

**Stonebridge
Proposal Statement
Amended Tentative Subdivision Map
December 27, 2021**

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Engineer: Andy Bordessa
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Land Use Planner/
Agent: Jean Kapolchok
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Location: 2220 Fulton Road
Santa Rosa, CA 95403

APN: 034-030-070

Site Size: ± 28.6 acres

General Plan: Low Density Residential

Zoning: PD-04-007-SR

Proposal: The request is for 1) an amended tentative map ("**Amended Tentative Map**") to implement the conditions of approval of the tentative map approved by the planning commission on May 27,

2021 (File No. PRJ19-049) (“**Approved Tentative Map**”) to subdivide Parcel A as shown on the Approved Tentative into three additional single-family detached lots; and 2) and an Amended Conditional Use Permit to increase the number of lots from a total of 105 to 108.

PROJECT SETTING

Location:

The 28.6-acre project site (APN 034-030-070) is situated on the east side of Fulton Road approximately 720 ft. north of the intersection of San Miguel and Fulton Road and ±120 ft. south of the intersection of Fulton Road and Tedeschi Drive.

The project address is 2220 Fulton Road Santa Rosa, CA.

Existing Uses:

The subject property is currently developed with a single-family residence, detached garage, pump house and five barns. The residential use is currently served by septic and well.

Topography and Soils:

The subject property is of minimal slope. As regard soils, approximately one-third of the site consist of Clear Lake clay (CfA) and two-thirds is Huichica loam (HtA/HuB).

Drainage:

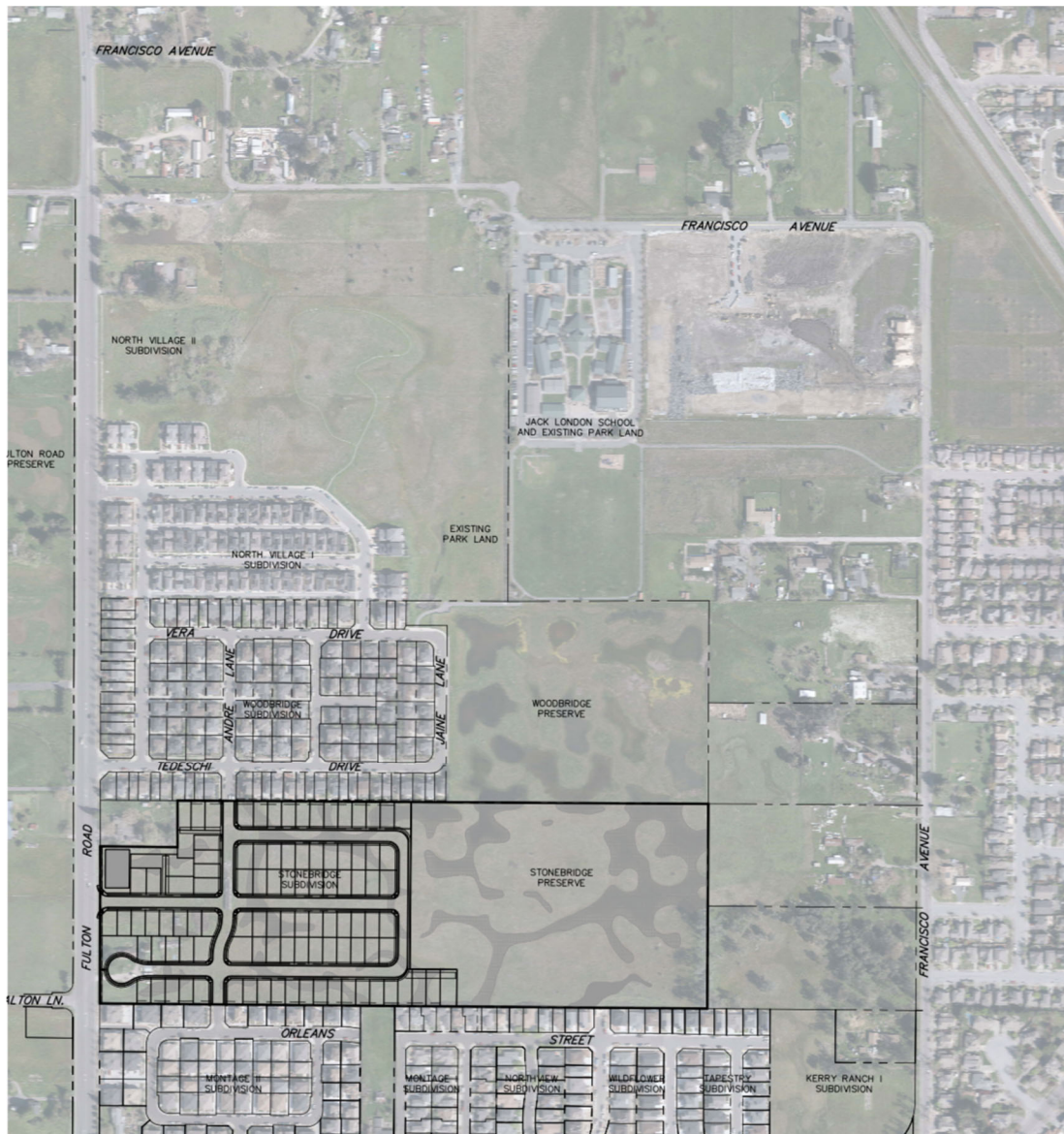
The 14.6-acre portion of the site to be developed residentially, generally drains to the west towards Fulton Road. According to the Preliminary Storm Water Mitigation Plan prepared for the project by Civil Design Consultants, December 2, 2021, the project will collect overland flow and route it to a series of roadside storm water treatment facilities before entering the underground drainage system which will convey the water into the public storm drain system. This pre-treatment design feature will not only remove pollutants, but it will also reduce the amount of runoff by capturing and infiltrating storm water onsite.

Vegetation:

According to the Tree Preservation and Mitigation Report prepared for the project by Horticultural Associates (May 9, 2019), the number of trees on site and over-hanging its perimeter total 32. Of these trees 3 are native species (two Valley Oak and 1 Coast Redwood). The remainder being non-native. A total of 10 trees will need to be removed for the project to be constructed.

Surrounding Land and Land Uses:

As depicted below, the site lies on the east side of Fulton Road and is bordered by the similarly designed Woodbridge Subdivision to the north and the Montage II; Montage I; Northview; Wildflower and Tapestry Subdivisions to the south; Fulton Road and rural residential land lie to the west; under-developed urban residential land is to the east. The proposed 14.0-acre Stonebridge Preserve will be adjacent to the existing Woodbridge Preserve.



PROJECT DESCRIPTION

General Plan and Zoning:

The General Plan land use designation for the site is low density residential, which has a density range of 2 to 8 units per acre. The overall density for the 28.6-acre site is 3.8 units per acre.

The property is zoned PD 04-007-SR. This Planned Development district encompasses a 155-acre area which was annexed to the city of Santa Rosa under the Northwest Santa Rosa Annexation 3-97. The Policy Statement developed for this area identifies the subject property as “Remaining Lands.” Development of Remaining Lands are subject to the provisions of the Policy Statement defining Principle Permitted Uses, Accessory Uses and Uses Permitted with a Use Permit.

Amended Tentative Map:

The request is for an amended tentative map (“**Amended Tentative Map**”) to implement the conditions of approval of the tentative map approved by the planning commission on May 27, 2021 (File No. PRJ19-049) (“**Approved Tentative Map**”) to subdivide Parcel A as shown on the Approved Tentative into three additional single-family detached lots (Lots 106 through 108 as shown on the Amended Tentative Map).

The wetland preserve and Lots 1 through 92 as shown on the Approved Tentative Map are unchanged on the Amended Tentative Map, and will remain subject to the conditions of approval of the Approved Tentative Map (“**Conditions of Approval**”) and the mitigation measures contained in the Final Initial Study/Mitigated Negative Declaration, Stonebridge Residential Project (“**Final IS/MND**”) approved by the planning commission on May 27, 2021. Parcel A and Lots 93 through 105 as shown on the Approved Tentative Map are revised on the Amended Tentative Map to implement the conditions of approval of the Approved Tentative Map, as follows:

Parcel A:	Condition of Approval No. 81 requires the Developer to submit an application for an engineering variance with the City Engineer for the approval of a single BMP basin on Parcel A to serve the entire project, and to designate Parcel A as a remainder parcel. Condition of Approval No. 1 provides that, in the event the City Engineer denies the engineering variance, any future development of Parcel A will be subject to the review of the City of Santa Rosa Planning and Economic Development Department.
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The City Engineer has now denied the engineering variance application, so the Amended Tentative Map proposes to subdivide Parcel A into three additional single-family, detached lots (Lots 106 through 108 as shown on the

Amended Tentative Map). The three new single-family, detached lots conform with all the development standards of the Approved Tentative Map.

Lots 93 thru 105: The Amended Tentative Map incorporates minor changes to lot lines and to the two common driveways which serve Lots 93 through 96 and Lots 105 and 106 to implement Conditions of Approval No.'s 61, 62, 64, and 65. The implementation of these Conditions of Approval required the common driveways to increase in width, which caused 1) some minor lot line adjustments, and 2) the duets that were located on Lots 97 and 98 on the Approved Tentative Map to be relocated to Lots 99 and 100 on the Amended Tentative Map. All the lots shown on the Amended Tentative Map conform to the development standards and the Conditions of Approval of the Approved Tentative Map.

Amended Conditional Use Permit:

The purpose of the Amended Conditional Use Permit is only to address the increase in the number of residential lots from 105 to 108. None of the previously approved design characteristics of the project will change.

Development Plan/ Residential:

The Amended Tentative Map proposes no changes to the setbacks provided on the Approved Tentative Map.

Density:

The General Plan land use designation for the property is Low Density Residential 2 – 8 units per acre. The Low-Density Residential land use category does not require that the project meet the mid-point of the density range. The density, when calculated for 108 lots on the entire site is 3.8 units per acre. If calculated on the residential portion only (14.6 acres), the density is 7.4 units per acre.

Affordability:

The project proposes to offer 10 duet units as for-sale residential units affordable to moderate income home households, out of the 11 affordable units that are required under the City's Inclusionary Housing Ordinance (108 units x 10% = 10.8 affordable units). The 11th unit will be provided by either 1) adding an 11th affordable unit as one of two new duet units in lieu of the two market-priced homes currently planned for Lots 48 and 49; or 2) paying a prorated 1/11th share of the housing impact fee.

Access and Circulation:

The Amended Tentative Map proposes no changes to the access and circulation shown on the Approved Tentative Map.

Parking:

All the lots will have a two-car garage and two additional spaces in the driveway.

Architectural Concept:

There are no changes proposed to the architecture attached as an exhibit to Resolution No. 12056, approved by the planning commission on May 27, 2021 ("**Conditional Use Permit**").

Landscape Concept:

There are no changes proposed to the landscape concept approved with the Conditional Use Permit, although the improvements shown on Parcel A will be deleted and replaced with three single family-detached lots, each of which will have front yard landscape improvements similar to those shown for the other single-family detached lots in the project.

Public Outreach:

Two neighborhood meetings were held on the project, one hosted by the applicants at the Finley Center, the other hosted by the city of Santa Rosa. Generally, the project was well received. Concerns regarding site circulation and access onto Fulton Road were raised and addressed to the extent possible. No neighbors attended or provided comments during the planning commission meeting held on May 27, 2021.