

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: JEN SANTOS, DEPUTY DIRECTOR - PARKS  
RECREATION AND PARKS DEPARTMENT

SUBJECT: AGREEMENT TO ALLOW USE OF YOUTH COMMUNITY PARK  
FOR EMERGENCY VEHICLE ACCESS FOR FOX HOLLOW  
SUBDIVISION

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Recreation and Parks Department that Council, by resolution, approve the Agreement with City Ventures Homebuilders, LLC, (City Ventures), to provide emergency vehicle access and park improvements at Youth Community Park.

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EXECUTIVE SUMMARY

The purpose of the proposed Agreement with City Ventures is to provide emergency vehicle access (EVA) for Fox Hollow subdivision from Youth Community Park in consideration for park improvements at Youth Community Park.

BACKGROUND

On December 20, 2008, the City approved a tentative subdivision map for the project known as Fox Hollow at 1615 Fulton Road which created 178 residential parcels. In 2015 City Ventures, as the owner of the project, submitted a request to modify the Fox Hollow subdivision, reducing the number of parcels to 143. Santa Rosa Fire Code vehicular access requirements have changed since 2008 and as a result of such changes, the modified 2015 Fox Hollow subdivision planned egress and ingress were not considered adequate. Therefore, the project was required to provide an EVA through Youth Community Park.

The Planning Commission approved the modification to the Fox Hollow tentative subdivision map on August 27, 2015, which approval included a requirement for the developer to obtain the EVA through Youth Community Park subject to an agreement with the City of Santa Rosa and its Recreation and Parks Department. The proposed

Agreement outlines park improvements that are considered to be an equitable value for the use of the park land for EVA purposes.

The EVA is temporary in nature due to the planned extension of Country Manor Drive, which is part of the approved Country Manor Subdivision. Once the Country Manor subdivision is extended south, the EVA for Fox Hollow will no longer be required by the City or the Santa Rosa Fire Department; however, City Ventures does not own or control the Country Manor subdivision and has no control over timing of its completion.

#### PRIOR CITY COUNCIL REVIEW

Not applicable.

#### ANALYSIS

City Ventures has prepared conceptual plans for the EVA through Youth Community Park to satisfy the Santa Rosa Fire Code EVA requirement for the project and to the satisfaction of the Recreation and Parks Department. City Ventures will be required to provide complete design and engineering plans and construct the improvements to the satisfaction of the City. The Recreation and Parks Department will maintain the improvements upon acceptance of completion.

The proposed EVA Agreement provides for several other improvements to Youth Community Park including replacement of picnic tables, planting approximately 50 new trees and replacing sand with compliant engineered wood fiber in the playground area.

#### FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund. The Fox Hollow subdivision developer, City Ventures will fund all the required improvements at no cost to the City.

#### ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), on November 20, 2008, the Planning Commission adopted a Mitigated Negative Declaration (MND) for the Fox Hollow subdivision plan and on August 27, 2015, the Planning Commission adopted a Supplemental Mitigated Negative Declaration for the modified (and currently approved) Fox Hollow subdivision. The scope of the Supplemental MND adopted for the Fox Hollow subdivision includes the construction of the EVA, pedestrian connections from the subdivision on to the park, and the construction of the split rail fencing. The Supplemental MND concluded that no significant impacts would result from the construction of these improvements, and no additional environmental review is necessary.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Location Map
- Resolution/Exhibit A (Agreement)

CONTACT

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