

PD DISTRICT NO. 72-001G

Location: _____

Project Name: SKYfarm Unit 2

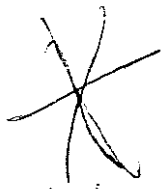
Policy Statement Dated: EG Ranch ⁷²⁻⁰⁰¹ Attached None

Conditional Use Permit ^{provisions} Dated: 10/91 Attached None

Development Plan Dated: _____ Attached None

General Notes:

Refer to Final Map for additional
conditions and lot specific
setbacks



however, their limbs shall be trimmed to a minimum height of 6 feet above ground and there shall be a minimum separation of 15 feet between

See F.M. for Additional Conditions

USE PERMIT PROVISIONS
SKYFARM AT FOUNTAINGROVE UNIT 2

OCTOBER, 1991

REVISED FEBRUARY 3, 2000

I. 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 under Section V.B.2 and 3.
- B. Maximum building height: The height limit of building and structures shall be 35 feet as measured parallel to the ground planes in the vicinity of the structures. ~~Lots C-1, C-2 and C-3 have a 22-foot height limit as measured parallel to the ground planes in the vicinity of the structures. Lot C-10 has a 20-foot maximum height limit at the southwest corner (peak) of the building envelope, with the flat plane radiating out equally from that point. The height limit increases as the ground elevation decreases, to the 35-foot maximum height as measured parallel to the ground plane in the vicinity of the structure.~~
- C. Minimum lot size shall be 1 acre in the ER-1 areas, and 2 acres in the ER-2 areas. In Unit 2 lots C-1, B-9 and B-10 are the only lots in the ER-1 designation.
- D. Yard setback requirements for main building and accessory buildings (Building envelopes shall be considered building setback lines):
1. Front yard: 20 feet for main buildings. Detached accessory building and second dwelling units shall be located no less than the minimum distance permitted by the UBC and applicable City Ordinances from 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, whichever is more restrictive, shall be not less than 20 feet.
 2. Side yard: The side yard on each lot shall be not less than 15 feet.
 3. Rear yard: The rear yard on each ER-1 lot shall be not less than 25 feet and for each ER-2 lot shall be consistent with the approved building envelopes.
 4. Lot coverage: The maximum area of a lot that may be covered by structures over 12 inches in height shall be 20% for an ER-1 lot and 10% for an ER-2 lot.

Revised by
Reso 9909
24' ht
lots C-1 to C-11

- E. Remainder Parcel: The proposed remainder parcel shall be retain under the ownership and control of the developer. Uses of this remainder parcel shall be subject to future review and approval. No building permit shall be issued for any construction in the remainder parcel until an Alquist-Priolo Special Study Zone study has been completed to the satisfaction of the applicable agencies.

II OFF-STREET PARKING REQUIREMENTS

- A. Where there is no on-street, guest parking available i.e., Lots A-1 through 23, B-2 through B-6, and C-1 through C-17, 2 on-site, paved, guest parking spaces (separate from the garage and driveway) shall be provided.

III SITE DESIGN REQUIREMENTS

- 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. Selective tree removal may occur with individual lot construction, subject to review and approval by the Fountaingrove Ranch Master Association Architectural Control Committee and the City of Santa Rosa. Trees removed shall be subject to replacement as guided by the City of Santa Rosa Tree Ordinance.
- C. House construction shall be designed to fit each site and shall preserve the natural contours and significant vegetation to the extent possible. The height between the finished floor and outside finished grade shall be limited to 5 feet maximum unless specifically approved otherwise during review by the Fountaingrove Ranch Master Association Architectural Control Committee. Existing ground cover shall be left in its natural condition as much as possible particularly on steeper slopes and ravines. Lot grading shall be permitted under and immediately adjacent to the main structure, garages and driveways only.
- D. Limited use of lawn areas shall be permitted. In order to preserve the natural features on lots with slopes exceeding 15%, decks extending from residences shall be constructed in lieu of large level lawn areas and/or surface patios.
- E. Construction of subdivision improvements and structures shall be limited to Monday through Saturday between the hours of 7:00 am and 7:00 pm. All motorized construction equipment shall be properly mufflered.
- F. All topsoil should be stock piled during grading activities for later redistribution in landscaped areas.

- G. No guest parking is permitted outside the building envelope. Driveways and necessary walkways may be permitted in the side yard with appropriate review.
- H. Circular driveways must meet the requirements of the City of Santa Rosa Zoning Ordinance. Maximum width of the curb cut for driveways shall be in accordance with City Standard 250B.
- I. Fencing may be constructed on all lots and shall meet the general requirements of the City of Santa Rosa Zoning Ordinance and shall be approved by the Fountaingrove Ranch Master Association Architectural Control Committee. Fencing adjacent to Common Open Space, Open Space Easements, or to enclose Private Open Space shall be open wire fencing as approved by the Fountaingrove Ranch Master Association Architectural Control Committee. Open wire fencing shall be permitted on side lot lines behind the project of the front of the house. Solid fencing will be permitted between the front corner of the house and the side lot line.
- J. The only construction permitted within the areas designated Private Storm Drain Easement "PEDE" shall be driveways and drainage improvements associated with the development of the lots.

IV OTHER DEVELOPMENT REQUIREMENTS

- A. Owners of lots contain Private Open Space shall be required to implement the guidelines and requirements of the Fountaingrove Open Space Management Plan. Areas designated Common Open Space or Open Space Easement shall be owned and/or maintained by the Fountaingrove Ranch Master Association per Open Space Management Plan guidelines.
- B. The following requirements shall apply to lots C-1 through C-11:
 - 1. Final Design Review shall be conducted prior to the issuance of a building permit. The purpose of the review is to ensure that building height, massing, bulk and color do not overwhelm the site and tree screening is added or protected to serve as mitigation for development on the hillside.
 - 2. Install and maintain a residential automatic sprinkler system in each dwelling in accordance with the national fire protection association standard 13-D and per the requirements of the Santa Rosa Fire Department.
 - 3. Each residence shall offer a dedicated 30 foot minimum wide zone around the dwelling. The zone shall be free of flammable vegetation or combustible growth. Specimen trees within this zone may remain;

equivalent to 20% of the total units or has an irrevocable option to purchase, or owns the site where the off site units are proposed to be located.

C. If a developer proposes to offer to dedicate land under the provisions of Section 21-02.090, he or she shall submit a written statement to that effect with the application for the development to the Department of Community Development. The statement shall indicate whether the proposed dedication will be on site or off site and shall, in either case, be accompanied by a diagram clearly showing the location of the proposed dedication.

Section 21-02.150. Timing of Construction of Allocated Units.

A. If the allocated units are provided on site, no occupancy shall be allowed to more than five of the development's non-allocated units for each required allocated unit that is constructed and made ready and available for occupancy.

B. If the allocated units are provided off site, no occupancy shall be allowed to more than four of the development's non-allocated units for each required allocated unit that is constructed and made ready and available for occupancy.

Section 21-02.160. Administration.

A. The City Council, by resolution, may from time to time adopt procedures, policies, rules and requirements, including the adoption of processing and administrative fees, to implement, administer, and/or enforce the provisions of this chapter.

(B) The Director of the Department of Community Development is authorized to make a determination of the number of dwelling units contained within a particular residential development, if a determination is needed to resolve a disagreement. *Don-site units required Pay in-lieu fees.*

C. The City's Department of Housing and Redevelopment shall keep on file and available for public review a copy of the current income schedules referred to in Section 21-02.030 (B) and (G).

Section 21-02.170. Interpretation of Chapter. When a question arises regarding the meaning, or requires an interpretation of any provision of this chapter to any specific circumstances or situation, the Director of Community Development is authorized to render a decision thereon in writing and such decision shall decide the matter unless the decision is appealed to the City Council in accordance with the procedures and requirements and within the time limitation set forth in section 20-02.262 and 20-02.264 of this code.

Section 21-02.180. Annual Review.

A. At least once each calendar year, the Department of Community Development shall prepare a report on the Housing Allocation Plan which shall include the following:

RESOLUTION NO. 9909

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP AND CONDITIONAL USE PERMIT FOR SKYFARM AT FOUNTAINGROVE, UNIT 2; LOCATED AT 3980 CROSS CREEK - FILE NUMBERS CUP99-363 AND MAJ98-044

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for Skyfarm at Fountaingrove, Unit 2, from January 25, 2001 to January 25, 2002; and

WHEREAS, conditions pertaining to the subject development have changed and new conditions of approval have been added to the Tentative Map.

WHEREAS, the applicant, Andremer Development Corporation, did volunteer to the following as was submitted in the "suggested additional conditions of approval and preliminary Ridge Line Protection Exhibit prepared by Brelje and Race and date stamped received March 6, 2001":

1. Phase "C" residences Lots 1-11 shall be constructed in compliance with the Ridge Line Protection Exhibit dated March 6, 2001, including but not limited to restrictions on building heights, final design review to be conducted by the Design Review Board and restrictions on the area of lot to be developed.
2. At the time of building permit issuance, in-lieu housing fees equal to double the fee as of March 8, 2001 or the in-lieu housing fee in effect at the time of issuance, whichever is greater, shall be paid.
3. At least 15 % of the lots in each phase of the subdivision shall also have second dwelling units. The Final Map supplemental sheet shall indicate which lots are subject to the requirement.

WHEREAS, the Planning Commission did consider the project in the context of General Plan goals and policies and did find that to comply with Policies [LUS-1a] and [UD-5d] one lot (C-3) shall be eliminated, and other lots in Phase "C" Lots 1-11 shall be limited to one story and 24 feet in height and have color restrictions in order to preserve and protect the west facing ridge line and hillsides.

WHEREAS, to implement Santa Rosa City Code section 20-03.111, the Planning Commission required that an additional 10% of the lots in each phase shall also have second dwelling units;

WHEREAS, after the ensuing Planning Commission discussion, the applicant agreed to the following:

1. Phase "C" residences Lots 1-11 shall be constructed in compliance with the Ridge Line Protection Exhibit date stamped received on March 6, 2001 except that:
 - a. Lot C-3 shall be deleted entirely and shall be designated, in its entirety, as open space;
 - b. All residences in the "C" phase Lots 1-11 shall be single story and not taller than 24 feet;
 - c. Phase "C" residences, including second dwelling units, shall be subject to Design Review Board approval, which approval shall include color restrictions.

FILE COPY

2. An additional 10% of the lots in each phase of the subdivision shall have second dwelling units. The Final Map supplemental sheet shall indicate which lots are subject to the requirement.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time (from January 25, 2001 to January 25, 2002) on the filing of the final map and Conditional Use Permit for Skyfarm at Fountaingrove, Unit 2, subject to the following conditions:

1. The developer shall pay park improvement fees in effect at the time the building permit is issued.
2. Comply with Development Advisory Committee (DAC) report dated December 27, 1995, and amended January 9, 1996, February 3, 2000 and February 15, 2000 except that Lot C-3 shall be eliminated.
3. Phase "C" residences Lots 1-11 shall be constructed in compliance with the Ridge Line Protection Exhibit date stamped received March 6, 2001 except that:
 - a. Lot C-3 shall be deleted entirely and shall be designated, in its entirety, as open space;
 - b. All residences, including second dwelling units, in the "C" phase Lots 1-11 shall be single story and not taller than 24 feet.
4. At the time of building permit issuance, in-lieu housing fees equal to double the fee as of March 8, 2001 or the in-lieu housing fee in effect at the time of issuance, whichever is greater, shall be paid.
5. At least 25 % of the lots in each phase of the subdivision shall also have second dwelling units. The Final Map supplemental sheet shall indicate which lots are subject to the requirement.
6. 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.
7. Final Design Review (by the Design Review Board) is required for Phase "C" lots (1, 2 and 4-11). Building height, massing and bulk may be restricted and tree screening shall be encouraged as mitigation for development on the hillside. Proposed colors shall be submitted for review and shall not include white or pastel colors or hues.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of March, 2001, by the following vote:

Ayes: (7) (Blanchard, Denietolis, Johnson, Swinth, Taylor, Thomas, Carlile,)
Noes: (0)
Abstentions: (0)
Absent: (0)

ATTEST:


CHAIRMAN

ATTEST:


EXECUTIVE SECRETARY

CONDITIONS OF APPROVAL

In addition to the following specific conditions of approval, Standard Conditions of Approval, dated January 21, 1992, apply to this project. All conditions are based on Tentative Map date stamped received November 30, 1995.

Notes on the Tentative Map may be superceded by DAC conditions and/or Conditional Use Permit Provisions dated October 1, 1991 as amended February 3, 2000.

The following constitute the specific conditions of approval:

PLANNING

1. The City of Santa Rosa has issued 55 "B" growth management allotments for the year 2000. The developer may request that the allotments be reissued to future years. Requests must be made by June 1st of the year prior to the allocation year.
2. Private driveway common parcels A-D and A-E shall include at least 4 automobile turnouts. The exact locations shall be determined at the improvement plan stage and shall take into consideration tree locations.
3. All residential development shall be subject to detailed review by the Fountaingrove Ranch Master Association Architectural Review Committee. Applicants shall be required to prepare a detailed site development plan accurately showing the existing contours of the lot at 2 foot intervals, trees within 30 foot of the building, all major rock outcroppings, other significant natural features, and any grading proposed for driveway construction and/or conform grading around the perimeter of the house.
4. The maximum building and structure height shall be restricted as indicated in the Conditional Use Permit provisions.
5. Roadside retaining walls may be used where their use will make it possible to save trees that would otherwise be removed as a result of grading. Walls shall be located outside of public right of way and be privately owned and maintained. The wall height may not exceed 14 feet (unless specifically reviewed and approved in the design phase). The final design of the wall is subject to planning staff review and approval at the improvement plan stage.
6. Cut slopes shall be hydroseeded with grasses, wild flowers, shrubs, and trees or other appropriate plant species.
7. On site development for public and/or private improvements is subject to the City's Tree Ordinance. The final tree mitigation plan shall be included with the improvement plans and may include alternative mitigation through programs such as "Releaf."

8. An open space management plan (including a fire management plan) shall be submitted with the improvement plans. The fire management plan shall be reviewed and approved by the City Fire Department.
9. A restriction shall appear on the deeds to lots C-1 through C-11 requiring a 30 foot minimum fire safety zone around all structures. This zone shall be free of flammable vegetation or combustible growth. Individual specimen trees with limbs trimmed to a minimum height of 6 feet and whose canopies can maintain a 15 foot separation may remain.

ENGINEERING

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development's Standard Conditions of approval dated January 21, 1992 and comply with all the requirements therein unless specifically waived or altered by written variance by the City Engineer,

PARCEL AND EASEMENT DEDICATION

1. All dedication costs shall be borne by the property owner, including preparation of any legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a registered civil engineer licensed to practice in the State of California for approval by the City Engineer.
2. Parcels "A-F", "C-B" and "C-E", shall be dedicated to the City of Santa Rosa in fee title.
3. Parcels "A-A", "A-B", "A-C", and "C-A", and all areas between Cross Creek Road right of way and project boundary not shown as open space are to be deeded in fee to the Fountaingrove Ranch Master Association as common open space. The uphill retaining walls along Cross Creek Road shall be privately owned and contained in a maintenance and access easement granted to the Fountaingrove Ranch Master Association.
4. A minimum 20 foot wide public emergency vehicle access easement shall be dedicated to the city of santa rosa centered on the alignment of parcels "A-E" and "A-D" with an opticom gate or other approved locking device located at the property line common to both parcels.
5. The final map shall show all private easements including but not limited to storm drain and sanitary sewer for maintenance and access for both on site and offsite properties. Private access easements over private driveways shall be granted to the association owning and maintaining the common open space area's for the use as general access from public right of way to common open space area's or for passage between common open space areas.

6. Obtain dedication for offsite slope and construction easements along cross creek road prior to signature of improvement plans.

PUBLIC STREET IMPROVEMENTS

7. Cross Creek Road shall be dedicated to the city as a 40 foot right of way with 7.5 foot public utility easement along the westerly side. Street improvements shall consist of a roadway pavement built to collector street structural design, city standard sidewalk, 232A pedestrian ramps at the intersection and city standard street lights with cut off shrouds to control light spill over. The roadway width shall be 28 feet from curb face to curb face but may be reduced to avoid obstructions with City approval. Sidewalk shall be constructed on one side of the street only and shall be a 6 foot contiguous concrete sidewalk adjacent to the westerly curb. All intersections onto cross creek road shall have 25 foot curb radius. Retaining walls and slopes on the uphill side of cross creek road shall be privately owned and maintained.
5. The width of Cross Creek Road from station 45+00 to 48+00, shall be reduced in width to 24 feet with no parking.
6. Bridlewood Court, Split Rail Court, Clearbrook Court, Graystone Place, Silver Fox Court and Flintridge Drive shall be dedicated to the city per minor hillside street standards with no parking for a right of way width of 34 feet property line to property line and a 7 foot public utility easement. The minor streets shall end in city standard cul-de-sacs with 36 foot radius bulbs per standard 290A. Street improvements shall consist of 24 foot wide pavement width curb face to curb face built to minor street standards with city standard curb and gutter, 232A pedestrian ramps and street lights with cut off shrouds. Minor street intersections shall have 20 foot curb radius. Ornamental street lights may be installed if they meet city standards for minor street lighting patterns with consideration given to visual impacts from offsite, upon variance approval by the City Engineer.
7. Cross Creek Road is to be built in its entirety from the existing termination of public improvements constructed by the Second Fairway Subdivision, City File Number 90-171, to the intersection of Riebli Road and Skyfarm Drive north with the construction of phase "A" of the subdivision.
8. Access to Cross Creek Drive shall be limited to proposed intersections, and for lots "A-11 and "A-12" and "A-13". All access rights to Cross Creek Road by the adjacent lots shall be dedicated to the city. Driveway access to lot A-23 to Cross Creek Road shall be allowed between approximate stations 25+00 and 25+50.
9. Construction of Skyfarm Drive North and the Cross Creek/ Riebli Road intersection reconstruction, City File No. 91-50, shall commence with the construction of phase "B" of Skyfarm Unit 2.

10. All work in public right of way or construction of public facilities require an encroachment permit to be obtained prior to start of construction.
11. Streets grades in excess of 15% and point grades greater than 20% require a variance to be obtained from the City Engineer prior to signature of improvement plans.
12. Cross sections for Cross Creek Road where road cuts are over 10 feet high and where fill slopes or cut slopes may encroach onto adjacent offsite property shall be provided on the subdivision improvement plans for that phase that constructs Cross Creek Road. The creek setback line shall be shown on the plan view of the proposed roadway design.
13. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.

TRAFFIC

14. A traffic control plan is required to be submitted to the County for work in reconstruction of the Riebli Road and mark west springs intersection unless waived by the county. The plan shall be in conformance with the State of California Department of Transportation manual of traffic controls for construction and maintenance work zones, 1985. The plan shall detail all methods, equipment and devices to be implemented for traffic control upon city streets within the work zone and other impacted areas. The plan shall be included as part of the county encroachment permit application.
15. Improvement plans shall include a complete street lighting, signing and striping plan.
16. Advance street name signs shall be installed on Cross Creek Road.
17. No parking shall be allowed on the subdivision streets and shall be signed accordingly. Parking will be allowed on one side only along Skyfarm Drive north.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

18. Common driveways shall be used with 4 or less lots and shall be contained in a separate parcel 20 feet wide or divided equally between all properties using the common driveway. All common driveways serving less than 4 owners shall be covered by joint maintenance agreements and utility easements. A separate joint maintenance agreement shall be provided for each pair of lots served by a common driveway. Common driveways shall be improved with a roadway pavement 20 feet wide bordered on both sides with an asphalt berm, except for parcel "C-D" which may have no berm. The asphalt berm shall be outside the common parcel with the individual lot owner responsible for maintenance of the length of berm along his property line. The pavement shall be designed per minor street structural standards and may have a uniform cross fall from one edge to the other rather than a crowned section. Parcel "C-

- D" shall be paved to 20 feet but may transition to 16 feet wide to avoid extensive grading upon approval by the City Engineer and Fire Marshal. A private drainage system shall be designed for the common drives which shall be coordinated with the drainage system for the subdivision.
19. The common driveway between Graystone Place and Silver Fox Court shall not provide a private through connection. A gate with a "knox" box locking mechanism approved by the Fire Department shall be provided at the common lot line of lots between parcels "A-E" and "A-D" to enable emergency response from either Graystone Place or Silver Fox Court.
 20. Turn around capability on the common driveways shall be provided with clear backup of 38 feet from garage face to opposing face of curb. Common driveway parcel C-D shall provide a turn around capability in relation to the hillside grades and shall be coordinated directly with the fire department during the improvement plan process when more detailed design will be conducted.
 21. Private driveways may be greater than 15% grade depending upon review and conditioning of the individual site development by the Fire Department.
 22. Common driveways shall be constructed under inspection by the project soils engineer in compliance with city design and construction standards. Progress and final reports shall be furnished to the city in compliance with UBC special inspection requirements. All costs related to such inspection shall be borne by the owner/developer.
 23. Annexation into the Fountaingrove Ranch Master Homeowners Association for ownership maintenance of all private improvements in the common areas, including but not limited to roadway slopes and retaining walls, is required for this subdivision.

STORM DRAIN (PUBLIC)

24. Drainage routes shall be followed offsite to the main discharge location to a publicly maintained stream bed or pipe system and all culvert crossings and driveway ditches shall be reviewed and improved when existing is not adequate to handle the flows originating from the project site. Offsite drainage work shall be analyzed and included in the subdivision improvements.
25. Hydraulic design shall conform to Sonoma County Water Agency criteria and shall include existing drainage swales to immediate existing creeks or an improved drainage system downstream.
26. Proposed development must conform to 40 CFR (code of federal regulations) parts 122, 123 and 124, national pollutant discharge elimination system (NPDES) permit applications for storm water discharge. Project must also conform with any design and construction policies adopted by the city to conform with these regulations.

Under 40 CFR, construction activity including clearing, grading, and excavation activities is required to obtain an NPDES permit from the State Water Resources Control Board prior to the commencement of construction activity.

27. Access to all public storm drain systems and structures shall be over a minimum 12 foot wide all weather access road of compacted shale up to a 10% roadway grade and asphalt pavement when roadway grade exceeds 10%. The access road shall be contained within a 20 foot public storm drain maintenance and access easement.
28. Prior to approval of improvement plans, an approval letter shall be obtained from the Sonoma County Water Agency for storm drainage review.
29. A stream alteration agreement shall be obtained from the department of fish and game for the work in Linda Lane Creek for Cross Creek Road and on Mark West Springs Road for the Riebli Road realignment and shall address construction of all roadside drainage discharge structures and culverts in the drainage way running parallel to Cross Creek Road through the project. Copies of the agreement shall be provided to the City prior to signature of improvement plans for any phase of this subdivision involving creek work, or authorization to commence any grading work.
30. All storm water runoff is to be collected and conducted to the nearest downstream facility by way of an underground drainage system or natural swales. Where public storm drain crosses through private property in a natural swale it shall be contained in a 15 foot minimum storm drain hydraulic maintenance easement dedicated to the City.
31. Public and private drainage may discharge from a pipe into existing swales only when energy dissipaters and erosion control is provided in the swales and at the discharge locations and as approved by the Sonoma County Water Agency and the City Engineer.
32. Rock used in drainage swale protection and construction may be native material when approved for use by the soils engineer.
33. Culverts in drainage swales crossing public streets or private driveways shall be designed for the hundred year storm in response to the natural state of tributary basin and steepness of terrain. Culverts, including head walls and wing walls, crossing public right of way shall be public and when extended beyond right of way limits shall be contained in a public drainage hydraulic maintenance easement to the project boundary.
34. Culverts crossing Cross Creek Road shall be sized to handle hundred year storm flows from the tributary basin and shall include both head wall and wing wall structures on both ends of the culvert. Cross Creek Road drainage system shall be connected to the culvert through a drainage inlet structure.

35. Existing offsite drainage swale shall be intercepted where it crosses into Cross Creek Road, station 45+00±, with a public culvert. Existing storm drain culvert shall be removed and replaced with new. Culvert discharge at station 47+00 shall be designed to protect adjoining structures from a 100 year event. All letters of permission for work offsite shall be secured prior to signature of plans.

ON-SITE DRAINAGE/EROSION CONTROL

36. Subdivision grading shall occur only between April 15 and October 15 unless otherwise approved by the City Engineer or Chief Building Official in conjunction with an approved erosion and sedimentation control plan.
37. Disturbed slopes shall be stabilized and replanted with native vegetation.
38. An erosion control plan shall be included as part of the project improvement plans. Offsite properties and existing drainage systems shall be protected from siltation coming from the site.
39. Provide storm drain and easements for any lot to lot drainage from the improved portion of the lot. Lots shall be drained in a manner so as not to adversely affect the adjacent lot and improvement plans shall show provisions for lot to lot drainage.
40. Lot drainage and private storm drain facilities shall be approved by the chief building official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
41. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way.

GRADING

42. A soils and geologic report is required and shall be provided with the improvement plans submitted for review. The report shall address stability of natural drainage ways, slope and road cut stability and mapped faults.
43. Excess and unsuitable material shall be removed to a site approved by the City Building Division and the City Fire Department. Approvals must be obtained in writing prior to removals.
44. Filling is restricted to 1 foot maximum above existing ground adjacent to existing residential lots. No fill will be permitted in creek adjacent to Cross Creek Road without approvals by CA Dept of Fish and Game.

45. A fault study is required in compliance with the special studies zone act prior to any development or issuance of any building permits on the remainder parcel and shall be noted on the final map information sheet.
46. A separate site specific soils report shall be required for individual lots at building permit stage together with site specific grading plans that shall address grading to maintain existing drainageways and protection to downstream properties and improvements from altered drainage patterns.
47. Drainage from parcels "C-C" and "C-D" onto the common open space parcel "C-A" shall be designed to prevent concentrated flow patterns.
48. Drainage from roadway parcels "A-D" and "A-E" shall be designed to maintain original drainage patterns and protect against erosion of roadway cuts and fills. Culvert discharge shall be at the unimproved swale grade and no drop will be allowed to be above the natural flow line. The unimproved drainage swale on lot A-7 shall be protected from concentrated flows arising from the roadway drainage through the construction rock check dams.
49. Drainage from common parcels onto offsite properties shall be modified within the project boundary to be equal or less than the pre-development flow impacts through the use of private velocity check dams and private detention basins.
50. A swale shall be provided along the northerly side of lot "C-17" to the existing open swale to prevent lot drainage from crossing the project boundary.
51. Roadway slopes outside of the project boundary shall be contained in temporary construction easements and slope maintenance easements.
52. All building envelopes shall be setback 30 feet minimum from centerline of secondary natural drainageways and per creek setback requirements for primary natural drainageways, shown on the usgs quadrangle map and retained as part of the drainage system. Cross sections shall be required for lots "B-4" and "B-8" to be included in the grading plans to show setback compliance.
53. Setbacks from top of cut slopes and toe of fill slopes shall be in compliance with current C.B.C. requirements. Setbacks at retaining wall locations shall be from a projected 2:1 slope from base of wall and cut and fill slopes.
54. Retaining walls shall be constructed with intercepting drainage swales at the top of the wall to discharge into a drainage structure connected to a public system. No drainage from behind retaining walls shall be allowed to flow over the sidewalk but shall be contained in a concrete swale behind the sidewalk to discharge to the gutter through sidewalk drains. The need for intercepting drainage swales at top of cut slopes will be reviewed with the improvement plans.

55. Grading for common driveways and flag lot driveways shall be contained on the subdivision grading plans.
56. Natural drainage ways showing signs of erosion during construction shall be stabilized with native rip-rap.
57. All work within natural drainage ways will require CA Dept. of Fish and Game agreements unless exempted by CDFG.
58. Work with the existing power line easements shall be with PG&E review and approval.
59. Work within the driplines of trees to be saved shall be done under the supervision and approval of an arborist. A note shall be included in the grading plans stating that a construction fence shall be installed around the driplines of all trees to remain prior to commencing with any grading work.
60. Retaining walls and cut slopes along Cross Creek Road and streets onsite shall be designed by a qualified registered civil engineer per the recommendations included in the soils report by the soils engineer, shall be contained in an easement and owned and maintained by the Fountaingrove Ranch Master Homeowners Association. All retaining walls regardless of height will require a separate Building Permit, applied for prior to the initial submittal of the improvement plans for plan check. Subdivision improvement plans will not be signed until the Building Permit for the retaining walls is ready to be issued by the Building Department.
61. The maximum allowable cut and fill slope is 2:1. Proposed alternates must be approved in compliance with the current adapted C.B.C. requirements.

OVERHEAD UTILITY LINES

62. All overhead utility lines within the project and along the project Riebli Road and Cross Creek Road intersection frontages shall be placed underground including telephone and cable television in conformance with the city's undergrounding ordinance and shall not apply to county right of way frontage. High voltage transmission lines may remain overhead but shall be relocated to behind the new curb location and spare conduits placed in the street for future undergrounding of the high voltage lines.
63. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
64. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

GENERAL UTILITIES

65. The engineer must provide a detailed utility plan showing onsite and offsite sewer, water and fire protection systems, and their connections to existing sewer and water facilities. The plan must also show any wells existing or to be abandoned, and septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum gpm flow required at each control valve, maximum gpm flow at meter, and connections to existing facilities must be provided. Submit improvement plans for the City Engineer's signature. The plans for Unit 1 shall be revised to reflect these new conditions at the same time Unit 2 plans are submitted for review by the city.
66. Demand fees and meter installation fees required by the city must be paid by the applicant prior to issuance of a building permit. The local agency information sheet of the final map must be annotated with this information.
67. Skyfarm Unit 2 will be responsible to construct all sewer and water improvements shown as part of Skyfarm 1B, and not previously constructed and accepted by the City of Santa Rosa and as called for in the following conditions 68 through 74.
68. This project lies within a high hazard fire severity zone. General water system requirements are:
 - a. Water system must be sized to deliver 2500 gpm or as otherwise approved by the Fire Department.
 - b. Fire hydrant spacing must be 300 feet maximum spacing, staggered on both sides of the streets or as otherwise approved by the Fire Department.
69. Water system valving must be adjusted to provide separately valved mainline sections for each fire hydrant.
70. Any city standards references must be revised to reflect current standards.
71. If this project involves the extension of mains for public benefit outside this project, the developer may contact Utilities Engineering for information regarding a possible Reimbursement Agreement.
72. If wells exist on the property one of the following conditions apply:
 - a. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
 - b. Retention of wells must comply with city and county codes. Retention of wells must be approved by the Sonoma County Health Department. An approved

backflow prevention device must be installed on any connection to the city water system.

- c. Abandonment of wells requires a permit from the Sonoma County Health department.
73. Any existing septic systems within the project boundaries must be abandoned per Sonoma County Environmental health standards and City of Santa Rosa building division requirements.
74. Water and sewer mains must be installed per current city standards. All water and sewer mains must be a minimum of 8 inches diameter. All water and sewer mains must be installed a minimum of 10 feet apart horizontally. All public mains must be a minimum of 5 feet from all structures, curbs, property lines or edge of easement. Manholes must have clear access at all times (i.e. not located within parking stalls, etc.). All water mains installed outside the paved roadway must be ductile iron pipe wrapped in polyethylene film. Sewer mains shall not be deeper than 14 feet or shallower than 3 feet, depth from finished grade measured over pipe.
75. No reinforced concrete may be used in decorative street surfacing placed over publicly maintained water and/or sewer facilities. Water main valves must be located outside of the decorative area.
76. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility and 20 feet wide for a double utility, whichever is greater, and shall be centered over the facility. The easement shall be configured to include all publicly maintained appurtenances and structures. No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Footings and foundations may encroach into the one to one setback line from the pipe depth to the top of grade if approved in writing by the chief building official and the director of utilities. This information shall be added to the information sheet of the final map. Reduction in the easement width may be allowed with written approval by the director of the Utilities Department. Trees may not be planted within 10 feet of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the final map).
77. Separate water and sewer services must be provided for each lot. Water and sewer services must be installed per current city standards. Water and sewer laterals must be a minimum of 5 feet apart.
78. Lots requiring a private sewer lift station must have a reduced pressure principle backflow device installed on the water service. The tentative map must clearly identify lots requiring private sewage lift stations. Subdivision improvement plans must show all lots requiring private lift stations, and must show all points of connection of private

force mains to city systems with reference to city standard 515. The plan must also show reduced pressure backflow devices per city standard 876 on the water services for these lots.

79. If public water is required for irrigation purposes, the applicant must install a separate irrigation service(s) with a reduced pressure principle backflow device(s) per current city standard 876. Meter size is dependent on peak flows and will be determined upon review of irrigation plans. Plans shall show maximum gallons per minute flow required at the meter. Separate demand fees shall be paid for any irrigation service and will be based on the maximum monthly usage.
80. The improvement plans must clearly identify all lots requiring water booster pumps (less than 35 psi static pressure at meter). The final map information sheet must also be annotated with this information. Lots requiring pressure booster pumps must have double check valve backflow devices per city standard 875.
81. The improvement plans must clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The final map information sheet must also be annotated with this information.
82. A detail of the typical cross-section of access roads will be required on the plans. All access roads must be a minimum of 12 feet in width and be designed to meet City standards for radii, turnarounds, etc., and shall include drainage measures required to prevent damage from water. Access roads will be constructed as follows:

The upper 0.5 feet of subgrade shall be native soil compacted to 95% relative compaction. Upon that subgrade shall be placed a layer of miraf1600x or equivalent ground stabilization fabric. 0.67 feet of 100% crushed ab-2, compacted to 95% relative compaction shall be placed on the fabric. For grades less than 10%, no protective surface is required. For grades of 10% to 15%, the surface must be armor-coated with double chip-seal. For grades of 15% or more, the surface must be paved with 0.2 feet of asphalt concrete conforming to the requirements of section 39 of the City of Santa Rosa Public Works Department construction specifications for public improvement. The design of the access road shall include drainage measures required to prevent damage from water.
83. Properties within the high level water zones may be subject to surcharges on their monthly water bills per City Ordinance No.3161. Properties served by publicly maintained sewer lift stations shall likewise be surcharged on their monthly utility bills to pay for operations and maintenance costs per City Code Section 15-20.040. The final map public information sheet shall be annotated with specific information indicating affected lots.
84. Trenches are to be constructed per city standard 502. No native backfill will be allowed in water and/or sewer trenches.

WATER SYSTEM:

85. Add a pressure regulating station at the 430 foot contour line at the frontage of lot A-17. Move the proposed pressure regulating station near the frontage of lot A-23 on Cross Creek Road to the north side of the intersection of Silver Fox Court. This will allow zone II to feed lots A-14 through A-23.
86. Pressure regulators shall be of the single V- port type.
87. It is anticipated that the use of Class 200 PVC or DIP, with restrained joints, will be required in certain portions of the water system for this project. The exact limits for the use of this special piping system shall be determined at the improvement plan stage of the project, based upon an engineering evaluation of the system requirements prepared by the applicant's engineer for review by City staff.

SEWER SYSTEM:

88. A sewer relief valve must be installed at the 2 - way cleanout to the house on all lots where the finished floor elevation is below the rim of the next upstream manhole of the public sewer per the UPC Section 409 (a).
89. Sewer lateral clean-outs must be installed on all sewer laterals.
90. Rodding inlets must be installed in lieu of cleanouts at the end of all sewer mains due to the high incidence of maintenance required on sewer mains with steep slopes. Detail of rodding inlets is available from Utilities Engineering.
91. Any city standards references must be revised to reflect current standards.
92. Provide tracer wire along the entire length of all force mains and extend to street surfaces in valve boxes marked sewer every 500 feet.
93. The Utilities Department recommends that lots C-10 and C-11 be developed with private sewage disposal systems because the lift for the private lift stations is very high, the lengths of the private force mains are extremely long, and the private force mains would have to parallel public water mains for such a great distance in a relatively narrow roadway. Development of private sewage disposal systems would require compliance with all conditions of the City Building Division and the County Environmental Health office.
94. The developer will be responsible to supply specific replacements for mechanical wearing parts for the sewer lift stations to the Utilities Department prior to acceptance of the stations for city maintenance. Specific parts lists will be determined by separate