

RESOLUTION NO. 2018-112

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A TENTATIVE
SUBDIVISION MAP AND DEVELOPMENT AREA PLAN TO ALLOW THE
SUBDIVISION AND DEVELOPMENT OF PROPERTY (COMMONLY KNOWN AS
THE GEE PROPERTY) LOCATED SOUTH OF KEISER AVENUE AND WITHIN THE
UNIVERSITY DISTRICT SPECIFIC PLAN AREA, CONSISTING OF 42-SINGLE-
FAMILY RESIDENTIAL LOTS**

WHEREAS, the applicant, Stephen Miller, on behalf of Signature Homes, filed Planning Applications proposing a Tentative Subdivision Map and Development Area Plan to allow the subdivision and development of property (commonly known as the Gee property) located south of Keiser Avenue and within the University District Specific Plan Area –APN 045-253-009 thru -012 (the “Project”), in accordance with the City of Rohnert Park Municipal Code (“RPMC”); and

WHEREAS, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

WHEREAS, on May 23, 2006, the City Council of the City of Rohnert Park certified the Final Environmental Impact Report (EIR) for University District Specific Plan Area, which includes the project site and, on April 8, 2014, approved an EIR Addendum; and

WHEREAS, an Environmental Consistency Analysis was prepared for this project, which concluded that the proposed Tentative Subdivision Map and Development Area Plan are consistent with the analysis in the EIR and EIR Addendum and would not result in additional environmental effects, and that, therefore, no additional environmental review is necessary; and

WHEREAS, on December 13, 2017, the Park and Recreation Commission held a public meeting on the proposed Tentative Subdivision Map and Development Area Plan; and

WHEREAS, the Park and Recreation Commission reviewed and considered the information contained in the proposed Tentative Subdivision Map and Development Area Plan and recommended that, in accordance with the provisions of the Rohnert Park Municipal Code for subdivisions under fifty (50) parcels, an in-lieu fee for parks was appropriate; and

WHEREAS, on June 14, 2018, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed Tentative Subdivision Map and Development Area Plan; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the proposed Tentative Subdivision Map and Development Area Plan; and

WHEREAS, the Planning Commission voted to recommend approval of the proposed Tentative Subdivision Map and Development Area Plan; and

WHEREAS, on August 14, 2018, the City Council held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed Tentative Subdivision Map and Development Area Plan; and

WHEREAS, the City Council has reviewed and considered the information contained in proposed Tentative Subdivision Map and Development Area Plan; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed Tentative Subdivision Map and Development Area Plan:

Section 1. The above recitations are true and correct.

Section 2. CEQA Finding. On May 23, 2006, the City of Rohnert Park certified the Final EIR for the UDSP project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. On April 8, 2014, the City approved an Addendum to the Final EIR, as described in City Council Resolution No. 2014-032. An Environmental Consistency Analysis was prepared for this project, which concluded that the proposed Tentative Subdivision Map and Development Area Plan are consistent with the analysis in the EIR and Addendum and would not result in additional environmental effects. Therefore, no additional environmental review is necessary. Pursuant to CEQA Guidelines Sections 15162 and based on the entire record, the City Council finds that no new environmental effects could occur and no new mitigation measures are required as a result of the proposed Tentative Subdivision Map and Development Area Plan. Therefore, no additional environmental review is required.

Section 3. Findings Regarding Tentative Subdivision Map and Alternative Equivalent. The City Council, in consideration of Planning Application file number PLDP17-0004 for a Tentative Map and Development Area Plan, hereby makes the following findings concerning the Tentative Subdivision Map pursuant to RPMC Section 16.10.090(E) and approval of an alternative equivalent to the on-site construction of inclusionary housing pursuant to RPMC 17.07.020.N:

1. *The proposed map, and its design and improvements, are consistent with the general plan and any applicable specific plan, any policy or guideline implementing the general plan (including the city's design guidelines), or other applicable provisions of this code.*

Criteria Satisfied. The proposed Tentative Subdivision Map is consistent with the General Plan designations for the area, as well as the specific plan that applies to the property. The proposed Tentative Map will implement the General Plan in that it would increase the City's existing housing stock. The Tentative Map will comply with the goals and policies of the City's Housing Element by complying with the City's inclusionary housing ordinance through payment of in-lieu fees.

The proposed Tentative Map is consistent with the revised University District Specific Plan as it proposes to subdivide the property according to its requirements related to number of residential units, density, housing type, housing location, public improvements, open space and related amenities. The Tentative Map depicts the specific residential lots consistent with the Specific Plan.

The proposed Tentative Map has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.

2. *The site is physically suitable for the type of development.*

Criteria Satisfied. The Tentative Map reflects the specific plan for this site, which is physically suitable for the proposed development. No major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential development.

3. *The site is physically suitable for the proposed density of development.*

Criteria Satisfied. The site is of sufficient size and shape and appropriately shown in the Specific Plan to allow the proposed density of development. The subdivision has been designed to accommodate the development of 42 residential units, taking into consideration the shape and topography of the site. This development is consistent with the density ranges provided for in the Specific Plan.

4. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, absent a statement of overriding conditions.*

Criteria Satisfied. An Environmental Impact Report (EIR) for the University District Specific Plan Project (State Clearinghouse number 2003112011) and Addendum to this EIR has been prepared and approved which shows potential impacts related to the development of the site with the proposed uses. No significant unavoidable impacts related to existing habitats were identified. The Final EIR for this Project includes adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. The contents of the Final EIR are incorporated herein by this reference. A consistency analysis has been prepared to in connection with the proposed project which demonstrates the project would not result in new impacts.

5. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

Criteria Satisfied. The design of the project is not expected to have negative impacts on the health or wellbeing of project residents or occupants of the surrounding land uses. The design of the Tentative Map is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance. The construction of all units on the site has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted City street and public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access and in the immediate neighborhood.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements.*

Criteria Satisfied. The project will respect all existing easements, and any new easements required by the project have been made conditions of the map approval.

7. *Any proposed phases and their proposed sequence of construction are identified on the submitted map.*

Criteria Satisfied. The project is a 42-unit development proposal that will be constructed in a single phase.

8. *The provision of an alternative equivalent to the construction of inclusionary housing will further affordable housing opportunities in the city to an equal or greater extent than compliance with the express requirement to construct units and an over concentration of affordable housing in one area will not occur.*

Criteria Satisfied. Payment of an in-lieu fee will further affordable housing opportunities in the city to an equal or greater extent than constructing units on-site. The City has recently approved the Development Area Plan for a 218-unit apartment complex in the University District Specific Plan Area, less than one mile from the proposed project. The complex, which will be affordable low and very low income residents, provides enough housing to satisfy the City's current Regional Housing Needs Allocation for these income categories. The City's development agreement with the University District ensures that construction will begin on the new complex no later than next spring and guarantees completion of construction. As such, payment of the fee will provide the City with revenue, to use alone or in combination with other City housing funds and/or other funding sources, in order to diversify its investment in affordable housing. Specifically, investing in the preservation of existing affordable housing, is a high priority in order to satisfy the City's Housing Element and its Regional Housing Needs Allocation. Payment of the fee will allow for investments outside of the University District Specific Plan Area, where substantial investment is being made, and will avoid an over concentration of affordable housing in one area.

Section 4. Findings for Approval of Development Area Plans. The City Council, in consideration of Planning Application file number PLDP17-0004 for a Tentative Map and Development Area Plan, hereby makes the following findings concerning the Development Area Plan findings in accordance with Rohnert Park Municipal Code Section 17.06.400:

1. *The proposed development conforms to the applicable specific plan.*

Criteria Satisfied. The Bristol Development Area Plan (DAP) submittal is consistent with the Specific Plan and provides additional details on the project including residential floor plans and elevations by housing type, and landscaping details and specifications. The proposed DAP is consistent with the Specific Plan because it conform to the requirements in the Specific Plan related to density, housing type, housing location, public improvements, landscaping, and related amenities. The DAP is designed to have adequate infrastructure and be integrated with existing City roadways, streets, bicycle paths, and walkways. All streets and thoroughfares will meet the standards of the City as is required by the Specific Plan. The recommended conditions of approval for the DAP ensure that implementation of the Development Area Plan will remain consistent with the Specific Plan, Tentative Map, and mitigation measures.

2. *Public infrastructure and services can be provided concurrently with the development.*

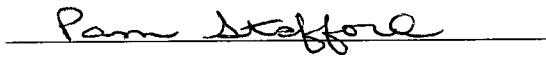
Criteria Satisfied. The developer will be required to participate in the Public Facilities Financing Plan, which will provide for necessary off-site public facilities, and shall be responsible for on-site facilities to meet the project's needs. The Conditions of Approval for the project sets forth the timing of the necessary facilities as they relate to the physical development of the site.

Section 5. A duly noticed public hearing on the proposed Tentative Subdivision Map and Development Area Plan was held on August 14, 2018.

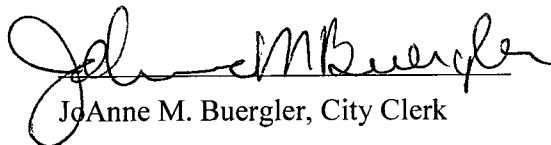
Section 6. Based on the findings set forth in this Resolution and the evidence in the staff report, the City Council hereby approves the Tentative Map, with payment of an housing in-lieu fee and a park in-lieu fee, and Development Area Plan, as set forth at **Exhibit A**, in its entirety, and subject to the recommended conditions of approval as amended in their entirety in **Exhibit B**. Except as modified herein with respect to the Bristol Neighborhood, the Vast Oak East Development Area Plan II remains in full force and effect.

DULY AND REGULARLY ADOPTED on this 14th day of August, 2018.

CITY OF ROHNERT PARK


Pam Stafford, Mayor

ATTEST:


JoAnne M. Buerger, City Clerk

Attachment: Exhibit A and Exhibit B

AHANOTU: Aye BELFORTE: Aye MACKENZIE: Aye CALLINAN: Absent STAFFORD: Aye
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

EXHIBIT A

**Tentative Subdivision Map and Development Area Plan: Bristol Neighborhood at
University District**

On File at City Clerk's Office

EXHIBIT B
CONDITIONS OF APPROVAL
TENTATIVE MAP AND DEVELOPMENT AREA PLAN

The conditions below shall apply to the Vesting Tentative Map (VTM) and Development Area Plan (DAP) for the Bristol project within the University District Specific plan. The Bristol project shall be developed in accordance with the General Plan (GP), University District Specific Plan (UDSP), Final Development Plan, Mitigation Measures identified in the University District Specific Plan Amended Final Environmental Impact Report (FEIR), and the Design and Construction Standards.

The Conditions of Approval as stated herein are the obligation of the applicant/developer and place no obligation either express or implied on the City. These Conditions of Approval run with this Vesting Tentative Map and Development Area Plan as approved regardless of ownership at time of recording.

General On-Going Conditions

- 1) The applicant shall comply with all documents approved by the City Council and adhere to all exhibits presented by the applicant at the Planning Commission and/or City Council meeting for approval of the University District Specific Plan- Gee Property Vesting Tentative Map unless subsequently revised by the City.
- 2) The applicant shall comply with the UDSP FEIR. In addition, the applicant shall pay the cost to monitor the MMs identified in the FEIR for the UDSP (SCH # 2003122014) as they relate to the Gee property, kept on file in the Development Services Department. The requirements contained in the Mitigation Monitoring Program (MMP) shall be incorporated into these conditions and shall be constructed in accordance with the MMP.
- 3) The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Tentative Map and Development Area Plan and associated entitlements pertaining to the University District Plan save and except that caused by the City's active negligence or willful misconduct.
- 4) By accepting the benefits conferred under this approval, the applicant acknowledges all the conditions imposed and accepts this approval subject to those conditions with full awareness of the provisions of the Final Development Plan (FDP), as may be amended from time to time, and the RPMC, as applicable.
- 5) The use of the property by the applicant/grantee for any activity authorized by this approval shall constitute acceptance of all of the conditions and obligations imposed by the City on this approval. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions.
- 6) If the City is required to enforce any of the conditions of approval, the applicant shall pay all City's costs. At the City's sole discretion, the City may require a cash deposit to cover enforcement costs as a condition of the approval of any final map.
- 7) All improvements shall be in substantial conformance with the submitted Site Plan, Exterior Elevations, and Landscape Plan, except as modified herein.

- 8) The Maintenance Agreement and Maintenance Management Plan for the stormwater water quality pond shall include a requirement that any vegetation in the pond be cut or mowed each May and/or shall otherwise be maintained to eliminate a buildup of vegetation. **(Department of Public Safety-Fire)**
- 9) The City shall have no obligation to maintain private alleys, or police the private maintenance of the alleys. **(Engineering Services)**

Prior to the Approval of Improvement Plans/Issuance Grading Permit

- 10) The design of all entrances to the site shall be subject to Department of Public Safety approval.
- 11) Final design and placement of walls and fences shall be in accordance with the standards in the approved Development Area Plan and shall be approved by planning staff.
- 12) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Development Service Director.
- 13) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.
- 14) The applicant's engineer shall coordinate with the City Engineer to ensure that recycled water is used for irrigation of the project's landscaping as feasible.
- 15) All exterior lighting shall be designed so as to prevent any spillover lighting onto adjacent properties and rights-of-way. Lighting elements will be required to be recessed within their fixtures to prevent glare. New lighting levels provided shall be compatible with general illumination levels in existing areas to avoid a noticeable contrast in light emissions, consistent with the need to provide for safety and security. Exterior project lighting shall be reviewed and approved by Development Services Director.
- 16) The design of any entry monument signage shall be submitted to the Planning Division for review and approval prior to installation.
- 17) All double-check valves provided for domestic water and fire sprinkler systems shall be concealed from public view. Plans shall be submitted to the Development Services Department and City Engineer for review and approval.
- 18) Building code provisions shall apply to the construction, alteration, moving, demolition, repair, maintenance and use of any building or structure within the jurisdiction of the City, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by building code provisions, and hydraulic flood control structures. All projects shall comply with the most current code recognized by the City at the time of their building permit application. All State and local ordinances shall be applicable to current projects. **(Building Services)**
- 19) Geotechnical investigation reports shall be submitted for all building permit projects unless waived by the Building Official. When required by the Building Official, the potential for soil liquefaction and soil strength loss during earthquakes shall be evaluated during geo-technical investigations. Compaction reports are required for each building pad site and all compaction reports shall be submitted prior to a foundation inspection

and in compliance with the soils and geo-technical recommendations. **(Building Services)**

- 20) A completed and approved wet fire hydrants system, or other system approved by the Building Official and Department of Public Safety (DPS), and all weather roads shall be in place prior to any flammable or combustible material (such as wood) being brought onto the site. The applicant may tie to the water system for fire flow only. Fire access road shall meet the DPS Fire Access Road Standard. These fire access roads shall continue to be accessible until acceptance of the public streets by the City. **(Building Services)**
- 21) Pursuant to California State Assembly Bill 3158, the applicant shall pay the filing fee to the Department of Fish and Game. The fee shall be submitted to the Planning Division upon filing of any required Notice of Determination, along with any filing fee required by the County Clerk/Recorder. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment may be required prior to the issuance of building permits or filing of a final map. **(Building Services)**
- 22) All public utilities easements (PUE) and public access easements shall be open and accessible at all times. **(Building Services)**
- 23) All septic tanks, leach fields and related items in the final map area shall be abandoned and destroyed in a manner approved by the Department of Environmental Health Services. All water wells shall be abandoned and destroyed in a manner approved by the Department of Environmental Health Services. **(Building Services)**
- 24) The applicant shall submit plans and obtain separate building permits for retaining walls over four (4) feet in height and for all other walls, fences and signs over six (6) feet in height. **(Building Services)**
- 25) The applicant shall obtain a demolition permit for any structure to be demolished. All underground structures shall be abated, back-filled, inspected and approved by Sonoma County Environmental Health Services or the Building Official as applicable. **(Building Services)**
- 26) For any project requiring an on-site inspector to monitor grading, construction and/or development, the applicant shall deposit funds with the City to cover the full cost of an inspector prior to any land disturbance. The City Engineer, as appropriate, shall approve the amount and hire the inspector. **(Engineering Services)**
- 27) The developer shall implement a dust control program as part of the measures required by the FEIR for air quality control and the requirements of PM 10 and the Best Available Control Measures (BACM). The program shall ensure that, at the City Engineer's discretion, a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name and telephone number of the person directly responsible for dust control and operation of the water vehicle. **(Building Services)**
- 28) A Tree Preservation and Removal Plan including a separate tree removal and sensitive area plan shall be submitted to the Development Services Department for review and approval in accordance with City ordinance. The plan shall show all sensitive areas and

stands of trees that are to be protected during grading operations and include, in detail, the method proposed to protect these areas. **(Planning Services)**

- 29) The applicant shall pay all application fees, plan check and inspection fees, recordation fees, park in-lieu fees, encroachment permit fees, segregation of assessment fees and other applicable miscellaneous fees in effect at the time the fee is paid as required in the Fee Schedule or RPMC. The applicant shall receive credit against, or reimbursement of, its park in-lieu fee for any dedication, or irrevocable offer of dedication, of park property. **(Planning Services)**
- 30) All improvements shall comply with all applicable sections of the City of Rohnert Park Municipal Code and any other applicable relevant plans of affected agencies, unless superseded by the Specific Plan for this property. **(Planning Services)**
- 31) The improvement plans shall show water services to each building. All water meters shall be within the public right-of-way unless the Public Works Director specifically approves exceptions. The City shall not maintain water and sewer system lines beyond existing main line stub outs or on private property, unless otherwise agreed to by the City. Access easements shall be given to the City and recorded concurrently with the final map for any exceptions approved by the City Engineer that require access to private property. **(Planning Services)**
- 32) If applicable, easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned. All easements for off-site grading and drainage shall be acquired prior to approval of construction on these properties. **(Planning Services)**
- 33) The applicant shall provide cable or conduit for each residential lot for cable television and Internet access. The applicant shall provide cable or conduit for fiber optics or other smart technologies for each commercial lot for Internet access. The cable or conduit shall be shown on the joint trench improvement plans and constructed before the final lift of asphalt is placed on the adjacent street. **(Planning Services)**
- 34) Private streets or alleys shall be private facilities and shall have private street maintenance, street sweeping and streetlights. Private streets shall have a visible demarcation between the public and private areas and identified with signage that which differentiates them from public streets. The City Engineer shall approve all signage for private facilities with the approval of individual improvement plans for the project. **(Planning Services)**
- 35) The declaration of covenants, conditions and restrictions (CC&R's) filed for each development shall be prominently displayed in the project sales office at all times. The CC&R's shall apply to both owners and renters. The CC&R's shall be written to require renters to comply with the regulations of the CC&R's, and a copy of the CC&R's shall be given to each renter. **(Planning Services)**
- 36) The applicant shall provide a master signage program and a "Master Model Home Signage" program for all residential subdivisions in the Bristol community. The master signage programs shall be reviewed and approved by the Planning Manager. **(Planning Services)**

- 37) Design and placement of walls and fences shall be in accordance with the standards in the FDP and shall be approved by the Planning Manager. Walls and fences may be phased for each development in the. **(Planning Services)**
- 38) All residential dwellings shall display illuminated street numbers in a prominent location in such a position that the numbers are easily visible to approaching emergency vehicles from both directions. The numbers shall be of a contrasting color to the background to which they are attached and four (4) inches minimum in height. Flag lots will have their address displayed in a prominent position at the driveway intersection with the street. **(Planning Services)**
- 39) Prior to front yard landscaping installation by the applicant, plant species, location, container size, quality and quantity of all landscaping plants and materials shall be reviewed and approved by the Planning Manager for consistency with the approved construction plans. All plant replacements shall be to an equal or better standard than originally approved. **(Planning Services)**
- 40) Fire Hydrant spacing and placement should be consistent with the City of Rohnert Park Standards, comply with Appendix C of the 2007 California Fire code, and the amendments to table C105.1 by RPDPS ordinance #793. Specific locations of Fire hydrants shall be coordinated with the applicants Civil Engineer based on Fire Engine response protocols. **(Department of Public Safety-Fire)**
- 41) All roadway, private lanes and drives shall comply with the City of Rohnert Park Standards. Specifically reference Standard #202 “Alley, in regards to:
- Alley lighting shall meet the City’s minor street requirements.
 - 20 or more units will require a 24’ alley width
 - Alleys are to be use as secondary access only, with parking provided on primary access roads. **(Department of Public Safety-Fire)**
- 42) Roadway widths should be consistent with the City of Rohnert Park Standards, or as modified by approved tentative map, comply with Appendix D of the 2007 California Fire code, and the amendments to RPDPS ordinance #793 Section 15.28.D103.2 – 15.28.D106.1. **(Department of Public Safety-Fire)**
- 43) Minimum interior and exterior turning radius for Fire Apparatus Access shall be all 20 feet and 40 feet. **(Department of Public Safety-Fire)**
- 44) Copies of the soils and geology reports and shall be reviewed and approved by the developer’s soils engineer and geologist prior to issuance of a grading permit. The developer’s soils engineer shall sign the plans stating that they conform to the soils report recommendations. **(Building Services)**
- 45) All areas to be graded and left undeveloped shall have a revegetation plan as part of the dust control program. The Development Services Director or his designee shall review and approve the plan. The applicant shall guarantee the revegetation prior to issuance of grading permits. **(Planning Services)**
- 46) The applicant shall provide adequate vehicle sight distance as specified by the State of California, Department of Transportation’s Highway Design Manual (latest edition) at all

public and private street intersections. In addition, intersections and driveways shall comply with City requirements for sight triangles. The design of the streets shall incorporate public safety concerns, fire protection equipment movements, as well as the location and pickup of solid waste. **(Planning Services)**

- 47) The applicant shall show the proposed structural sections for all private streets on the site improvement plans and pay the City's plan check and inspection fee for the proposed private improvements, including the water, recycled water, sewer and storm drainage facilities in these areas, to assure that the improvements are designed and constructed to City standards. **(Planning Services)**
- 48) Safety lighting at the end and at any curve in any private street, alley, lane or place shall be provided for residential units that do not front on a public street. The lighting shall include individual lights on each residential unit and/or streetlights on street light poles. The City Engineer shall approve the lighting plans that include these facilities. **(Planning Services)**
- 49) The applicant shall contact the solid waste franchised hauler and obtain their written approval of the proposed solid waste pickup locations on private streets, alleys, lanes or places. The pickup locations shall not be located in emergency vehicle access easements. A copy of the written approval from the solid waste franchised hauler shall be submitted with the street improvement plans for City review and approval. Provisions for paved areas for trash receptacles on certain parcels shall be identified in the improvement plans to service alley access residences; the trash receptacle cutouts shall be located on private parcels fronting public streets and accommodate the receptacles for the respective lots. **(Planning Services)**
- 50) Where required, the landscaping for the detention and/or retention basins shall be reviewed and approved by the Planning Manager. **(Planning Services)**
- 51) The applicant will coordinate with the local bus system authority to facilitate local bus service in the project and to determine bus stop locations and shelter improvements. The bus shelter locations shall be shown on the improvement plans and reviewed and approved by the City Engineer. A copy of the written correspondence with the local bus system authority approving transit facilities shall be submitted with the first street improvement plans for each map. **(Planning Services)**
- 52) Any above ground utility structures and appurtenances (e.g. cable TV boxes, phone splice boxes) shall be limited to 36" in height, installed in a public utilities easement within the applicant's property and within 10 feet behind street face of curbs. These locations shall be screened with landscaping to the satisfaction of the Planning Manager. The landscape screen shall not interfere with the utility companies' or DPS's access. **(Planning Services)**
- 53) Electrical and water services shall be provided to all parks, landscape medians, and other landscape areas in accordance with plans approved by the Public Works Director. **(Planning Services)**
- 54) The improvement plans shall include placement of a fire hydrant at the north terminus of each of the three motor courts. The hydrants shall be located in a public water line easement and served by the water main in Keiser Avenue. Final placement of the

hydrants shall be approved by the Department of Public Safety. The fire hydrants shown on the Vesting Tentative Map may be adjusted as approved by the Department of Public Safety. **(Department of Public Safety-Fire)**

- 55) As part of the improvement plan/ final map submittal package, an exhibit shall be submitted delineating improvements to be maintained by the HOA, the CFD, and private homeowner's. **(Engineering Services)**
- 56) Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities, drainage, structures to be built, lighting and trash collection. The improvements plans shall include parking lots, street and utility information including all concrete curb and gutter, sidewalk, striping and signing, paving, water lines, storm drain lines and sewer lines as necessary, erosion control and any necessary transitions. All improvements shall be in accordance with the City of Rohnert Park Standard Improvement Details. Improvement Plans shall include a Storm Water Pollution Prevention Plan including winterization and erosion protection. **(Engineering Services)**
- 57) Storm drainage improvements shall be designed in accordance with the Sonoma County Water Agency criteria. Hydrology calculations, pipe sizing and storm drain plans shall be submitted for the review and approval of the City Engineer. **(Engineering Services)**
- 58) No lot- to- lot drainage is allowed except where easements for drainage are provided. No drainage may discharge across sidewalks. **(Engineering Services)**
- 59) The applicant shall demonstrate for each building pad to the satisfaction of the City of Rohnert Park as follows:
 - a) Adequate protection from 100-year frequency storm; and
 - b) Feasible access during a 10-year frequency storm. **(Engineering Services)**
- 60) Fire protection shall be in accord with the requirements of Rohnert Park Public Safety Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Rohnert Park Public Safety Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows. **(Engineering Services)**
- 61) The improvement plans shall show a sewer lateral to each building in accord with City Standards. **(Engineering Services)**
- 62) If private sewer lines are shared or if they cross property lines, a 10' private sewer easement shall be shown in the Final Map / Parcel Map. The maintenance of any private sewer line shall be included in the maintenance agreement for the overall site(s) which have an interest in the particular sewer. **(Engineering Services)**
- 63) Right-of-way for Keiser Avenue shall be dedicated in fee to the City of Rohnert Park as shown on the Vesting Tentative Map. Right dedication shall include the existing roadway easement and an additional 16' of right-of-way to the south. **(Engineering Services)**
- 64) Offsite Improvements: Improvements in Keiser Avenue are generally non-existent, including surface improvements (pavement, curb and gutter, sidewalk, streetlights, and landscaping), wet utilities (potable water, sanitary sewer, recycled water, and storm

drains), and dry utilities (electric, gas, phone, and cable). In addition, there is an existing overhead pole line along the south side of the street that is in conflict with surface improvements.

Prior to or concurrent with the in-tract improvement construction, the following offsite improvements shall be completed:

- Extension of a 12” sanitary sewer from Hinebaugh Creek north on Snyder Lane to Keiser Avenue, and extension of an 8” sanitary sewer from Snyder Lane east on Keiser Avenue to the project entry street. The sewer improvements are not currently subject to PFFP reimbursement. The City shall pursue addition of the 12” sewer to the PFFP program to provide for PFFP fee credits – in the event that the City should not be successful in incorporating the sewer into the PFFP fee credit program, then the 12” sewer in Snyder Lane shall be eligible for reimbursement from future development based on the percentage of the number of units to the total capacity of the sewer.
 - Extension of a 10” water main from Snyder Lane east on Keiser Avenue to the east edge of the property. PFFP fee credits shall be granted for the cost of construction of the 10” water main. Calculations shall be provided to demonstrate that fire flow and pressure will be available in the proposed Keiser Avenue water main extension. Adequate fire flow and pressure may be dependent on connection of the Keiser Avenue main to the Kerry Road water main extension from Hinebaugh Creek to Keiser Avenue by Brookfield Homes. Should the development proceed in advance of the Kerry Road improvements, the Developer shall demonstrate that adequate fire flow and pressure is available to the satisfaction of the Department of Public Safety through the dead-end Keiser Avenue extension, OR the Developer shall complete the Kerry Road connection, OR the Developer shall complete other improvements needed to provide adequate fire flow and pressure.
 - Extension of storm drain from Snyder Lane to the east boundary of the project. PFFP fee credits shall be granted for the cost of construction of the storm drain.
 - Extension of joint trench facilities from Snyder Lane to the east edge of the project. Undergrounding of the existing pole line along the project frontage will be accomplished with the installation of the joint trench facilities.
 - Construction of Keiser Avenue surface improvements, including 34’ wide pavement section (face of curb to face of curb), and curb and gutter on the south side of the street, from Snyder Lane to the east edge of the project. PFFP fee credits shall be granted for the cost of the Keiser Road surface improvements.
- (Engineering Services)**

- 65) Full improvement of the Keiser Avenue project frontage will be required. Improvements will include sidewalk, street lighting, street trees and landscaping, and any other items not included in the City’s CIP project. **(Engineering Services)**
- 66) Extension of a sanitary sewer to the site will be required. The sanitary sewer extension will consist of two segments: (1) a 12” line in Snyder Lane from the existing College Trunk Sewer near Hinebaugh Creek north to Keiser Avenue and (2) an 8” line in Keiser

Avenue extending east from Snyder Lane to the project. The Developer is obligated to complete both segments of the sewer prior to issuance of the first building permit for the project and shall have the first right to construct either or both of the sewer segments. The Developer shall fund the full cost of the sanitary sewer construction, and may enter into a reimbursement agreement with the City for reimbursement from other properties tying into the sewer main when those properties develop.

- The Developer may request that the City construct the either or both segments of the sewer line in conjunction with the City's Keiser Avenue/ Snyder Lane Capital Improvement Project. The City has included the sanitary sewer line in the design of its project, but has not funded the cost of constructing the sanitary sewer. Upon written request by the Developer, the City will complete final design for the sewer line and include the construction of either or both segments of the sewer line within the City's project. The Developer's written request must be made no later than 90 days before the City's scheduled date to advertise for bids.
- Should the Developer request that either or both segments of the sewer line be included in the City's project, the Developer shall pay all costs associated with the design and construction of the sanitary sewer. If the Developer requests that City construct either or both segments of the sewer, the City will, upon opening bids for construction of each segment of the improvements, request funding from Developer in the amount of: 1) 100% of the sewer costs for that respective segment included in the lowest responsive bid 2) 10% of the sewer costs for construction contingencies, 3) the pro-rata share of the City's inspection and construction management costs associated with that respective segment of sewer line, and 4) the pro-rate share of the City's design costs associated with the respective segment of the sewer line (collectively referred to as the "Costs"). Within 10 days of the City's request for funding, the Developer will confirm its intent to pay the Costs. Within 30 days of City's request for funding, the Developer shall pay to City the full amount of the Costs. In the event that Developer fails to pay the Costs or any portion thereof within 30 days, the City will remove the sewer line from its project and Developer shall have the obligation to design and construct the sewer line in accordance with all applicable City standards and policies.
- In the event that the Developer requests and funds the City's construction of either or both segments of the sewer, and the City's construction contract is unreasonably delayed, and/or the City terminates its construction contract, the Developer may pursue permitting, design, construction and installation of either or both segments of the sanitary sewer, subject to City inspections and acceptance. In this case and upon Developer's completion and City's acceptance of improvements, Developer shall be entitled to reimbursement for its actual costs from the funding previously provided to the City, provided that such reimbursement will not exceed the amount of provided to but not utilized by the City. **(Engineering Services)**

- 67) Calculations shall be provided to demonstrate that fire flow and pressure will be available in the proposed Keiser Avenue water main extension, in advance of connection to the Kerry

- Road water main extension to Keiser Avenue, should the development proceed in advance of the Kerry Road improvements. **(Engineering Services)**
- 68) Recycled water shall be utilized for irrigation. WELO calculations shall be provided with the landscape plans. Irrigation design shall be in conformance with the City of Santa Rosa Recycled Water User's Guide. **(Engineering Services)**
- 69) The City has included the extension of a recycled water main in Keiser Avenue from Snyder Lane to Kerry Road in its' third phase of the Keiser Avenue CIP project. Prior to the extension of the recycled water main, the developer shall temporarily use potable water for irrigation. Developer shall pay the water consumption charges to City for potable water actually used at the site for irrigation. **(Engineering Services)**
- 70) All existing overhead utilities within the subdivision and all proposed utilities shall be placed underground. In addition, the existing overhead power line along the south side of the Keiser Avenue frontage shall be placed underground. The City has included the undergrounding of the Keiser Avenue line and construction of joint trench dry utilities along Keiser Avenue in its' CIP project. The joint trench design will include utilities needed to serve the development. In the event that the improvements are not completed prior to approval of improvement plans, the applicant will be responsible for construction of the joint trench improvements, from Snyder Lane to the easterly end of the development. The applicant would be eligible for Public Facilities Fee Program (PFFP) fee credits for any improvements included in the PFFP. **(Engineering Services)**
- 71) The development shall include the design and construction of utilities within existing or proposed public right-of-way for electric, gas, telephone, communication and cable TV shall be submitted to the City Engineer and Director of Development Services for review and approval. Any above-ground utility boxes, cabinets or structures shall be specifically approved by the City and screened from public view to the satisfaction of the Director of Development Services and City Engineer. **(Engineering Services)**
- 72) A grading permit application shall accompany submittal of the each phase of Subdivision Improvement Plans. Said application shall include the requirements listed in Sections 15.48 & 15.50 of the Municipal Code. The grading plans shall be in conformance with the Bay Area Air Quality Management District guidelines for reducing construction impacts and minimize dust emissions. **(Engineering Services)**
- 73) Each phase of development shall submit drainage plans subject to the review and approval of the Sonoma County Water Agency ("SCWA"), the City of Rohnert Park and these conditions of approval. Said plans shall meet or exceed SCWA standards and City standards, whichever is more restrictive. All proposed building finished floor elevations, including garages, shall be a minimum of 1 foot above the post construction 100-year water surface elevations. **(Engineering Services)**
- 74) The water quality/detention basin shall be designed to be in compliance with the current Phase 1 Storm Water Permit issued by the North Coast Regional Water Quality Control Board for Sonoma County. Improvements shall be in conformance with the City of Santa Rosa Technical Guidance Manual. The pond shall provide 100% volume capture for the 1-year, 24-hour storm. In addition, the project shall provide detention that limits runoff to pre-construction levels for the 10-year and 100-year storm. The basin shall be provided

with a 5-mm. trash screen in accordance with current State stormwater requirements for trash capture. The pond shall drain via gravity and no pumps will be allowed. The pond shall be not be subject to groundwater intrusion. The pond shall be located in a parcel dedicated to the City. The access gate to the basin shall be relocated from Keiser Avenue to the internal street. **(Engineering Services)**

- 75) The development shall prepare improvement plans and calculations for the proposed project, shall demonstrate no increase in the 100-year water surface elevations of adjacent properties and submit hydrology and hydraulic report(s) for the project demonstrating that this requirement is met, subject to Sonoma County Water Agency and City of Rohnert Park review and approval. **(Engineering Services)**
- 76) The development shall include the design by the project proponent for Erosion and Sediment control plans prepared by a professional such as a Civil Engineer or certified Erosion Control Specialist and shall meet the requirements listed in Section 15.52.030 of the Municipal Code. The plans shall provide measures to avoid the introduction or spread of noxious weeds into previously un-infested areas. These plans are subject to review and approval by the City. Erosion and Sediment control plans shall be in conformance with Chapter 15.52 of the Municipal Code except that the reference document for design criteria shall be the City of Santa Rosa Standard Urban Storm Water Management Plan (SUSMP) or most current City adopted SUSMP. **(Engineering Services)**
- 77) The development shall include design by the project proponent of Street lighting on public streets as well as private streets/alleys. The design shall be in accordance with City standards and PG&E requirements. In addition, lighting for private streets and alleys shall be designed in accordance with the Zoning ordinance and to the Public Safety Department's satisfaction. **(Engineering Services)**
- 78) Each phase of development shall include design by the project proponent for roadways. The design shall include slurry sealing specifications, subject to review and approval by the City. All streets shall be slurry sealed prior to issuance of the last certificate of occupancy or prior to acceptance of the public improvements, whichever occurs first within each phase of development. **(Engineering Services)**
- 79) Each phase of development shall include the design by the project proponent for installation of moisture barriers at the edges of all pavement sections for purposes of maintaining constant moisture content of pavement sections, subject to review and approval by the City. The design shall include moisture protection extending to 6 inches below the aggregate base layer. The moisture barrier shall be a minimum of 4 inches wide and consist of Controlled Low Strength Material (CLSM) in a 10 mil visqueen lined trench or approved alternative method. **(Engineering Services)**
- 80) Soils beneath all roadways including alleys shall be lime treated based on site specific tests and as recommended by a geotechnical engineer. **(Engineering Services)**
- 81) Each phase of development shall include design by the project proponent and all public improvements shall comply with the latest version of the Rohnert Park Manual of Standards, Details and Specifications. Reference to particular standards shall be made on the improvement plans. Standards details and specifications shall not physically be

- included on the plans but shall be referenced. **(Engineering Services)**
- 82) For each phase of development the project proponent shall design alleys, with utilities and appurtenances. These shall be private. **(Engineering Services)**
- 83) No utilities (sewer, water or storm drains) shall flow from a private utility to a public utility and back to a private utility. No utilities (sewer, water or storm drains) shall flow from a public utility to a private utility and back to a public utility. **(Engineering Services)**
- 84) All utilities shall be located within dedicated and accepted public street rights-of-way. Any exception must receive prior approval from the City Engineer. **(Engineering Services)**
- 85) For each phase of the development the project proponent shall design all utilities in compliance with City Manual of Standards and the California Department of Public Health Drinking Water Program including vertical and horizontal separation between utilities, curbs, gutters and monuments. **(Engineering Services)**
- 86) The applicant shall submit a copy of the CCRs and/or maintenance declarations for private improvements (such as for maintenance of alleys and private utilities) to the City Engineer and City Attorney for review and approval. Maintenance declaration(s) shall be submitted prior to recordation of Final Map. **(Engineering Services)**
- 87) The applicant shall submit to the City of Rohnert Park for review and approval, evidence that the CC&R's will include provisions for maintenance of:
- a) Private storm drain systems.
 - b) The private motor courts
 - c) Utilities within private easements, driveways or alleys, except where located in a public easement
 - d) Private landscaping (including side or frontyard landscaping located outside of home fences).
 - e) Sidewalks in private areas
 - f) Mailboxes and associated lighting and waste receptacles. **(Engineering Services)**
- 88) The following Construction Mitigation Measures shall be noted on and/ or incorporated into the grading and improvement plans:
- a. For any project requiring (as part of MMP) an on-site inspector to monitor grading, housing construction and/or development, the applicant shall deposit funds with the City to cover the full cost of an inspector prior to any land disturbance. The City Engineer, as appropriate, shall approve the amount and hire the inspector.
 - b. The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.
 - c. All construction material waste and other debris shall be recycled to the extent feasible. The applicant shall present a "clean site everyday" program to City

building staff for approval. The program shall include on-site signage in English and Spanish to be posted at construction entrances.

- d. No animals shall be brought on site by construction personnel during work hours.
- e. All material storage areas shall be fenced with at least a 6-foot high chain link fence with at least two separate points of access with sufficient width for emergency vehicles. The access points shall be shown on the construction fire and security protection site plan.
- f. The project shall comply with Biological Assessment prepared by Johnson Marigot Consulting LLC, dated August 2017. **(Engineering Services)**

Prior to Approval of Final Map

- 89) Unless otherwise specified in these conditions, all conditions shall apply prior to recordation of each final map or large lot final map. A “final map” shall mean a map that results in buildable parcels of an acre or less in area. A “large lot final map” shall mean a map that results in parcels larger than one acre in area. **(Planning Services)**
- 90) The final map shall be prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s). **(Engineering Services)**
- 91) The final map shall be submitted with a completed Land Development Review Submittal Sheet, Final Map Completeness Checklist and Final Map Submittal Checklist as available on the City web-site and any and all applicable fees. **(Engineering Services)**
- 92) The final map submittal shall include a title report (within last 30 days), supporting documents, and calculations for City Engineer review. All calculated points within the map shall be based on one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation printout. The point (s) of beginning shall be clearly defined. All lot acreages shall be shown on the map and shall be verifiable from information shown on the closure calculation printout. **(Engineering Services)**
- 93) The local agency sheet of the final map shall include the following note:

“Prior to the issuance of building permits, all applicable development impact fees shall be paid to the satisfaction of the Building Official and in accordance with City and local district ordinances.” **(Engineering Services)**
- 94) The Owner’s Statement and Acknowledgement shall include the following language:

“The undersigned further relinquishes to the City of Rohnert Park all interest in sub-surface water rights below 300 feet that they may have”. **(Engineering Services)**
- 95) The final map shall satisfy Rohnert Park Municipal Code section 16.14.010 D. 2. regarding dedication of rights-of-way and easements. The final map shall show dedication of the necessary right-of-way in fee title, sidewalk easements, public utility easements and other easements for public water, sewer, and storm drain, as shown on the tentative map or as needed per the final improvement design. **(Engineering Services)**

- 96) Prior to the approval of the final map, the applicant shall provide evidence that its surveyor has been retained to set all monuments required by the map. **(Engineering Services)**
- 97) The final map shall identify who is responsible to own and maintain all parcels to be created with the map. **(Planning Services)**
- 98) A Community Facilities District or any other funding mechanism allowed by law shall be formed by the project proponent encompassing the entire tentative map property for the purposes of funding the long-term maintenance of the public facilities built with the project. The City shall be named as a third-party beneficiary to the district/association. A Covenant, Condition and Restriction shall be placed on the formation that requires; that if the property owners of the district vote to dissolve the district, a homeowner's association shall be formed for the purposes of maintaining the facilities previously maintained by the district. The CFD shall be created and the assessments levied prior to filing the final map. The CFD shall be responsible for providing funds to maintain the following improvements or services:
- a) Street surface improvements (pavement, curb and gutter, sidewalk, and striping and markings
 - b) Storm drains located in the public right-of-way or public drainage easements.
 - c) Street lighting
 - d) Landscaping located in the public right-of-way or public landscape maintenance easements.
 - e) The water quality pond and associated landscaping
 - f) The walkway connection to the middle school and any associated landscaping or lighting
 - g) Police services
 - h) Fire and Emergency Medical services **(Engineering Services)**
- 99) Prior to the approval of any final map the applicant shall provide the Development Services Director with a copy of the recorded covenants, conditions and restrictions (CC&R's) on the deeds for all lots within the project site, which inform subsequent property owners of the nature and extent of existing agricultural activities, operations, and facilities in the vicinity of the project site. The deed restriction shall also provide notice of the potential conflicts or effects of typical agricultural activities outside of project including but not limited to noise, odors, dust, agricultural spraying, livestock and burning etc.
- a. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of these conditions and the City Code. If there is conflict between the CC&R's and the City Code or these conditions, the City Code or these conditions shall prevail.
- 100) The homeowners' association shall be responsible for maintaining all common facilities pertaining to the Home Owners Association, including but not limited to, the association's property, common drive aisles, private lighting, private landscaping, and

private utilities, any security patrol services, if provided, and any other functions of a homeowners' association. The homeowners' association shall comply with all NPDES permit Best Management Practices in effect at the time. **(Planning Services)**

- 101) The CC&R's shall prohibit the on-site parking of recreational vehicles, including boats. Parking shall be prohibited along emergency vehicle access easements, private streets and alleys. The No Parking signs shall be approved by the DPS. A separate signing and striping plan shall be provided to address on-site stop signs and no parking areas prior to approval of any final map. **(Planning Services)**
- 102) Prior to or concurrent with approval of the final map, the applicant shall enter into an Public Improvement Agreement to assure construction and completion of the public improvements shown on the map. Said agreement shall specify and be accompanied by the financial assurances required to ensure completion of the public improvements. **(Engineering Services)**
- 103) Prior to approval of the final map, the applicant shall identify a direct access point from the project site to the neighboring school site (Lawrence Jones Middle School). This access point shall be formalized through an agreement with the School District and access walkways/gates shall be maintained in perpetuity. The access improvements shall include a pathway a minimum of 4' in width, contained within a minimum 8' wide public access easement or separate parcel. The pathway shall extend from the internal public street to the School District property. Pathway improvements shall continue onto the School District property as needed to connect to the school walkway system. The pathway shall be ADA compliant, with landscaping and safety lighting. Graffiti-resistant screening/ fencing shall be provided along with side of the easement to screen adjoining residences.

In the event that despite good faith efforts to provide the access to the neighboring school site the applicant is unsuccessful in obtaining School District approval for the pathway connection, then the applicant shall provide evidence of action by the school district to prevent such access. **(Planning Services)**
- 104) Prior to the approval of the final map, the applicant shall secure all necessary rights-of-way and easements for both onsite and offsite road, utility, and drainage facilities. Rights-of-way and easements shall be dedicated on the map or provided by grant deed. The developer shall prepare all necessary legal descriptions and deeds. **(Engineering Services)**
- 105) Prior to City Council approval of the final map; the developer shall satisfy Rohnert Park Municipal Code section 16.14.010 D. 2. regarding off-site dedication of rights-of-way and easements. **(Engineering Services)**
- 106) Prior to City Council approval of the final map, the proposed sidewalk and landscaping along the entire project frontage of Keiser Avenue, as well as the water quality pond landscaping and the middle school path connection shall be designed by the project proponent, shown on improvement plans and reviewed and approved by the City Engineer and included in Subdivision Agreement to be constructed with the first phase of construction. **(Engineering Services)**
- 107) The final map shall have a note on the local agency page stating "All fences, sound walls

and retaining walls shall be constructed on private property and maintained by the private property owner, unless specifically dedicated to and accepted by the City”. **(Engineering Services)**

- 108) Monumentation shall be provided to allow the re-establishment of all property corners of lots within the subdivision, to the satisfaction of the City Engineer. **(Engineering Services)**
- 109) Prior to the approval of the first final map including a large lot final map, the applicant shall be responsible for costs of implementation of ensuring compliance with Mitigation Measures contained in Mitigation Monitoring Plan (MMP) for the FEIR. The applicant shall provide funding, in an amount determined by the Planning Manager to hire consultants or staff to implement compliance monitoring. **(Planning Services)**
- 110) Prior to approval of the first final map, the street name and a theme for all street name signage, including traffic signal signage, street corner signage, directional signs, and other permanent fixtures depicting street names shall be submitted to the Planning Manager for review and approval. **(Planning Services)**
- 111) Prior to the recordation of the Final Map, the applicant shall pay a park-in-lieu fee in the amount of \$248,816.00. **(Planning Services)**
- 112) The applicant shall submit a mailbox plan (locations and sizes) for all lots prior to approval of any final map. The plan shall be approved by the Rohnert Park Post Office and included with the first submittal of the improvement plans. The applicant shall submit to the City a written confirmation from the Rohnert Park Post Office that the mailbox locations are approved. The City will review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated. **(Building Services)**

Prior to Construction

- 113) Applicant must file a Notice of Intent to Comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity. **(Engineering Services)**
- 114) No construction shall be initiated for each phase until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee. **(Engineering Services)**
- 115) Developer shall secure an encroachment permit from the City prior to performing any work within the City right of way, a State Highway or constructing within a City easement. **(Engineering Services)**

Prior to the Issuance of Building Permits

- 116) Unless otherwise specified in these conditions, the conditions of approval shall apply to each building permit. **(Planning Services)**

- 117) Prior to issuance of a building permit, the applicant shall submit a designed weather protection cover for the mailboxes for review by the Planning Manager.
- 118) Prior to issuance of a building permits for any single family residential unit, individual plot plans shall be prepared by the project proponent, submitted and reviewed and approved by the City. **(Engineering Services)**
- 119) Prior to the issuance of any building permit, irrigation plans shall be submitted to and approved by Planning Staff and the City Engineer. Such plans shall be in substantial conformance with the plan submitted as a part of this application. Recycled water shall be used for irrigation of the project landscaping as feasible (landscaping within individual lots is excluded from this requirement).
- 120) Prior to the issuance of a building permit for each residential unit, the applicant shall pay an Affordable Housing in-lieu fee in the amount established by the City Council at the time of building permit issuance. This fee shall be based on the project's obligation of 6.3 affordable housing units (per UDSP, page 46). **(Planning Services)**
- 121) In each neighborhood, prior to the issuance of the first building permit for each tentative map phase, the applicant shall install and maintain on-site display signs. The on-site display signs shall indicate the location for future development of lighted and non-lighted parks and commercial parcels, cul-de-sac openings, apartments, or higher density residential areas. These signs shall be located in a manner to be clearly visible to all potential homebuyers in the Bristol community. The signing plan shall be submitted to the Planning Manager for review and approval prior to installation of the signs. **(Planning Services)**

Prior to the Building Occupancy

- 122) Prior to the issuance of Certificate of Occupancy, the applicant shall provide a set of certified escrow instructions reflecting City's demand for payment of the Regional Transportation Fee for each lot affected by this fee per Mitigation Monitoring Program in place for the University District.
- 123) Prior to issuance of the first Certificate of Occupancy, the Developer shall provide a Phase Occupancy Plan, demonstrating the order in which homes will be occupied and how access will be provided to occupied homes, and how residents will be separated from ongoing construction of remaining homes. **(Engineering Services)**
- 124) Prior to issuance of the first Certificate of Occupancy, all street, drainage and utility improvements shall be substantially complete and operational, and all streets, sidewalks, and other areas open to the public shall be free of construction material or activities, and shall be fenced from remaining construction. **(Engineering Services)**
- 125) The middle school connection shall be completed and opened for use prior to occupancy of the 21st home, but no later than six months after the occupancy of the first home. This condition will not apply if the pathway is eliminated per the terms of COA #104. **(Engineering Services)**
- 126) All buildings shall be connected to public water and sewer systems prior to occupancy. Water and sewer service accounts shall be set up with the City Finance Department for each structure with a building permit. **(Planning Services)**

- 127) The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to occupancy of the project. (**Planning Services**)