



City Ventures

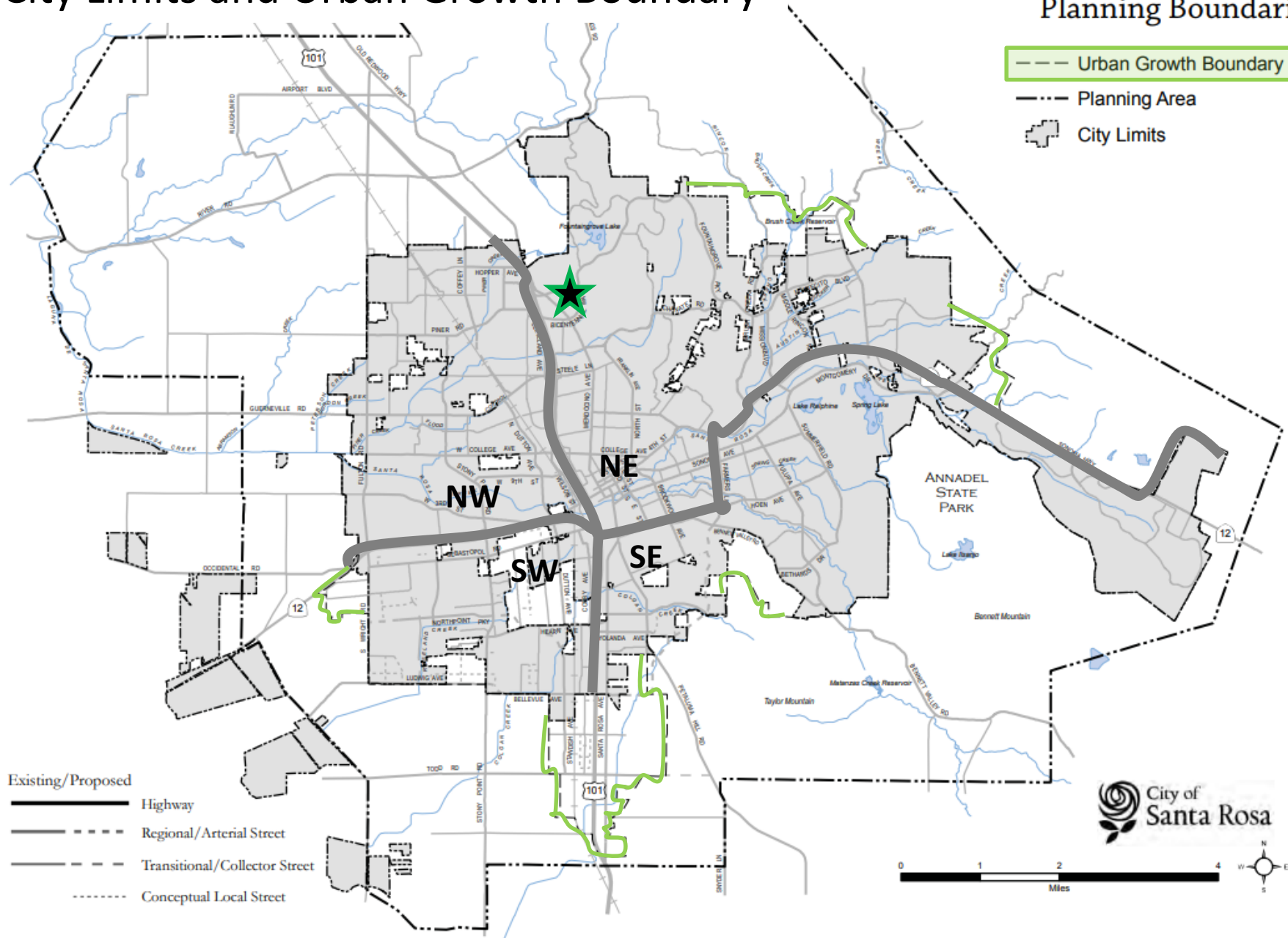
Round Barn Village GPA & Rezone



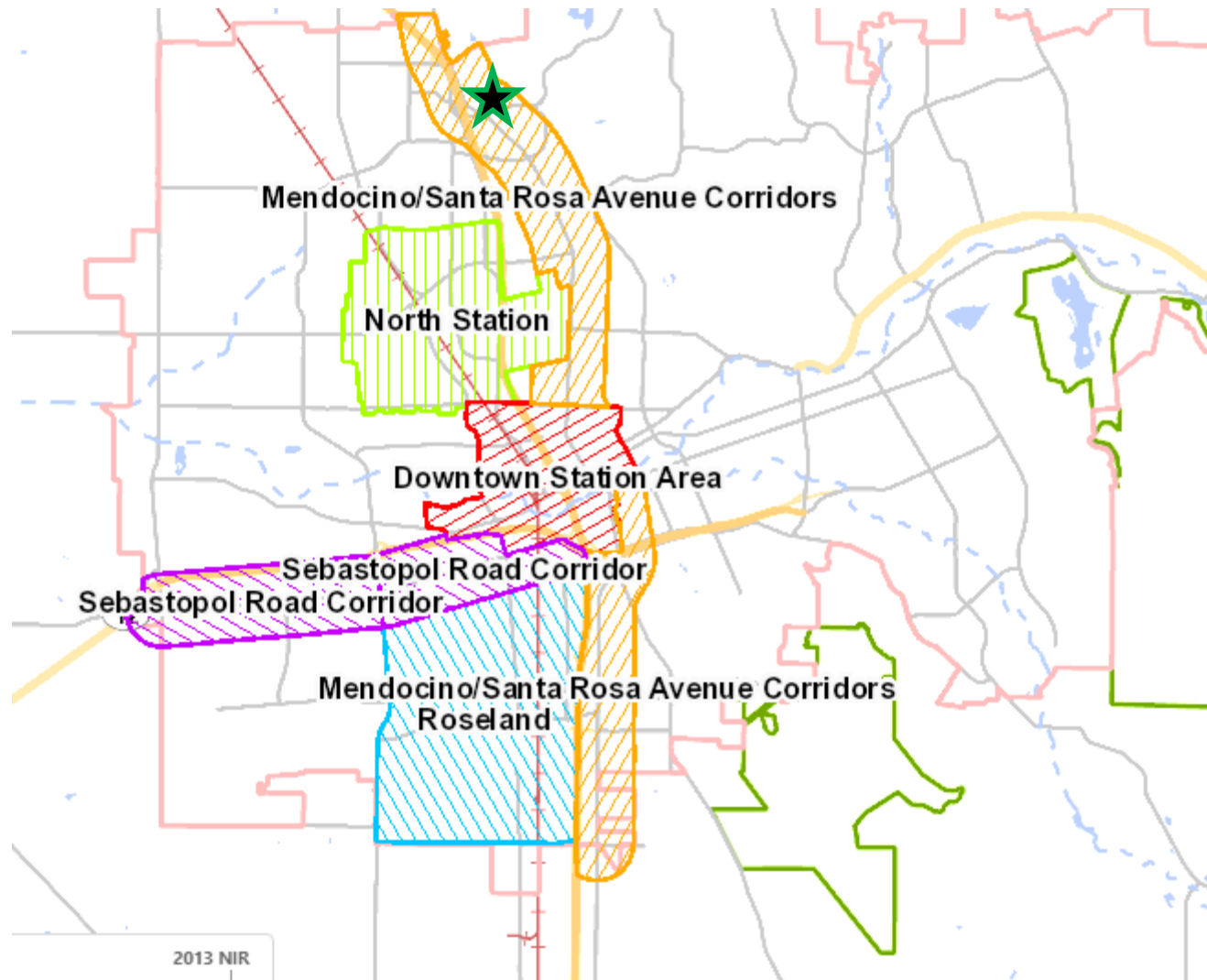
City Limits and Urban Growth Boundary

Figure 2-1

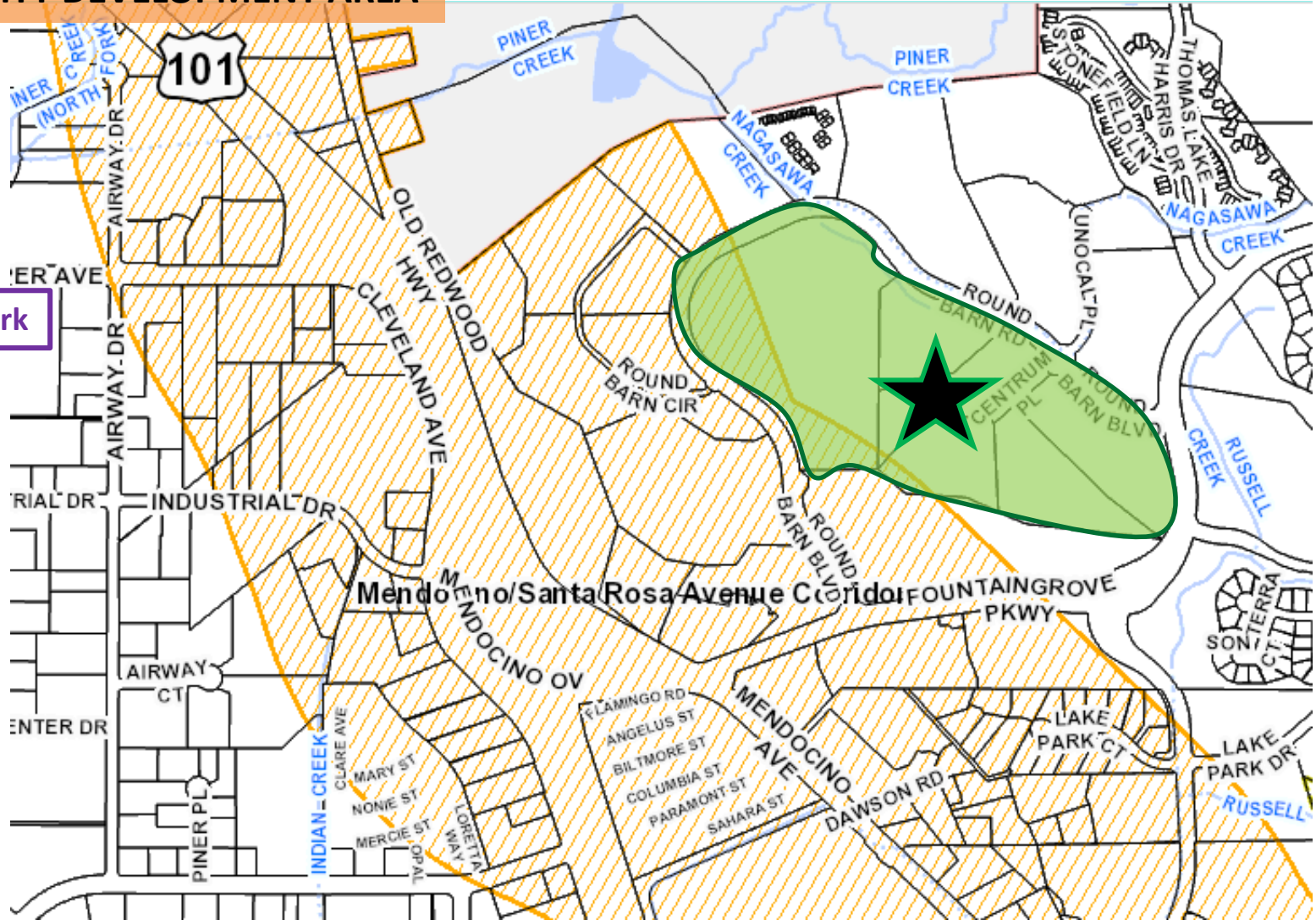
Planning Boundaries



City Priority Development Areas



Mendocino-Santa Rosa Ave PRIORITY DEVELOPMENT AREA

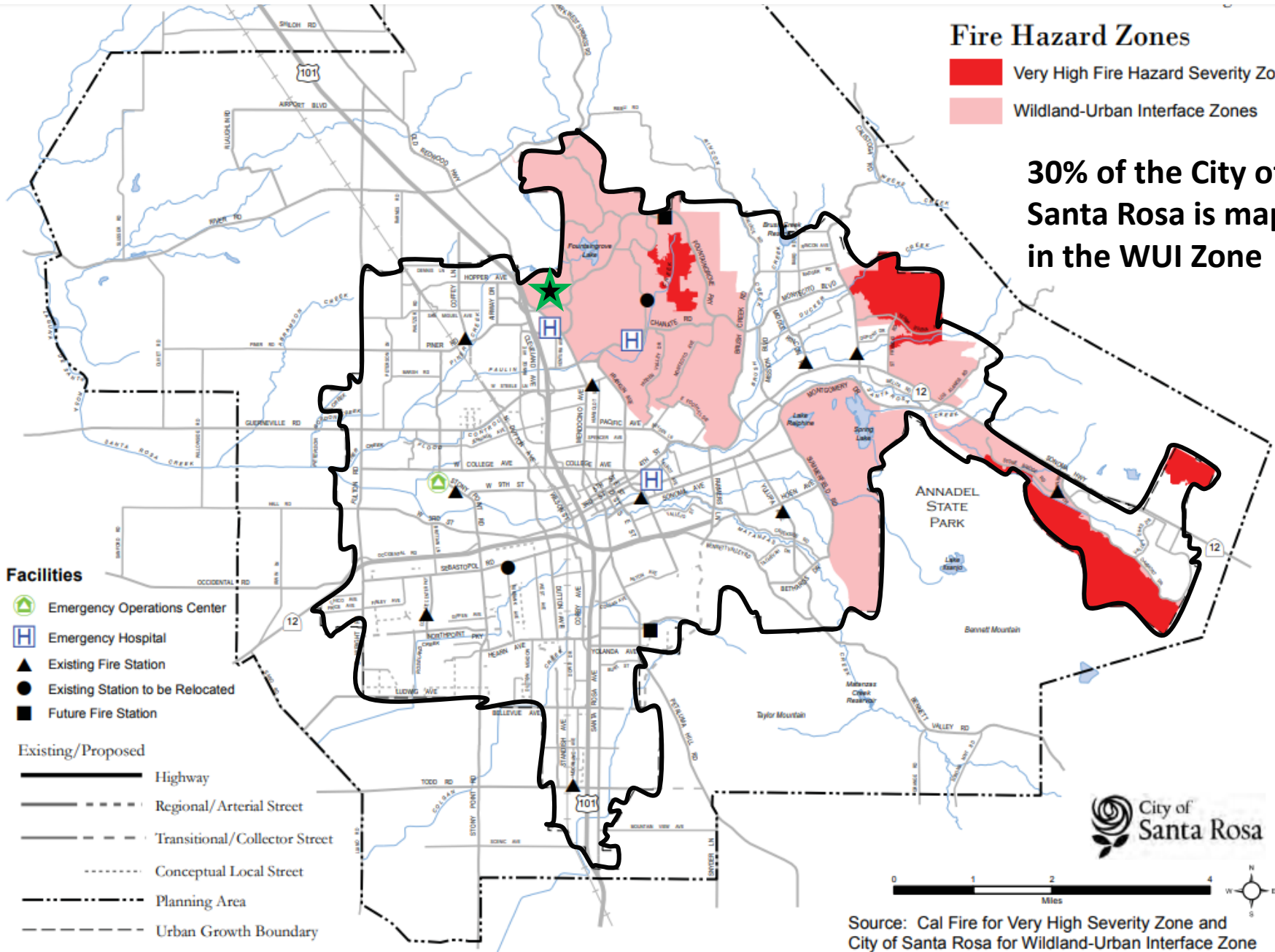


Coffey Park

Fire Hazard Zones

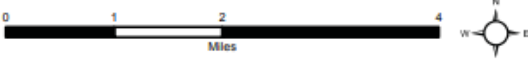
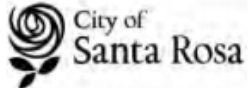
- Very High Fire Hazard Severity Zones
- Wildland-Urban Interface Zones

30% of the City of Santa Rosa is mapped in the WUI Zone



- Facilities**
- ▲ Emergency Operations Center
 - H Emergency Hospital
 - ▲ Existing Fire Station
 - Existing Station to be Relocated
 - Future Fire Station

- Existing/Proposed**
- Highway
 - Regional/Arterial Street
 - Transitional/Collector Street
 - Conceptual Local Street
 - Planning Area
 - Urban Growth Boundary



Source: Cal Fire for Very High Severity Zone and City of Santa Rosa for Wildland-Urban Interface Zone

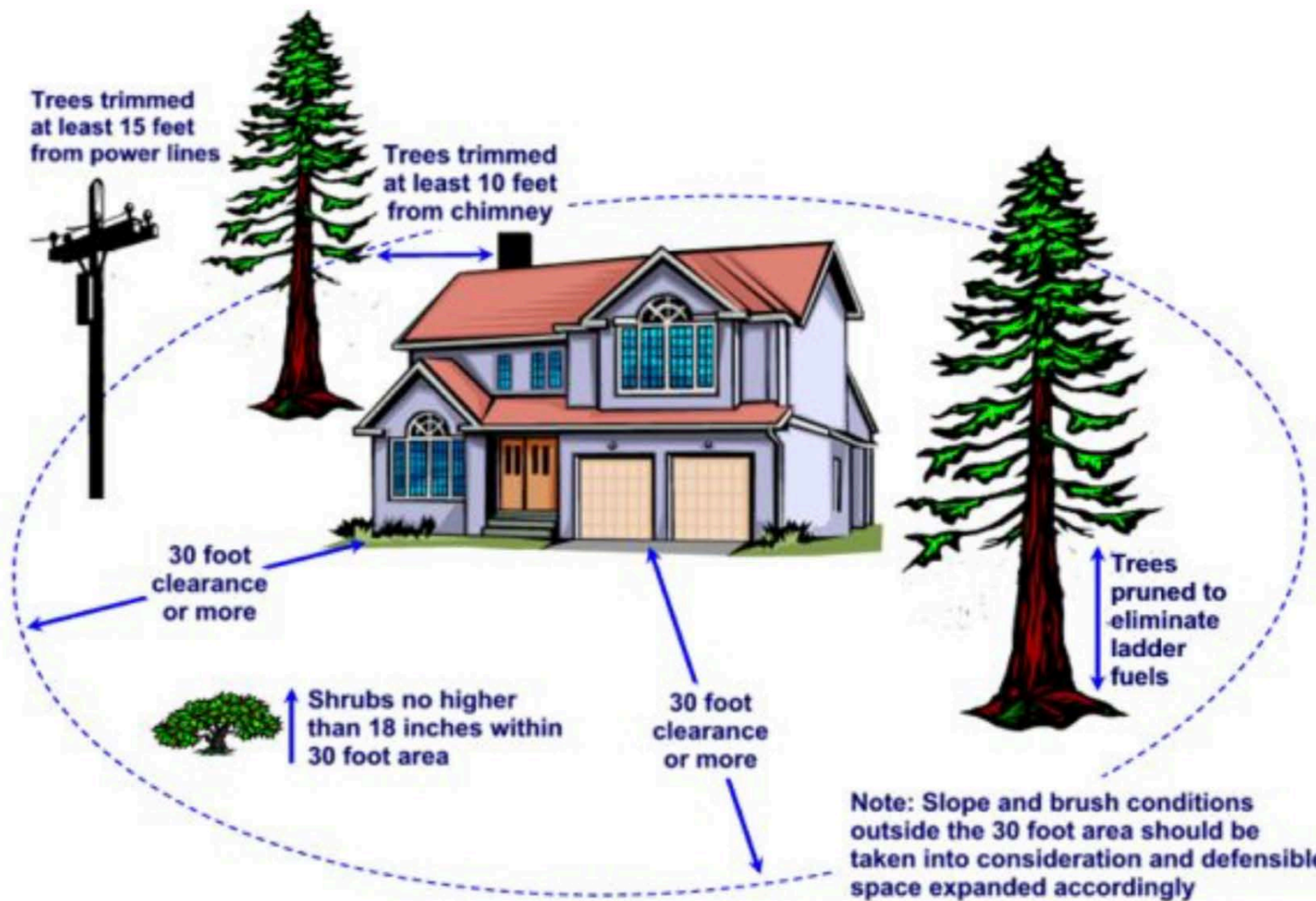
Codes & Standards Prior to 2008

- No wood shake roofing
- Spark arresters on chimneys
- Vegetation clearing within 10' of chimney
- Clearing debris from gutters
- Defensible Space 30' from home
 - Trim trees 6' from ground
 - Remove dead limbs that overhang structures

Codes & Standards 2018

- Fire sprinklers
- All building materials are required to meet qualifications
- Must use building materials approved or listed by Office of State Fire Marshal
- All materials must be labeled to demonstrate fire test results
- Specific roofing construction and installation requirements
- Vent openings must resist ignition intrusion
- Must comply with construction methods designed to resist flame intrusion: Exterior walls; Roof eave overhangs; Soffits; Porch ceilings
- Exterior doors must meet specific fire performance criteria
- Exterior windows must meet glaze and tempered requirements
- Decks must meet specific fire-rating when located in 10-foot from home
- Vegetation must be managed, monitored and maintained
- Defensible space must be maintained
- Weather stripping all doors and garages (pending CBC update)
- Heightened standards for building materials (pending CBC update)
- Skylights treated like windows and doors (pending CBC update)





Defensible Space Fire Buffer Zone



New Multi-Family Home Community



City Ventures

- Bay Area Builder
- Creates communities in **urban infill & transit oriented** sites
- All-electric, **solar-powered** homes. Panels come standard.
- **Energy Efficient** Building Materials, Heating & Cooling, & Appliances
- Pre-wiring for **electric car chargers** in every home
- **Low Impact** Landscaping and **low flow water fixtures**





Round Barn Village Development Concept

- Infill development
- Medium Density homes
- 237 new townhomes
- Affordable housing
- Meet & exceed 2018 fire code
- Open space/fuel buffer zone
- All electric solar homes
- No natural gas

*Development plan & subdivision
subject to discretionary review
consistent with City Code*

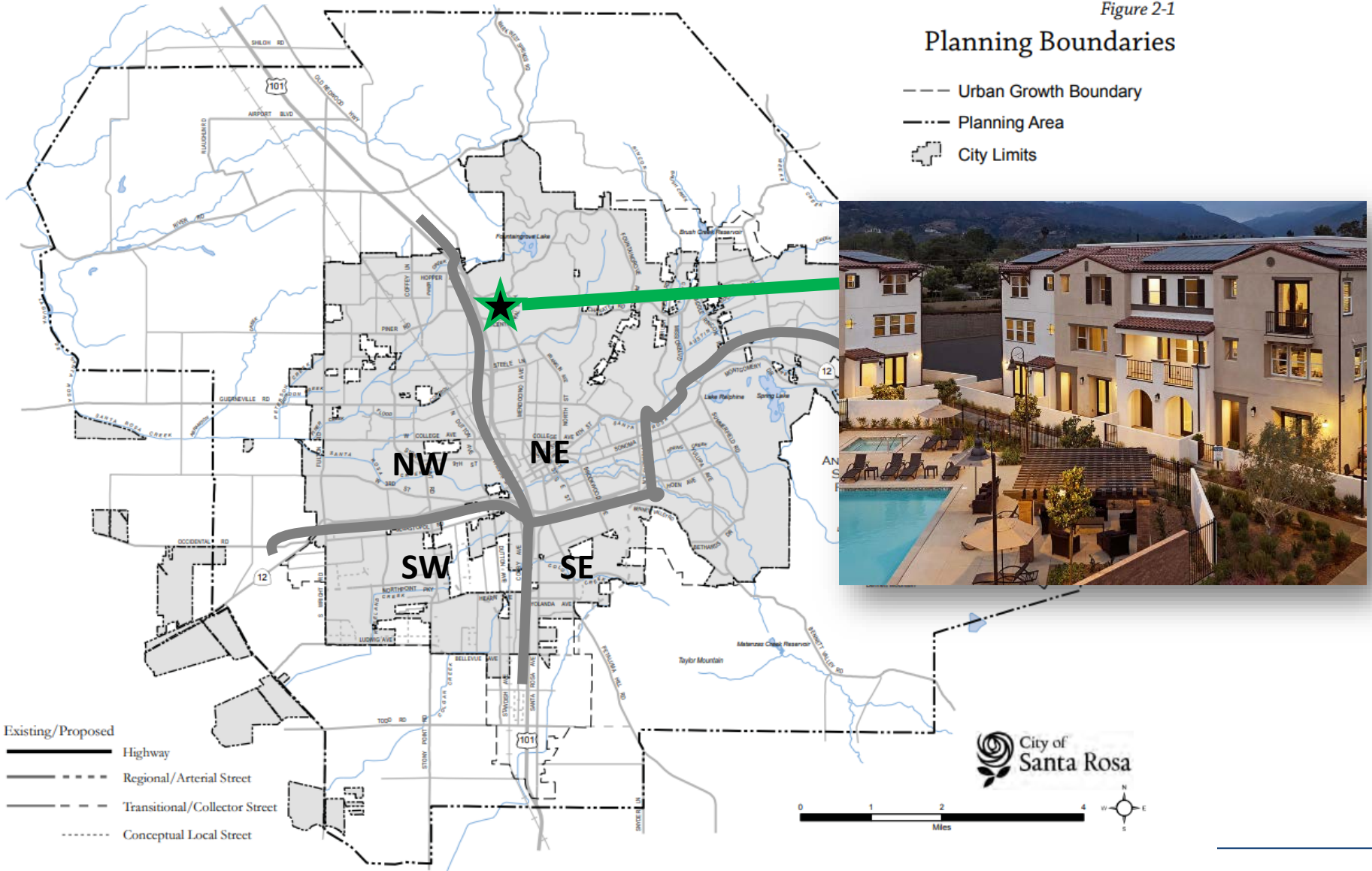


Homes in the Urban Core

Figure 2-1

Planning Boundaries

- Urban Growth Boundary
- Planning Area
- City Limits



- Existing/Proposed
- Highway
 - Regional/Arterial Street
 - Transitional/Collector Street
 - Conceptual Local Street



End

