City of Santa Rosa
Planning & Economic
Development Department
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PLAN FOR PUBLIC SERVICES

5817 Highway 12
Santa Rosa, CA 95409
APN: 031-090-041

August 17, 2023

Prepared by

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Exp. September 30, 2023
Job Number: 2769-22

BC Engineering Group
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INTRODUCTION

This proposed Plan for Public Services was developed for the proposed annexation of one parcel located at 5817 Highway 12 in Santa Rosa, CA. The parcel currently exists within the County of Sonoma limits at the eastern edge of the Santa Rosa City limits. The parcel is bounded on the west by an existing subdivision located within the City of Santa Rosa limits, on the south by Highway 12 (Sonoma Highway), on the east by Santa Rosa Creek, and on the north by existing residential properties located with the County of Sonoma limits.

ACCESS AND CIRCULATION

Existing access to the parcel proposed for annexation is an existing driveway and driveway apron connected to Highway 12, which is maintained by Caltrans. The existing driveway and driveway apron are accessible by west bound traffic only. The existing driveway is approximately 12' wide and the existing driveway apron is approximately 20' wide.

Future access to the parcel proposed for annexation will most likely utilize the area of the existing driveway and driveway apron, however, the access will be updated to current City of Santa Rosa Street Design and Construction Standards and/or current Caltrans Design Standards.

WATER SERVICE

The existing water supply for the parcel proposed for annexation is an existing well located in the eastern area of the parcel, approximately 65' from the flowline of Santa Rosa Creek.

Future domestic, irrigation, and fire water service are proposed to be provided by the City of Santa Rosa from an existing 12" water main located across Highway 12. The existing water main is located approximately 200' from the existing entrance of the parcel proposed for annexation. Refer to Figure 2 for existing water system features in the area.

SANITARY SEWER SERVICE

Proposed sanitary sewer service to the parcel proposed for annexation is the existing City of Santa Rosa sewer system. Connection shall be made to an existing 6-inch diameter sewer main located within the Highway 12 right-of-way along the property frontage. The existing 6-inch diameter sewer main runs east along Highway 12 and connects to an existing manhole and 12-inch sewer main that then runs south across Highway 12. Refer to Figure 4 for existing sewer system features in the area.

STORM DRAIN SYSTEM

The topography of the parcel proposed for annexation generally slopes to the southeast. Onsite storm water sheet flows to the southeast towards, and into Santa Rosa Creek.

Future improvements would propose collection of onsite storm water into the existing City of Santa Rosa storm drain infrastructure located at the parcel frontage. An existing drop inlet connected to an existing 30-inch storm drain pipe is located at the parcel frontage. The 30-inch storm drain pipe discharges into Santa Rosa Creek. Refer to Figure 2 for existing storm drain features in the area.

PUBLIC SCHOOLS

The parcel proposed for annexation is within the Rincon Valley Union School District which provides elementary education at Francis Binkley Elementary, Madrone Elementary, Douglas Whited Elementary, Sequoia Elementary, Austin Creek Elementary, Village Elementary, Spring Creek Elementary, Matanzas School, and Rincon Valley Charter – Matanzas. Middle School education is provided by Herbert Slater Middle, Rincon Valley Charter – Sequoia, Santa Rosa Accelerated Charter, and Rincon Valley Middle.

The parcel proposed for annexation is within the Santa Rosa City High School District. The only high school within both the Santa Rosa City High School District and the Rincon Valley Union School District is Maria Carrillo High School. The Santa Rosa 2035 General Plan does not designate any new school sites in the subject area. Future development and entitlement applications will be subject to school impact development fees.

PARKS AND RECREATION

There are four existing parks located within approximately one mile of the parcel proposed for annexation. Skyhawk Park to the northwest, Howarth Memorial Park and Spring Lake County Park to the West, and Trione-Annadel State Park to the southwest. The Santa Rosa 2035 General Plan does not designate any new park sites in the subject area.

POLICE AND FIRE

The parcel proposed for annexation is understood to currently be within the jurisdiction of the Sonoma County Sheriff's Office and Rincon Valley Fire Department. Neighboring parcels within the Santa Rosa City limits are served by Santa Rosa Fire Station 6 and Santa Rosa Police Beat 4. It is anticipated that the parcel proposed for annexation will also be served by Santa Rosa Fire Station 6 and Santa Rosa Police Beat 4 upon the completion of the annexation process.

Appendix A

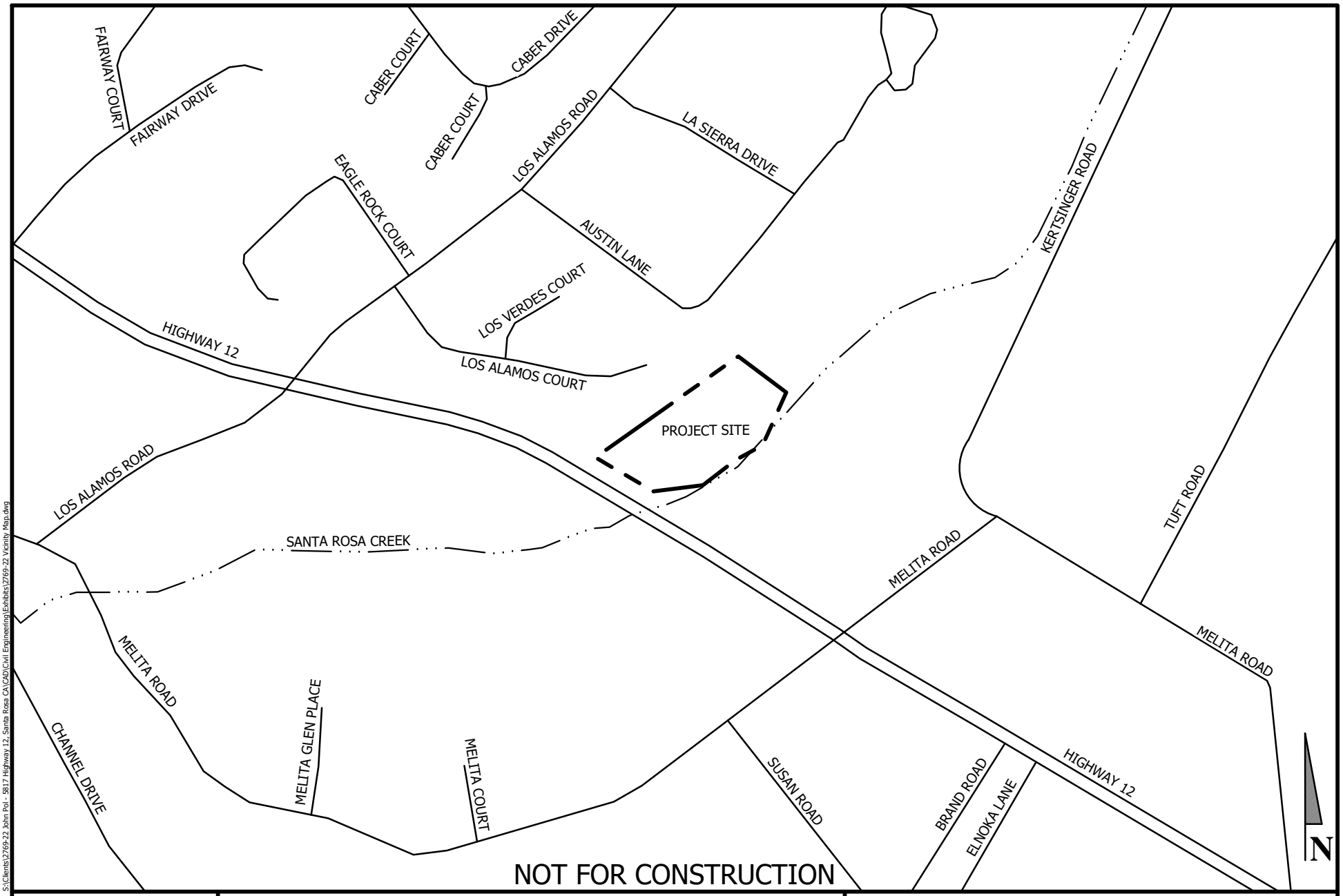
List of Figures & Reference Plans

Figure 1: Vicinity Map

Figure 2: Existing Water System Layout from City of Santa Rosa GIS

Figure 3: Existing Sanitary Sewer System Layout from City of Santa Rosa GIS

Figure 4: Existing Storm Drain System Layout from City of Santa Rosa GIS



NOT FOR CONSTRUCTION

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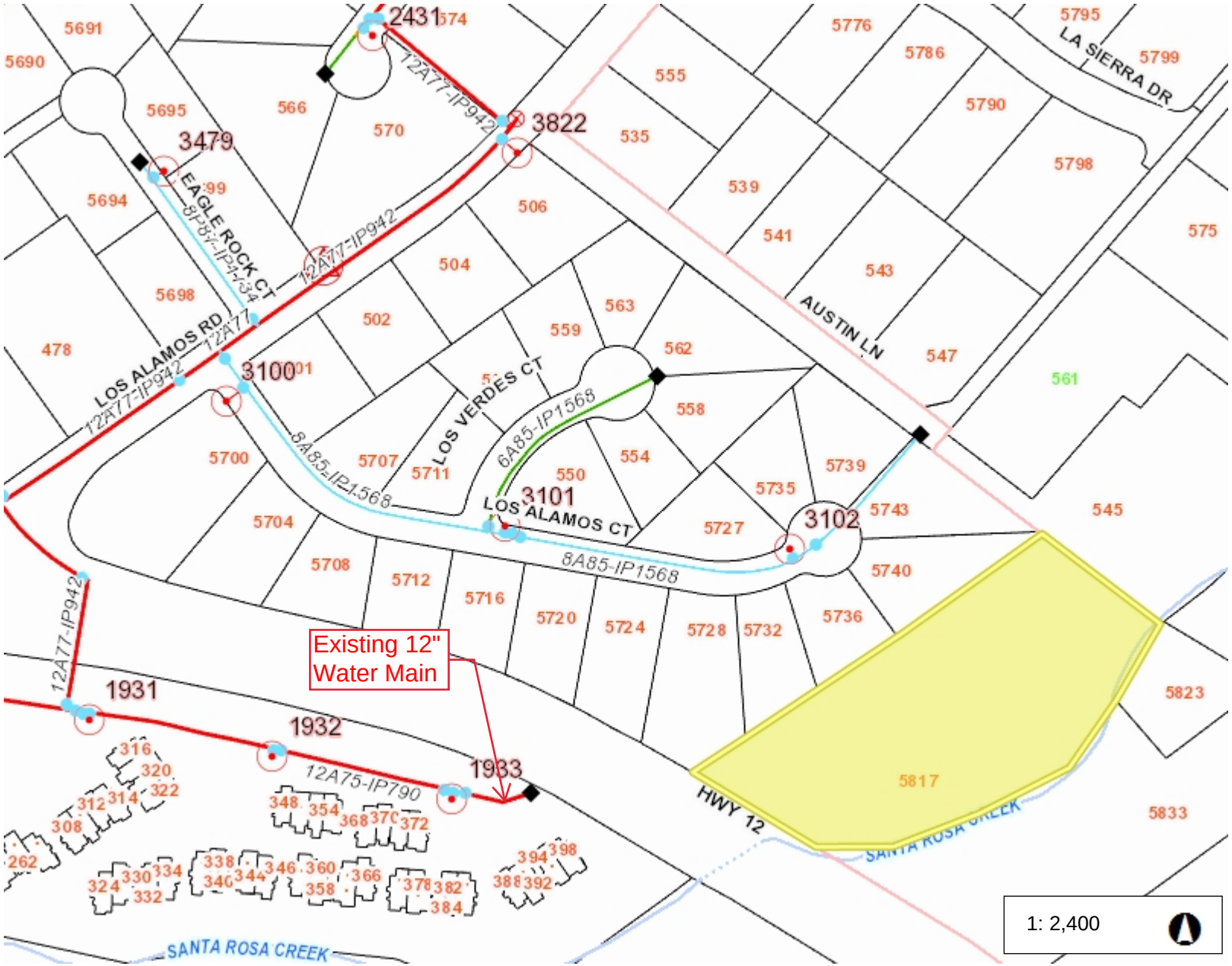
PLAN FOR PUBLIC SERVICES
VICINITY MAP

5817 HIGHWAY 12, SANTA ROSA, CA 95409
APN: 031-090-041



Legend

Fire Hydrants with Flow Data

- Class AA: > 1,500
- Class A: 1,000 - 1,499
- Class B: 500 - 999
- Class C: < 500

All Hydrants

- Fire Hydrant
- Reclaimed Water Hydrant
- Pumper Connection
- Private Fire Hydrant

Water Valves

- Air Relief Valve
- Altitude Valve
- Blow Off Valve
- Check Valve
- Closed Valve
- Dialysis
- Pressure Reducing Valve
- Pressure Reducing Valve City
- Pressure Relief Valve
- SCWA Valve
- Valve

Water Tanks

Pump Stations

Water Mains

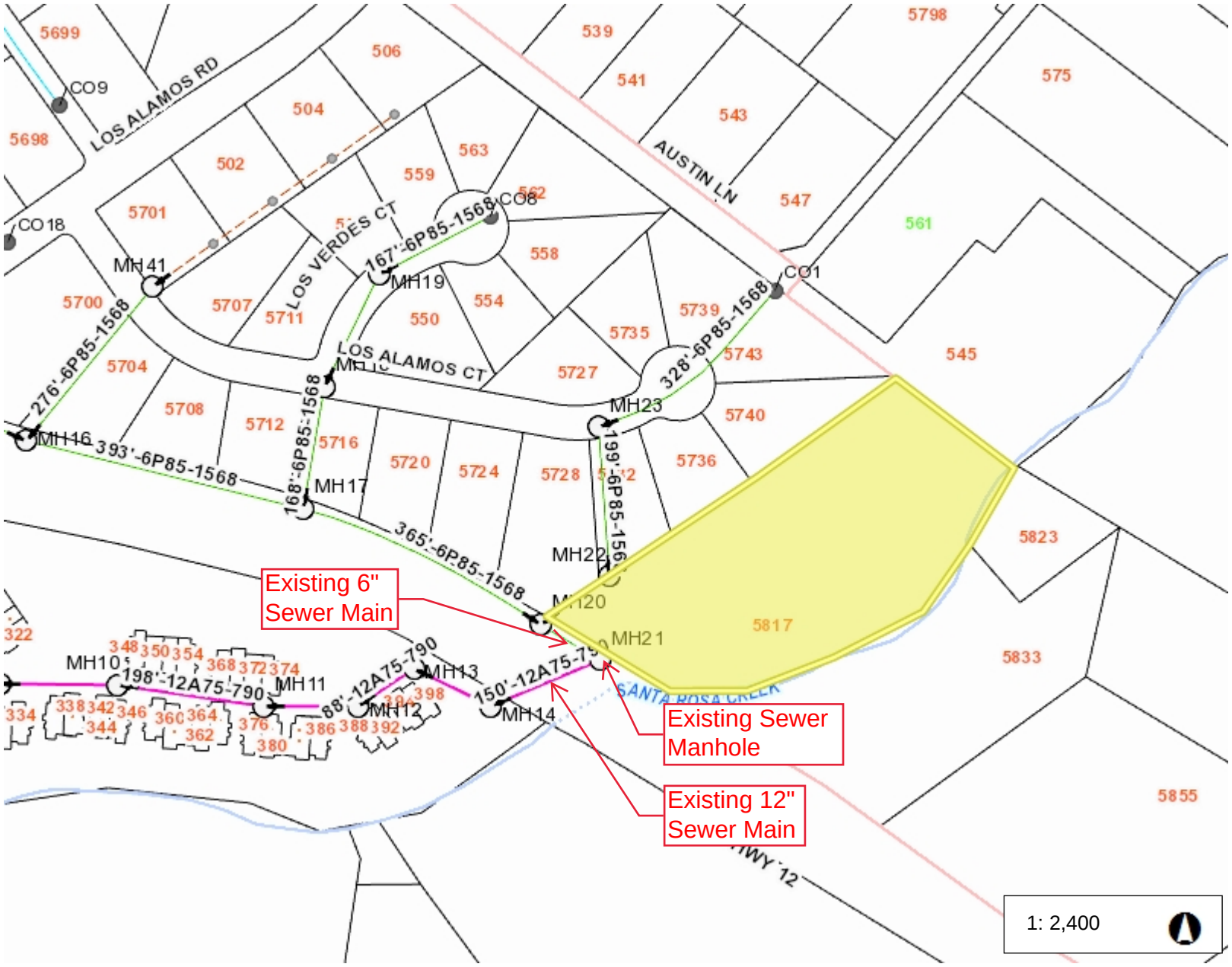
- 1.5" - 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 14"
- 16"
- 18"
- 20"

0.1 0 0.04 0.08 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

FIGURE #2 CITY OF SANTA ROSA WATER



Legend

- Flow Arrows
- Lift Stations
- Flow Meters
- Manholes
  - SIPHON
  - MANHOLE
  - PRIVATE MANHOLE
- Cleanouts, Plugs
  - CLEANOUT
  - PLUG
  - AIR RELIEF (ARV)
  - PRIVATE CLEANOUT
- Telemetry Lines
- Sewer Mains
  - Main
  - TRUNK LINE
  - 6"
  - 8"
  - 10"
  - 12"
  - FORCE
  - Private
  - Major Abandoned
- Sewer Trunk Lines
- Address-NonMail
  - Hansen
  - Alt Location
  - Parcel
  - Proposed
  - Retired
- City Limits
- Rail Road
- Lakes
- Creeks
  - Unknown

0.1 0 0.04 0.08 Miles

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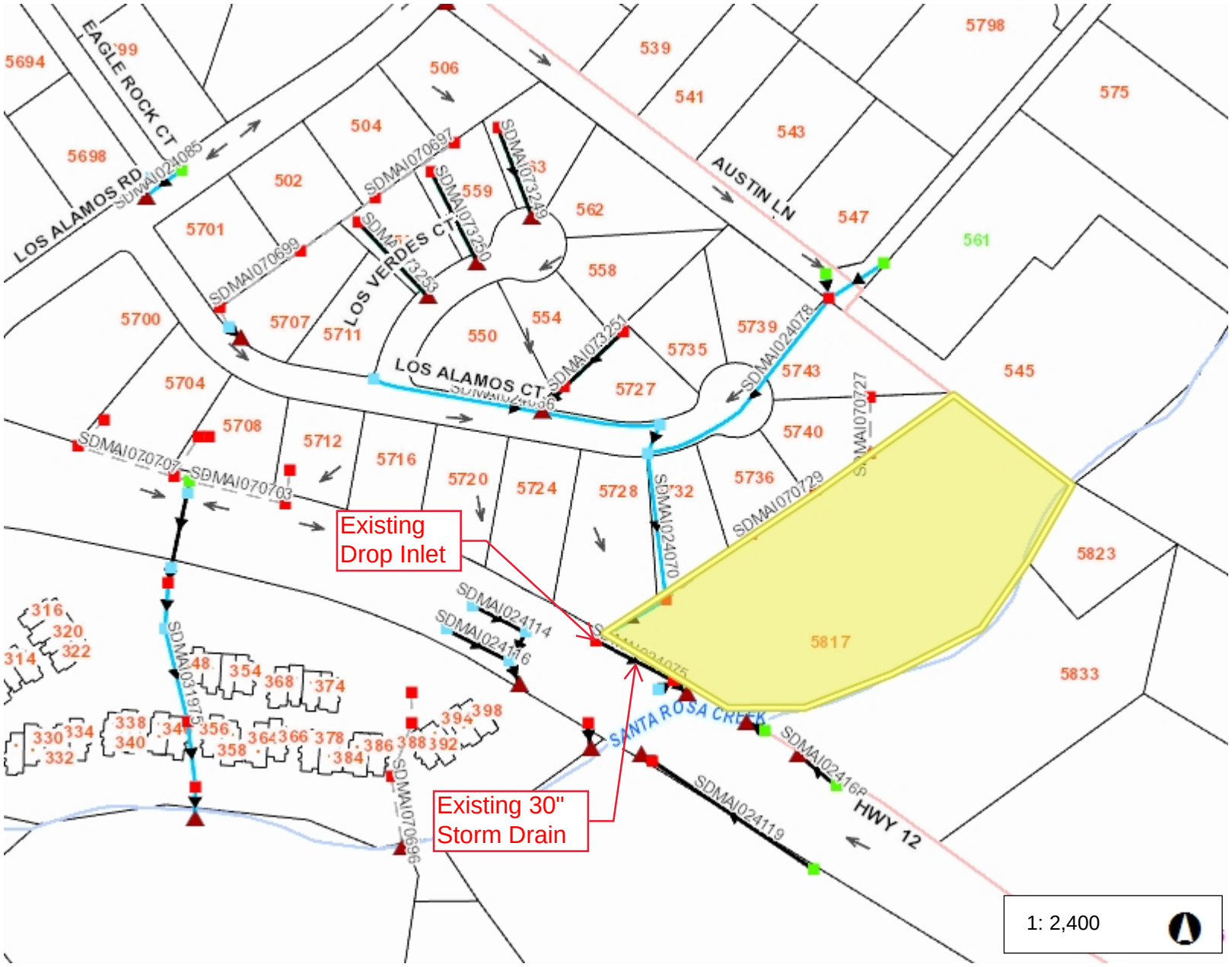
Notes

FIGURE #3 CITY OF SANTA ROSA SANITARY SEWER



Legend

- Undefined
- Blind Connect
- Catch Basin
- Drop Inlet
- Junction Box
- Manhole
- Outfall
- Pipe Inlet
- Plug
- Pump
- Treatment
- Pipes (by Ownership)
  - Other
  - City
  - SCWA
  - Private
- Culverts
- Private
- Surface Flow
- Address-NonMail
  - Hansen
  - Alt Location
  - Parcel
  - Proposed
  - Retired
- City Limits
- Rail Road
- Lakes
- Creeks
  - Unknown
  - Surface
  - Subsurface
- Parks
  - STATE OR REGIONAL
  - Community Park

0.1 0 0.04 0.08 Miles

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Notes

FIGURE #4 CITY OF SANTA ROSA STORMWATER