

### TENTATIVE/TENTATIVE PARCEL MAP



Project Information	
Project Name:	
Site Address:	

#### APPLICATION SUBMITTAL REQUIREMENTS

#### **REQUIRED APPLICATION FORMS:**

- Universal Application Form
- □ Indemnification Form
- Disclosure Form
- Copyright Release Form
- □ Electronic Signature Disclosure Form
- Property Owner Consent Form (in lieu of property owner signing Universal Application)
- □ Tentative/Tentative Parcel Map Checklist (Page 1 of this Form)

#### **REQUIRED PROJECT INFORMATION:**

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. See instructions on the following page for those requirements.

#### PROJECT DOCUMENTS:

- Neighborhood Context Map
- Preliminary Drainage Report
- □ Preliminary Title Report

#### PROJECT PLAN SET COMPONENTS:

□ Proposed Tentative Map or Tentative Parcel Map (see Map Requirements)

#### **REQUIRED FEES:**

Use the City's online Fee Schedule to determine your project's required Application Fee(s).

#### INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's Universal Digital File Standards.

<u>PROJECT DOCUMENTS</u> – All documents must reflect the <u>document requirements</u>. Use the <u>document requirements</u> to determine if you should include that document.

<u>PROJECT PLAN SET COMPONENTS</u> – All plans/sheets must reflect the <u>plan sheet requirements</u>. Use the <u>plan sheet requirements</u> to determine if you should include that plan set component.

#### TENTATIVE PARCEL MAP/TENATIVE MAP INFORMATION & PROCESS

A Tentative map refers to a map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it. A Tentative Map application is required for proposals resulting in five or more lots, and a Tentative Parcel Map application is required for four or fewer lots. A Tentative Map is approved by the Planning Commission and a Tentative Parcel Map is approved by the Subdivision Committee during a noticed public hearing.

Approval of a Tentative Map or Tentative Parcel Map shall be supported by findings:

- (A) That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5;
- (B) That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City;
- (C) That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision; and
- (D) That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987)

Review Zoning Code Chapter 19-24 prior to submitting your application.



### UNIVERSAL PLANNING APPLICATION



(Form 1 of 5)

Planning Entitlement Applications are filed with the Planning Division at the Planning and Economic Development Department. Only applications with all required submittal items for each corresponding checklist will be accepted. Applicants should contact the Planning Division regarding any questions with the checklist requirements prior to submitting an application. Email any questions to the Planning helpline at planning@srcity.org, or call 707-543-3200. You may also visit our website at srcity.org/ped for additional information and forms.

Project Site Information:		
Project Name:		
Zoning:		
General Plan Designation:		
Site Address(es):		
Assessor's Parcel Number(s):		
Total Property size in acres:		
Applicant Information:		
Contact Name/Organization:		
Mailing Address:		
City:	State:	Zip:
Phone:	Alternate Phor	ne:
Application Representative Inform	mation (if different from applicant - this	will be the primary contact):
		_
Mailing Address:		
		Zip:
		ne:
Property Owner Information: *Pr	operty Owner Signature Required Belo	w
Mailing Address:		
		Zip:
		ne:
DDODEDTY OWNED CONCENT	lata da sa constanta da constanta da sa constanta da constanta	All and the common of a sid many anti-only and
written authority from property o correct to the best of my knowle	wner to file this application. I certify the dge and belief. I understand that any n	It I am the owner of said property or have at all of the submitted information is true and hisrepresentation of submitted data may
invalidate any approval of this a	pplication.	mulalose
	PROPERTY OWNER'S SIGNATURE	

Project Description:	
Please provide a brief description of the proposed project balong with the application materials.	elow. A more detailed narrative may be required
Please check each relevant application box below:	
Annexation Prezoning	Public Convenience or Necessity
Conditional Use Permit  Minor Major	Public Information Services  Zoning Verification Subdivision Status
Density Bonus	Rezoning Map Text
Design Review  Concept Minor Reduced Review Authority Major	Sign Permit Permit - Temporary Program Variance
Entitlement Extension	Temporary Use Permit
General or Specific Plan Amendment  Text Diagram	Tentative Map  Minor Major
Hillside Development Permit	Tree Removal
Minor Major	Utility Certificate
Home Occupation	Vacation of Easement or Right of Way
Landmark Alteration Permit	vacation of Easement of Hight of Way
Concept Minor Major	Waiver of Parcel Map
Landmark Designation	Zoning Clearance
Modification of Final Map/Parcel Map	

Neighborhood Meeting



PROPERTYOWNER'S SIGNATURE:

### PROPERTY OWNER(S) CONSENT



[Required in lieu of Property Owner(s) signature on Application Form] (Form 1A of 5)

Project Information:			
Project Name:			
Site Address(es):			
Assessor's Parcel Number(s):			
Applicant Name:			
Brief Project Description: Please descring thours and characteristics, or proposed proposed structures:			_
Property Owner Information:			
Contact Name:			
Mailing Address:			
City:	State:	Zip:	
Phone:	Alternate	Phone:	
Email Address:			
I declare under penalty of perjury that property owner to file this application. the best of my knowledge and belief. I invalidate any approval of this applica	I certify that all the sub understand that any m	mitted information is true and	correct to



#### INDEMNIFICATION AGREEMENT

(Form 2 of 5)



#### Project Name and Address:

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The city of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.	mulalose
Applicant (print name)	Applicant (sign name)
ACKNOWLEDGMENT THAT COPYRI	GHTED REPORTS UNACCEPTABLE
The applicant acknowledges, understands, and agrees the hazard, or geotechnical report, study, or information submit furtherance of this application submitted by the applicant reviewed by any person and if requested, that a copy will be direct costs of duplication.	nitted to the City by, or on behalf of, the applicant in will be treated by the City as public records which may be
I have read and agree to all of the above.	malose
Applicant (print name)	Applicant (sign name)



# DISCLOSURE FORM (Form 3 of 5)



Project Title:

	(Include site address)			
•	n. Include the names of all		poration, LLC, or trust who has an interers, property owners, and each person	
Individuals: Partnerships: Corporations:	artnerships: Identify all general and limited partners			
LLCs: Trusts: Option Holders	Identify all members, man Identify all trustees and be s: Identify all holders of op	eneficiaries.		
Full Name:		Address:		
In addition, ple	ase identify the name of ea	  ch_civil_engineer_arc	chitect, and consultant for the project.	
Full Name:		Address:		
	Additional nam	nes and addresses	attached: ☐ Yes ☐ No	
The above info	ormation shall be promptly	updated by the app	licant to reflect any change that occur	s prior to final action.
I certify that th	ne above information is true	and correct:	Mulatook	
-			Applicant	Date



Project Name and Address:\_\_\_

LANDSCAPEARCHITECT/DESIGNER SIGNATURE

### COPYRIGHT MATERIALS RELEASE

(Form 4 of 5)



certified professional, as defined pursuant to t Professions Code Section 5536.25, such as a obtain the signature release and permission of drawings. Such drawings and plans may also be permission to reproduce and publish plans and effectively and efficiently facilitating the entitle City's website for public review and providing e request is limited solely to the purpose of facility	acket includes plans or drawings prepared by a licensed, registered or he California Health and Safety Code Section 19851 or Business and licensed engineer, architect or other design professional, the City must first f said professional prior to publication or reproduction of any such plans or be protected by copyright laws. The City of Santa Rosa hereby requests d drawings submitted with your application packet for purposes of more ment review process, including making plans and drawings available on the electronic reproductions to the City's review boards. The purpose of this tating the timely review of this application, and the plans and drawings will so assist the City in this process, please provide below the signatures of all
	Phone:
Architect Name:Email Address:	Phone:
Landscape Architect Name:Email Address:	Phone:



# ELECTRONIC/DIGITAL SIGNATURE DISCLOSURE



(Form 5 of 5)

Project Address:	
I understand and agree that (i) electronically sign City of Santa Rosa legally binds me in the same relectronic or non-digital form, and (ii) the electron written instruction or authorization and any other Santa Rosa, is considered to be the true, accurate proceeding to the same extent as if such docume maintained in printed form. I agree not to contest City of Santa Rosa's electronically stored copy of	manner as if I had signed in a non- nically stored copy of my signature, any document provided to me by the City of the and legally enforceable record in any ents were originally generated and the admissibility or enforceability of the
By using the system to electronically sign and sul and conditions of this Electronic/Digital Signatur	, ,
Signature:	Date:
Title: Rela	ationship to Project:
Company/Organization:	



### **NEIGHBORHOOD MEETING CHECKLIST**



ation		

#### APPLICATION SUBMITTAL REQUIREMENTS

#### **REQUIRED APPLICATION FORMS:**

- Universal Application Form
- Indemnification Form
- Disclosure Form
- Copyright Release Form
- Electronic Signature Disclosure Form
- Property Owner Consent Form (in lieu of property owner signing Universal Application)
- Neighborhood Meeting Checklist (Page 1 of this Form)

#### **REQUIRED PROJECT INFORMATION:**

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Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. See instructions on the following page for those requirements.

Project Description Neighborhood Context Map
DJECT PLAN SET COMPONENTS: Existing and Proposed Elevations Floor Plan Sheet (non-residential projects only) Site Plan Sheet

#### **REQUIRED FEES:**

Use the City's online Fee Schedule to determine your project's required Application Fee(s).

### **INSTRUCTIONS FOR APPLICATION REQUIREMENTS**

ALL Required Project Information must comply with the City's <u>Universal Digital File Standards</u>.

<u>PROJECT DOCUMENTS</u> – All documents must reflect the <u>document requirements</u>. Use <u>the document requirements</u> to determine if you should include that document.

<u>PROJECT PLAN SET COMPONENTS</u> – All plans/sheets must reflect the <u>plan sheet requirements</u>. Use the <u>plan sheet requirements</u> to determine if you should include that plan set component.

#### **NEIGHBORHOOD MEETING INFORMATION & PROCESS**

A Neighborhood Meeting (Meeting) is required for discretionary projects that require a public hearing and may affect a residential neighborhood. This Meeting provides the opportunity for early input by affected neighbors. While neighborhood consensus or agreement is the goal, it is not a required outcome. A Meeting may be required for a development proposal that would not otherwise require a Meeting if there is significant controversy or if interest has been expressed by the neighborhood regarding the proposal.

A project planner with be assigned to the application following submittal. The project planner will contact you to determine a date and time for the Meeting. The Meeting will be noticed by mail to all property owners and tenants within 600 feet of the project site (completed by the City), and a sign will be required on the project site (completed by the applicant).



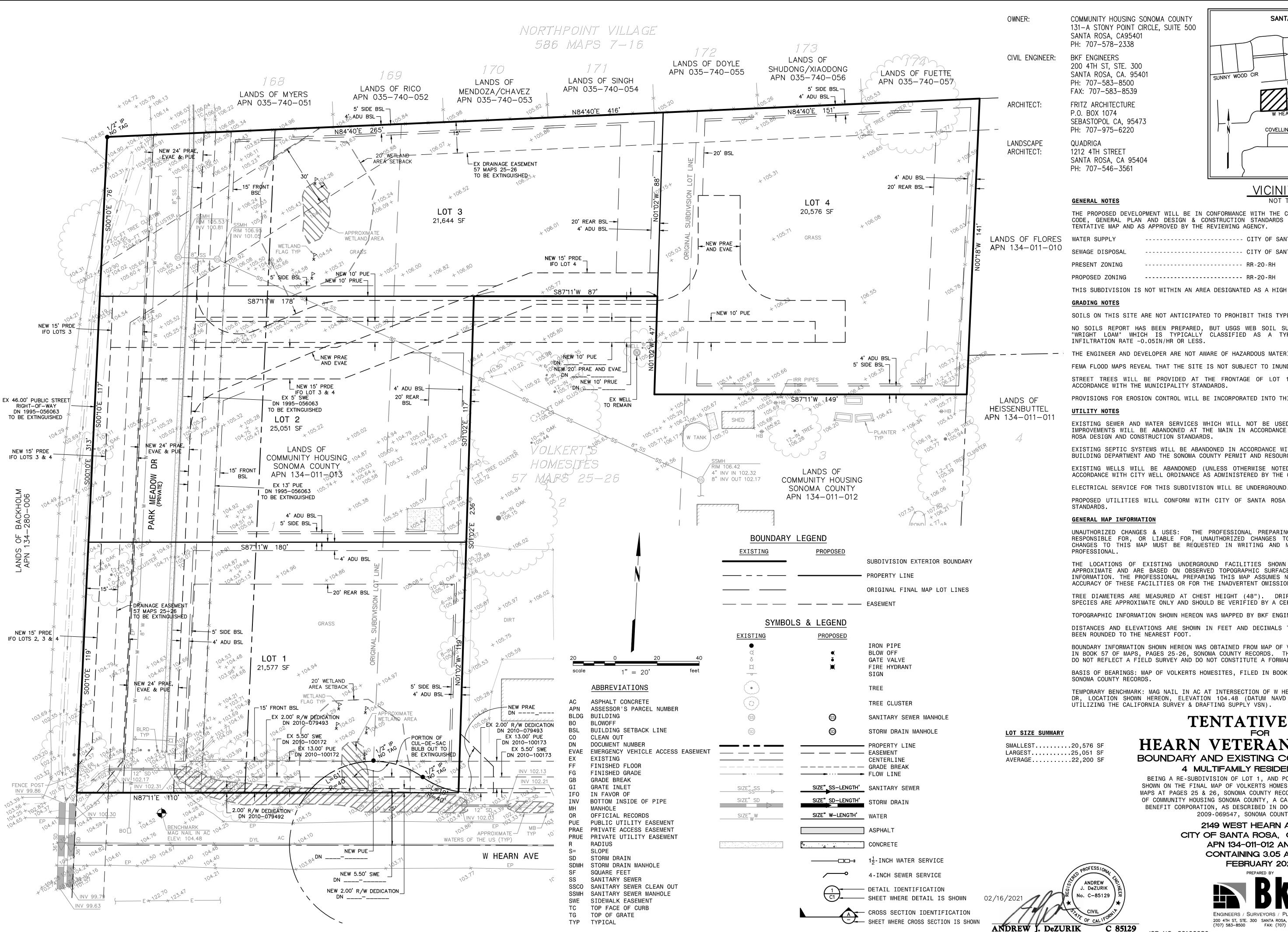
### SUBDIVISION MAP REQUIREMENTS



Tentative Maps, Tentative Parcel Maps, and Proposed Modifications to Final Maps or Final Parcel Maps must include the following information:

	1	
	□ 6. □ 7. □ 8. □ 9.	Date prepared Boundary description with Sonoma County document number or O.R. number Project street address Sheet number and number of sheets (if more than one sheet is required)
NOTE	S	
I Toodile Zolling		. Individual lot areas (smallest, largest, and average, to the nearest 100 sq. feet of 0.10 acre) Indicate if site is in High fire Severity Zone
GENERAL INFO		
<ul> <li>5. Location map (to be located on the first map sheet or the key map and to be oriented in the same direction as the tentative map)</li> <li>5. North arrow (to be upward facing, if practical)</li> <li>7. Scale (written and graphic)</li> <li>3. Sheet size 24" x 36" (if practical)</li> <li>9. Benchmark (preferably tied to an established City of</li> </ul>	N//	Name, address and phone number of:  A. Owner  B. Subdivider  C. Engineer or Surveyor  Symbols legend  Registered civil engineer/land surveyor stamp and nature
PLAN REV	VIEW	
A. *Subdivision unit boundaries (if phased)  5. Names of adjoining subdivisions  6. Names of adjoining property owners  7. Proposed streets:  A. Names  B. Widths (to the nearest foot)  C. Approximate curve radii  D. Approximate grades  E. Clear identification of proposed ownership (public or private)  F. Typical Cross Sections (include private streets)  G. Driveways serving more than one unit  3. Adjoining streets:  A. Names  B. Widths  C. Locations  Existing and proposed easements (on-site and off-site):  A. Approximate widths  C. Purpose and nature (public or private)	□ 31.  A □ 32. (letter □ 33. □ 34. □ 35. □ 36.	Approximate lot dimensions (to nearestfoot) Lot numbers (beginning with number 1 and continuing consecutively without duplication or omission) Proposed or existing public and private areas red parcels) Existing buildings, bridges, and structures: A. Proposed to be retained B. Proposed to be removed Existing public improvements Building setback lines for existing buildings Existing and proposed utilities (sewer, water, street lighting, fire hydrants, etc.) A. Location B. Type (examples: sewer, water, etc.) C. Size of sewer and water mains (example: diameter in inches) D. Rough invert elevations and slopes (for sewer lines) E. Provision of a clear delineation between proposed utilities intended to be public and those intended to be private Proposed bridges (if applicable) *Existing electrical utilities (Main feeder, primary and secondary distribution, and transmission lines) labeled as to above or below ground
	Title block located in lower right-hand corner of drawing Assessor's parcel number(s) Name of project (and phase number, if applicable) Total number of lots Total project acreage (to the nearest 0.10 acre)  NOTE  Present zoning Proposed zoning  A. Key map (if more than one sheet is required) Location map (to be located on the first map sheet or the key map and to be oriented in the same direction as the tentative map) A. North arrow (to be upward facing, if practical) B. Sheet size 24" x 36" (if practical) B. Benchmark (preferably tied to an established City of ta Rosa benchmark)  PLAN RE  Clear delineation of project boundaries (with accurate ances and bearings) Names of adjoining subdivisions Names of adjoining subdivisions Names of adjoining property owners Proposed streets: A. Names B. Widths (to the nearest foot) C. Approximate curve radii D. Approximate grades E. Clear identification of proposed ownership (public or private) F. Typical Cross Sections (include private streets) C. Day Driveways serving more than one unit C. Approximate curve radii C. Driveways serving more than one unit C. Approximate curve radii C. Locations Existing and proposed easements (on-site and off-site): A. Approximate widths C. Locations B. Approximate widths C. Purpose and nature (public or private)	Assessor's parcel number(s) Name of project (and phase number, if applicable) Total number of lots Total project acreage (to the nearest 0.10 acre)    Nottes

	☐ 39. Existing and proposed culverts and underground storm drainage: ☐ A. Location. (Proposed storm drainage measures should direct flows to the nearest downstream facility) ☐ B. Diameter of existing (in inches)	<ul> <li>43. *Preliminary grading plan showing finished contours at two foot intervals on hillside terrain (flat ground-provide proposed pad elevations)</li> <li>44. Existing trees and brush (noted as to whether to be retained or removed)</li> </ul>
N/A	<ul> <li>□ B. Two foot intervals at 5% to 25% cross-slopes</li> <li>□ C. Five foot intervals (maximum) at above 25% cross-slopes</li> </ul>	□ A. Location □ B. Trunk diameter (4" diameter and above) □ C. Kind (common name) □ D. Dripline N/A □ E. Heritage Trees □ 45. Location and description of significant or unique natural features on the property □ 46. Location and description of existing structures and features on adjoining properties to 100 feet □ 47. Proposed location and typical dimensions of required parking and driveways (if applicable) 4 □ 48. Special Study Zone boundaries (if applicable) 4 □ 49. Setback from mapped faults (if applicable) □ 50. Creek setback line based on creek cross-sections (if applicable) □ 51. 100-year flood elevations (if applicable) □ 52. Statement as to soils conditions (by Registered Civil Engineer) □ 53. Existing wells (noted as to whether retained or removed)
	THE FOLLOWING SUPPORTING DATA IS REQUIRED IN ADDITIONAL CONTRACTOR OF THE PROPERTY OF THE PROP	ON TO THE MAP:
N/A	City Standards or Policies specifically stating the proposed modification and the grounds for the request  55. Statement of provisions for sewer and water supply and service  56. Existing and projected sewage generation figures and identification of the trunk line to which the development is Not tributary	A □ 57. Statement as to flooding □ 58. Map showing storm drain service area (area above the project draining through it) A□ 59. Creek cross-sections with 100-year flood elevations (if applicable) A□ 60. Soils report (if grading on slopes over 10%) (2 copies)



190686\_TENT.dwg COPYRIGHT © 2021 BKF ENGINEERS

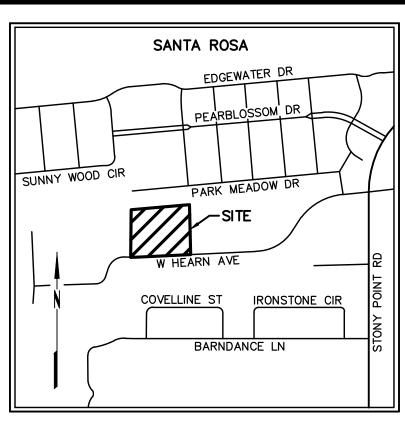
COMMUNITY HOUSING SONOMA COUNTY 131-A STONY POINT CIRCLE, SUITE 500 SANTA ROSA, CA95401 PH: 707-578-2338

BKF ENGINEERS

200 4TH ST, STE. 300 SANTA ROSA, CA. 95401 PH: 707-583-8500 FAX: 707-583-8539

FRITZ ARCHITECTURE P.O. BOX 1074 SEBASTOPOL CA, 95473 PH: 707-975-6220

QUADRIGA 1212 4TH STREET SANTA ROSA, CA 95404



VICINITY MAP NOT TO SCALE

**GENERAL NOTES** 

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

----- CITY OF SANTA ROSA SEWAGE DISPOSAL ----- CITY OF SANTA ROSA PRESENT ZONING ----- RR-20-RH ----- RR-20-RH

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

NO SOILS REPORT HAS BEEN PREPARED, BUT USGS WEB SOIL SURVEY IDENTIFIES SOIL AS "WRIGHT LOAM" WHICH IS TYPICALLY CLASSIFIED AS A TYPE "D" SOIL HAVING AN INFILTRATION RATE ~0.05IN/HR OR LESS.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION.

STREET TREES WILL BE PROVIDED AT THE FRONTAGE OF LOT 1 ALONG HEARN AVENUE IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

#### UTILITY NOTES

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

EXISTING WELLS WILL BE ABANDONED (UNLESS OTHERWISE NOTED ON THESE DRAWINGS) IN ACCORDANCE WITH CITY WELL ORDINANCE ÀS ADMINISTERED BY THE CITY BUILDING OFFICIÁL

PROPOSED UTILITIES WILL CONFORM WITH CITY OF SANTA ROSA DESIGN AND CONSTRUCTION

### **GENERAL MAP INFORMATION**

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS ON 08/22/19.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. DISTANCES HAVE BEEN ROUNDED TO THE NEAREST FOOT.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS, PAGES 25-26, SONOMA COUNTY RECORDS. THE BEARINGS AND DISTANCES DO NOT REFLECT A FÍELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BASIS OF BEARINGS: MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS, PAGES 25-26, SONOMA COUNTY RECORDS.

TEMPORARY BENCHMARK: MAG NAIL IN AC AT INTERSECTION OF W HEARN AVE AND PARK MEADOW DR, LOCATION SHOWN HEREON, ELEVATION 104.48 (DATUM NAVD 88 BY GPS OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY & DRAFTING SUPPLY VSN).

# TENTATIVE MAP

# HEARN VETERANS VILLAGE BOUNDARY AND EXISTING CONDITIONS SHEET

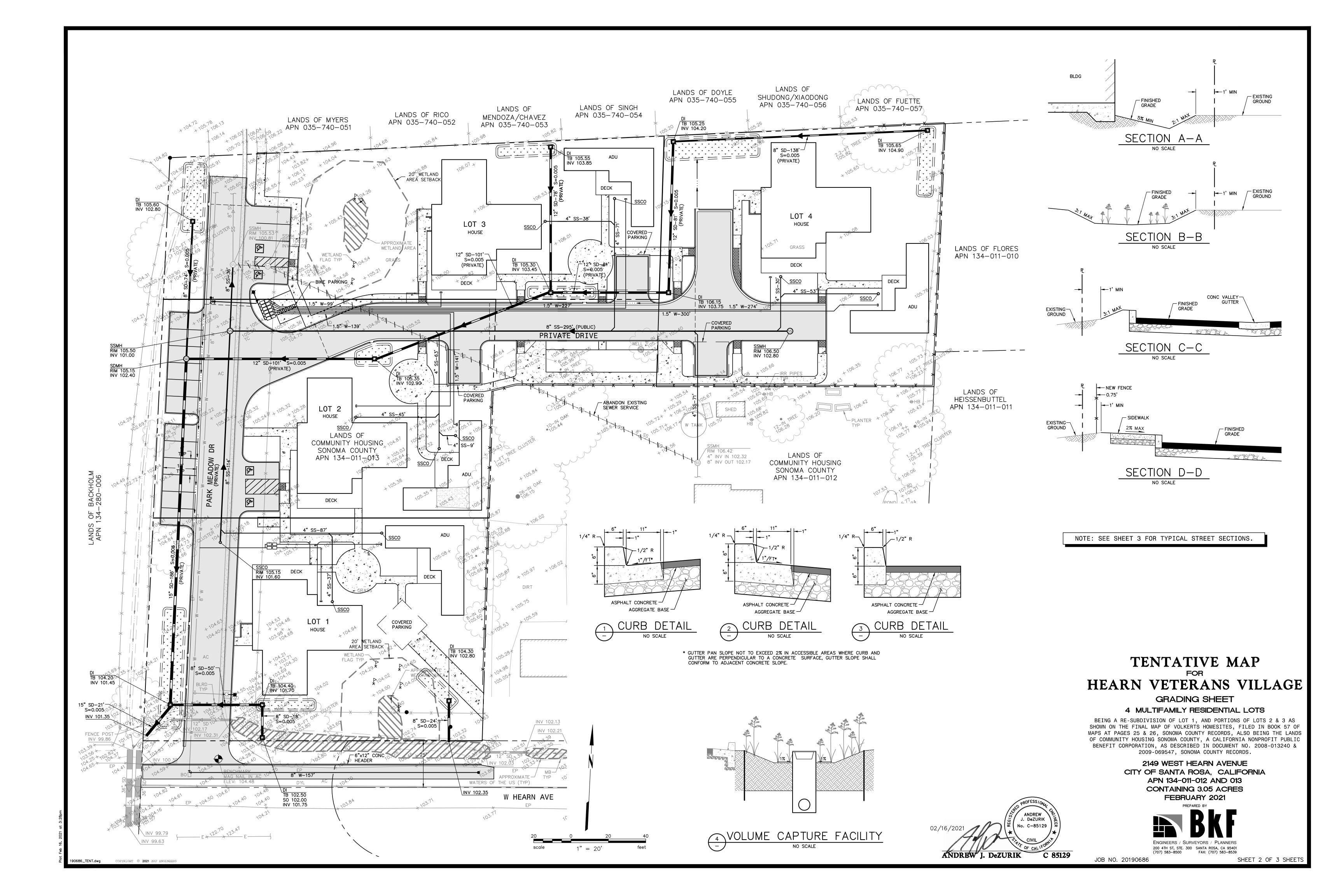
4 MULTIFAMILY RESIDENTIAL LOTS

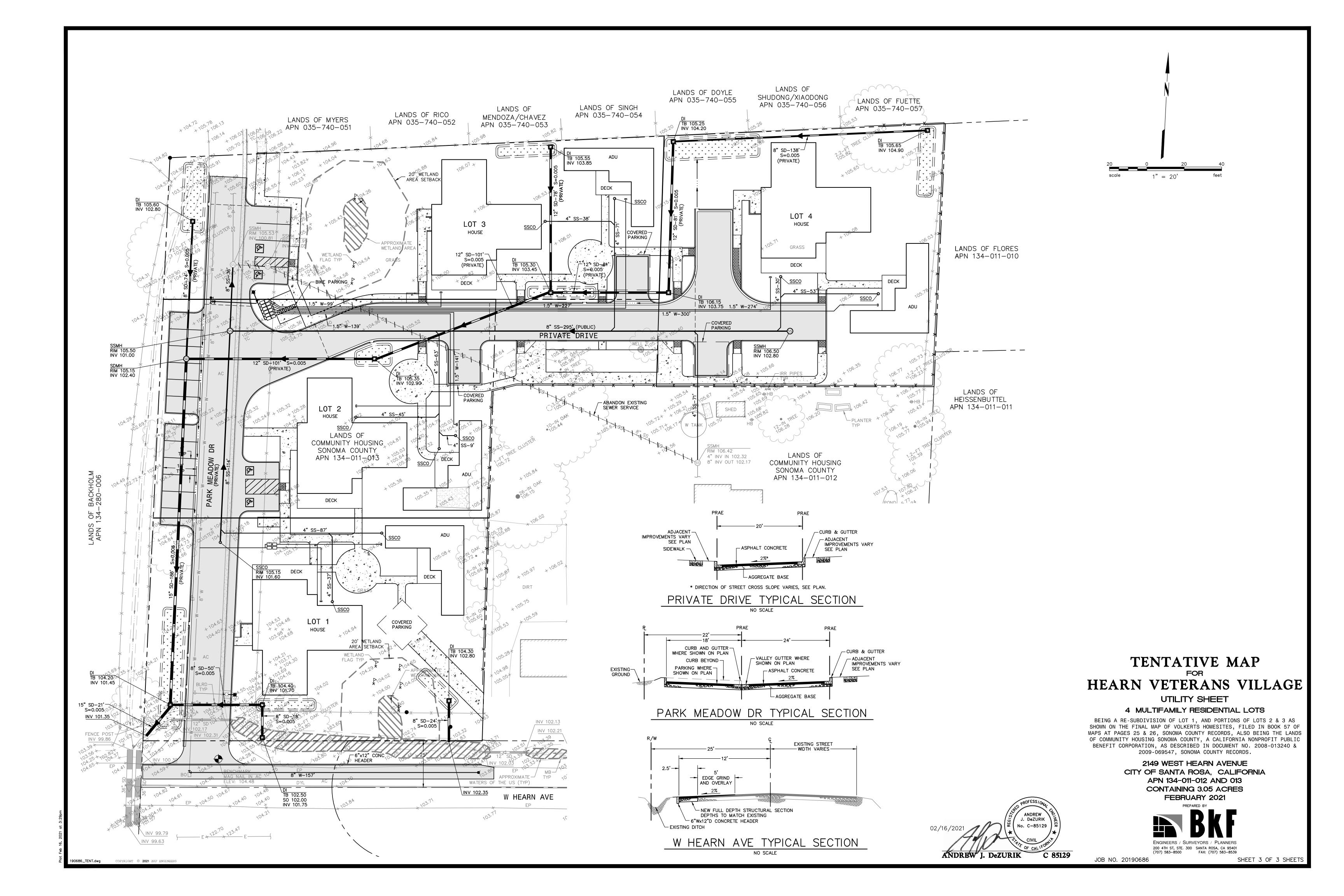
BEING A RE-SUBDIVISION OF LOT 1, AND PORTIONS OF LOTS 2 & 3 AS SHOWN ON THE FINAL MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS AT PAGES 25 & 26, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF COMMUNITY HOUSING SONOMA COUNTY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2008-013240 & 2009-069547, SONOMA COUNTY RECORDS.

> 2149 WEST HEARN AVENUE CITY OF SANTA ROSA, CALIFORNIA APN 134-011-012 AND 013 **CONTAINING 3.05 ACRES** FEBRUARY 2021



JOB NO. 20190686 SHEET 1 OF 3 SHEETS





**ORDER NO.**: 1117022527

#### **EXHIBIT A**

The land referred to is situated in the County of Sonoma, City of Santa Rosa, State of California, and is described as follows:

#### Parcel One:

Lots 1, 2 and 3 in Block 2, as shown upon that certain Map entitled "Volkerts Homesites, a Subdivision in the Rancho Llano de Santa Rosa, Tract No. 35 Sonoma County, California, " filed for record February 20, 1947 in Volume 57 of Maps, at Pages 25 and 26, Sonoma County Records.

Excepting therefrom the westerly 80 feet, front and rear measurements of Lot 1, Block 2.

Also excepting that portion deeded by R.E. Volkerts and wife to the County of Sonoma by deed dated October 1, 1947 and recorded October 8, 1947 under Sonoma County Recorder's Serial No. C-53028 in Liber 740 of Official Records at Page 306, Sonoma County Records.

APN 134-011-012

#### Parcel Two:

The west 80 feet, front and rear measurements of Lot 1 in Block 2, as shown upon that certain Map entitled "Volkerts Homesites, a Subdivision in the Rancho Llano de Santa Rosa, Tract No. 35 Sonoma County, California, " filed for record February 20, 1947 in Volume 57 of Maps, at Pages 25 and 26, Sonoma County Records.

Excepting therefrom that portion deeded by R.E. Volkerts and wife to the County of Sonoma by deed dated October 1, 1947 and recorded October 8, 1947 under Sonoma County Recorder's Serial No. C-53028 in Liber 740 of Official Records at Page 306, Sonoma County Records.

APN 134-011-013



555 12th Street, Suite 2000 Oakland, CA 94607 (510) 272-1121 Fax: (510) 208-5045

#### PRELIMINARY REPORT

Our Order Number 1117022527-JM

CRAIG S. MELTZNER & ASSOCIATES 2635 Cleveland Avenue, Suite 10 Santa Rosa, CA 95403

Attention: BARBARA L. TOWNER

When Replying Please Contact:

Julie Massey JMassey@ortc.com (510) 272-1121

Property Address:

2149 West Hearn Avenue, Santa Rosa, CA 95407

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 16, 2020, at 7:30 AM

#### OLD REPUBLIC TITLE COMPANY

For Exceptions Shown or Referred to, See Attached

Page 1 of 11 Pages

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Community Housing Sonoma County, (formerly know as Community Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation

The land referred to in this Report is situated in the County of Sonoma, City of Santa Rosa, State of California, and is described as follows:

#### Parcel One:

Lots 1, 2 and 3 in Block 2, as shown upon that certain Map entitled "Volkerts Homesites, a Subdivision in the Rancho Llano de Santa Rosa, Tract No. 35 Sonoma County, California, " filed for record February 20, 1947 in Volume 57 of Maps, at Pages 25 and 26, Sonoma County Records.

Excepting therefrom the westerly 80 feet, front and rear measurements of Lot 1, Block 2.

Also excepting that portion deeded by R.E. Volkerts and wife to the County of Sonoma by deed dated October 1, 1947 and recorded October 8, 1947 under Sonoma County Recorder's Serial No. C-53028 in Liber 740 of Official Records at Page 306, Sonoma County Records.

APN 134-011-012

#### Parcel Two:

The west 80 feet, front and rear measurements of Lot 1 in Block 2, as shown upon that certain Map entitled "Volkerts Homesites, a Subdivision in the Rancho Llano de Santa Rosa, Tract No. 35 Sonoma County, California, " filed for record February 20, 1947 in Volume 57 of Maps, at Pages 25 and 26, Sonoma County Records.

Excepting therefrom that portion deeded by R.E. Volkerts and wife to the County of Sonoma by deed dated October 1, 1947 and recorded October 8, 1947 under Sonoma County Recorder's Serial No. C-53028 in Liber 740 of Official Records at Page 306, Sonoma County Records.

APN 134-011-013

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows:

Assessor's Parcel No : 134-011-012 Code No. : 004-313

1st Installment : \$4,013.59 Marked Paid 2nd Installment : \$4,013.59 Marked Paid

Land Value : \$1,412,987.00 Imp. Value : \$505,729.00

3. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows:

Assessor's Parcel No : 134-011-013 Code No. : 004-313

1st Installment : \$153.29 Marked Paid 2nd Installment : \$153.29 Marked Paid

Land Value : \$23,139.00

- 4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seg., of the Revenue and Taxation Code of the State of California.
- 5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the map filed on February 20, 1947 in Book 57 of Maps, at Page 25

For : Drainage Reserve Affects : Portions of said lands

6. Covenants, Conditions and Restrictions which do not contain express provision for forfeiture or reversion of title in the event of violation, but omitting any covenants or restriction if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Recorded : May 20, 1947 in Book 738 of Official Records, Page 76

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

7. Agreement for : Mutual Benefit Agreement

Executed By : City of Santa Rosa High School District

and Between : Pine Creek Properties

On the terms, covenants and conditions contained therein,

Recorded : February 1, 1995 in Official Records under Recorder's Serial Number

1995-0008564

8. Offer of Dedication in an instrument,

To : City of Santa Rosa

For : Public Street, public utility, public sidewalk

Recorded : July 12, 1995 in Official Records under Recorder's Serial Number

1995-0056063

Affects : Parcel Two

9. Agreement for : County Fund for Housing Affordable Rental Housing Agreement

Executed By : Sonoma County Community Development Commission and

Community Housing Sonoma County formerly known as Community Housing Development Corporation of Santa Rosa, a California non-

profit public benefit corporation

and Between : Vietnam Veterans of California, a California non-profit public benefit

corporation

On the terms, covenants and conditions contained therein,

Recorded : February 15, 2008 in Official Records under Recorder's Serial Number

2008-013236

NOTE: Said Agreement by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 20110102637

was made subordinate to the Deed of Trust referred to herein as

20110102632.

10. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$1,400,000.00

Trustor/Borrower : Community Housing Sonoma County, (formerly know as

Community Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation and Vietnam Veterans of California, a California nonproft public benefit

corporation

Trustee : First American Title Company

Beneficiary/Lender : Sonoma County Community Development Commission

Dated : February 15, 2008

Recorded : February 15, 2008 in Official Records under Recorder's Serial

Number 2008-013237

Assignment and Assumption, pertaining to said Deed of Trust executed by Community Housing Sonoma County, (formerly know as Community Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation and Vietnam Veterans of California, a California nonproft public benefit corporation and the Sonoma County Community Development Commission.

Recorded : February 15, 2008 in Official Records under Recorder's Serial

Number 2008-013241

NOTE: Said Deed of Trust by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 20110102637

was made subordinate to the Deed of Trust referred to herein as

20110102632.

11. Agreement for : Regulatory Agreement

Executed By : The Housing Authority of the City of Santa Rosa

and Between : Community Housing Sonoma County, (formerly know as Community

Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation and Vietnam Veterans of California, a California nonproft public benefit corporation

On the terms, covenants and conditions contained therein,

Dated : February 8, 2008

Recorded : February 15, 2008 in Official Records under Recorder's Serial Number

2005-013238

Page 5 of 11 Pages

Release and Assumption Agreement, pertaining to said Regulatory Agreement executed by Community Housing Sonoma County, (formerly know as Community Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation and Vietnam Veterans of California, a California nonproft public benefit corporation and the Housing Authority of the City of Santa Rosa.

Recorded : February 15, 2008 in Official Records under Recorder's Serial

Number 2008-013242

NOTE: Said Regulatory Agreement by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 20110102638

was made subordinate to the Deed of Trust referred to herein as

20110102632.

12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$245,407.00

Trustor/Borrower : Community Housing Sonoma County, (formerly know as

Community Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation and Vietnam Veterans of California, a California nonproft public benefit

corporation

Trustee : First American Title Company

Beneficiary/Lender : Housing Authority of the City of Sant Rosa

Dated : February 15, 2008

Recorded : February 15, 2008 in Official Records under Recorder's Serial

Number 2008-013239

Release and Assumption Agreement, pertaining to said Deed of Trust executed by Community Housing Sonoma County, (formerly know as Community Housing Development Corporation of Santa Rosa), a California nonprofit public benefit corporation and Vietnam Veterans of California, a California nonproft public benefit corporation and the Housing Authority of the City of Santa Rosa.

Recorded : February 15, 2008 in Official Records under Recorder's Serial

Number 2008-013242

NOTE: Said Deed of Trust by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 20110102638

was made subordinate to the Deed of Trust referred to herein as Instrument

No.20110102632.

13. Terms and provisions as contained in an instrument,

Entitled : Covenant Burdening Land

Executed By : Community Housing Sonoma County

Recorded : November 17, 2009 in Official Records under Recorder's Serial

Number 2009-111844

See document for full particulars

14. Agreement for : Home-CHDO Loan Agreement

Executed By : Community Housing Sonoma County, a California nonprofit public

benefit corporation

and Between : Sonoma County Community Development Commission

On the terms, covenants and conditions contained therein,

Recorded : August 11, 2010 in Official Records under Recorder's Serial Number

2010066872

NOTE: Said Agreement by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 20110102637

was made subordinate to the Deed of Trust referred to herein as 20110102632.

Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$168,342.00

Trustor/Borrower : Community Housing Sonoma County, (formerly know as

Community Housing Development Corporation of Santa Rosa), a

California nonprofit public benefit corporation

Trustee : Stewart Title of California, Inc., a California corporation

Beneficiary/Lender : Sonoma County Community Development Commission, a public

body, corporate and politic

Dated : August 6, 2010

Recorded : August 11, 2010 in Official Records under Recorder's Serial

Number 2010066873

NOTE: Said Deed of Trust by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 2011-102637

was made subordinate to the Deed of Trust referred to herein as Instrument

No.2011-102632.

16. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$92,500.00

Trustor/Borrower : Community Housing Sonoma County, (formerly know as

Community Housing Development Corporation of Santa Rosa), a

California nonprofit public benefit corporation

Trustee : Stewart Title of California, Inc., a California corporation

Beneficiary/Lender : First Community Bank, a corporation

Dated : August 6, 2010

Recorded : August 11, 2010 in Official Records under Recorder's Serial

Number 2010066874

NOTE: Said Deed of Trust by the provisions of an agreement

Recorded : November 18, 2011 in Official Records under Recorder's Serial

Number 2011-102639

was made subordinate to the Deed of Trust referred to herein as Instrument

No.2011-102632.

17. Offer of Dedication in an instrument,

Entitled : Offer of Dedication To : City of Santa Rosa

For : Public Street Right of way

Recorded : September 17, 2010 in Official Records under Recorder's Serial

Number 2010-0079492

Affects : a portion of Parcel Two

18. Offer of Dedication in an instrument,

Entitled : Offer of Dedication To : City of Santa Rosa

For : Public Street Right of way

Recorded : September 17, 2010 in Official Records under Recorder's Serial

Number 2010-0079493

Affects : a portion of Parcel One

19. Offer of Dedication in an instrument,

Entitled : Offer of Dedication (Easement)

To : City of Santa Rosa

For : Public Sidewalk and Public Utility

Recorded : November 16, 2010 in Official Records under Recorder's Serial

Number 2010-0100172

Affects : Portions of Parcel Two

20. Offer of Dedication in an instrument,

Entitled : Offer of Dedication (Easement)

To : City of Santa Rosa

For : Public Sidewalk and Public Utility

Recorded : November 16, 2010 in Official Records under Recorder's Serial

Number 2010-0100173

Affects : Portions of Parcel One

Page 9 of 11 Pages

21. An unrecorded lease upon the terms, covenants, and conditions contained or referred to therein.

Lessor : Community Housing Sonoma County Lessee : Vietnam Veterans of California

Disclosed by : Memorandum of Lease

Recorded : March 25, 2011 in Official Records under Recorder's Serial Number

2011-026633

NOTE: Said lease contains provisions for a right of first refusal to purchase.

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

22. Terms and provisions as contained in an instrument,

Entitled : Regulatory Agreement

Executed By : Housing Authority of the City of Santa Rosa and Community Housing

Sonoma County

Recorded : March 12, 2020 in Official Records under Recorder's Serial Number

2020-19332

23. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$285,000.00

Trustor/Borrower : Community Housing Sonoma County, a California nonprofit public

benefit corporation

Trustee : Old Republic Title Company

Beneficiary/Lender : Housing Authority of the City of Santa Rosa

Dated : February 14, 2020

Recorded : March 12, 2020 in Official Records under Recorder's Serial

Number 2020-19333

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 25. Any unrecorded and subsisting leases.

Page 10 of 11 Pages

26.	The requirement that this Company be provided with a suitable Owner's Declaration (form
	ORT 174). The Company reserves the right to make additional exceptions and/or
	requirements upon review of the Owner's Declaration.

#### ----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) TBD.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a multi-family residence known as 2149 West Hearn Avenue, Santa Rosa, CA 95407.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

**NONE** 

#### Exhibit I

### AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE SCHEDULE B - PART I

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.



**FACTS** 

# WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include:  • Social Security number and employment information  • Mortgage rates and payments and account balances  • Checking account information and wire transfer instructions  When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

 $\textbf{Go to} \, \underline{\textbf{www.oldrepublictitle.com}} \, (\textbf{Contact Us})$ 

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do					
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy				
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you:				
conect my personal information:	<ul> <li>Give us your contact information or show your driver's license</li> <li>Show your government-issued ID or provide your mortgage information</li> <li>Make a wire transfer</li> </ul>				
	We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.				
Why can't I limit all sharing?	Federal law gives you the right to limit only:				
	<ul> <li>Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>Affiliates from using your information to market toyou</li> <li>Sharing for non-affiliates to market toyou</li> </ul>				
	State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.				

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
	Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies.  • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you.  • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice						
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC		
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.		
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company		
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.		
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.		
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon		
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.		
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina		
Trident Land Transfer Company, LLC						

Updated: January 1, 2020

### **Privacy Notice for California Consumers**

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

### What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include: Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	Examples	Collected	Sources	Business Purpose for Collection	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious,	Service providers associated with the transaction for a business purpose

				deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

Internet or other electronic network activity	medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).  Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our	Not Disclosed
			transaction	site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

### What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we "sell" or "disclose." We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	Examples	Business Purpose for Disclosure	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity.  Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity.  Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively.  Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

## **Your Rights and Choices**

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the

	categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and 7) If we sold personal information, the categories of personal information sold and the
	categories of third parties to whom it was sold.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to:  • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
	<ul> <li>Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.</li> </ul>
	<ul> <li>Debug products to identify and repair errors that impair existing intended functionality.</li> </ul>
	<ul> <li>Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.</li> </ul>
	Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.)
	<ul> <li>Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.</li> </ul>
	Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.  Comply with a least obligation.
	<ul> <li>Comply with a legal obligation.</li> <li>Make other internal and lawful uses of that information that are compatible with the context in which you provided it.</li> </ul>
	<ul> <li>Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)</li> </ul>
Opt-Out of Sale	With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties.
	A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.
Opt-In to Sale	
Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not:  • Deny you goods or service
	<ul> <li>Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties</li> <li>Provide a different level or quality of goods or services</li> </ul>
	Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

## To Exercise Your Rights

## To Opt-out of the Sale of Your Personal Information

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

### To Request Access to or Deletion of Your Personal Information

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website <a href="CCPA">CCPA</a> Consumer Request.

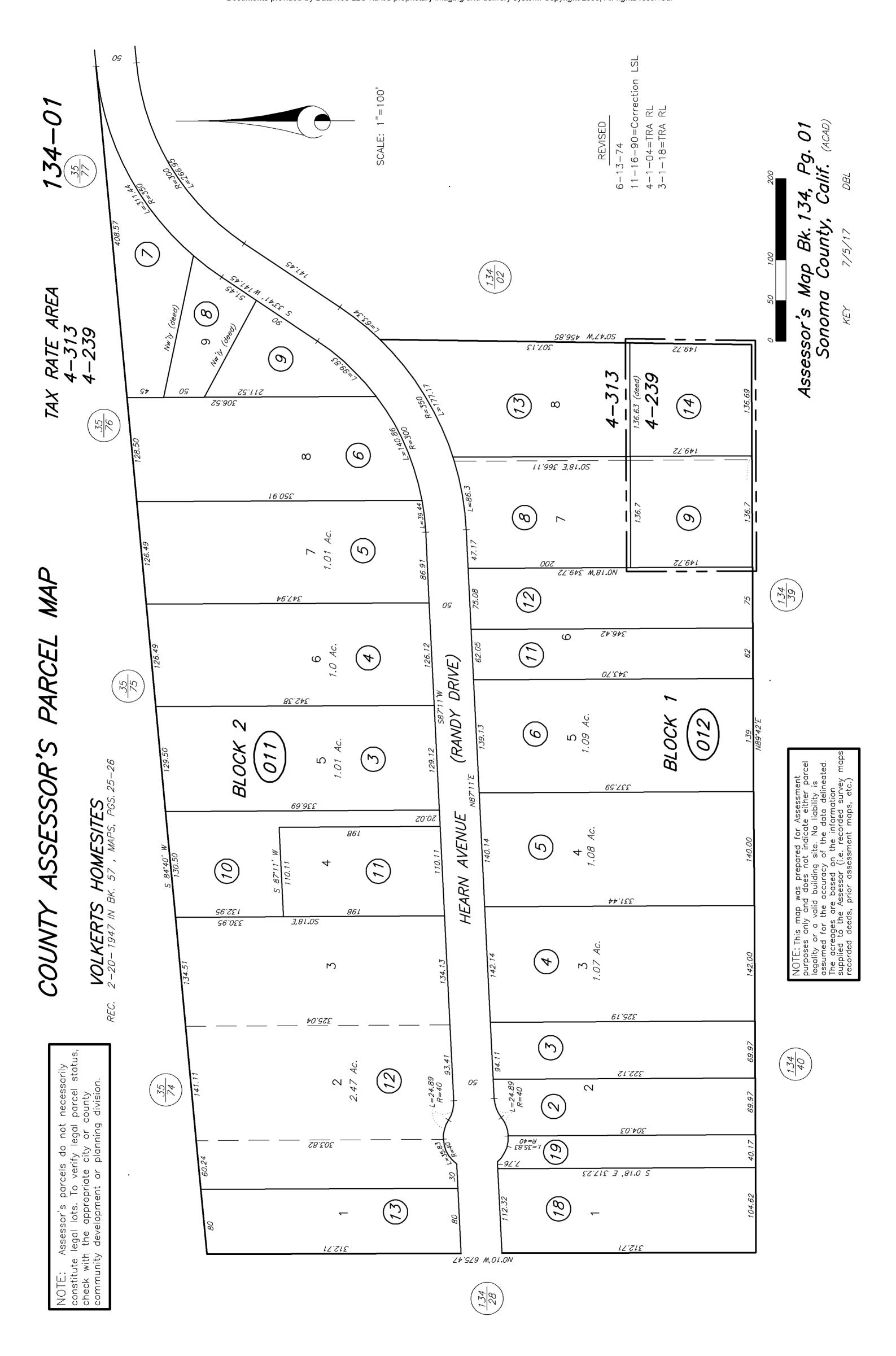
Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

#### **Contact Us**

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: <a href="mailto:ccpa@oldrepublictitle.com">CCPA@oldrepublictitle.com</a>, or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite1500, San Francisco, CA 94111-3334.





#### Hearns Veteran Village Subdivision JANUARY 2021 Sewage Generation Figures

#### City of Santa Rosa Design Criteria

Downstream Sewer Trunk Line	8"
Dwelling units:	8
People per dwelling (City of Santa Rosa Utilities Standards):	3.25
Gallons per capita per day (City of Santa Rosa Utilities Standards):	125
Peaking Factor (City of Santa Rosa Utilities Standards):	3.5
Infiltration of peak flow (City of Santa Rosa Utilities Standards):	7%

3,250 gpd

Hourly flow: 2.3 gpm
Peak hourly flow: 8.1 gpm

Infiltration (at peak period): 0.6 gpm

Critical design flow: 8.7 gpm

Downstream critical pipe size: 8 in

Downstream critical pipe slope: 0.005 ft/ft

Downstream critical pipe full flow capacity: 380 gpm

The 8 dwellings will add 8.7 gpm during peak periods to the existing 8in downstream sanitation facilities.

Prepared by:

#### **BKF Engineers**

Average daily flow:

#### **DRAFT**

Andrew DeZurik C-85129

DATED: January 7, 2021



## INITIAL STORMWATER LID SUBMITTAL

#### **FOR**

## **HEARN VETERANS VILLAGE**

2149 WEST HEARN AVENUE SANTA ROSA, CA

APN 134-011-012 AND 013

February 2021

#### Owner:

Community Housing Sonoma County 131-A Stony Point Circle, Suite 500 Santa Rosa, CA 95401 Ph: (707) 578-2338





#### **APPLICANT/OWNER**

As the Applicant/Owner, I declare that permanent storm water Best Management Practices will be installed and maintained in accordance with this document and municipal regulations.

#### **CIVIL ENGINEER**

This document was prepared by BKF Engineers to summarize storm water Best Management Practices proposed with this development. Storm water elements reflected in this document have been designed using sound engineering principals in general conformance with the municipality's guidelines.

## **PRELIMINARY**

ANDREW DeZurik, PE NO. 85129



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#### **GENERAL INFORMATION REGARDING THE PURPOSE OF STORM WATER BMPS**

Storm water runoff Best Management Practices (BMPs) are programs, processes or engineered systems designed to reduce pollutants in storm water. Temporary Best Management Practices such as straw wattle fiber rolls and silt fences are used to reduce pollutants in storm water during construction while permanent storm water Best Management Practices are intended to reduce pollutants in storm water for the life of the development following construction.

Studies suggest that approximately 85% of our annual rainfall volume is produced from the predominant population of smaller storms. Therefore, in an effort to treat storm water in a cost effective manner, storm water quality management is typically designed to target these smaller events.

#### The Low Impact Development Technical Design Manual

The Low Impact Development (LID) Technical Design Manual is a set of guidelines established for the Santa Rosa area and other areas around Sonoma County, which requires certain projects to incorporate sustainable LID strategies that encourage infiltration and minimize the introduction of pollutants into downstream receiving waters. The City of Santa Rosa has adopted this manual to satisfy the requirement in their municipal storm water permit.

The manual requires that a "Determination Worksheet" be prepared by the Applicant to evaluate whether or not storm water BMPs are required with each development. Developments which require BMPs that are subject to planning review through the municipality must include an "Initial Storm Water LID Submittal". The purpose of this submittal is to:

- Summarize the existing site condition and the proposed development.
- Describe storm water BMPs being incorporated into the development.
- Demonstrate by computation that the proposed measures are appropriately sized.
- Describe maintenance and funding for the BMPs.

Developments which require BMPs are required to include a final "Storm Water LID Submittal" with ministerial permit submittals such as grading, building and encroachment permits. The "final "Storm Water LID Submittal" includes all of the elements required in the "Initial Storm Water LID Submittal", maintenance measures and a maintenance agreement between the municipality and owner which assigns the responsibility for maintaining BMPs. The agreement is recorded as a covenant, runs with the land and passes with Title.





Permanent storm water Best Management Practices are categorized in the LID Technical Design Manual as being Pollution Prevention Measures, Volume Control Measures or Treatment Control Measures, which are described in the following sections of this document.

#### Storm Water Pollution Prevention Measures

Pollution Prevention Measures, also referred to as Source Control Measures, are practices such as street sweeping which help keep pollutants from coming into contact with storm water rather than attempting to remove pollutants after they have interacted with storm water. Educational outreach programs and stenciling storm water inlets with graphics which inform people that the storm water drains to the creek are effective Pollution Prevention Measures. Trees are another effective Pollution Prevention Measure and provide several storm water management benefits. They hold water on leaves / branches and allow water to evaporate, retaining flow and dissipating the energy of runoff. Trees also reduce the amount of water coming into contact with other impervious surfaces such as parking lots, which minimizes pollution in downstream water bodies.

Our local municipalities recognize the environmental benefit to incorporating Pollution Prevention Measures into designs and allow area offset credits with the implementation of trees which intercept falling precipitation, which encourage infiltration and storm water discharge through landscape areas as a pre-treatment measure. The pollution prevention offset credits reduce the size of required Volume and Treatment Control Measures.

#### Storm Water Volume Control Measures

Increasing the amount of impervious surface area with the development of bare land generally increases the rate which storm water flows across a site. While the impact of increasing the impervious area for a single site is often insignificant, the cumulative impact of increasing the impervious area for multiple areas may have an adverse hydromodification effect on downstream facilities, because the cumulative increase has the potential to increase runoff causing downstream erosion and sediment load in the storm water conveyance system.

In order to minimize downstream erosion and protect stream habitat, the Storm Water LID Technical Design Manual prioritizes BMPs and requires that the designer first consider measures, which capture storm water runoff from impervious surfaces and encourage infiltration. Developments in areas subject to contaminated soil or high ground water are discouraged from integrating measures, which infiltrate storm water, but they are required to incorporate alternative designs, which harvest storm water and treat runoff from impervious surfaces. If volume control measures are not feasible at the project site, then offset projects at a different location may accomplish this requirement. In some situations, payment of an offset cost may be allowed.

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#### **Storm Water Treatment Control Measures**

Treatment Control BMPs are engineered systems that are designed to remove pollutants from storm water and are often categorized as being landscape-based or mechanical. These types of BMPs are required whenever a development proposes to infiltrate less water than is discharged from new or redeveloped impervious surfaces during the target storm event.

Landscape-based treatment controls are required by most municipalities and include measures such as vegetated swales, bioretention systems, and tree wells. Mechanical treatment controls such as subsurface vaults that filter storm water through sand or engineered media are generally only allowed when used in conjunction with other landscape based BMPs.

#### **PROJECT DESCRIPTION**

This development proposes to create a subdivision of four lots, each having a 6 bedroom residence and a 2 bedroom ADU. Parking is to be located on the west side of the site with paths and community landscaping surrounding the homes. The project is located in southwest Santa Rosa at 2149 West Hearn Avenue. The development will create just over an acre of impervious surface.

The site is bordered by Hearn Avenue and wetlands to the south, and residences to the west, north, and east. Access to the site will be achieved via Park Meadow Drive to the west of the residences, and an emergency vehicle access route running west to east within the site.

The existing parcel is undeveloped and contains a grass field. The project proposes to remove vegetation and grade, pave, and construct residences and landscaping. Landscape and irrigation will be incorporated throughout the site.

Existing wetlands along the southern property line and a wetland area in the northwestern portion of the project site will be preserved and remain undisturbed. Therefore, the project is not anticipated to need a "Clean Water Certification" from the Regional Water Quality Control Board. Permanent Storm Water Best Management Practices are required with this development because the project will create 1 acre of impervious area.

Storm water runoff in the existing condition sheet flows generally to the southern wetlands along the perimeter of the property. Storm water then enters an existing 12" culvert under Park Meadow Drive before discharging to a swale. Runoff then flows through dual 36" stormdrains under West Hearn Avenue.





The proposed development will drain in a similar manner to the existing condition. Bioretention facilities with a Volume Capture component are proposed throughout the site to capture runoff during light precipitation events in accordance with the Priority 1, 2, and 3 objectives of the City's LID Technical Design Manual. Storm water for larger events is anticipated to enter the bioretention overflow inlets, and flow through a stormdrain system to the southwest corner of the site. From there it will enter the existing swale before flowing into the dual 36" existing stormdrains.

The development proposes to integrate a volume capture media mixture under the bioretention swales which capture site runoff during light precipitation events in accordance with the Priority 1, 2, and 3 objectives of the City's LID Technical Design Manual. The majority of the bioretention facilities are Priority 1, with the roadside bioretention facilities being Priority 2 and 3. These BMP measures are designed with perforated pipe installed high in the treatment area, as opposed to at the bottom of the feature, to ensure that Delta Volume Capture occurs in the area below the perforated pipe. Once the volume below the perforated pipe is filled, any additional flow will be collected by the perforated pipe. This filtered storm water will then be conveyed to the storm drain system.

The site has been designed to have positive gradients within the site and utilizes overland relief. The drainage basins proposed with this development are being installed as a matter of convenience to route excess storm water from the proposed LID features to the existing storm drain network. If the storm drain system becomes overburdened during larger storm events, storm water which falls on the site will run overland to the city's existing established storm drain system similar to the existing condition.

#### **STORM WATER BMPS SELECTED FOR THIS SITE**

This project will be designed to incorporate temporary, pollution prevention and permanent storm water Best Management Practices to minimize the introduction of pollutants in downstream water bodies.

#### **Temporary Measures**

A "Sediment Control Plan" will be prepared and included with the construction drawings requiring the contractor to implement temporary storm water BMPs. The contractor will be required to use filter fabric, gravel bags, straw wattles or similar measures to collect sediment and filter water before allowing its discharge to downstream facilities. Construction entrances/exits will be designated on the drawings as having a blanket of rock, where applicable, to assist with removing dirt from trucks to minimize soil tracked into the public street during the early stages of construction. This drawing will also require that disturbed areas be seeded to help stabilize un-vegetated areas. Since the project will disturb more than 1-acre with construction, a Storm Water Pollution Prevention Plan will





need to be prepared which more precisely identifies temporary storm water BMPs that may be incorporated during different phases of construction.

#### **Pollution Prevention Measures**

As part of this project, storm water inlets will be stenciled with graphics, which identify that the inlets drain to the creek. The City of Santa Rosa also has a street sweeping program to help remove pollutants from public streets before pollutants have an opportunity to come into contact with storm water.

#### **Pollution Prevention Credits**

The LID Technical Design Manual allows area offset credits with the implementation of certain Pollution Prevention Measures. Although new trees will be planted with this development, creating an opportunity to intercept precipitation falling on impervious surfaces beneath them, area reduction credits were not used when assessing the size of BMP areas. However, credits may be considered when performing computations and assessing areas for the Final Storm Water Mitigation Plan. Area reduction credits for disconnected roof leaders, alternative driveway designs, and new interceptor trees are not included in this report but may be considered with the final Storm Water LID Submittal.

#### Permanent Volume Control Measures

The Storm Water LID Technical Design Manual requires that measures be incorporated into each site which capture storm water runoff from impervious surfaces and encourage infiltration for the life of the development following construction. The low percolation rate of Sonoma County soils does make infiltration a challenging objective. The LID manual acknowledges this, suggesting that designs incorporate engineered media and similar mechanisms which create void space to store water and allow infiltration over time. Volume control measures are generally integrated into projects to mitigate the effect of increased storm water runoff that frequently occurs with development. They are used to help emulate the predevelopment condition and are particularly useful when the amount of impervious surface is increased with development.

A series of Bioretention Areas with porous engineered media will be incorporated into the site to capture the post development storm water runoff during light precipitation events and encourage infiltration in accordance with the LID Technical Design Manual. These areas have been equipped with overflow drains to minimize inundation of paved surfaces during larger storm events. An exhibit has been included in the appendix of this report which reflects the proposed geometry and location of each Bioretention Area.





A geotechnical investigation for this site was not available at the time this report was prepared. According to the USGS web soil survey, the site is composed of "Wright Loam" which is typically classified as a type "D" soil having an infiltration rate ~0.05in/hr or less.

The "State Water Resources Control Board's" "GeoTracker" system was observed and does not report groundwater contamination within 50ft of proposed storm water treatment areas.

The treatment measures designed for this site have achieved the 100% treatment and volume capture for the 85th percentile precipitation event in accordance with the Priority 2 objective of the City's LID Technical Design Manual.

Given that there are no reported active groundwater contamination areas beneath proposed BMP's, the integration of storm water BMPs which infiltrate water appears to be feasible with this project and it may not be necessary to integrate a subsurface liner or subdrain system. Therefore, BMPs are proposed which are in harmony with the objectives of the LID Technical Design Manual.

Soils having a Hydrologic Soil Group "D" (having an infiltration rate  $\sim$  0.00-0.5 in/hr) were used in computations. Storm water is anticipated to infiltrate into the underlying soil very poorly over time in accordance with the objectives of the LID Technical Design Manual.

Computations were prepared to size each BMP using the City of Santa Rosa's storm water calculator to assess the post development storm water runoff volume. The design assumes bioretention areas within the private development will use Bioswale Media Mix having a porosity of at least 50%. Computations may be observed in Appendix "B" of this document and reflect that the void space in the proposed measures exceeds the required storm water capture volume.

#### MAINTENANCE OF THE SELECTED PERMANENT STORM WATER BMPs

Maintenance of permanent storm water Best Management Practices is essential to ensure that the BMPs continue to function effectively and that they do not become a nuisance. An exhibit has been included in the body of this report which identifies the locations of the permanent storm water BMPs referred to in this report which will require inspection and maintenance. It is the responsibility of the Applicant/Owner to ensure that permanent storm water BMPs are installed and maintained in accordance with municipal policy until this responsibility is legally transferred.

The Regional Water Quality Control Board requires the legally responsible party to inspect and maintain permanent storm water BMPs at least once a year. A sample inspection and

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reporting template has been included in the Appendix of this document for reference. Reports which document maintenance activities should be completed when maintenance is performed and kept on file for a period of at least five years. These reports shall be made available to City staff and the Regional Water Quality Control Board staff upon request.

The maintenance of permanent storm water Best Management Practices will be performed by the property owner and include but are not limited to pruning, weeding, mowing, trash removal, inspection/replacement of plants and media, the removal of sediment, excavation and replacement of bioretention area soil, and the cleaning/replacement of subsurface drainage elements. The LID Technical Design Manual requires that the owner enter into a signed agreement and that this agreement be recorded as a perpetual covenant which runs with the land. A draft maintenance agreement has been included in the appendix of this document for reference.

Every site requires some level of maintenance such as sweeping, restriping, pavement replacement, irrigation repair and replanting. The following inspection and maintenance activities are additional measures which are necessary with this development as a result of the required permanent storm water BMPs:

- Drainage inlets will be stenciled with verbiage or a graphic which suggests that the storm water system drains to a creek. Stenciling should be refreshed every 5 years. If the BMP has been removed or has experienced significant fading, then the BMP should be replaced.
- The surface of volume capture areas should be inspected on a quarterly basis, and following larger storm events for signs of erosion, damage to vegetation, foreign debris and sediment accumulation. The BMP should be repaired to maintain its character and function in substantial conformance with the original design.
- Additional information has been included in the Appendices of this report which describe the function and recommended maintenance of measures proposed in this report.

Although the proposed BMPs are anticipated to provide effective treatment for more than 10-years, their life will depend on the quality of water draining to them and how well these areas are maintained. BMP maintenance and replacement should be conducted as required to ensure that their character and function are in substantial conformance with the original design.



Approximate anticipated average annual costs are summarized below to assist the Owner(s) in budgeting for BMP inspection and maintenance activities. The costs reported are predicated on these activities being conducted while performing other routine maintenance, which would ordinarily be performed on site.

#### **Approximate Average Annual Inspection and Maintenance Costs**

Inspections and Associated Paperwork	\$ 1,500
Stenciling Inlets	\$ 10
Sediment Removal/Erosion Repair	\$ 500
Bioretention Area Replacement	\$ 1,500

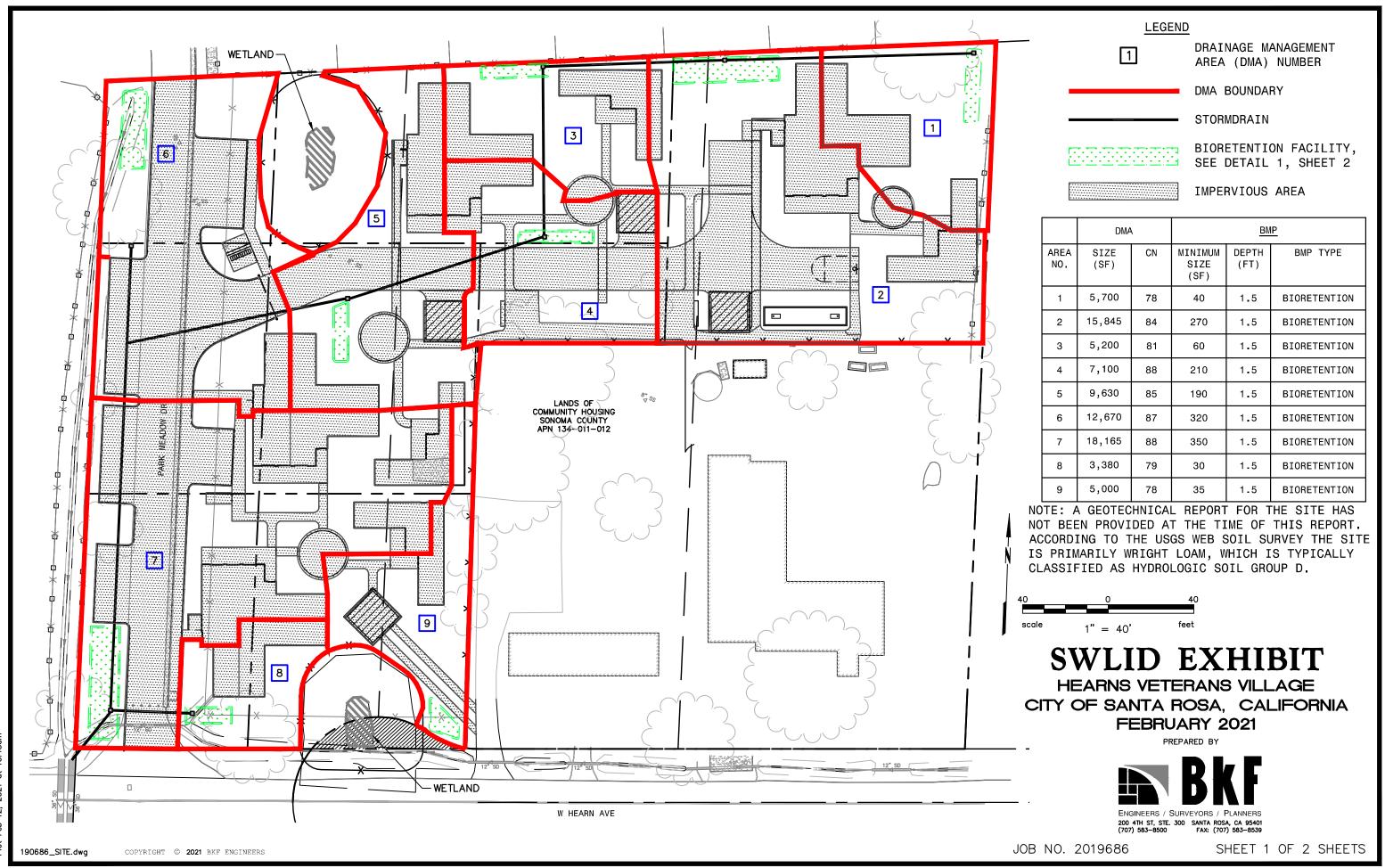




## **APPENDIX "A"**

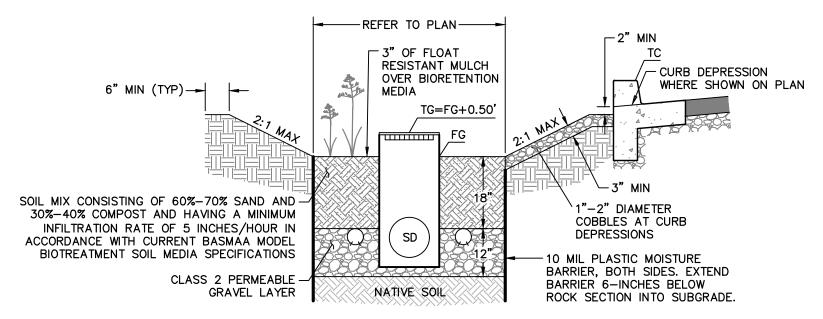
SITE EXHIBIT

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10+ Fab 12 2021 at 10:

#### REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING.



NOTE: BIORETENTION FACILITIES SHALL INCLUDE PERFORATED SUBDRAINS WHERE SHOWN ON PLAN. THE TOP OF SUBDRAINS SHALL MATCH THE TOP OF THE CLASS 2 PERMEABLE GRAVEL LAYER.



## SWLID EXHIBIT

HEARNS VETERANS VILLAGE CITY OF SANTA ROSA, CALIFORNIA FEBRUARY 2021

PREPARED BY



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JOB NO. 2019686

SHEET 2 OF 2 SHEETS





## **APPENDIX "B"**

**VOLUME CAPTURE CALCULATIONS** 

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#### LID BMP Summary Page & Site Global Values

Pro	oject Inf	ormation:				Site Information:						nd post deve	
Project Name: West Hearn Veterans Village Address/Location: West Hearn Ave, Santa Rosa, CA			Mean Seasonal Precipitation (MSP) of Project Site: 30.00 (inches)  K=MSP/3( K= 1.00			(inches)	impervious area, the post construction BMP						
							requiremen	it is:					
		Designer:	BKF Engine	ers		i							
		Date:	2/10/2021			Impervious area - pre development:		6,650.0	ft <sup>2</sup>	Delta	Volume	e & Trea	tment
						Impervious area - post development:		36,250.0	ft <sup>2</sup>				
					Su	mmary of Saved BMP Results:							
		Tallanda						ВМР	P Design Results				
		Tributa	ry Area		Requireme	ements		Hydromo					
								Con	itrol	Flow Base	Treatment	Delta Volui	me Captur
			Runoff					Required		Required			
В	MP ID:	Tributary	Reduction Measures				Percent	V <sub>Hydromod</sub>	Achieved	Q Treatment	Achieved	Required	Achieve
		Area (ft <sup>2</sup> .)	(Y/N)	Type of Requirement Met		Type of BMP Design	Achieved	(ft <sup>3</sup> )	(ft <sup>3</sup> )	(cfs)	(ft <sup>3</sup> )	Vdelta (ft <sup>3</sup> )	(ft <sup>3</sup> )
	DMA 1	5,700	No	Hydromod Volume Capture	Priority 1: P1-02	Roadside Bioretention - No Curb and Gutter	100.2	27.7020	27.7500				
	DMA 2	15,845	No	Hydromod Volume Capture	Priority 1: P1-06	Swale with Bioretention	101.0	200.4393	202.5000				
	DMA 3	5,200	No	Hydromod Volume Capture	Priority 1: P1-06	Swale with Bioretention	106.1	42.4320	45.0000				
	DMA 4	7,105	No	Hydromod Volume Capture	Priority 1: P1-06	Swale with Bioretention	105.2	149.7023	157.5000				
	DMA 5	9,630	No	Hydromod Volume Capture	Priority 1: P1-06	Swale with Bioretention	102.3	139.2498	142.5000				
	DMA 6	12,670	No	Hydromod Volume Capture	Priority 3: P3-06	Swale with Bioretention	101.5	236.5489	240.0000				
	DMA 7	18,165	No	Hydromod Volume Capture	Priority 1: P1-06	Swale with Bioretention	101.2	382.7365	387.5000				
	DMA 8	3,380	No	Hydromod Volume Capture	Priority 1: P1-02	Roadside Bioretention - No Curb and Gutter	113.8	19.7730	22.5000				
	DMA 9	5,000	No	Hydromod Volume Capture	Priority 2: P2-02	Roadside Bioretention - Flush Design	108.0	24.3000	26.2500				

Release 8 Draft Rev. 5 2/10/2021



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 1		_	
BMP Design Criteria:	Delta Volume & Treatment			
_	Priority 1: P1-02 Roadside E	Bioretention - No Curb ar	nd Gutter	
BMP's Physical Tributary Area:				
Description/Notes:	3,1 3 3.13			
Hydromodification Requirement: 100%	Volume Capture; V <sub>HYDR</sub> o	DMOD	V <sub>HYDROMOD</sub> =	27.70 ft <sup>3</sup>
Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (t	ransmission) rate		
Post development ground cover description:				
CN <sub>POST:</sub>	37			
User Composite post development CN:	78.0			
BMP Sizing Tool: Hydromodification Re	nuiromont		Percent of Goal Achieved =	100.17 %
Diffi Olzing 1001. Hydromodification Res	•			70
	BMP Volume Below Ground		Ponded Water	
Porosity:			Above Ground	
Depth below perforated pipe if present:			Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:			Length: 0.00 ft	
Lengui.				



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 2		_	
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 1: P1-06 Swale with B	ioretention		
BMP's Physical Tributary Area:	15,845.0 ft <sup>2</sup>			
Description/Notes:				
Hydromodification Requirement: 100%	Volume Canture: Vivenous	100	V <sub>HYDROMOD</sub> =	200.44 ft <sup>3</sup>
			- HYDROMOD	200.44
Post development hydrologic soil type within tributary area:		nsmission) rate		
Post development ground cover description:	Residential - 1/4 acre lots			
CN <sub>POST</sub> :				
User Composite post development CN:	84.0			
<b>BMP Sizing Tool: Hydromodification Red</b>	quirement		Percent of Goal Achieved =	101.03 %
	BMP Volume		Ponded Water	
1	Below Ground		Above	
Porosity:	0.50		Ground	
Depth below perforated pipe if present:	1.50 ft		Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:	0.00 ft		Length: 0.00 ft	
Area:	<b>270.00</b> ft <sup>2</sup>		Area: 0.00 ft <sup>2</sup>	



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 3			
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 1: P1-06 Swale with B	ioretention		
BMP's Physical Tributary Area:	5,200.0 ft <sup>2</sup>			
Description/Notes:	,			
Hydromodification Requirement: 100%	Volume Capture: Vuyngow	IOD	V <sub>HYDROMOD</sub> =	42.43 ft <sup>3</sup>
			ПВКошов	
Post development hydrologic soil type within tributary area:		nsmission) rate		
Post development ground cover description:	Residential - 1/4 acre lots			
CN <sub>POST</sub> :	24.0			
User Composite post development CN:	81.0			
BMP Sizing Tool: Hydromodification Red	quirement		Percent of Goal Achieved =	106.05 %
	BMP Volume		Ponded Water	
	Below Ground		Above	
Porosity:	0.50		Ground	
Depth below perforated pipe if present:	1.50 ft		Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:	0.00 ft		Length: 0.00 ft	
Area:	60.00 ft <sup>2</sup>		Area: 0.00 ft <sup>2</sup>	



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 4		_	
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 1: P1-06 Swale with B	ioretention		
BMP's Physical Tributary Area:	7,105.0 ft <sup>2</sup>			
Description/Notes:	,			
Hydromodification Requirement: 100%	Volume Canture: Vivonou	100	V <sub>HYDROMOD</sub> =	149.70 ft <sup>3</sup>
			HYDROMOD	140.70
Post development hydrologic soil type within tributary area:		nsmission) rate		
Post development ground cover description:	Residential - 1/2 acre lots			
CN <sub>POST:</sub>				
User Composite post development CN:	88.0			
BMP Sizing Tool: Hydromodification Red	quirement		Percent of Goal Achieved =	105.21 %
	BMP Volume		Ponded Water	
	Below Ground		Above	
Porosity:	0.50		Ground	
Depth below perforated pipe if present:	1.50 ft		Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:	0.00 ft		Length: 0.00 ft	
Area:	210.00 ft <sup>2</sup>		Area: 0.00 ft <sup>2</sup>	



BMP Tributary Parameters			Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 5				
BMP Design Criteria:	Delta Volume & Trea	atment			
Type of BMP Design:	Priority 1: P1-06 Sv	wale with Bio	pretention		
BMP's Physical Tributary Area:	9,630.0 ft <sup>2</sup>				
Description/Notes:	·				
Hydromodification Requirement: 100%	Volume Canture	2. V	\	V <sub>HYDROMOD</sub> =	139.25 ft <sup>3</sup>
,				HYDROMOD —	155.25
Post development hydrologic soil type within tributary area			smission) rate		
Post development ground cover description:	Residential - 1/2 acre	re lots			
CN <sub>POST</sub> :					
User Composite post development CN:	85.0				
<b>BMP Sizing Tool: Hydromodification Re</b>	quirement			Percent of Goal Achieved =	102.33 %
	BMP Volume			Ponded Water	
	Below Ground			Above	
Porosity:				Ground	
Depth below perforated pipe if present:				Depth: 0.00 ft	
Width:	0.00 ft			Width: 0.00 ft	
Length:				Length: 0.00 ft	
Area:	190.00 ft <sup>2</sup>			Area: 0.00 ft <sup>2</sup>	



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 6			
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 3: P3-06 Swale with B	ioretention		
BMP's Physical Tributary Area:	12,670.0 ft <sup>2</sup>			
Description/Notes:				
Hydromodification Possiroments 100%	Volume Contures V		V -	000 55 53
Hydromodification Requirement: 100%	volume Capture, v <sub>HYDROM</sub>	IOD	V <sub>HYDROMOD</sub> =	236.55 ft <sup>3</sup>
Post development hydrologic soil type within tributary area	·	nsmission) rate		
Post development ground cover description:				
CN <sub>POST</sub> :				
User Composite post development CN:	87.0			
<b>BMP Sizing Tool: Hydromodification Re</b>	quirement		Percent of Goal Achieved =	101.46 %
	BMP Volume		Ponded Water	
	Below Ground		Above	
Porosity:			Ground	
Depth below perforated pipe if present:			Depth: 0.00 ft	
Width:			Width: 0.00 ft	
Length:			Length: 0.00 ft	
Area:	<b>320.00</b> ft <sup>2</sup>		Area: 0.00 ft <sup>2</sup>	



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 7		_	
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 1: P1-06 Swale with B	ioretention		
BMP's Physical Tributary Area:	18,165.0 ft <sup>2</sup>			
Description/Notes:				
Hydromodification Requirement: 100%	Volume Canture: V		V <sub>HYDROMOD</sub> =	382.74 ft <sup>3</sup>
			HYDROMOD —	302.74
Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (tra	nsmission) rate		
Post development ground cover description:				
CN <sub>POST</sub> :				
User Composite post development CN:	88.0			
<b>BMP Sizing Tool: Hydromodification Re</b>	quirement		Percent of Goal Achieved =	101.24 %
	BMP Volume		Ponded Water	
	Below Ground		Above	
Porosity:	<b></b>		Ground	
Depth below perforated pipe if present:			Depth: 0.25 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:			Length: 0.00 ft	
Area:	350.00 ft <sup>2</sup>		Area: 500.00 ft <sup>2</sup>	



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 8	•		
BMP Design Criteria:	Delta Volume & Treatment			
	Priority 1: P1-02 Roadside E	Bioretention - No Curb ar	nd Gutter	
BMP's Physical Tributary Area:				
Description/Notes:	· · · · · · · · · · · · · · · · · · ·			
'				
				-
Hydromodification Requirement: 100%	Volume Capture; V <sub>HYDR</sub> o	DMOD	$V_{HYDROMOD} = $	19.77 ft <sup>3</sup>
Post development hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (to	ransmission) rate		
Post development ground cover description:		•		
CN <sub>POST:</sub>				
User Composite post development CN:	79.0			
BMP Sizing Tool: Hydromodification Rec	quirement		Percent of Goal Achieved =	113.79 %
	BMP Volume		Ponded Water	<del>,</del>
	Below Ground		Above	
Porosity:			Ground	
Depth below perforated pipe if present:			Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:			Length: 0.00 ft	
Area:	30.00 ft <sup>2</sup>		Area: 0.00 ft <sup>2</sup>	



BMP Tributary Parameters		Project Name:	West Hearn Veterans Village	
BMP ID:	DMA 9			
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 2: P2-02 Roadside Bio	pretention - Flush Design	gn	
BMP's Physical Tributary Area:	5,000.0 ft <sup>2</sup>			
Description/Notes:				
·				
L				
Hydromodification Requirement: 100% \	Volume Canture: V		V <sub>HYDROMOD</sub> =	24.30 ft <sup>3</sup>
_			HYDROMOD —	24.30
Post development hydrologic soil type within tributary area: D: 0 - 0.05 in/hr infiltration (transmission) rate				
Post development ground cover description: Residential - 1/2 acre lots				
CN <sub>POST:</sub>				
User Composite post development CN:	78.0			
BMP Sizing Tool: Hydromodification Rec	quirement		Percent of Goal Achieved =	108.02 %
	BMP Volume		Ponded Water	
	Below Ground		Above	
Porosity:	0.50		Ground	
Depth below perforated pipe if present:	1.50 ft		Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:	0.00 ft		Length: 0.00 ft	
Area: L	35.00 ft <sup>2</sup>		Area: 0.00 ft <sup>2</sup>	





## **APPENDIX "C"**

# DETERMINATION WORKSHEET SUSMP SUBMITTAL GUIDE CHECKLIST BMP SELECTION TABLES

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FOR OFFICE USE ONLY:				
Does this project require permanent				
storm water BMP's?				
Υ N				
Date Submitted:				

**Part 1: Project Information** 



File No:	Quadrant
Related Files:	
Set:	
Denarte	ment Use Only

#### 2017 Storm Water LID Determination Worksheet

PURPOSE AND APPLICABILITY: This determination worksheet is intended to satisfy the specific requirements of "ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." Additional design requirements imposed by Governing Agencies, such as local grading ordinances, CAL Green, CEQA, 401 permitting, and hydraulic design for flood control still apply as appropriate. Additionally, coverage under another regulation may trigger the requirement to design in accordance with the Storm Water LID Technical Design Manual.

Project Name			Applicant (owner or developer) Name
Project Site Address			Applicant Mailing Address
Project City/State/Zip			Applicant City/State/Zip
Permit Number(s) - (if	applicable)		Applicant Phone/Email/Fax
Designer Name			Designer Mailing Address
Designer City/State/Zi	р		Designer Phone/Email
Type of Application,	/Project:		
Subdivison	Grading Permit	Building Permit	Hillside Development
DesignReview	Use Permit	Encroachment	Time Extensions Other :
PART 2: Project Exem	<u>nptions</u>		
1. Is this a project t	hat creates or replaces	s <i>less than</i> 10,000 sq	uare feet of impervious surface <sup>1</sup> , including all project
phases and off-s	ite improvements?		
Yes	No		
1 Impervious surface replace	ement, such as the reconstruct	ion of parking lots or excava	tion to roadway subgrades, is not a routine maintenance

activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacing, trenching and patching are defined as maintenance activities per section VI.D.2.b.

#### 2017 Storm Water LID Determination Worksheet

2.	Is this project a routine maintenance activity <sup>2</sup> that is being conducted to maintain original line and grade,
	hydraulic capacity, and original purpose of facility such as resurfacing existing roads and parking lots?

Yes No

3. Is this project a stand alone pedestrian pathway, trail or off-street bike lane?

Yes No

4. Did you answer "YES" to any of the questions in Part 2?

**YES:** This project will *not* need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 Permit. **Please complete the "Exemption Signature Section" on Page 4.** 

**NO:** Please complete the remainder of this worksheet.

#### **Part 3: Project Triggers**

#### **Projects that Trigger Requirements:**

Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SW LIDs as required by the NPDES MS4 Permit order No. R1-2015-0030.

1. Does this project create or replace a combined total of 10,000 square feet or more of impervious surface<sup>1</sup> including all project phases and off-site improvements?

Yes No

- Does this project create or replace a combined total or 10,000 square feet or more of impervious streets, roads, highways, or freeway construction or reconstruction<sup>3</sup>? Yes No
- 3. Does this project create or replace a combined total of 1.0 acre or more of impervious surface<sup>1</sup> including all project phases and off-site improvements? Yes No
- 4. Did you answer "YES" to any of the above questions in Part 3?

**YES:** This project will need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 Permit. **Please complete remainder of worksheet and sign the "Acknowledgement Signature Section" on Page 4.** 

**NO:** This project will *not* need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 permit. **Please complete the "Exemption Signature Section" on Page 4.** 

<sup>1</sup> Imprevious surface replacement, such as the reconstruction of parking lots or excavation to roadway subgrades, is not a routine maintence activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacint, trenching and patching are defined as maintenance activities per section VI.D.2.b.

<sup>2 &</sup>quot;Rountine Maintenance Activity" includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities per section VI.D.2.b.

<sup>3 &</sup>quot;Reconstruction" is defined as work that extends into the subgrade of a pavement per section VI.D.2.b.

#### **Part 4: Project Description**

1. Total	Project area:		square i acres	eet		
2. Existir	ng land use(s): (ched	ck all that apply	)			
	Commercial	Industrial	Residential	Public	Other	
	Description of buil	dings, significar	nt site features (cr	eeks, wetlar	ids, heritage tr	ees), etc.:
3. Existin	g impervious surfac	e area:		square f	eet	
4. Propo	sed Land Use(s): (ch	eck all that app	ly)			
	Commercial	Industrial	Residential	Public	Other	
	Description of buil	dings, significar	nt site features (cr	eeks, wetlar	nds, heritage tr	ees), etc.:
Propos 5. <del>Existin</del>	sed g impervious surfac	e area:		square acres	feet	

Management Practices and provide a Storm Water Low Im National Pollutant Discharge Elimination System (NPDES)	s project is required to implement permanent Storm Water Best spact Development Submittal (SW LIDS) as required by the City's Municipal Separate Storm Sewer Systems (MS4) Permit Order e resolved to determine if the project is subject to these
Applicant Signature	Date
Exemption Signature Section:	
Storm Water BMP's nor the submittal of a Storm Water Lo City's National Pollutant Discharge Elimination System (NP	s project as currently designed does not require permanent w Impact Development Submittal (SW LIDS) as required by the DES) Municipal Separate Storm Sewer Systems (MS4) Permit*. Determination Worksheet and may require permanent Storm
Applicant Signature	Date

\* This determination worksheet is intended to satisfy the specific requirements of "ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." Additional design requirements imposed by Governing Agencies, such as local grading ordinances, CAL Green, CEQA, 401 permitting, and hydraulic design for flood control still apply as appropriate. Additionally, coverage under another regulation may trigger the requirement to design in accordance with the Storm Water LID Technical Design Manual.

**Implementation Requirements:** All calculations shall be completed using the "Storm Water Calculator" available at: <a href="https://www.srcity.org/stormwaterLID">www.srcity.org/stormwaterLID</a>

**Hydromodification Control/100% Volume Capture**: Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.

**Treatment Requirement:** Treatment of 100% of the flow calculated using the modified Rational Method and a known intensity of 0.20 inches per hour.

**Delta Volume Capture Requirement**: Capture (infiltration and/or reuse) of the increase in volume of storm water due to development generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.

Project Name:	
,	
Data	



### Storm Water Low Impact Development Submittal Coversheet

	To be submitted with all SW LID submittals
1.	Submittal Information:
	Submittal Date:
	Initial SW LIDS Final SW LIDs
	Design Manuel Used for design:
	2005 Standard Urban Storm Water Mitigation Plan
	2011 Storm Water Low Impact Development Technical Design
	Manuel 2017 Storm Water Low Impact Development Technical Design Manuel
2.	Applicant Information:
Applica	Int Name (Owner or Developer):
Mailing	g Address:
City/Sta	ate/Zip:
Phone/	/Email/Fax:

Project Name:	
Date:	



### Storm Water Low Impact Development Submittal Coversheet

### To be submitted with all SW LID submittals

3. Project Information:								
Project Name:								
Site Address:								
City/State/Zip:								
APN (s):								
Permit # (s):								
Subdivision	Grading Permit	Building Permit	Design Review					
Use Permit	Hillside Development	Encroachment	Time Extension					
Other:								

Project Name:	
•	

Date: \_\_\_\_\_



### Storm Water Low Impact Development Submittal Coversheet

### To be submitted with all SW LID submittals

### 4. Design Information:

### Narrative:

### **Project Description**

Description of proposed project type, size, location, and any specific uses or features.

Description of any sensitive features (creeks, wetlands, trees, etc.) and whether they are going to be preserved, removed or altered.

Description of the existing site.

Description of how this project triggers these requirements (impervious area, CALGreen, 401 Permit, etc.).

Describe any "on-site offset" used.

### Pollution Prevention and Runoff Reduction Measures

Description of all proposed pollution prevention measures (street sweeping, covered trash enclosures, indoor uses, etc).

Description of all Runoff Reduction Measures (Interceptor Trees, Impervious Area Disconnection, and/or Alternative Driveway Design).

### Type of BMPs Proposed

Description of the types of BMPs selected including priority group that each is in.

Description of level of treatment and volume capture achieved for each BMP.

### Maintenance

Description of maintenance for each type of BMP.

Description of funding mechanism.

Designation of Responsible Party.

Project Name:	
Date:	City of Santa Rosa
	Santa Rosa

## Storm Water Low Impact Development Submittal Coversheet To be submitted with all SW LID submittals

### **Exhibits:**

### Proposed SUSMP Exhibit:

Exhibit should include: street names, property lines, strom drainage system, waterways, title block, scale and north arrow.

Tributary areas shown for all inlets (including off-site drainage areas).

C value for each tributary area.

Soil Type of existing site.

New or replaced impervious area shown.

All inlets and BMP, shown (including unique identifier).

n/a All interceptor trees shown.

All proposed BMPs shown including dimensions.

### Existing Condition Exhibit

Exhibit should include: street names, property lines, proposed storm drainage system, waterways, title block, scale, and north arrow.

Soil Type of existing site.

Proposed tributary areas shown for all proposed inlets (including offsite drainage areas). Existing impervious areas. Existing impervious area.

### **BMP Details:**

Preliminary detail for each type of BMP selected- provide a preliminary 8.5"x11" detail for each BMP type or include on submitted drawings. These can be taken straight from the Fact Sheets if no significant changes are proposed.

### **On Plans:**

Show all applicable elements of the selected BMPs on the appropriate plan sheets.

### **Calculations:**

Calculations and summary sheet using the Storm Water Calculator found at www.srcity.org/stormwaterLID

Supplemental or supporting calculation if applicable.

n/a Calculations; from the "storm water calculator" for each inlet.

Page \_\_\_\_\_ of \_\_\_\_



Project Name: C	herry Creek \	√illage						_			<del>, ,</del>			, ,	,	, , ,	,
	Best Management Practice (BMP)	Detail Sheet	Detail Title	/	Carte	ight (	dillo	die de la constitución de la con			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A Light Contraction	indital states	e seteri	denti	the distribution of the field o	dite note:
Universal BMP- to be considered on all	Living Roof	N/A	N/A		х	х	Х	Х	Х								
projects.	Rainwater Harvesting	N/A	N/A		Х	х	Х		Х								
	Interceptor Trees	N/A	N/A		х	х	Х			Х							
Runoff Reduction	Bovine Terrace	RRM-01	Bovine Terrace		х					Х							
Measures	Vegetated Buffer Strip	RRM-02	Vegetated Buffer Strip							Х							
	Impervious Area Disconnection	N/A	N/A		Х	х	Х			х							
_																	
Priority 1- to be installed with no underdrains or liners.	Bioretention	P1-02	Roadside Bioretention - no C & G					х	х								
Must drain all stading water within 72	Vegetated Swale- with Bioretention	P1-06	Swale with Bioretention					Х	Х								
hours.	Constructed Wetlands	N/A	N/A					Х	Х								
		P2-02	Roadside Bioretinton - Flush Design Roadside					х	х								
Priority 2 BMPs- with subsurface drains	Bioretention	P2-03	Roadside Bioretenion- Contiguous SW					Х	х								
installed above the capture volume.		P2-04	Roadside Bioretenion- Curb Opening					Х	Х								
		P2-05	Roadside Bioretenion- No C & G	)				х	х								
	Constructed Wetlands	N/A	N/A					Х	Х								

Date: \_\_\_\_\_

### Notes:

Interceptor trees will be incorporated into the project because they fit into the context of this site.

Roadside Bioretention and vegetated swale with Bioretention will be incorporated into the project because it fits into the context of this site.



	Best Management Practice (BMP)	Detail Sheet	Detail Title	/3	at le	Sed in	iti.		diene Carte			2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Mulion Co.	Media	ge ge	perifie de bar de la celector	Other notes:
		P3-02	Roadside Bioretinton - Flush Design Roadside	, ,	х	х	х		х			<u> </u>					
Priority 3 BMPs- installed with subdrains and/or impermeable liner.	Bioretention	P3-03	Roadside Bioretenion- Contiguous SW	_	х	х	х		х								
Does not achieve volume capture and		P3-04	Roadside Bioretenion- Curb Opening		х	х	х		х								
must be used as part of a treatment train.	Flow Through Planters	P3-05	Flow Through Planters		Х	х	х		Х								
	Vegetated Swale	P3-06	With Bioretention		Х	Х	х		Х	Х							
	regetated smale	P3-07	Vegetated Swale		Х	Х	х		Х								
F=																	
Priority 4 BMPs- does not achieve volume	Tree Filter Unit				Х	Х	Х		Х								
capture and must be used as part of a	Modular Bioretention				х	х	х		Х								
	Chambered				Х	х	х		х								
Priority 5 BMPs- does	Separator Units Centrifugal			-													
not achieve volume capture and must be	Separator Units			-	Х	Х	Х		Х								
used as part of a treatment train.	Trash Excluders			-	Х	Х	Х	_	Х								
	Filter Inserts				Х	Х	х		Х								
Priority 6 BMPs- see the "Offset Program" chapter for details.	Offset Program								N/A	N/A	N/A						
Other	Detention				Х												





### **APPENDIX "D"**

**BIORETENTION AREA FACT SHEET** 

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### **FACT SHEET- BIORETENTION**

### **BIORETENTION**

Also know as: Rain garden, roadside bioretention, and bioretention cell







### **DESCRIPTION**

The bioretention area best management practice (BMP) functions as a soil and plant-based filtration and infiltration feature that removes pollutants through a variety of natural physical, biological, and chemical treatment processes.

### **ADVANTAGES**

- Can be designed to achieve Treatment, Delta Volume Capture, or Hydromodification requirements.
- Enhances water quality of downstream water bodies through natural processes.
- Aesthetically pleasing.
- The vegetation can provide shade and wind breaks, absorbs noise, reduces heat island effects and improves an area's landscape.
- Provides habitat for birds and attracts other pollinators like butterflies and bees.
- Does not interrupt utility installation.
- Does not interfere with tree planting.

### **FACT SHEET- BIORETENTION**

### **LIMITATIONS**

- Specialized design is required for areas where street slopes exceed 10%.
- Should not be used in areas of know contamination. If soil and/or groundwater contamination is present on the site or within a 100' radius of the proposed BMP location, the North Coast Regional Water Quality Control Board will need to be contacted and the site reviewed.
- Should not be used in areas of high groundwater. In general a minimum of 2' of clearance should be provided between the bottom of the bioretention cell and seasonal high groundwater.
- Should not be used in areas of slope instability where infiltrated storm water may cause failure. Slope stability should be determined by a licensed geotechnical engineer.
- Do not use in locations that can negatively impact building foundation or footings. Location shall be approved by a licensed Geotechnical Engineer.

### **KEY DESIGN FEATURES**

### **ALL BIORETENTION**

- Structural soil should be used within the bioretention area requiring load bearing capacity (adjacent to roadways and/or buildings).
- Structural soil, if used, shall be installed as described in Appendix E.
- Some BMPs may not require the use of structural soil and a more organic type planting soil and/or treatment media may be used in its place. It may be possible in some cases to use native soil or to amend the native soil so that it is suitable. Use of non-structural soil will depend on evaluation of the criteria in "Chapter 4-Site Assessment" as well as consideration of structural needs and may require evaluation by a licensed Geotechnical Engineer.
- Underlining native soil should remain un-compacted to preserve infiltration capacity. Fence off the area during construction to protect it from compaction.
- Bottom of bioretention should be un-lined to allow infiltration into native soil.
- Moisture barrier must be installed vertically to protect road sub-base and any trenches adjacent to the bioretention area.
- If used, pervious concrete shall be designed and installed as described in Appendix E and protected during construction to prevent sediment loading.
- If the porous gutter design option is used additional trash and sediment capture BMPs is required.
- A curb opening type design may be used in place of a porous gutter if appropriate for the project and does not require additional trash capture.
- Bioretention areas shall be planted with plants from the approved Plant List and Tree **List** included in Appendix F and shall be planted to achieve 51% cover.
- All bioretention areas shall be designed with a designated high flow bypass inlet for storms larger than the design storm.

### **FACT SHEET- BIORETENTION**

- For designs that include perforated pipe, the 6" perforated pipe must be installed a minimum of 6" below the adjacent road structural section.
- Perforated pipe shall be installed in straight runs only.
- The volume below the perforated pipe must be sufficient to hold and infiltrate the design volume.

### SIZING DESIGN- GOAL AND REQUIREMENTS

- **For all projects:** The treatment component requires that all of the runoff generated by this water quality design storm from impermeable surfaces must be treated on site for the pollutants of concern.
- For projects that increase the amount of impervious surface, but create or replace less than a total of one acre: The Delta Volume Capture component requires that any increase in volume due to development for the water quality design storm must be infiltrated and/or reused on site. Further discussion of the Treatment and Delta Volume Capture requirements and the accompanying formulas can be found in Chapter 6.
- For projects that create or replace one acre or more of impervious surface: These larger projects must mitigate their impacts by meeting the **Hydromodification Requirement** by capturing 100% of the post development volume generated by the water quality rain event.
- All calculations shall be completed using the "Storm Water Calculator" available at <a href="https://www.srcity.org/stormwaterLID">www.srcity.org/stormwaterLID</a>.

### **INSPECTION AND MAINTENANCE REQUIREMENTS**

A maintenance plan shall be provided with the Final SWLID Submittal. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance with provisions for full replacement when necessary and provide site specific inspection checklist.

At a minimum maintenance shall include the following:

- Dry street sweeping upon completion of construction
- Dry street sweeping annually, and
  - When water is observed flowing in the gutter during a low intensity storm.
  - o Algae is observed in the gutter.
  - Sediment/debris covers 1/3 of the gutter width or more.
- Inspect twice annually for sedimentation and trash accumulation in the gutter.
   Obstructions and trash shall be removed and properly disposed of.
- Inspect twice during the rainy season for ponded water.
- Pesticides and fertilizers shall not be used in the bioretention area.
- Plants should be pruned, weeds pulled and dead plants replaced as needed.



**JOB NO. C20190686** 

### **APPENDIX "E"**

SAMPLE OPERATION AND MAINTENANCE INSPECTION CHECKLISTS

190686\_PSWLID.docx | Appendix E

## Form A Storm Water Quality Feature Maintenance Check List - Standard Conditions -

		cials)	··		Cricial	Special	S	See Additional Special Conditions or Features Check List Requirement Form B							
		B (Spe	(Notes			roper age	<b>G4</b>	Evidence of improper modifications or removal of BMP?							o
		= Refer to Form B (Specials)	and/or Form C (Notes).		General	Trash and Debris - Improper Modifications - Damage	62	Missing or damage structural features? (Grates, pipes, walls, curbs, etc.)							Page
	odes:	* = Refe	and/			Trash aı Modi	<b>G1</b>	ni noitelumuose deert/zirash accumulation in free BMP or high flow by pass?							
	atus C	tory	<b>.</b>			ruse -	٧4	Is there an absence of correct yegetation?							
	Inspection Status Codes	= Satisfactory	= Deficient		tion	ssive Mowing - Herbicide Over Health of Desired Vegetation -	٨3	Are there dead or dry plants or excessive weeds?							
	Inspec	S = S	) = D		Vegetation	owing - He	۸5	Evidence of Excessive Mowing and/or Herbicide Overuse?							
L				_	_	Excessive Mowing - Herbicide Overuse - Health of Desired Vegetation -	V1	Is the vegetation clogging the inlet or flow path?							
			(circle one)	ect.			<b>E</b> 6	Is there evidence of animal activity?							lired:
			z ≻	for Pro		ging	E5	Are there voids or holes present in \$\text{SMB}\$							ion Regi
			noted for BMP(s)?	Yes, attach Form B	uc	Function - Failure - Sediment Clogging	E4	Observed or potential transport of Smejsyes eganisab of halum							Re-Inspection Required:
			ted for	s, attac	Erosion	on - Failure	E3	Is there accumulation of sediment (sand, dirt, mud) in the planter area ?							
				If Ye		Hydraulic Functi	E2	Is there channelization (gully) forming along the length of the planter area?							
			ance requir				E1	Is there under cutting or washouts along the sidewalks and/or curbs abutting the planter area?							Action:
Inspector: _	Project:	Address:	or mainten			- Pump Out-	D4	Has water been observed flowing in the pervious concrete section during a low intensity storm?							Issues Corrective Action:
_	ш	1	s and/		age	ector Risk age	D3	Is there sediment acumination in or a there sediment acuming BMP?							Issues
-			ndition		Drainage	rainage - Vecto Blockage	D2	se noitonnt assymmers function as Does the high dispects							
			special co			Drawdown - Drainage - Vector Risk - Pump Out- Blockage	D1	Foidence of standing or ponding of sucer in the BMP area after 72 hours of dry weather?							
Date:	Start Time:	Stop Time:	Are there any special conditions and/or maintenance requirements				Reference code	BMP ID:							Office Use: Complete:

# Storm Water Quality Special Feature Maintenence Check List

Date:Start Time:Stop Time:		Reference code S1	Additional Special Maintenance Inspection Criterial addition to Form A here.						Office Use:	Complete:
1 1		52 S3	Add special inspection requirements in addition to Form A here.  Add special inspection requirements in addition to Form A here.							) sanss
Inspector: Project: Address:		S4	Add special inspection requirements in addition to Form A here.							Issues Corrective Action:
	Special Fe	S5	ni stnegertion requirements in addition to Form A here.							
	Special Feature or Conditions	98	hdd special inspection requirements in addition to Form A here.							
	Condition	S7	had special inspection requirements in addition to Form A here.							I.
Inspection Status Codes:  S = Satisfactory  D = Deficient	တ	88	Add special inspection requirements in addition to Form A here.							Re-Inspection Required:
		68	ni stnemeurements in Add special inspection requirements in addition to Form A here.							Required:
* - See Notes on Form C		S10	ni stnemeure requirements in Add special inspection requirements.							
on Form C		\$11	Add special inspection requirements in saddition to Form A here.							

Page of

Form C
Storm Water Quality Feature Maintenence Check List
- Inspection Notes -

	Notes						
Inspector:Project:Address:							
	Reference Code						
Date:	BMP ID:						

Page \_\_\_\_ of \_\_



**JOB NO. C20190686** 

### **APPENDIX "F"**

DRAFT MAINTENANCE AGREEMENT

190686\_PSWLID.docx Appendix F

### RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: With Copy to: City of Santa Rosa- Utilities Department Storm Water & Creeks Section- Supervising Engineer 69 Stony Circle Santa Rosa CA 95401 Project/Property: APN: Santa Rosa, California Space above this line has been reserved for the Recorder's use DECLARATION OF COVENANTS REGARDING MAINTENANCE OF STORM WATER BMP FACILITIES This Declaration of Covenants Regarding Maintenance of Storm Water BMP Facilities ("Declaration") is made on this \_\_th day of \_\_\_\_\_, by \_\_\_\_("Landowner"). **RECITALS** A. Landowner is the fee simple owner of certain real property located at in the City of Santa Rosa ("City"), Sonoma County, California, and more fully described in Exhibit A to this Declaration ("Property"). B. The City's National Pollutant Discharge Elimination System ("NPDES") Municipal Separate Storm Sewer System ("MS4") Permit, Order number R1-2009-0050, issued by the North Coast Regional Water Quality Control Board, requires the City to implement and enforce specific requirements for the construction and maintenance of onsite storm water management facilities/best management practices (collectively, "BMP") for development, redevelopment, and other applicable projects with the goal of mitigating impacts to storm water quality and runoff volume discharges into the MS4. C. Provisions of Chapter 17-12 and other applicable sections of the Santa Rosa City Code shall apply to the construction, inspection and maintenance of BMP facilities and the enforcement of MS4 Permit requirements. D. On , 2019, the City Engineer approved Landowner's Improvement Plans ("Plan"), City File No. 2018 - \_\_\_\_\_and Final Standard Urban Stormwater Mitigation Plan ("SUSMP") for the Property which requires the construction and maintenance of BMP facilities ("BMP Facilities") on the Property by Landowner. The SUSMP may be inspected at the City of Santa Rosa, Department of Utilities, Storm Water & Creeks Section, 69 Stony Circle upon appointment.

make and execute this Declaration.

E. The City of Santa Rosa Design Review Resolution Number 11654 requires that Landowner

### **DECLARATION OF COVENANTS**

NOW, THEREFORE, in consideration of the foregoing recitals, Landowner hereby covenants, agrees and declares as follows:

- 1. Landowner shall, at Landowner's sole cost and expense, construct, inspect, and maintain the BMP Facilities in accordance with the Plan and the SUSMP. Landowner shall assure that all BMP's remain fully functional and that all areas identified in the Plan and SUSMP for treatment and/or volume capture discharge to the specified BMP as designed.
- 2. Landowner shall keep all records related to annual inspections of BMP's by City and all records related to BMP maintenance for a period of at least five years. The records shall include records of any BMP Facilities corrections, repairs, and replacements. Landowner shall make these records available to the City upon request.
- 3. In the event Landowner fails to maintain the BMP Facilities in good working condition as solely determined by the City, the City may enter upon the Property and take whatever steps it deems reasonably necessary to maintain and/or make in good working condition, such BMP Facilities. It is expressly understood that the City is under no obligation to maintain or repair the BMP Facilities, and in no event shall this Declaration be construed to impose such an obligation on the City.
- 4. In the event that the City performs work of any nature, or expends any funds in the performance of such work for labor, use of equipment, supplies, materials, or the like, due to failure of the Landowner to perform its maintenance obligations under this Declaration, as solely determined by City, Landowner shall reimburse the City within 60 days of receipt of notice for all costs incurred by the City to undertake such work. Costs shall include, but are not limited to, the actual cost of construction, maintenance and/or repair, and administrative costs directly related to such work.
- 5. Any violation of the Plan or SUSMP by Landowner shall be deemed a public nuisance under Chapter 1-30 of the Santa Rosa City Code and City shall be entitled to the remedies available to it under Chapter 1-30 in addition to those available to it under Chapter 17-12. The remedies identified herein shall be in addition to and cumulative of all other remedies, criminal or civil, which may be pursued by the City.
- 6. Landowner shall indemnify, defend and hold harmless the City and its employees, officials, and agents, from and against any liability, (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, interest, defense costs, and expert witness fees), where the same relates to, or arises out of, the construction, presence, existence, inspection, or maintenance of BMP Facilities on the Property or the performance of the covenants underlying this Declaration by Landowner, its officers, employees, agents, contractors or sub-contractors, excepting only that resulting from the sole, active negligence or intentional misconduct of the City, its employees, officials, or agents. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for the Landowner or its agents under workers' compensation acts, disability benefits acts or other employees' benefits acts. If any judgment or claim against the City, its officials, agents, or employees, shall be entered, Landowner shall pay all cost and expenses in connection therewith.
- 7. If any provisions of this Declaration shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or

impaired thereby.

- 8. This Declaration shall be governed according to the laws of the State of California. The parties hereto agree that the forum for the adjudication of any dispute related to this Declaration shall be brought exclusively and solely in Sonoma County, California.
- 9. Landowner shall not assign this Declaration to a third party without the express prior written consent of the City, provided that such consent will not be unreasonably withheld and that such consent shall not be required for Landowner to sell or lease the property to a third party.
- 10. Landowner binds itself, its partners, successors, legal representatives and assigns to the City, and to the partners, successors, legal representatives and assigns of the City with respect to all promised and agreements contained herein.
- 11. This Declaration shall be recorded by Landowner, and shall: a) constitute a "covenant running with the land;" b) be binding upon Landowner and Landowner's successors, heirs, and assigns in perpetuity; and, c) benefit the City of Santa Rosa, its successors, and assigns. Any breach of this Declaration shall render Landowner or Landowner's heirs, successors or assigns liable pursuant to the provisions of the Santa Rosa City Code.
- 12. Any notice, submittal or communication required or permitted to be served on Landowner or City may be served by personal delivery to the person or the office of the person identified below. Service may also be made by mail, by placing first-class postage, and addressed as indicated below, and depositing in the United States mail to:

, 1											
City Representative:	Landowner or Landowner Representative:										
City of Santa Rosa	Name:										
Utilities Department Storm Water & Creeks Section Supervising Engineer 69 Stony Circle	Address:										
Santa Rosa CA 95401											
Executed as of the day and year first above sta	ted.										
LANDOWNER:											
Signatures of Authorized Persons:	Ву:										
Pri	nt Name:										
	Title:										
ATTACHMENTS: Exhibit A- Property Description											

Notary Acknowledgment

