PC DISTRICT NO._____

Location: Fountaingrove - Overall

Project Name: _____

Policy Statement Dated: _____ Attached None

Conditional Use Permit Date: _____ Attached None

Development Plan Dated: _____ Attached None

Project Description:

Refer to individual projects for development standards

POLICY STATEMENT

FOUNTAINGROVE RANCH

PLANNED COMMUNITY DISTRICT
SANTA ROSA, CALIFORNIA

ADOPTED PER ORDINANCE NO. 2196, SEPTEMBER, 1981
AMENDING ORDINANCE NO. 1546, JANUARY 25, 1972

AMENDED PER ORDINANCE NO. 2955, MAY 26, 1992

FOUNTAINGROVE RANCH

PLANNED COMMUNITY DISTRICT
SANTA ROSA, CALIFORNIA

ADOPTED PER ORDINANCE 2196
SEPTEMBER 1981

FOUNTAINGROVE, -LTD.

A LIMITED PARTNERSHIP

BY

TEACHERS MANAGEMENT & INVESTMENT CORPORATION

GENERAL PARTNERS

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TABLE OF CONTENTS

	Page
INTRODUCTION	1
OBJECTIVES	2
ZONING	2
GENERAL PROVISIONS	2
Development Concept	2
Open Space	2
Grading	3
Landscaping	3
Geology/Soils	3
Hydrology	4
Utilities	4
Condominium Provision	5
Public Facilities	5
LAND USE	6
General	6
Residential Areas	6
General	6
Estate Residential (ER-1) Land Use Area	7
Estate Residential (ER-2) Land Use Area	7
Single Family Residential (SFR) Land Use Area	8
Cluster Residential (CR) Land Use Area	9
Commercial Areas	10
General	10
Neighborhood Commercial Land Use Area	10
Highway/Tourist/Office Commercial Land Use Area	11
Historic Combining Areas	12
Campus Industrial Areas	12
Resort/Golf Course Area	13
Community Park Area	14
Fountaingrove Lake	15
DEVELOPMENT CONCEPT	15
General	15
Development Concept Plan	15
Circulation Concepts	16
Landscaping and Screening/Buffering	22
Grading Concepts/Building Locations	23
Historic/Archaeological Resources	24
General	24
Round Barn Site	24

Page

Winery Complex 24
Archaeological Sites 26

PROCEDURES 26

Phasing 26
Use Permits/Design Review 26
Density Allotment and Transfer 27
Sewer Capacity Allotment and Transfer 27
Major Road Improvements 27
Water System Improvements 28
Stabilization of Round Barn 28
Modifications to Plan 28

Ordinance No. 2955 Approved 5-26-92 30
Exhibit A 35
Exhibit B 36

FOUNTAINGROVE PLANNED COMMUNITY DISTRICT

POLICY STATEMENT

I. INTRODUCTION

Since 1972, the Fountaingrove Ranch has been zoned PC (Planned Community), based on a development plan and Policy Statement prepared for the then 2,000 acre ranch property. This is an amendment to that PC District, and applies to approximately 1,250 of those 2,000 acres (approximately 850 acres are within the City limits, with approximately 400 acres outside of the City limits). Accordingly, this District constitutes a rezoning of the property within the City limits, as well as a prezoning of the lands outside of the City limits.

In conjunction with this PC amendment, an Environmental Impact Report (EIR) has been required by the City of Santa Rosa; the first phase of that EIR--an Environmental Assessment--has been prepared, and has been utilized in the preparation of this PC amendment. This PC District includes a development plan entitled "Fountaingrove Ranch Amended Planned Community Map--Land Use and Circulation Plan" and this Policy Statement, together with supporting documentation as referenced herein.

The purpose of this Policy Statement and the accompanying development plan are to:

A. Identify basic developmental objectives.

B. Establish a basic land use, circulation and development framework.

C. Establish the underlying development concept.

D. Establish a procedural mechanism for the future provision of more specific development standards at subsequent appropriate development stages.

II. OBJECTIVES

A. To retain and continue the basic land uses of the existing PC District in light of current standards, pursuant to the goals and objectives of the Santa Rosa General Plan.

B. To incorporate the findings and recommendations of the Environmental Assessment into this amendment to the PC District.

C. To encourage the preservation and utilization of historic buildings and structures.

D. To retain the general topographic and tree mass characteristics of the site and to protect other major natural features of the site.

E. To establish a major industrial park in Fountaingrove with the specific intention of attracting large scale employers and to provide additional employment opportunities to the Santa Rosa Community.

F. To provide a destination resort and complementary recreational facilities.

G. To provide for a range of housing types.

H. To accommodate needs for public facilities and to provide sites for parks and schools.

III. ZONING

The Zoning District shall be PC (Planned Community) as an amendment to the existing PC District. Accordingly, this District shall continue to allow industrial, commercial, residential and recreational uses, pursuant to this Policy Statement, and pursuant to the accompanying development plan.

IV. GENERAL PROVISIONS

A. Development Concept--development within all land use areas shall be in accordance with the standards and criteria of Section VI of this Policy Statement.

B. Open Space

1. Open space shall be provided throughout the PC District in all land use areas pursuant to the Development Concept Plan (Section VI) and shall be maintained pursuant to appropriate provisions as established by Use Permit.

2. Provisions for fire management, weed abatement, and maintenance of vegetation in all common open areas shall be established in conjunction with Use Permit approval.

C. Grading

1. Scar areas shall be seeded or mulched for protection from erosion.

2. Dust control procedures shall be utilized during grading operations.

3. Provisions for disposal of excess cut and trench materials shall be incorporated in the project grading plans.

4. Slope rounding and contour grading techniques shall be utilized.

5. Additional earth fill shall be placed on the exposed faces of the dam in order to blend those elements more naturally into the terrain. Such fill and grading shall be accomplished in conjunction with golf course grading.

D. Landscaping

1. Existing trees shall be retained to the extent feasible. Tree removal shall be subject to the City of Santa Rosa tree removal ordinance and shall be considered in conjunction with Use Permit/Design Review application(s).

2. Existing ground cover shall be left in its natural condition as much as possible, particularly on steeper slopes and ravines.

3. Trees and other vegetation to be retained shall be protected from construction damage by fencing, trunk wrapping or restriction of heavy equipment operations from tree drip line areas. Measures for vegetation protection shall be executed by project general contractor(s).

E. Geology/Soils

1. Soils and Geologic reports as required for individual projects shall be undertaken prior to Use Permit approval. Potential landslide, soil creep and fault zone areas shall be evaluated by a qualified geologist and by the City of Santa Rosa prior to Use Permit approval.

2. No structures for human habitation shall be constructed within setback areas from earthquake faults, as such setbacks are determinded by Section 1, above.

F. Hydrology

1. Setbacks from natural waterways and creeks are incorporated into the open space areas as shown on the Development Concept Plan. Setbacks from those waterways depicted on the City of Santa Rosa Natural Waterways Plan (Mark West Creek, Fountaingrove Lake Outfall) shall be in accordance with the City of Santa Rosa Creek Setback Ordinance. Setbacks from other minor waterways/corridors shall be in accordance with the Development Concept Section (Section VI of this Policy Statement) and shall be a minimum of 30 feet.

2. Specific methods and procedures for preservation of natural waterways, such as setbacks, development restrictions or scenic easements may vary according to land use area, and shall be established by Use Permit.

3. Waterway modifications necessitated by site drainage requirements shall be undertaken only in accordance with appropriate landscaping and grading plans which preserve and enhance the natural character of waterways.

G. Utilities

1. The project will be served with City water and sewer, except that some outlying residential areas (ER-2 Land Use Area) may be developed on septic systems. There will be approximately four water pressure zones utilizing existing reservoir and pump stations supplemented with new facilities. A majority of the project can be served with gravity sewer, however, sewage lift stations will be required to serve some outlying residential areas.

2. An overhead major electrical transmission line is proposed from the existing transmission line southerly to a new substation as shown on the development plan. The transmission line will be a low level line, utilizing contemporary tower design. Site location and size of the substation have

been carefully considered to allow for proper screening and minimal impact to surrounding land uses.

H. Condominium Provision--Notwithstanding the provisions of Section V of this Policy Statement, condominiums and planned unit developments shall be allowed pursuant to City of Santa Rosa Standards.

I. Public Facilities

1. The 7 acre ± school site shown on the development plan shall be offered for dedication to the City of Santa Rosa at the time of the first Tentative Map. The purpose of this land dedication shall be for school purposes. If it is determined that school facilities are needed, the City shall transfer ownership of the site to the appropriate school district. If it is determined that school facilities are not needed, the City may retain ownership of the site as a location for low- and/or moderate-income housing. If it is determined that neither school facilities, or low- and moderate-income housing are needed, the site shall revert to the individual, company or entity who originally dedicated the site. After the site reverts, a modification in the site's land use designation to an alternate land use compatible with the abutting uses, shall be permitted by the City of Santa Rosa, pursuant to Section VI of this policy statement.

2. The 37 acre ± public park site shown on the development plan shall be offered for dedication to the City of Santa Rosa, said offer to be accepted within 5 years of offer, after which time a modification in the site's land use designation to an alternate land use compatible with the abutting land uses shall be permitted by the City of Santa Rosa, pursuant to Section VI of this Policy Statement.

   a. At the time of dedication, the developer and the City shall enter into an agreement regarding maintenance, cross-easements, and the nature and intensity of lakeside uses.

3. Any modification in land use designation permitted by 1 and 2, if to a residential land use category, shall include an increase in the total number of allowable dwelling units, over and above the number specified by Section V-B.

V. LAND USE

A. General--Unless otherwise provided herein or on the development plan, all standards and requirements of the Santa Rosa Zoning Ordinance, as of the date of approval of this amended PC District, shall apply in all land use areas.

B. Residential Areas

1. General

a. Density--The total number of dwelling units within all residential land use areas shall not exceed 1,450 and shall be allocated among said land use areas as follows:

1)	Estate Residential - 1	90-125	ma
2)	Estate Residential - 2	59 d.u.±	ma.
3)	Single Family Residential	200-300 d.u.±	max.
4)	Cluster Residential	850-1120 d.u.±	max.

b. Modification(s) to this allocation shall be accomplished pursuant to the Density Transfer provision of Section VII of this Policy Statement.

c. Property owners association shall be formed for residential development, which, among other responsibilities, shall maintain the common open areas in such a manner as to preserve the visual continuity of major open space area(s) in a natural state, even though such open space area(s) may transcend individual project boundaries. In addition, a homeowners association for each Planned Unit Development, condominium and similar residential developments shall be formed.

2. Estate Residential (ER-1) Land Use Area

a. The intent of this land use area is to create and enhance areas for single family living at very low densities in spacious environments.

b. Permitted Uses:

1) One-family dwellings.

2) Churches, public buildings, public utility structures, home occupations, temporary subdivision sales offices and private recreation facilities for which a membership charge may be made, but which are not open to the general public.

3) Health care facilities as provided in Chapter 4, Article 18 of the City of Santa Rosa Zoning Ordinance.

4) Accessory buildings and uses.

c. The minimum lot size shall be 1 acre.

d. Minimum off-street parking requirements, maximum building height and lot coverage standards shall be established by Use Permit.

3. Estate Residential (ER-2) Land Use Area

a. The intent of this land use area is to create and enhance areas for single family living at very low densities in spacious environments which will provide a transition or "feathering" of development to the unincorporated lands surrounding the northerly portion of this PC District.

b. Permitted Areas:

1) One-family dwellings

2) Churches, public buildings, public utility structures, home occupations, temporary subdivision sales offices and private recreation facilities for which a membership charge may be made, but which are not open to the general public.

3) Health care facilities as provided in Chapter 4, Article 18 of the City of Santa Rosa Zoning Ordinance.

4) Accessory buildings and uses.

c. The minimum lot size shall be 2 acres.

d. Minimum off-street parking requirements, maximum building height and lot coverage standards shall be established by Use Permit.

e. The overall grass development density shall not exceed 0.2 du/ac. (5 ac/un. density).

4. Single Family Residential (SFR) Land Use Area

a. The intent of this land use area is to create and enhance areas for a range of detached single-family dwelling types.

b. Permitted uses:

1) One-family dwellings.

2) Churches, public buildings, public utility structures, home occupations, temporary subdivision sales offices and private recreation facilities for which a membership charge may be made, but which are not open to the general public.

3) Health care facilities as provided in Chapter 4, Article 18 of the City of Santa Rosa Zoning Ordinance.

4) Accessory buildings and uses.

c. The minimum lot size shall be 8,000 square feet, except that larger lots shall be required, and smaller lots may be permitted, pursuant to the Development Concept Plan (Section VI).

d. Minimum off-street parking requirements, maximum building height, and lot coverage standards shall be established by Use Permit.

e. Direct access to individual lots from major roadways shall be discouraged.

5. Cluster Residential (CR) Land Use Area

a. The intent of this land use area is to create and enhance areas for a range of attached and detached single family and multiple family dwelling types.

b. Permitted uses:

1) Single family attached, or detached, units on small lots.

2) Duplexes, multiple family dwellings, including apartments, group dwelling, boarding and lodging houses.

3) Child nurseries, churches, health care facilities as provided in Chapter 4, Article 18 of the City of Santa Rosa Zoning Ordinance, public buildings, public utility structures, home occupations, and temporary subdivision sales offices, and private recreational facilities for which a membership charge may be made but which are not open to the general public.

4) Accessory buildings and uses.

c. Minimum project size shall be 2 acres.

d. Project density shall be established by Use Permit pursuant to Section VII of this Policy Statement and the ranges set forth below. The density determination of the Use Permit shall take into consideration site topography vegetation, and other site design constraints.

1) Up to 8 units per gross acre shall be permitted, except in Housing Bonus Areas where densities of up to 15 units per gross acre may be permitted.

2) Densities greater than 15 units per acre may be considered in Housing Bonus Areas pursuant to the City of Santa Rosa Density Increase Policy (Policy 200-07).

e. Maximum building height, lot coverage and setbacks shall be established by Use Permit.

f. Residential developments shall be separated from commercial and/or industrial areas in accordance with the Screening and Buffering provisions of Section VI of this Policy Statement.

C. Commercial Areas

1. General

a. "Standardized" or "trademark" designs shall be discouraged.

b. All loading, storage and/or trash areas shall be screened from public view.

2. Neighborhood Commercial Land Use Area

a. The intent of this land use area is to provide for convenience shopping to residents both within Fountaingrove and the surrounding residential neighborhoods and to the employment areas.

b. Permitted uses:

1) Professional and other offices.

2) Retail stores and shops conducted entirely within a building.

3) Banks, personal service establishments, shoe and tailor shops and similar business uses.

4) Restaurants.

c. Drive-in uses shall not be permitted.

d. Maximum lot coverage: 50%

e. Maximum building height: 35 feet

f. minimum setbacks: to be established by Use Permit, in accordance with the Development Concept (Section VI).

3. Highway/Tourist/Office Commercial Land Use Area

a. The intent of this land use area is to provide for a range of "specialty" commercial uses, including highway/tourist-oriented uses, and is not intended to provide for supermarkets, "super drug" stores, or similar convenience commercial facilities.

b. Permitted uses:

1) Hotels, motels and related transient habitation facilities.

2) "Specialty" Retail stores, shops or business conducted entirely within a building, and which are oriented to highway/tourist users.

3) Restaurants and bars.

4) Professional and other offices.

c. Drive-in uses shall not be permitted.

d. Maximum lot coverage: 50%

e. Maximum building height: 35 feet.

f. Minimum setbacks: to be established by Use Permit.

4. Historic Combining Areas

a. The intent of these combining areas is to encourage and to require the preservation and re-use of the historic structures located therein, pursuant to the Development Concept criteria contained in Section VI.

b. Permitted uses:

1) Uses permitted by Subsection 3, above.

2) Public or semi-public uses.

3) Information centers, and similar uses appropriate to the highway/tourist nature of the underlying land use area.

c. The Round Barn shall be preserved pursuant to Section VII, G., of this Policy Statement.

D. Campus Industrial Areas

1. This area is intended to create and enhance opportunities for development in a campus-type setting, of research, administration, and manufacturing for facilities that exhibit no nuisance characteristics.

2. Permitted uses:

a. Uses primarily engaged in research activities including research laboratories, developmental laboratories and compatible light manufacturing.

b. Manufacture, research, assembly, testing and repair of components, devices, equipment and systems and parts and components.

c. General manufacturing and/or assembly.

d. Accessory uses and structures when related and incidental to a permitted use.

e. Professional, Administrative, Corporate Headquarters or other offices.

3. Minimum lot size: 2 acres.

4. Maximum lot coverage: 50%

5. Maximum building height: 50 feet.

6. Minimum setbacks:

Front: 50 feet.

Side: Combined width of 50 feet; no yard less than 20 feet.

Rear: 30 feet, except when adjacent to a residential area, a 50 foot setback is required.

7. Off-street parking shall be determined by Use Permit.

8. Performance standards: No use shall be permitted that causes any of the following effects discernible at any property line or affecting any adjacent property:

a. Noise or sound that exceeds the City of Santa Rosa Noise Ordinance.

b. Smoke of a shade darker than Ringlemann No. 1 on the Ringlemann Chart.

c. Obnoxious odors.

d. Dust, dirt or fly ash.

e. Noxious, toxic or corrosive fumes or gases.

f. Unusual fire or explosion hazards.

E. Resort/Golf Course Area

1. The intent of this area is to provide for a destination resort complex, with appropriate related restaurant and recreation facilities and for an 18-hole championship golf course, driving range and related facilities.

2. Permitted uses:

a. Hotels, motels and similar transient habitation uses, including condominium or other ownership resort units. Resort accommodations shall not exceed 400 units.

b. Restaurants and bars in conjunction with, the hotel, motel use(s).

c. Golf course, and related facilities, including but not necessarily limited to, clubhouse, restaurant/bar, and driving range.

d. Recreational uses related to, or in conjunction with the above uses.

e. Uses of Fountaingrove Lake, pursuant to Section V, G, below.

3. Minimum lot size and maximum site coverage shall be determined by Use Permit.

4. No parcelization of the lake shore shall be permitted, with the lake and lake shore owned in common by the owner(s) of the remaining open space within this land use area, except for that portion of the lake shore included in the park site.

F. Community Park Area

1. The intent of this area is to provide for non-intensive recreational uses, compatible with the proposed surrounding land uses.

2. Permitted uses:

a. Picnicking, walking, and other uses which do not require large playing surfaces.

b. Fishing

c. Tennis

d. Uses of Fountaingrove Lake, pursuant to Section V, G, below.

G. Fountaingrove Lake

1. It is intended that Fountaingrove Lake be kept in its current condition as a low-intensity use facility, compatible with the natural habitat features of the lake.

2. Permitted uses:

a. Boating, with use limited to non-power boats.

b. Small-scale docks and/or piers and appropriate related structures, subject to the Use Permit and Design Review.

c. No access to the island shall be permitted.

d. No swimming shall be allowed.

e. Boating shall be restricted from the area near golf course holes.

VI. DEVELOPMENT CONCEPT

A. General--It is the underlying concept of this PC District that development within all land use areas shall seek to retain and enhance the hillside character of the site. Further, it is the purpose and intent that architectural and landscape architectural excellence and creativity be encouraged throughout Fountaingrove, and that the Development Concept Plan, diagrams and objectives contained in this Section may be the basis for variations from dimensional and other requirements of Section V of this Policy Statement.

B. Development Concept Plan

1. Relationship to PC Map. The "Fountaingrove Ranch Amended Planned Community Map--Land Use and Circulation Plan" allocates land uses on a gross site basis. Actual development within the land use areas shall be physically arranged pursuant to the Development Concept Plan.

2. The Development Concept Plan is general and conceptual in nature; it is intended to illustrate generally buildable and generally open areas within Fountaingrove. It is not intended to be specific to the extent that it may be exactly scaled. The Plan shall serve as a framework for specific developmental proposals, and establishes the basic concept of retention of exposed hillsides.

3. While the major site open space is demonstrated by the Development Concept Plan, areas shown as developed shall also contain open space, and shall respond to geologic, hydraulic and/or other site-specific constraints.

C. Circulation Concepts

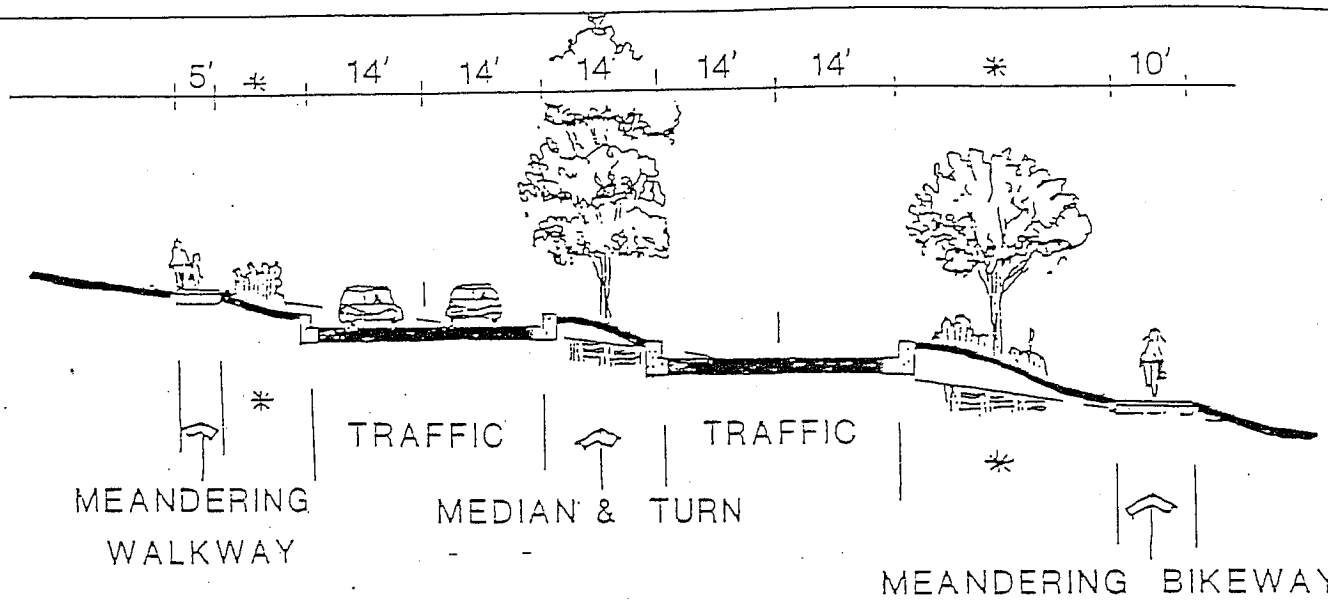
1. Street Heirarchy--A street classification system is proposed which relates street width, alignment, landscaping and other elements to street function and topography, as indicated in the sketches below. The roadway system shown on the Development Concept Plan is intended to establish a general vehicular traffic flow; specific design and alignment is to be determined in conjunction with Tentative Map approval for a specific area.

2. Roadways are to be designed to respond to the hillside character of the site, and may include non-standard city street section(s).

3. Major streets shall include provision for bus turn-outs.

4. Parcel access shall be permitted from all arterial, collector, and local streets, and from Fountain Grove Parkway as shown on the Development Concept Plan.

5. Curb-cuts should be limited along collector and arterial streets. Accordingly, off-street parking for uses served by such streets should be grouped and designed so as to limit the number of vehicular access points.



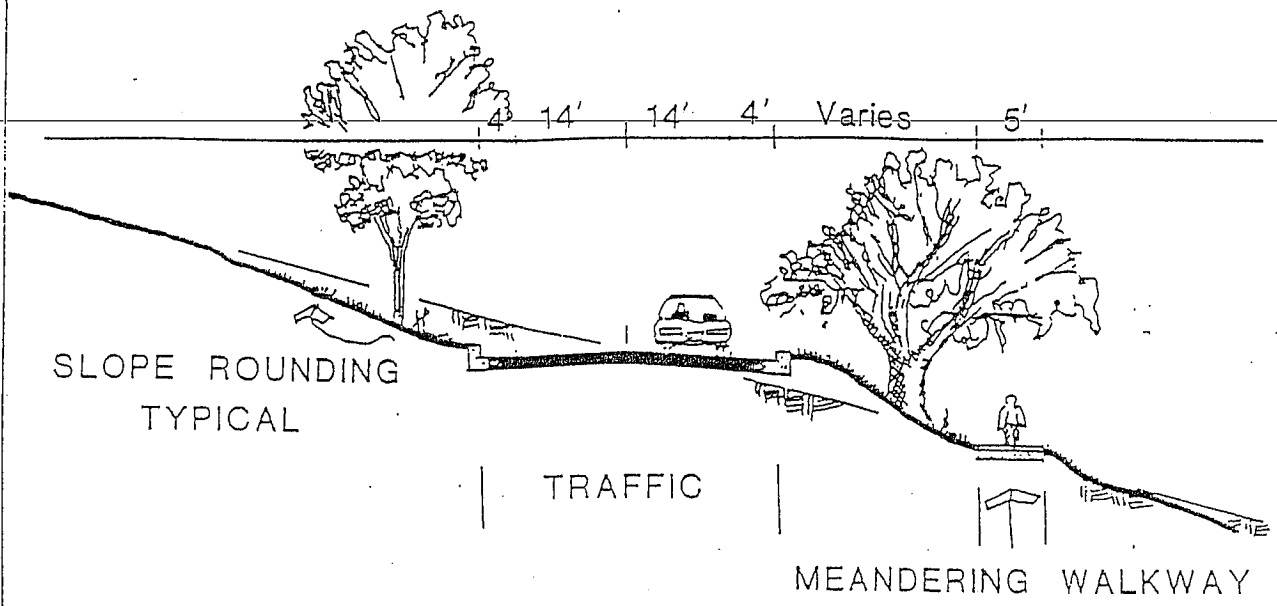
TYPICAL SECTION

FOUNTAINGROVE PARKWAY

* Six Foot Minimum Planter Strip With Five Foot Emergency Parking As Needed.

Section Shown Approved By City Of Santa Rosa September 1973.

Curb And Gutter Typical



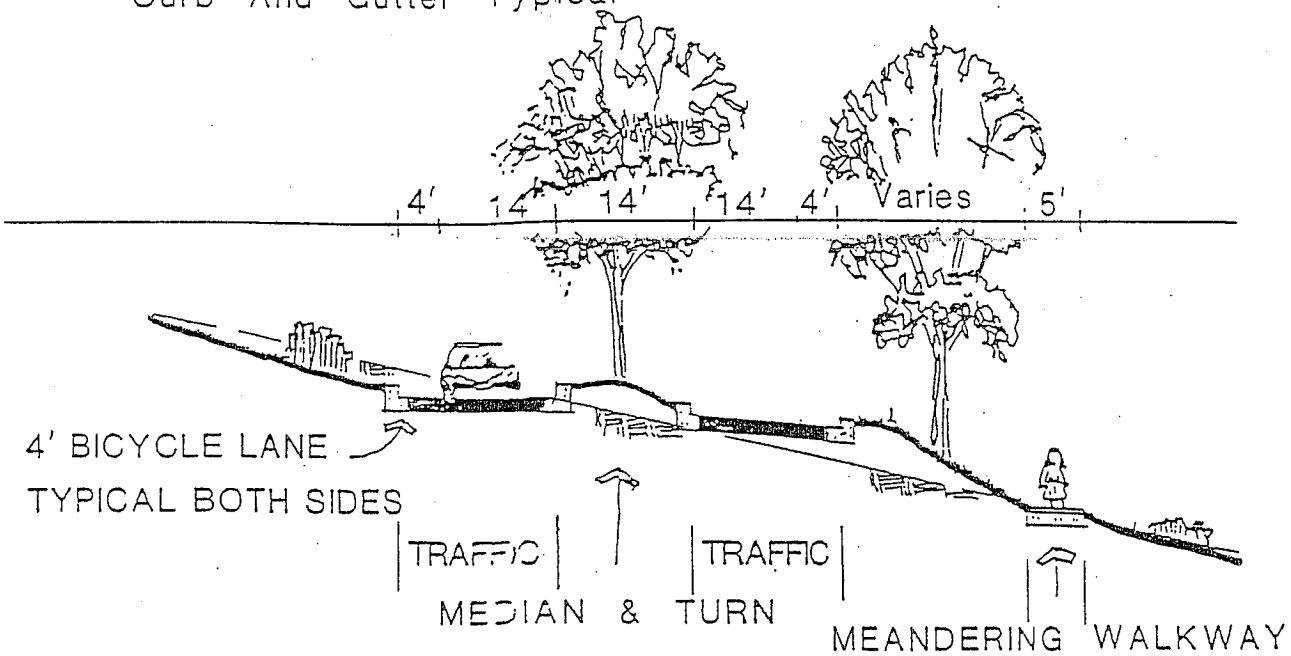
MAIN ROADWAY

INDUSTRIAL ARTERIAL

Emergency Parking Bays As Needed

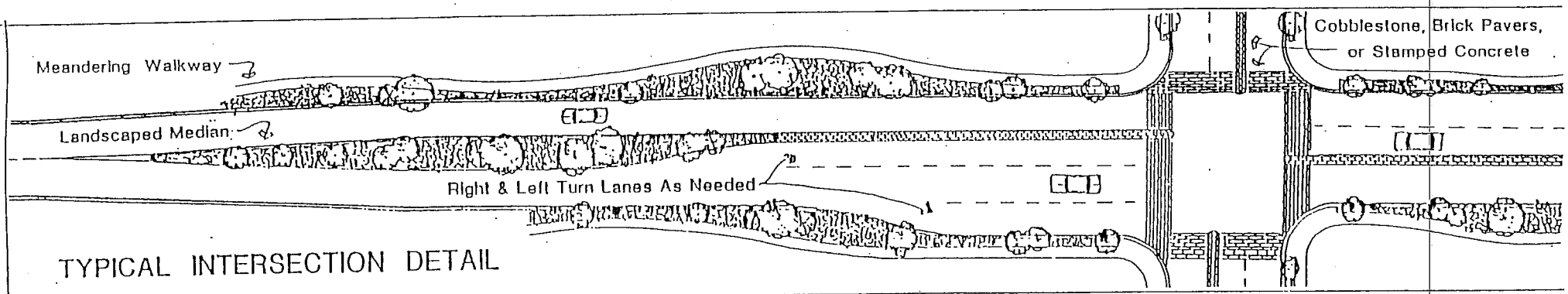
Right Or Left Turn Lanes As Needed

Curb And Gutter Typical



INTERSECTION

INDUSTRIAL ARTERIAL



TYPICAL INTERSECTION DETAIL

6. Pedestrian Circulation

a. Pedestrial linkages and trails should be provided within all land use areas, and between the residential and Neighborhood Commercial land use areas.

b. Pedestrian systems shall respond to the hillside nature of the site, and may meander or otherwise vary from "standard" City street sections. In some cases, pedestrian walkways may be completely separated from the vehicular roadway, linking land uses "internally".

7. Bicycle Circulation

a. The bicycle path on Fountain Grove Parkway should be continued along the Parkway extension.

b. Linkages to the Fountain Grove Parkway bicycle path should be provided from employment centers and residential land use areas within Fountaingrove

c. Provision for bicycle parking should be made in all employment areas.

D. Landscaping and Screening/Buffering

1. Major landscape screening and vegetative backdrops shall be included as shown on the Development Concept Plan.

2. The commercial and industrial land use areas shall be buffered from surrounding residential areas, so that such residential areas are audibly and visually separated from said land use areas. Measures to be considered for such buffering may include:

a. Setbacks
b. Dense tree planting
c. Shielded lighting
d. Berming/grading
e. Site arrangement

3. Landscaping should be provided to augment natural vegetation where additional screening and landscaping are needed to protect the visual character of the site.

4. General site landscaping, except in the immediate environs of buildings, shall be compatible in form and color with native vegetation. Use of native species is encouraged in development areas and required in all major open space areas.

E. Grading Concepts/Building Locations

1. All facilities shall be custom-designed to fit the site, preserving natural contours and vegetation to the extent feasible.

2. While retention of hillside character is a primary objective of the PC District, whereby grading operations should be kept to a minimum and designed to blend into the natural contours of the site, "re-contouring" of sites wherein large quantities of earthwork may be involved in grading, shall be permitted if such re-contouring retains a hillside character.

3. Creek areas and riparian corridors may be penetrated or bridged by buildings or structures, if said penetration or bridging does not include physical connections to or supports within said area(s) or corridor(s), and does not result in the removal of significant vegetation or the destruction of area/corridor character, or otherwise interfere with the hydraulic capacity of the waterway.

4. Flat "padding" of residential lots or building pads shall be avoided. If repetitive house plan types are utilized, said types should be customized to fit the site. "Split-level" or multi-story house plan types should be utilized to the extent feasible, so as to reduce grading potential.

5. Building height limits prescribed in Section V should generally be adhered to. However, the extent, scale and massing of buildings may necessitate lower buildings, or "breaks" in buildings so as to permit the natural hill backdrop to "read" through the development. Similarly, and consistent with the general provision of Subsection A, above, increases in building heights may be considered by the

City of Santa Rosa, based on design excellence and enhancement of natural site features.

F. Historical/Archaeological Resource

1. It is intended that the Round Barn and certain portions of the winery complex within the Historic Combining Areas be retained and preserved. Re-use is encouraged, including commercial re-use. However, when commercial re-use is proposed, the development, tone, and atmosphere of the commercial activity shall be in good taste and shall be compatible with the integrity of the landmark.

2. Rehabilitation of historic structures shall be consistent with the U. S. Department of the Interior Standards for Historic Preservation Projects. In any event, architectural landmarks should not be altered in such a manner as to seriously modify their historic style or erode their original character, or destroy their authentically restored elements.

3. Round Barn Site

   a. Any development of the barn site should be restricted as not to dominate the barn structure and should not occur on the down slope side of the barn.

   b. New structures would be permitted if the size, scale and mass are similar in nature to the existing shed and secondary barn; such new structures should not dominate or detract from the character of the barn, and should be of wood, with wood roofs, stained or weathered to maintain a rural atmosphere.

   c. Parking should be screened, and could occur in the area northeast of the barn.

4. Winery Complex

   a. Re-use of this complex should retain the following features:

      1) The stone winery building, including the large doors with

wrought iron hinges. The wood frame structure attached to the north and east side should be removed, while protecting the Fortifying House.

2) The low stone walls and concrete drainage gutters at the drive should be retained as part of the landscape features.

3) The brick and stone Boiler House, Sherry House and Grape Juice Plant, including the fascia details around the Grape Juice Building. There is also unique detailing in the brick work. On the east side of the Boiler Building are steps and large stone walls which should be retained as landscape features.

4) The original Sherry Wine Flavoring Building and the original Wine Office should be restored. The adjacent tree and stones are landscape features which contribute to the character of the winery environment.

5) The wood structure to the north side of the concrete block building may be removed. The block building should either be extensively remodeled or demolished as being incompatible to the overall character of the winery complex.

b. The development of the site into a commercial use shall consider the following:

1) New construction shall not screen the unique features of the early buildings, and shall relate to the area based on size, scale, color and materials. Wood, stone, brick and concrete would be considered as appropriate material for new construction. Adequate area shall be given around the stone and brick buildings and the Fortifying House to give them a sense of relationship to the complex.

2) Special design consideration shall be given to roads, parking, landscaping, lighting, signage, etc. to maintain the overall scale and character of the complex.

3) The current road between the winery and the sherry house still reflects much of the historical aspects of the complex and should be considered as the public space to serve as an interpretive historical area, depicting the early activities of the operation.

5. Archaeological Sites--Sites CA-SON 1221, 1222, and 1223 preferably should be retained in undeveloped areas, with development in adjacent areas designed so that such development will not likely invite disturbance of said sites. As an alternative, said sites shall be further investigated by a qualified authority, with appropriate mitigation measures implemented prior to development of said sites.

VII. PROCEDURES

A. Phasing - Phasing of the development with the PC District may be permitted over the span of several years. However, if construction or substantial progress within the District has not been accomplished within 5 (five) years of the date of approval of this District, the City may initiate public hearings to consider rezoning of the property within this District. Construction and/or substantial progress in one land use area shall constitute same for the entire District.

B. Use Permits/Design Review - Use Permits are required for all development and may be approved by staff of the Department of Community Development, and shall consider the following criteria:

1. Building design, including solar/energy conservation features.

2. Site design/landscaping design concepts, including solar/energy conservation features.

3. Streetscape concept.

4. Building massing, coverage, height and setbacks.

5. Screening of parking, storage, utility and mechanical equipment.

6. Off-street parking.

The Use Permit applications which involve site or building design shall be referred to the City of Santa Rosa Design Review Board for review and recommendation prior to Use Permit approval, except for single family dwellings.

C. Density Allotment and Transfer - At the time of subdivision of any residential lands, an allotment of residential density shall be made to each lot containing residentially designated lands as part of the subdivision procedure. Residential density may be transferred from one or more parcel(s) to another, subject to Planning Commission approval. Said transfer shall be accomplished at the time of Use Permit and/or Tentative Map approval for the property receiving the additional density allotment.

D. Sewer Capacity Allotment and Transfer - The total sewer capacity allotment for this PC district is a maximum peak flow of 3.1 million gallons per day. At the time of subdivision of any lands within this PC District, an allotment of permissible waste water flow from each subdivision area shall be made. Waste water flow allotments may be transferred from one or more parcels to another or others subject to Santa Rosa Public Works Department approval. Said transfer shall be accomplished at the time of Use Permit and/or tentative map approval for the subject property receiving the additional flow allotment.

E. Major Roadway Improvements - Prior to the recordation of Subdivision Map or legal description of the first subdivision of lands within this PC District, widening of the existing Fountain Grove Parkway to four lanes, and improvement widening of Parker Hill and Stagecoach Roads to two lanes shall be either accomplished, or a means, satisfactory to the City of Santa Rosa, shall be demonstrated that such roadway improvements will occur concurrently with development. If the City Council determines that the Parker Hill gate is to remain closed, improvements to Parker Hill Road shall be deferred.

F. Water System Improvements - Prior to the recordation of Subdivision Map or legal description of the first subdivision of lands within this PC District, two .5 million gallon water tanks shall be provided, or a means, satisfactory to the City of Santa Rosa, shall be demonstrated that such water tanks will be provided concurrently with development.

G. In conjunction with the first Use Permit in either the Highway/Tourist/Office Commercial Land Use Area or the Resort/Golf Course Area, the Round Barn shall be put in a "stabilized" physical condition, in order to prevent further physical decay. Such efforts need not necessarily involve extensive structural work unless needed to prevent further physical decay. Structural and other work necessary to bring the facility up to necessary code compliance may be deferred until such time as actual use of the facility is proposed.

H. Modifications

1. Minor modification(s) to the Planned Community Map or the Policy Statement, may be approved by Staff through the granting of a Use Permit, if such modification(s) are consistent with the purposes and general character of this PC District.

2. Major modifications to the Planned Community Map or the Policy Statement, including changes in the extent or nature of land use areas, may be approved by the Planning Commission after Public Hearing, through the granting of a Use Permit, if such modification(s) are consistent with the purpose and general character of this PC District.

3. Other modifications other than those described in 1 and 2 above, including modification to the developmental concepts of Section VI, shall be considered a rezoning, and shall be processed in accordance with applicable rezoning provisions of the Santa Rosa Zoning Ordinance.

4. All modifications as described in 1 through 3, above, which affect the predominant appearance of any portion of this PC District shall be referred to the City of Santa Rosa Design Review Board for review and

recommendation prior to staff or Planning Commission action.

ORDINANCE NO. 2955

AN ORDINANCE AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 601 ALTURIA DRIVE - ASSESSOR'S PARCEL NUMBER(S) 040-050-39, 040-050-40, 040-050-41, 040-050-44, 040-050-45, 040-050-46, 040-050-47, 040-050-48, 040-050-49, 040-050-50, 040-050-58 and 040-050-59 - FILE NUMBER 91-0393

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, that the reclassification to the PC District is appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the PC (Planned Community) District to the PC (Planned Community) District is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes Low Density Residential Land Use in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Low Density Residential Land Use.

2. Adequate City services can be provided for the proposed development.

3. The Council has read, reviewed and considered the certified EIR for this project and determines that this reclassification will have a significant effect on the environment, but has made written findings and reasons to support this action as stated in the Statement of Overriding Considerations.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-02.010, so as to change the classification of the hereinafter described property as follows:

1. Assessor's Parcel Number(s) 040-050-39, 040-050-40, 040-050-41, 040-050-44, 040-050-45, 040-050-46, 040-050-47, 040-050-48, 040-050-49, 040-050-50, 040-050-58 and 040-050-59 are changed to the Cluster Residential District as depicted in the attached Exhibit "A" and Circulation Plan as depicted on Exhibit "B".

CHC7:mm\ad.5-1

2. The Policy Statement for the Fountaingrove PC District adopted under Ordinance 2196 shall be amended by deletion of Section II. E. Objectives.

3. The property owners must apply to annex into the Fountaingrove Ranch Master Homeowners Association. If the application is not accepted, said property owners are relieved of this condition. Annexation into the Fountaingrove Ranch Master Homeowners Association shall be in addition to any project-specific homeowners association which may be required upon the grant of any further Conditional Use Permit.

Section 3. This ordinance shall take effect the 31st day following its adoption.

IN COUNCIL DULY PASSED this 26th day of May, 1992.

AYES: (4) Mayor Pedgrift; Councilmen Berto, Burton and Knight

NOES: (0)

ABSENT: (1) Councilman Casey

ABSTAIN: (0)

APPROVED: James Pedgrift
Mayor

ATTEST: Gayle Gardner
Assistant City Clerk

APPROVED AS TO FORM:

City Attorney

CHC7:mm\ad.5-2

RESOLUTION NO. 20793

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA MAKING ENVIRONMENTAL FINDINGS AND DETERMINATIONS AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE SIGNIFICANT ENVIRONMENTAL EFFECTS IDENTIFIED IN THE SUPPLEMENTAL FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOUNTAINGROVE RANCH IN RELATION TO A PROPOSED AMENDMENT TO THE FOUNTAINGROVE PLANNED COMMUNITY DISTRICT INVOLVING THE SONOMA TECHNOLOGY CENTER - FILE NUMBER 91-0393

WHEREAS, the Council of the City of Santa Rosa certified the Supplemental Final Environmental Impact Report for the Fountaingrove Ranch on December 3, 1991 which related to the proposed rezoning of 105 acres in the Fountaingrove Ranch from campus industrial to cluster residential; and

WHEREAS, the Certified Environmental Impact Report (EIR) identified certain possible environmental effects of the proposal such as noise, air quality, hydrology, soils and geology which could be mitigated and the following significant environmental effects which could not:

The potential to result in intersection Levels of Service (LOS) below City standards at the intersections of Fountaingrove Parkway/Mendocino Avenue and Bicentennial Way/Mendocino Avenue during peak traffic periods; and

WHEREAS, the California Environmental Quality Act (CEQA) and the State CEQA Guidelines prohibit a public agency from approving or carrying out a project for which an environmental impact report has been completed which identifies one or more significant effects of the project, unless the public agency makes one or more of the following written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into the project which mitigate or avoid the significant environmental effects thereof as identified in the final Environmental Impact Report.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the City. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the certified Environmental Impact Report; and

WHEREAS, CEQA and the State CEQA Guideline require the City to balance the benefits of a project against its unavoidable environmental risks in determining whether or not to approve the project; and

WHEREAS, CEQA and the Guidelines require the City, if it allows the occurrence of a significant effect identified in the certified Environmental

Impact Report without mitigation, to state in writing the reasons to support its action based on the certified Environmental Impact Report and other information in the record.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa finds that, except as identified above, the possible significant effects of development that would be permissible by the adoption of the requested rezoning can be mitigated to levels of insignificance by mitigation measures set forth in the EIR and that such measures can feasibly be incorporated into any such development proposal. The Council orders and directs that the same be incorporated into any such development proposal prior to or at the time it is approved and that a mitigation monitoring program for such measures be adopted at the time of, and in conjunction with, the approval of any such development.

BE IT FURTHER RESOLVED, that the Council of the City of Santa Rosa makes the following findings and determinations for the significant environmental effects identified in the EIR regarding traffic congestion at the intersections of Mendocino Avenue with Fountaingrove Parkway and with Bicentennial Way.

Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the certified Environmental Impact Report for such traffic impacts as follows:

1. Improvements to the two affected intersections necessary to mitigate the impacts cannot be accomplished within existing street rights-of-way. Acquisition of additional right-of-way and installation of necessary improvements therein would require substantial modification or removal of existing, significant private improvements.

2. The project as proposed will provide housing necessary to accommodate the population set forth in the General Plan consistent with the Land Use Element densities, and encourages city centered growth and compact urban growth.

3. The project as proposed furthers objectives and policies of the Urban Design Element of the General Plan which call for the maintenance of visual and functional linkages between major City open spaces by the provision of a system of recreational trails, including trails along creeks, and the provision of a system of scenic roadways.

4. The project as proposed furthers objectives of the Open Space/Conservation Element of the General Plan which call for the protection of existing natural waterways, the provision of open space along creeks, and the establishment of a permanent open space system linking hillside areas to waterways and urban greens.

5. The project as proposed furthers policies of the Park and Recreation Element of the General Plan which call for the

reservation of park sites well in advance of actual park development and the preservation of unique natural areas.

BE IT FURTHER RESOLVED, that the Council of the City of Santa Rosa, based on the above findings and the record herein, finds in balancing the benefits of the potential development that may be approved under the requested rezoning against its unavoidable environmental risks that the benefits of such development outweigh its adverse environmental effects and the Council determines that such effects are acceptable for the following reasons:

REASON 1 Development under the rezoning will provide housing necessary to accommodate the population set forth in the General Plan consistent with the Land Use Element densities, and encourages city centered growth and compact urban growth.

REASON 2 Development under the rezoning will further objectives and policies of the Urban Design Element of the General Plan which call for the maintenance of visual and functional linkages between major City open spaces by the provision of a system of recreational trails, including trails along creeks, and the provision of a system of scenic roadways.

REASON 3 Development under the rezoning will further objectives of the Open Space/Conservation Element of the General Plan which call for the protection of existing natural waterways, the provision of open space along creeks, and the establishment of a permanent open space system linking hillside areas to waterways and urban greens.

REASON 4 Development under the rezoning will further policies of the Park and Recreation Element of the General Plan which call for the reservation of park sites well in advance of actual park development and the preservation of unique natural areas.

IN COUNCIL DULY PASSED this 19th day of May, 1992.

AYES: (5) Mayor Pedgrift, Councilmembers Berto, Burton, Casey and Knight

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED: James Pedgrift
Mayor

ATTEST: Gayle Gurbo
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY

CB:mm\ad.4-3

APPENDIX I

FOUNTAIN GROVE RANCH PROPOSAL:

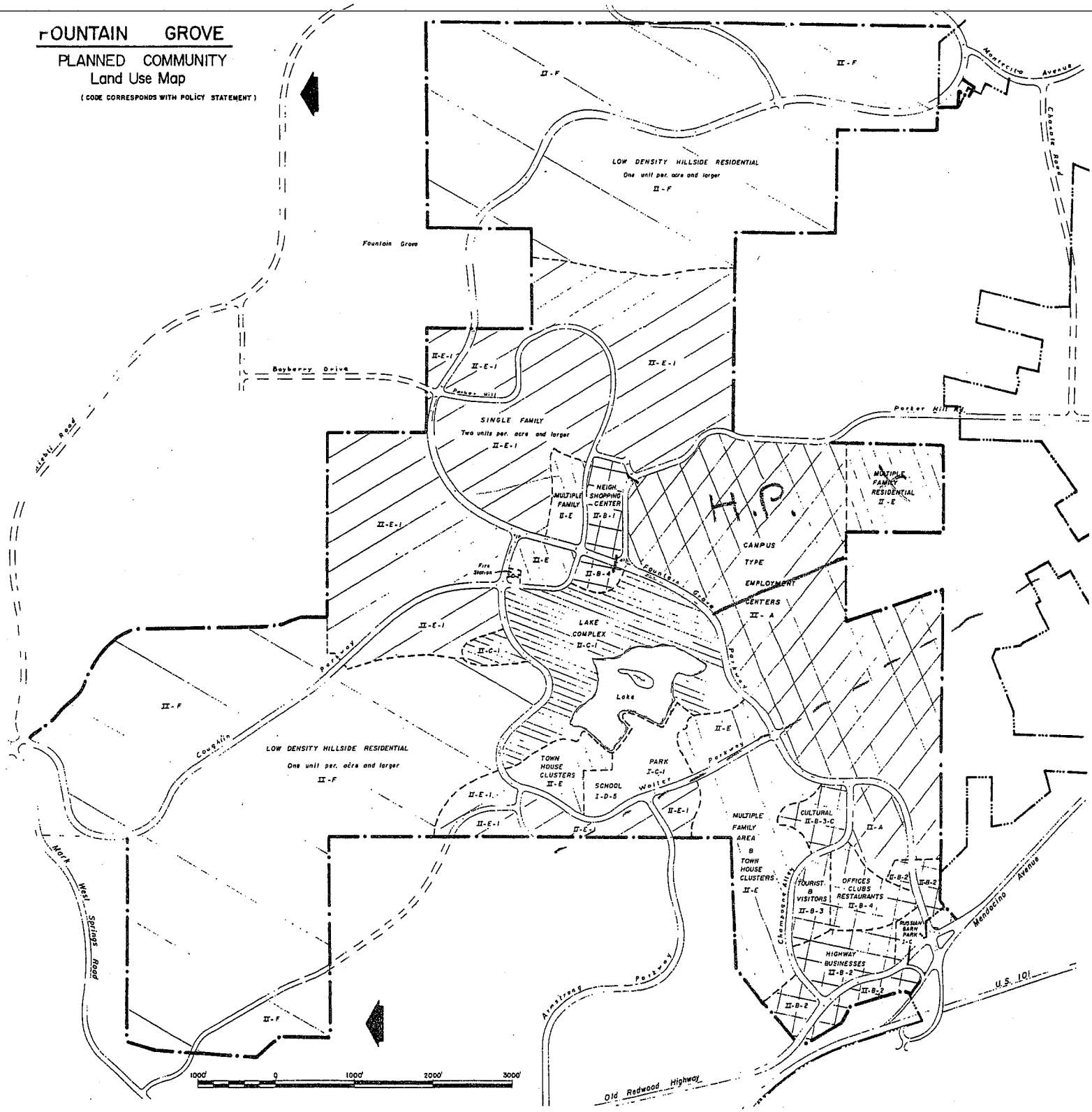
OFFICIAL MAP AND

POLICY STATEMENT

FOUNTAIN GROVE

PLANNED COMMUNITY
Land Use Map

(CODE CORRESPONDS WITH POLICY STATEMENT)



FOUNTAIN GROVE RANCH PC DISTRICT POLICY STATEMENT

This policy statement contains the minimum regulations and conditions that must be met to bring about quality development of the Fountain Grove. Some of these conditions are general in nature while others are directed toward specific elements of the Fountain Grove proposal. For this reason, the policy statement has been structured in such a way as to:

I. Identify Basic Considerations - factors which are critical to large areas or to the entire ranch development.

II. Place controls on specific land uses and/or specific areas of the Fountain Grove.

The policy statement accompanying a PC District is a matter of public record. Any proposal to modify the PC plan or policy statement will be considered as a zoning change subject to public hearing. (See City of Santa Rosa Zoning Ordinance PC Planned Community District.)

In the PC District, any application for a use permit will be considered on the following basis:

1. Public hearings shall be held on use permit applications for all proposed uses other than single family residential.

2. Adequacy of public services and facilities and the ability of the public and private sectors to provide same - both on-site - at a reasonable cost and consistent with an approved time schedule.

3. Evidence of environmental compatibility with respect to retention of natural vegetation, open space, drainage, soils, fire hazard, protection of slopes, earthquake hazards and similar considerations.

4. Evaluation of design and visual impact and adaptability of the site to the proposed use.

5. Traffic generating characteristics and street and intersection capacity to handle increased traffic volumes.

6. Dedication of necessary rights-of-way and other public sites, and construction of improvements if necessary.

7. ~~Screening of or setback from adjacent uses where appropriate.~~

8. Whenever grading operations are needed to create building sites, parking, roads, or recreation sites, the City's grading ordinance must be followed.

I. BASIC DEVELOPMENT CONSIDERATIONS

All parties concerned are in general agreement that the following elements are critical to the development of the Fountain Grove Ranch. Each element is project-wide in scope and affects both quality and feasibility of development. These elements are: Circulation, treatment of the land, open space, municipal services and utilities, architectural controls, density, subdivision and transfer of land and development constraints, landscaping, maintenance, and environmental control.

A. Circulation:

1. Major Streets (Parkways) - The developer will dedicate rights-of-way as needed. The proposed parkway from Mendocino Avenue to Montecito will be the first to be dedicated and constructed as development warrants and precedent to use permit approval. Cost sharing for construction between the public and private sector will be in accordance with an agreed upon formula. Allowances will be made for design variance in accordance with City Engineer and planning specifications to include bicycle paths and roadside pulloffs for scenic overlooks as integral parts of the parkways. No parking is to be allowed along the major streets unless a roadside pulloff provides for parking.

2. Secondary Streets - Rights-of-way for secondary streets will be dedicated and streets will be constructed to City standards.

3. Mendocino Bypass - Developer will dedicate the right-of-way for the bypass, and financing of the project will be in accordance with an agreed upon formula. The bypass will be constructed in the first stage of development, but no development shall occur until funding of the bypass is assured.

4. Mendocino Avenue Interchange - The reworking of the interchange may eventually be necessary to accommodate traffic generated by the Fountain Grove, and other City traffic. The right-of-way for new construction is to be determined by the State. This should be done as soon as possible in accordance with agreed upon State and City specifications and designs. Developer will reserve right-of-way for reconstruction of the interchange, and development within 500 feet of the intersection will be deferred until a final interchange design has been adopted.

B. Treatment of the Land:

1. Hillside Development - Any development of slopes will occur in accordance with City "hillside development standards."

2. Lakeshore - No lotting will take place along the lakeshore. No structures will be erected within a distance of 200 feet of the lakeshore except that on building sites along the south shore it is contemplated that structures may be erected to within 50 feet. Variances can be granted through the use permit procedure. No structures will be permitted in the lake or on the island.

3. Natural Vegetation and Canyons - Design review for each proposed use will be particularly concerned with the preservation of natural vegetation and topography. Replanting of construction scars will be required as a condition of the use permit approval. Removal of trees shall be kept to a minimum.

4. Wildlife Habitats - No development will take place which will destroy the natural habitats of wild animals and birds, with special emphasis on protection of migratory flocks of birds which frequent the lake.

5. Geological and Soil Considerations - Every structure shall be constructed to withstand severe earthquakes in accordance with the Uniform Building Code. All structures other than single family homes shall have detailed soil engineering analyses to establish the adequacy of the material at the time of use permit application.

C. Open Space:

1. Public Open Space - The 20 plus acre park proposed on the lakeshore as outlined in the submitted plan document, will be offered for dedication to the City at no cost. In addition, a park of a minimum of two acres that will include a natural pond by the proposed shopping center should also be offered for dedication. If the City deems it necessary to have additional public open space in areas other than the vicinity of the lake, such open space can be obtained in accordance with established City policy.

2. Historic Preservation - The Russian Barn on the site will be preserved as a historical landmark on a minimum site of five acres. The Winery will be rehabilitated and maintained for commercial, tourist and recreational purposes.

3. Power Line Easement - If the easement of the power lines immediately north of the Fountain Grove property can be developed as a public park, appropriate public access will be provided from the Fountain Grove.

4. Common Open Space - At the time of use permit applications, legal and financial responsibility for the operation and maintenance of private common open space must be clearly defined (Homeowner's Associations, cooperatives, condominiums or other legal entities). Where private common open space is provided in conjunction with residential development (as opposed to single family lots) such open space shall be accessible to and usable by all residents of the development for which the common open space is provided, regardless of how the development is staged. The common open space shall be fully landscaped and approved by the City prior to occupancy of any dwelling units in each stage.

   For each stage of development, a minimum of 60 percent of that portion of the site to be developed shall be left in open space.

   Where a Homeowner's Association controls or is to control the maintenance of common open space, the area of the residentially developed site goverened by one homeowner's association shall be no less than 50 acres, although the development may occur in stages. This is intended to avoid excessive fragmentation of Homeowner's Associations and their responsibilities.

   As each increment of development occurs following a first stage of development, common open space provided in conjunction with that increment shall be annexed to already designated common open space in the development to assure accessibility, usability and proper maintenance, through a Homeowner's Association, covenants and restrictions or other appropriate legal vehicle.

5. Horse Trails - The proposed trails through hillside residential private property, their operation and maintenance should be established by guaranteed easement and their use limitations will be covered by private covenants and governed by private associations.

D. Municipal Services and Utilities:

1. City water and sewer service will be provided only upon annexation.

2. Necessary sites and easements for utilities, fire, police or potential branch library will be dedicated to the City at no cost.

3. All utilities shall be underground with the exception of very high voltage lines (over 14KV).

4. Power substations shall be completely screened from public view through fencing or landscaping and shall be subject to use permit approval. Overhead high voltage lines, including poles, towers, or standards, shall be subject to use permit approval.

5. A ten acre school site to be held open for a period of five years from date of plan approval, to allow the School District to decide whether the site is actually needed. If before that time the District finds that the site is not needed, said District is expected to formally indicate so, in order to allow owners to apply for a different land use.

E. Architectural Controls: *

1. All proposed structures and site plans will be subject to design review approval.

2. Design themes required by private covenants will be part of the use permit consideration.

3. Competent professional design will be an important consideration in evaluating design submittals.

4. No building of any kind shall be moved from any other place onto property covered in this policy statement.

5. No second hand materials, except those normally used for temporary construction purposes, such as scaffolding, shall be used in the construction of any building or other improvement. All buildings, fences and other improvements which are of frame construction shall be painted or stained with at least two coats upon completion. The provisions of this paragraph shall not apply to highway oriented businesses and motels as described in paragraph II. B. 2.

*Whenever the City's controls in existing ordinances are more restrictive than the controls stipulated here, the restrictions of the ordinances will take precedence.

6. Signs - No billboards or outdoor advertising will be permitted except that each building may bear not more than four signs identifying the name of the facility and its product or service. All such signs shall be designed as an integral element in the architectural design of the facility. No moving or flashing signs will be permitted. No attached signs shall exceed the actual height of the building nor extend beyond the roof line of said building.

7. Lighting shall be provided on all parking lots. No lights shall be placed on said property that shine outside the boundaries of said property, and all of such lights shall be properly shielded so that none of them point into, light up, or create a glare or reflection on adjacent property.

8. Loading - There shall be no truck loading docks facing public streets, unless adequately screened from view.

9. Storage - Outside storage will not be permitted unless visually screened.

F. Density:

Computation of the overall number of residential dwelling units permitted will be as follows:

1. The entire 2,000 acre ranch, excluding the 100 acre lake complex, will be developed to an overall residential density not to exceed 1.0 units per acre (see additional density distributions applying to individual residential use groupings below).

2. The general area immediately surrounding the lake, designated for apartment-hotel use, will be considered as a separate entity and not subject to overall density limitations described above because of its special character and opportunity for unique design treatment. Limitations on development in this area will be through controls on coverage by structures and parking and by height limitations (see additional requirements below).

G. Subdivision and Transfer of Land:

All provisions for land uses in the PC District, all conditions for use permits stipulated here, and all private covenants shall be incorporated into any sales agreement for any part of the Fountain Grove Ranch. Each site designated for residential development shall have its development potential, in terms of the number of dwelling units to be permitted, explicitly identified at the time of request for subdivision approval.

H. Development Constraints:

It is understood by all that the availability of utilities and adequate access to each proposed use will be the first basis for consideration of use permit approval. Particular attention will be given to proposed uses in the vicinity of the Mendocino Avenue interchange and the proposed Mendocino-Old Redwood bypass, where certain critical traffic problems must be solved before development can take place. Agreements must be worked out among the private sector, the City and the County regarding the sharing of expenditures for the proposed major roads and utility extensions. Consideration of use permit applications will be given only when these improvements are funded.

I. Landscaping:

Within 180 days after the completion of construction of any improvements on a portion of said property, the landscaping, as approved by the use permit shall be completed. Said landscaping, when completed shall thereafter be maintained and kept free of leaves, rubbish and debris by owner or owners of said property and shall be watered. The landscape development having once been installed shall be maintained in a neat and adequate manner, which will include the lawns mowed, hedges trimmed, watering when needed and removal of weeds from planted areas.

J. Maintenance:

All premises, building and improvements shall, at all times, be kept in a safe, clean and sightly condition.

K. Environmental Control:

Uses which produce undesirable noise, odor, vibrations, glare, smoke, dust or other emissions will not be permitted.

II. SPECIFIC LAND USES
(See Land Use Map)

A. Employment Centers:

The area generally on the southeast of Fountain Grove Parkway; the area between the Parkway and the east end of the proposed Champagne Alley; and the south boundary of the ranch and Parker Hill Road, comprising approximately 335 acres, is designated for uses providing selective high technology employment. (See Land Use Map.) This area is planned for development in a campus type setting, exclusively for facilities that have no nuisance characteristics. In order to achieve this type of setting, the following conditions must be met for the granting of use permits.

1. Use permit applications will be carefully analyzed to see how each proposed establishment is tailored to the form and vegetation of the land. Grading shall be kept to a practical minimum and the affected areas shall be replanted and landscaped to maintain the natural appearance. Substantial open space between building complexes is necessary to encourage better architectural design and identity.

2. Maximum land area coverage by buildings and parking lots will be limited to 50% of the gross site area.

3. All buildings shall have a minimum setback of 50 feet from property lines. All parking shall be screened appropriately.

4. Height of buildings will be limited to 40 feet.

5. Any waste other than domestic sewerage must be clearly described and its method of disposition approved by the City Engineer.

6. On-site utilities will be placed underground.

7. Limited points of access into major and secondary streets will be required to establish adequate traffic controls.

8. Establishments with over 500 employees must provide recreation fields and yards on the premises for employee use.

9. Front fencing of employment area sites must be suitably screened by landscaping.

10. Architectural controls set by private covenants as well as controls of the City will be considered in reviewing use permit applications.

11. Proponents of new employment establishments are to advise the City of projected economic effects of their operation in the community, in order to enable the City to consider costs of provision of urban services in relation to benefits derived from the development.

12. The employment centers are to be of a campus type, therefore, it is expected that the majority of the sites contain large acreages. It is understood that small sites for small firms can also be accommodated in areas where topography, streets or property boundaries preclude large sites. It is understood that smaller establishments will be permitted only if they maintain a campus atmosphere.

B. Commercial Areas:

1. Neighborhood Shopping Center - A neighborhood shopping center may be located between the employment centers and the residential areas, designed to provide convenient shopping to the residents and noon-time services to the employment areas. The following conditions will be the basis for use permit approval:

   a. Access will be by major street.

   b. Utilities will be placed underground.

   c. Strict architectural and landscaping controls will apply.

   d. An existing natural pond will be retained in a two-acre natural area, supplemented as necessary by new landscaping.

   e. Special effort will be made to preserve the natural vegetation in the area. A survey indicating size, type and location of existing trees must be presented with the use permit application.

2. Highway Oriented Businesses and Motels - The plan incorporates uses oriented toward highway travelers and visitors to the area directly east of the present freeway interchange. It is acknowledged that these types of uses are suited to this area. Because of the deficient design and capacity characteristics of the interchange as it is today, and the potential traffic bottlenecks that can develop, the following conditions for granting use permits should apply to all uses within 1,000 feet of the interchange.

   a. Use permits can only be granted when the proposed bypass between Mendocino Avenue and Old Redwood Highway is funded and adequate right-of-way is reserved.

   b. In view of the historical landmark proposal for the Russian Barn, and in view of the traffic problems of the interchange, no service stations will be allowed on any of the four corners where the interchange and the bypass meet. A service station may occupy a secondary corner within 1,000 feet of the interchange.

   c. Hotels, motels, restaurants and other highway oriented establishments must have limited access points into the proposed bypass and parkways, preferably with an internal circulation system and parking areas among the establishments. Although the hotel-motel complex may be expected to cater to conventions as well as highway travelers,

~~it shall be of a complementary and supplementary nature~~ to major convention facilities and hotels projected for the Central Business District. A survey of the location of all existing trees and natural features will be required.

3. Winery and Tourist Center

a. The existing winery buildings lend an economic and aesthetic justification for uses such as exhibits, shops and sales directly related to the wine industry, curio shops, arts and crafts shops and other highly specialized businesses that cater to visitors.

b. Architectural style, preservation of existing structures, and treatment of open spaces and plazas will be of paramount importance in the consideration of use permit applications.

c. Uses of a cultural nature will be considered acceptable in the vicinity of the winery and the present ranch house. Such things as garden clubs, antique centers, art galleries and music and other performance establishments will be encouraged subject to control by use permit.

4. Offices, Clubs, Medical Center and Other Professional Uses

a. A secondary office center may be developed to serve primarily the market generated by the Fountain Grove development itself, and may include other uses such as clubs, restaurants, or apartments combined with office space in the same building complex. This complex is to be located generally south of the existing winery building.

b. Office space in this complex will be limited to 50,000 square feet gross floor area.

c. Medical and professional uses will be permitted in association with the apartment-hotel complex and the neighborhood shopping center.

C. Residential Areas:

1. Apartment-Hotel Complex, Golf Course and Driving Range - Uses in this area include luxury apartments and related uses such as restaurants, cocktail lounge, golf pro shop generally occupying the northern, eastern and southern shores of the lake.

(The western shore has been set aside for park, school and low density residential purposes.)

Because of the lake setting, topography, available views and large amounts of open space to be reserved, this area presents an unusual urban design and architectural potential. This suggests that the utmost flexibility of design be maintained within broad limits.

a. While general building heights will be three stories or less, design requirements for efficient site utilization makes stringent height limitations impractical; therefore, subject to critical design analysis, vertical clustering with variations of heights between 30 and 70 feet should be considered as desirable. Such considerations should be in direct relationship with minimized site coverage by buildings, parking, and service areas and maximum retention of natural vegetation and views from abutting properties.

b. Maximum site coverage by structures and parking shall not exceed 25 percent, not including the lake itself.

c. It is expressly understood that development potential in terms of types of land uses and number of dwelling units within the apartment-hotel complex will be a function of design and height as well as coverage constraints.

d. Strict architectural and landscape treatment controls will be exercised to preserve the lake shores and the hillsides in their natural state, with development limited only to hilltops and benches as generally indicated in the site plan. Unified architectural design will be required.

e. No lotting of the lake shores will be permitted. No structures shall be built closer to the lake than 200 feet with the exception of the southern shore. Variances by use permit.

f. It is acknowledged that the forms of ownership in this area can be either condominium, cooperative or single as long as provision is made from the beginning for high standards of care and maintenance of all of the open space, and assurances are given that residents of each incremental unit will have legal access to all the common open space.

D. Other Residential Areas:

Areas are designated for multi-family residential, single family residential, townhouses and cluster development, or combinations thereof. Exclusive of the apartment-hotel complex, the following conditions shall apply to all other residential areas in the Fountain Grove:

1. Overall density is to be limited to 1.0 units per gross acre, taking the entire 2,000 acre ranch for the purposes of computation. In the event that a portion of the residential development proposal does not materialize, the number of allowable dwelling units from that portion may be transferred to another part of the Fountain Grove Ranch.

2. Architectural controls for single family structures to be by private covenants. The City will exercise overall controls of site planning, grading, and landscaping governing all uses.

3. Maximum land coverage by parking, circulation and structures shall be 40% of the gross site area in group or cluster housing complexes and 30 percent for detached single family residential developments.

E. Urban Residential (Specific Conditions):

1. Multiple and single family units as well as townhouse groups will be permitted in this area (see map), with densities varying from 3 to 15 dwelling units per acre, subject to overall density limitations.

2. These units will generally be in groups and clusters which can be tailored to the natural features of the land. Conventional lotting patterns are discouraged. Uniform or excessive terracing will not be permitted and decking will be encouraged to obtain outside living area.

3. It is expected that a substantial portion of the areas designated for multiple family residential and cluster developments to the south and to the west of the employment centers, be of the type and price ranges that will serve the average employee working in these centers thus providing a housing need, and diminishing the use of the automobile.

F. Hillside Residential (Specific Conditions):

1. This area is considered to be suitable only for sparse type of settlement to protect the steeper hillsides from overcrowding or overgrading, and to provide better protection against fire hazard.

2. Minimum lot size: one acre. The development of these areas will follow City hillside development standards.

APPENDIX II

During the months of analysis of the Fountain Grove proposal, many issues were raised. Staff worked with the Fountain Grove interests in an effort to resolve these issues and to amend the plan and the policy statement. Appendix II contains a list of these issues and the extent to which they have been resolved.

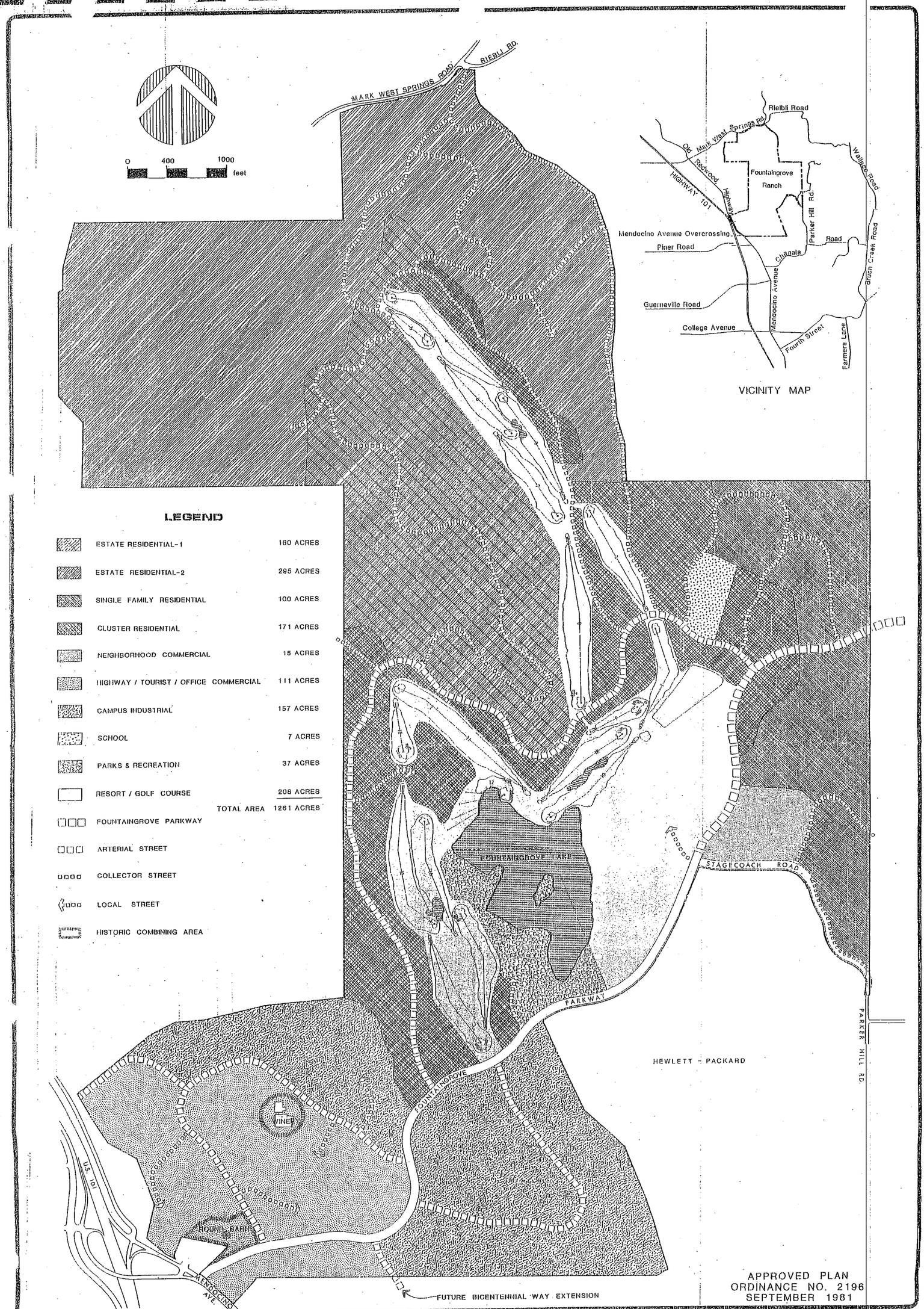
APPENDIX II

ISSUES RESOLVED

1. Overall density and density transfer.
2. No subdivision of lakeshore.
3. 3-15 dwellings per gross acre in multi-family and townhouse area.
4. PC restrictions are part of sales agreement for future subdivision to protect purchasers.
5. High traffic generating uses would be permitted only if traffic and circulation problems could be resolved.
6. Reduced scale of office use area--no high rise.
7. Convention center to supplement public facilities in Central Business District
8. 50% maximum land coverage by buildings and parking in employment centers; 25% maximum in "lake complex".
9. 40 foot height limit in employment center.
10. Employment area to include employee recreation areas for larger (over 500 employees) plants.
11. Economic impact study required for new manufacturing plants.
12. 40% coverage by parking, circulation and structures in multi-family area; 30% for detached single family area.
13. Agreement to annex 1100 acres in first stage.
14. Soil engineering analysis for structures at time of use permit application.
15. Public hearings for use permits.
16. Retention of the winery.
17. Site plan review for single family residences.
18. Maximum protection of wildlife.
19. Bikeways and overlooks as part of parkways.
20. Developer participation in construction of certain site improvements--Redwood Bypass, parkways, sewer, water, etc.
21. Reserve right-of-way as needed for Mendocino interchange reconstruction.
22. Fire and police substation at location to be determined.

ISSUES NOT COMPLETELY RESOLVED

1. Russian Barn to be retained on five acre public site--whose responsibility?
2. 10 acre school site--is the location acceptable re: Healdsburg Fault?
3. Maintenance responsibility for dams forming the lake--who will own them?
4. Mendocino Avenue interchange.
5. Private versus public riding and hiking trails in hillside area.



APPROVED PLAN
ORDINANCE NO. 2196
SEPTEMBER 1981

FOUNTAINGROVE RANCH

AMENDED PLANNED COMMUNITY MAP

LAND USE & CIRCULATION PLAN

FOUNTAINGROVE, LTD.
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BY
TEACHERS MANAGEMENT & INVESTMENT CORPORATION
GENERAL PARTNERS

SEPTEMBER 1980

LUIS MANZANO & ASSOCIATES, INC.
Land Planning Consultants

BRELJE & RACE CARLILE / DAUGHERTY / CARLENZOLI
Civil and Sanitary Engineers / Land Surveyors / Planners

BRUCE ASPINALL / ASSOCIATES
Urban Planners

APPROVED PLAN: ORDINANCE NO. 2196 SEPTEMBER 1981

FOUNTAINGROVE RANCH

AMENDED PLANNED COMMUNITY MAP

DEVELOPMENT CONCEPT PLAN

SEPTEMBER 1980

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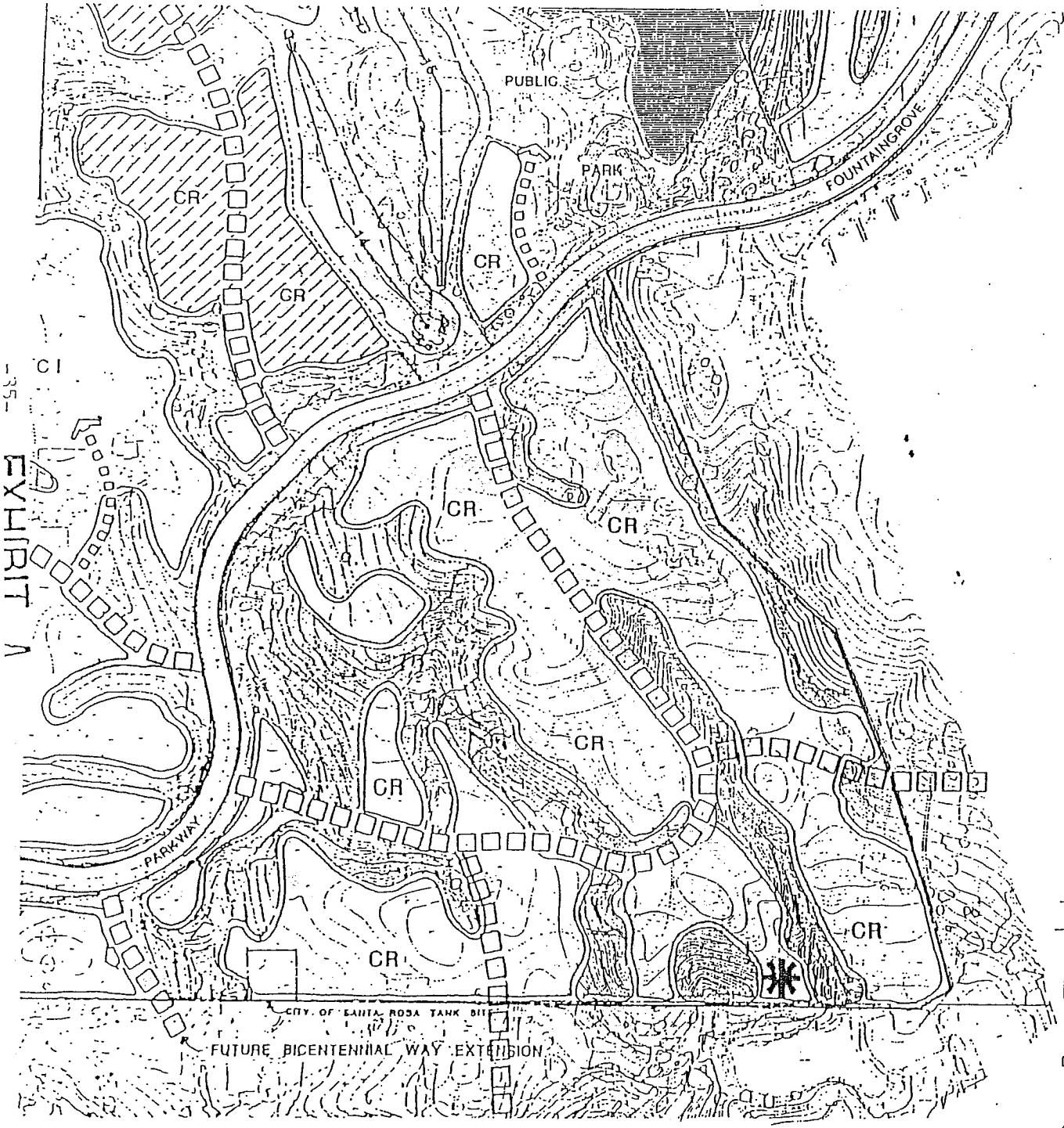
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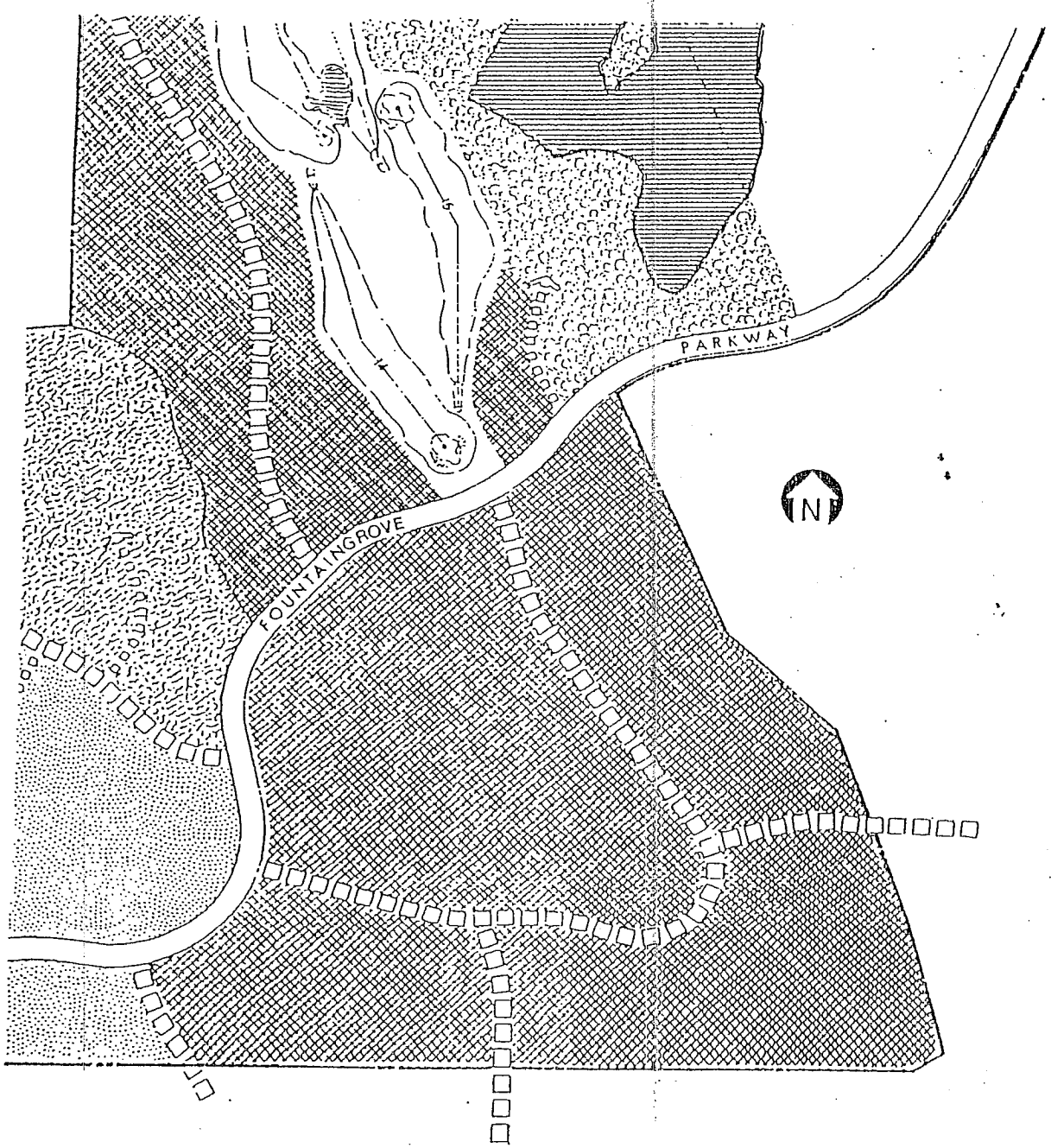
EXHIBIT B



LAND USE & CIRCULATION PLAN

LEGEND

- ESTATE RESIDENTIAL-1
- ESTATE RESIDENTIAL-2
- SINGLE FAMILY RESIDENTIAL
- CLUSTER RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- HIGHWAY / TOURIST / OFFICE COMMERCIAL
- CAMPUS INDUSTRIAL
- SCHOOL
- PARKS & RECREATION
- RESORT / GOLF COURSE
- FOUNTAINGROVE PARKWAY
- ARTERIAL STREET
- COLLECTOR STREET
- LOCAL STREET
- HISTORIC COMBINING AREA

EXHIBIT B