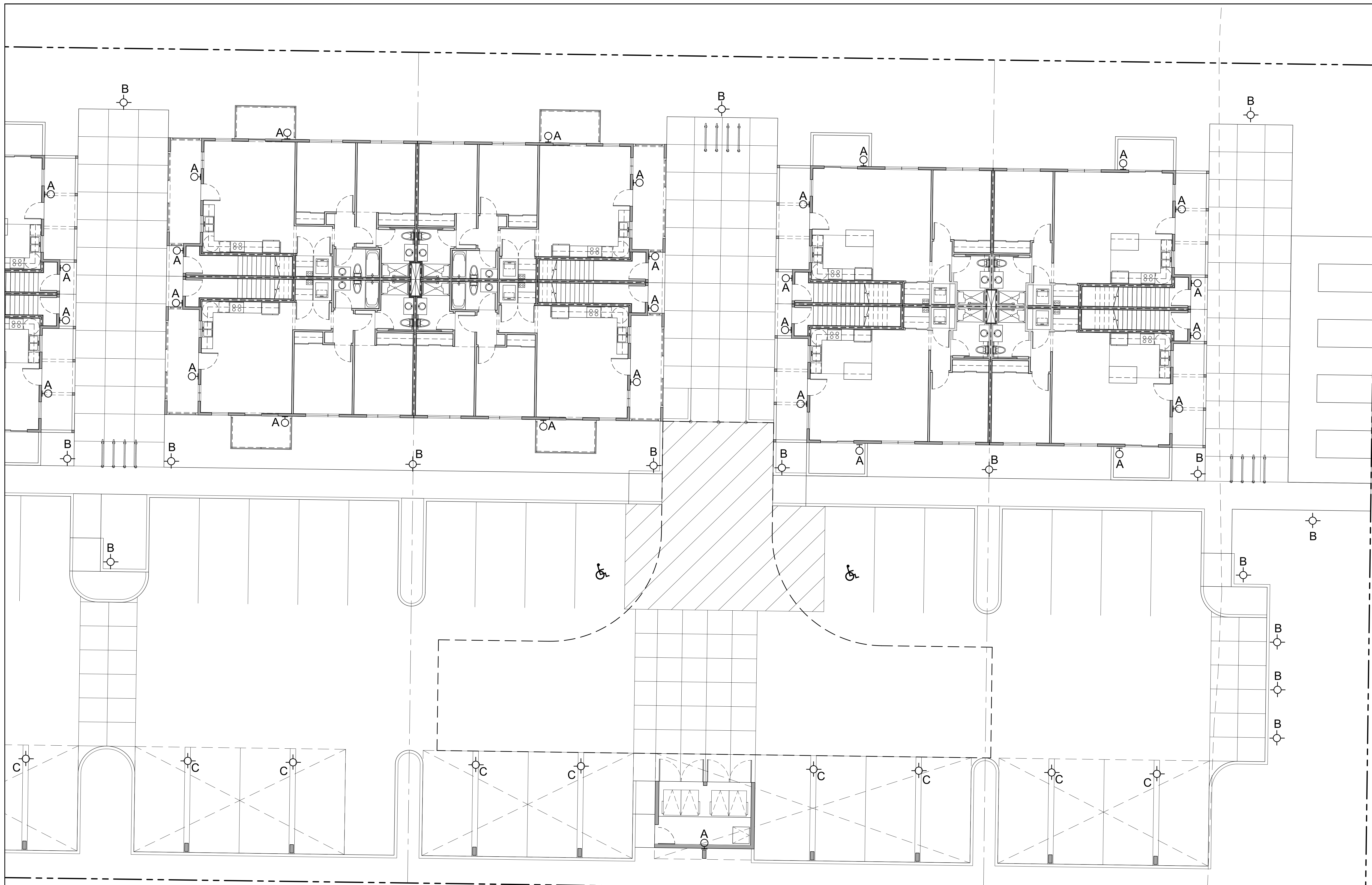
Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract dated 181205





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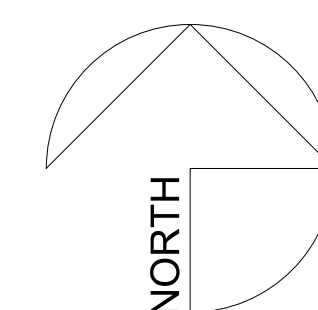
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EXTERIOR LIGHTING SYMBOLS

(See attached RAB Lighting Photometric Site Plan
and Lighting Fixture Specifications)

- A  LED WALL SCONCE DOWNLIGHT
- B  LED LANDSCAPE BOLLARD
- C  LED CARPORT CANOPY DOWN LIGHT
- D  LED MONUMENT SIGN LIGHT

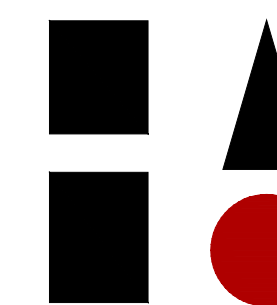


Architectural Site Lighting Plan East End

0' 8' 16' 24' 32' 40'

DRAWING SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

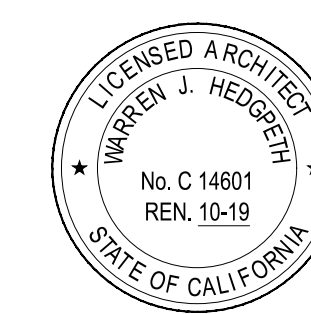


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LOS PINOS APARTMENTS
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PROJECT ADDRESS:
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SANTA ROSA, CALIFORNIA 95407

8-PLEX BUILDING A
FOUR 1-BEDRM ACCESSIBLE FLATS
ON FIRST FLOOR



Revisions
181218 SD G-plex design
190111 SD 8-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

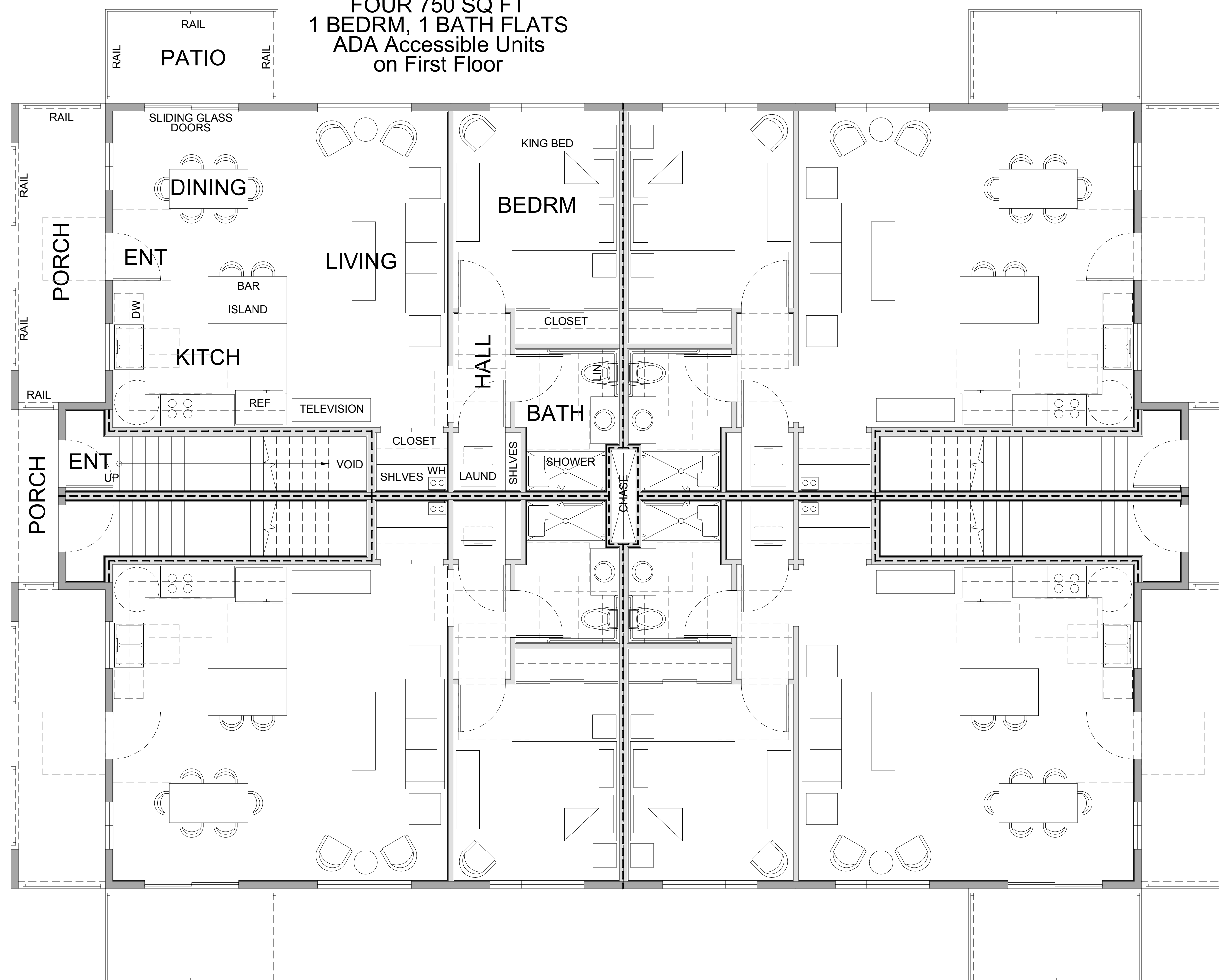
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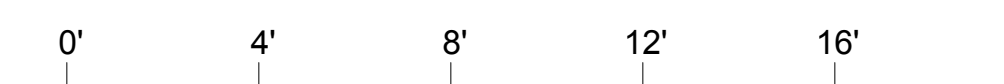
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FOUR 750 SQ FT
1 BEDRM, 1 BATH FLATS
ADA Accessible Units
on First Floor

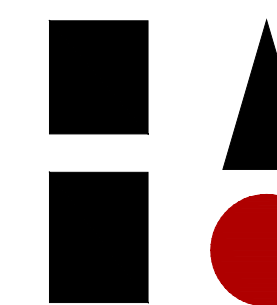


8-Plex Building A Four 750 sq ft, 1-Bedrm, 1-Bath Accessible Flats on First Floor



DRAWING SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION



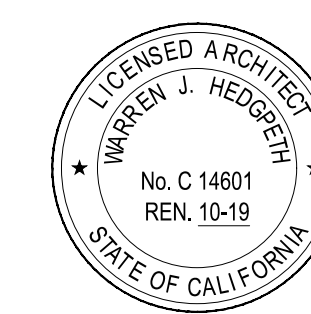
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**LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA**

Eliseo Alexander Diaz Santiana & Juan Aaron Diaz Santiana
PROJECT ADDRESS:
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**8-PLEX BUILDING A
FOUR 2-BEDRM FLATS
ON SECOND FLOOR**



Revisions
181218 SD G-plex design
190111 SD 8-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
200311 Planning Submittal

Job Number
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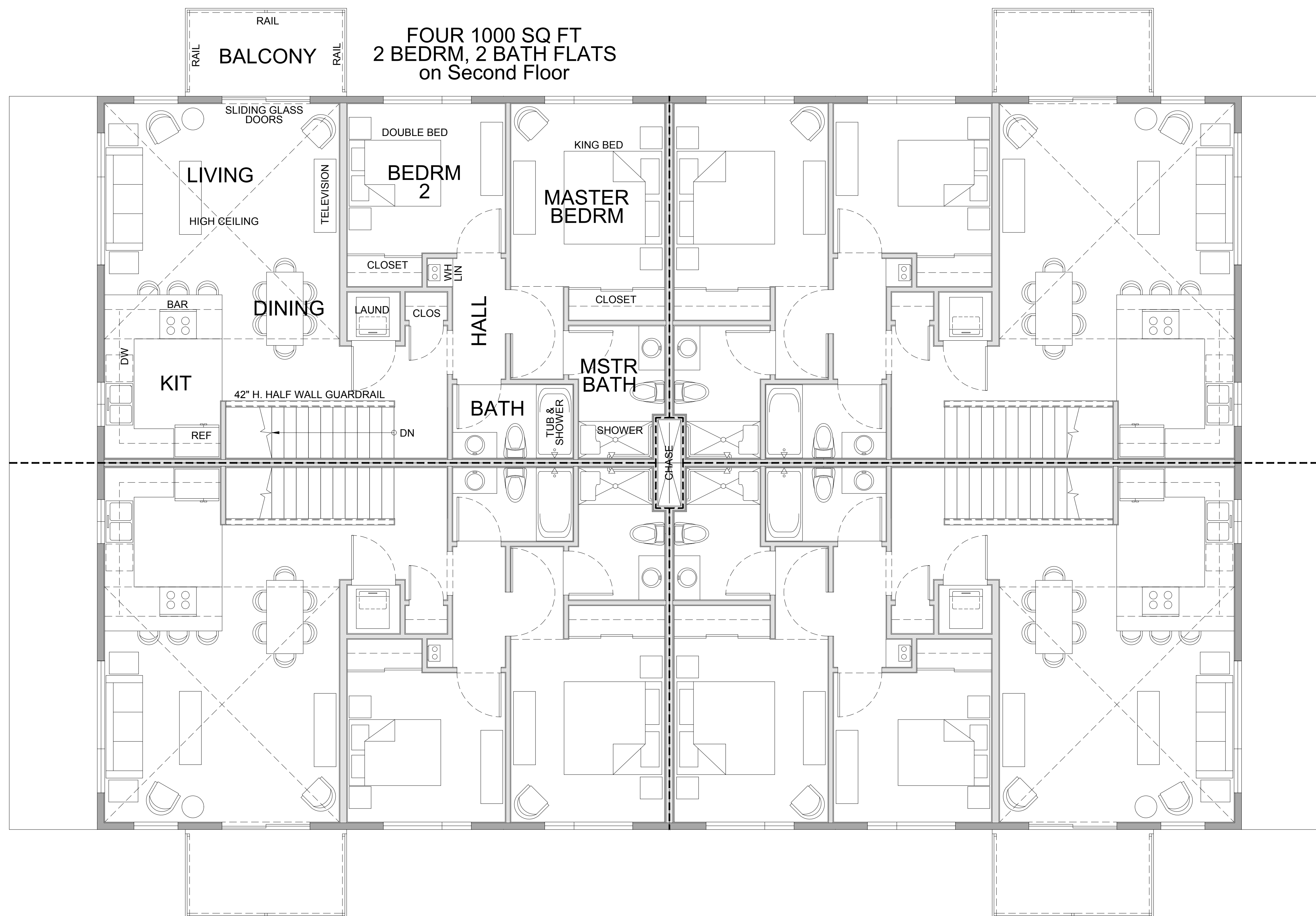
Project Designer
PAUL GILGER

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Date
Contract dated 181205

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of -

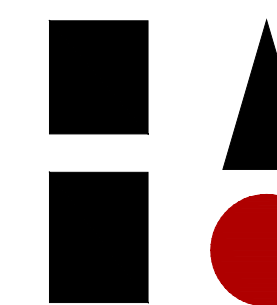


**FOUR 1000 SQ FT
2 BEDRM, 2 BATH FLATS
on Second Floor**

8-Plex Building A Four 1000 sq ft, 2-Bedrm, 2-Bath Flats on Second Floor

0' 4' 8' 12' 16' 20'
DRAWING SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

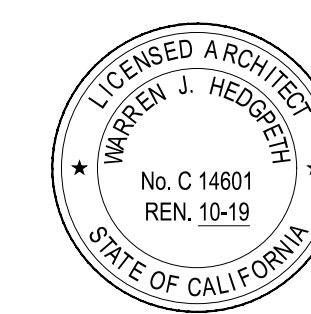


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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA
Eliseo Alexander Diaz, Santiana & Juan Aaron Diaz, Santiana
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8-PLEX BUILDING A
3D MODEL OF EXTERIOR



Revisions
181218 5D 6-plex design
190111 5D 8-plex design
190114 5D 2-bath units
190130 5D Exterior 3D
190212 5D Site 3D Final
191002 5D Site Adjust
200128 5D Smaller Units
200311 Planning Submittal

Job Number
1828

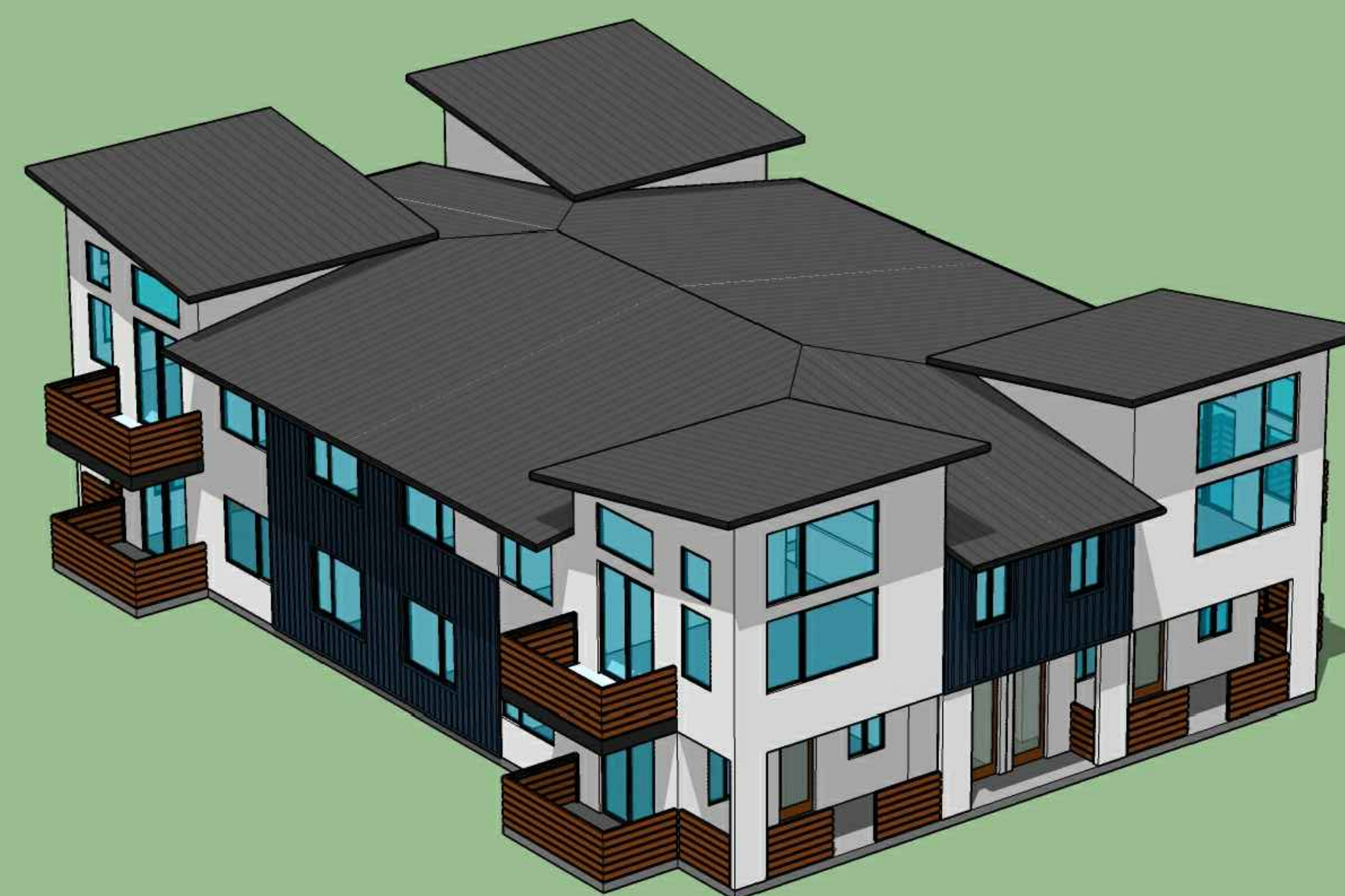
Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

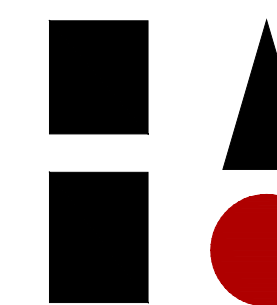
Date
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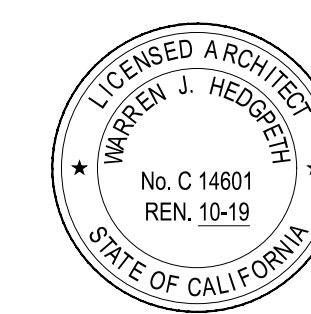


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8-PLEX BUILDING b
FOUR 2-BEDRM ACCESSIBLE FLATS
ON FIRST FLOOR



Revisions
181218 SD G-plex design
190111 SD 8-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
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Job Number
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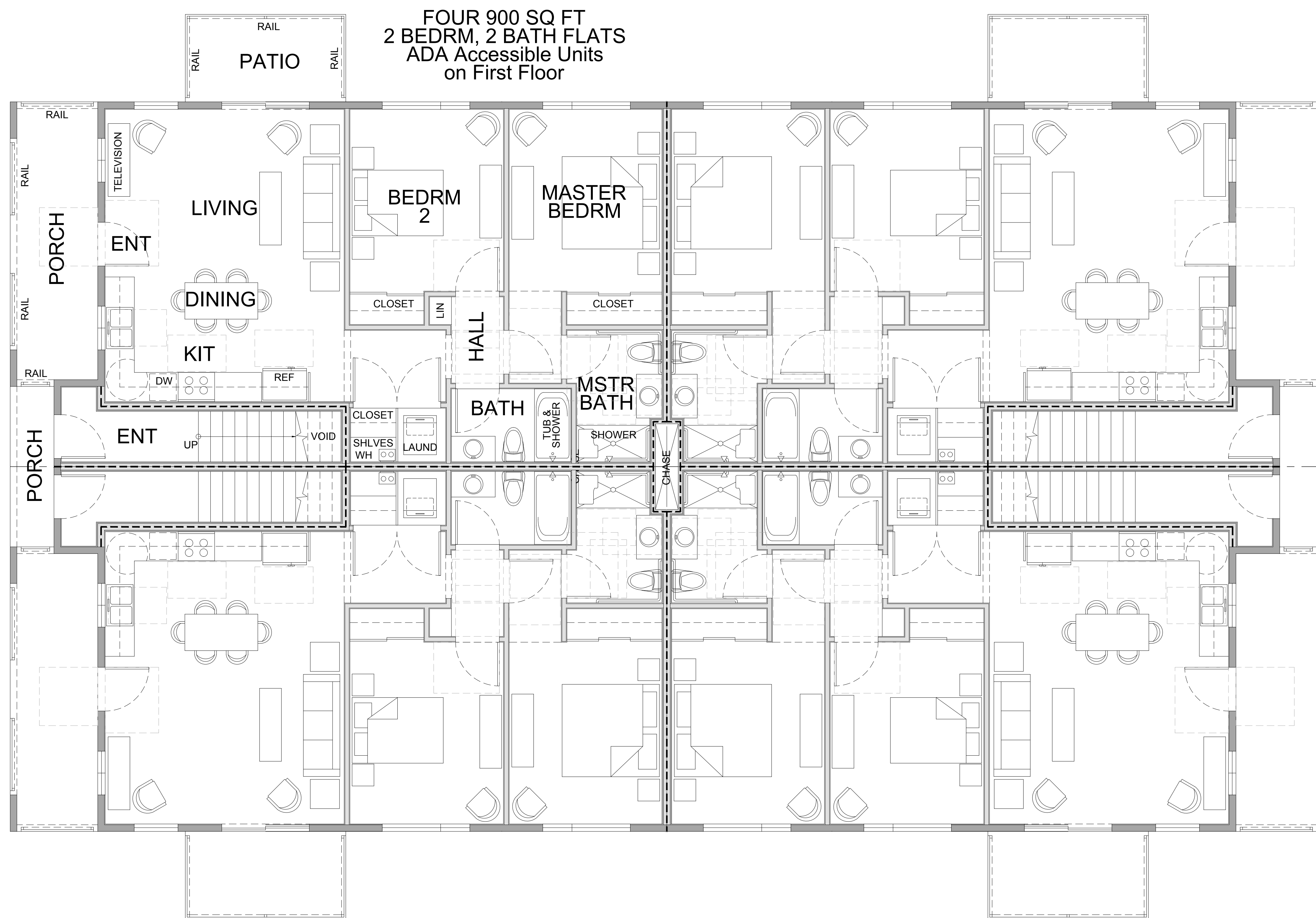
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Drawn By
PAUL GILGER

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Contract dated 181205

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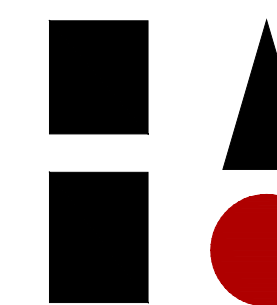


8-Plex Building B Four 900 sq ft, 2-Bedrm Accessible Flats on First Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

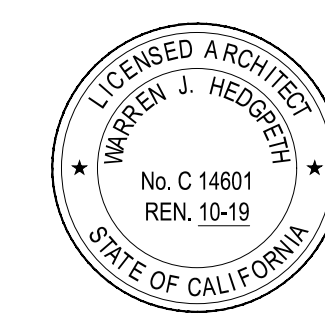


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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA
Eliseo Alexander Diaz Santiana & Juan Aaron Diaz Santiana
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8-PLEX BUILDING B
FOUR 2-BEDRM FLATS
ON SECOND FLOOR



Revisions
181218 SD G-plex design
190111 SD 8-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
200311 Planning Submittal

Job Number
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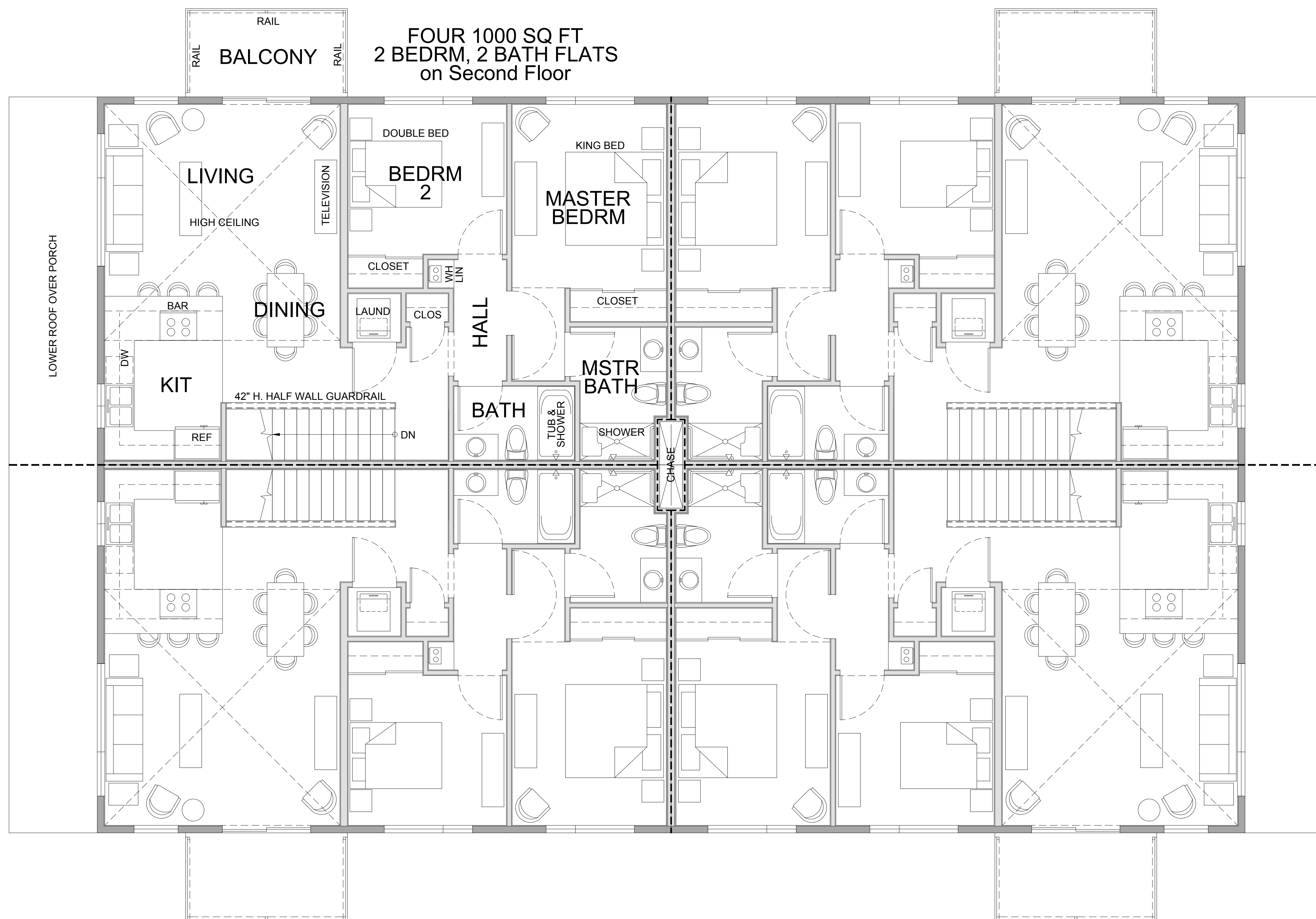
Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract dated 181205

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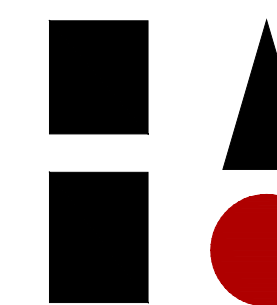
FOUR 1000 SQ FT
2 BEDRM, 2 BATH FLATS
on Second Floor

8-Plex Building B Four 1000 sq ft, 2-Bedrm, 2-Bath Flats on Second Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

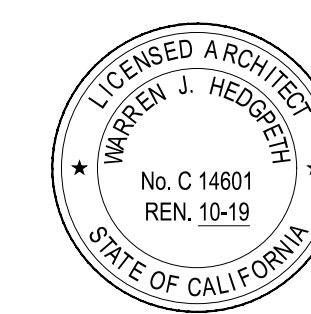


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8-PLEX BUILDING B
3D MODEL OF EXTERIOR



- Revisions
- 181218 SD 6-plex design
 - 190111 SD 8-plex design
 - 190114 SD 2-bath units
 - 190130 SD Exterior 3D
 - 190212 SD Site 3D Final
 - 191002 SD Site Adjust
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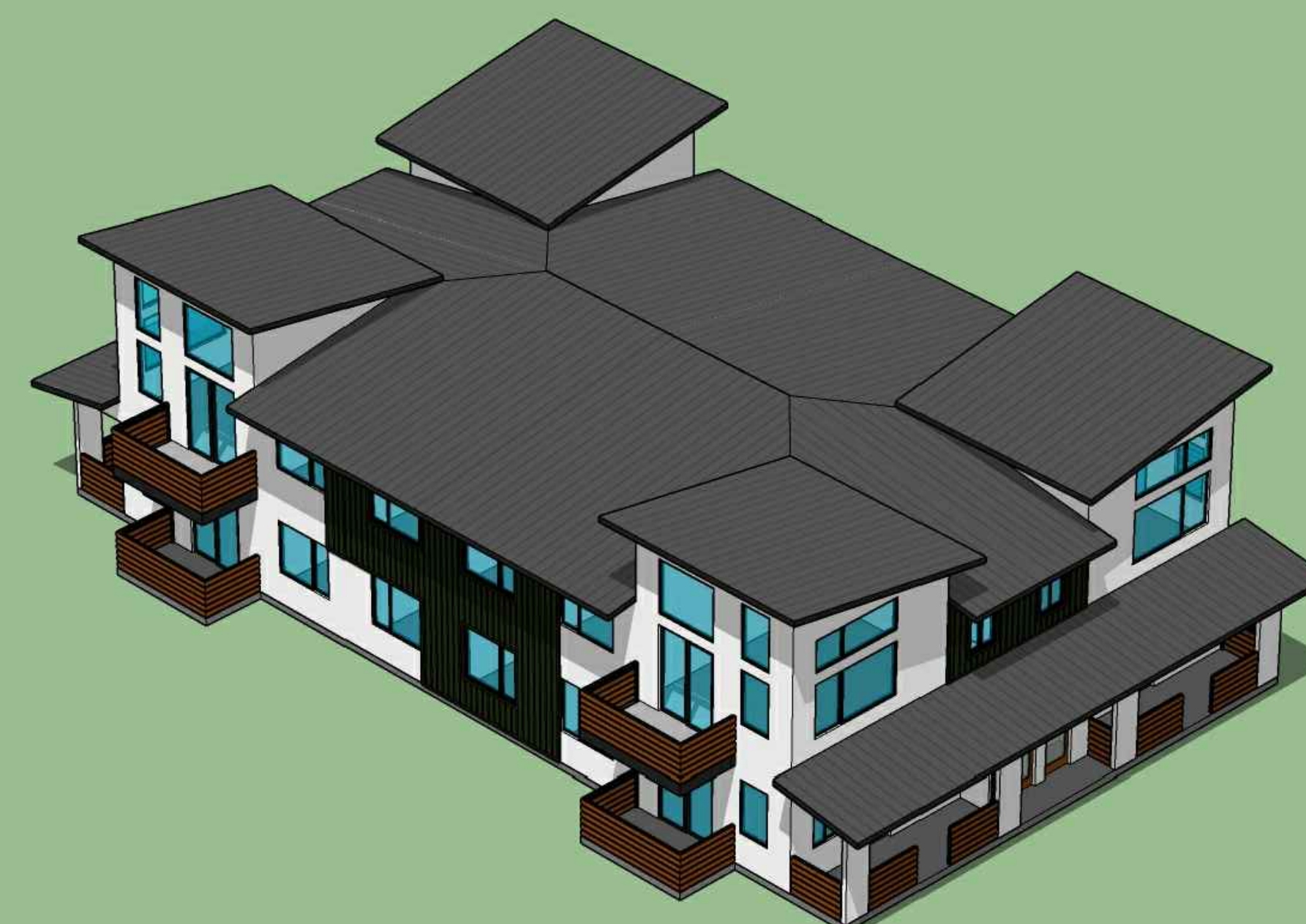
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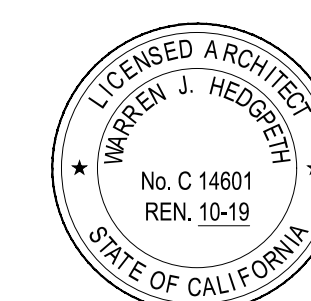
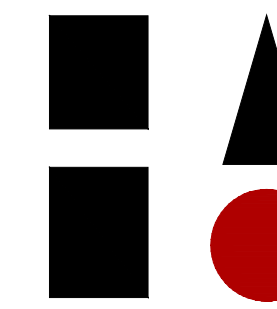
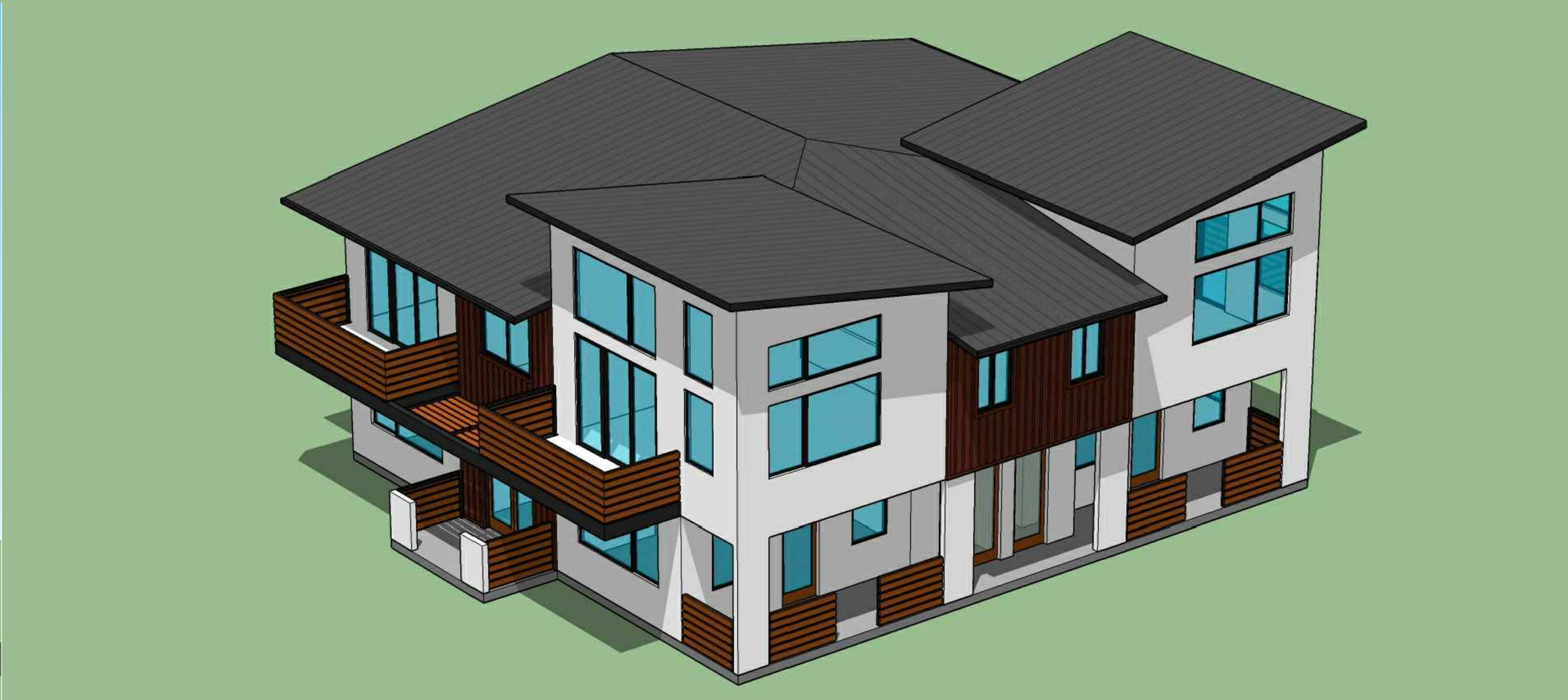
Date
Contract dated 181205

Sheet

B2.1
of -

NOT FOR CONSTRUCTION





- Revisions
- 181218 5D G-plex design
 - 190111 5D B-plex design
 - 190114 5D 2-bath units
 - 190130 5D Exterior 3D
 - 190212 5D Site 3D Final
 - 191002 5D Site Adjust
 - 200128 5D Smaller Units
 - 200311 Planning Submittal

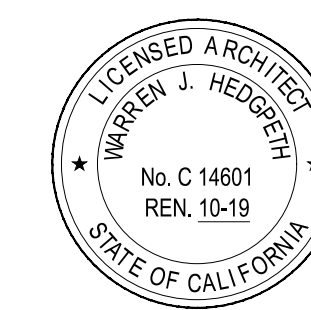
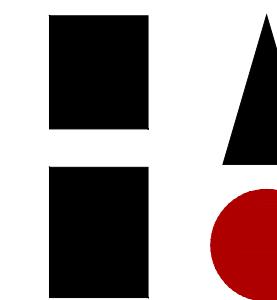
Job Number
1828

Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract dated 181205

Sheet



- Revisions
- 181218 SD G-plex design
 - 190111 SD B-plex design
 - 190114 SD 2-bath units
 - 190130 SD Exterior 3D
 - 190212 SD Site 3D Final
 - 191002 SD Site Adjust
 - 200128 SD Smaller Units
 - 200311 Planning Submittal

Job Number
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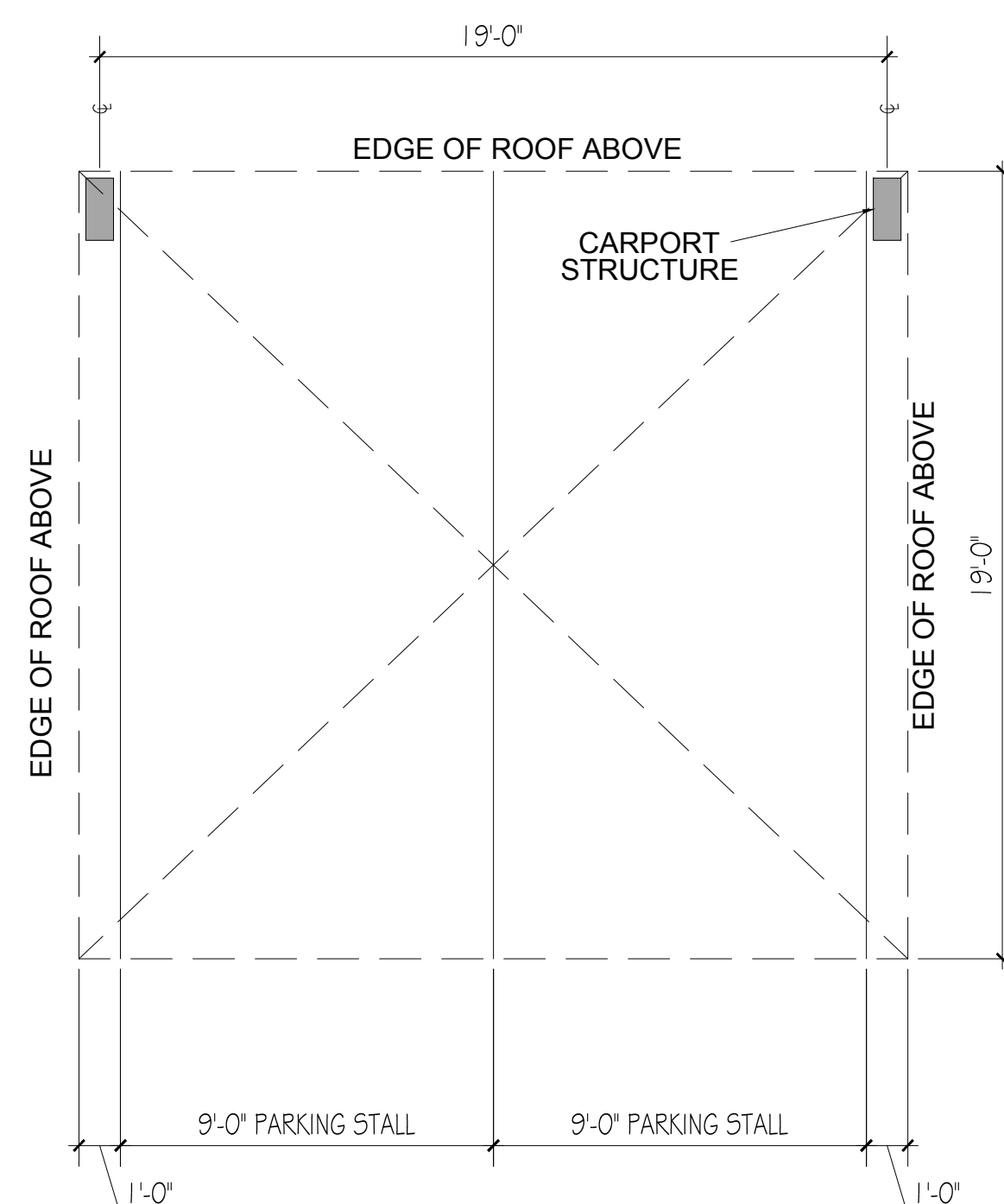
Project Designer
PAUL GILGER

Drawn By
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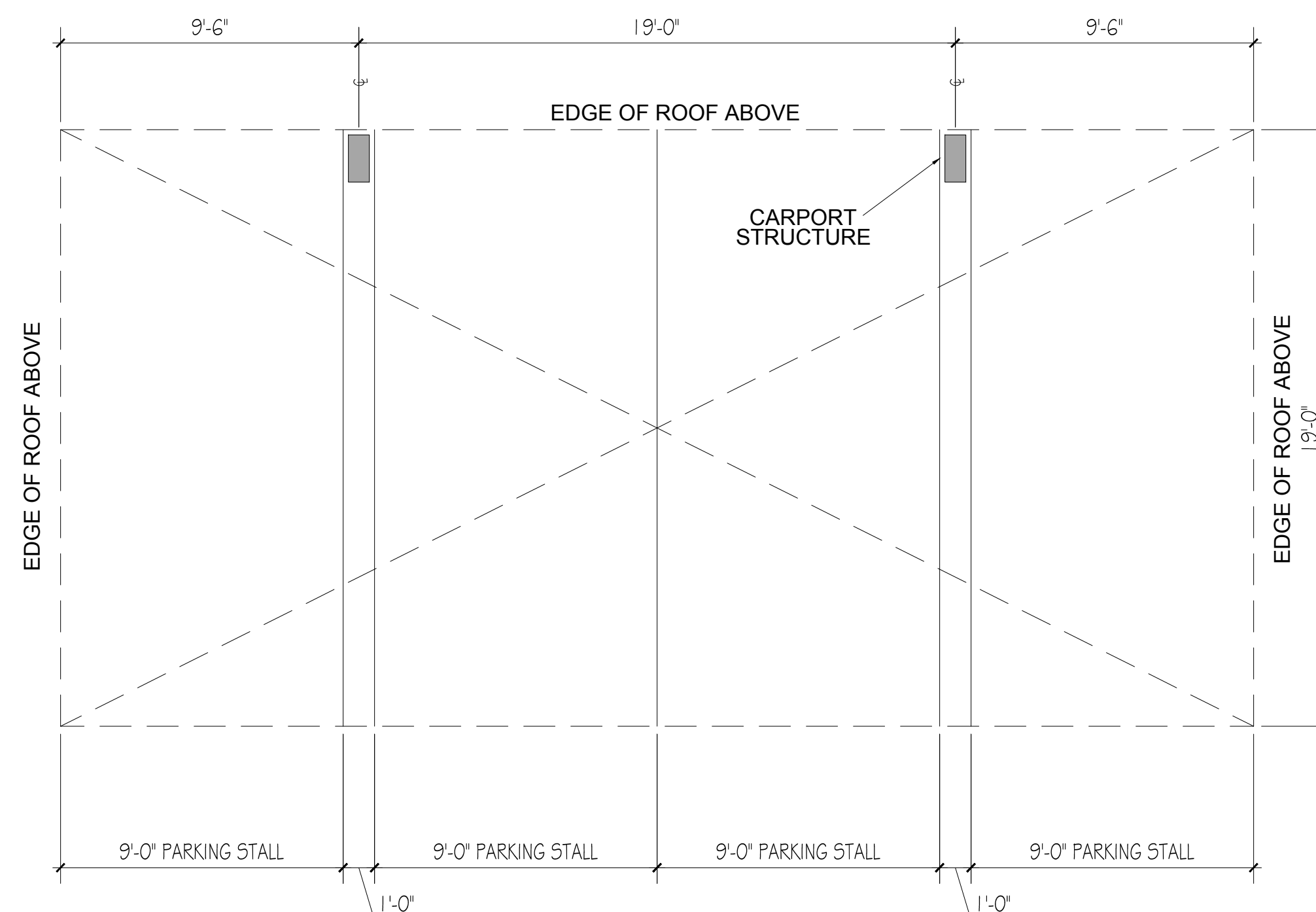
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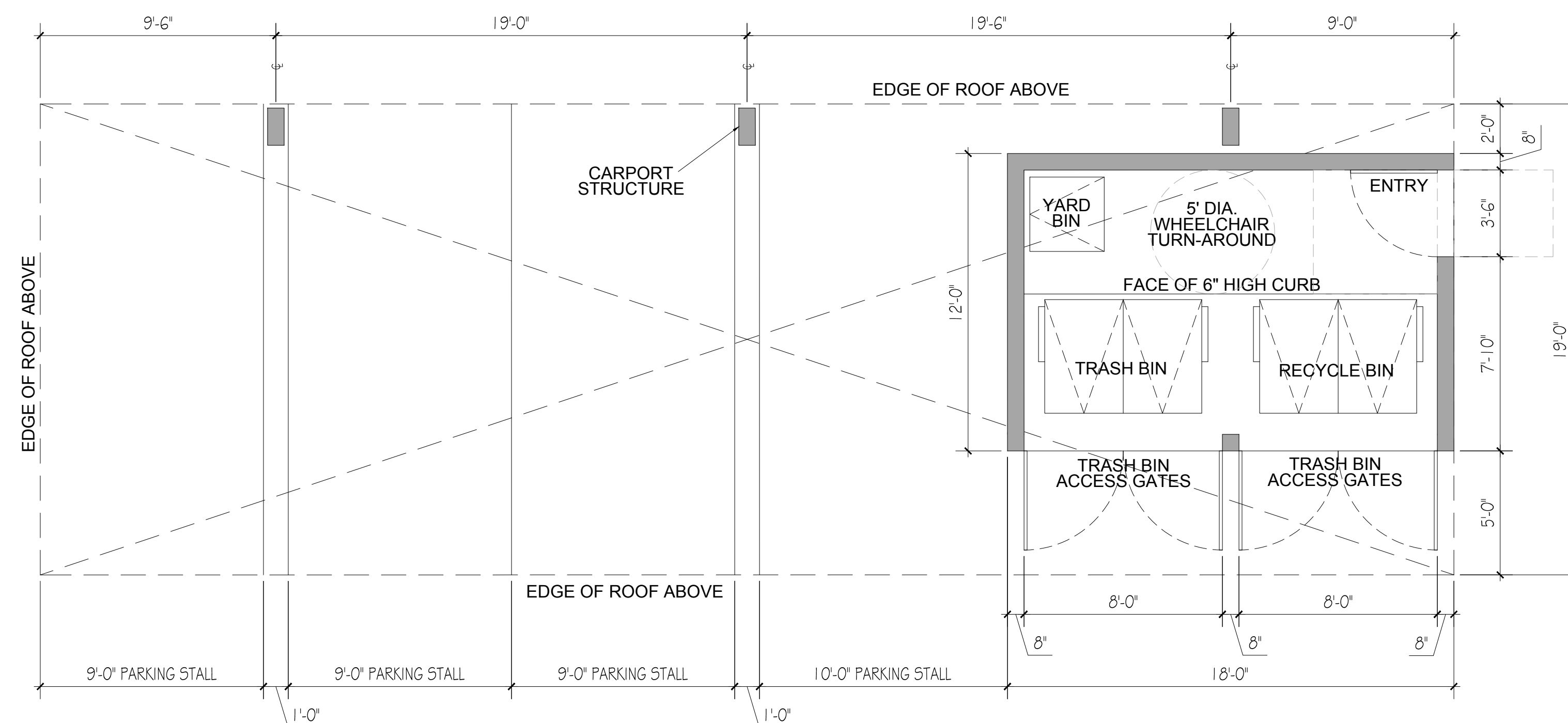
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2-CAR CARPORT



4-CAR CARPORT

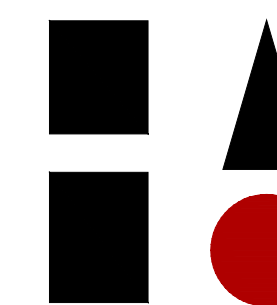


4-CAR CARPORT WITH TRASH ENCLOSURE

Trash Enclosures and Carport Structures Floor Plans

0' 4' 8' 12' 16' 20'
DRAWING SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

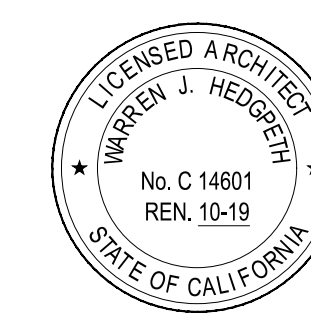


Hedgpeth
ARCHITECTS

2321 Belhards Drive
Santa Rosa, California
95405
Phone 707.523.7010
Fax 707.542.2328

LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA
PROJECT ADDRESS:
3496 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95407
Eliseo Alexander Diaz, Santiana & Juan Aaron Diaz, Santiana

CARPORTS & TRASH ENCLOSURES
3D MODEL OF EXTERIOR



- Revisions
- 181218 SD G-plex design
 - 190111 SD B-plex design
 - 190114 SD 2-bath units
 - 190130 SD Exterior 3D
 - 190212 SD Site 3D Final
 - 191002 SD Site Adjust
 - 200128 SD Smaller Units
 - 200311 Planning Submittal

Job Number
1828

Project Designer
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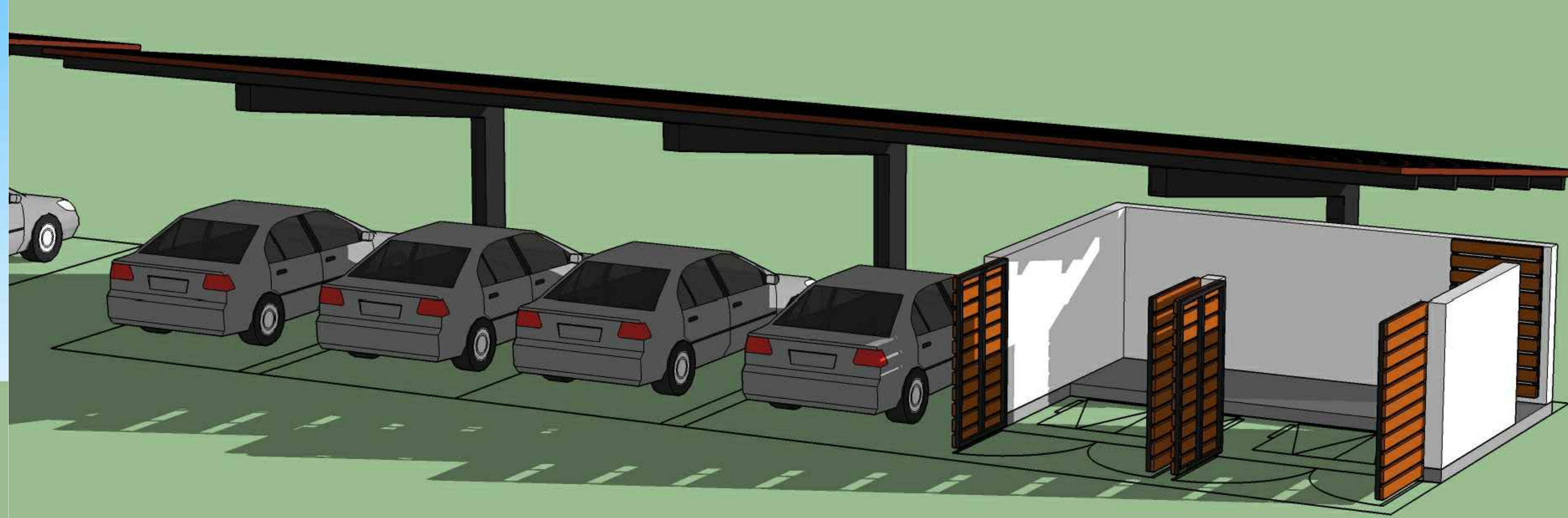
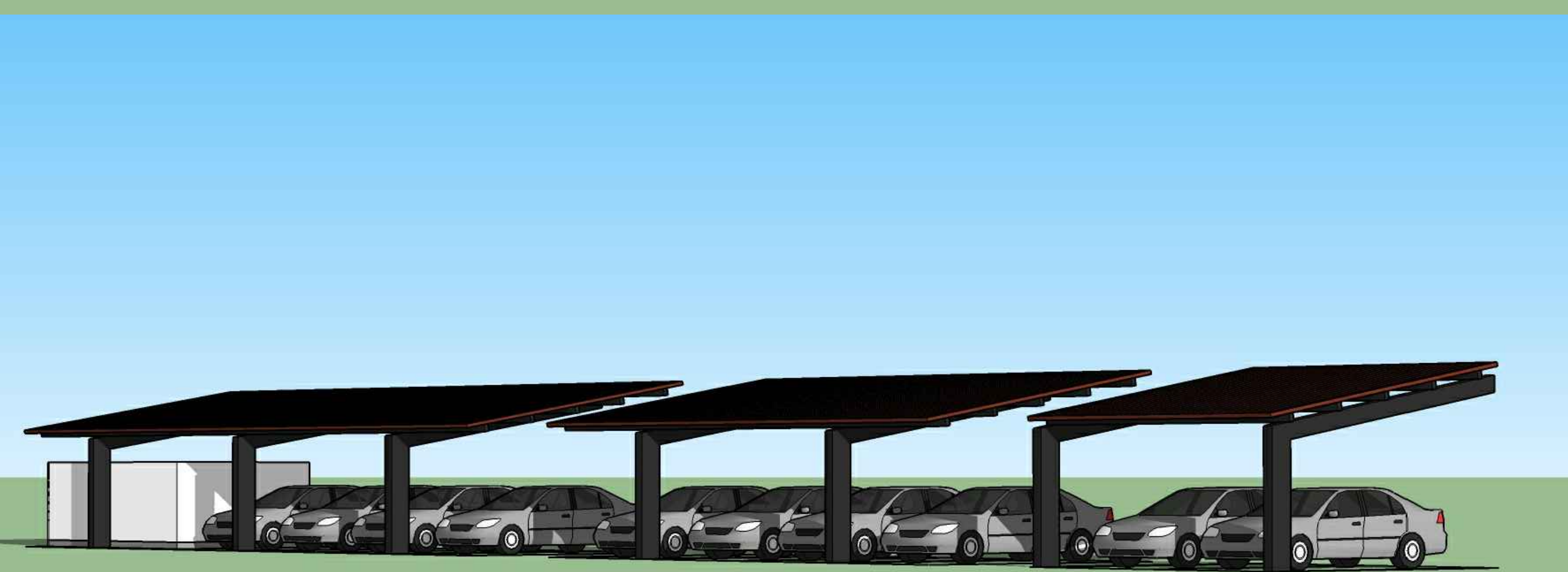
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Date
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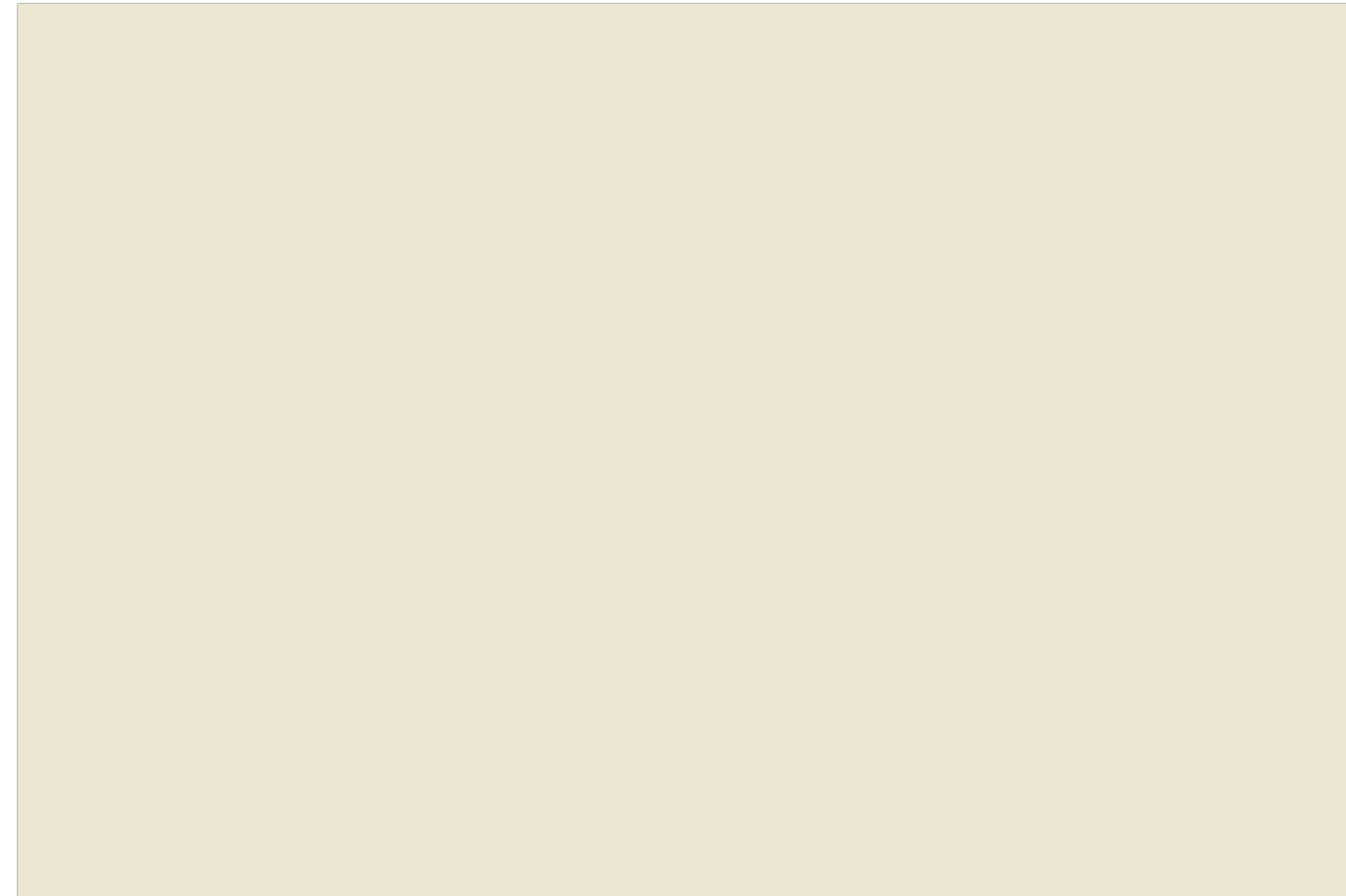
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NOT FOR CONSTRUCTION

Stucco



Benjamin Moore HC-27
"Monterey White"

Stucco



Benjamin Moore HC-29
"Shelburne Buff"

Stucco



Benjamin Moore HC-87
"Ashley Gray"

Metal Siding



Benjamin Moore HC-159
"Philadelphia Blue"

Metal Siding



Benjamin Moore HC-125
"Cushing Green"

Metal Siding



Benjamin Moore HC-50
"Georgian Brick"

Wood rails & soffits



Benjamin Moore HC-40
"Greenfield Pumpkin"

Building Trim



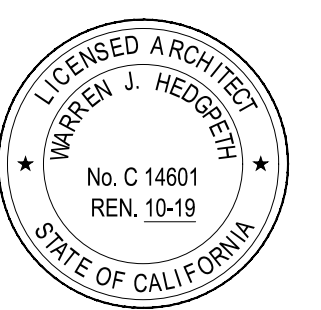
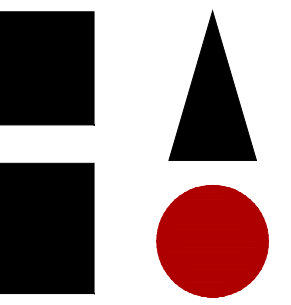
Benjamin Moore HC-166
"Kendall Charcoal"

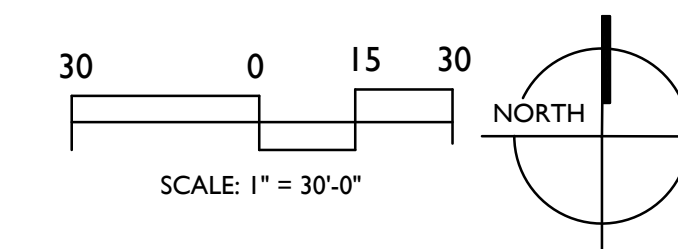
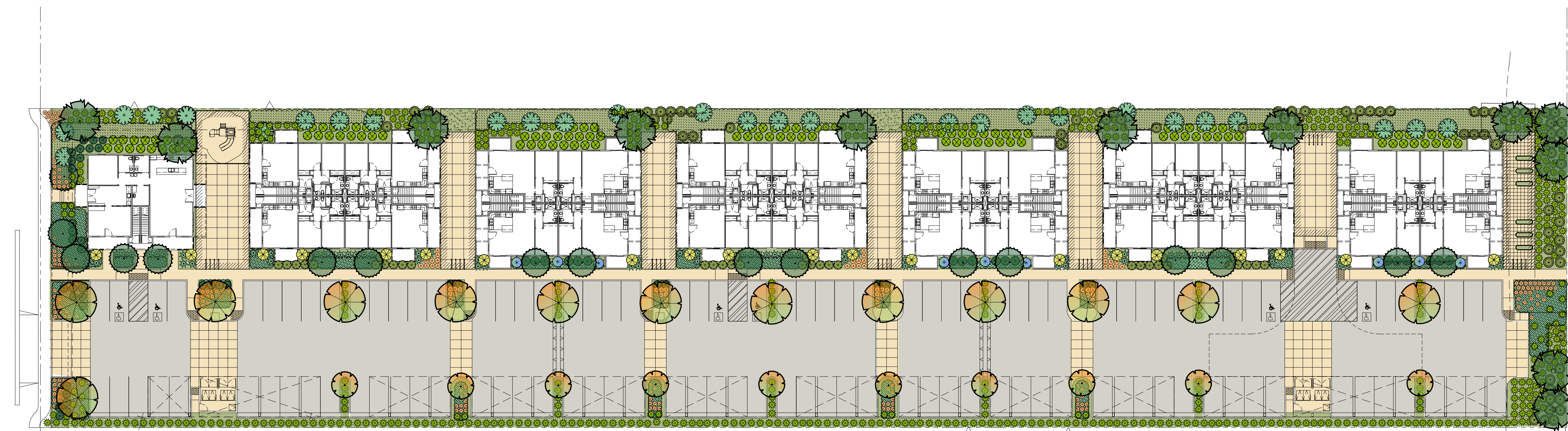
Window & Door Sash & Frame



Milgard Vinyl Windows
"Bronze"

Color Board





- | | | | |
|--|---------------------------------------|--|------------------------|
| | ACER X FREEMANII 'JEFFERSRED' | | AUTUMN BLAZE MAPLE |
| | ACER X FREEMANII 'ARMSTRONG' | | ARMSTRONG MAPLE |
| | AFROCARPUS GRACILIOR | | AFRICAN FERN PINE |
| | QUERCUS GARRYANA | | OREGON WHITE OAK |
| | QUERCUS LOBATA | | VALLEY OAK |
| | AGASTACHE 'CORONADO RED' | | HUMMINGBIRD MINT |
| | BACCHARIS PILULARIS | | COYOTE BUSH |
| | ELYMUS CONDENSATUS 'CANYON PRINCE' | | GIANT RYE GRASS |
| | FRANGULA CALIFORNICA SPP. TOMENTELLA | | CALIFORNIA COFFEEBERRY |
| | MUHLENBERGIA LINDHEIMERI | | LINDHEIMER'S MUHLY |
| | PITOSPORUM TENUIFOLIUM 'OLIVER TWIST' | | OLIVER TWIST KOHUHU |
| | PHLOMIS LANATA | | DWARF JERUSALEM SAGE |
| | ROSEMARY OFFICINALIS 'BLUE SPIRES' | | TUSCAN BLUE ROSEMARY |
| | SALVIA GREGGII | | AUTUMN SAGE |
| | SALVIA CLEVELANDII 'WINIFRED GILMAN' | | CLEVELAND SAGE |
| | PINUS MUGO | | DWARF MUGO PINE |
| | ROSA CALIFORNICA | | CALIFORNIA ROSE |
| | JUNCUS PATENS | | CALIFORNIA GRAY RUSH |
| | HELICTOTRICHON SEMPERVIRENS | | BLUE OAT GRASS |



African Fern Pine



Oregon Oak



Valley Oak



California Gray Rush



Coyote Bush



California Rose



California Coffeeberry

natural landscape along primary bioretention and sideyards



Deer Grass



Hummingbird Mint



Giant Rye Grass



Autumn Sage



Blue Oat Grass

transitional landscape along frontage and parking perimeters



Oliver Twist Kohuhu



Dwarf Jerusalem Sage



Blue Rose Rosemary



Cleveland Sage



Mugo Pine



Armstrong Maple



Autumn Blaze Maple

color and massed landscape at courtyard and building entry

parking shade tree

REVISIONS		
DATE	TITLE	NO.
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		2

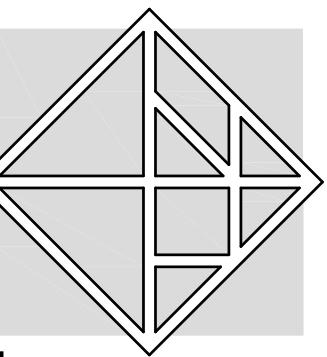
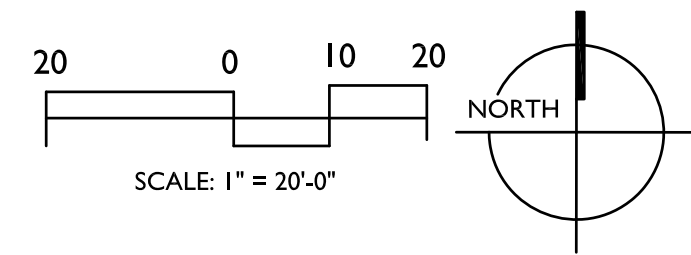
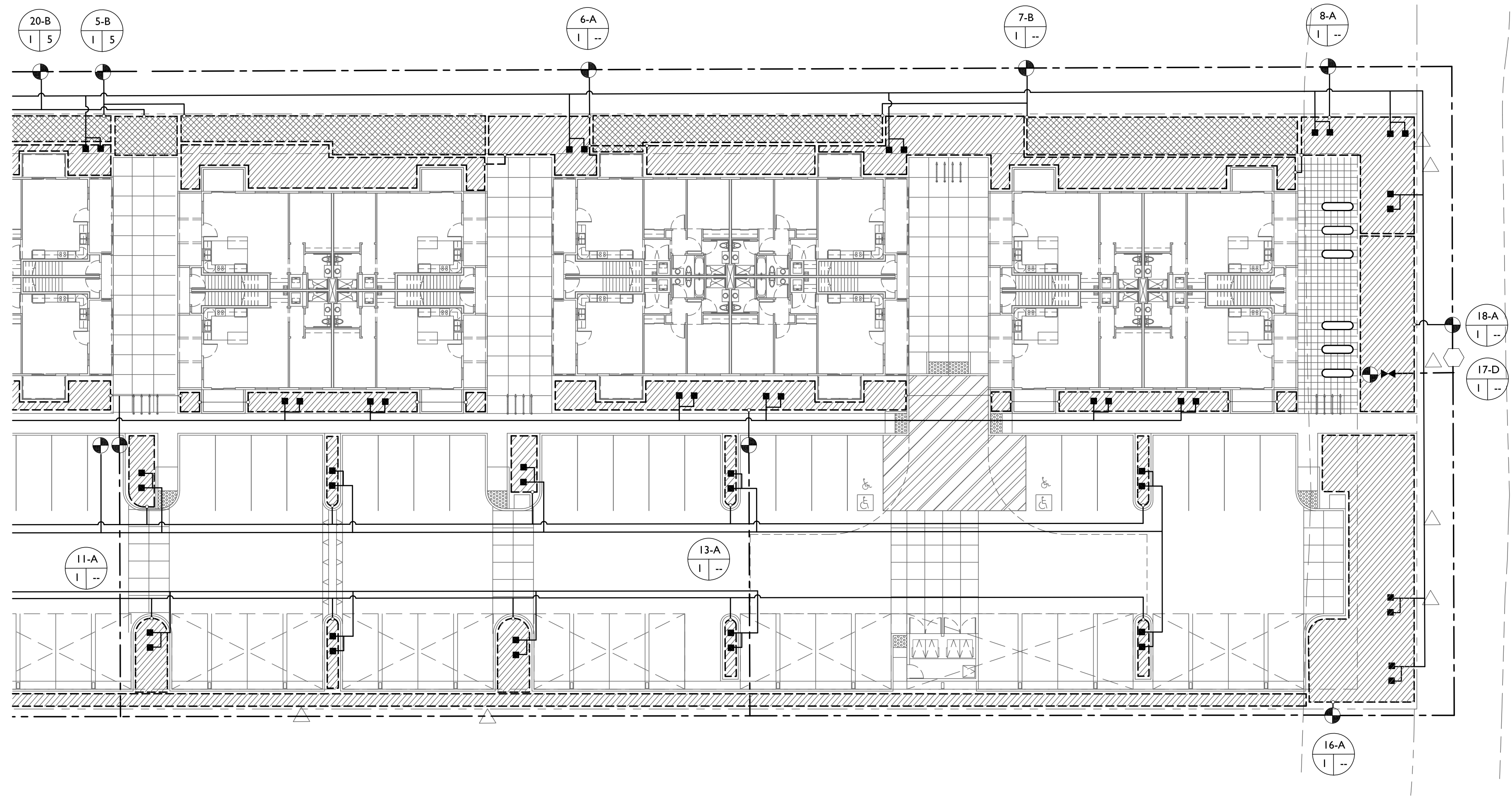
PROJECT NO.	1909
DRAWN BY	RLC
SCALE	AS INDICATED
DATE	2-21-2020
PHASE	PRELIMINARY LANDSCAPE PLANS
SHEET TITLE	

LANDSCAPE
CONCEPT

SHEET NO.

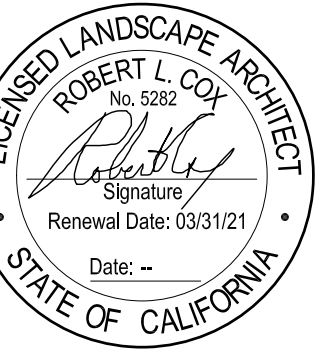
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REVISED 10-5-20



tangram
LANDSCAPE ARCHITECTURE

944 RIPLEY STREET
SANTA ROSA, CA 95401
P 707.527.7920
E robcox@tangramla.com



PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT

3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS

DATE	TITLE	NO.
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		△

PROJECT NO. 1909

DRAWN BY RLC

SCALE AS INDICATED

DATE 2-21-2020

PHASE

PRELIMINARY LANDSCAPE PLANS

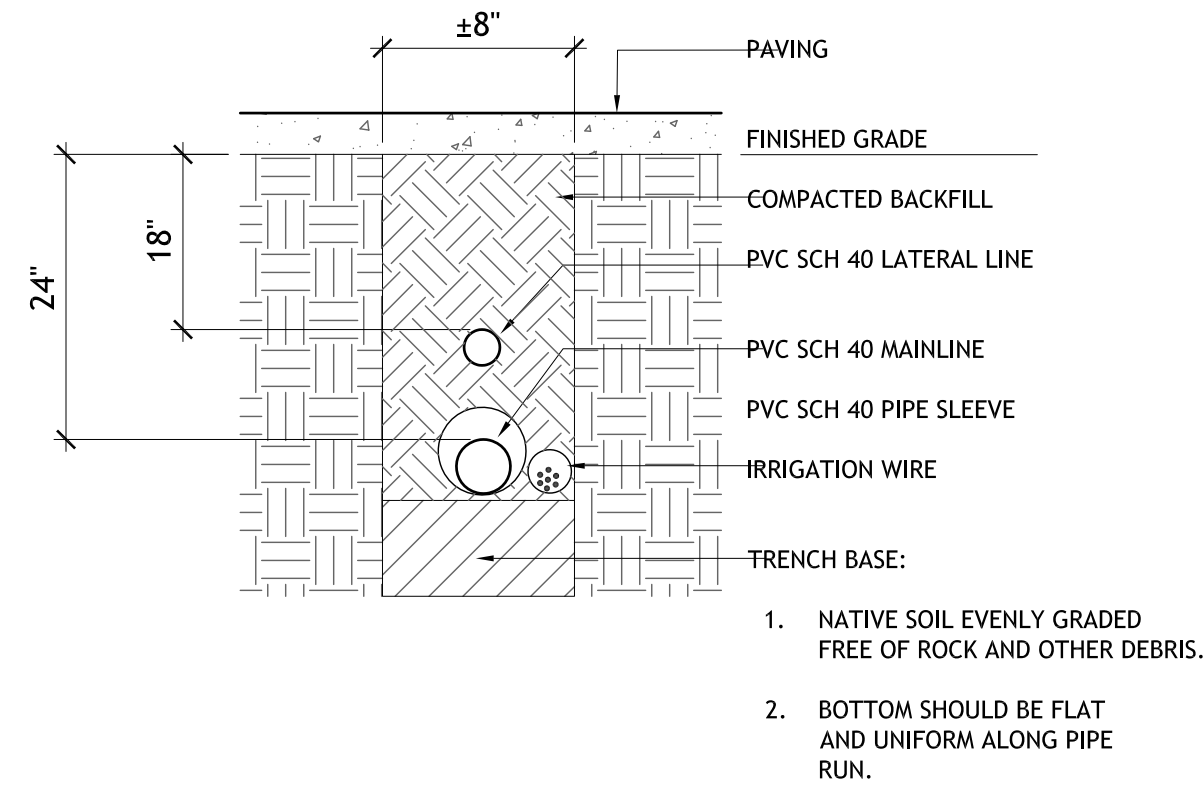
SHEET TITLE

IRRIGATION
PLAN

SHEET NO.

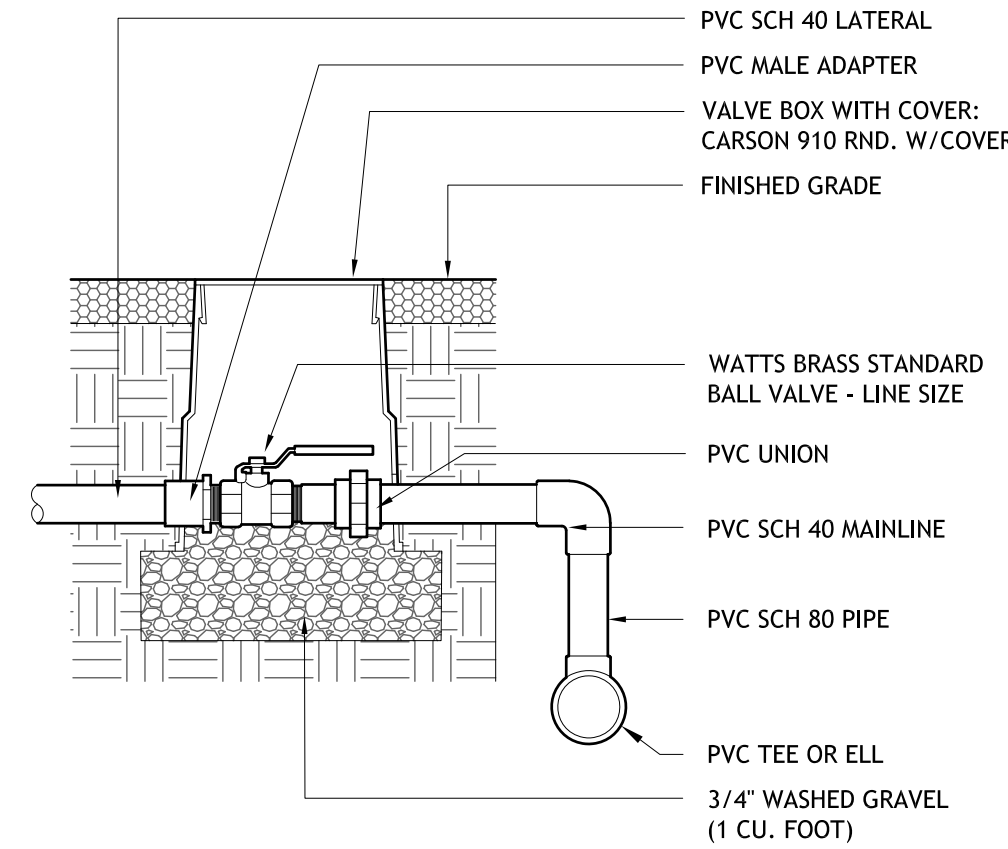
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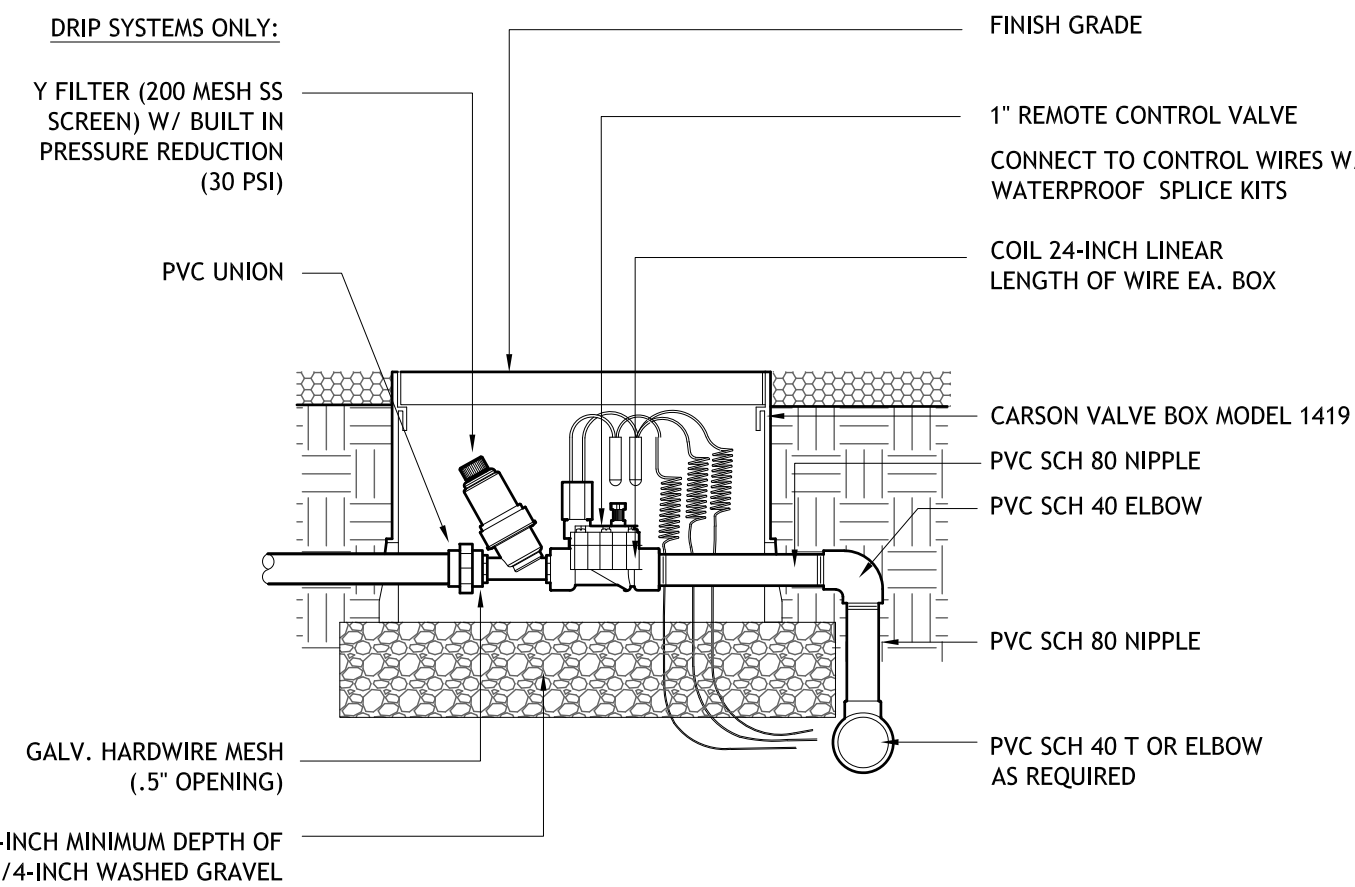
1 IRRIGATION TRENCHING

SCALE: NTS



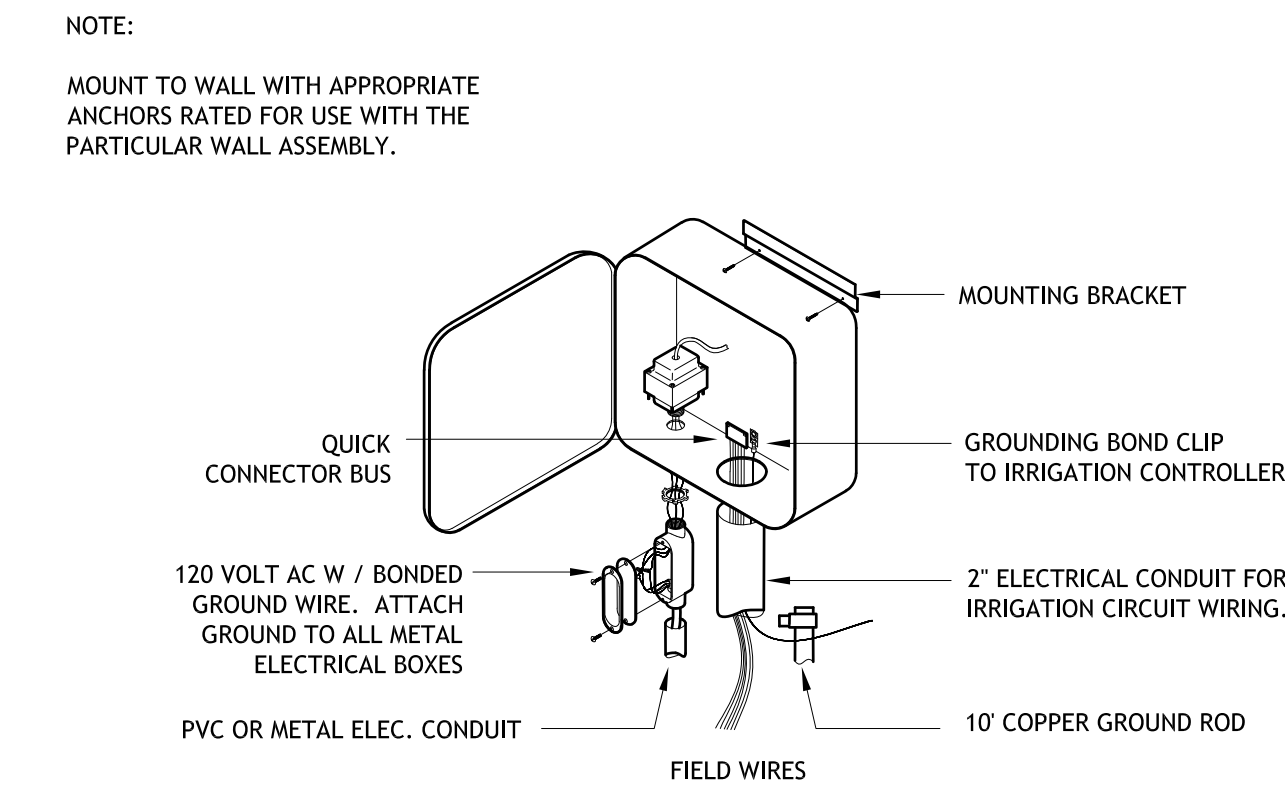
2 BALL SHUT-OFF VALVE

SCALE: NTS



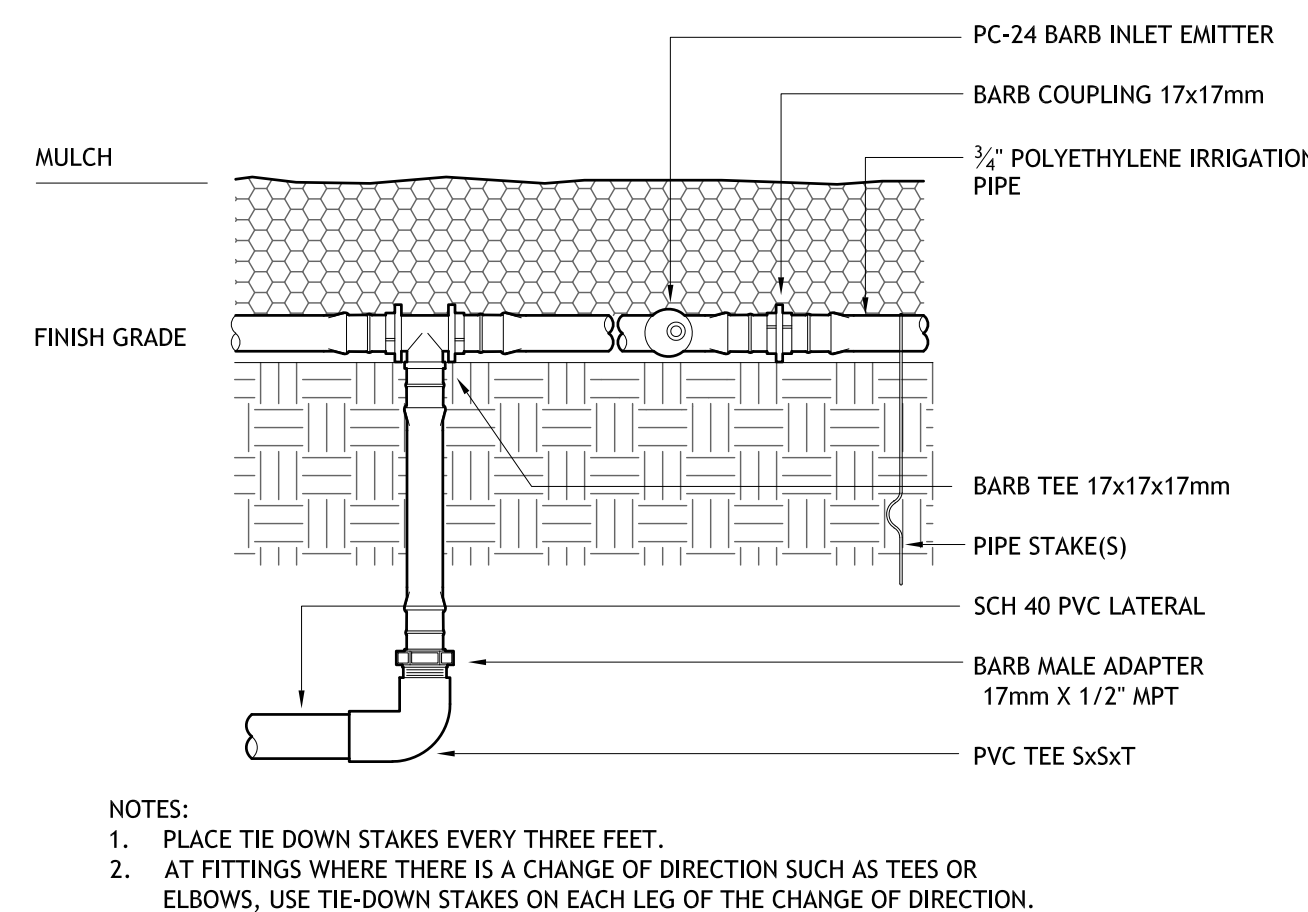
3 REMOTE CONTROL VALVE

SCALE: NTS



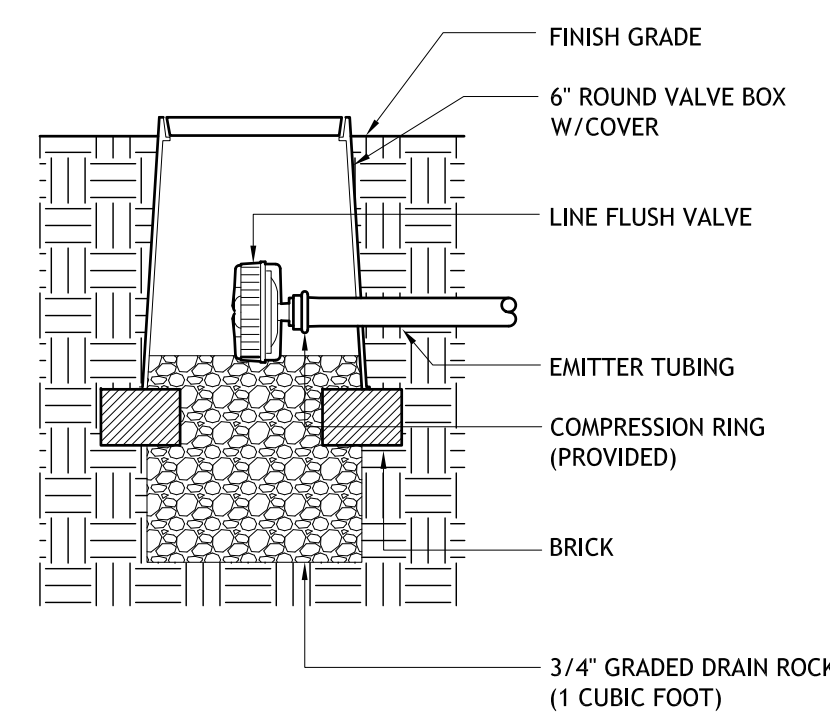
4 IRRIGATION CONTROLLER

SCALE: NTS



5 INDIVIDUAL DRIP EMITTERS

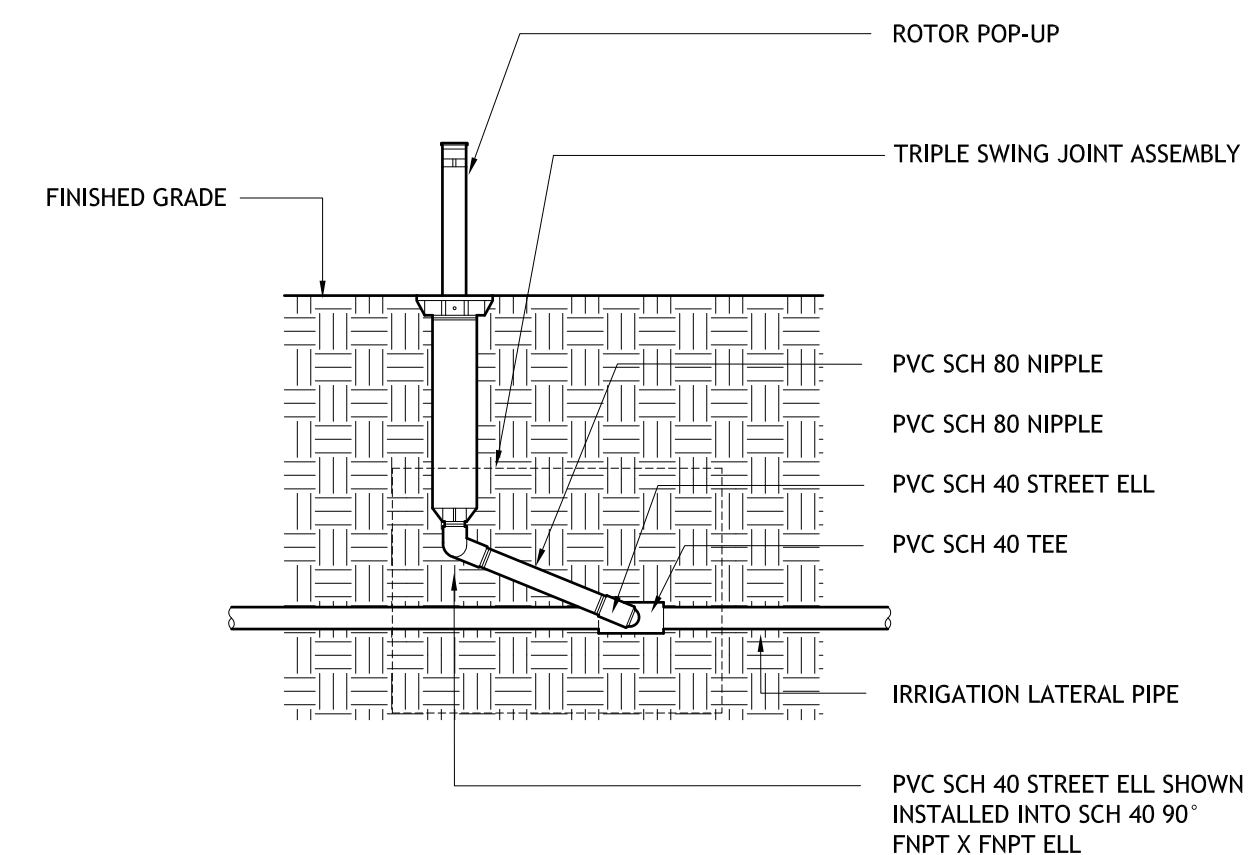
SCALE: NTS



6 FLUSH VALVE

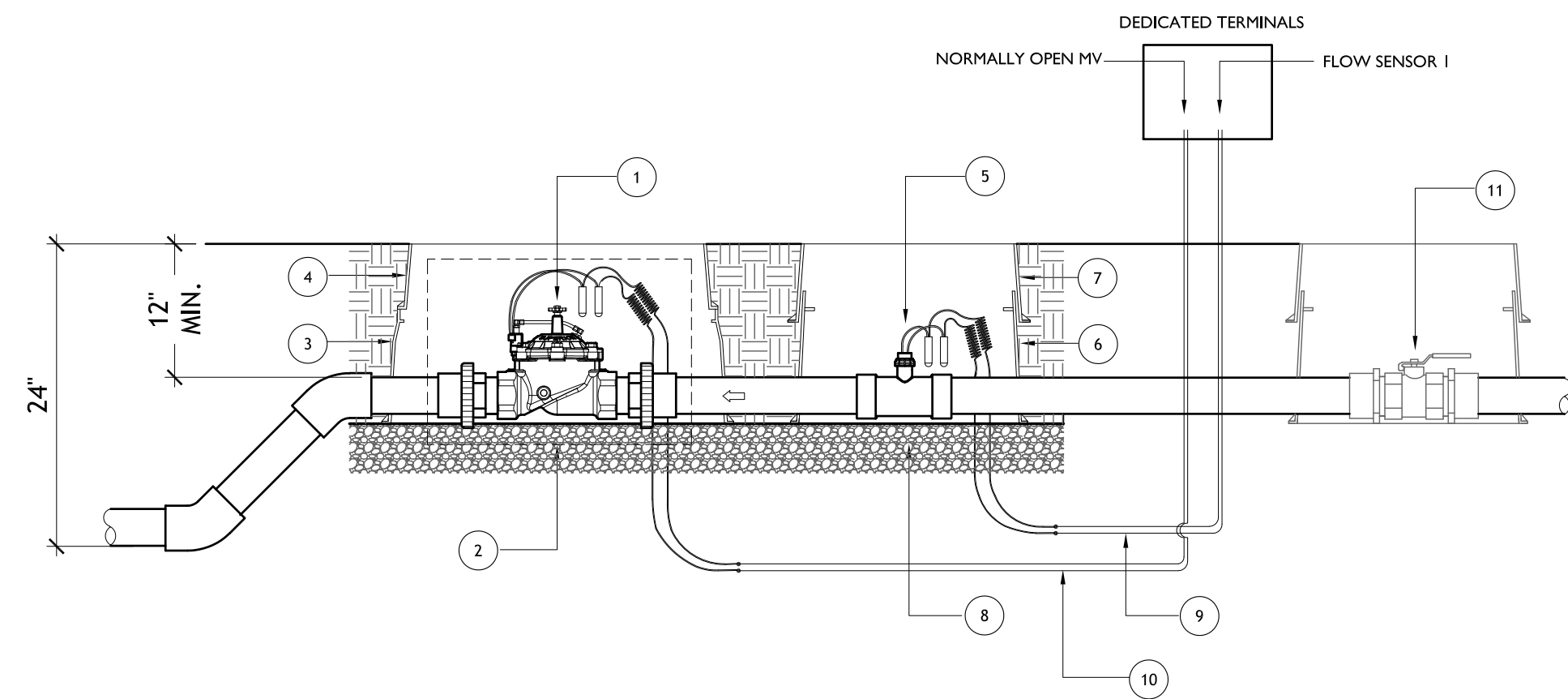
SCALE: NTS

7 NOT USED



8 SPRAY IRRIGATION HEAD

SCALE: NTS



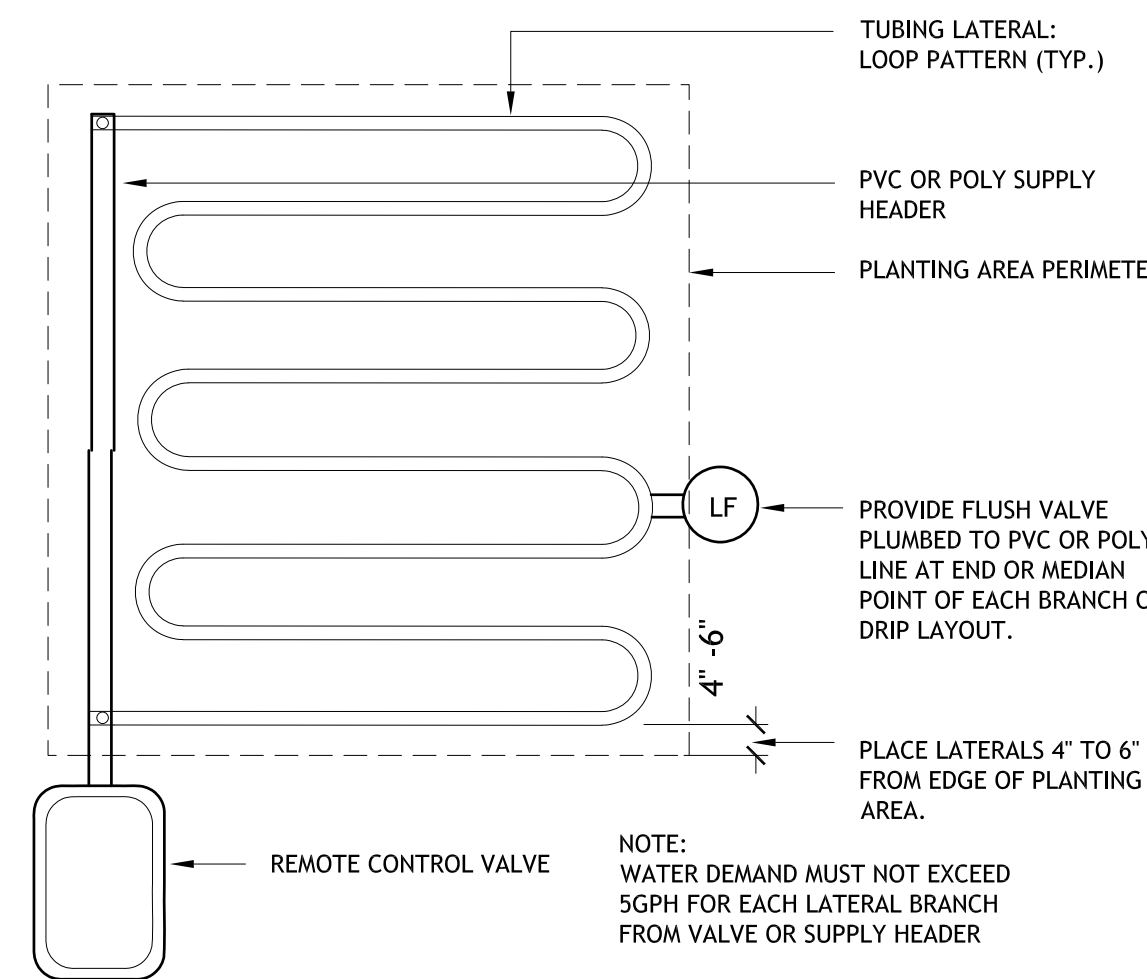
9 MASTER VALVE ASSEMBLY

SCALE: NTS

- 3" BRONZE REMOTE CONTROL MASTER VALVE I-VALVE AT EACH IRRIGATION POINT OF CONNECTION
- POC. I - NORMALLY OPEN MASTER VALVE
- INSTALL VALVE SIMILAR TO TYPICAL REMOTE CONTROL VALVE. SEE DETAIL 5 THIS SHEET
- VALVE BOX CARSON MODEL 1324-15
- EXTEND VALVE BOX WITH STACKED VALVE BOX CARSON MODEL 1220 - 12
- FLOW SENSOR IRRITROL PLASTIC FLOW SENSOR MODEL FS-300 OR EQUIVALENT
- VALVE BOX CARSON MODEL 1419 - 12
- EXTEND VALVE BOX WITH STACKED EXTENSION CARSON MODEL 1419-6X
- LINE BOTTOM OF MASTER VALVE AND FLOW SENSOR BOXES WITH DRAIN ROCK AND WIRE MESH SIMILAR TO OTHER VALVE ASSEMBLIES.
- TWO WIRE DIRECT BURIAL COMMUNICATION CABLE
- TYPICAL DIRECT BURIAL #14 AWG WIRING
- TYPICAL SHUT-OFF VALVE. SEE DETAIL 4 THIS SHEET

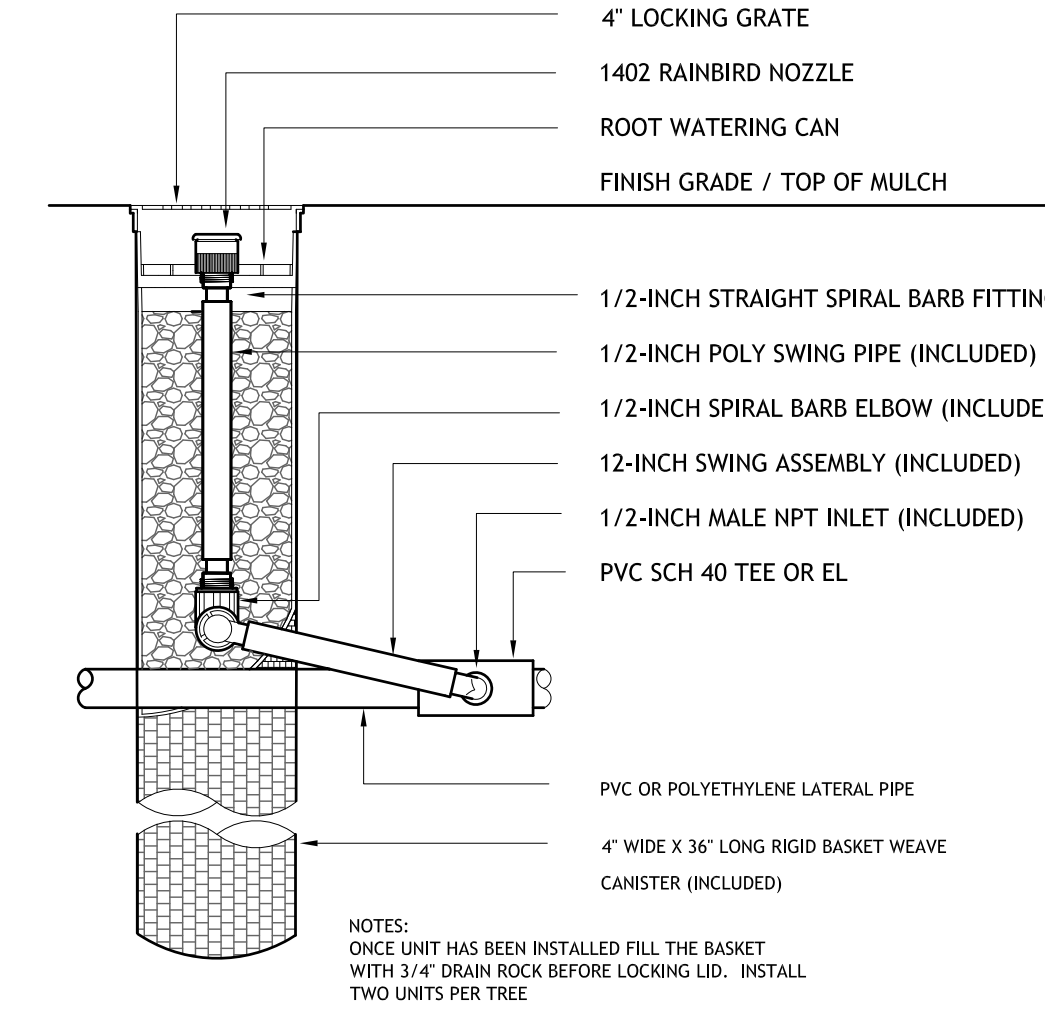
10 TYPICAL DRIPLINE LAYOUT

SCALE: NTS



11 TREE BUBBLER

SCALE: NTS

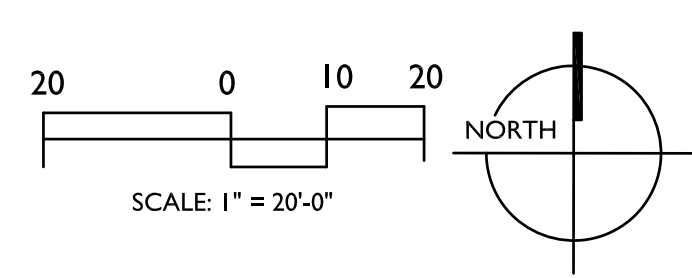
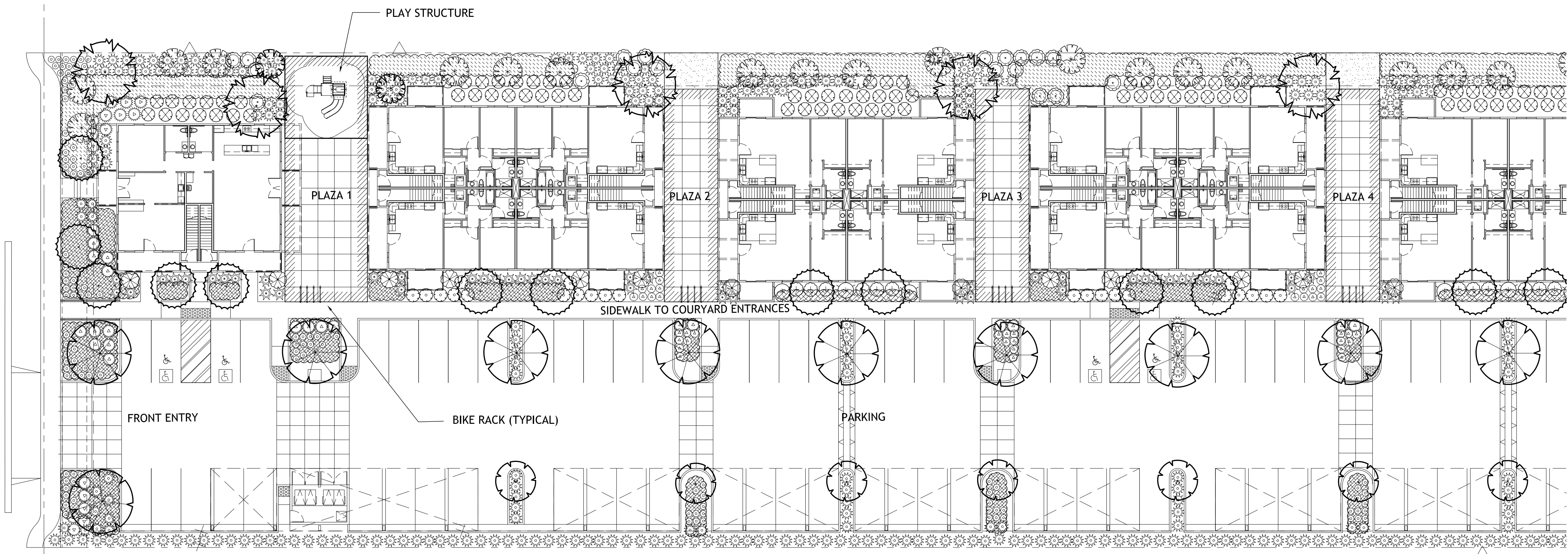


REVISIONS	
DATE	TITLE

PROJECT NO.	1909
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SCALE	AS INDICATED
DATE	2-21-2020
PHASE	PRELIMINARY LANDSCAPE PLANS

SHEET TITLE
TYPICAL IRRIGATION DETAILS

SHEET NO.



PLANT LEGEND:

SYMBOL	PLANT NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
TREES					
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	24" BOX	MOD	13
	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	15 GAL	LOW	10
	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	15 GAL	LOW	16
	QUERCUS GARRYANA	OREGON WHITE OAK	15 GAL	LOW	7
	QUERCUS LOBATA	VALLEY OAK	15 GAL	LOW	5
GROUNDCOVERS					
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL @3' O.C.	LOW	500
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL @2' O.C.	LOW	600
	DWARF TALL FESCUE	LAWN			

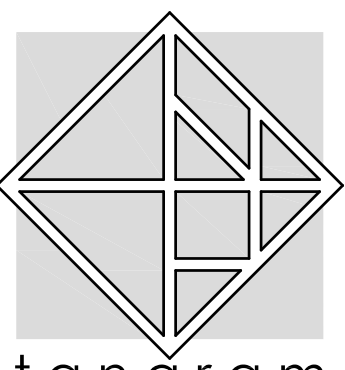
SYMBOL	PLANT NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
SHRUBS					
	AGASTACHE 'CORONADO RED'	HUMMINGBIRD MINT	5 GAL	LOW	159
	BACCHARIS PILULARIS	COYOTE BUSH	5 GAL	LOW	112
	ELYMUS CONDENSATUS 'CANYON PRINCE'	GIANT RYE GRASS	5 GAL	LOW	72
	FRANGULA CALIFORNICA SSP. TOMENTELLA	CALIFORNIA COFFEEBERRY	5 GAL	LOW	85
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	LOW	560
	PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST'	OLIVER TWIST KOHUHU	5 GAL	MOD	20
	PHLOMIS LANATA	DWARF JERUSALEM SAGE	5 GAL	LOW	36
	ROSEMARY OFFICINALIS 'BLUE SPIRES'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	39
	SALVIA GREGGII	AUTUMN SAGE	5 GAL	LOW	55
	SALVIA CLEVELANDII 'WINIFRED GILMAN'	CLEVELAND SAGE	5 GAL	LOW	9
	PINUS MUGO	DWARF MUGO PINE	5 GAL	LOW	18
	ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL	LOW	28

GENERAL PLANTING NOTES:

1. PLANT MATERIAL REFERS TO ALL TREES, SHRUBS, VINES, AND TURF USED ON THIS PROJECT.
2. ALL PLANTS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY, AND EXHIBIT A NORMAL HABIT OF GROWTH.
3. ALL PLANT MATERIAL SHALL BE CLEARLY LABELED WITH A NURSERY TAB DESCRIBING THE SPECIES AND SOURCE. TAGS SHOULD BE REMOVED AFTER PLANTING.
4. PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE UNLESS NOTED.
5. THE ACTUAL COUNT OF PLANT SYMBOLS OR TOTAL AREA OF PLANTS REPRESENTED BY SYMBOLS SHALL TAKE PRECEDENCE OVER QUANTITIES DESCRIBED IN THE PLANT LEGEND.
6. STAKE TREES PER DETAILS AND REMOVE ALL NURSERY STAKES AND TIES (ESPECIALLY WIRES OR TIES AROUND TRUNK) FROM TREES AT TIME OF PLANTING.
7. ALL PLANTS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION CONTROL SYSTEM. PLANT MATERIAL SHOULD ONLY BE INSTALLED AFTER IRRIGATION SYSTEM IS FUNCTIONAL.
8. PLANTS SHALL BE GROUPED IN APPROXIMATELY THE SAME HYDROZONES FOR EFFICIENT APPLICATION OF WATER.
9. PLANTS INSTALLED AS A PART OF THIS PROJECT ARE SUBJECT TO BEING MAINTAINED IN A HEALTHY CONDITION FROM THE TIME OF INSTALLATION UNTIL THE END OF THE CONTRACTED MAINTENANCE PERIOD.
10. MULCH LAYERS SHALL BE MAINTAINED AT APPROVED LEVELS (3") AFTER INSTALLATION AND DURING THE MAINTENANCE PERIOD.
11. IN GENERAL PRUNING OF NEW PLANT MATERIAL IS NOT REQUIRED BUT MAY BE PERFORMED TO CORRECT FOR MINOR DAMAGE AND ASYMMETRICAL BRANCHING. CENTRAL AND PRIMARY LEADERS OF TREES SHALL NOT BE PRUNED.
12. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIED AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
13. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR DIRECT SEEDLING APPLICATIONS.

OPEN SPACE:

SYMBOL	OPEN SPACE REQUIREMENT IS 10,000 SF. THIS IS BASED ON 50 UNITS X 200 SF PER UNIT.	
	QUALIFYING SPACES:	
	OUTDOOR COURTYARDS	7378 SF
	PLAY AREA	622 SF
	LAWN	360 SF
	PRIVATE BALCONIES	1650 SF
	TOTAL:	10,010 SF



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LANDSCAPE ARCHITECTURE

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P 707.527.7920
E robcox@tangramla.com



PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT

3496 Santa Rosa Avenue, Santa Rosa, CA

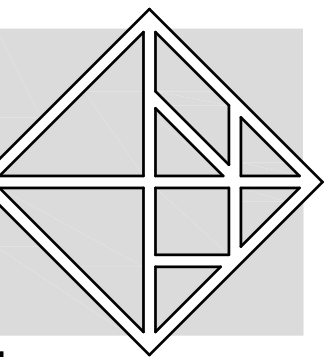
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PLANTING PLAN

SHEET NO.

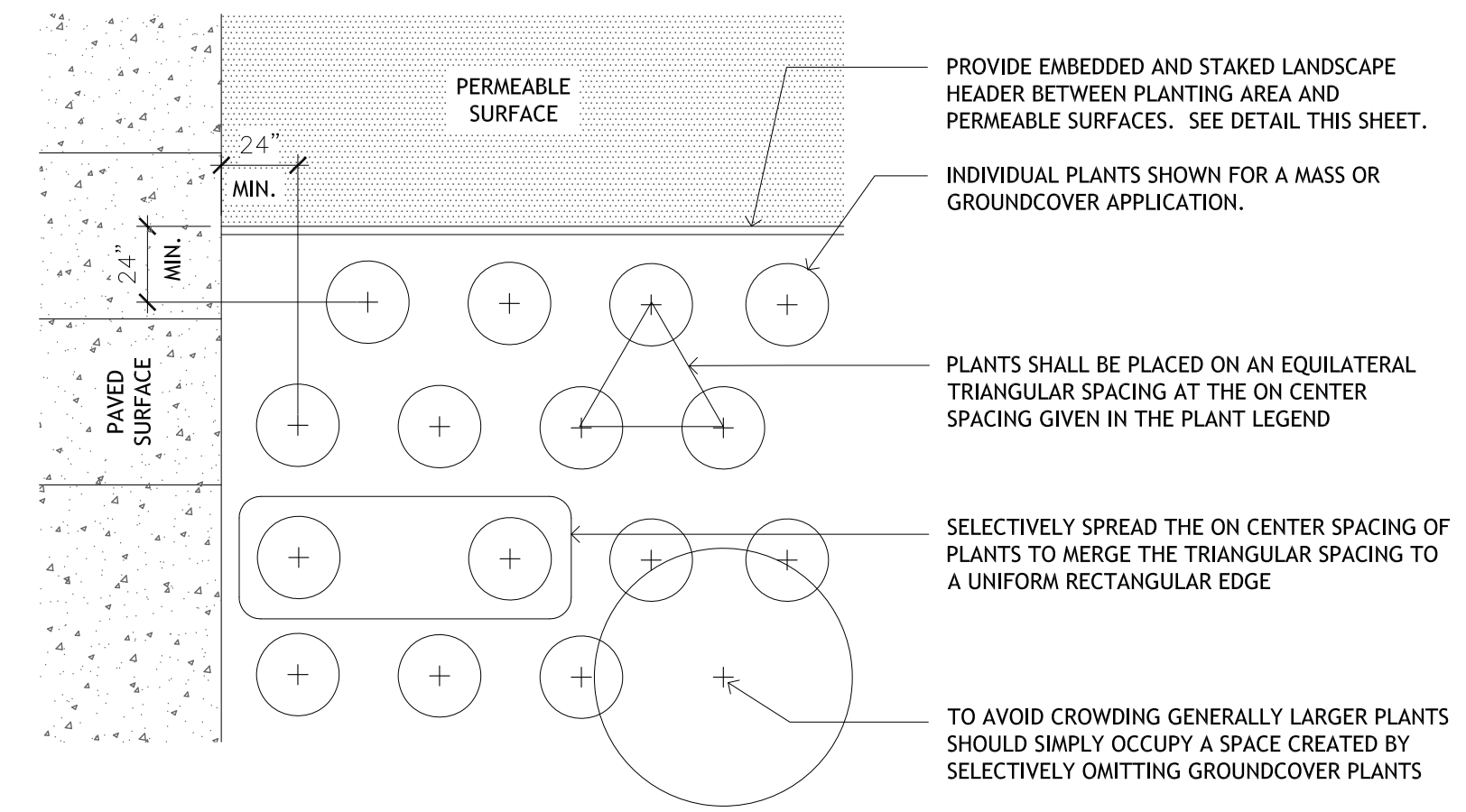
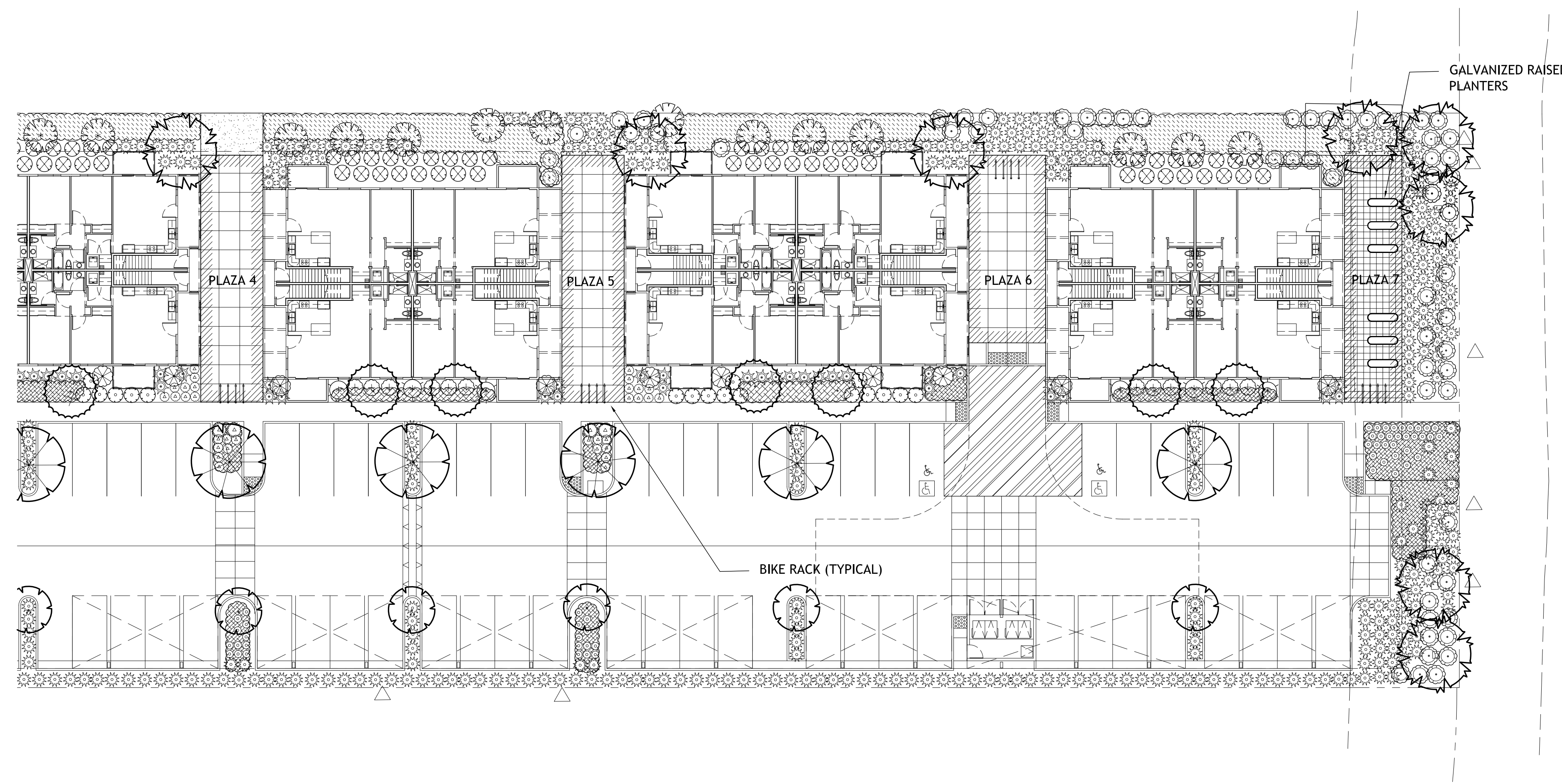
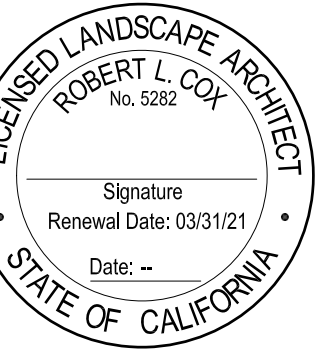
REVISED 10-5-20

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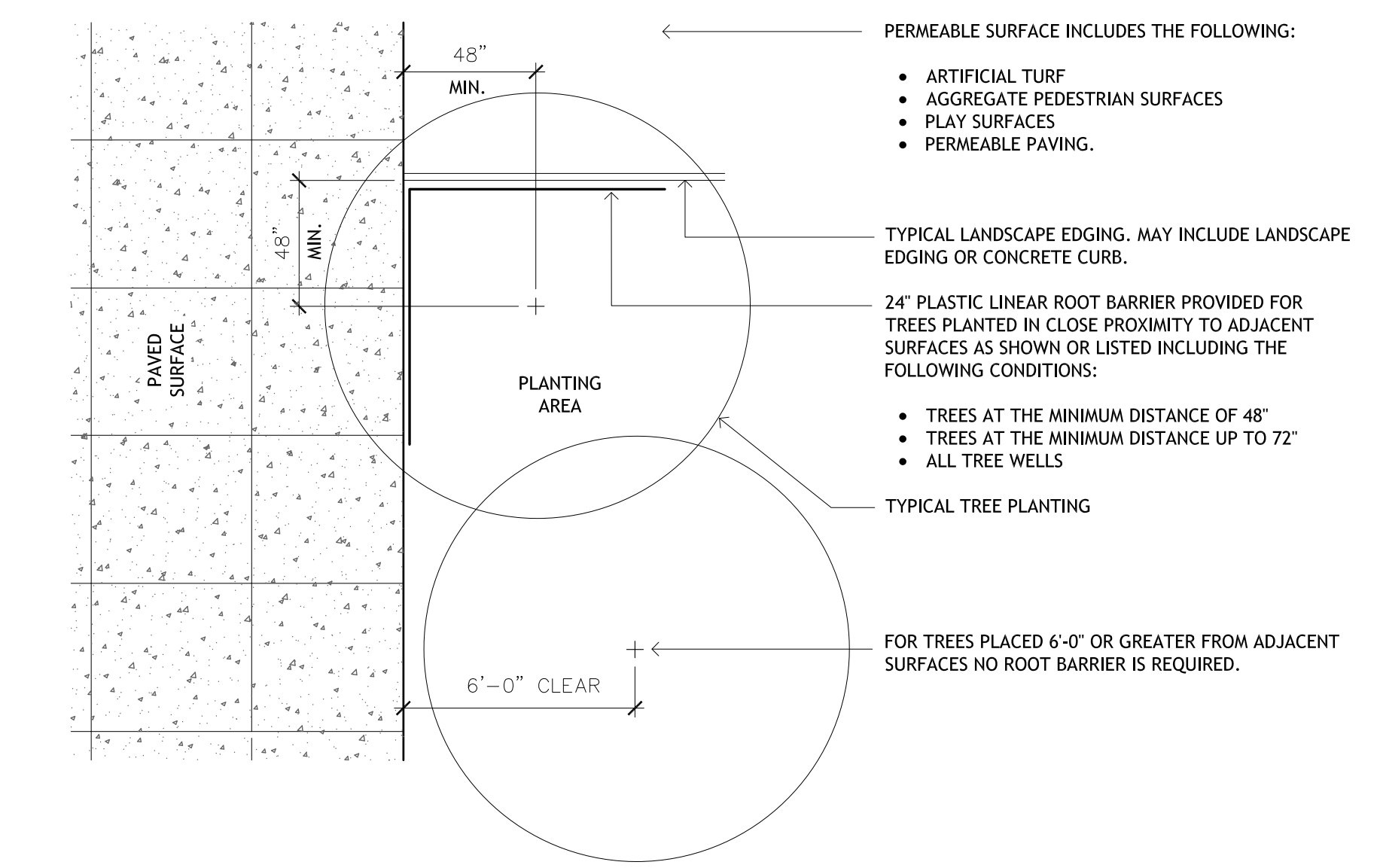


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LANDSCAPE ARCHITECTURE

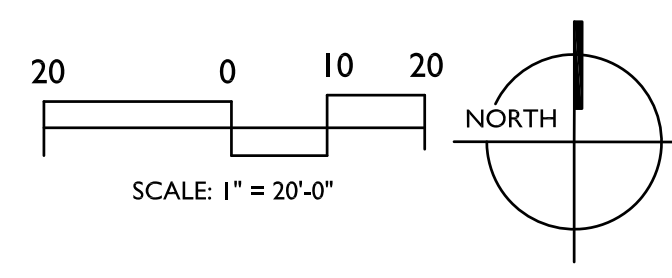
944 RIPLEY STREET
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1 GROUNDCOVER AND SHRUB PLANT SPACING
TYPICAL SCALE: NTS

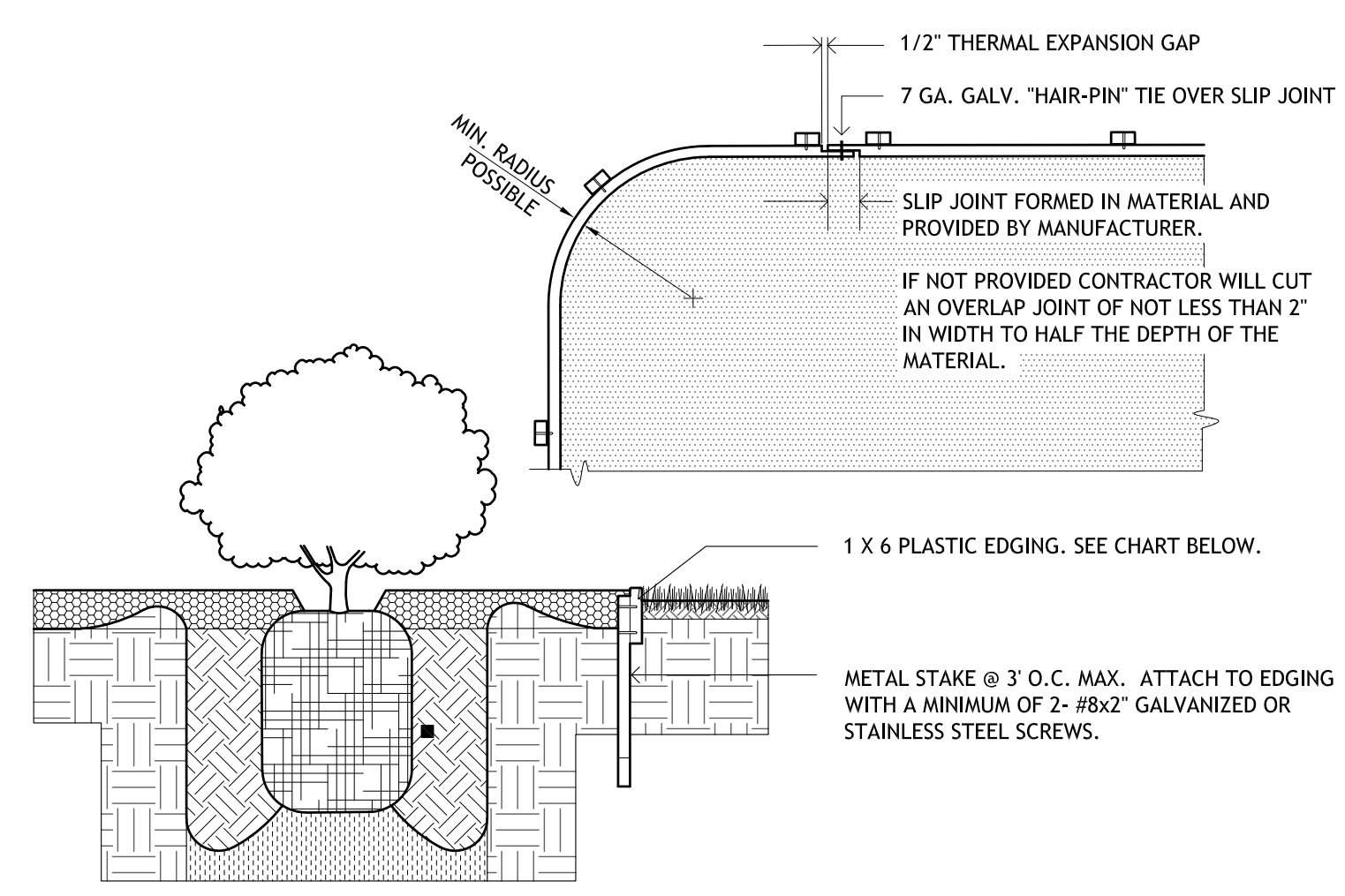


4 TREE SPACING FROM ADJACENT SURFACES
TYPICAL SCALE: NTS



SHEET NOTES:

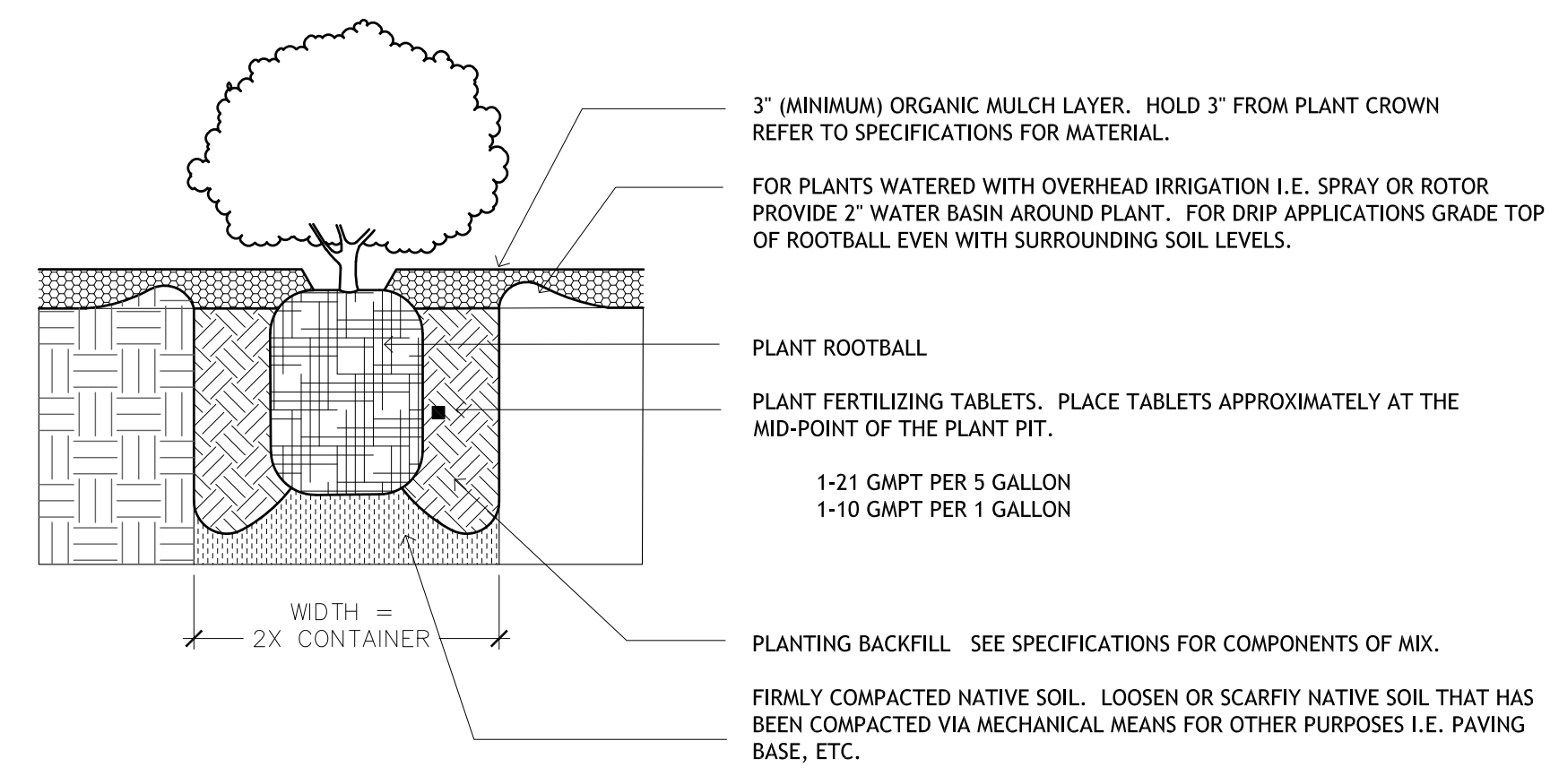
- REFER TO THE PLANT LEGEND FOR THE GIVEN ON CENTER SPACING (O.C.) FOR EACH PLANT SPECIES.
- FOR THOSE PLANT SPECIES THAT HAVE NO ON CENTER SPACING GIVEN USE THE GRAPHIC REPRESENTATION OF LOCATION AND SIZE FOR PLACEMENT.
- PROVIDE A MINIMUM OF 24" OF SETBACK BETWEEN PLANT (CENTER) AND EDGE OF ADJACENT SURFACE. FOR LARGER OR SPREADING PLANT SPECIES (4' O.C. OR GREATER) INCREASE THIS DISTANCE TO HALF THE ON CENTER SPACING.
- UNLESS INTENTIONALLY DESIGNED FOR EFFECT, PLANTS THAT OVERHANG OR MEET ADJACENT EDGES AS A NEW PLANTING WILL BE REJECTED.
- TREE STAKES SHOULD BE EMBEDDED INTO FIRM AND STABLE PLANTING SOILS AROUND ROOT BALL.
- AT LEAST 12" OF THE STAKE SHOULD PENETRATE INTO NATIVE SOILS UNDER THE TYPICAL PLANTING PIT. THE SOILS SHOULD NATURALLY BE FIRM AND CONSOLIDATED AND CAPABLE OF ANCHORING THE STAKE.



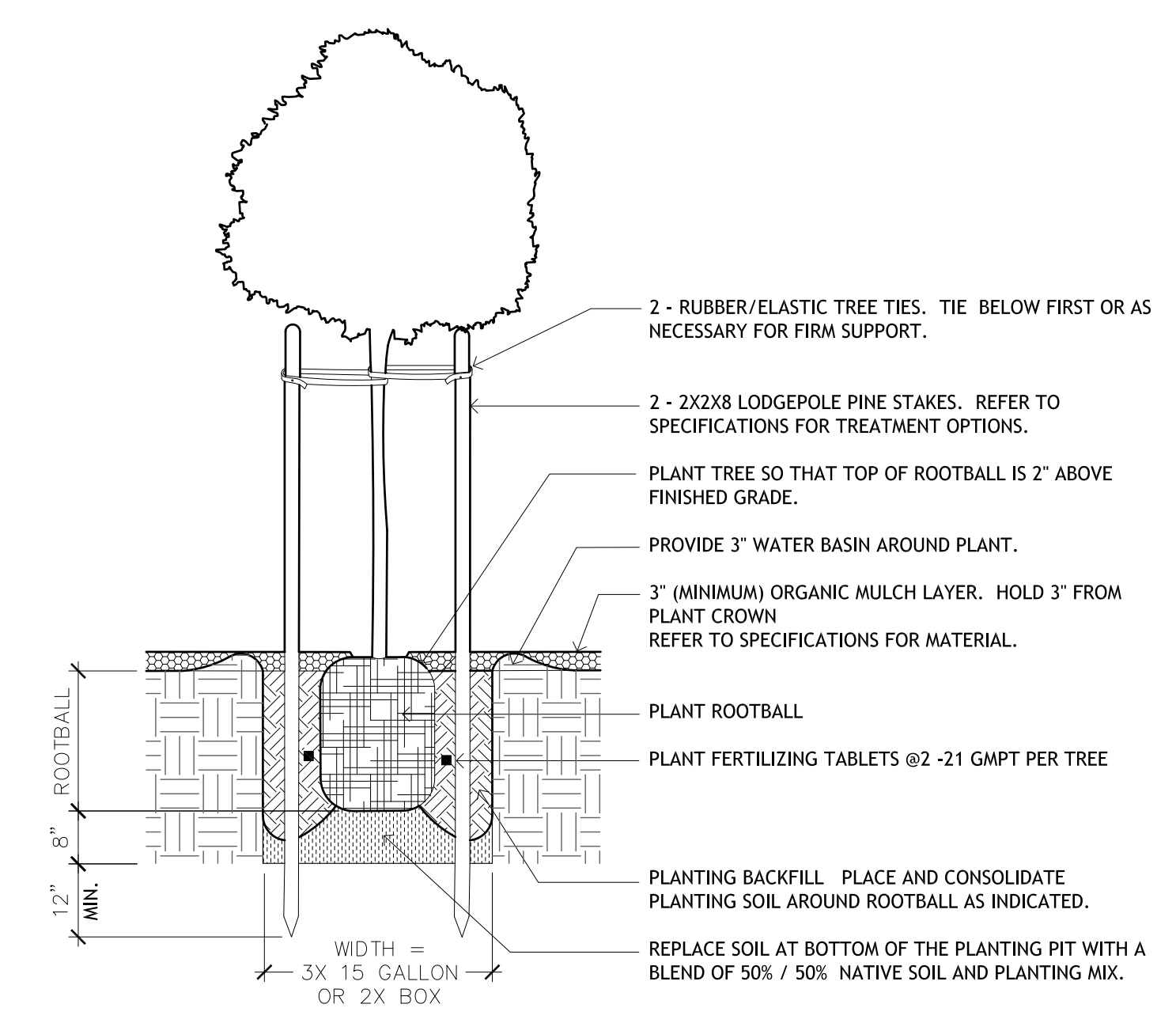
HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	THERMAL EXPANSION GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
1X6	5 3/8" x 11 1/16" x 20"	24"	9' / 20'	1/2" - 3/4"	3/4" ID x 13"

- NOTES:
- DO NOT SCREW THROUGH SLIP JOINT. TIE WITH WIRE WRAP AS INDICATED.
 - USE COARSE WOOD WORKING TOOLS FOR CUTTING AND DRILLING.
 - USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARD TO STAKE
 - IF SLIP JOINT NOT PROVIDED BY MANUFACTURER CONTRACTOR WILL CUT AN OVERLAPPING JOIN OF ABOUT 2" WIDTH TO HALF THE DEPTH OF THE MATERIAL.

5 LANDSCAPE EDGING
TYPICAL SCALE: NTS



2 SHRUB PLANTING
TYPICAL SCALE: NTS



3 TREE PLANTING
TYPICAL SCALE: NTS

PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS

DATE	TITLE	NO.
		1
		2

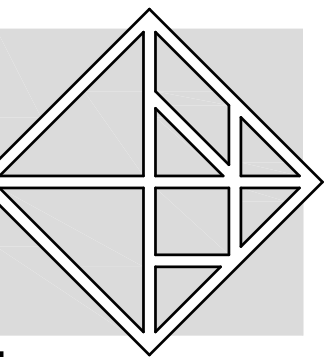
PROJECT NO. 1909
DRAWN BY RLC
SCALE AS INDICATED
DATE 2-21-2020
PHASE PRELIMINARY LANDSCAPE PLANS
SHEET TITLE

PLANTING PLAN

SHEET NO.

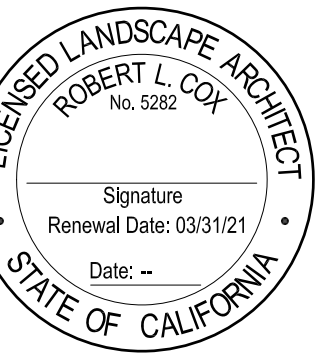
REVISED 10-5-20

L3.1



tangram
LANDSCAPE ARCHITECTURE

944 RIPLEY STREET
SANTA ROSA, CA 95401
P 707.527.7920
E robcox@tangramla.com



PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS

DATE	TITLE	NO.
		△
		△

PROJECT NO.	1909
DRAWN BY	RLC
SCALE	AS INDICATED
DATE	2-21-2020

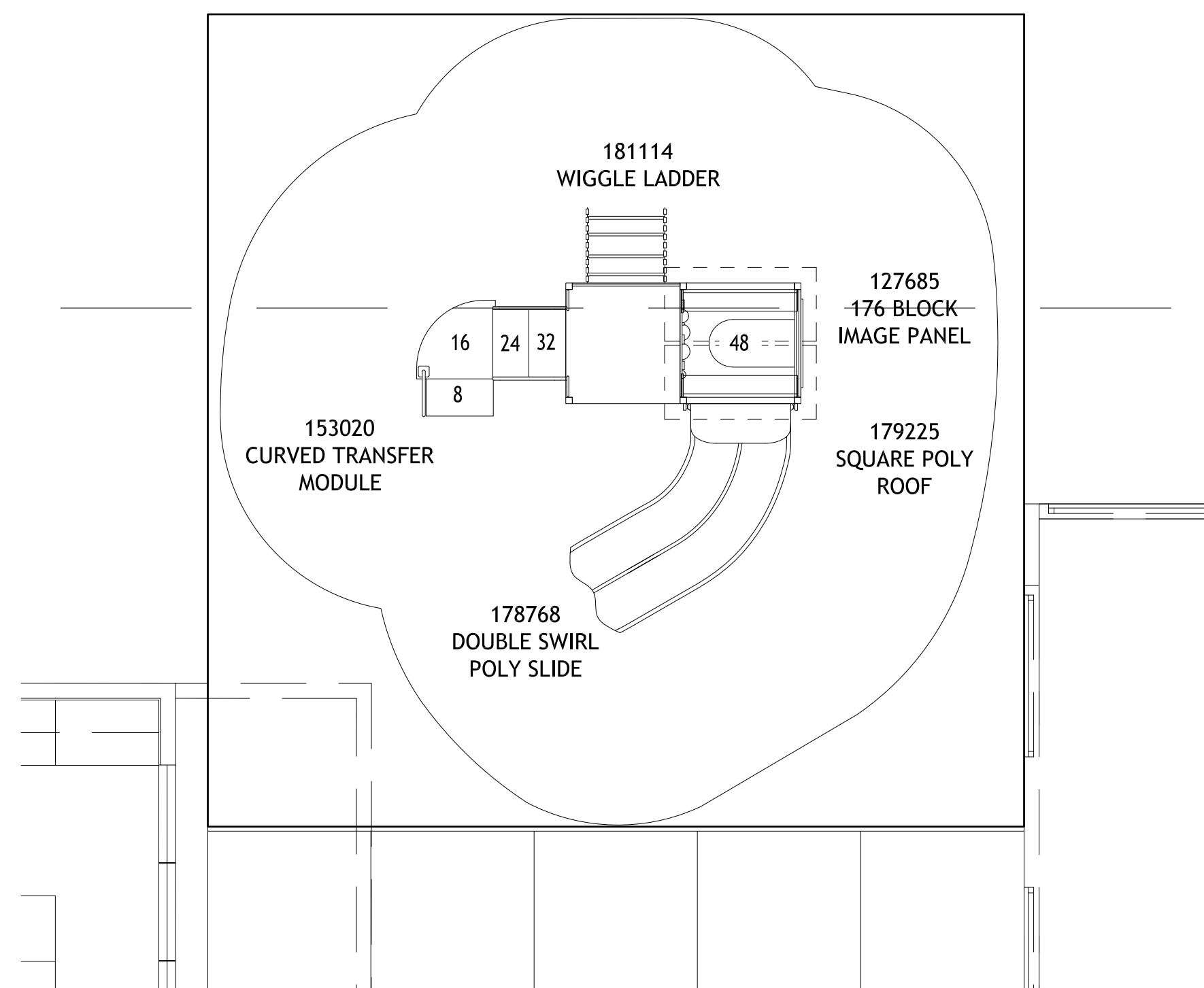
PHASE
PRELIMINARY LANDSCAPE PLANS

SHEET TITLE

PLAY AND
SITE
FURNISHINGS

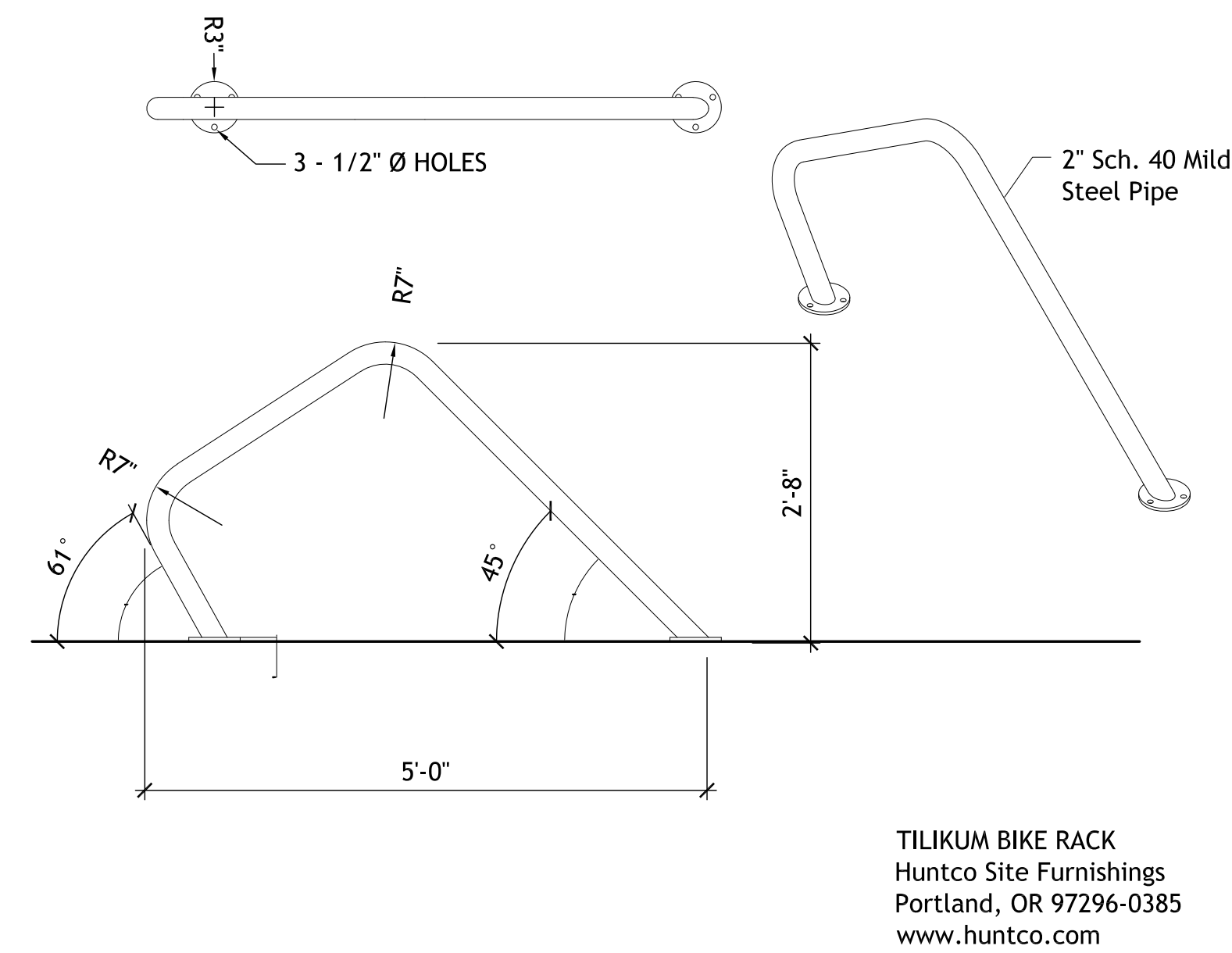
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L3.2



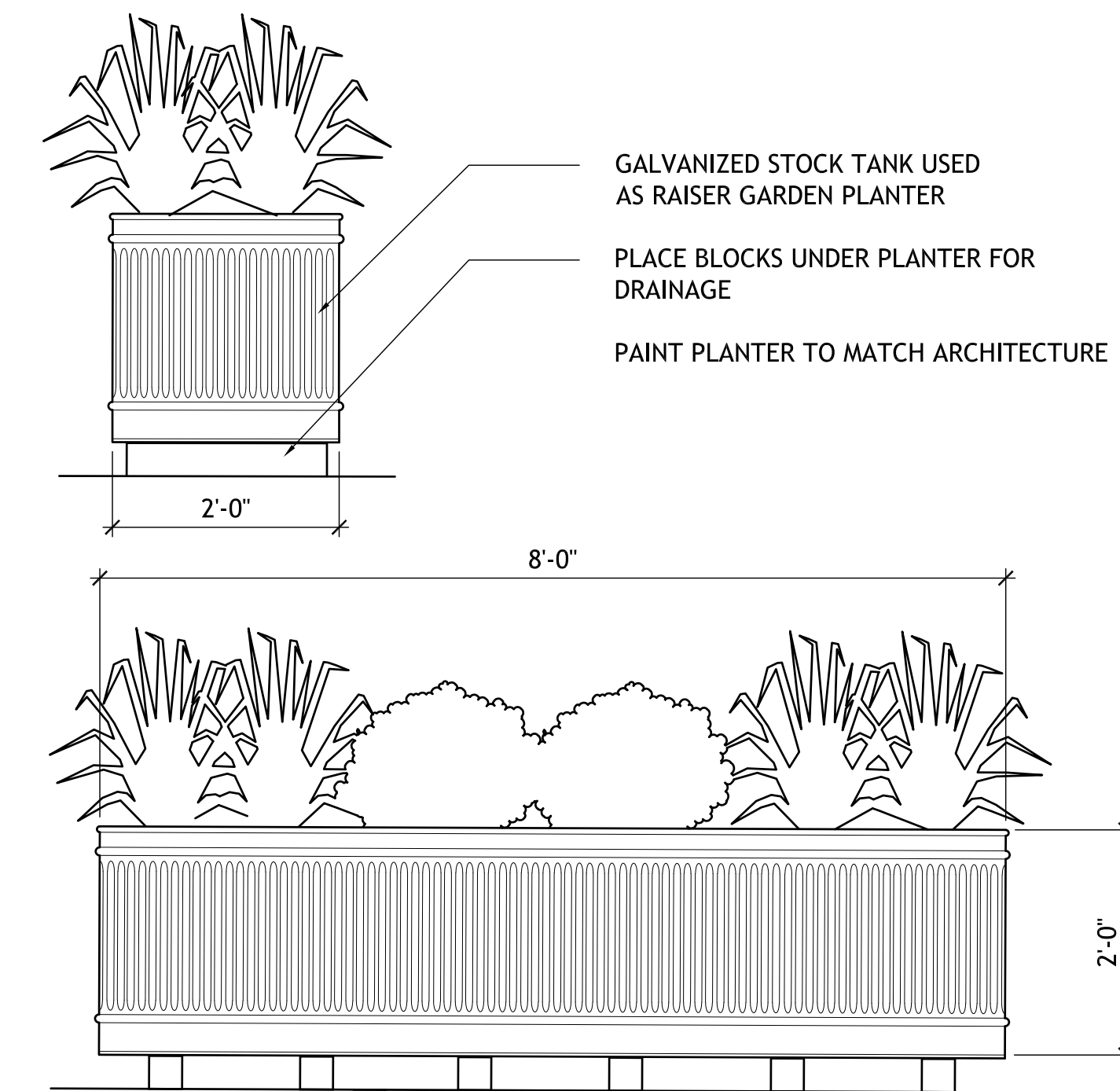
1 PLAY AREA

SCALE: 1/4" = 1'-0"



2 BIKE RACK

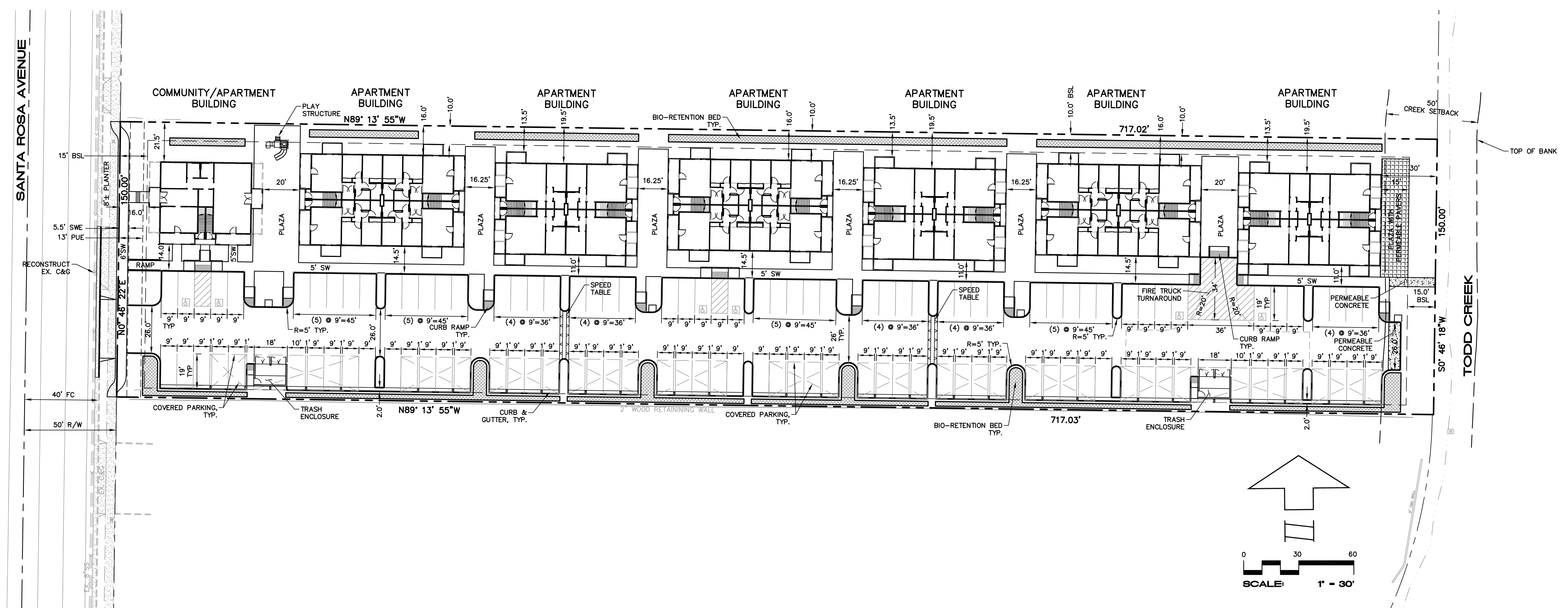
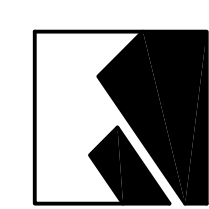
SCALE: 3/4" = 1'-0"



3 RAISED GARDEN PLANTER

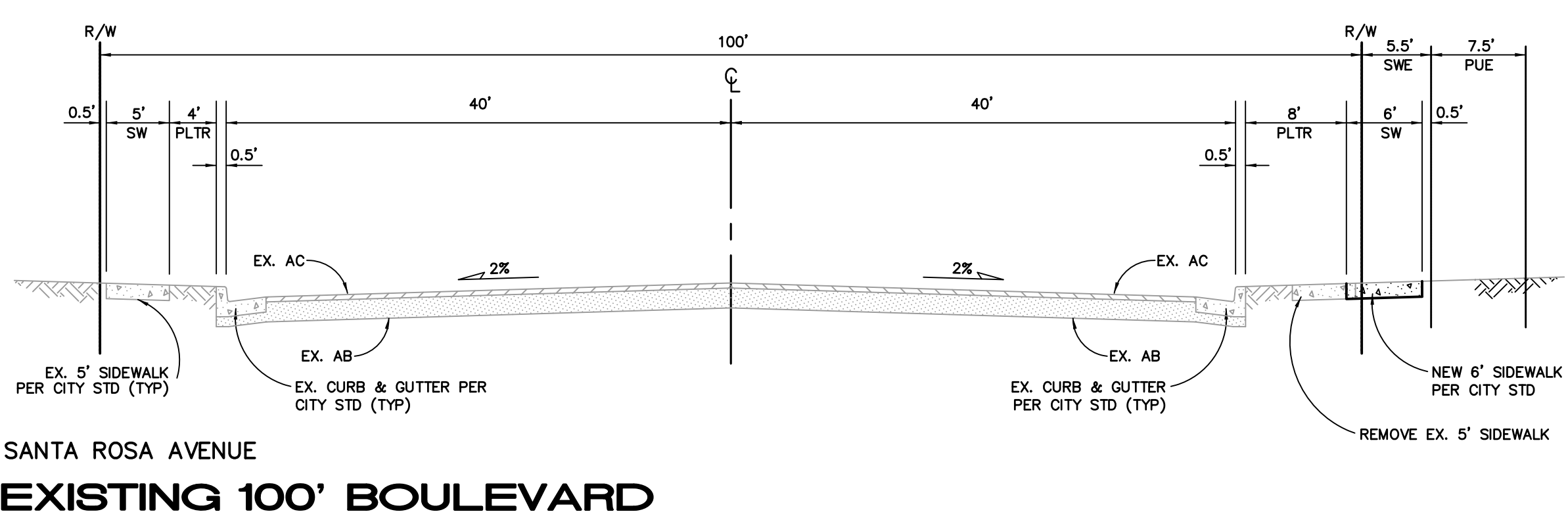
SCALE: 3/4" = 1'-0"

REVISED 10-5-20



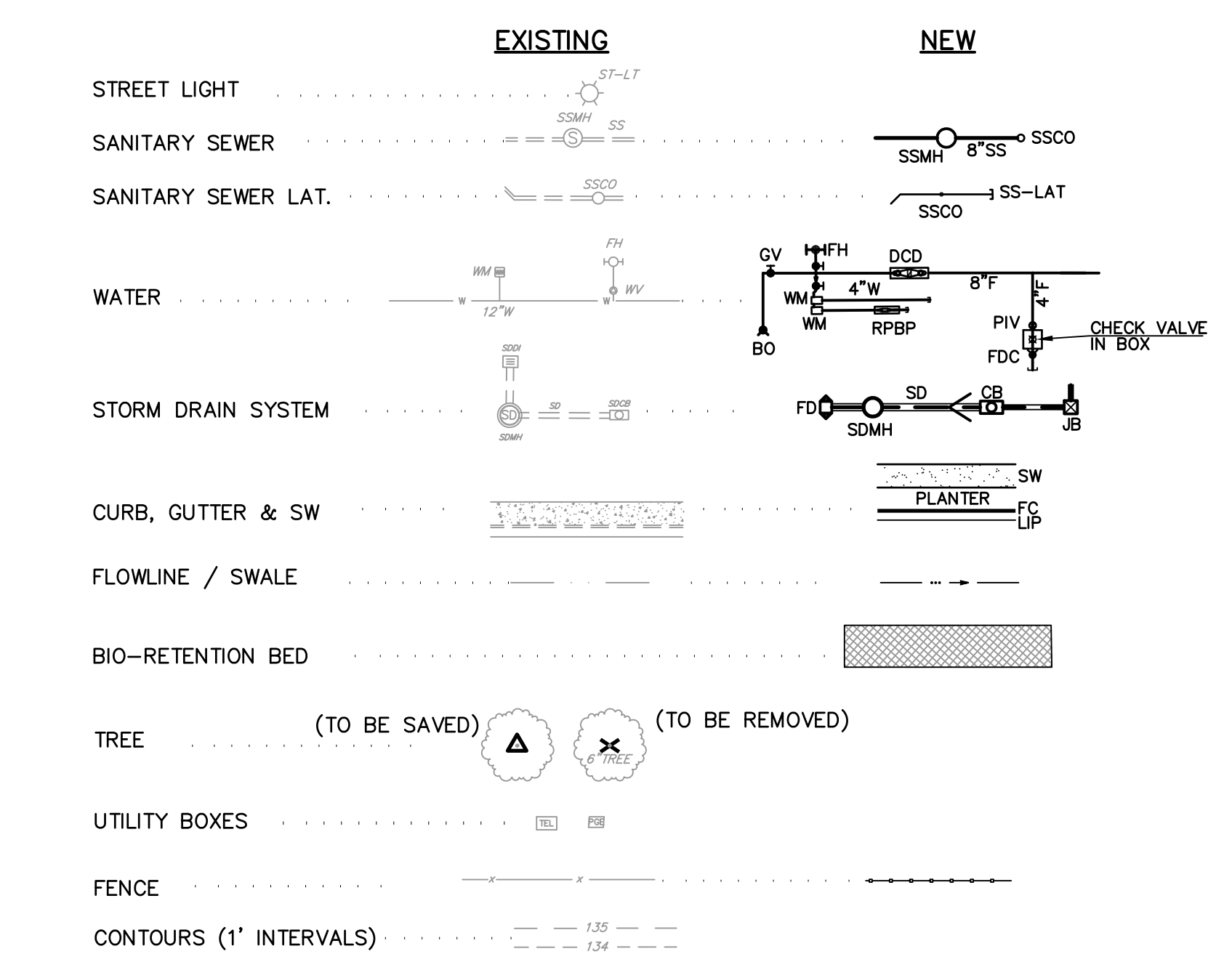
ABBREVIATIONS

- BO BLOW-OFF VALVE
- BSL BUILDING SETBACK LINE
- BSW BACK OF SIDEWALK
- CB CATCH BASIN
- CONC CONCRETE
- CV CHECK VALVE
- DCD DOUBLE CHECK DETECTOR
- DI DROP INLET
- DOC DOCUMENT
- EG EXISTING GRADE
- ESMT EASEMENT
- EX EXISTING
- F FIRE LINE
- FC FACE OF CURB
- FD FIELD DRAIN
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- GB GRADE BREAK
- GV GATE VALVE
- HP HIGH POINT
- IRR IRRIGATION
- JB JUNCTION BOX
- LAT LATERAL
- LIP LIP OF GUTTER PAN
- LF LINEAR FEET
- LP LOW POINT
- MAX MAXIMUM
- MIN MINIMUM
- PG PAGE(S)
- PGE PACIFIC GAS AND ELECTRIC
- PIV POST INDICATOR VALVE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WATER EASEMENT
- RPBP REDUCED PRESSURE BACKFLOW PREVENTOR
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SHLDR SHOULDER
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- SS-LAT SANITARY SEWER LATERAL
- ST-LT STREET LIGHT
- SW SIDEWALK
- SWE SIDEWALK EASEMENT
- TC TOP OF CURB
- TEL TELEPHONE
- TYP TYPICAL
- UTIL UTILITY
- W WATER LINE
- WM WATER METER
- WV WATER VALVE



SANTA ROSA AVENUE
EXISTING 100' BOULEVARD

LEGEND



BENCHMARK

CITY OF SANTA ROSA BENCHMARK C302, BEING A COUNTY DISK IN WELL MONUMENT NEAR THE CENTERLINE INTERSECTION OF SANTA ROSA AVENUE AND EAST ROBLES AVENUE. ELEVATION = 107.354.

OWNER

EUISEO ALEXANDER DIAZ SANTANA & JUAN ARRON DIAZ SANTANA
 LOS PINOS APARTMENTS, LLC
 5885 MOUNTAIN HAWK DRIVE
 SANTA ROSA, CA 95409
 (707) 954-6551

ARCHITECT

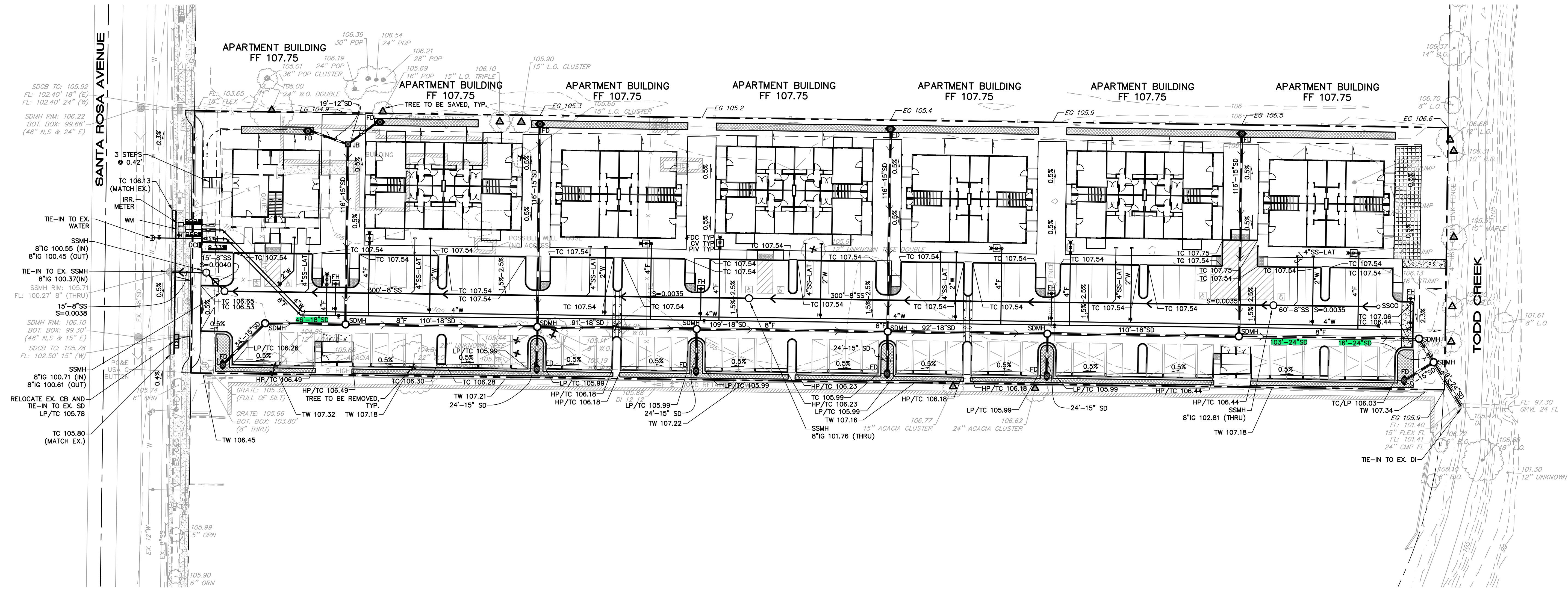
HEDGPETH ARCHITECTS
 PAUL GILGER, SR. PROJECT DESIGNER
 2321 BETHARDS DRIVE
 SANTA ROSA, CA 95404
 (707) 523-7010

ENGINEER

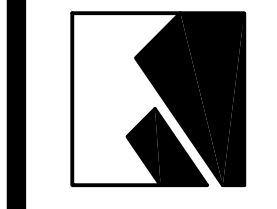
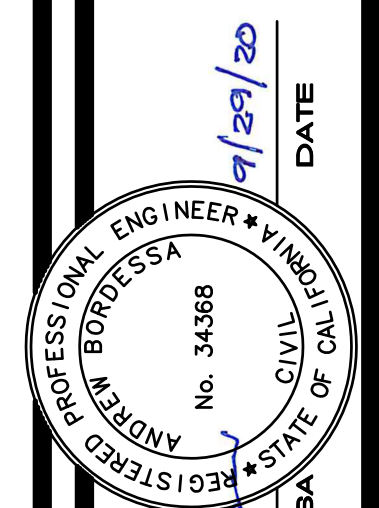
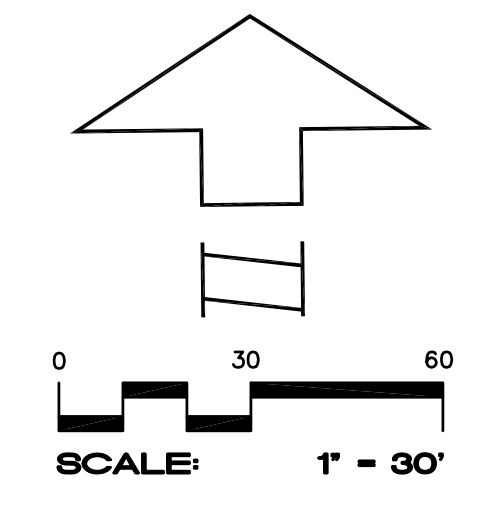
CIVIL DESIGN CONSULTANTS, INC.
 2200 RANGE AVENUE, SUITE 204
 SANTA ROSA, CA 95403
 (707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
 1360 NORTH DUTTON AVE., STE 150
 SANTA ROSA, CA 95401
 (707) 542-6268



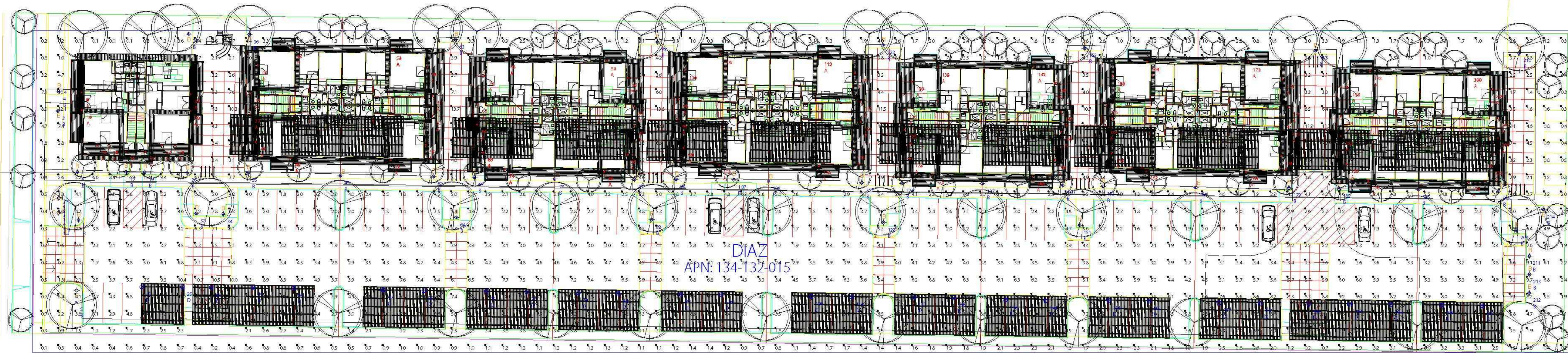
- NOTES:
1. ALL ONSITE UTILITIES AND UTILITY STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED.
 2. ALL EXISTING STRUCTURES TO BE REMOVED.



CIVIL DESIGN CONSULTANTS, INC.
 2000 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
LOS PINOS APARTMENTS
 9496 SANTA ROSA AVENUE
 SANTA ROSA, CALIFORNIA
 SEPTEMBER 2020
 APN: 134-132-016

JOB NO.
18-138
 SHEET NO.
C2
 OF 2 SHEETS

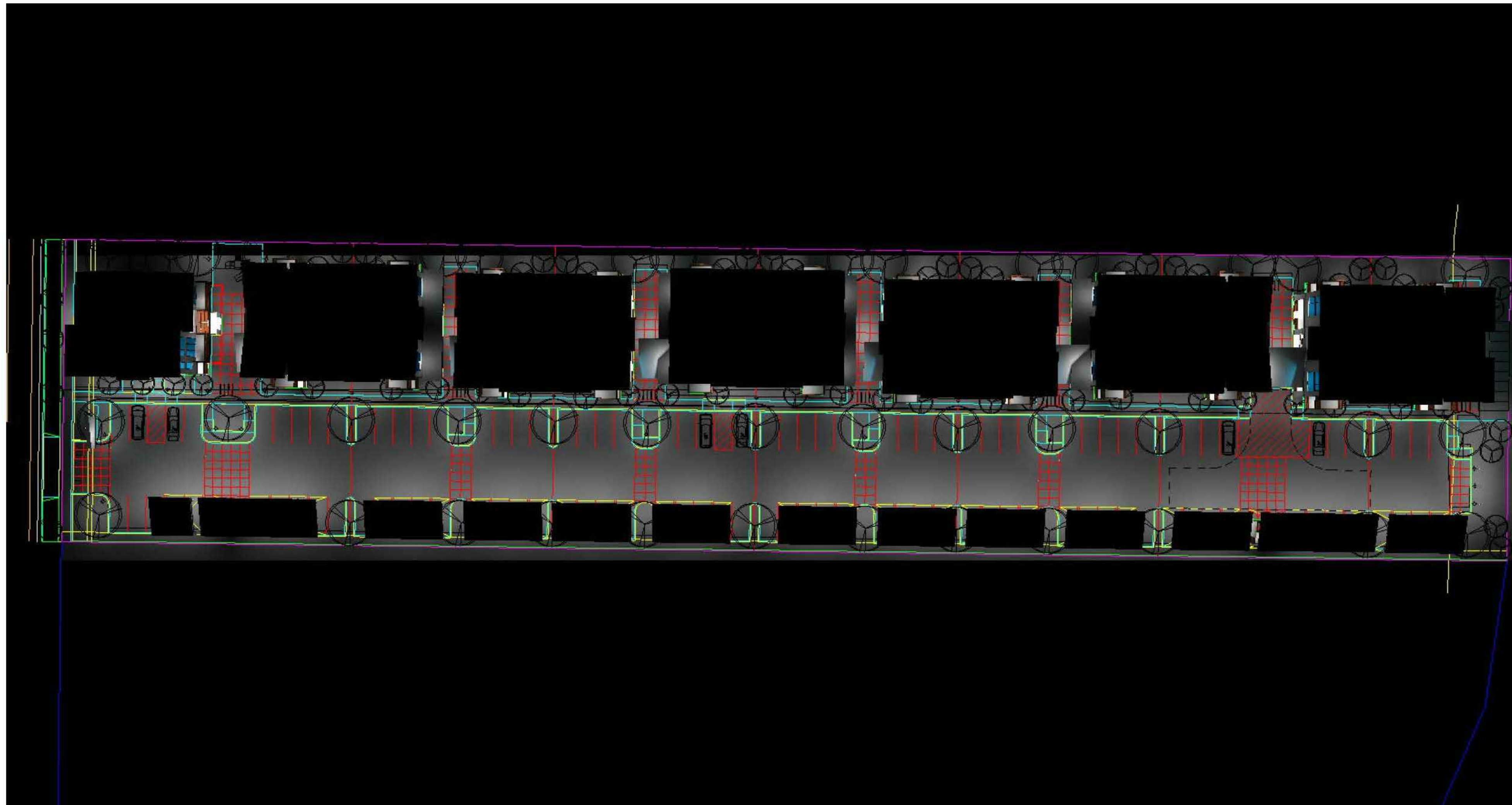


Los Pinos Apartments 333013E.AGI

Parking Area
Readings at 0 FT AFG

Walking Paths
Readings at 0 FT AFG

Scale: 1 inch= 25 Ft.



The Lighting Analysis, Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design information provided to RAB. It is not a guarantee of performance. RAB does not warrant, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

PROJECT #133607

CASE #333013

Scale: as noted

Date: 3/10/2020

Job Name:
Los Pinos Apartments

Lighting Layout
Version E

Prepared For:

Electro sp
2015 Bridgeway # 201
Sausalito, CA 94965

RAB
LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

Filename: C:\Users\shaun.fillion\Desktop\Los Pinos Apartments 333013E.AGI

Drawn By: Shaun Fillion, LC

EL.1

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	138	A	SLIM18Y	SINGLE	2543	2543	1.000	Sconce 18W 3000K	21.3	21.3	2939.4	SLIM18Y-RAB04258.IES	B1-U0-G0
	46	B	BLEDR24Y	SINGLE	2174	2174	1.000	Bollard Round 24W 3000K	22.8	22.8	1048.8	BLEDR24Y - Warm - RAB03645.IES	B2-U3-G2
	2	C	LFLED8YB	SINGLE	514	514	1.000	Floodlight 8W 3000K	7.15	7.15	14.3	LFLED8Y - Warm - ITL81961.IES	N.A.
	28	D	IVGT5-70L730ZU-WS	SINGLE	7216	7216	1.000	Canopy 70W 3000K Sensor	69.5046	69.5046	1946.129	dlf1811104-9a.ies	B3-U1-G2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
1FL Balcony (Typical)	Illuminance	Fc	14.25	25.3	3.2	4.45	7.91	Readings at 3 FT AFG	5	5	Horizontal
2FL Balcony (Typical)	Illuminance	Fc	19.10	38.1	0.1	191.00	381.00	Readings at 3 FT AFF	5	5	Horizontal
Dumpster Enclosure 2	Illuminance	Fc	7.93	8.8	7.2	1.10	1.22	Readings at 3 FT AFG	5	5	Horizontal
Sign_Side_Front5	Illuminance	Fc	4.85	41.6	0.0	N.A.	N.A.	Vertical Readings	2	2	Normal
Site_Planar	Illuminance	Fc	4.10	15.4	0.0	N.A.	N.A.	Readings at 0 FT AFG	8	8	Normal
Parking Area	Illuminance	Fc	4.87	11.7	1.4	3.48	8.36	Readings at 0 FT AFG			
Walking Paths	Illuminance	Fc	5.08	15.4	0.0	N.A.	N.A.	Readings at 0 FT AFG			



NOTES:

- * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
- * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
- * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
- * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
- * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

The Lighting Analysis, Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design information provided by the user. RAB does not warrant, represent or guarantee that the Lighting Design will be realized as shown. RAB has not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation. RAB neither warrants, either implied or stated, with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design inasmuch as compliance with any applicable regulatory requirements, including but not limited to, applicable codes, standards, ordinances, rules and regulations, shall be the responsibility of the user. The Lighting Design is issued, in whole or in part, as advisory documentation for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
 Date: 3/10/2020
 PROJECT #133607
 CASE #333013
 Filename: Los Pinos Apartments 333013E.AGI
 Drawn By: Shaun Fillion, LC

Job Name:
 Los Pinos Apartments
 Lighting Layout
 Version E

Prepared For:
 Electrop
 2013 Bridgeway # 201
 Sausalito, CA 94965

RAB
 LIGHTING
 170 Ludlow Avenue, Northvale, NJ 07647
 888-722-1000 • RABWEB.COM

SLIM18Y/PC

RAB Outdoor



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact to wprofile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

Project: _____ Type: _____

Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	18.00W
120V	0.18A	Color Temp	3000K (Warm)
208V	N/A	Color Accuracy	71 CRI
240V	N/A	L70 Litespan	100,000
277V	N/A	Lumens	2,552
Input Watts	21.30W	Efficacy	119.8 LPW
Efficiency	85%		

Technical Specifications

Electrical

Driver: Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.06A

THD: 11% at 120V, 21% at 277V

Power Factor: 99.2% at 120V, 91.5% at 277V

Photocell: 120V Button Photocell Included. Photocell is only compatible with 120V.

Listings
UL Listed: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant: SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Light's Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PAVHGJ3C

Construction
IP Rating: High-temperature silicone

Cold Weather Starting: Ingress Protection rating of IP 66 for dust and water. Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature: Suitable for use in 40°C (104°F)

Housing: Precision die-cast aluminum housing

Mounting: Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height: Up to 14 ft

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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BLEDR24Y

RAB Outdoor



LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze Weight: 22.4 lbs

Project: _____ Type: _____

Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	24.00W
120V	0.26A	Color Temp	3000K (Warm)
208V	0.18A	Color Accuracy	84 CRI
240V	0.15A	L70 Litespan	100,000
277V	0.14A	Lumens	2,174
Input Watts	22.80W	Efficacy	95.4 LPW
Efficiency	N/A		

Technical Specifications

Listings

UL Listed: Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed: This product is on the Design Light's Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PZKMB9UE

LED Characteristics
LEDs: Long-life, high-efficiency, surface-mount LEDs

Lifespan: 100,000-hour LED litespan based on IES LM-80 results and TM-21 calculations

Color Consistency: 5-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Optical
BUG Rating: B2 US G2

Construction
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Thermal Management: Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing: Die-cast aluminum with extruded aluminum post

Lens: Frosted vandal resistant polycarbonate

Reflector: Vacuum-metallized polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Gaskets: High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Anchor Bolt: Anchor Bolt Dimension is available [here](#).

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.

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LFLED8YA

RAB Outdoor



Same on all package. Bigger output. Replaces 50W MR16 Floodlight.

Color: Bronze Weight: 1.7 lbs

Project: _____ Type: _____

Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	8.00W
120V	0.14A	Color Temp	3000K (Warm)
208V	0.09A	Color Accuracy	83 CRI
240V	0.08A	L70 Litespan	100,000
277V	N/A	Lumens	511
Input Watts	7.20W	Efficacy	71 LPW
Efficiency	N/A		

Technical Specifications

Listings

UL Listing: Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics
LED: High-output, long-life LED

Color Consistency: 4-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Optical
Spot Lens: Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch. [Spot reflector kit available here.](#)

Narrow Spot Lens:

Optional narrow input lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch. [Narrow spot reflector kit available here.](#)

Construction
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Ambient Temperature: Suitable for 40°C (104°F)

Thermal Management: Optimized using computational fluid dynamics software to ensure long LED and driver lifespan

Housing: Precision die-cast aluminum, lens frame and mounting arm

Lens: Microprismatic diffuser produces a smooth distribution and low glare

Gaskets: High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology: Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents: The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico

Equivalency: Equivalent to 2 x 50W MR16

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SLIM18Y/PC

RAB Outdoor

Technical Specifications (continued)

LED Characteristics

LED: Multi-chip, long-life LED

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other
Patents: The design of the SLIM™ is protected by patents in U.S. Pat 0681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range: Replaces 100W Metal Halide

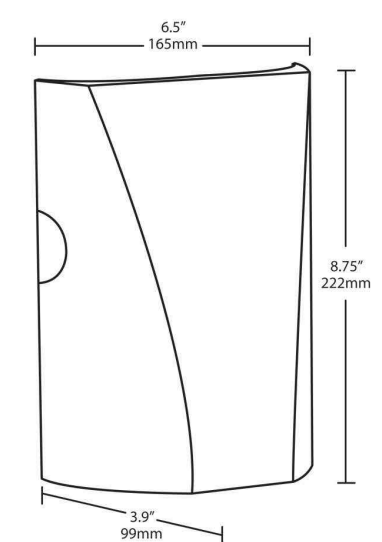
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA-compliant.

Optical
BUG Rating: B1 US G0

Dimensions



Features

Full cutoff, fully shielded LED wall pack. Can be used as a downlight or uplight. Contractor friendly features for easy installation. 100,000-hour LED Life. 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18	Y			/PC
	12 = 12W	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard (120-277V)	Blank = No Option
	18 = 18W	N = 4000K (Neutral)	W = White	/D10 = Dimmable	/PC = 120V Button
	26 = 26W	Y = 3000K (Warm)			/PC2 = 277V Button
					/LC = Lightcloud® Controller

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BLEDR24Y

RAB Outdoor

Technical Specifications (continued)

Other

Patents: The design of BLEDR is protected by patents in US, Canada & China

Replacement: Replaces up to 50W Metal Halide

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA-compliant.

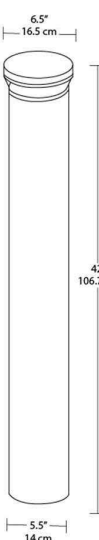
Electrical
Driver: Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 120V: 0.26A, 208V: 0.18A, 240V: 0.15A, 277V: 0.14A

THD: 12.2% at 120V, 12.3% at 277V

Power Factor:

98.7% at 120V, 91.7% at 277V

Dimensions



Features

Patented base mount design for super sturdy installation. Durable construction and frosted vandal-resistant polycarbonate lens. 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern. Precision-engineered optics deliver maximum downward lighting without glare. Four leveling screws provided for easy installation. 100,000-hour LED lifespan.

Ordering Matrix

Family	Wattage	Color Temp	Finish	Distribution	Voltage	Dimming	Backup
BLEDR	24	Y					
	12 = 12W	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard 180 = 180 degrees (12W only)	Blank = No Option (120-277V)	Blank = None (Standard) /D10 = 0-10V Dimming	Blank = No Battery Backup /E = Battery Backup (24V only) /EC = Battery Backup Cold Weather (24W only)
	18 = 18W	N = 4000K (Neutral)	W = White				
	24 = 24W	Y = 3000K (Warm)	K = Black				

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LFLED8YA

RAB Outdoor

Technical Specifications (continued)

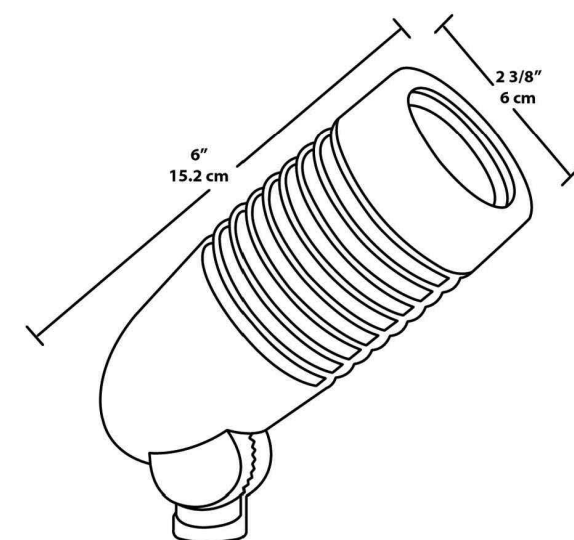
Other

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA-compliant.

Electrical

Driver: Constant Current, Class 2, 50/60 Hz, 100-240VAC, 0.20Amps

Dimensions



Features

Microprismatic diffuser produces a smooth distribution and low glare. 4H x 4V NEMA beam spread. Optional spot and narrow spot hood reflectors available. Runs cool; prevents burning foliage or fingers. 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish
LFLED	8	Y	A
	8 = 8W	Blank = 5000K (Cool)	A = Bronze
		N = 4000K (Neutral)	W = White
		Y = 3000K (Warm)	B = Black
			VG = Verde Green

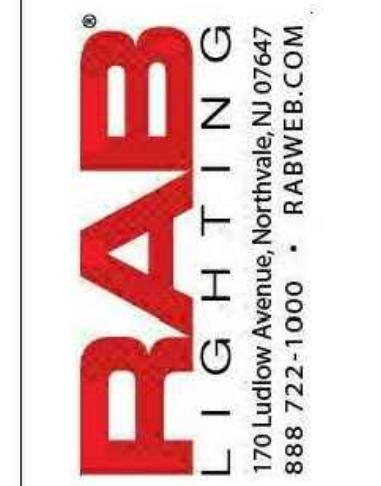
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The Lighting Analysis, Energy Analysis and/or Virtual Simulation ("Lighting Design") provided by Design Light's Consortium ("DLC") is a service provided by Design Light's Consortium ("DLC") and is not intended for construction purposes. Design Light's Consortium ("DLC") does not warrant, represent or guarantee the accuracy, completeness or suitability of the Lighting Design. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction purposes as being part of a project's construction documentation package.

Scale: as noted PROJECT #133607
Date: 3/10/2020 CASE #333013
Filename: Los Pinos Apartments 333013E.ACI
Drawn By: Shaun Fillion, LC

Job Name: Los Pinos Apartments
Lighting Layout Version E

Prepared For: Electrorap 2015 Bridgeway # 201 Sausalito, CA 94965



IVGT5-70L730ZU/WS



Color: Bronze Weight: 7.0 lbs

Project: _____ Type: _____
 Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	69W
120V	0.54A	Color Temp	3000K (Warm)
208V	0.31A	Color Accuracy	71 CRI
240V	0.27A	L70 Lifetime	100,000
277V	0.23A	Lumens	7,216
Input Watts	68.70W	Efficacy	105 LPW
Efficiency	N/A		

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

California Title 24:

Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Product List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P30JCEIF

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Lifespan:

Up to 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating: Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -20°C (-4°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Polycarbonate and aluminum housing

Mounting:

Surface mount standard (accessories available for wall, pole and trunion mount)

Lens:

Diffused Polymethyl Methacrylate (PMMA)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components

Sensor Specifications

Multi Level Motion Sensor:

*48 ft. diameter maximum coverage from 8 ft. height.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV

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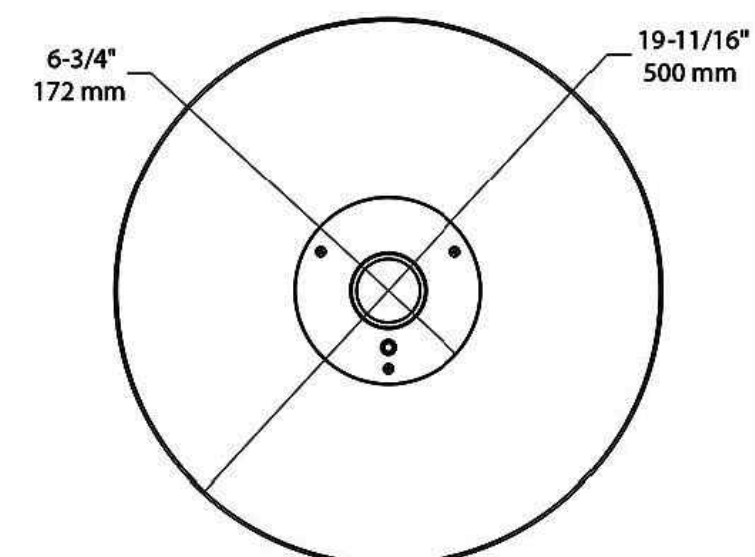
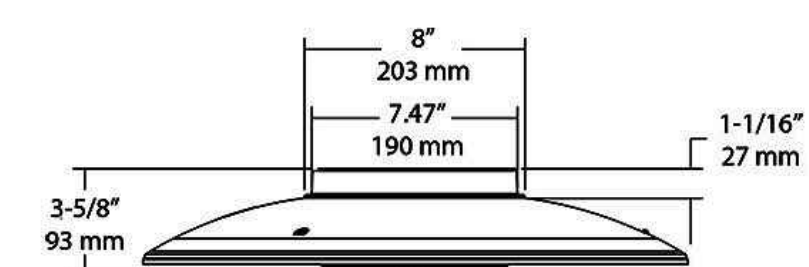
IVGT5-70L730ZU/WS



Technical Specifications (continued)

Electrical	Power Factor:
THD:	99.7% at 120V, 97% at 277V
	5.84% at 120V, 7.65% at 277V

Dimensions



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IVGT5-70L730ZU/WS



optional

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IVGT5-70L730ZU/WS



Ordering Matrix

Family	Distribution	Lumen Output	CRI/Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcloud	Emergency Option
IVG	T5	70L	730	Z	U	/WS		
	T5U = Type V Wide with Uplight T5CU = Type V Concentrated with Uplight T5 = Type V Wide T5C = Type V Concentrated	30L = 3,600 lumens (28W) 50L = 5,500 lumens (49W) 70L = 7,500 lumens (69W)	750 = 70CRI 5000K 740 = 70CRI 4000K 730 = 70CRI 3000K	Z = Bronze ¹ W = White	U = 120-277V 0-10V Dimming 4 = 480V 0-10V Dimming	Blank = No Options /WS = 8ft lens Wattstopper /WS2 = 20ft lens Wattstopper	Blank = No Lightcloud® /LC = Light Cloud Controller	Blank = No Options /EZ = Emergency ²

¹ Available only for T5 and T5C distribution
² Applies to 120-277V
³ Consult Factory

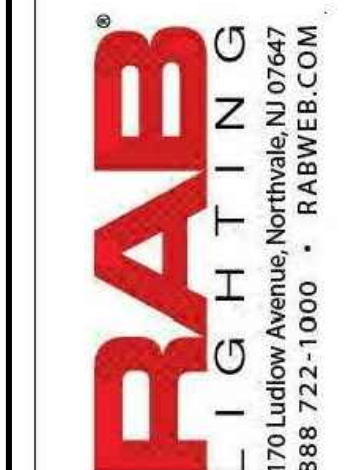
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Scale: as noted PROJECT #133607
 Date: 3/10/2020 CASE #333013
 Filename: Los Pinos Apartments 333013E.ACI
 Drawn By: Shaun Fillion, LC

Job Name: Los Pinos Apartments
 Lighting Layout
 Version E

Prepared For: Electrorap
 2015 Bridgeway # 201
 Sausalito, CA 94965



EL.4

Resolution Number 21-00

County of Sonoma
Santa Rosa, California

March 3, 2021
DRH19-0014 Katrina Braehmer

RESOLUTION OF THE DESIGN REVIEW COMMITTEE,
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A
MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING PROGRAM AND APPROVING A DESIGN
REVIEW APPLICATION REQUESTED BY ALEX DIAZ SANTANA
FOR PROPERTY LOCATED AT 3496 SANTA ROSA AVENUE,
SANTA ROSA, CA; APN 134-132-015

WHEREAS, the applicant, Alex Diaz Santana, filed an application with the Sonoma County Permit and Resource Management Department for Design Review of a proposed 50-unit rental housing project on a 2.49-acre property located at 3496 Santa Rosa Avenue, Santa Rosa; APN 134-132-015; Zoned R3 (High Density Residential) B6 13 (13 dwelling units/acre), RC100/25 (Riparian Corridor 100/25 setback) Valley Oak Habitat (VOH); Supervisorial District No. 3; and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Design Review Committee held a public hearing on March 3, 2021, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Design Review Committee makes the following findings:

1. Environmental Determination: Based upon the information contained in the Initial Study and included in the project file, it has been determined that there is no substantial evidence that the project as approved will have a significant environmental effect because mitigation measures and a mitigation monitoring program have been incorporated into the project as Conditions of Approval and agreed upon by the project applicant. Measures have been incorporated into the project which will reduce environmental impacts related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Noise to less than significant levels. The Mitigated Negative Declaration (ISMND) has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.
2. Based on it's review of the ISMND, the Design Review Committee directs the following changes to the ISMND, Mitigation Monitoring Program, and Conditions of Approval, as appropriate:
 - a. Add Mitigation Measures BIO-1 and BIO-2, in accordance with CEQA Guidelines Section 15074.1(b)(2), because the new measures are equivalent or more effective in mitigating or avoiding potential significant effects and the new

mitigation measure in itself will not cause any potentially significant effect on the environment, and/or pursuant to CEQA Guidelines Section 15073.5(c)(3), because the measure does not create a new significant environmental effect and is not necessary to mitigate an avoidable significant effect. Specifically, the mitigation measures require pre-construction surveys for burrowing owl (*Athene cunicularia*) and american badger (*Taxidea taxus*) as an additional method of protection, not necessary to mitigate a significant impact. The addition of these mitigation measures does not alter the conclusion that the project would result in no significant impacts. Recirculation of the IS/MND is not required pursuant to CEQA Guidelines Section 15073.5(c)(3) and (4), and Section 15074.1.

- b. In accordance with CEQA Guidelines Section 15073.5(c)(4), the ISMND has been revised to clarify that the project will not result in a significant impact to monarch butterfly (*Danaus plexippus plexippus*) because the species host plant is not present on site.
- c. In accordance with CEQA Guidelines Section 15074.1(b)(2), new Mitigation Measure BIO-3 (previously BIO-1) is equivalent or more effective in mitigating or avoiding potential significant effects and the new mitigation measure in itself will not cause any potentially significant effect on the environment. Specifically, the term “should” has been replaced with “shall” in regards to fencing protection for nesting birds to ensure this feature of the measure is binding. The new measure also clarifies that a nest is considered active if the young are dependent on parental care.
- d. In accordance with CEQA Guidelines Section 15074.1(b)(2), new Mitigation Measure BIO-4 (previously BIO-2) is equivalent or more effective in mitigating or avoiding potential significant effects and the new mitigation measure in itself will not cause any potentially significant effect on the environment. Specifically, the mitigation measure specifies that the County shall review and approve of the qualified biologist to conduct pre-construction surveys for roosting bats based on demonstration of 2 years of experience with such work that resulted in detection of the species, and the type of equipment to be used for the surveys. The measure further provides that if bats are detected and must be evicted, the exclusion plan shall be approved by the County, require exclusion outside of vulnerable time periods, and identify suitable areas for excluded bats to disperse.
- e. In accordance with CEQA Guidelines Section 15074.1(b)(2), new Mitigation Measure BIO-5 (previously BIO-3) is equivalent or more effective in mitigating or avoiding potential significant effects and the new mitigation measure in itself will not cause any potentially significant effect on the environment. Specifically, the new measure requires that the pre-construction surveys for western pond turtle (*Actinemys marmorata*) identifies turtles and their nests; and that if relocation is necessary, a relocation plan shall be approved by the County prior to implementation, and the plan shall include disinfection and handling protocols, animal care during relocation, suitable areas for relocations, and reporting requirements.

- f. In accordance with CEQA Guidelines Section 15074.1(b)(2), new Mitigation Measures BIO-6 and BIO-8 (previously BIO-4 and BIO-6, respectively) are equivalent or more effective in mitigating or avoiding potential significant effects and the new mitigation measures themselves will not cause any potentially significant effect on the environment. Specifically, the new measures clarify that evidence of United States Fish and Wildlife Service authorization for impacts to California tiger salamander and endangered plant habitat are required in addition to approvals by the California Department of Fish and Wildlife.
3. General Plan Consistency: The proposal is consistent with the overall goals, objectives, policies, and programs of the Sonoma County General Plan and South Santa Rosa Area Plan:
 - a. The project site meets General Plan criteria for increased density in the Urban Residential category of the General Plan in that the site is located in an Urban Service Area; adequate circulation, public services, and infrastructure are provided; and the site is located in close proximity to commercial services, schools, parks, and community services.
 - b. The project is consistent with Policy HE-3j and Objective HE-1.1 because the project is on an “infill site” with an affordable component in accordance with State Density Bonus law in Government Code Section 65915.
 - c. The project is consistent with the South Santa Rosa Area Plan land use designation of Urban Residential because projects which are consistent with the Housing Element programs and policies are considered consistent with the land use designations in this Area Plan.
4. Zoning Consistency: The proposal is consistent with all zoning code requirements:
 - a. Multifamily housing is a permitted use in the High Density Residential Zoning District, pursuant to Sonoma County Code Section 26-24-010, subject to design review approval as required by Sonoma County Code Section 26-24-010(j); and
 - b. The project, as conditioned, is consistent with all applicable development standards, and has been granted three incentives/waivers under Government Code Section 65915 and Article 89 of the County’s zoning ordinance, including a height increase, a decrease in the front yard setback requirement along Santa Rosa Avenue, and a decrease in the southern side yard setback.
5. The establishment, maintenance or operation of the uses for which the application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. The project will enhance the neighborhood through integrated and compatible design with appropriate landscaping and frontage improvements. The use is compatible with the commercial and residential uses in the area because the proposed buildings and outdoor residential common areas will be partially screened by landscaping and fencing.

- b. The project would pay school, parks, and traffic mitigation fees to help address area-wide service needs.

BE IT FURTHER RESOLVED that the Design Review Committee hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program, and approves the project subject to the Conditions of Approval and as modified herein. The Design Review Committee certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Committee.

BE IT FURTHER RESOLVED that the Design Review Committee designates the Secretary of the Committee as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Committee Member _____, who moved its adoption, seconded by Committee Member _____, and adopted on roll call by the following vote:

Committee Member	Michaelson
Committee Member	Henderson
Committee Member	McNair
Committee Member	Sheikhali

Ayes: 0 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

SONOMA COUNTY DESIGN REVIEW COMMITTEE
DRAFT Conditions of Approval

Staff:	Katrina Braehmer	Date:	March 3, 2021
Applicant:	Alex Santana Diaz	File No.:	DRH19-0014
Owner:	Alex Santana Diaz	APN:	134-132-015
Address:	3496 Santa Rosa Avenue, Santa Rosa		

Project Description: Request for Design Review of a 50-unit multifamily housing project (12 one-bedroom units, 38 two-bedroom units) located on a 2.49 acre parcel to be served by public sewer and water. Development will consist of seven two-story buildings, a community room, a children's play area, community garden, 113 parking spaces (50 covered), and 24 bicycle parking spaces. The applicant requests a 20% density bonus, reserving three units for very low income households.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

GENERAL:

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,354.75 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,480.25 made payable to Sonoma County Clerk** and submitted to Permit Sonoma. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
2. Prior to submitting a building permit application, the applicant shall submit to Permit Sonoma a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
3. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
4. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.
5. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Permit, subject to revocation or modification.
6. Construction shall conform to the plans approved by the Sonoma County Design Review Committee. Any proposed modification, alteration, and/or expansion of the use authorized by this Design Review Permit shall require the prior review and approval of Permit Sonoma or the Design Review Committee, as appropriate. Such changes may require a new or modified approval and additional environmental review.
7. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the

goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

8. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
 - (a) the Board finds that there has been noncompliance with any of the conditions or
 - (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.
9. In any case where this Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

BUILDING:

10. The applicant shall apply for and obtain building related permits from Permit Sonoma. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
11. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
12. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO BUILDING PERMIT ISSUANCE

13. Connection shall be made to public sewer and water. Prior to building permit issuance and vesting the Use Permit the applicant shall submit a "Will Serve Letter" for water and sewer to the Project Review Health Specialist to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the Permit Sonoma Sanitation Section. Note that Will Serve Letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.
14. Prior to the issuance of building permits, noise mitigations shall be photocopied from the July 12, 2019 and May 12, 2020 Environmental Noise Assessments by Fred Svinth of Illingworth & Rodkin and shall be attached to the building plans submitted for plan check.

15. Prior to building permit issuance, the applicant shall retain the certified acoustical engineer to participate in the development of final construction plans to ensure that the High Density Residential Units are designed with the appropriate noise-attenuating construction features to maintain an interior noise level of 45 dBA Ldn or less, as set forth in the Sonoma County General Plan 2020, Noise Element Policy NE-1b.

The acoustical engineer shall certify any design measures, such as forced air heating and cooling ventilation, sound-transmission- class-rated window and door assemblies, etc., to ensure that such measures reduce interior noise to levels that do not exceed Sonoma County General Plan 2020, Table incorporated into construction documents, prior to issuance of a building perm NE-2 standards. The building plans shall be certified by the acoustical engineer with recommendations incorporated into construction documents, prior to issuance of a building permit.

The applicant shall submit: an e-mail or letter from the acoustic engineer to the Project Review Health Specialist certifying the building design meets the requirements of Sonoma County General Plan 2020, Policy NE-1b.

16. Prior to building permit issuance, applicant shall submit a Solid Waste Management Plan, with the calculated solid waste load, corresponding refuse enclosure calculations, and collection frequency for review and approval to the Project Review Health Specialist.

The applicant shall submit: a Solid Waste Management Plan including the maximum waste load per week and adequate trash enclosure designs to house the maximum solid waste load per week.

17. Prior to building permit issuance, areas within refuse enclosures for food facilities, food retailers, inns and hotels, and multiple housing units with seven (7) or more bedrooms, shall drain to the sanitary sewer system or other appropriately permitted disposal facility, and meet the following standards:
1. Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
 2. Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road.
 3. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
 4. The trash enclosure shall be covered with a roof or awning. Overhangs, wiring or other obstructions on the approach to the container area must be at least thirteen feet six inches (13'6") high and at least sixteen feet (16') high directly over the container area.
 5. The trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.
 6. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain without overflowing all of the refuse and recyclables that are generated on the premises during the designated removal period per the Solid Waste Management Plan.

The applicant shall submit: the designs for the trash enclosures and recycling areas for review and approval by the Permit Sonoma Building Plan Check Section (Fees may apply) and the Project Review Health Specialist.

PRIOR TO OCCUPANCY

18. Connection shall be made to public sewer and water. Prior to occupancy the applicant shall submit a "Will Serve Letter" to the Project Review Health Specialist to verify compliance.

The applicant shall submit a "Will Serve Letter" to the Project Review Health Specialist to verify compliance.

19. Prior to building occupancy, the design and final construction of the sound Mitigation Measures

must be approved in writing by the Acoustic Consultant. The building shall be constructed in accordance with the July 12, 2019 Environmental Noise Assessment and May 12, 2020 Environmental Noise Assessment Addendum by Fred Svinth of Illingworth & Rodkin.

20. The applicant shall submit: a letter of clearance from the Acoustic Consultant regarding conformance with the design and final construction of the Environmental Noise Assessment mitigation measures, to the Project Review Health Specialist.

OPERATIONAL REQUIREMENTS

21. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
22. A safe, potable water supply shall be provided and maintained.
23. Public sewer connection shall be provided and maintained.
24. Noise shall be controlled in accordance with Table NE-2 as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

25. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.
26. Smoking is prohibited in any public area, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). “No Smoking” signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of “No Smoking” signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

27. A “Designated Smoking Area” may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

SANITATION:

“The conditions below have been satisfied” BY _____ DATE _____

Sonoma County Water Agency (Sonoma Water) operates South Park County Sanitation District (District) under contract with District. References to District employees are understood to be Sonoma Water employees acting on behalf of District.

28. The Applicant shall obtain a City of Santa Rosa Utility Certificate, providing evidence that the Applicant and the City of Santa Rosa have entered into an agreement for water service to this project. The Applicant shall submit a copy of the Utility Certificate to the Sanitation Section of Permit Sonoma prior to issuance of building permits.
29. All easements necessary for the installation of proposed sewer facilities shall be granted to the (*district or zone*) by separate document, and shall be shown on the required Improvement Plans prior to signing of improvement plans by the Sonoma County Water Agency. A copy of each and any easement for sewer construction shall be submitted with the Improvement Plans for the initial sewer design review.
30. The District found that the City of Santa Rosa requirements are adequate to protect public health and the environment for design and construction of sewer services for projects located within the District and outside City limits in accordance with section 1.02 of the South Park County Sanitation District’s, Sanitation Code as described in their memorandum of findings dated 12/10/18. The sewer design shall comply with all conditions in this memorandum of findings.
31. The Applicant shall submit improvement plans to the Sanitation Section of Permit Sonoma for review and approval of the sanitary sewer design. Improvement plans shall be blue line or black line drawings on standard bond paper, 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed and Improvement Plans prepared in accordance with the City of Santa Rosa, Sewer Standards and any modification to those Standards as determined by the Sonoma County Water Agency in the memorandum of findings dated 12/10/18. The Applicant shall pay Plan Checking fees to the Sanitation Section of Permit Sonoma prior to the start of Improvement Plan Review.

Please note that review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of Permit Sonoma under a separate permit.

The sewer design originals shall be signed by the SCWA Chief Engineer prior to the issuance of any permits for construction of the sanitary sewer facilities. Record drawing shall be submitted, approved and accepted by the SCWA, as deemed necessary by the SCWA.

32. The Applicant shall construct sanitary sewer mains and appurtenances to ensure that sewer facilities are installed in accordance with City of Santa Rosa, Sewer Standards and any modification to those Standards as determined by the Sonoma County Water Agency, where applicable, and/or specific details, as shown on approved improvement plans.
33. Prior to the start of construction within the County Right-of-Way of Santa Rosa Avenue, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from Permit Sonoma.

34. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance. The Annual Sewer Service Charge shall be calculated by Sonoma Water, and fees paid at Permit Sonoma.
35. All Sewer Fees per South Park County Sanitation District Ordinances (latest revision) shall be paid to the Sanitation Section of Permit Sonoma prior to occupancy or temporary occupancy of the proposed apartment building.
36. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the final of the sewer construction permit, unless otherwise specifically approved in advance by the Permit and Resource Management Department.

CITY OF SANTA ROSA WATER

37. This project is located in the South Park Sanitation District and in the South Santa Rosa Avenue Water Assessment District. Connection to City water is proposed. Utility Certificate UC20-001 must be approved prior to issuance of any building permits. Additional conditions will be applied with review of the Utility Certificate and Encroachment Permit applications.
38. Encroachment Permit: An Encroachment Permit from the City of Santa Rosa is required prior to building permit issuance.

A Fire Protection Permit may be required. If so, the private underground fire mains system design permit MUST BE ISSUED prior to encroachment permit issuance.

Contact the Fire Department at 543-3500, located at 2373 Circadian Way, Santa Rosa, CA 95407, as soon as possible to verify Fire Protection permit requirements and for application processing information.

Any improvements proposed or required, within the public right of way or any existing public sewer or water easements will be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction.

Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 3, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 6-8 weeks - this may be longer if a Fire Protection permit is required and not issued yet. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.).

39. Install a combination water service per City Standard 870 for fire, domestic and irrigation meters, with a Double Detector Check (Std 880) on the fire line and reduced pressure backflow devices (Std 876) on the domestic and irrigation meters. A City of Santa Rosa Encroachment Permit is required for this work
40. An individual water pressure regulator may be required.
41. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department. If this project includes any private onsite fire mains or private fire hydrants, provide two copies of the approved onsite plans showing private fire-line and private fire department connection locations to the Santa Rosa Water Department 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.
42. Water demand, meter and processing fees are due prior to building permit issuance. Fees are

subject to change. Contact water engineering services at watereng@srcity.org for an estimate of water fees. (Utility permit #U20-0427)

GRADING AND STORM WATER:

“The conditions below have been satisfied” BY _____ DATE _____

43. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
44. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application and be subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.
45. The proposed project is subject to storm water Low Impact Development (LID) regulations. Post-construction storm water LID best management practices (BMP's) to mitigate impacts to the quality and quantity of storm water discharges from the project site shall be incorporated into the drainage design of the project. A final Storm Water Low Impact Development Submittal (SW LIDS), based upon the approved initial SW LIDS dated 05/01/2020, shall be submitted with the grading and/or building permit application and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to the issuance of any grading or building permits. LID BMP's must be installed per approved plans and specifications, and working properly prior to finaling the grading permit and associated building permits.
46. Landowner shall submit to Permit Sonoma annually the results of the Storm Water BMP inspection. Inspection shall include but is not limited to the Inspection and Maintenance Checklists, photo evidence of BMP existing conditions, and a report of any maintenance activity, remediation, or replacement of BMP features.
47. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit and Resource Management Department's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.
48. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.

49. The proposed project is located within the Flood Prone Urban Area (FPUA). No fill shall be placed within the FPUA, unless an engineering analysis demonstrates no adverse impact to drainage within the FPUA will result from the fill placement and related improvements.
50. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.
51. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
52. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
53. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the grading/site plans.
54. A waterway setback analysis shall be prepared to determine the most stringent composite waterway setback, be submitted with the grading and/or building permit application and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department. The waterway setback analysis shall include several cross sections of Todd Creek. At a minimum, building, grading, riparian corridor, and floodway limits setbacks shall be included in the waterway setback analysis. The most stringent composite waterway setback shall be clearly shown and noted on the grading/site plans.
55. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
56. Since the cumulative land disturbance of the project is equal to or greater than one (1) acre, the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.
57. The applicant is responsible to contact the North Coast Regional Water Quality Control Board and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a waterway.

58. The applicant is responsible to contact the California Department of Fish & Wildlife and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit work within 25 feet of a waterway.
59. The applicant is responsible to contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied BY _____ DATE _____

60. The Applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width for public sidewalk and public utility easements in compliance with the requirements of the City of Santa Rosa for the same. Sidewalk easements shall be of sufficient width to allow for a clear four-foot walkway around surface obstructions.
61. The Public right-of-way described above shall be widened as necessary to contain the improvements required by this approval, such as sidewalk improvements along the Santa Rosa Avenue frontage, including all cuts and fills necessary to construct these facilities.
62. The Applicant shall dedicate right-of-way as roadway or sidewalk easement. The Applicant shall have prepared an easement deed, together with the required descriptions and shall submit them to the County Surveyor for review and approval. A copy of the recorded deed shall be submitted to the Land Development Section of Permit Sonoma (PRMD) prior to clearance of these conditions.
63. The Applicant shall mill, repair and overlay the existing pavement as necessary to make a smooth transition between the existing pavement and the new pavement.
64. Storm drainage facilities shall be designed and constructed in accordance with Sonoma County Water Agency design standards. Drainage improvements shall be reviewed and cleared by the Grading & Storm Water Section of Permit Sonoma (PRMD).
65. An approved storm drain label shall be placed on all surface storm drain structures within the public right-of-way. The Permit Sonoma (PRMD) inspector will provide approved labels.
66. The Applicant shall construct or repair concrete curb and gutter as necessary, along the Applicant's entire frontage on Santa Rosa Avenue.
67. The Applicant shall construct six (6) foot wide sidewalk or improve the existing sidewalk along the property's entire frontage on Santa Rosa Avenue to meet Americans with Disabilities Act (ADA) requirements. Connections shall be made to existing sidewalk or pathways where feasible or sidewalk barricades shall be installed per County Standards where conforms are not feasible. The sidewalk shall include sidewalk warps at surface obstructions including driveway entries. Existing sidewalk may be used if it meets ADA requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove any existing sidewalk meets ADA requirements.
68. The Applicant shall construct a driveway entry that conforms to AASHTO standards and meets the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (Santa Rosa Avenue) that provides access to the property.
 1. The Applicant shall construct a ramp-type driveway with a minimum paved throat width of

- twenty-six (26) feet. The curb opening shall transition three (3) feet beyond the paved throat width on both sides of the driveway. The driveway improvements shall be in place prior to occupancy or commencement of the new activity.
2. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on the public roads intersecting the project. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
 3. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the back of curb.
 4. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 5. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 808, latest revision, for driveway intersection details.
69. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
70. The Applicant shall construct a stabilized entrance for on-site construction activity to meet the following criteria prior to issuance of building permits:
1. The entrance shall be of sufficient width to accommodate two-way traffic.
 2. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
 3. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current AASHTO requirements for the speed traveled on the public road(s) providing construction access. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
71. The Applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.
72. The Applicant shall install:
1. Traffic control devices as required by the Department of Transportation and Public Works, including items such as traffic signs, roadway striping, pavement markers, etc.
 2. Traffic or sidewalk barricade(s) as required by the Department of Transportation and Public Works.
 3. Signing indicating that no vehicle parking will be permitted along Santa Rosa Avenue.
73. All improvements shall be constructed in accordance with the requirements of the County of Sonoma Department of Transportation and Public Works (DTPW) Standards per the design specifications of the City of Santa Rosa, unless County Standards are nonexistent. City of Santa Rosa Standards shall be utilized where County Standards are nonexistent. The Applicant shall provide a copy of the City of Santa Rosa conditions of approval to DTPW.
74. The Applicant, his or her personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Chapter 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the residential fee in effect at the time of permit issuance.
75. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County road right-of-way.

76. The Applicant shall complete construction of all the required public improvements prior to occupancy of any new building which results from this application.

FIRE AND EMERGENCY SERVICES:

“The conditions below have been satisfied” BY _____ DATE _____

77. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.
78. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.
1. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
 2. The Sonoma County Fire Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection.
 3. The Building(s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.
79. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.
1. Fire protection system
 2. Place of assembly
 3. Private fire hydrant: service, use or operation
 4. Residential occupancy housing 10 or more occupants
 5. Emergency responder radio coverage
80. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2013 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the fire code official.
81. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.
82. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code.
1. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code.
 2. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as

long as the specified quantity and delivery rate is immediately provided.

83. Local Responsibility Area (LRA). Compliance with the general defensible space clearances per CCR Title 19 Div. 1, Chapter 1, Subchapter 1 §3.07.
84. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

PLANNING:

“The conditions below have been satisfied” BY _____ DATE _____

PRIOR TO BUILDING PERMIT ISSUANCE

85. The owner of the subject property and the Sonoma County Community Development Commission (CDC) shall enter into a 55-year Affordable Housing Agreement, recorded by CDC prior to building permit issuance, to provide five percent (three units) of the project units as affordable to very low income households, in accordance with Section 26-89-100 of the Sonoma County Zoning Code.

The applicant shall submit an Affordable Housing Program Application along with a \$500 application fee. The CDC will prepare the affordable housing agreement, provide a copy of the agreement to the applicant for review by the applicant’s attorney prior to recording. Upon receipt of a letter of Opinion of Counsel from the applicant’s attorney, and a signed copy of the agreement, the CDC will record the agreement. There is a \$75 per unit per year monitoring fee for each required affordable unit.

86. The Affordable Housing Requirements for residential development must be met through the provision of the required number of affordable units onsite, payment of affordable housing fees, or an alternative equivalent action (as approved by the Director prior to project approval), in compliance with Article 89 of the Sonoma County Zoning Code.
87. Utility distribution facilities, except surface mounted transformers or pedestal mounted terminal boxes, meter cabinets, concealed ducts, fire hydrants, and street lights shall be placed underground. Appropriate easements shall be provided to facilitate these installations.
88. Public utility easements shall be shown on the construction improvement plans in accordance with the project approval.
89. The approved landscaping and irrigation plans shall be included in the building permit plan set, and comply with the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Landscaping and irrigation shall be installed and verified by Permit Sonoma staff prior to Certificate of Occupancy.
90. Prior to building permit issuance, final details of the site’s proposed monument-style sign in compliance with the South Santa Rosa Area Plan and any recommendations from the Design Review Committee shall be submitted to the project planner for administrative review and approval.
91. All building and/or grading permits shall have the following note printed on plan sheets:

“In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County Permit Sonoma - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult and/or notify the appropriate tribal representative from tribes known to Permit Sonoma to have

interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of Permit Sonoma Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by Permit Sonoma - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

92. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.

Permit Sonoma shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). Permit Sonoma shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.

93. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to Permit Sonoma review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. The measures in the plan shall be implemented by the applicant and verified by Permit Sonoma staff prior to Certificate of Occupancy or operation of the use.
94. **Mitigation Measure AIR-1:** The following dust control measures shall be included in the project:
1. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
 2. Trucks hauling soil, sand, and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
 3. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

Monitoring AIR-1: Permit Sonoma staff shall ensure that the measures are listed on all site alteration, grading, building, or improvement plans prior to issuance of grading or building permits.

95. **Mitigation BIO-1 Burrowing Owl Pre-Construction Survey(s):** Pre-construction surveys for burrowing owl shall be conducted no more than 14 days prior to ground disturbance following the California Department of Fish and Game (now CDFW) 2012 Staff Report on Burrowing Owl Mitigation survey methodology (see <https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>). Surveys shall encompass the project site and a sufficient buffer zone to detect owls nearby that may be impacted. Time lapses between surveys or project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance before construction equipment mobilizes to the project area. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 survey methodology resulting in detections.

Detected burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report, unless otherwise approved in writing by CDFW, and any eviction plan shall be subject to CDFW review. CDFW does not consider eviction of burrowing owls (i.e., passive removal of an owl from its burrow or other shelter) as a “take” avoidance, minimization, or mitigation measure; therefore, off-site habitat compensation shall be included in the eviction plan. Off-site habitat compensation shall also be required for any nest burrows used within the last three years that would be removed. Habitat compensation acreages shall be approved by CDFW as the amount depends on site-specific conditions, and completed before project construction. It shall also include placement of a conservation easement and preparation and implementation of a long-term management plan.

Monitoring BIO-1: Prior to the issuance of site development permits, Permit Sonoma staff shall review the results of the pre-construction survey. All measures recommended by the biologist and/or CDFW shall be noted on the final project plans.

96. **Mitigation Measure BIO-2 American Badger Pre-Construction Survey(s):** A survey by a qualified biologist shall be conducted for American Badger dens no more than seven days prior to any ground-disturbing activity. The area to be surveyed will include all construction sites and staging areas, to a buffer of 50 feet outside the boundary of the disturbance area. Survey results will remain valid for a period of 21 days following the date of the survey. In the event that an active den is discovered in the surveys area, all ground-disturbing construction activities shall be postponed until the applicant consults with the California Department of Fish and Wildlife to determine the appropriate size of a no-disturbance buffer, or other appropriate mitigation measure. The no-disturbance buffer shall be flagged and no ground-disturbing activity will be allowed to occur until it is determined that the badgers have dispersed the den.

Monitoring BIO-2: Prior to the issuance of site development permits, Permit Sonoma staff shall review the results of the pre-construction survey. All measures recommended by the biologist and/or CDFW shall be noted on the final project plans.

97. **Mitigation Measure BIO-3 Nesting Bird Pre-Construction Survey(s):**

1. To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, adults are observed carrying food to the nest, or if the young are dependent on parental care within the nesting territory.
2. If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and pre-construction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during

periods of peak activity (i.e. early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

3. If pre-construction nesting bird surveys result in the location of active nests, site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall be postponed until a qualified biologist establishes a temporary protective buffer around the nest(s). The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are up to 75 feet from the nest site or nest tree dripline for small birds and up to 1,000 feet for sensitive nesting birds that include several raptor species known from the region of the project site. The nest buffer, where it intersects the project site, shall be staked with orange construction fencing or orange lath staking. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.
4. A report of the pre-construction survey findings shall be prepared by a qualified biologist and submitted to the County prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season. The report shall include recommendations required for establishment of protective buffers as necessary to protect nesting birds.

Monitoring BIO-3: Permit Sonoma staff will not issue permits for ground disturbing activities between February 1st and August 31st until the site has been surveyed by a qualified biologist to ensure proper fencing and buffers are in place prior to issuance.

98. Mitigation Measure BIO-4 Roosting Bat Pre-Construction Survey(s):

1. Prior to tree removal, the applicant shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites. The applicant shall provide resume(s) of qualified biologist(s) conducting bat surveys to the County for review and approval prior to surveys. Resumes shall reflect: 1) at least 2 years of experience conducting bat surveys on suitable tree habitat that resulted in detections for the relevant species, and 2) the types of equipment used to conduct surveys. The surveys can be conducted by visual identification and can assume presence of bats or the bats can be identified to a species level with the use of a bat echolocation detector such as an "Anabat" unit. If no roosting sites or bats are found, a letter report confirming absence shall be sent to the California Department of Fish and Wildlife (CDFW) and the County, and no further mitigation is required. If roosting sites or hoary bats are found, then the following monitoring and exclusion measures shall be implemented. The findings of the surveys and supplemental

documents shall be provided to the County prior to issuance of grading permits.

- a. If bats are found roosting outside of the nursery season (May 1st through October 1st), then they shall be evicted as described under item (3) below. If bats are found roosting during the nursery season, then they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under item (3). Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. A 250-foot (or as determined in consultation with CDFW) buffer zone shall be established around the roosting site within which no construction or tree removal shall occur.
- b. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with CDFW, that allow the bats to exit the roosting site but prevent re-entry to the site. Exclusion would include, but not be limited to, the installation of one-way exclusion devices. The devices shall remain in place for seven days and then the exclusion points and any other potential entrances shall be sealed. The exclusion of bats shall be timed and carried concurrently with any scheduled bird exclusion activities. The exclusion plan shall be submitted to the County for approval if bats are detected during the initial survey. The plan shall: (1) recognize that both the maternity and winter roosting seasons are vulnerable times for bats and require exclusion outside of these times, generally between March 1 and April 15 and September 1 and October 15 when temperatures are sufficiently warm, and (2) identify suitable areas for excluded bats to disperse or require installation of appropriate dispersal habitat, such as artificial bat houses, prior to project construction, and include an associated management and monitoring plan.

Monitoring BIO-4: Prior to the issuance of site development permits, Permit Sonoma staff shall review the results of the pre-construction survey. All measures recommended by the biologist and/or CDFW shall be noted on the final project plans.

99. **Mitigation Measure BIO-5 Western Pond Turtle Pre-Construction Survey(s):** A qualified biologist shall perform a pre-construction survey for Western pond turtles 300 feet from the western edge of Todd Creek within 48 hours prior to ground breaking at the site. The survey shall include the identification of western pond turtles and their nests. If western pond turtles are found, the qualified biologist should establish suitable buffers and/or relocation of individuals prior to initiation of construction activities. If relocation is necessary, a relocation plan shall be prepared and approved by the County prior to implementation. The plan shall include disinfection and handling protocols, animal care during relocation, suitable areas for relocations, and reporting requirements.

Monitoring BIO-5: Prior to the issuance of site development permits, Permit Sonoma staff shall review the results of the pre-construction survey. All measures recommended by the biologist and/or CDFW shall be noted on the final project plans.

100. **Mitigation Measure BIO-6 CTS Incidental Take Permit and Mitigation:** Prior to site preparation, the applicant is required to obtain an Incidental Take Permit (ITP) from CDFW pursuant to the California Endangered Species Act, and authorization from the United States Fish and Wildlife Service (USFWS), for take of California tiger salamander, and provide mitigation for approximately 2.13 acres of impacts to potential CTS habitat. Mitigation shall be provided consistent with the requirements of the Santa Rosa Plain Conservation Strategy and the 2020 Programmatic Biological Opinion at an off-site location, and shall be accomplished through either (1) the purchase of CTS credits from an agency-approved mitigation bank, or (2) Permittee responsible mitigation at an off-site location approved by the CDFW and USFWS. The appropriate mitigation ratio area shall be negotiated with the USFWS and CDFW, and shall be no less than 1:1 unless the applicant is able to obtain a “no effect” determination or similar clearance by the USFWS.

Monitoring BIO-6: Permit Sonoma staff shall withhold issuance of a Grading Permit until verification is received indicating that the above mitigation measure has been completed.

101. **Mitigation Measure BIO-7 CTS Avoidance and Minimization:** The applicant shall implement the CTS avoidance and minimization measures (1-22) as outlined in the Endangered Species Act Biological Assessment report prepared by the Huffman-Broadway Group, dated August 2019.

Monitoring BIO-7: Prior to issuance of any grading permits and through the completion of initial site disturbance, Permit Sonoma staff shall ensure that all avoidance and minimization measures are noted and/or depicted on the final project plans. Staff shall review the results of any pre-construction surveys and any measures recommended by the biologist to avoid sensitive habitat or species.

102. **Mitigation Measure BIO-8 Plant Mitigation:** Prior to site preparation, the applicant shall demonstrate authorization from the United States Fish and Wildlife Service (USFWS) and provide mitigation for the impacts to 0.30 acres of suitable habitat for Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam through either (1) the purchase of 0.45 mitigation credits at an agency-approved conservation bank in accordance with the 2020 Programmatic Biological Opinion, or (2) Permittee responsible mitigation at an off-site location approved by the CDFW and USFWS.

Monitoring BIO-8: Permit Sonoma staff shall withhold issuance of a Grading Permit until verification is received indicating that the above mitigation measure has been completed.

103. **Mitigation Measure BIO-9 Riparian Function Protection:** To ensure the long term protection of the biotic resources, water quality, floodplain management, bank stability, groundwater recharge, and other applicable riparian functions such as habitat for avian species, invertebrates and small mammals commonly found near or within the riparian corridor, the project shall install the landscaping plan with the following conditions:

1. The first 15 feet from the project's eastern boundary shall be a 100 percent vegetated buffer using only native plants as shown on, or similar to, Exhibit A of the assessment prepared by Huffman-Broadway Group, dated April 22, 2020.
2. The north and south corners of the eastern boundary, extending at least 30 feet west, shall be a 100 percent vegetated buffer using only native plants as shown on, or similar to, Exhibit A.
3. All non-vegetated areas within the setback encroachment such as the raised garden beds, pedestrian pathways, and parking lot backup space shall be composed of permeable surfaces.
4. The use of herbicides, pesticides or synthetic fertilizer will be prohibited within the 30-foot buffer area. Any weeding will need to be conducted using hand tools not herbicides.
5. Trash shall be picked up within the riparian corridor setback on a quarterly basis to minimize the chance of trash being washed or blown into Todd Creek.

Monitoring BIO-9: Prior to final occupancy, Permit Sonoma shall ensure that all required landscaping is installed in accordance with the plans approved by the Design Review Committee and the mitigation measures outlined in the April 22, 2020 assessment prepared by Huffman-Broadway Group.

104. **Mitigation Measure BIO-10 Wetland Fill Authorization:** The applicant shall complete the following prior site disturbance:
1. Obtain permit authorization from the USACE under the 404 Nationwide Permit Program for the loss of 0.30-acres of seasonal wetland habitat. Implement all agency conditions.
 2. Obtain permit authorization from the North Coast RWQCB under the 401 Water Quality Certification Program for the loss of 0.30-acres of seasonal wetland habitat. Implement all agency conditions.
 3. Impacts to seasonal and perennial wetland features shall be fully mitigated at a minimum

1:1 ratio on a functions and values basis (“no net loss”); however, the final wetland mitigation requirements will be determined by the regulatory agencies during the permitting process. Wetland mitigation credits shall be purchased from an agency-approved wetland mitigation bank.

Monitoring BIO-10: Permit Sonoma staff shall withhold issuance of a Grading Permit until verification is received indicating that Permittee responsible mitigation at an off-site location was approved by the CDFW and USFWS or mitigation credits have been purchased, and all agency authorizations have been issued.

105. **Mitigation Measure BIO-11 Tree Removal:** The project shall comply with the County’s Tree Protection Ordinance by mitigating the removal of protected trees through replanting. Documentation of tree removal mitigation shall be provided on the final landscape plans.

Monitoring BIO-11: Prior to building permit issuance, the Design Review Committee and/or Permit Sonoma staff will ensure that the plans include adequate tree planting. Prior to building permit final, the planner will verify that tree planting is installed.

106. **Mitigation Measure CUL-1:** All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

“If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

Monitoring CUL-1: Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above notes are printed on the building, grading, and improvement plans.

107. **Mitigation Measure GEO-1:** All recommendations from the PJC & Associates Geotechnical Investigation dated August 19, 2019 shall be incorporated in the foundation design and the sites preparation. A summary of those recommendations are as follows:

Foundation

- A post-tension slab foundation should be used.
- The upper 12 inches of soil beneath the structures should be scarified, moisture conditioned and compacted according to the geotechnical report.
- The upper 18 inches of soil beneath the flatwork should be scarified, moisture conditioned and compacted according to the geotechnical report.

Grading and Earthwork

- Structural areas should be stripped of surface vegetation, old fills, debris, underground

- utilities, etc.
- Any existing wells, leachfield etc., should be abandoned under proper permit.
- Where imported fill is proposed for flat work, the upper 18 inches of imported fill should be removed and replaced with low to non-expansive soils.
- Where imported fill is proposed for structures, the upper 12 inches of imported fill should be removed and replaced with low to non-expansive soils.

Monitoring GEO-1: Building/grading permits shall not be approved for issuance by Permit Sonoma Staff until the recommendations of the PJC & Associates August 19, 2019 Geotechnical Investigation for the Los Pinos Apartments have been incorporated in the foundation design and all required notes appended to the grading plans.

108. **Mitigation Measure GHG-1:** The applicant shall submit a Greenhouse Gas Reduction Plan for Permit Sonoma review and approval that defines measures to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to best available conservation technologies for all energy and water uses, installation of renewable energy facilities to meet demand on-site, provisions of electric vehicle charging stations, bicycle facilities including secure bike parking, and lockers and showers for employees, employing best management practices for carbon sequestration, such as no till soils, reduced use of fertilizers, etc.

Monitoring GHG-1: Permit Sonoma staff shall ensure that the methods selected in the Greenhouse Gas Emissions Reduction Plan are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. Building/grading permits shall not be approved for issuance by Project Review Staff until the Greenhouse Gas Reduction Plan has been approved and incorporated into the design and construction documents for the project.

109. **Mitigation Measure NOISE-1:** All residential units shall be provided with a suitable form of forced-air mechanical ventilation, as determined by the local building official, to allow residents to keep their windows closed for the purpose of noise control.

Monitoring NOISE-1: Permit Sonoma Project Review staff shall ensure that a forced air ventilation system is shown on the building plans for all residential units.

110. **Mitigation Measure NOISE-2:** Construction activities for this project shall be restricted as follows:
1. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
 2. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.
 3. There will be no start-up of machines nor equipment prior to 7:00 a.m., Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 5:00 p.m., Monday through Friday or prior to 9:00 a.m. nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays.
 4. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.
 5. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
 6. Construction maintenance, storage and staging areas for construction equipment shall

avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

7. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Monitoring NOISE-2: Permit Sonoma Project Review staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Permit Sonoma staff shall inspect the site prior to construction to assure that the signs are in place and the applicable phone numbers are correct. Permit Sonoma staff will investigate any noise complaints. If violations are found, Permit Sonoma shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

111. **Mitigation Measure NOISE-3:** A 6-foot high noise barrier wall or fence shall be installed at the western and northern perimeter of the children's play area as outlined and shown in Figure A1 of the Illingworth and Rodkin, Inc. May 12, 2020 Addendum letter report.

Monitoring NOISE-3: Permit Sonoma Project Review Division staff shall ensure that the building construction plans include a sound fence detail consistent with the specifications identified in the Illingworth & Rodkin Inc., Addendum letter report dated May 12, 2020. Permit Sonoma staff shall inspect the site prior to issuance of a final occupancy permit to ensure that the sound fence was constructed per specifications.

PRIOR TO OCCUPANCY

112. Payment of traffic and park development impact fees shall be paid prior to final occupancy, unless a deferral is approved pursuant to Section 26-98-800.
113. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (low water use toilets are currently required by State Law).
114. All new structures, lighting and signs shall require final design review by (the Project Review Division or Design Review Committee) prior to issuance of building permits. All exterior finishes shall be of non-reflective materials and colors.
115. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.
116. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.
117. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).

OPERATIONAL REQUIREMENTS

118. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks,

or surface drainage contained within the public right-of-way. Landscape plans shall be subject to Design Review approval prior to issuance of grading or building permits. Landscaping shall consist of a mixture of trees, shrubs and groundcover in accordance with an approved landscape plan. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property. An Encroachment Permit and/or a Maintenance Agreement with the County shall be required prior to issuance of grading or building permits.

119. Customer and Site Visitor Management. The operator of the establishment shall take all reasonable steps, including contacting law enforcement in a timely manner, to prevent customers or other persons from engaging in objectionable activities on the premises, parking areas under the control of the operator, and other public or quasi-public areas within site of the premises during business hours.

120. Trash, Litter, and Graffiti.

1. At least twice a week, the operator of the establishment shall remove trash, litter, and debris from the sidewalks adjoining the premises plus 10 feet beyond property lines as well as any parking lots under the control of the operator.
2. The operator of the establishment shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.
3. Trash can only be disposed in exterior dumpsters between the hours of 8:00 a.m. and 8:00 p.m