

PD DISTRICT NO. 72-001M

Location: _____

Project Name: Fir Ridge North

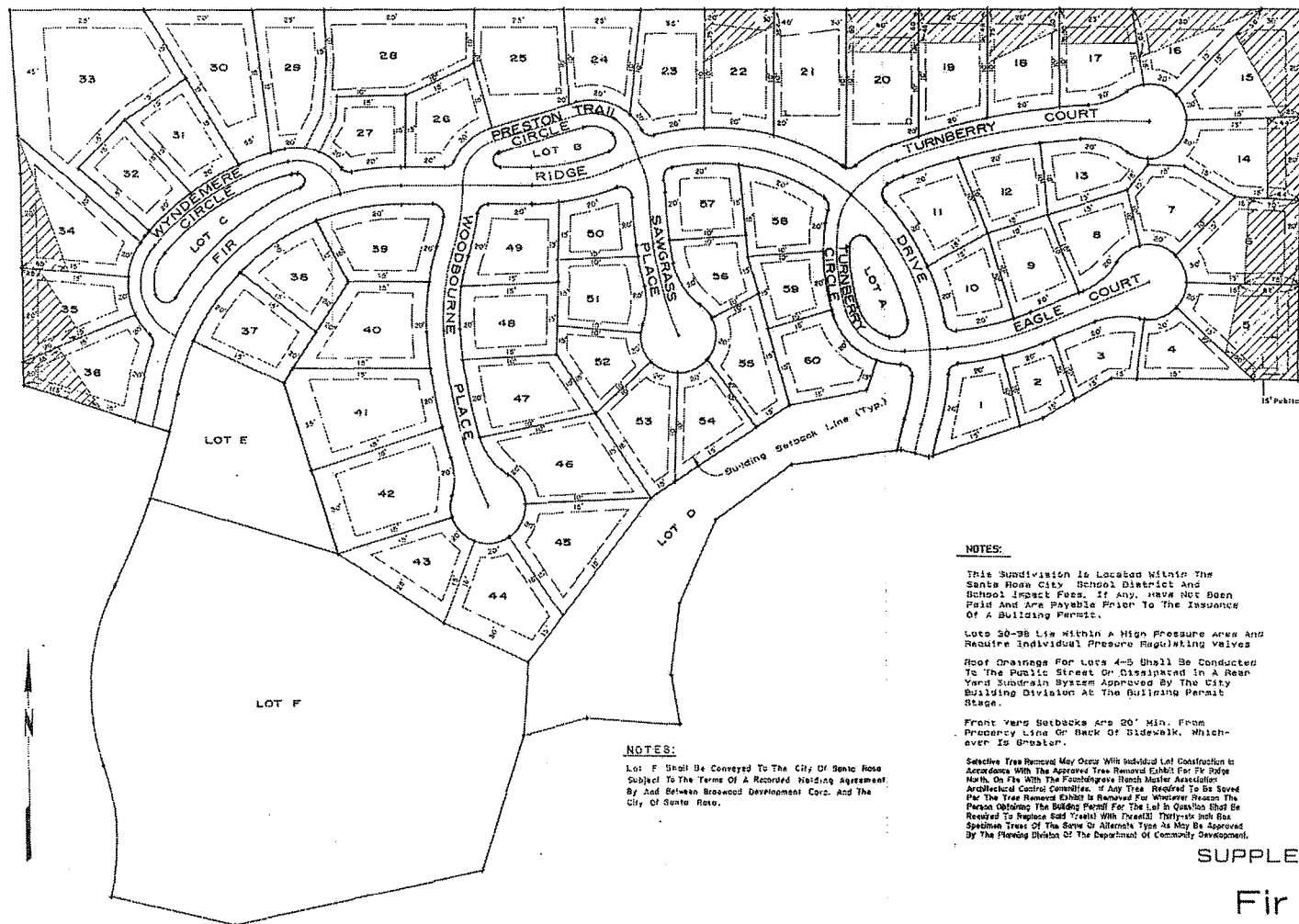
Policy Statement Dated: FG Ranch Attached ⁷²⁻⁰⁰¹ None

Conditional Use Permit Dated: 3-9-89 Attached None

Development Plan Dated: _____ Attached None

General Notes:

Also refer to Final Map
for additional conditions
and lot specific setbacks



NOTES:

This Additional Information Is For Informational Purposes Describing Conditions As Of The Date Of Filing. And Is Not Intended To Affect Record.

A Soils And Seismic Report Pertaining To This Subdivision Is On File At The Dept. Of Community Development For Inspection Report By: Earth Systems Consultants, Dated: July, 1984.

Water And Sewer Demand Fees And Meter Fees Have Not Been Paid And Are Payable Prior To The Issuance Of A Building Permit.

Record Title Interest And Encumbrances Were Based On A Title Report From: North American Title Insurance Co., Dated: July, 1987. The Engineer Does Not Assume Liability For Title Research.

Access And Fire Protection Improvements As Shown On The City Engineer/Building Official Approved Architectural And/or Improvement Plans Within The Development Shall Be Installed Prior To Construction Of Combustible Materials.

Land Within This Subdivision Is Subject To The Zoning Criteria Defined In The Fountain Grove Planned Community District Policy Statement Adopted Per Ordinance 2595, September, 1981. All Proposed Development Is Subject To Compliance With Ordinance 2195 Replacements, And As 5445.

Any Further Subdivision Or Re-subdivision Of any Or All Portions Of This Property Is Prohibited As A Condition Of Tentative And Final Map Approval.

Private Sewage Grinder Pumps May Be Required For Portions Of Lots 3, 6, 14, 15, 16, 17, 18, 19, 20, 22, 34, 35, 36 Depending On Location And Elevation Of Future House. The Shaded Area Indicates Portions Of Lots Which May Not Be Serviceable By Gravity Sewers.

The Real Property Within The Boundaries Of This Final Map With The Exception Of Lots "E" And "F", Must Annex Into And Shall Be Subject To Conditions, Covenants And Restrictions Of The Fountain Grove Ranch Master Assoc. Which Have Been Recorded As Doc. 85-071219 S.C.N.

Lot Access From Fir Ridge Drive Is Allowed On Lots 22, 27 & 30 Only.

Prior To Issuance Of Building Permits For Any Lot In This Subdivision, Approval Of The Proposed Architectural Plans Must Be Obtained From The Fountain Grove Ranch Master Association Architectural Control Committee.

Common Open Space Lots "A", "B", "C", and "D", Shall Be Donated In Fee To The Fountain Grove Ranch Master Assoc. For Maintenance In Accordance With The Fountain Grove Open Space Management Plan.

In-lieu Park Development Fees Shall Be Paid On Each Lot At The Time Of Issuance Of The Building Permits For Each Unit Shown Upon The Fee required By Ordinance 2457.

Open Space Exemptions And The Improvements, If Any, Therein Are In Favor Of And Shall Be Maintained By The Fountain Grove Ranch Master Association.

NOTES:

This Subdivision Is Located Within The Santa Rosa City School District And School Impact Fees, If Any, Have Not Been Paid And Are Payable Prior To The Issuance Of A Building Permit.

Lots 30-38 Lie Within A High Pressure Area And Require Individual Pressure Regulating Valves.

Roof Drainage For Lots 4-5 Shall Be Conducted To The Public Street Or Dissipated In A Rear Yard Subdrain System Approved By The City Building Division At The Building Permit Stage.

Front Yard Setbacks Are 20' Min. From Property Line Or Back Of Sidewalk, Whichever Is Greater.

Selective Tree Removal May Occur With Individual Lot Construction In Accordance With The Approved Tree Removal Exhibit For Fir Ridge North, On File With The Fountain Grove Ranch Master Association Architectural Control Committee. If Any Tree Required To Be Saved For The Tree Removal Exhibit Is Removed For Whatever Reason The Person Obtaining The Building Permit For The Lot Is Questioned That Be Required To Replace Said Tree(s) With Three (3) Six inch Box Specimen Trees Of The Same Or Alternate Type As May Be Approved By The Planning Division Of The Department Of Community Development.

NOTES:

Lot F Shall Be Conveyed To The City Of Santa Rosa Subject To The Terms Of A Recorded Yielding Agreement, By And Between Broadwood Development Corp. And The City Of Santa Rosa.

LEGEND

////// PORTIONS OF LOT NOT SERVED BY GRAVITY SEWER.

----- BUILDING SETBACK LINE

100 0 100 200
scale 1"=100' feet

SUPPLEMENTAL INFORMATION

AFFECTING

Fir Ridge North

AT

FOUNTAIN GROVE

CITY OF SANTA ROSA, STATE OF CALIFORNIA

60 LOTS - 4 COMMON LOTS - 33.81 ACRES

1 PARK SITE - 1 SCHOOL SITE

PREPARED BY

CARLILE / ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS
SANTA ROSA, CALIFORNIA

A.P. NO. 40-070-21

MAY, 1988

SHEET 6 OF 6 SHEETS

CITY OF SANTA ROSA FILE NO. 26-75

057-341

NOTES:

This Additional Information Is For Informational Purposes Describing Conditions As Of The Date Of Filing. And Is Not Intended To Affect Record.

A Soils And Geologic Report Pertaining To This Subdivision Is On File At The Dept. Of Community Development For Inspection Report By: Earth Systems Consultants, Dated: July, 1984.

Water And Sewer Demand Fees And Meter Fees Have Not Been Paid And Are Payable Prior To The Issuance Of A Building Permit.

Record Title Interest And Encumbrances Were Based On A Title Report From: North American Title Insurance Co., Dated: July, 1987. The Engineer Does Not Assume Liability For Title Research.

Access And Fire Protection Improvements As Shown On The City Engineer/Building Official Approved Architectural And/Or Improvement Plans Within The Development Shall Be Installed Prior To Construction Of Combustible Materials.

Land Within This Subdivision Is Subject To The Zoning Criteria Defined In The Fountaingrove Planned Community District Policy Statement Adopted Per Ordinance 2196, September, 1981. All Proposed Development Is Subject To Compliance With Ordinance 2196 Requirements, And Res. 6643.

Any Further Subdivision Or Resubdivision Of any Or All Portions Of This Property Is Prohibited As A Condition Of Tentative And Final Map Approval.

Private Sewage Grinder Pumps May Be Required For Portions Of Lots 5, 6, 14, 15, 16, 17, 18, 19, 20, 22, 34, 35, 836 Depending On Location And Elevation Of Future House. The Shaded Area Indicates Portions Of Lots Which May Not Be Servicable By Gravity Sewers.

The Real Property Within The Boundaries Of This Final Map With The Exception Of Lots "E", And "F". Must Annex Into And Shall Be Subject To Conditions, Covenants And Restrictions Of The Fountaingrove Ranch Master Assoc. Which Have Been Recorded As Doc. 85-071213 S.C.R.

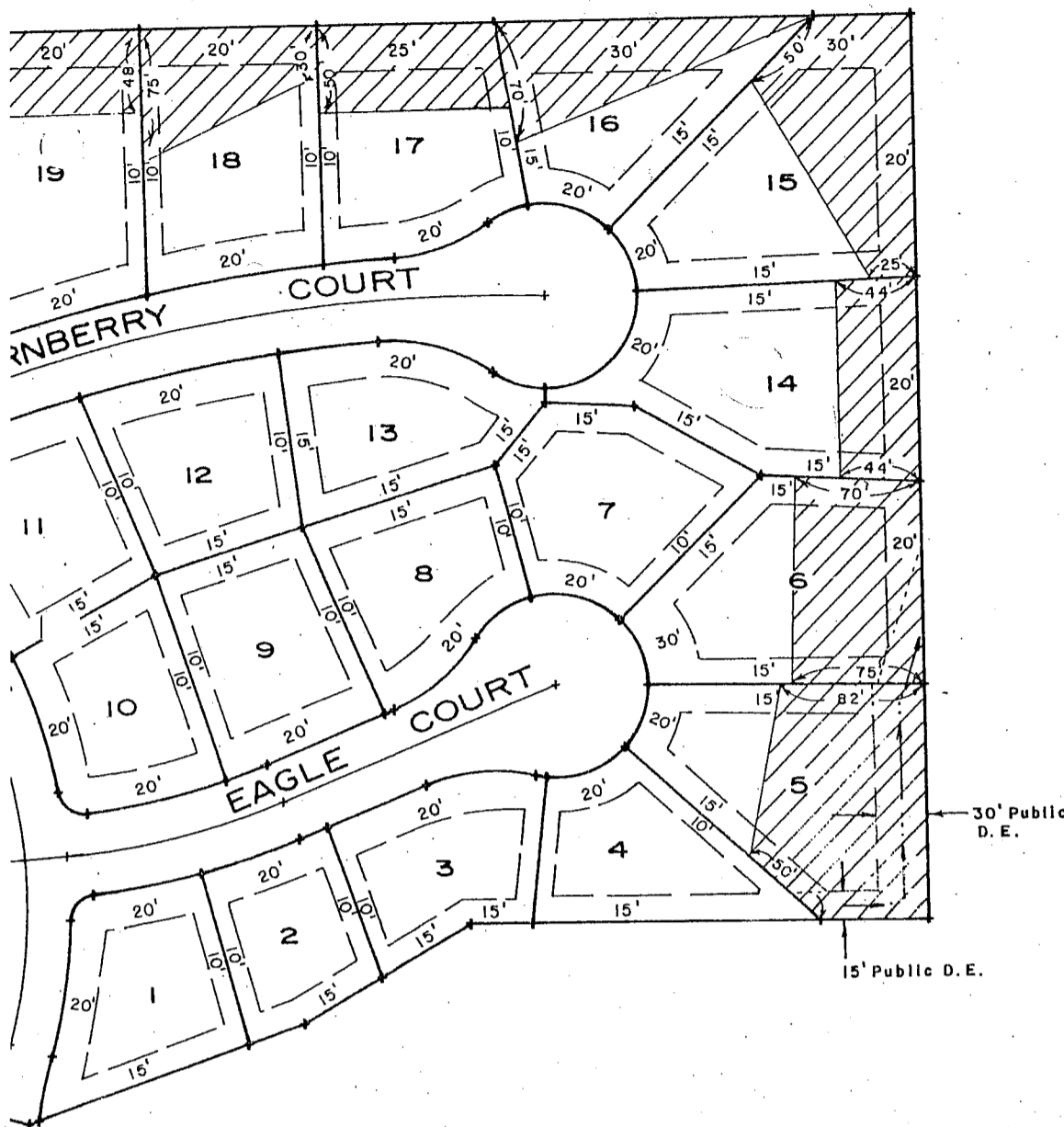
Lot Access From Fir Ridge Drive Is Allowed On Lots 22, 37 & 38 Only.

Prior To Issuance Of Building Permits For Any Lot In This Subdivision, Approval Of The Proposed Architectural Plans Must Be Obtained From The Fountaingrove Ranch Master Association Architectural Control Committee.

Common Open Space Lots "A", "B", "C", And "D", Shall Be Deeded In Fee To The Fountaingrove Ranch Master Assoc. For Maintenance In Accordance With The Fountaingrove Open Space Management Plan.

In-lieu Park Development Fees Shall Be Paid On Each lot At The Time Of Issuance Of The Building Permits For Each Unit Based Upon The Fee Required By Ordinance 2467.

Open Space Easements And The Improvements, If Any, Therein Are In Favor Of And Shall Be Maintained By The Fountaingrove Ranch Master Association.



NOTES:

This Subdivision Is Located Within The Santa Rosa City School District And School Impact Fees, If Any, Have Not Been Paid And Are Payable Prior To The Issuance Of A Building Permit.

Lots 30-38 Lie Within A High Pressure Area And Require Individual Pressure Regulating Valves

Roof Drainage For Lots 4-6 Shall Be Conducted To The Public Street Or Dissipated In A Rear Yard Subdrain System Approved By The City Building Division At The Building Permit Stage.

Front Yard Setbacks Are 20' Min. From Property Line Or Back Of Sidewalk, Which-ever Is Greater.

Selective Tree Removal May Occur With Individual Lot Construction In Accordance With The Approved Tree Removal Exhibit For Fir Ridge North, On File With The Fountaingrove Ranch Master Association Architectural Control Committee. If Any Tree Required To Be Saved Per The Tree Removal Exhibit Is Removed For Whatever Reason The Person Obtaining The Building Permit For The Lot In Question Shall Be Required To Replace Said Tree(s) With Three(3) Thirty-six Inch Box Specimen Trees Of The Same Or Alternate Type As May Be Approved By The Planning Division Of The Department Of Community Development.

SUPPLEMENTAL INFORMATION AFFECTING Fir Ridge North AT FOUNTAIN GROVE CITY OF SANTA ROSA, STATE OF CALIFORNIA 60 LOTS - 4 COMMON LOTS - 33.81 ACRES 1 PARK SITE - 1 SCHOOL SITE

PREPARED BY

CARLILE / ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS
SANTA ROSA, CALIFORNIA

FILE COPY

See F.M. for additional conditions
RESOLUTION NO. 7320

AMENDED RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A CONDITIONAL USE PERMIT FOR FIR RIDGE NORTH LOCATED ON FIR RIDGE
DRIVE, ASSESSOR'S PARCEL NUMBER(S) 40-070-16, FILE NUMBER 85-0107

WHEREAS, the Planning Commission of the City of Santa Rosa has duly
considered the above referenced conditional use permit application; and

WHEREAS, the Planning Commission finds that the granting of this conditional
use permit meets the requirements of the Santa Rosa Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds and
determines this entitlement to use would not be granted but for the
applicability and validity of each and every one of the below conditions and
that if any one or more of the below said conditions are invalid, this
entitlement to use would not have been granted without requiring other valid
conditions for achieving the purposes and intent of such approval. This
entitlement to use, unless renewed upon written application, shall automatically
terminate one year from the date of approval or upon determination by a court of
competent jurisdiction that one or more of the conditions of issuance are
invalid, whichever shall first occur.

BE IT FURTHER RESOLVED that Conditional Use Permit No. 6643 is hereby
rescinded.

BE IT FURTHER RESOLVED that a conditional use permit to allow the build out
of the for Fir Ridge North Subdivision, located on Fir Ridge Drive, is approved
subject to the following conditions:

1. Sewer connections for this development, or any part thereof, will be
allowed only in accordance with the requirements of the California
Regional Water Quality Control Board, North Coast Region, in effect at
the time, or thereafter, that the building permit(s) for this
development, or any part thereof, are issued.
2. LAND USE
 - A. Uses allowed and special requirements: All uses not otherwise
prohibited by law are allowed provided that any such use or uses
are listed in the Fountaingrove Ranch Policy Statement or
reflected on the Fountaingrove Ranch Development Concept Plan.
 - B. Maximum building height: The height limit of buildings and
structures shall be thirty-five feet. Building height shall be
defined as the vertical distance from the average level of the
highest and lowest point of the portion of a lot covered by the
building to the top-most point of the roof.

C. ~~Minimum lot size shall be 7,500 square feet where smaller lots are permitted, 12,500 square feet where larger lots are required, and 8,000 square feet in all other areas.~~

D. Yard setback requirements for main building and accessory buildings:

(1) Front yard: Minimum of twenty feet for main buildings; detached accessory buildings and second dwelling units shall be located not less than ten feet in the rear of the main building, provided further, that for garages and carports opening onto a front street, the minimum distance between the opening of such garage or carport and the front lot line or backside of sidewalk or backside of curb which ever is more restrictive, shall be not less than twenty feet.

(2) Side yard: The minimum side yard on each lot shall be not less than:

(a) Ten feet for all lots on slopes of ten percent.

(b) Fifteen feet for all lots on slopes over ten percent.

(3) Rear yard: Fifteen feet minimum.

F. Maximum area of a lot that may be covered by structures (not including decks, patios, walkway, driveways, swimming pools, etc.): forty percent.

3. OFF STREET PARKING REQUIREMENT

Two covered parking spaces shall be provided for each lot. Second dwelling units shall be governed by the Second Dwelling Unit Ordinance. The equivalent of one guest space per lot shall be provided via on street parking on the Places and Circles. Flag lots shall provide parking in accordance with the City's flag lot policy.

4. SITE DESIGN REQUIREMENT FOR LOTS

A. No application for building permit on individual lots shall be accepted for review by the City of Santa Rosa without bearing a stamp or other evidence that the plans have been reviewed and approved by the Fountaingrove Ranch Master Association Architectural Control Committee.

B. Tree removal shall be in accordance with the Tree Exhibit for Fir Ridge North, on file with the Department of Community Development and the Fountaingrove Ranch Master Association Architectural Control Committee. Trees shown to be saved shall be saved unless there is no reasonable means available to do so as determined by City staff in which case suitable replacement may be recommended by the Fountaingrove Ranch Master Association Architectural

~~Control Committee and forwarded to the City for final approval.~~

Requests for tree removal of trees shown on the Exhibit as trees which may be removed shall be reviewed by the Fountaingrove Ranch Master Association Architectural Control Committee and its recommendations shall be forwarded to the City for final approval.

- C. Lot grading for house construction shall be limited to garage pads, driveways, and areas adjacent to and underneath the structure to provide for proper drainage around the structure.
- D. House construction shall be designed to fit each site and shall preserve natural contours and significant vegetation to the extent possible. Existing ground cover shall be left in its natural condition as much as possible, particularly on steeper slopes and ravines. Limited use of lawn areas shall be permitted.
- E. Decks extending from residences sited on slopes exceeding fifteen percent shall be provided in lieu of large leveled lawn areas and surface patios to preserve the natural features of the site. Landscape plans for each lot, to the extent required by the Fountaingrove Ranch Master Association Architectural Control Committee shall be submitted concurrently with house plans.
- F. Construction of subdivision improvements and structures shall be limited to Monday through Saturday between the hours of 7:00 a.m. to 5:00 p.m. All motorized construction equipment shall be properly muffled.
- G. All topsoil should be stock-piled during grading activities for later redistribution in landscape areas.
- H. Pools, patios, decks, and similar objects not exceeding twelve inches in height above original grade may be constructed outside building setback lines as shown on the Final Map Supplemental Information Sheet for Fir Ridge North.
- I. No projections of the main building may cross a building setback line except as permitted by the Zoning Ordinance of the City of Santa Rosa.
- J. Condition "J" is rescinded.
- K. All circular driveways must meet City of Santa Rosa Zoning Ordinance requirements for separation along the curb line. Maximum width of the curb cut for driveways shall be in accordance with City Standard 226..
- L. Fencing meeting the general requirements of the City of Santa Rosa Zoning Ordinance and as approved by the Fountaingrove Ranch Master Association Architectural Control Committee may be constructed on all lots.

4. OTHER DEVELOPMENT REQUIREMENTS

- A. Should any archaeological resources be uncovered during any site grading activity, all work within thirty yards of the discovery shall be halted, the City shall be immediately notified, and a qualified archaeologist approved by the City, called to investigate the find. No further grading within the thirty yard area of the find shall take place until such mitigation measures as may be recommended by the qualified archaeologist are completed by the subdivider or, in the alternative, until such other or alternative measures as may be approved by the Planning Commission have been completed by, or on behalf of, the subdivider.
- B. Approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees including, but not limited to, school impact fees adopted by the City Council at the time of Building Permit review and approval.
- C. All work shall be done according to approved plans on file at the Department of Community Development and as submitted to the Building and Code Compliance Division for a building permit.
- D. Permanent signs shall be durably constructed and continually maintained in accordance with approved plans.
- E. All permanent signing shall be as designated on the approved Improvement Plans and all additional signs shall be approved only upon application to the Department of Community Development and obtaining a building permit.
- F. All permanent exterior signs shall received Design Review approval prior to obtaining a building permit for the installation of those signs.
- G. Approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- H. In-lieu park fees of \$26,200.00 (development fees only) shall be paid at the time of issuance of the building permits, based on the amount of land required for sixty single-family detached dwellings, as required by Ordinance No. 2467.
- I. This Conditional Use Permit is subject to approval of the Tentative Map for Fir Ridge North, as contained in Planning Commission Resolution No. 6642.
- J. A six foot open wire fence of a standard design approved by the Fountaingrove Ranch Master Association shall be installed along the entire north and east project boundaries as part of the subdivision improvements.

K. Roof drainage shall be specifically reviewed during improvement plan review.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9th day of March, 1989, by the following vote:

AYES: 7 (ZENI, BURKART, LUCAS, TUXHORN, EVANS, BAMBER, OWEN)

NOES: 0

ABSENT: 0

ABSTAIN: 0

APPROVED:

Robert F. Zeni
CHAIRMAN

ATTEST:

Shayne L. Goldberg
SECRETARY