

January 25, 2019

Mr. Tennis Wick, Planning Director, AICP  
PRMD -- Sonoma County  
2550 Ventura Avenue  
Santa Rosa, CA 95403-2809

RE: PJR-127 Design Review – Multi-Family Residential  
The Redwood Apartments  
3422 Santa Rosa Avenue  
Santa Rosa, CA 95407

Dear Mr. Wick:

Below and submitted in accordance with PRJ-127 is all the information and materials required for the Design Review approval of The Redwood Apartments.

The information is as follows:

- PJR-001 Planning Application with a Project Description
  - PJR-011 Indemnification Agreement
  - PJR-095 At-Cost Project Reimbursement – paid by credit card online
1. **Proposal Statement** – Below is a detailed written description of the current and proposed uses of the property for the development of The Redwood Apartments, a 96-unit, 100% workforce affordable housing development for families. It will target families with incomes ranging between 30% and 60% of the Area Medium Income. The current use of the property is vacant land and there are no structures on the property.
    - a. **Project Description** – The project is located at 3422 Santa Rosa Avenue, Santa Rosa, Sonoma County, California. As you can see from the Assessor’s Parcel Map, “Exhibit Q”, the parcel is 4.11 acres. General topography and slope of the property are nearly flat and the existing land use is vacant land. Like the vacant land to the south

of the proposed development, the Project Site consists primarily of upland habitat dominated by non-native annual grasses and forbs.

- b. Please see “Exhibit J”, Site Plan, page A1.1 for the **architectural style and design** and see pages A3.3, A4.3A, A4.3B for all **materials, finishes and colors**. Please see page A1.3 for the roof and fence detail and pages E1.0 - E1.1 for the site lighting plan with cut sheets on page E1.2. The architectural elevations can be seen on pages A1.2, A3.2, A3.3, A4.2A, A4.2B, A4.3A, A4.3B of the architectural drawings. Please see “Exhibit C”, Historic Property Survey.
- c. From “Exhibit G” you can see there are neighborhood commercial uses across Santa Rosa Avenue to the west, single family residential to the north, one single family resident to the east and mostly vacant land to the south with one small commercial building in the corner of the southwest area. You will also notice all of the zoning to the north, east, and south is the same as the proposed property.

The closest hospital, Santa Rosa Memorial Hospital, is located at 1165 Montgomery Drive, Santa Rosa, CA, 3.53 miles from the development. The Taylor Mountain Elementary School, 1210 E Bellevue Avenue, Santa Rosa, is 0.46 miles from the development.

- d. Please see “Exhibit J”, page A1.1 for square footage, pages A4.1A, A4.1B, A4.1C for floor plans and as you can see the type of use is a multi-family development. The outdoor areas, fences, driveway, patios and parking areas are shown on pages A1.1 and A1.2. There are no wells or septic systems on the property.
- e. From “Exhibits J and D” you can see the onsite circulation and the nearby circulation patterns for the proposed development. They identify and provide widths of roadway and sidewalks. The site has ingress/egress from two public streets, Santa Rosa Avenue to the west and E Robles Avenue to the north. Santa Rosa Avenue is in good to fair condition; E. Robles Avenue is in poor condition. At the building permit stage, we will most likely be required to improve E. Robles Avenue with one-half of a new street, curb, gutter, sidewalks, lighting and landscaping. There are no sight distance issues with the driveway entrances.
- f. For the anticipated **trip generation** of the proposed project see the Traffic Study, “Exhibit D”, page 12, Figure 3 for the Existing Traffic Volumes and page 14 for Future Traffic Volumes.

- g. Please see “Exhibit D”, pages 5-8 for **Alternative Modes, Pedestrian Facilities, Bicycle Facilities, Transit Facilities**. The Transit headway for this site is located on 2<sup>nd</sup> street in downtown Santa Rosa.
- h. **Parking Areas** – Please see “Exhibit J”, page A1.1 for all proposed parking areas, identifying square footage, size, number, type of parking space, (regular or accessible). Requirements are per Sonoma County Code 26-86-010. Code requires 180 parking spaces; the proposed has 181 spaces with 96 covered spaces and 11 accessible spaces.

Code requires 36 bicycle parking spaces; the proposed will provide 40 spaces on (5) bike racks.

- i. The Redwood Apartments will be applying for and securing a Utility Certificate from the City of Santa Rosa for **public water service** to the proposed apartment site. The City maintains an existing 12” water main along the easterly side of Santa Rosa Avenue along the project frontage, and an existing 12” water main on the south side of East Robles Avenue extending approximately 42’ east of the intersection with Santa Rosa Avenue. There is an existing 8” water service stub ending in a 2” blow-off to the site from the existing water main in Santa Rosa Avenue. If the existing 8” stub provides enough flow and pressure to serve the project, it can be utilized to provide fire, domestic water, and irrigation services to the site. If not, the existing 8” stub would need to be upsized or abandoned in favor of a new service stub on either of the two existing City water mains.
- j. As designed, the landscape irrigation system is to be specified as installed in accordance with the model water efficient landscape ordinance, or MWEL0, and all of its required statutory provisions. The proposed project has approximately 43,631 square feet of landscape area, with a total estimated water use (ETWU) of approximately 553,366 gallons of potable water per year, which is less than the Maximum Allowed Water Allowance (MAWA) of 624,883 gallons of water per year. This reduction is achieved through the incorporation of drought tolerant and native or low water use species and varieties for plant selection; the use of a weather-based sprinkler controller, which halts the irrigation system during rain events; flow sensing technology; a master control valve; and the use of efficient point source irrigation components. In addition, at the completion of construction the entire irrigation and planting assembly will be checked and certified by a registered water auditor.

Similar to the low water use technology incorporated into the landscape irrigation system, domestic potable water use and utilization will be handled in a similar manner within the **Water Conservation Plan**. The project as designed is anticipated to use approximately 410,000 gallons of water per month for domestic uses such as general sanitation, clothes and dish washing, and carbon-based life form hydration. This estimate is based upon the real utility information generated by the Sonoma Gardens Apartment development, run by the same developer, and approximately one quarter mile to the north of the proposed Redwood Apartments. Based upon the average monthly utility bills for that development of sixty units (60), this monthly estimate has been extrapolated and checked against industry averages for multifamily dwelling units of similar size and configuration. As part of the proposed engineering design for each unit, the design team will be specifying low flow fixtures for sinks and faucets, flow restrictors on showers and low flush water closets. These plumbing fixtures and specifications will be consistent with state tax credit allocation committee requirements and will match the fixture specifications used for the Sonoma Gardens Apartment development.

Storm water conduction and treatment will be done in conformance with all applicable state and local standards to include, but not be limited to, storm water treatment basins and drain fields within parking areas utilizing such technology as permeable pavement or high strength masonry pavers over gravel percolation beds and vaults. Rain water leaders from roof top gutters and downspouts will be conducted to these on-site treatment assemblies to further facilitate ground water recharge and replacement. Where required and per prudent engineering design, sand oil separators will be installed to meet the standards propagated by state water quality requirements. The architecture and engineering team is currently not designing the waste water system for the structures to include any provisions for graywater harvesting based upon owner maintenance concerns and costs.

- k. The Redwood Apartments is located within the Sonoma County Water Agency's South Park Sanitation District. The project will be applying for and securing an encroachment permit from SCWA for public **sewer service** to the proposed apartment site. The South Park Sanitation District maintains an existing 8" sewer main and manholes on the easterly side of Santa Rosa Avenue along the project frontage, and an existing 8" sewer main and manholes on the north side of East Robles Avenue along the project frontage. These two existing South Park Sanitation District sewer mains tie into the City of Santa Rosa's public sewage collection system

at an existing manhole in the intersection of Santa Rosa Avenue and East Robles Avenue. The project proposes the collection on-site sewage using on-site private sewer mains and building laterals. The proposed on-site private sewer main can tie into either of the existing South Park Sanitation District sewer mains to provide sanitary sewer service to the site.

- I. The Redwood Apartments project site is within the permit boundary of the adopted NPDES MS4 Storm Water Permit which regulates discharges into the watershed with the intent to reduce **storm water** pollution and protect the water quality of our local creeks and waterways and continue to promote groundwater recharge. The City of Santa Rosa and the County of Sonoma have adopted the Storm Water Low Impact Development (LID) Technical Design Manual. This project will develop a Preliminary Storm Water Mitigation Plan (PSWMP) to show compliance with the LID requirements. See "Exhibit M-2", Low Impact Development (LID) Signed Determination Worksheet.

The project will collect overland flow and route it to proposed bio-retention beds located throughout the project site. On-site storm water will be transported via storm drain or overland flow to a rock energy dissipater located adjacent to and slightly uphill from the proposed bio-retention areas. Storm water will then sheet flow into the bio-retention areas where percolation into native soils can occur. During high-flow events, storm water will pond in the proposed bio-retention beds and eventually flow into a drainage structure and storm drain pipe within each proposed bio-retention bed. This pre-treatment design feature shall not only remove pollutants, but also will reduce the amount of runoff by capturing and infiltrating storm water on-site. The storm drain structures and pipes will be designed to pass the 10-year storm event per the requirements of the Sonoma County Water Agency Flood Control Design Criteria.

According to the FEMA flood hazard maps this project site lies in Zone X, which is considered an area of minimal flood hazard.

The project site has a recorded 10' wide storm drain easement along the easterly boundary of APN 134-132-017 (Doc No. 2001130373), and a recorded 10' wide storm drain easement along the northeasterly boundary of APN 134-132-016 (Doc. No. 2001130374). Both existing storm drain easements will be utilized to convey the on-site storm water to Todd Creek through the construction of a new off-site storm drain within these easements. The proposed off-site storm drain will tie into an

existing field drain within the Todd Creek right of way and will be conveyed to Todd Creek through an existing 36" CMP creek outfall.

Based on the site configuration, the maximized density of this low-income apartment project, the required number of parking spaces, and State and Federal requirements for low-income apartment project amenities the delineated wetlands located adjacent to the easterly and southerly property lines cannot be avoided. Filling of the delineated wetlands will be mitigated through the Army Corps of Engineers and the Regional Water Quality Control Board's permitting processes.

- m. From "Exhibit J", page A1.1, you can see the location of the **solid waste disposal** facilities, location, size, and access for all trash enclosures, which include recycling. The proposed plan will have signage directing the proposed tenants to solid waste and encouraging recycling.
  
- n. **Emergency services** include the Fire Department, Rincon Valle Fire District—Bellevue Station, located 0.78 of a mile south and east of the proposed project at 207 Todd Road, Santa Rosa, California 95407. From review of the architectural drawings, "Exhibit J", page A1.1, you can see there is an ingress/egress on both Santa Rosa Avenue and E Robles Avenue for fire purposes. As proposed, the project is in compliance with the 150' Rule for firefighting both the front and back of all buildings on the site. The site is not located in a high fire hazard area.
  
- o. As proposed the residential structures and community building at The Redwood Apartments will employ currently available systems for heating and cooling that are specifically designed for the location's climate zone, solar orientation and building configuration. As part of the **Energy Conservation Plan**, each unit will be designed and engineered for high efficiency furnaces, air conditioners and similar interior conditioned space applications, as well as exterior compressors that will be placed within roof top wells. The placement of these heat pump condensers, having SEER/EER of 14.0 and 12.2, respectively, within these TPO roofed service wells, allows for greater acoustical comfort for residents, a cleaned-up landscape plan, ease of service for maintenance personnel, and reduced likelihood of clandestine Freon theft and abuse. Hydronic fan coil heaters will be specified for units and the community building and will provide between 15,000 and 22,000 BTUH output. The engineering team has not yet determined whether or not these appliances will be provided with gas or electric heating elements, as a complete evaluation of the county's CUAC's has not been pursued.

Regardless of energy source, gas or electric heat, for domestic water heating, efficient appliances will be specified and sourced, in conformance with all applicable provisions of California Title 24. In addition, the Owner will be procuring the services of a certified building envelope compliance specialist to conduct consistent and persistent observation and certification of building assemblies, duct sealing and penetration conformance with sound energy efficient design and detailing. It is estimated that the project will require approximately 550 kWh per unit per month for a monthly estimated energy use of approximately 52,300 kWh for the residential units. This estimate, when taken into consideration for an entire year's energy consumption would be approximately 627,600 kWh, combined with the approximate 1,800 kWh energy use for the community building, common area lights and similar, for a total estimated energy use of approximately 649,200 or rounded up to 650,000 kWh for the entire development. As required by state green building code all structures within the development will be designed and programmed to be "solar ready" and will be noted as such during the permitting portion of the project's development.

Finally, the site plan has been designed to accommodate the introduction of Clean Energy Vehicle parking spaces as well as the possibility of future electric vehicle charging stations. Engineering for the power connections and conduit to service this amenity will be completed during permit design drawings and construction installation. Where appropriate, locking bike storage will be provided per county standards and combined with the close proximity of a major bus line near the frontage to the project, the utilization of public transportation and bike riding, should help mitigate the use of carbon. See "Exhibit K" for additional information.

- p. Please see "Exhibit L", pages L1 and L2. As you can see the drawings outline turf areas, tree planting gardens, **landscape**, patios, trash enclosures, proposed irrigation, fencing wall hedges and all landscape features.
- q. The site **vegetation** consists primarily of upland habitat dominated by non-native annual grasses and forbs. Four small areas of seasonal wetland habitat, totaling approximately 0.35 acre, occur around the eastern and southern margins according to the preliminary jurisdictional determination verified by the U. S. Army Corps of Engineers. See "Exhibit F", Wetland Delineation.

The non-native annual grassland habitat is dominated by non-native grass species and forbs. Common non-native grass species include slender oats, ripgut brome,

soft chess, ryegrass, Mediterranean barley, foxtail fescue and Harding grass. The more common forb species include chicory, rough cat's-ear, prickly lettuce, bristly ox-tongue, purple salsify, black mustard, wild radish, filaree, vetch, bur clover and Himalayan blackberry.

A Biological Assessment and Wetland Delineation have been completed and submitted to the USACE. See "Exhibits E and F" for additional information.

- r. The proposed structures are to be designed as three story, wood frame construction, built on a concrete slab with turn down continuous concrete footings at the perimeter of the footprint, and spread footings within the building interior at column locations, shear walls and other seismic resistance assemblies. Wet and dry utilities will be conducted from the site limits or public right of ways to the foundation for each structure to utility department approved service entry points. The structures are designed to be fully fire sprinklered, in conformance with NFPA 13 requirements. In addition, unit interiors will be provided with both smoke detectors and carbon monoxide sensors, as required by code. Each floor of the residential structures will be platform framed with engineered lumber joists, beams, purlins and trusses. The roof trusses will be composite wood, metal plated connections with plywood roof decking, topped off with an asphalt composite shingle roof, specified and detailed for a minimum thirty-year warrantee and a Class A fire rating. The exterior of each building will be provided with plywood shear assemblies, mechanically fastened to the structural wood frame and stud assemblies, then covered with a fire rated gypsum board assembly, building vapor barrier wrap, and then finally cementitious faux wood siding that is noted to be primed, sealed and painted. Windows are proposed to be double paned, vinyl clad, Low E assemblies in conformance with California Title 24, and were noted in the acoustical report shall be provided with a higher STC rating. Vertical connectivity within the residential structures will occur at code mandated, rated stair assemblies in open air towers. Stair stringers and landings are to be metal with fully code compliant guardrails and handrails. Stair treads are to be precast concrete with embedded receivers for connection to the steel stair stringers. All residential units are provided with either concrete patios or composite Plidek patios with guardrails and or half walls for safety. As proposed the residential buildings will be construction Type VA, as will the single-story community building located within the interior of the site.

The site is essentially flat and will require a minimal amount of cut and fill. The majority of fill will be associated with producing certified building pads in



conformance with the approved geotechnical report. Construction activities, as proposed will be conducted from the hours of seven-thirty in the morning to no later than six in the evening. It is not anticipated that any weekend construction activities will be necessary to meet the projected occupancy schedule. Based upon the size of the site, the location of each respective building pads and the general circulation of the site drives and parking areas, it would be appropriate to note that the proposed staging area at the northeast corner of the site at East Robles Avenue and within the center park area of the site at the location of the proposed future basketball half-court. Note that because of the number, size and spacing of the post-construction water treatment installations throughout the site, that multiple, smaller staging areas adjacent to each individual structure's footprint may be required from time to time as the progress of the work on site changes per schedule limitations. Finally, based upon the existing site topography, when considered in unison with the initial findings of a geotechnical report, it is not anticipated that the site structures, carports, or similar installations or assemblies will require the utilization of blasting mats or pile driving, either pneumatic or friction. Generally available construction equipment should be sufficient for scarification, excavation and distribution of earth materials on site.

- s. Please see "Exhibit H", Sound-Noise Study, prepared by Illingworth & Rodkin, Inc. Acoustical Engineer, 429 E Cotati Avenue, Cotati, CA. for all **ambient noise concerns**.
- t. According to the Sonoma County General Plan 2020 **Public Safety** Element, dated December 10, 2013, adopted September 9, 2014 by Resolution NO 14-0355, the proposed development is outside the, (1) Public Safety: Flood Hazard Areas, (2) Public Safety: Wildfire Hazard Areas, (3) Public Safety: Deep-Seated Landslide Hazard Areas and (4) Earthquake Ground Shaking Hazard Areas.
- u. There are no **existing structures or outdoor uses** on the property. Please see "Exhibit J", pages A1.1, A4.1A, 1B, 1C, A4.2A, A4.1B, showing all structures, outdoor storage, loading and parking areas.
- v. Please see "Exhibit J", pages A1.2, A4.2A, 2B, A3.2, 3.3, which show the **heights** of all the structures, fences and the accessory structure the Office/Rec Building. There are no retaining walls.
- w. Please see "Exhibit J", page A1.1, for the different **square footages**. It includes the Building Footprints, On-Site Asphalt Concrete Paving, Site Amenities (Pergola, Tot Lot, Basketball Court), Concrete Walks & Pads, Landscape, Open Space.

2. Plans:
  - a. Please see “Exhibit J”, page A1.1, which includes all the standards set forth in the Minimum Site Plan for Planning Application, form PJR-010. The drawings have been prepared by an architect licensed in the State of California.
  - b. Please see “Exhibit M” from Civil Design Consultants of Santa Rosa, CA for the Preliminary Site Grading and Drainage Plan.
  - c. Please see “Exhibit J”, pages A1.2, A3.2, A3.3, A4.2A, A4.2B, A4.3A, A4.3B, for all the Preliminary Architectural Elevations.
3. Preliminary Landscape Plans – Please see “Exhibit L” for all the preliminary Landscape Drawings.
4. Preliminary Lighting Plans – Please see “Exhibit K”, pages E1.0, E1.1, E1.2, for the Photometric Site Plan and the cut sheets for each light fixture.
5. Materials and Color Samples – Please see “Exhibit J”, pages A3.3, A4.3A, A4.3B, for the Materials and Color Samples.
6. Photographs – Please see “Exhibit N”.
7. Low Impact Development (LID) Requirements – Please see “Exhibit M-2”.
8. Parking – Please see “Exhibit J”, page A1.1 for all parking questions including covered parking.
9. Tree Protection Plan – Please see “Exhibit O” regarding the trees that are located on the site.
10. Housing Proposal – The Redwood Apartments will more than comply with the Sonoma County Affordable Housing program as the entire 96 units will be affordable at rents between 30% and 60% of the Area Median Income. It is proposed that 15% of the 1, 2, 3 bedroom units be available at the Extremely Low Income level; 60% of the 1, 2, 3 bedroom units be available at the Very Low Income level; and 25% of the 1, 2, 3 bedroom units be available at the Very Low Income level. The 12 one-bedroom units

are expected to be about 568 square feet in size, the 60 two-bedroom units about 761 and 799 square feet and the 24 three-bedroom units about 1077 square feet in size. The development as proposed will provide a total of 204 bedrooms.

11. Aerial Vicinity Map – Please see “Exhibit P”.
12. Assessor’s Parcel Map – Please see “Exhibit Q”.
13. Phasing – As discussed at the Preapplication meeting on January 7, 2019 there is a slight possibility due to the constraints of Federal Tax Credits the proposed development may have to be phased.
14. Fee Deferral – Also as discussed at the Preapplication Meeting on January 7, 2019, and California State Law, we will be requesting the payment of Development & Impact Fees be deferred until the end of Construction.

### **Exhibits**

Exhibit A – Phase I Environmental Site Assessment

Exhibit B – Geo Technical Report

Exhibit B1 – Geo Technical Supplemental Recommendations

Exhibit C – Historic Property Survey

Exhibit D – Traffic Impact Study

Exhibit E – ESA Biological Assessment

Exhibit F – Wetland Delineation

Exhibit G – Neighborhood Zoning

Exhibit H – Sound-Noise Study

Exhibit I – Plant Survey

Exhibit J – Architectural Drawings

Exhibit K – Electrical Drawings

Exhibit L – Landscape Drawings

Exhibit M – Civil Drawings

Exhibit M1 – Preliminary Storm Water Mitigation Plan (PSWMP)

Exhibit M2 – Low Impact Development (LID) Signed Determination Worksheet

Exhibit N – Property Photos

Exhibit O – Tree Protection Plan

Exhibit P – Aerial Vicinity Map

Exhibit Q – Assessor's Parcel Map

Exhibit R – Site Plan Wetlands and Reduction of Units


If after your review of the above and attached information you have any questions, please notify us at your earliest opportunity.

Thanking you in advance.

Best Regards,



Kenneth L. Koss  
Project Manager  
The Redwood Apartments



Lauren Alexander  
Assistant Project Manager  
The Redwood Apartments